



6 December 2023

NOTICE OF ORDINARY COUNCIL MEETING

Your attendance is respectfully requested at the Ordinary Meeting of Cabonne Council convened for **Tuesday 12 December, 2023** commencing at **2:00 PM**, at the Cabonne Council Chambers, Bank Street, Molong to consider the undermentioned business.

Yours faithfully

BJ Byrnes
GENERAL MANAGER

ORDER OF BUSINESS

- 1) Open Ordinary Meeting
- 2) Consideration of Mayoral Minute
- 3) Consideration of General Manager's Report
- 4) Resolve into Committee of the Whole
 - a) Consideration of Called Items
 - b) Consideration of Closed Items
- 5) Adoption of Committee of the Whole Report

Please be advised that this Council meeting is being recorded and live streamed. By speaking at this meeting, you agree to being recorded and live streamed. Please ensure that if and when you speak you are respectful to others and use appropriate language at all times. Cabonne Council accepts no liability for any defamatory or offensive remarks or gestures made during the course of this meeting. The recording of this meeting will be made publicly available on Council's website.

ATTENDEES – DECEMBER 2023 COUNCIL MEETING

Staff Retirement presentation:

- Sue Schmich
- Glenn Rue
- Warwick Doulman



COUNCIL'S MISSION & VISION

The Cabonne Local Government Area is thriving, caring, and vibrant.

Our Cabonne community recognise and acknowledge our rich culture, heritage, and history.

We strive to protect and value our environment, and the rural aspects of the region.

We recognise that we need to ensure all members of our community have access to the services and support required to be successful.

Despite being made up of a number of towns, villages, and localities, we recognise that we need to work together to achieve great things for our wider Cabonne community.

Where one community succeeds – we all succeed.

We are Cabonne.

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CONFIDENTIAL ITEMS

Clause 240(4) of the Local Government (General) Regulation 2005 requires Council to refer any business to be considered when the meeting is closed to the public in the Ordinary Business Paper prepared for the same meeting. Council will discuss the following items under the terms of the Local Government Act 1993 Section 10A(2), as follows:

ITEM 1	CARRYING OF COUNCIL RESOLUTION INTO CLOSED COMMITTEE OF THE WHOLE
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Procedural

**ITEM 2 ENDORSEMENT OF PROCEEDINGS OF CONFIDENTIAL
MATTERS CONSIDERED AT COMMITTEE OF THE WHOLE
MEETING**

Procedural

**ITEM 3 REQUEST FOR CONSIDERATION OF WATER
CONSUMPTION CHARGES**

*(b) matters in relation to the personal hardship of a resident or
ratepayer*

ANNEXURE ITEMS

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ITEM 1 - APPLICATIONS FOR LEAVE OF ABSENCE

REPORT IN BRIEF

Reason For Report	To allow tendering of apologies for councillors not present.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\COUNCIL - COUNCILLORS LEAVE OF ABSENCE - 1629548

RECOMMENDATION

THAT any apologies tendered be accepted and the necessary leave of absence be granted.

GENERAL MANAGER'S REPORT

A call for apologies is to be made.

ITEM 2 - DECLARATIONS OF INTEREST

REPORT IN BRIEF

Reason For Report	To allow an opportunity for councillors to declare an interest in any items to be determined at this meeting.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\COUNCIL - COUNCILLORS AND STAFF DECLARATION OF INTEREST - 2023 - 1629549

RECOMMENDATION

THAT the Declarations of Interest be noted.

GENERAL MANAGER'S REPORT

A call for Declarations of Interest.

ITEM 3 - DECLARATIONS OF POLITICAL DONATION

REPORT IN BRIEF

Reason For Report	To allow for an opportunity for councillors to declare any political donation received.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\COUNCIL - COUNCILLORS DECLARATION OF POLITICAL DONATIONS - 1629550

RECOMMENDATION

THAT any political donations be noted.

GENERAL MANAGER'S REPORT

A call for declarations of any political donations.

ITEM 4 - MAYORAL MINUTE - APPOINTMENTS

REPORT IN BRIEF

Reason For Report	To allow noting of the Mayoral appointments plus other councillors' activities reports.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\MAYORAL MINUTES - 1629551

RECOMMENDATION

THAT the information contained in the Mayoral Minute be noted.

GENERAL MANAGER'S REPORT

A call for the Mayoral appointments and attendances as well as other councillors' activities reports to be tabled/read out.

ITEM 5 - COMMITTEE OF THE WHOLE

REPORT IN BRIEF

Reason For Report	Enabling reports to be considered in Committee of the Whole to be called.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\GROUPING OF REPORT ADOPTION and BUSINESS PAPER ITEMS FOR NOTING REPORTS - 1629552

RECOMMENDATION

THAT councillors call any items that they wish to be debated in Committee of the Whole.

GENERAL MANAGER'S REPORT

Council's Code of Meeting Practice allows for the council to resolve itself into "committee of the whole" to avoid the necessity of limiting the number and duration of speeches as required by Clause 250 of the Local Government (General) Regulation 2005.

This item enables councillors to call any item they wish to be debated in "committee of the whole" at the conclusion of normal business.

The debate process during a 'normal' council meeting limits the number and duration of speeches as required by Clause 250 of the Local Government (General) Regulation 2005.

Items should only be called at this time if it is expected that discussion beyond the normal debate process is likely to be needed.

ITEM 6 - CONFIRMATION OF THE MINUTES

REPORT IN BRIEF

Reason For Report	Adoption of minutes.
Policy Implications	Nil
Budget Implications	Nil

IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	1. 28 November 2023 Ordinary Council Meeting Minutes ↓ 2. 28 November 2023 Australia Day Committee Meeting Minutes ↓
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\COUNCIL - MINUTES - 2023 - 1631315

RECOMMENDATION

THAT the minutes of the following meetings be adopted;

1. Ordinary Council meeting held on 28 November 2023, and
2. Australia Day Awards Committee meeting held on 28 November 2023.

GENERAL MANAGER'S REPORT

The following minutes are attached for adoption:

1. Ordinary Council meeting held on 28 November 2023, and
2. Australia Day Awards Committee meeting held on 28 November 2023.

ITEM 7 - CONFIRMATION OF THE CABONNE LOCAL TRAFFIC COMMITTEE MEETING MINUTES

REPORT IN BRIEF

Reason For Report	Adoption of the Cabonne Local Traffic Committee meeting minutes
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	2.2.1.4b - Facilitate the Local Traffic Committee.
Annexures	1. Cabonne Council Local Traffic Committee 2023-11-23 [2368] Minutes ↓
File Number	\\OFFICIAL RECORDS LIBRARY\\TRAFFIC AND TRANSPORT\\MEETINGS\\LOCAL TRAFFIC COMMITTEE - 1631072

RECOMMENDATION

THAT the minutes of the Cabonne Local Traffic Committee held 23 November 2023 be adopted.

DEPUTY GENERAL MANAGER - CABONNE INFRASTRUCTURE'S REPORT

The Cabonne Local Traffic Committee Meeting was held on 23 November 2023.

At the meeting the following items were considered with recommendations to Council for consideration.

Community Events

A report was considered by the committee seeking endorsement of community event approvals which had been considered through e-mail. Some matters are considered by the committee through e-mail if the event is raised between scheduled meetings.

The committee recommendation to council was to ratify the approval of these events.

Cargo Road and Nashdale Lane Intersection

The Local Traffic Committee recommended that council improve the warning signage approaching the intersection on Nashdale Lane and investigate widening and straightening the intersection.

2024 Cargo to Grenfell Fundraiser Walk

The Local Traffic Committee endorse the approval to conduct the 2024 Cargo to Grenfell Fundraiser Walk event to be held on 14-16 March 2024.

Following Council acceptance of the minutes of the meeting, approval and associated conditions will be forwarded to the event organisers.

Concealed Driveway Sign

The Local Traffic Committee endorse the approval to install a "Concealed Driveway" sign at 5 Bell Street, Yeoval.

2024 Orange Running Festival

The Local Traffic Committee endorse the approval to conduct the 2024 Orange Running Festival event to be held on 09-10 March 2024.

Following council acceptance of the minutes of the meeting, approval and associated conditions will be forwarded to the event organisers.

ITEM 8 - CONFIRMATION OF THE CABONNE FLOODPLAIN MANAGEMENT ADVISORY COMMITTEE MEETING MINUTES

REPORT IN BRIEF

Reason For Report	Adoption of the Cabonne Floodplain Management Advisory Committee meeting minutes
Policy Implications	Nil
Budget Implications	Nil

IPR Linkage	2.2.4.1a - Manage Molong Floodplain in accordance with management plan.
Annexures	1. CAB_21112023_MIN 2 2
File Number	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COMMITTEES - REPORTS OF 2023 - 1631381

RECOMMENDATION

THAT the minutes of the Cabonne Floodplain Management Advisory Committee held 28 November 2023 be adopted.

DEPUTY GENERAL MANAGER - CABONNE INFRASTRUCTURE'S REPORT

The Cabonne Floodplain Management Advisory Committee Meeting was held on 28 November 2023.

At the meeting the following items were considered with recommendations to council for consideration.

Floodplain Activities

An update was provided on the following:

- Molong Floodplain
 - Molong Rail Bridge
 - Voluntary Purchase Program
- Canowindra Floodplain
 - Belubula Creek Rail Bridge
 - Canowindra Flood Study and Risk Management Plan Review
- Eugowra Floodplain
 - Voluntary Purchase Program
 - Eugowra Flood Study and Risk Management Plan Review

Puzzle Flat Creek Levee Flood Assessment

The Puzzle Flat Creek Levee Flood Assessment sought to:

- Update the flood model from 1D to 2D and utilize the latest Australian Rainfall and Runoff Guidelines (2019) against the new levee bank.
- Simulate the hydraulic model for 5%, 2% and 1% AEP events.
- Determine what flood warning system could be put in place.

Key findings of the draft assessment show:

- The levee has sufficient freeboard to accommodate 1% AEP events (500mm).
- Inundation in the vicinity behind the levee is substantially less, although breakout of Puzzle Flat still occurs north of Nangar Road which does overflow to Eugowra West.

Draft Molong Flood Study for Public Exhibition

The draft Molong Flood Study was circulated to the committee for its review. The exhibition is planned to open from mid-December 2023 and close mid-February 2024. Following public exhibition, the flood study is scheduled to be presented to Council's March Ordinary meeting for adoption.

Following Council acceptance of the minutes of the meeting, approval and associated conditions will be forwarded to the event organisers.

ITEM 9 - RESCISSION MOTION - ITEM 21 OF NOVEMBER 2023 COUNCIL BUSINESS PAPER - PLANNING PROPOSAL 230 TILGA STREET, CANOWINDRA POST EXHIBITION

REPORT IN BRIEF

Reason For Report	For Council to consider a rescission motion lodged by Councillors Batten, Oldham & Jones.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\LAND USE AND PLANNING\\PLANNING\\AMENDMENT 17 TO LEP 2012 - LOT 1292 DP 1247534 230 TILGA STREET CANOWINDRA - 1631225

RECOMMENDATION

THAT the rescission motion be received.

GENERAL MANAGER'S REPORT

A rescission motion has been received from Councillors Batten, Oldham and Jones as follows:

We the undersigned Councillors hereby give notice of our intention to rescind the following motion resolved at the Council meeting held 28 November 2023:

MOTION (Oldham/O'Ryan)

THAT council:

1. Note the public submissions to the Planning Proposal,
2. Endorse, as exhibited, the Planning Proposal and its amendment to the Cabonne Local Environmental Plan 2012 (PP-2022-1979) applying to Lot 1292 DP 1247534, known as 230 Tilga Street, Canowindra, as outlined in this report,
3. In exercising its delegation under Section 3.36 of the *NSW Environmental Planning and Assessment Act 1979*, as endorsed by NSW Department of Planning and Environment, forward the required documentation to Parliamentary Counsel for an Opinion to amend the Cabonne Local Environmental Plan 2012, and
4. Delegate authority to the General Manager to finalise the amendments to Cabonne Local Environmental Plan 2012 with advice from Parliamentary Counsel and the NSW Government on terms that are broadly consistent with the Planning Proposal and this report.

Lost

ITEM 10 - REVIEW OF SHOWGROUND PLANS OF MANAGEMENT

REPORT IN BRIEF

Reason For Report	To review Showground Plans of Management before going to public exhibition
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	3.1.6.1a - Implement the Cabonne Recovery Plan.
Annexures	1. Cudal Showground DRAFT POM V3.6 ↓ 2. Eugowra Showground DRAFT POM V1.5 ↓ 3. Molong Showground DRAFT POM V1.4
File Number	\\OFFICIAL RECORDS LIBRARY\\PARKS AND RESERVES\\PLANNING\\CROWN LANDS PLANS OF MANAGEMENT - 1625125

RECOMMENDATION

THAT council

1. Endorse the draft Plans of Management for:
 - Cudal Showground
 - Eugowra Showground
 - Molong Showground

2. Forward the draft Plans of Management to the NSW Department of Planning and Environment for consent to place the plans on public exhibition, and;
3. Authorise the General Manager to place the draft Plans of Management following consent being granted.

DEPARTMENT LEADER - URBAN INFRASTRUCTURE'S REPORT

Council has over the past 12 months undertaken the development of plans of management for the three showgrounds of which it is the crown land manager, being Cudal, Eugowra and Molong showgrounds.

These plans of management are critical in determining the future use of these sites, particularly following changes to community expectation following the 13-14 November 2022 flood events.

Plans of management are a requirement under the Crown Land Management Act for all crown lands under Council management. The process to follow for the development of plans of management is prescribed within section 36 of Local Government Act.

The Plans of Management cover the following elements:

- Direct the operation and development of the land;
- Identify and manage risks associated with the land;
- Identify and address the legal and policy requirements of managing the land;
- Describe how to promote and protect the intended land use;
- Manage and conserve the environmental and historical significance of the land;
- Preserve and protect the history and traditions of the land.

The draft showgrounds plans of management detail a summary of challenges for each of the land parcels.

Cudal Showground

- Maintain and improve facilities and serves whilst contending with costs of aging infrastructure.
- Generate new sources of income by encouraging new and emerging users.
- Manage the approval process for required works.
- Ensure compliance of a range of use agreements.
- Improvement event management and coordination.
- Minimise burden on the community in maintaining the facilities.

Eugowra Showground

- Maintain and improve facilities and serves whilst contending with costs of aging infrastructure.
- Generate new sources of income by encouraging new and emerging users.
- Manage the approval process for required works.
- Ensure compliance of a range of use agreements.
- Improvement event management and coordination.
- Consider the role that the Eugowra Showground plans in provision of emerging community services.
- Consider aesthetic appeal in any new landscape improvements.
- Minimise burden on the community in maintaining the facilities.

Molong Showground

- Provide a land base for the relocation of a number of sporting activities and facilities to the showground.
- Maintain and improve facilities and serves whilst contending with costs of aging infrastructure.
- Generate new sources of income by encouraging new and emerging users.
- Manage the approval process for required works.
- Implement a practical management structure to improve coordination and defining responsibilities.
- Consider the role that the Eugowra Showground plans in provision of emerging community services.
- Consider aesthetic appeal in any new landscape improvements.
- Minimise burden on the community in maintaining the facilities.

Next Steps

Guidelines for the development of plans of management state that public exhibition of the plans is to be undertaken after review by the Department of Planning and Environment – Crown Lands, and the Minister's approval.

Following the Minister's approval, council will place the plans on public exhibition with a further report to be brought to council at the conclusion of the exhibition period.

ITEM 11 - HERITAGE GRANT PROGRAM - AWARDING OF FUNDING TO APPLICANTS

REPORT IN BRIEF

Reason For Report	For council's determination
Policy Implications	Nil
Budget Implications	Nil

IPR Linkage	3.1.4.1a - Offer an annual shire wide Heritage Grants program.
Annexures	Nil
File Number	\OFFICIAL RECORDS LIBRARY\GRANTS AND SUBSIDIES\PROGRAMS\HERITAGE GRANTS 2023 - 1631120
Previous Items	14 - LOCAL GOVERNMENT HERITAGE GRANTS 2023-25 - Council - 18 Apr 2023 2:00PM

RECOMMENDATION

THAT council allocate \$22,000 of grant funding as outlined in Table 1 in this report.

DEPARTMENT LEADER - DEVELOPMENT SERVICES' REPORT

Background

At its 18 April 2023 Ordinary Meeting council accepted a maximum annual \$12,500 grant from Heritage NSW for 2 years with matching funding from council for this period to run the heritage program, with most of the funding to go towards an annual Heritage Grant Program.

The report detailed that \$22,000 each year would be set aside for running a grants program and \$3,000 held aside for obtaining specialist heritage advice when required to support the running of the Development Services Department.

In establishing the Heritage Grants Program for 2023/24 council resolved to:

- Issue 'expression of interest' letters to all owners of heritage listed items and properties within the heritage conservation areas inviting applications for small heritage grant funding; and
- Establish an operational panel to review small heritage grant applications, and that the panel's recommendations be reported back to council later in the year for endorsement of funding to applicants.

Grant eligibility requirements and conditions

Requirements for grant applications include:

- Work must be on a heritage item (local or State listed) or within a Heritage Conservation Area;
- Work must not have been undertaken prior to the application being lodged and is to be completed prior to 31 May 2024;
- Work must contribute to heritage;
- Application must include project scope, quotes and any supporting information;
- Applicants are eligible for up to \$2,000 grant funding (depending upon number of applications) up to a maximum 50% of costs [i.e. \$1,500 worth of works means \$750 grant; \$7,000 worth of works means \$2,000 grant]; and

- Grant funding may be available in excess of \$2,000 for significant heritage projects if surplus funding is available.

Application process

A heritage grant application form and guideline were prepared and letters were sent out on 27 September 2023, requesting that applications be lodged by 24 October 2023.

The process required those interested to contact council and from this we ascertained that people were having difficulty obtaining quotations to substantiate the cost of works and hence the deadline was extended to 10 November 2023.

Applications

Eleven (11) applications were received proposing a combined cost of works of \$108,507.

While the grant scheme allows for \$22,000 to be allocated to applicants, the 11 applications sought a total of \$27,234 in grant funding from council. One applicant requested \$9,000 in grant funding due to the significance of the building they propose works to.

Heritage grant panel

An operational panel of 3 staff was formed to review the applications submitted. The panel met on 29 November 2023 and were unanimous in their recommendations which are included in this report.

The panel recommended that all applications demonstrated that they would lead to the preservation/maintenance of heritage and/or improvement of streetscape and in doing so positively contribute to heritage in Cabonne.

Following strict adherence to the grant criteria there was \$1,766 unallocated remaining in the heritage grant program for 2023/24 that the panel recommends should be awarded to the applicant who requested the additional funding on the basis that the application was by far the most detailed, well considered and the proposed works would go to restoring/repairing a rare example of a timber dropped slab construction wool shed.

Two applicants are yet to submit quotes but rather than exclude them the panel decided to make obtaining a quote a condition of obtaining the grant.

The panels' recommendations for funding are included in Table 1 below.

Table 1 – Heritage Grant Panel Assessment

**GENERAL MANAGER'S REPORT ON MATTERS FOR DETERMINATION SUBMITTED TO
THE ORDINARY COUNCIL MEETING TO BE HELD ON TUESDAY 12 DECEMBER, 2023**

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No.	Applicant	Property	Scope	Cost	Grant allocation	Conditions
1	Alf & Sharon Cantrell	31 Forbes St Yeoval [Red Cross Shop]	Roof cleaning, nail replacement and repainting	\$4,500	\$2,000	Nil
2	Julie Hamblin	54-56 Bank St Molong [Old Bakery]	Restoration of façade of former Molong Bakery & Jewellers	\$22,794	\$2,000	Nil
3	Susan Grinpukel	154 Peabody Rd Molong [Boree Nyrange Homestead, Woolshed & Stables]	Restoration of stumping of woolshed	\$8,250	\$2,000	Nil
4	Scott & Belinda Reynolds	156 Burrawong Rd Cumnock [Geneffe Woolshed]	Replacement of timber wall slabs	\$18,160	\$2,000 + \$1,766 = \$3,766	Nil
5	Sally Brazier	26 Bank St Molong [current Lime & Stone premises]	Replacement of steel verandah posts with wooden posts	\$10,189	\$2,000	Clarification on whether associated timber cladding and gate works contribute to heritage
6	Carmel Pellegrini	31 Gaskill St Canowindra [Old Chocolate Shop]	External repainting facade	\$6,846	\$2,000	Nil
7	Jeremy Norris	12 Bank St Molong [former Molong Café]	Façade repairs and painting	\$7,549	\$2,000	Nil
8	Mark Rumore	9 Fenton Rd East Guyong [former school]	Internal and external restoration works of former school	\$20,000	\$2,000	Provision of quote showing minimum \$4,000 works
9	Christopher & Nerida Cuddy	29 Gaskill St Canowindra [current Perenniale Plants]	Replacement of gutter to prevent further wall damage	\$3,168	\$1,584	Nil
10	John Burns (Mullion Creek & District Progress Assoc Inc)	46 Long Point Rd Mullion Creek [Mullion Creek Hall]	Replacement of external doors	\$5,751	\$2,000	Nil
11	Margaret Wada	58 Gidley Street Molong [former Molong Fire Station]	Replacement of former fire station sign	\$1,300	\$650	Provision of quote showing minimum \$1,300 works
				\$108,507	\$22,000	

Canowindra Town Improvement Fund

A separate but related project that the Development Services Department has is to encourage owners within Gaskill Street Canowindra to lodge applications for grant funding with council that will contribute to the improvement of the streetscape in this locality. Specifically, it is targeting verandah and awning restoration and a heritage façade painting program.

While funding from the Canowindra Town Improvement Fund can be considered for such applications, it was felt that external grant funding (i.e. the Heritage NSW grants program) should be utilised in the first instance where the opportunity exists.

Applications 6 and 9 in Table 1 would be eligible for consideration for grant funding from the Canowindra Town Improvement Fund, however, as the LGA grants program was undersubscribed it was appropriate to fund these as part of the Heritage NSW program.

It is hoped that the success of these two applications will encourage others in Gaskill Street to consider applying for funding. This could then either be considered from the Town Improvement Fund or from next financial year's Heritage Grant Program.

Conclusion

All eleven (11) applications received for the 2023/24 Heritage Grant Program are eligible for funding and it is recommended that council allocate \$22,000 of grant funding as outlined in Table 1 in this report, providing a combined investment of \$108,507 from our community in support of heritage maintenance, restoration and streetscape improvements.

ITEM 12 - PLANNING PROPOSAL - PROPOSED REZONING OF LOTS 33, 108, 202 & 203 IN DP 750145 CARGO ROAD CARGO FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL

REPORT IN BRIEF

Reason For Report	To seek council's determination of the planning proposal
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	3.1.1.1a - Receive and assess Development Applications.
Annexures	1. PP-2023-417 Cargo Rd Cargo PP ↓ 2. PP-2023-417 Cargo Rd Cargo PP Mapping ↓
File Number	\OFFICIAL RECORDS LIBRARY\LAND USE AND PLANNING\PLANNING\AMENDMENT 19 TO LEP 2012 - LOT 33 108 202 AND 203 IN DP 750145, CARGO ROAD CARGO - 1631230

RECOMMENDATION

THAT council:

1. Approve the planning proposal to amend the *Cabonne Local Environmental Plan 2012* to rezone lots 33, 108, 202 & 203 in DP 750145 from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size (MLS) from 100 hectares to 4,000m²;
2. Forward the planning proposal and proposed timeframe in this report to the Department of Planning and Environment for Gateway determination

in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979*; and

3. If no submissions are received during its public exhibition, endorse finalisation of the planning proposal. However, if any submissions are received, a further report will be forwarded to Council for its consideration.

DEPARTMENT LEADER - DEVELOPMENT SERVICES' REPORT

Council has received a planning proposal from Peter Basha Planning & Development, prepared on behalf of Monique Wilson, Carl Smith & Connecticut Land Owning Company Pty Ltd, to amend the *Cabonne Local Environmental Plan 2012*. The planning proposal relates to lots 33, 108, 202 & 203 in DP 750145 (see Figure 1), within the Parish of Cargo, County of Ashburnham and within the Orange Local Aboriginal Land Council area.



Figure 1 - Property details and aerial of subject land (Source: Six Maps)

The land is 4.62 hectares in size and is located on the north east edge of Cargo along Cargo Road (see Figure 2).



Figure 2 - Context of subject land (Source: Six Maps)

The land is accessed by Hillside Lane and Cargo Road and is surrounded by agricultural land and large lot residential land uses.

The site is currently zoned RU1 Primary Production Zone (see Figure 3) and has a combined area of 4.62 hectares.

The subject land is gently sloping with a gradual fall to the northeast towards the unnamed watercourse that traverses partly through Lot 33 and Lot 108. A single farm dam is located in the north western corner of Lot 108 for stock watering purposes.



Figure 3 - Existing zoning map extract (Source: NSW Planning Portal Spatial Viewer)

Proposal

The proposal seeks to amend the Cabonne Local Environmental Plan 2012 (the LEP) to facilitate large lot residential development on the subject land. This is intended to enable the landowners to subdivide the subject land to provide additional housing opportunities in Cargo.

The subject site was identified in the *Cabonne Settlement Strategy 2021-2041* (Figure 4 below), which identified the site as part of a larger area, appropriate for development in the short term.

Whilst the *Cabonne Settlement Strategy 2021-2041* noted that there is sufficient existing zoned land in Cargo to meet future growth needs, there is unmet demand for housing in Councils smaller settlements. This is largely driven by people living in a rural settlement wanting a larger holding/backyard and often owning the adjacent lot(s) just for a shed, storing equipment, or extended garden.

It is appropriate for Council to support those landowners ready to undergo the rezoning process, where strategically identified, to provide additional land supply for housing across smaller settlements, such as Cargo.



Figure 4 – Cabonne Settlement Strategy 2021-2041 extract (Source: Cabonne Settlement Strategy 2021-2041)

Some investigations have been undertaken on the subject land to understand and address any environmental, social and economic impacts that may arise from future development.

Heritage

A Heritage NSW Aboriginal Heritage Information Management System search was undertaken for the planning proposal but did not identify any heritage conservation sites on or near the subject land. In addition, there are no non-Aboriginal heritage sites in the vicinity of the subject land.

Natural hazards

The subject land is mapped as bushfire prone. Council's Bush Fire Prone Land Map identifies the site as Vegetation Category 1. The applicant has proposed to include a bushfire assessment report with any future subdivision development application (DA) and believes it can demonstrate that bushfire risk is manageable.

While council has no flood study for Cargo, this site has an unnamed watercourse on the site and council requires the applicant to undertake a flood study/assessment to determine the flood extent and height for the 1 in 100 year

flood event (1% AEP). This study needs to be completed prior to exhibition to confirm the extent of the site suitable for development.

Consultation with the NSW Department of Planning and Environment (Biodiversity Conservation Division) on the flood study/assessment as part of the planning proposal process is also recommended.

Land contamination

A Preliminary Contamination Assessment has been undertaken for the subject land and identifies that there is limited potential for contamination. It recommends further studies are not required and the proposed use is suitable for the subject land.

Agricultural capability

The subject land has been mapped by NSW Agriculture as being of Class 4 Agricultural suitability. In this regard, the land has moderate to severe limitations for some land uses that need to be managed to prevent soil and land degradation. The impact on agriculture is considered to minor for the following reasons:

- The *Cabonne Settlement Strategy 2021-2041* identified the area as being suitable for large lot residential in the short term.
- The land is situated within a highly fragmented land use pattern.
- There is appropriate distances and buffers between the site and exiting agricultural processes.

Biodiversity

Part of the subject land is identified as having terrestrial biodiversity in the *Cabonne Local Environmental Plan 2012*.

The landscape and vegetation of the site has been highly modified and disturbed due to the past and current agricultural use of the land. This has involved clearing of native trees and understories and human activity associated with agriculture including livestock grazing, weed spraying, and machinery operation.

The planning proposal notes that there is a possibility of threatened, endangered and/or vulnerable species on the site, including Yellow Box – Blakelys Red Gum grassy woodland which is listed as a Critically Endangered Ecological Community.

The proposed minimum lot size of 4000m² allows for biodiversity values to be maintained on the site. The planning proposal notes that biodiversity offset triggers are unlikely.

Land use conflict

As identified above large lot residential development on the subject land is not expected to have an adverse impact on neighbouring land uses.

Infrastructure

The subject land is not connected to reticulated sewer or potable water. Future development will be serviced by rainwater tanks and septic systems. The provision of these services can be addressed at any future DA stage.

Access is available from Hillside Lane (to be upgraded) and Cargo Road which is a sealed classified road. Access upgrades to the site are appropriate to be considered with any future DA.

Electricity and telecommunications services are available and would be extended as required to service future development.

Adequacy of Planning Proposal and supporting studies

The planning proposal is considered adequate with the exception of the requirement for the applicant to have a suitably qualified person undertake a flood study/assessment to determine the flood extent and height for the 1 in 100 year flood event (1% AEP). This study needs to be completed prior to exhibition to confirm the extent of the site suitable for development.

Referrals

Below are outlined the likely referrals required to government agencies for this proposal:

- DPI – Agriculture
- DPE – Biodiversity and Flooding
- NSW Rural Fire Service

Timing

The planning proposal does not include a timeframe, as required under Part 6 of the Department of Planning and Environment's *Local Environmental Plan Making Guideline* (August 2023). Therefore, it is recommended the following timeframe is provided to the Department with the request for a Gateway determination:

Stage	Timeframe and/or date
Council decision	Dec 2023
Gateway determination	Feb 2024
Flood study/assessment	March-April 2024
Agency referrals	May-June 2024
Public exhibition	July-Aug 2024
Consideration of submissions & Report to Council (if required)	Sept-Oct 2024
Finalisation and Gazettal of LEP amendment	Nov-Dec 2024

It is expected that the LEP amendment could be completed within approximately 12 months from Council's resolution to proceed with the proposal.

ITEM 13 - PLANNING PROPOSAL - 230 TILGA STREET, CANOWINDRA - POST EXHIBITION

REPORT IN BRIEF

Reason For Report	To seek council's final determination of the planning proposal
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	3.1.1.1a - Receive and assess Development Applications.
Annexures	1. Updated Planning Proposal August 2023 - 230 Tilga Street, Canowindra (20082023)_V1_PP-2022-1979 ↓ 2. Redacted Submissions - 230 Tilga Street, Canowindra ↓ 3. Application response to submissions - 230 Tilga Street, Canowindra ↓
File Number	\\OFFICIAL RECORDS LIBRARY\\LAND USE AND PLANNING\\PLANNING\\AMENDMENT 17 TO LEP 2012 - LOT 1292 DP 1247534 230 TILGA STREET CANOWINDRA - 1631401
Previous Items	27 - PLANNING PROPOSAL - 230 TILGA STREET, CANOWINDRA - Council - 27 Sep 2022 2:00PM 21 - PLANNING PROPOSAL - 230 TILGA STREET, CANOWINDRA - POST EXHIBITION - Council - 28 Nov 2023 2:00PM

RECOMMENDATION

THAT council:

1. Note the public submissions to the Planning Proposal,
2. Endorse, as exhibited, the Planning Proposal and its amendment to the Cabonne Local Environmental Plan 2012 (PP-2022-1979) applying to Lot 1292 DP 1247534, known as 230 Tilga Street, Canowindra, as outlined in this report,
3. In exercising its delegation under Section 3.36 of the *NSW Environmental Planning and Assessment Act 1979*, as endorsed by NSW Department of Planning and Environment, forward the required documentation to Parliamentary Counsel for an Opinion to amend the Cabonne Local Environmental Plan 2012, and
4. Delegate authority to the General Manager to finalise the amendments to Cabonne Local Environmental Plan 2012 with advice from Parliamentary Counsel and the NSW Government on terms that are broadly consistent with the Planning Proposal and this report.

DEPARTMENT LEADER - DEVELOPMENT SERVICES' REPORT

Council considered this same report at its Ordinary Meeting on 28 November 2023 where the following was recorded:

**ITEM - 21 PLANNING PROPOSAL - 230 TILGA STREET, CANOWINDRA - POST
EXHIBITION**

Proceedings in Brief

Clr Nash expressed concern around flooding/drainage and the number of lots shown in the development concept plan.

The Department Leader – Development Services spoke to the report summarising the issues raised in submissions and the staff responses.

Clrs Weaver, O’Ryan and Pull expressed concern relating to zoning changes from R5 to R1, flooding/drainage on the land and the concept plan not being consistent with the current R5 streetscape.

RECOMMENDATION (Oldham/O’Ryan)

THAT council:

- 1. Note the public submissions to the Planning Proposal,*
- 2. Endorse, as exhibited, the Planning Proposal and its amendment to the Cabonne Local Environmental Plan 2012 (PP-2022-1979) applying to Lot 1292 DP 1247534, known as 230 Tilga Street, Canowindra, as outlined in this report,*
- 3. In exercising its delegation under Section 3.36 of the NSW Environmental Planning and Assessment Act 1979, as endorsed by NSW Department of Planning and Environment, forward the required documentation to Parliamentary Counsel for an Opinion to amend the Cabonne Local Environmental Plan 2012, and*
- 4. Delegate authority to the General Manager to finalise the amendments to Cabonne Local Environmental Plan 2012 with advice from Parliamentary Counsel and the NSW Government on terms that are broadly consistent with the Planning Proposal and this report.*

Lost

Effectively this means that there is no decision from council on this matter and hence the report is being re-submitted to council for a decision.

If council wishes not to proceed with this matter it will need to resolve to not make the proposed local environmental plan and will need to specify the planning grounds for doing so.

As the land is included in a settlement strategy for rezoning for residential development, any reasoning from council as to why it would not support this current planning proposal can then be used by the NSW Department of Planning and Environment in considering future applications seeking a Gateway Determination for this land.

Background

Council has received a Planning Proposal from Claire Johnstone Planning & Development to amend the Cabonne Local Environmental Plan 2012. The Planning Proposal relates to land located approximately 2km north west of Canowindra's main street, being land described as Lot 1292 in DP 1247534, 230 Tilga Street, Canowindra.

Council resolved at its 27 September 2022 Ordinary Meeting to:

- 1. Receive and note the Planning Proposal for the rezoning of land identified as Lot 1292 DP 1247534, being 230 Tilga Street, Canowindra, and located within the Strategy Area (CAN3A) as described in the Cabonne Settlement Strategy 2021-2041,*
- 2. Forward the Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979, and*
- 3. Receive a further report following the public exhibition period to provide details of any submissions received during the exhibition process.*

The Gateway Determination was issued by the NSW Department of Planning and Environment on 24 November 2022 requiring updating of the original planning proposal to include appropriate mapping, preparation of a preliminary contamination study, confirmation of servicing of water and sewer and completion within 9 months (a subsequent extension has been granted until 15 December 2023).

The planning proposal was updated (see attached - as exhibited), a preliminary contamination study submitted to council's satisfaction and water and sewer servicing confirmed.

Proposal

The subject land is identified as part of a future investigation area for the release area for residential development. The area, identified in the Cabonne Settlement Strategy 2021-2041, is located to the immediate north of the urban area of Canowindra.

The 1.965ha vacant allotment of land is currently zoned R5 Large Lot Residential. It is proposed to rezone the subject land to R1 General Residential and to amend the Cabonne LEP 2012 Lot Size Map to permit a minimum lot size of 500m² (from the current 1ha).

A conceptual development plan was prepared showing 21 residential lots with a new road as part of the Planning Proposal; however, the final lot layout may vary based upon the requirements of the development assessment process and relevant design criteria.



Location map



Conceptual development plan

Public exhibition

The Planning Proposal was exhibited for a 28 day period from Monday 11 September 2023 to Thursday 19 October 2023. As a result of the exhibition 13 submissions were received (see redacted copies attached). The issues raised in submissions are summarised below.

Traffic and roads

Objections to the planning proposal were made on the basis of the impact that increased traffic movements would have in the area. Submissions specifically mentioned the impact on the intersection of Longs Corner Road and Tilga Street.

In expanding the urban residential footprint of any town there is a subsequent increase in traffic movements and impact on the road network. There is an existing road network in place in the immediate vicinity that will be used by the future residents. Any upgrades required to facilitate this development will be investigated as part of the future subdivision process and conditioned as part of any consent.

Amenity

Objections to the planning proposal were made on the basis of the impact that additional housing would have on the existing amenity to residents within the adjoining R5 zoned lands.

Residents who live in the adjoining R5 lands to the west (in particular) are understandably upset about the impact that additional housing opposite them will have on their amenity. It is noted that adjoining land to the east and north is also identified in the CAN3A precinct in the settlement strategy for rezoning for residential development (R5 to R1) and as such the option exists for such lots to go through a planning proposal process.

The settlement strategy and its identified areas for rezoning went through a community exhibition period prior to adoption where such issues would have been considered. Allowing a town to expand helps enable businesses to be more viable and government services (schools, hospitals etc) to be more cost effective to run and hence more likely to be retained.

The question always then centres on where to expand a town. Such decisions are made based on land constraints, servicing capacity, development opportunity and community input. Ultimately the areas identified in the settlement strategy were adopted and this rezoning (planning proposal) pursued.

While existing residents in the immediate locality will be affected and may not appreciate this change, this serves to ensure the long-term viability of the town and hence is part of the strategic direction for Canowindra.

Land values

Objections to the planning proposal were made on the basis that it would decrease (one was afraid it would increase) the land values of existing rural residential residents.

Land values are not a planning matter and as such cannot be given weight in evaluating planning applications.

Flooding and drainage

Objections to the planning proposal were made on the grounds of flood and increased stormwater impacts.

The site is well removed from the official flood planning area, however submissions point out local ponding and drainage issues.

Standard residential subdivision drainage provisions would apply at the development application stage, likely involving a detention basin to detain the increase in stormwater onsite as a result of an increase in hard surfaces

(internal roads, additional housing). This will depend upon the actual subdivision plan proposed at the time. Drainage flow on and off-site will need to be considered and how best this can be directed/managed.

Servicing

Objections to the planning proposal were made on the grounds that servicing (water/sewer/electricity) is not adequate to service the proposal.

These were addressed in the planning proposal where the following was stated:

Canowindra has had a Sewage Treatment Plant (STP) & reticulated sewerage since the early 1970s. The STP design loading is ~2,500 Equivalent Persons. The projected population for Canowindra would need to exceed 1.5%/year from 2021-2041 to exceed its capacity which is unlikely. However, any significant growth may require upgrading of the STP so this should be monitored by Council. Connection to reticulated sewer allows connected lots to subdivide down to 500m² per lot in zone General Residential zone. It is assumed there is sufficient capacity to allow for some population growth as per discussions with Council staff as per the proposed rezoning.

Canowindra is connected to the Central Tablelands Water (CTW) network via a pipeline from Blayney LGA/Cowra LGA that services some of the large lot residential areas. It is assumed there is sufficient capacity to allow for some population growth as per discussions with CTW as per the proposed rezoning.

Low voltage electricity is available in most formed streets and can be extended to allow for growth.

Security and safety

Objections to the planning proposal were made on the grounds that additional development would present an increase in security and safety concerns for existing Canowindra residents.

Increasing the housing stock and hence population of a town in and of itself does not necessarily equate to an increase in anti-social or criminal behaviour and hence security and safety concerns.

Socio-economic and geographic factors would likely play a more significant part in anti-social and criminal behaviour. There is no widely accepted view in planning that providing additional housing leads to an increase in crime.

Lot size

Objections to the planning proposal were made on the grounds that the proposed minimum lot sizes do not fit in with the surrounding streetscape or wider area of Canowindra.

The proposed 500m² minimum lot size map is the standard used for Cabonne for the R1 zone where sewer is available for a town. It does not mean that a landowner/developer needs to subdivide down to that minimum. Ultimately, it is the market that dictates the preferred minimum lot size for a town i.e. what will best sell in that market. The conceptual development plan submitted with the planning proposal shows an intent of the landowner to pursue lots between approximately 700m²-1,170m².

Land to the immediate south is already zoned R1 and capable of being subdivided down to 500m² and land to the immediate east and north has been identified in the settlement strategy for future rezoning to do the same. Hence, ultimately this location is likely to be reflective of an R1 zoned streetscape. Unless trying to preserve a heritage streetscape, a streetscape is likely to change in an area over time as it develops or re-develops.

Exhibition requirements

An objection stated that the planning proposal should have had a Statement of Environmental Effects (SoEE), was not exhibited in accordance with council's Community Participation Plan and was not available for viewing at the Canowindra Office.

All development applications must be accompanied by a SoEE to enable assessment, however a planning proposal must follow a different set of requirements, contained with the NSW Department of Planning and Environment's (DPE) publication *Local Environmental Plan Making Guideline*. The planning proposal was compliant with this and hence obtained a Gateway Determination.

Council's Community Participation Plan requirements for exhibition of a planning proposal is that it be exhibited for 28 calendar days or a lesser period prescribed by DPE in a Gateway Determination. The exhibition occurred for 28 working days and was advertised in local newspapers, neighbouring landowners were notified by mail and advised that it was available for viewing at council's Molong office and on our website. This met official State requirements for exhibition, however a copy was also available for viewing at council's Canowindra office.

Housing need

A number of objections state that they believe there is sufficient capacity in existing zoned land within Canowindra to cater for the future housing needs of the town without the need to expand into adjoining R5 lands.

While there is no doubt a theoretical ability to subdivide existing lots within current R1 lands to maximise potential and thus cater for future housing needs, this usually either occurs in a random fashion, or in very smaller numbers. The opportunity that a rezoning presents, is to create multiple lots (and future houses) in one location, which provides a better utilisation of upgraded infrastructure/services and a 'pipeline' of lots being available to the market.

The question of the acceptability of providing additional land for housing for Canowindra has already been answered to the satisfaction of the State as evidenced by the issuing of a Gateway Determination.

Applicant response to submissions

As per council's standard process a redacted copy of submissions and the agency response was forwarded to the applicant and the opportunity provided to respond (see attached).

External referrals

The Gateway Determination issued by the NSW Department of Planning and Environment required consultation with the NSW Rural Fire Service (RFS).

A letter dated 11 October 2023 was received from the RFS raises no objections to the planning proposal.

Finalisation

The Gateway Determination has an amended finalisation dated 15 December 2023.

DPE will prepare the LEP maps on behalf of council (as council has no GIS officer available to undertake this task), however has advised that it will be discontinuing this service to council in the very near future, with applicants expected to have to engage specialist GIS consultants for this service.

ITEM 14 - QUESTIONS FOR NEXT MEETING

REPORT IN BRIEF

Reason For Report	To provide councillors with an opportunity to ask questions/raise matters which can be provided/addressed at the next council meeting.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\NOTICES - MEETINGS - 1629554

RECOMMENDATION

THAT council receive a report at the next council meeting in relation to questions asked/matters raised where necessary.

GENERAL MANAGER'S REPORT

A call for questions for which an answer is to be provided if possible or a report submitted to the next council meeting.

ITEM 15 - BUSINESS PAPER ITEMS FOR NOTING

REPORT IN BRIEF

Reason For Report	Provides an opportunity for councillors to call items for noting for discussion and recommends remainder be noted.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\PROCEDURES - 1629555

RECOMMENDATION

THAT:

1. Councillors call any items they wish to further consider.
2. The balance of the items be noted.

GENERAL MANAGER'S REPORT

In the second part of council's business paper are items included for council's information.

In accordance with council's format for its business paper, councillors wishing to discuss any item are requested to call that item.

ITEM 16 - MATTERS OF URGENCY

REPORT IN BRIEF

Reason For Report	Enabling matters of urgency to be called.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\nOTICES - MEETINGS - 1629556

RECOMMENDATION

THAT councillors call any matters of urgency.

GENERAL MANAGER'S REPORT

Council's Code of Meeting Practice allows for the council to consider matters of urgency which are defined as *"any matter which requires a decision prior to the next meeting or a matter which has arisen which needs to be brought to council's attention without delay such as natural disasters, states of emergency, or urgent deadlines that must be met"*.

This item enables councillors to raise any item that meets this definition.

ITEM 17 - COMMITTEE OF THE WHOLE SECTION OF THE MEETING

REPORT IN BRIEF

Reason For Report	Enabling reports to be considered in Committee of the Whole.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.2.2.1a - Facilitate Council and standing committee meeting processes.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\PROCEDURES - 1629557

RECOMMENDATION

THAT council hereby resolve itself into Committee of the Whole to discuss matters called earlier in the meeting.

GENERAL MANAGER'S REPORT

Council's Code of Meeting Practice allows for the council to resolve itself into "committee of the whole" to avoid the necessity of limiting the number and duration of speeches as required by Clause 250 of the Local Government (General) Regulation 2005.

This item enables councillors to go into "committee of the whole" to discuss items called earlier in the meeting.

**MINUTES OF THE ORDINARY COUNCIL MEETING HELD AT THE COUNCIL CHAMBERS
MOLONG ON TUESDAY 28 NOVEMBER, 2023 COMMENCING AT 2:00PM**

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THIS IS PAGE NO 2 OF THE MINUTES OF THE ORDINARY MEETING OF CABONNE
COUNCIL HELD ON 28 NOVEMBER, 2023

PRESENT Cllr K Beatty (in the Chair), Cllrs P Batten, J Jones, M Nash, L Oldham, A Pull.

Cllrs J Weaver, K O’Ryan and A Rawson attended remotely.

Also present were the Deputy General Manager - Cabonne Services, Department Leader – Utilities, Department Leader – Development Services, Department Leader – Finance, Department Leader – Community & Economy, Department Leader – Innovation & Technology and Department Leader – Governance & Corporate Performance.

The General Manager and Deputy General Manager - Cabonne Infrastructure attended remotely.

ITEMS FOR DETERMINATION

ITEM - 1 APPLICATIONS FOR LEAVE OF ABSENCE

MOTION (Oldham/Pull)

THAT it be noted there were nil applications for leave of absence.

23/11/01 Carried

ITEM - 2 DECLARATIONS OF INTEREST

Proceedings in Brief

Cllr Batten declared an interest (identified as actual conflict of interest, non-significant non-pecuniary) in Item 18 as he is a member of the Banjo Paterson Festival Committee.

Cllr Batten declared an interest (identified as actual conflict of interest, significant non-pecuniary) in Item 19 as he is President of the Molong Advancement Group.

Cllr Oldham declared an interest (identified as a potential conflict of interest, non-significant, non-pecuniary) in Item 18 as she is the President of the Arts Council Cabonne Incorporated.

Cllr O’Ryan declared an interest (identified as an actual conflict of interest, significant, non-pecuniary) in Item 18 as she is the Treasurer of the Arts Council Cabonne Incorporated.

MOTION (Pull/Rawson)

THAT the declarations of interests be noted.

23/11/02 Carried

ITEM - 3 DECLARATIONS OF POLITICAL DONATION

MOTION (Oldham/Nash)

THAT it be noted there were nil declarations for political donations.

23/11/03 Carried

It was noted the time being 2.12pm there was a Youth of the Month award presentation to Zahli Millstead.

ITEM - 4 MAYORAL MINUTE - APPOINTMENTS**Proceedings in Brief****Clr Beatty**

24/10/2023 – Attended strategic workshop with council. Attended the ordinary council meeting.

25/10/2023 – Attended Orange360 meeting in Orange. Attended Citizenship Ceremony at Molong Office.

27/10/2023 – Attended the Central NSW Joint Organisation (CNSWJO) sub-committee meeting. Attended Molong Office for an online meeting with the office of the Hon. Rose Jackson, MLC.

31/10/2023 – Interview with Triple M Sydney. Attended Molong's Central Business District (CBD). Interview with Prime News, WIN News and Central Western Daily.

01/11/2023 – Interview ABC Radio and B Rock FM.

03/11/2023 – Attended Molong Office. Attended meeting with Windera residents. Attended Suma Park Dam Orange for a funding announcement by the Hon. Rose Jackson, MLC. Attended Orange City Council for drought forum with the Hon. Rose Jackson, MLC.

08/11/2023 – Interview Neil Gill Radio and Triple M. Interview with B Rock FM. Attended to CNSWJO matters.

09/11/2023 – Attended Canowindra with the General Manager.

12/11/2023 – Attended Eugowra with Deputy Mayor for a meeting with the Hon. Mark Speakman, MP, the Hon. Sam Faraway, MLC, Mr Dugald Sanders, MP, Mr Gurmeh Singh, MP and the Eugowra Floodplain Committee regarding Cabonne Flood Recovery.

14/11/2023 – Attended Eugowra. Interviews with ABC Central West, ABC National Radio, ABC Television. Attended the Eugowra Reflection Service. Attended the Eugowra emergency services tree planting memorial service. Attended meeting with Ms Janelle Saffin, MP. Attended Eugowra Community BBQ.

16/11/2023 – Attended the CNSWJO Chairs meeting online.

17/11/2023 – Attended the Eugowra Men's Shed meeting.

20/11/2023 – Attended Molong Office. Attended meeting with Senator Tony Sheldon and toured flood affected areas in Molong.

21/11/2023 – Attended the Cabonne Floodplain Management Advisory Committee briefing.

22/11/2023 – Attended CNSWJO Dinner at NSW Parliament House.

23/11/2023 – Attended the CNSWJO Board meeting at NSW Parliament House.

24/11/2023 – Attended Country Mayors Association meeting at NSW Parliament House. Attended meeting with the Hon. Paul Scully, MP.

27/11/2023 – Attended Central West Mayors meeting with the NSW Reconstruction Authority.

Clr Jones

24/10/2023 – Attended Councillor Workshop and Council meeting. Chaired the Economy, Tourism and Culture Advisory Committee meeting.

27/10/2023 – Attended the official opening of the Australian National Field Days.

9/11/2023 – Attended a meeting with Newmont Cadia Valley Operations Executive team. Attended Molong Advancement Group meeting.

11/11/2023 – Attended the Molong Remembrance Day Service.

12/11/2023 – Attended meeting regarding Cabonne Flood Recovery with the Mayor, the Hon. Mark Speakman, MP, the Hon. Sam Faraway, MLC, Mr Dugald Sanders, MP, Mr Gurmeh Singh.

14/11/2023 – Attended the Eugowra Reflection Service. Attended the Eugowra emergency services tree planting memorial service. Attended a meeting regarding Cabonne Flood Recovery with the Mayor and Ms Janelle Saffin, MP. Attended a meeting regarding Molong water and sewer with the Mayor. Attended Eugowra Community BBQ.

18/11/2023 – Attended the official opening of the Diane Smith (Townsend) Memorial Medical Centre, Eugowra.

20/11/2023 – Attended the Molong CBD activation information evening for businesses. Attended the Cudal Central meeting.

21/11/2023 – Attended the Cabonne Floodplain Management Advisory committee briefing. Attended the Eugowra Progress Association meeting.

25/11/2023 – Attended the Cudal Twilight Christmas Markets.

Clr Batten

27/10/2023 – Attended Councillor Workshop and Council meeting.

07/11/2023 – Attended the Yeoval and District Progress Association meeting.

09/11/2023 – Met with the Cumnock community regarding the development of the Cumnock General Store.

11/11/2023 – Attended the Molong Remembrance Day Service at the Molong Village Green.

12-13/11/2023 – Attended the LGNSW Conference at Rosehill Gardens.

16/11/2023 – Attended the Cumnock Progress Association meeting.

23/11/2023 – Attended the Red Cross Christmas Lunch at Yeoval Central School.

Clr Nash

Attended the MADIA meeting, the LGNSW Conference, the Rural Women's Conference, the Amusu Theatre 100 Years Celebration, the Canowindra Markets, the Local Traffic Committee meeting in Cudal. Attended the Central Tablelands Water (CTW) ARIC meeting online and CTW meeting in Blayney. Attended Council and Committee meetings in October. Attended the Cabonne Swimming Pools Advisory Committee meeting in Cudal. Attended the Cumnock Fashion Parade.

Clr Oldham

Attended Council and Committee meetings in October.
Attended the SWITCH Libraries Conference in Penrith from 14-16 November.
Attended the Rural Women's Conference at Borenore Field Days site on 25-26 November and the Rural Women's Dinner at Banksia Conference Centre Orange.

Clr Pull

Attended the LGNSW Conference.
Attended the NSW Public Libraries Conference.
Attended the Canowindra Christmas Markets.

Clr O'Ryan

Attended the LGNSW Conference.
Attended the Rural Women's Gathering (Saturday only).
Attended the Canowindra Christmas Markets.

MOTION (Beatty/-)

THAT the information contained in the Mayoral Minute be noted.

23/11/04 Carried

ITEM - 5 COMMITTEE OF THE WHOLE

Proceedings in Brief

It was noted Clr Rawson called Item 20 and Clr Nash called Item 21 to be debated in Committee of the Whole.

MOTION (Oldham/Rawson)

THAT Items 20 and 21 be debated in Committee of the Whole.

23/11/05 Carried

ITEM - 6 CONFIRMATION OF THE MINUTES

MOTION (Batten/Nash)

THAT the minutes of the following meetings be adopted;

1. Ordinary Council meeting held on 24 October 2023, and
2. Australia Day Awards Committee meeting held on 24 October 2023

23/11/06 Carried

ITEM - 7 MAYORAL MINUTE - COUNCILLOR SERVICE AWARD**MOTION** (Beatty/-)

THAT council acknowledge the Certificate of Service awarded to Cllr Marlene Nash.

23/11/07 Carried

ITEM - 8 COUNCIL'S MEETING SCHEDULE FOR DECEMBER 2023 AND JANUARY 2024**MOTION** (Oldham/O'Ryan)

THAT council:

1. Hold its ordinary meeting for December 2023 on Tuesday 12 December 2023,
2. Not conduct an ordinary meeting in January 2024, and
3. Hold an extraordinary meeting in either January, or February, 2024, if necessary.

23/11/08 Carried

ITEM - 9 2023 FINANCIAL STATEMENTS**MOTION** (Jones/Rawson)

THAT:

1. The Mayor, Deputy Mayor, General Manager and Deputy General Manager Services sign the Statement by councillors and management pursuant to section 413(2) of the Local Government Act for both the General Purpose and Special Purpose Financial Statements, and
2. Council refers the General-Purpose Financial Statements and Special Purpose Financial Statements to the Audit Office NSW for audit.

23/11/09 Carried

ITEM - 10 LOCAL GOVERNMENT REMUNERATION TRIBUNAL - REVIEW FOR THE 2024 ANNUAL DETERMINATION**MOTION** (Batten/Nash)

THAT council determine whether it wishes to make a submission and, if so, put forward suggestions for what the point(s) of the submission should be.

23/11/10 Carried

ITEM - 11 ANNUAL REPORT 2022/2023**MOTION** (Nash/Jones)

THAT council endorse the Annual Report 2022/2023, make it available to the public on Council's website, and notify the Minister of Local Government of its availability.

23/11/11 Carried

**ITEM - 12 POLICY REGISTER - COMMUNITY SERVICES VISITOR
SCHEME POLICY**

MOTION (Nash/Batten)

THAT the Community Services Visitor Scheme Policy be revoked and archived.

23/11/12 Carried

ITEM - 13 POLICY REGISTER - PROCUREMENT POLICY

MOTION (Pull/Nash)

THAT the annexed draft Procurement Policy (recommended changes detailed in the report) be adopted.

23/11/13 Carried

**ITEM - 14 POLICY REGISTER - PUBLIC INTEREST DISCLOSURE
POLICY**

MOTION (Jones/O'Ryan)

THAT council:

1. Endorse the draft Public Interest Disclosure Policy,
2. Place the Draft Public Interest Disclosure Policy on public exhibition for a period of 28 days, and
3. Receive a further report to council upon the conclusion of the exhibition phase.

23/11/14 Carried

ITEM - 15 DISABILITY INCLUSION ACTION PLAN (DIAP)

MOTION (Weaver/O'Ryan)

THAT council:

1. Endorse the draft Disability Inclusion Action Plan,
2. Place the draft Disability Inclusion Action Plan on public display for a period of 28 days, and
3. Receive a further report upon conclusion of the exhibition phase.

23/11/15 Carried

ITEM - 16 ANNUAL SCHOOL PRESENTATION AWARDS EVENTS

DONATION REQUEST**MOTION** (Oldham/Nash)

THAT:

1. Council endorse the donation of 19 x \$50 book vouchers for Cabonne schools annual presentation award events, and
2. Councillors be endorsed to attend the school award presentations throughout the LGA.

23/11/16 Carried

ITEM - 17 YEOVAL ACTIVATION (MASTER) PLAN**MOTION** (Batten/Pull)

THAT the Yeoval Activation (Master) Plan be adopted.

23/11/17 Carried

It was noted the time being 2.32pm Clrs Oldham and O'Ryan declared an interest in Item 18 and left the Chamber.

It was noted the time being 2.32pm Clr Batten declared an interest in Item 18 and Item 19 and left the Chamber.

ITEM - 18 SPONSORSHIP PROGRAM**MOTION** (Pull/Weaver)

THAT council provide, under its 2023/2024 Sponsorship Program, \$5,000 to Arts Council Cabonne for the Banjo Paterson Festival events across the Cabonne and Orange regions.

23/11/18 Carried

It was noted the time being 2.35pm Clrs O'Ryan and Oldham returned to the Chamber.

ITEM - 19 EVENTS ASSISTANCE PROGRAM**MOTION** (Oldham/Rawson)

THAT council endorse under its 2023/24 Event Assistance Program:

1. \$2,000 for the Cargo to Grenfell Fundraiser Walk, and
2. \$1,000 for the Molong Poetry Brawl.

23/11/19 Carried

It was noted the time being 2.39pm Clr Batten returned to the Chamber.

It was noted Items 20 and 21 were moved to be debated in Committee of the Whole.

ITEM - 22 QUESTIONS FOR NEXT MEETING

Proceedings in Brief

Clr Weaver requested the Deputy General Manager – Cabonne Infrastructure follow up, on behalf Canowindra RSL Sub-branch, a request for signage to be installed on the entry to 'Anzac Avenue' Canowindra.

Clr Rawson requested a report to the Local Traffic Committee to consider reducing the speed limit on Old Canobolas Road, Nashdale (coming from Cargo Road up the hill) to at least 80km/h (currently 100km/h) as it is considered dangerous.

Clr O'Ryan requested a review of speed limits in the Canowindra town area, in particular the heavy vehicle routes.

The Deputy General Manager – Cabonne Infrastructure advised that the next Local Traffic Committee meeting will be held in March 2024.

Clr Jones requested a report to a future Council meeting detailing options for Connolly's Store – Bank Street, Molong, including a scope of works for repairs/maintenance to enable it to be utilised.

MOTION (Oldham/Nash)

THAT:

1. The Deputy General Manager – Cabonne Infrastructure follow up, on behalf Canowindra RSL Sub-branch, a request for signage to be installed on the entry to 'Anzac Avenue' Canowindra;
2. A report be presented to the Local Traffic Committee to consider reducing the speed on Old Canobolas Road, Nashdale (coming from Cargo Road up the hill) to at least 80km/h;
3. A review of speed limits in the Canowindra town area, in particular the heavy vehicle routes be undertaken and a report be presented to the February 2024 Ordinary Council meeting; and
4. A report be presented to a future Council meeting detailing options for Connolly's Store – Bank Street, Molong, including a scope of works for repairs/maintenance.

23/11/20 Carried

ITEM - 23 BUSINESS PAPER ITEMS FOR NOTING

MOTION (Batten/Rawson)

THAT the notation items be noted.

23/11/21 Carried

ITEM - 24 MATTERS OF URGENCY

MOTION (Pull/Weaver)

THAT it be noted there were nil matters of urgency.

23/11/22 Carried

ITEM - 25 COMMITTEE OF THE WHOLE SECTION OF THE MEETING

MOTION (Batten/Pull)

THAT council hereby resolve itself into Committee of the Whole to discuss matters called earlier in the meeting.

23/11/23 Carried

ITEM - 20 PLANNING PROPOSAL - 172 SPRING HILL ROAD, SPRING HILL - POST EXHIBITION

Proceedings in Brief

Clr Rawson expressed his concerns with the Planning Proposal in its current form and requested an amendment to alter the exhibited Planning Proposal and its amendment to the Cabonne Local Environmental Plan 2012 (PP-2022-2358) applying to Lot 4 DP 243203, known as 172 Spring Hill Road, Spring Hill, to show the land identified within the Spring Hill Settlement Strategy SH2 Growth Area (northern part of Lot 4) to be rezoned R5 with a minimum lot size of 2ha and the remaining southern part of Lot 4 to retain the existing RU1 zone and 100ha minimum lot size.

It was noted Clr Rawson requested his vote against the motion be recorded.

RECOMMENDATION (Nash/Jones)

THAT council:

1. Note the public submissions to the Planning Proposal.
2. Endorse, as exhibited, the Planning Proposal and its amendment to the Cabonne Local Environmental Plan 2012 (PP-2022-2358) applying to Lot 4 DP 243203, known as 172 Spring Hill Road, Spring Hill, as outlined in this report.
3. In exercising its delegation under Section 3.36 of the *NSW Environmental Planning and Assessment Act 1979*, as endorsed by NSW Department of Planning and Environment, forward the required documentation to Parliamentary Counsel for an Opinion to amend the Cabonne Local Environmental Plan 2012.
4. Delegate authority to the General Manager to finalise the amendments to Cabonne Local Environmental Plan 2012 with advice from Parliamentary Counsel and the NSW Government on terms that are broadly consistent with the Planning Proposal and this report.

AMENDMENT (Rawson/O'Ryan)

THAT council:

1. Note the public submissions to the Planning Proposal.
2. Alter the exhibited Planning Proposal and its amendment to the Cabonne Local Environmental Plan 2012 (PP-2022-2358) applying to

Lot 4 DP 243203, known as 172 Spring Hill Road, Spring Hill, to show the land identified within the Spring Hill Settlement Strategy SH2 Growth Area (northern part of Lot 4) to be rezoned R5 with a minimum lot size of 2ha and the remaining southern part of Lot 4 to retain the existing RU1 zone and 100ha minimum lot size.

3. Endorse the Planning Proposal revised in accordance with point 2 above.
4. In exercising its delegation under Section 3.36 of the *NSW Environmental Planning and Assessment Act 1979*, as endorsed by NSW Department of Planning and Environment, forward the required documentation to Parliamentary Counsel for an Opinion to amend the Cabonne Local Environmental Plan 2012.
5. Delegate authority to the General Manager to finalise the amendments to Cabonne Local Environmental Plan 2012 with advice from Parliamentary Counsel and the NSW Government on terms that are broadly consistent with the Planning Proposal and this report.

The amendment was put and lost. The motion was put and carried.

RECOMMENDATION (Nash/Jones)

THAT council:

1. Note the public submissions to the Planning Proposal.
2. Endorse, as exhibited, the Planning Proposal and its amendment to the Cabonne Local Environmental Plan 2012 (PP-2022-2358) applying to Lot 4 DP 243203, known as 172 Spring Hill Road, Spring Hill, as outlined in this report.
3. In exercising its delegation under Section 3.36 of the *NSW Environmental Planning and Assessment Act 1979*, as endorsed by NSW Department of Planning and Environment, forward the required documentation to Parliamentary Counsel for an Opinion to amend the Cabonne Local Environmental Plan 2012.
4. Delegate authority to the General Manager to finalise the amendments to Cabonne Local Environmental Plan 2012 with advice from Parliamentary Counsel and the NSW Government on terms that are broadly consistent with the Planning Proposal and this report.

1. Carried

ITEM - 21 PLANNING PROPOSAL - 230 TILGA STREET, CANOWINDRA - POST EXHIBITION

Proceedings in Brief

Clr Nash expressed concern around flooding/drainage and the number of lots shown in the development concept plan.

The Department Leader – Development Services spoke to the report summarising the issues raised in submissions and the staff responses.

Clrs Weaver, O’Ryan and Pull expressed concern relating to zoning changes from R5 to R1, flooding/drainage on the land and the concept plan not being consistent with the current R5 streetscape.

RECOMMENDATION (Oldham/O'Ryan)

THAT council:

1. Note the public submissions to the Planning Proposal,
2. Endorse, as exhibited, the Planning Proposal and its amendment to the Cabonne Local Environmental Plan 2012 (PP-2022-1979) applying to Lot 1292 DP 1247534, known as 230 Tilga Street, Canowindra, as outlined in this report,
3. In exercising its delegation under Section 3.36 of the *NSW Environmental Planning and Assessment Act 1979*, as endorsed by NSW Department of Planning and Environment, forward the required documentation to Parliamentary Counsel for an Opinion to amend the Cabonne Local Environmental Plan 2012, and
4. Delegate authority to the General Manager to finalise the amendments to Cabonne Local Environmental Plan 2012 with advice from Parliamentary Counsel and the NSW Government on terms that are broadly consistent with the Planning Proposal and this report.

2. Lost

It was noted the time being 3.10pm the Chair announced that the Council would now be resolving into a Closed Committee of the Whole.

CONFIDENTIAL ITEMS**ITEM - 1 CARRYING OF COUNCIL RESOLUTION INTO CLOSED COMMITTEE OF THE WHOLE****RECOMMENDATION** (Oldham/Weaver)

THAT the committee now hereby resolve into Closed Committee of the Whole for the purpose of discussing matters of a confidential nature relating to personnel or industrial matters, personal finances and matters which the publicity of which the Committee considers would be prejudicial to the Council or the individual concerned and that the press and the public be excluded from the meeting in accordance with the conditions of Council's Confidentiality Policy AND FURTHER that as reports to the Closed Committee of the Whole are likely to be confidential and their release prejudicial to the public interest and the provisions of Council's confidentiality policy, that copies of these reports not be made available to the press and public.

3. Carried

ITEM - 2 MOLONG LIMESTONE QUARRY - POTENTIAL LEGAL ACTION - EARTH PLANT HIRE**RECOMMENDATION** (Weaver/Nash)

THAT:

1. Council allocate \$50,000 from the Molong Quarry Reserve to cover potential additional legal expenses to proceed with the defence of this matter.
2. Authorise the General Manager to commence a cross claim with Earth Plant Hire for the nonpayment of rent.

4. Carried

ITEM - 3 CONTRACT 1601012 - DESIGN AND CONSTRUCTION OF CANOMODINE CREEK BRIDGE

RECOMMENDATION (Jones/Weaver)

THAT council:

1. Note the report on Tender 1601012 – Design and Construction of Canomodine Creek Bridge to the November 2023 Council meeting;
2. Award Tender 1601012 – Design and Construction of Canomodine Creek Bridge to Murray Constructions Pty Ltd in the amount of \$499,149.00 excl GST (\$549,054.00 incl GST) Option 1, subject to the approval of Transport for NSW.

5. Carried

ITEM - 4 ENDORSEMENT OF PROCEEDINGS OF CONFIDENTIAL MATTERS CONSIDERED AT COMMITTEE OF THE WHOLE MEETING

RECOMMENDATION (Pull/Nash)

THAT the committee endorse the accuracy of the Report of the Proceedings of Confidential Matters at the Australia Day Award Committee meeting held on 24 October 2023 are sufficient to state the general effect of the proceeding in Closed Committee.

6. Carried

ITEM - 5 CONTRACT 1601013 DESIGN AND CONSTRUCTION OF NYRANG CREEK BRIDGE ON NANGAR ROAD

RECOMMENDATION (Jones/Batten)

THAT council:

1. Note the report on Tender 1601013 Design and Construction of Nyrang Creek Bridge to the November 2023 Council meeting.
2. Award Tender 1601013 Design and Construction of Nyrang Creek Bridge to Murray Constructions Pty Ltd in the amount of \$934,165 (excl. GST) Option1, subject to the approval of Transport for NSW (TfNSW).
3. Seek Transport for New South Wales concurrence on funding of the betterment component of the Nyrang Creek Bridge construction.

7. Carried

It was noted the time being 3.37pm the Chair resumed the Ordinary meeting.

REPORT & RESOLUTIONS OF COMMITTEE OF THE WHOLE

MOTION (Oldham/Rawson)

THAT the Report and Recommendations of the Committee of the Whole Meeting held on Tuesday 28 November, 2023 be adopted.

23/11/24 Carried

There being no further business, the meeting closed at 3.38pm.

CHAIRMAN.

Chairman of the Ordinary Meeting of Cabonne Council held on the 12 December, 2023 at which meeting the listed minutes were confirmed and the signature hereon was subscribed.

**REPORT OF THE AUSTRALIA DAY AWARDS COMMITTEE MEETING HELD AT THE
COUNCIL CHAMBERS MOLONG ON TUESDAY 28 NOVEMBER, 2023 COMMENCING AT
3:00 PM**

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THIS IS PAGE NO 1 OF THE REPORT OF THE AUSTRALIA DAY AWARDS COMMITTEE
MEETING OF CABONNE COUNCIL HELD ON 28 NOVEMBER, 2023

PRESENT Cllr K Beatty (in the Chair), Cllrs P Batten, J Jones, M Nash, L Oldham, A Pull.

Cllrs J Weaver, K O’Ryan and A Rawson and the General Manager attended remotely.

Also present were the Deputy General Manager - Cabonne Services, Department Leader – Utilities, Department Leader – Innovation & Technology and Department Leader – Governance & Corporate Performance.

The Deputy General Manager - Cabonne Infrastructure attended remotely.

ITEM - 1 APPLICATIONS FOR LEAVE OF ABSENCE

RECOMMENDATION (Weaver/Jones)

THAT it be noted there were nil applications for leave of absence.

1. Carried

ITEM - 2 DECLARATIONS FOR POLITICAL DONATIONS

RECOMMENDATION (Jones/Nash)

THAT it be noted there were nil declarations for political donations.

2. Carried

ITEM - 3 DECLARATIONS OF INTEREST

RECOMMENDATION (Rawson/Weaver)

THAT it be noted there were nil declarations of interest.

3. Carried

CONFIDENTIAL ITEMS

ITEM - 1 CARRYING OF COMMITTEE RESOLUTION INTO CLOSED COMMITTEE OF THE WHOLE

RECOMMENDATION (Oldham/O’Ryan)

THAT the committee now hereby resolve into Closed Committee of the Whole for the purpose of discussing matters of a confidential nature relating to personnel or industrial matters, personal finances and matters which the publicity of which the Committee considers would be prejudicial to the Council or the individual concerned and that the press and the public be excluded from the meeting in accordance with the conditions of Council’s Confidentiality

Policy AND FURTHER that as reports to the Closed Committee of the Whole are likely to be confidential and their release prejudicial to the public interest and the provisions of Council's confidentiality policy, that copies of these reports not be made available to the press and public.

4. Carried

*

ITEM - 2 AUSTRALIA DAY NOMINATIONS UPDATE 2024

RECOMMENDATION (Nash/Batten)

THAT the award recipients for Australia Day 2024 are detailed in the Proceeding in Brief.

5. Carried

There being no further business, the meeting closed at 4.02pm.

**REPORT OF THE CABONNE COUNCIL LOCAL TRAFFIC COMMITTEE HELD AT THE
COUNCIL CHAMBERS MOLONG ON THURSDAY 23 NOVEMBER, 2023 COMMENCING
AT 11:00 AM**

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THIS IS PAGE NO 1 OF THE REPORT OF THE CABONNE COUNCIL LOCAL TRAFFIC
COMMITTEE OF CABONNE COUNCIL HELD ON 23 NOVEMBER, 2023

PRESENT: Clr Marlene Nash (in the Chair), Kylie Buckenhofer (Transport for NSW), Kel Gardiner, Chief Inspector David Harvey (NSW Police), Andrea Hamilton-Vaughan (Orange/Cabonne Road Safety Officer), Andrew Wotton (NSW Police)

ALSO PRESENT: Deputy General Manager – Cabonne Infrastructure, Executive Assistant – Infrastructure

ITEM - 1 WELCOME

RECOMMENDATION

THAT:

1. The Deputy General Manager – Cabonne Infrastructure provide a welcome to the members of the committee.

ITEM - 2 APOLOGIES

RECOMMENDATION

THAT:

1. There were no apologies tendered to be accepted.

ITEM - 3 DECLARATIONS OF INTEREST

RECOMMENDATION

THAT:

1. There were no Declarations of Interest to be noted.

ITEM - 4 CARGO ROAD & NASHDALE LANE INTERSECTION

Proceedings in Brief

The Deputy General Manager – Cabonne Infrastructure noted that the report summarised the findings.

It was noted that the intersection is at a slight angle and the hold lines were not visible during the inspection. A maintenance request was entered to repaint these lines.

It was noted that visibility is a big issue at the intersection and Council should look at straightening up the intersection – this would involve a proper design as well as some land acquisitions.

RECOMMENDATION

THAT the Council:

1. Improve warning signage approaching the intersection on Nashdale Lane
2. That Council investigate widening and straightening up the intersection

ITEM - 5 2024 CARGO TO GRENFELL FUNDRAISER WALKProceedings in Brief

It was noted that there was still some outstanding documents to be received from the event organisers.

RECOMMENDATION**THAT:**

1. The Committee endorse the approval to conduct the 2024 Cargo to Grenfell Fundraiser Walk on 14th to 16th March 2024.

ITEM - 6 CONCEALED DRIVEWAY SIGNProceedings in Brief

It was noted that the route is probably used as a shortcut and speed is likely the issue rather than volume of traffic.

It was discussed that erecting signage may set a precedence and is not likely to change behaviours.

RECOMMENDATION**THAT:**

1. The committee endorse Council to install a "Concealed Driveway" sign at 5 Bell Street, Yeoval.

ITEM - 7 ORANGE RUNNING FESTIVAL 2024Proceedings in Brief

It was noted that this is a reoccurring event.

The Deputy General Manager – Cabonne Infrastructure has forwarded the event information onto Cadia Valley Operations as the road closures may inconvenience access to the mine.

RECOMMENDATION**THAT:**

1. The Committee endorse the approval to conduct the Orange Running Festival on 09 and 10 March 2024.

ITEM - 8 UPDATE BUS SIGNAGE**RECOMMENDATION****THAT:**

1. The committee endorse the request and seek approval from Transport for NSW to install updated signage with regard to the Bus Zone in front of Molong Early Learning Centre

ITEM - 9 PROPOSED CYCLE RACE - 2024Proceedings in Brief

Chief Inspector Harvey noted that the race needs higher approval (Police

Commissioner) which is generally hard to get.

It was noted that the roads need to be closed to undertake the race – this would be to all traffic.

RECOMMENDATION

THAT:

1. The Local Traffic Committee table the report and notify the event organiser regarding the concerns surrounding the event.
2. The Local Traffic Committee advise the event organiser that the event needs approval from the NSW Police Regional Commander prior to consideration from the Committee

ITEM - 10 COMMUNITY EVENTS

RECOMMENDATION

THAT:

1. The Local Traffic Committee ratify the Community Events endorsed by the Committee via electronic meeting held in October 2023.

GENERAL BUSINESS

Ms Hamilton – Vaughan noted that TfNSW has increased its funding for the Drive to Survive program for Cabonne.

Ms Buckenhofer noted that TfNSW has been requested to undertake a speed zone review on Banjo Paterson Way (Molong) in regards to extending the 50km/h zone.

There being no further business, the meeting closed at 11.39am.

**REPORT OF THE CABONNE FLOODPLAIN MANAGEMENT ADVISORY COMMITTEE
HELD AT THE COUNCIL CHAMBERS MOLONG ON TUESDAY 21 NOVEMBER, 2023
COMMENCING AT 5:30 PM**

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THIS IS PAGE NO 1 OF THE REPORT OF THE CABONNE FLOODPLAIN MANAGEMENT
ADVISORY COMMITTEE OF CABONNE COUNCIL HELD ON 21 NOVEMBER, 2023

PRESENT: Cllr Kevin Beatty (in the Chair), Sean Haynes, Peter Crich,
Executive Assistant – Infrastructure

PRESENT VIA TEAMS: Deputy General Manager – Cabonne
Infrastructure, General Manager, Craig Ronan
(NSW SES), Kathryn Read (NSW SES), Grant
Barker (PWA), Ivan Rivas Acosta (DPE), Scott
Button (Lyal & Associates)

OBSERVERS: Deputy General Manager – Services, Cllr Jamie Jones, Cllr
Andrew Rawson, David Ecclestone

ITEM - 1 WELCOME

Proceedings in Brief

The Chair welcomed David Ecclestone to the meeting.

The Chair noted that due to availability of the consultant from Lyall and Associates, the order of items on the agenda would be changed slightly.

RECOMMENDATION

THAT the Chair will welcome committee members to the Cabonne Floodplain Management Advisory Committee meeting.

ITEM - 2 APOLOGIES

RECOMMENDATION (HAYNES/CRICH)

THAT there were no apologies tendered to be accepted

ITEM - 3 DECLARATIONS OF INTEREST

RECOMMENDATION (CRICH/HAYNES)

THAT there were no Declarations of Interest to be noted.

ITEM - 5 FLOODPLAIN ACTIVITIES

Proceedings in Brief

Molong Floodplain

The Deputy General Manager – Infrastructure noted that a number of parties are still chasing UGL Regional Linx in regards to the Molong Rail bridge.

Eugowra Floodplain

Voluntary Purchase Program – Council has received a written response from one property.

Flood Study and Risk Management Plan Review – Tenders have been released today (28 November 2023). Questionnaire for residents has also been released.

RECOMMENDATION

THAT the Committee receive the report on the floodplain activities.

ITEM - 6 PUZZLE FLAT CREEK LEVEE FLOOD ASSESSMENT

Proceedings in Brief

The Deputy General Manager – Cabonne Infrastructure confirmed that the committee had had enough time to review the report.

The General Manager asked for the Committee's feedback on what actions can be undertaken whilst waiting for the Eugowra Flood Study and Risk Management Plan to be undertaken. It was suggested that Council could investigate the land acquisitions required along with concept alignments and easement acquisitions without incurring any funding issues. It was noted that modelling would need to be undertaken for the designs and third party effects would need to be reviewed.

The Chair enquired about the length of the extension of the levee. The Deputy General Manager – Cabonne Infrastructure advised it was approx. 150m to Nangar Road and an additional 500m beyond. It would also involve raising the road and the consideration of existing drainage structures.

The Deputy General Manager – Cabonne Infrastructure also raised the suggestions in the report regarding the early flood warning systems – Council has received funding to undertake telematic upgrades to the gauges in collaboration with NSW SES.

Mr Ronan suggested that the Committee extend an invitation to the next committee meeting to representatives of the Bureau of Meteorology to integrate systems.

The General Manager advised that Council has been approached by ANU who have developed a community model utilising on the ground knowledge of rainfall, however letters of support from Eugowra communities and the SES are needed to move forward.

RECOMMENDATION

THAT the Committee adopt the Puzzle Flat Creek Levee Flood Assessment, noting that:

1. The Puzzle Flat Creek Levee has been modelled to maintain a 0.5m freeboard in the case of a 1% AEP flood event
2. A further detailed study, encompassing the Mandagery Creek is required to fully assess the changes to flood extent of the Eugowra Floodplain

ITEM - 4 DRAFT MOLONG FLOOD STUDY FOR PUBLIC EXHIBITION

Proceedings in Brief

Proceedings in Brief

The Deputy General Manager – Cabonne Infrastructure advised that the exhibition period has been extended to encourage feedback.

The committee was briefed on the draft report on Tuesday 21 November 2023 prior to it being circulated to members for further review.

It was noted that the report identified that the floodplain does not get wider just deeper; there are also significant impacts to the CBD during low AEP events (smaller, frequent events). It was also noted that the bridges (Molong Rail Bridge and Euchareena Road bridge) are not the only impacts, the floodplain naturally goes through the CBD.

The committee noted that a holistic solution was required. The report notes the economic impacts but doesn't account for the social impacts of the frequent events.

Mr Crich advised that he disagreed with the report and believes the modelling undertaken is incorrect. He believes that the prime cause of inundation of the CBD is due to the Molong Rail Bridge. He advised that the report does not match the reality of his experiences of each flood event over the last 40 years.

Mr Button advised that the next phase would look at measures to lessen the impacts on the town.

There was a substantial discussion regarding the most recent floods as well as the impacts of several contributing factors. Mr Button highlighted that the report was a technical study and they had run multiple models including removing the Molong Rail Bridge.

Mr Ecclestone advised that he had undertaken a fundamental assessment in 2010 and identified 6 key elements which contribute to the inundation of the CBD. Mr Ecclestone agreed that the Molong Rail Bridge is not the only element.

The General Manager commented that we need to mitigate the smaller events as these have the biggest impact on the community. The Mayor has advocated well and made lots of progress. There will be a number of manageable projects come out of this study.

Mr Button advised that Mr Ecclestone had identified an error in Table 6.4 of the report. This will be updated prior to being released for public exhibition. Lyall and Associates are also looking to run a community workshop in early February 2024.

The Deputy General Manager – Cabonne Infrastructure noted that the identified floodway in this report is significantly different (bigger) to the URS report. The committee discussed how this may affect development, the current Voluntary Purchase program and what happens next.

Mr Ecclestone noted that the Benefit/Cost Analysis must include the economic loss. A BC of 1 should not be shown as being the decision point.

The Deputy General Manager – Cabonne Infrastructure advised that a report would be put to Council's December 2023 meeting.

It was noted that a number of corrections would need to be made prior to the report going on Public Exhibition.

RECOMMENDATION (HAYNES/CRICH)

THAT the committee endorse the release of the Molong Flood Study for public exhibition.

ADDITIONAL ITEMS

The General Manager advised that he would share with Mr Haynes the requirements for the letter of support for ANU.

There being no further business, the meeting closed at 7.32pm.



DRAFT PLAN OF MANAGEMENT CUDAL SHOWGROUND



July 2023



Plan of Management
Cudal Showground

In the spirit of reconciliation, the Cabonne community acknowledges and pays respect to the Wiradjuri people, the traditional custodians of the land referred to as Cabonne. The Cabonne community also pays respect to the Elders, both past and present, of the Wiradjuri Nation and extends that respect to other Indigenous Australians who are present in the Cabonne area. We recognise Aboriginal spiritual, social and cultural connections to these lands and waters, and state our commitment to ensuring that Aboriginal rights, as enshrined in legislation, are upheld and not eroded.

Version Control

Date	Comment
07 / 08 / 23	Initial Draft (v3.3)
03 / 11 / 23	Amendments following Council officer review (v3.6)

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Disclaimer:

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1915...

Cudal's great gala day, the annual exhibition under the auspices of the A and P Society, is set down for Wednesday, 8th September. This society, in spite of the bad outlook some three months ago, pluckily decided to go on with its show, and their venture now appears likely to prove a great success, as the season has now changed, and is an ideal one. This society always caters well for its patrons, and this year they have made no exception to the rule. A liberal and well assorted schedule of prizes has been issued, in which provision is made for a large and attractive programme of ring events, including no less than four trots. The secretary, Mr. I. A. Gavin, has already received numerous inquiries from prospective exhibitors, such inquiries covering almost every class in the schedule, and it is expected that entries will equal those of any previous year. Intending exhibitors should remember that entries close on Monday, September 6th, and that schedules can be obtained on application to the secretary. A grand ball and smoke concert will be held at night.

From: Molong Argus Friday 20 August 1915

1923...

The annual show at Cudal on Wednesday was favored with good weather and a record exhibition resulted. The gate takings were £20 and the entries 500 in excess of last year. It is estimated that the attendance was over 2,000. Amongst prize winners were Mr. C. J. Hazelton formerly of Eugowra, who took a great many awards in sheep and horses, and Mrs. Hazelton was also a winner in the latter section. Mr. Stuart Gordon, formerly of Forbes district, was a conspicuous prize taker in sheep and cattle. Familiar names amongst winners in the pavilion were Mrs. Sherwin and Mrs. J. T...

From: The Forbes Advocate Friday 5 October 1923



EXECUTIVE SUMMARY

Cudal Showground (or the Showground) is on Crown land owned by the State of New South Wales, managed by Cabonne Council (Council) for the benefit of the community. It is a substantial complex of crucial significance to the town of Cudal and its neighbouring villages and rural communities. It creates a common focus for community commitment and relationships and hosts a diverse range of events, interests and activities which are all integral to the region's health and lifestyle.

The annual Agricultural Show and all its events, a range of individual equine sports and horse clinics, various Cudal and regional school events, swap meets, birthday parties, weddings, and other social functions, all take place on this rural Showground. The range and diversity of these activities reflect the social, sporting and cultural needs of a rural community, as well as the enduring human energies from the community required to maintain their delivery.

This Plan of Management works towards the following vision for the Cudal Showground:

***“Cudal Showground – An Essence of Community –
Building on our Rural Traditions Together”***

The intention of this Cudal Showground Plan of Management (CSPoM) is to provide Council with a framework that enables decisions regarding the site, to be made on an informed, consistent and equitable basis over the next decade. Specifically, it will provide a strategic framework to:

- direct the operation and development of the land.
- identify and address the legal and policy requirements of managing the land.
- manage and conserve the environmental and historical significance of the land, where present.
- identify and manage risks.
- describe how to promote and protect the intended use of the land.
- preserve and protect the history and traditions of a rural centre.

This CSPoM meets all the requirements of the *Local Government Act 1993* (LG Act). Under this CSPoM, the land at the Cudal Showground is categorised under the LG Act as:

- Sportsground
- Natural Area – Bushland
- General Community Use

A description of each category of land as it exists at the Cudal Showground is provided.

The current use patterns, built and natural assets and their condition, emerging trends, constraints and influences, have been considered within this CSPoM.



Key challenges for the Cudal Showground are to:

- maintain and improve facilities and services whilst contending with high costs associated with the management of aging infrastructure.
- generate new sources of income by encouraging new and emerging users, through promoting further opportunities.
- manage the approval process for required works coupled with administrative and legislative requirements.
- manage and ensure compliance of a range of targeted tenures and use agreements.
- avoid ad-hoc development.
- improve event management and communication across all users and user groups especially in times of peak utilisation.
- consider aesthetic appeal in any new landscape design and improvement.
- minimise the burden on the community in maintaining the facilities at the Cudal Showground.

Issues raised in discussions with Council and user groups of the Cudal Showground have also been considered in developing a range of appropriate responses for its management, including works, approvals, accountabilities, communication and revenue. The Cudal Village Masterplan produced in 2021 by *Cudal Central*¹ (in conjunction with Council), also considers the Cudal Showground, and has been considered here.

This CSPoM therefore presents modified strategies and new directions which will drive better communication, cooperation and revenue raising possibilities over the next 10 years. It also considers the Showground's built and natural environment, its history, and the needs of its users. The success of these strategies and the roll out of the Plan is based on maintaining cooperation and good-will between all responsible participants, and a strong acknowledgement of the value of enthusiastic volunteer members.

The location of the Cudal Showground is shown in Figure 1.

¹ An incorporated association made up of a broad spectrum of people in Cudal.



Figure 1 – Locality Diagram, Cudal Showground

This CSPoM is presented in two principal sections:

Part A – **BACKGROUND:** defines and describes the Showground in terms of the required policy and legislative framework, historical, physical and cultural characteristics.

Part B - **THE PLAN:** describes what is determined for the Cudal Showground's future, including a management structure, accountabilities, opportunities for increased income, and an implementation plan which addresses and depicts the needs and priorities of the Showground's physical, social and cultural environment. The implementation plan provides the strategies and actions required to achieve this CSPoM.



PART A – BACKGROUND

1 HISTORY

To appreciate the social and economic base which has influenced the development of the Cudal Showground over many years, and the important services it provides the community today, it is relevant to highlight the history of Cudal and its area.

1.1 Traditional Owners

The traditional owners of the Cudal area are the *Wiradjuri*, originally one of the largest linguistic groups in NSW whose boundary extended from near Cassilis in the northeast, to the Darling River in the west, the Murray River in the south and the Great Dividing Ranges to the east. Aborigines within the central Cabonne area were known locally as the Boree tribe. These were small clans or family groups who followed seasonal food gathering and ritual patterns. Rivers and streams were natural focus points, and a lasting legacy of the Wiradjuri culture is the dendroglyph or carved tree, normally completed for ritual purposes.² The origin of the word “Cudal” in the Wiradjuri language is unclear, however, it is understood to have meant “flat”. Several other definitions are also possible, including “foggy waterhole”, “land basin” and “place of many trees”.³

Although relationships between the local tribe and the early Europeans were initially amicable, friction rose between the groups and by 1824 martial law was declared. A newspaper editorial reviews the early encounters between the Wiradjuri and the Europeans at that time, leading to the ultimate dominance of the new settlers:⁴

“The blacks were very troublesome, and much of the work of yard or hut building was done in a constant dread of an attack by the aboriginals. The sphere of the white man's influence spread, however, and gradually the whole of the country was brought under pastoral occupation...”

As pastoralism spread throughout the west, there were fewer and fewer places for the Wiradjuri to live, and at the end of the period of frontier violence, they drifted towards the properties of the pastoralists who were more sympathetic. The descendants of mixed unions continued to marry into established Aboriginal families and Aboriginal labour became valuable to the pastoralists, particularly during the gold rush era.

Large pastoral properties commenced to be broken up and subdivided as a result of the various land reforms, and the Aboriginal labourers and their families were scattered. Unless employment was successfully sought elsewhere, many Aboriginals were forced onto reserves recently established by the Aborigines Protection Board.

During the twentieth century, showgrounds had important social significance to Aboriginal people all over the central west and beyond. For instance, they offered shelter when town visits occurred between family groups, and most importantly, provided a significant venue for participation in sport by Aboriginal people. Boxing tents which regularly featured Aboriginal boxers were a major

² Adapted from: A Big Country - Giving the Past a Future, December 2002. *A Contextual History of Cabonne, prepared for Cabonne Council by Times Past Productions Chintola Pty Ltd.*

³ In Aussie Towns, Cudal NSW: A-Z of Australian Towns.

⁴ The Great Mudgee District: *Mudgee Guardian* 20 March 1900.



attraction for show attendees all over NSW and in other states.

1.2 European Settlement

Cudal is a small town well known for its rich agricultural land, producing fine wool, wheat, angora goats, canola, orchards, vineyards, beef cattle and lamb. Its European history commenced in much the same way as those similar towns within the Cabonne area - European explorers, followed by pastoralists, creating a commercial focus, then settlement.

In 1835, Major Thomas Mitchell passed by the vicinity of the current site of Cudal on his way to further explore the inland, a journey which he repeated in 1845. By the early 1850s, pastoralists were well established and the current site of Cudal was part of the Davy's Plains and Toogong⁵ Runs. The site was reserved from Lease in 1853 and when gold was discovered in Forbes (1861) the site of Cudal became a strategically important place to cross the Boree Creek. Now on the established main road from Orange to Forbes, commercial interest in the site of Cudal grew. A Village Reserve was established at Cudal in 1861.

The Union Hotel was established in 1865 and Cudal Village was surveyed two years later. The post office was established in 1872 and in 1875, Caleb Parker opened the local store. Parker's store was subsequently replaced by the Commercial Exchange Store (which in 1921 was purchased by E. W. Corden, operating there until 1958).

By 1878, Cudal and westward were still considered by some to be beyond the bounds of civilization. A quote from a Cobb and Co passenger on the 5th of October states:

*"Taking a seat in Cobb's coach one morning before daylight, I left the picturesque and lively town of Orange for Cudal, a little village about 25 miles away, on the road to Forbes -with a feeling that, in leaving the railway and the town, I was leaving the world and civilisation behind my back..."*⁶

In the surrounding pastoral areas, the 1860's saw the introduction of free-selection laws in New South Wales (The Selection Acts of 1861), allowing closer settlement and subdivision of the larger former runs. Although many of these selectors were unsuccessful, especially in the early decades of selection, their presence spurred the establishment of settlement such as Cudal area. As more people came into the district, cropping of the good range of fertile soils commenced, setting the scene for the production of a wide range of mixed agricultural commodities for which the Cudal area is now renowned.

1.3 The Establishment of the Cudal Showground

Cudal Showground was part of a Reserve for Recreation established 1 August 1881. It was subsequently surveyed 2 September 1882 and dedicated as a Reserve for Public Recreation on 18 January 1884 under the *Crown Lands Alienation Act 1861*. The survey plan describes the land as "Fine Open country" in the north, "Open Box country scrubby in places" in the south, with a "Running Ground" depicted. The Recreation reserve was initially managed by Lancelot Noel Smith, Robert Gustavus Glasson, William Charles Bowman and Edward Taylor S^{nr} as shown in Figure 2.

⁵ Also known as the Googong Run.

⁶ In: Aussie Towns, Cudal NSW. A-Z of Australian Towns.



Plan of Management
Cudal Showground

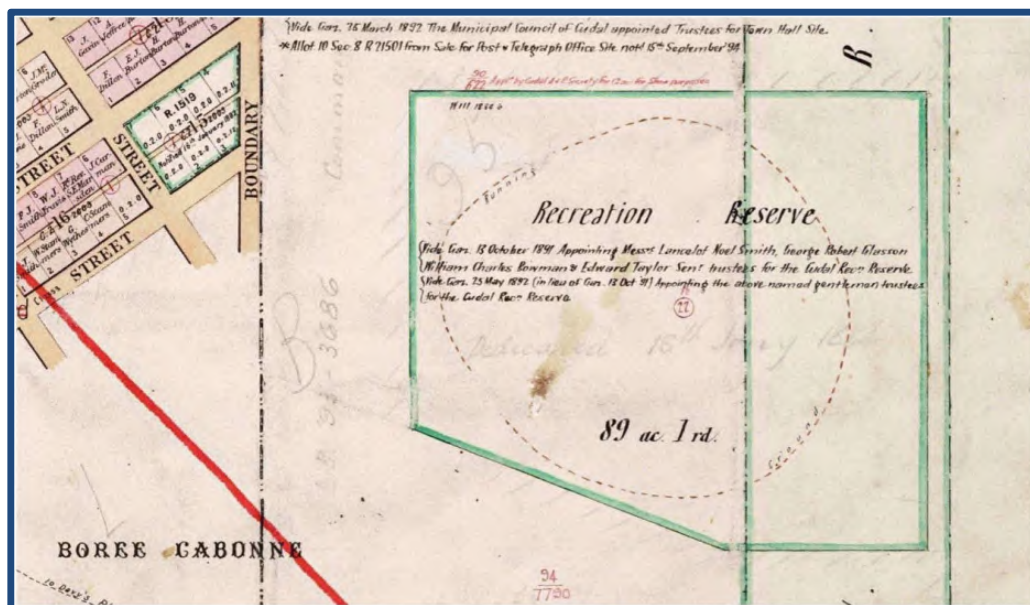


Figure 2 – Extract from the 1st Edition of the Plan of the Village of Cudal - 1887

The 1884 dedication was superseded by the current dedication for Public Recreation, Racecourse and Show Ground on 7 November 1919 under the *Crown Lands Consolidation Act 1913*. Council, as The Council of the Shire of Boree was appointed trustee of the new dedication on 12 October 1945.



2 LEGAL FRAMEWORK

Crown land is owned by the State of New South Wales for the benefit of all persons. Local Government Authorities manage Crown land on behalf of the State, as Crown Land Managers, under Division 3.4 of the CLM Act. The CLM Act provides that a council manager⁷ is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993* (LG Act).

The CLM Act requires councils to undertake Plans of Management for Crown reserves as per the requirement of the LG Act.

The LG Act provides the legislative framework for Council's day to day operations, and it identifies Council's responsibility to actively manage land and to involve the community in developing a strategy for management.

This CSPoM has been prepared in order to achieve a balanced, responsible and ecologically sustainable use of the land and to ensure that it addresses the needs of the local neighbourhood, the broader community and the environment. It has been prepared to meet the requirements of the LG Act.

2.1 Public Land

This land, briefly described above, is Crown land managed by Cabonne Council.

Under the LG Act, all public lands must be classified as either community or operational land. The land shown in **Error! Reference source not found.** has been classified community land under the provisions of the LG Act and Section 3.22(1) of the CLM Act.

The purpose of the classification is to clearly delineate which land should be kept for use by the general public (community land) and which land need not be kept for that purpose (operational land). The major consequence of the classification is that it determines the ease or difficulty by which the land may be alienated by sale, lease or other means. Community land would ordinarily comprise land such as a sportsground, hall, public park etc.,⁸ and operational land would consist of land which facilitates carrying out of a public service, such as works depots, or land held as a temporary asset or investment.

Community land:

- cannot be sold
- cannot be leased, licensed or any other estate granted over the land for more than 30 years⁹
- must have a Plan of Management (PoM) prepared for it.

⁷ A council manager is a local council which has been appointed crown land manager of a reserve under Section 3.3 of the CLM Act.

⁸ See the note to Chapter 6, Part 2 of the LG Act.

⁹ Approval of the Minister administering the LG Act is required for leases over 21 years.



2.2 Plans of Management

The LG Act requires that Council prepare a PoM in conjunction with the community to identify the important features of the land, clarify how Council will manage the land and how the land may be used or developed. Until a PoM for community land is adopted, the nature and use of the land cannot be changed. To change this, the Plan must be revised.

Council will undertake the required process as per Section 36 of the LG Act and Section 3.23 of the CLM Act for this CSPoM.

Specifically, the LG Act requires that a PoM must identify:

- category of the land.
- objectives and performance targets of the Plan with respect to the land.
- means by which the Council proposes to achieve the Plan's objectives and performance targets.
- manner in which the Council proposes to assess the objectives and performance targets.
- condition of the land, and of any buildings or other improvements on the land, as at the adoption of the Plan.
- use of the land and any such buildings or improvements as at adoption.
- specific purposes for which the land, and any such buildings or improvements will be allowed to be used.
- specific purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
- a description of the scale and intensity of any such permitted use or development.

2.3 Categorisation and Objectives

As required by legislation for the purposes of the PoM, community land is categorised as one of the following:

- Natural Area
 - Bushland
 - Wetland
 - Watercourse
 - Escarpment
 - Foreshore
- Sportsground
- Park



Plan of Management
Cudal Showground

- Area of Cultural Significance
- General Community Use.

Once categorised, community land is also subject to specified objectives which are outlined in the LG Act, and in this CSPoM (see Section 10).



Figure 3 – Diagram showing land included in Cudal Showground

2.4 Types of Plans

The LG Act allows a PoM to cover one or multiple parcels of land.

Where multiple parcels of land are covered in one plan (Generic Plans), the LG Act specifically states what needs to be included. Where a PoM covers one parcel of land (Specific Plans), like this Plan, there is greater detail on what has to be prescribed in the Plan. A Generic Plan sets the framework of how the land is to be managed. A Specific Plan clearly outlines precise management proposals.



Plan of Management
Cudal Showground

PoMs for community land are periodically reviewed to enable changing social, economic and ecological conditions to be taken into account and consequently amendments to the Plan may occur. This CSPoM is Cudal Showground's first PoM under the provisions of the required legislation, although a Cudal Village Masterplan process was prepared by *Cudal Central* between 2019 and 2021.¹⁰ The Masterplan includes a number of priorities in and around the township, of which the Cudal Showground currently features as Priority 12 (Showground Upgrades Stage 2 – Maintenance).¹¹ Particularly as it involved public consultation, this masterplan enhances this CSPoM.

The location of the Cudal Showground is shown in Figure 1 and a more detailed site map as Figure 3.

¹⁰ *Cudal Central* is an Incorporated Association made up of a broad spectrum of people and organisations in Cudal, with the objective of creating a "central place" to develop ideas to improve Cudal and surrounding areas. "Shovel ready" projects will be shared with Council to assist with grant funding opportunities.

¹¹ Cudal Showground Stage 1 – Power and Water Upgrade – has already been completed.



3 SITE DESCRIPTION

3.1 Land Parcels

The lands for which this CSPoM is compiled, lie within the Cabonne Local Government Area, adjoining the eastern extremity of Cudal township in Central Western New South Wales.

The property address of the Showground is 121 Davys Plains Road, Cudal, covering Lot 7008 in Deposited Plan (DP) 1020069.

The Showground is bounded by Rodda Drive to the west and north, Davys Plains Road to the south, Cudal Showground Lane on the east, and undeveloped (residential) lands to the north (partially fronting Fairall Place).

Visitors enter the Showground's main gate off Davis Plains Road, with an additional entry option near the Showground's southeast corner on that road.

The total area of the Showground is 36.06 hectares.

3.2 Ownership and Management

The Showground is on land with title held in the first schedule by The State of New South Wales. The land is Crown land for the purposes of the CLM Act and is subject to Reserve D.570015 for public recreation, racecourse and showground.¹²

All assets on the Showground are owned by the State of New South Wales.

Council is the appointed Crown land manager under the CLM Act.¹³

Section 3.21 of the CLM Act authorises Council to manage the land as if it were public land within the meaning of the LG Act. Under the LG Act, all public lands must be classified as either community or operational land and this land has been classified community land.

Native Title

Crown land in Australia is subject to Native title under the *Native Title Act 1993* (Commonwealth). On Crown land native title rights and interests must be considered unless:

- native title has been extinguished, or
- native title has been surrendered, or
- determined by a court to no longer exist.

¹² Dedicated under Section 24 of the *Crown Lands Consolidation Act* on 7 November 1919.

¹³ On 12 October 1945, Council, as the Council of the Shire of Boree, was appointed as Trustee. Following various legislative changes in the management of Crown land, and changes in the areas and names of local government authorities Cabonne Council is now Crown land manager of Reserve D.590015 for the purposes of the CLM Act.



Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues.
- the construction of extensions to existing buildings.
- the construction of new roads or tracks.
- installation of infrastructure such as powerlines, sewerage pipes, etc.
- the issue of a lease or licence.
- the undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993 (Cwlth)*.

Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALR Act) seeks to compensate Aboriginal peoples for past dispossession, dislocation and loss of land in NSW. The lodgment of an aboriginal land claim (ALC) under Section 36 of the ALR Act, over Crown land creates an inchoate interest in the land for the claimant pending determination of the claim. The Department of Planning and Environment – Crown lands (DPE-CL) advises that, if the land is subject to an undetermined ALC, any works, development or tenures authorised by the CSPoM should not go ahead if:

- The proposed activity could prevent the land being transferred to an ALC claimant in the event that an undetermined claim is granted.
- The proposed activity could impact or change the physical/environmental condition of the land, unless:
 - the council manager has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity, and/or
 - the council manager has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (in whole or partial) from the land claim.
- The proposed activity is a lease to be registered on title unless the council manager has obtained written consent from the claimant Aboriginal Land Council.

As at 25 May 2023, DPE-CL advised there were no undetermined ALCs over the Showground.



4 PLANNING INSTRUMENTS AND POLICIES

The Cudal Showground is managed and developed subject to this CSPoM, environmental planning instruments and Council policies.

4.1 State Environmental Planning Policies

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required. The Cudal Showground is subject to the State Environmental Planning Policies. Important amongst these in the development of the Showground is *State Environmental Planning Policy (Transport and Infrastructure) 2021* or the T&I SEPP.

Section 2.73 of the T&I SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LG Act.¹⁴

All impacting State Environmental Planning Policies are listed below. Those that are considered more relevant to the future of Cudal Showground and this CSPoM are underlined and briefly described in **Appendix 1**:

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004¹⁵*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Resources & Energy) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- State Environmental Planning Policy (Transport and Infrastructure) 2021

¹⁴ A Review of Environmental Factors will be required where Council is undertaking development utilising the T&I SEPP.

¹⁵ To be replaced by the *State Environmental Planning Policy (Sustainable Buildings) 2022* on 1 October 2023.



4.2 Land Zoning

Under the *Cabonne Local Environmental Plan 2012* (CLEP), the Cudal Showground in total is zoned RE2 – Private Recreation (see Figure 4).

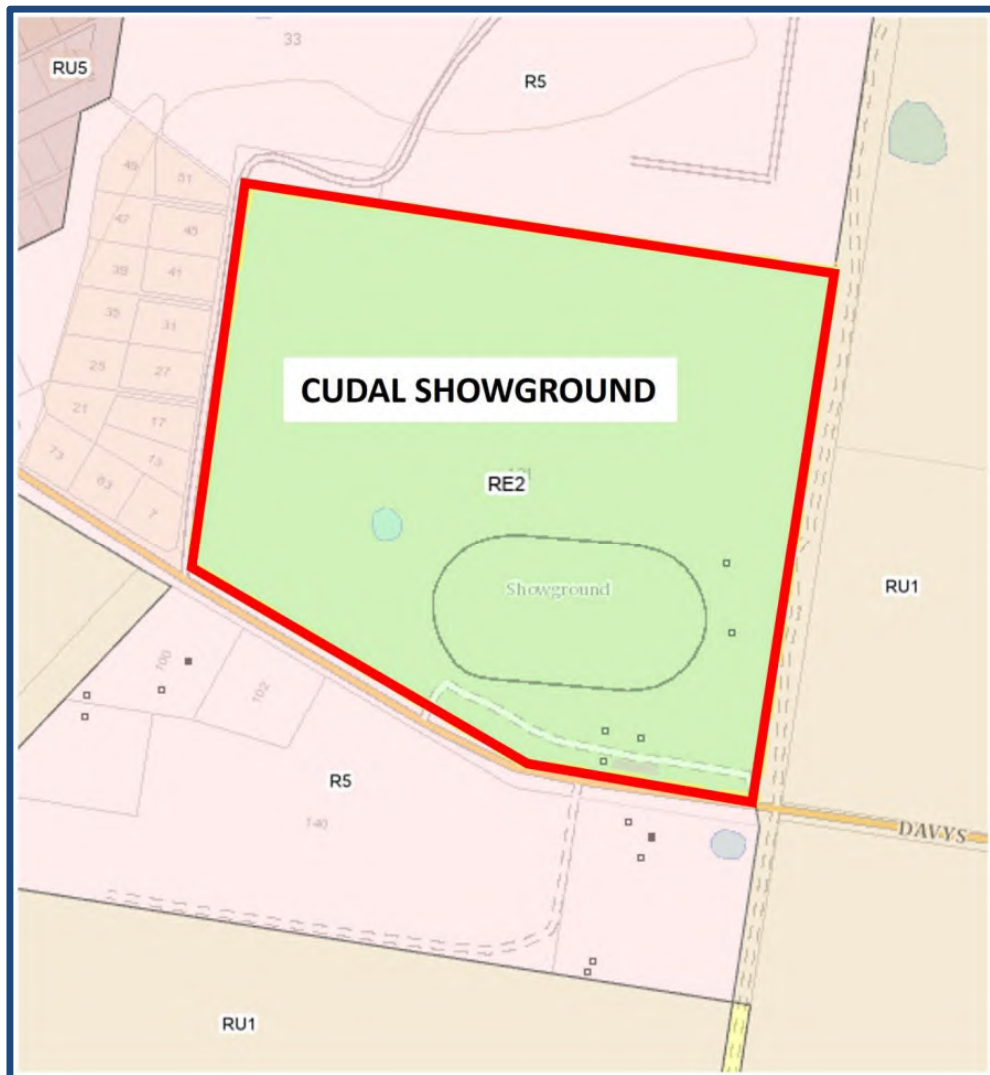


Figure 4 – Zoning Cudal Showground

The objectives of the RE2 – Private Recreation zone are:

- 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.



On land zoned RE2, the following activities are permitted without consent:

- Environmental protection works.

On land zoned RE2, the following activities are permitted with consent:

- | | |
|--|-----------------------------------|
| • aquaculture | • moorings |
| • boat launching ramps | • recreation areas |
| • boat sheds | • recreation facilities (indoor) |
| • camping grounds | • recreation facilities (major) |
| • community facilities | • recreation facilities (outdoor) |
| • eco-tourist facilities | • registered cubs |
| • emergency services facilities | • restaurants or cafes |
| • flood mitigation works | • roads |
| • helipads | • signage |
| • information and education facilities | • water recreation structures |
| • jetties | • water supply systems |
| • kiosks | |

On land zoned RE2 all other development is prohibited, subject to State and Regional Environmental Planning Policies that apply to this land.

Figure 4 shows that the Cudal Showground is surrounded by other lands zoned R5 (Large Lot Residential) – pink shade, and RU1 (Primary Production) – fawn shade.

4.3 Flood Planning

The CLEP states the objectives for Flood Planning are to:

- minimise the flood risk to life and property associated with the use of land.
- allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change.
- avoid adverse or cumulative impacts on flood behaviour and the environment.
- enable the safe occupation and efficient evacuation of people in the event of flood.

The CLEP indicates that the Showground is not located within or near an area mapped as flooding hazard.



4.4 Terrestrial Biodiversity and Native Vegetation Regulation

The objectives of the Terrestrial Biodiversity Clause in the CLEP are to maintain terrestrial biodiversity by:

- protecting native flora and fauna, and
- protecting the ecological processes necessary for their continued existence, and
- encouraging the conservation and recovery of native fauna and flora and their habitats.



Figure 5 – Terrestrial Biodiversity Cudal Showground (green shade)

The CLEP contains no notation of biodiversity certified land or biobanking agreement associated with this land as per the *Biodiversity Conservation Act 2016*, and terrestrial biodiversity mapping¹⁶ within the CLEP indicates that there are no areas of significant terrestrial biodiversity within the Cudal

¹⁶ Mapped by the NSW government, where development implications exist due to the presence of terrestrial biodiversity as designated by the relevant NSW environmental planning instruments. The mapping (green) indicates areas of high biodiversity in NSW, in this case associated with native vegetation.



Showground.¹⁷ However, it is noted that a mapped area of significant terrestrial biodiversity (running from the southeast to the northwest) associated with native vegetation, adjoins the Showground's eastern and northwestern boundary (Figure 5).¹⁸

Land zoned RE2 is covered by the State Government's native vegetation laws aimed at protecting the biodiversity value of trees and other vegetation in non-rural areas of NSW and is included within the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*¹⁹ and also considered within the *Biodiversity Conservation Act 2016*. Any clearing of native vegetation requires consideration and possible authorisation under these policies.

4.5 Groundwater Vulnerability

The entirety of the area occupied by Cudal Showground is shown in the CLEP to be impacted by a groundwater vulnerability consideration (Figure 6).

The objectives of the Groundwater vulnerability clause are:

- to maintain the hydrological functions of key groundwater systems
- to protect vulnerable groundwater resources from depletion and contamination as a result of development.

Before determining a development application on this land, consideration must be made of likely consequences to the values stated. These include possible depletion and/or contamination of the resource, impact on groundwater dependent ecosystems, cumulative impact etc.

4.6 Bush fire Hazard

Cudal Showground contains land which is designated Bush fire prone. Bush fire prone land is defined as an area of land that can support a bush fire or is likely to be subject to bush fire attack, as designated on a bush fire prone land map.²⁰ Bush fire prone land is allocated categories of risk, which range from Bush fire Vegetation Buffer to Bush fire Categories 1 to 3.

The NSW Governments Planning portal²¹ describes a range of bush fire hazard rankings:

Vegetation Category 1 – considered to be the highest risk for bush fire and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production.²²

¹⁷ Small areas of green protruding into the Showground's eastern and northern boundaries (Figure 5) are associated with errors caused by mapping scale and map production technological limitations.

¹⁸ The proximity of mapped significant terrestrial biodiversity generates a planning connotation within the CSPoM. See 10.3.

¹⁹ Part 2.3 (1)(b) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

²⁰ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: *NSW Rural Fire Services*.

²¹ www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/lot.

²² Guide for Bush Fire Prone Land Mapping Version 5b November 2015: *NSW Rural Fire Services*.

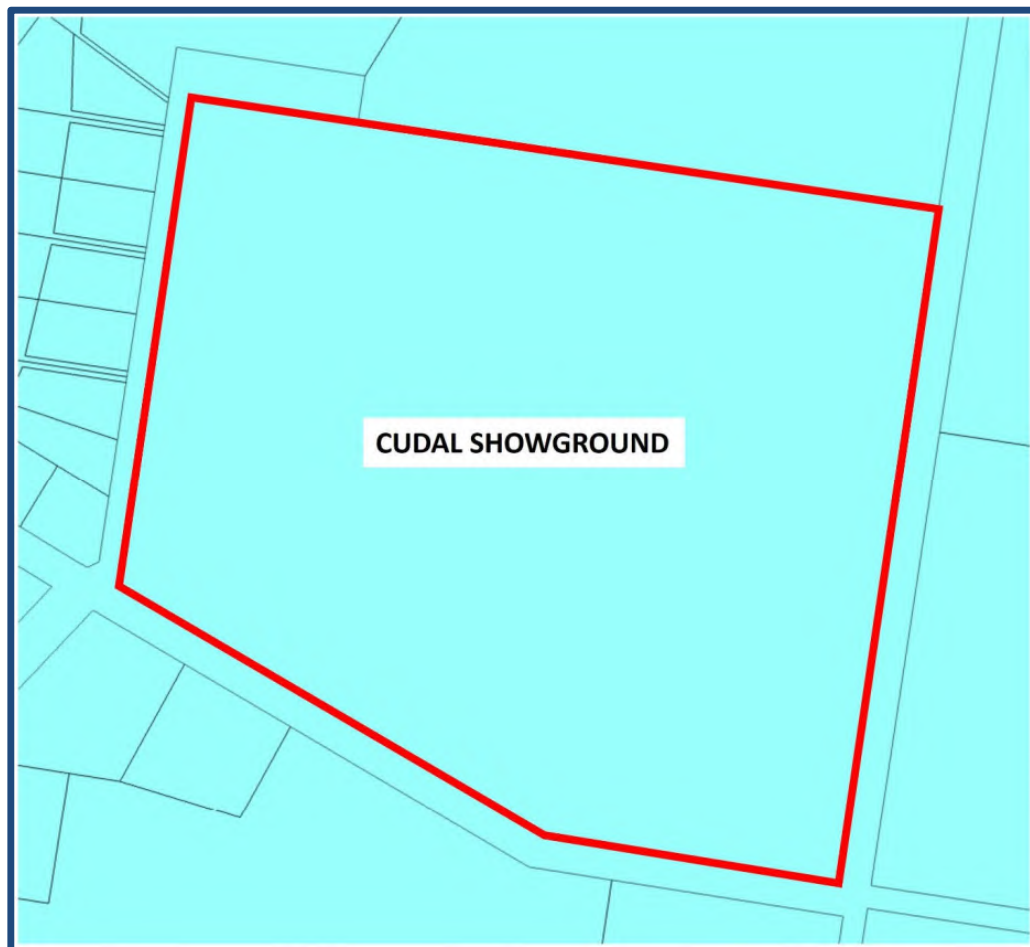


Figure 6 – Groundwater vulnerability Cudal Showground (blue shade)

Vegetation Category 2 – considered to be a lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas **and will be given a 30-metre buffer**. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices.

Vegetation Category 3 – considered to be medium bush fire risk vegetation. It is higher in bush fire risk than Category 2 (and excluded areas) but lower than Category 1.

Vegetation Buffer (see definition Category 2).

Note that bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.²³

Categories 3 (orange shading) bush fire prone land is shown to be present at Cudal Showground as shown in Figure 7

²³ Advice should be sought from the Cudal Rural Fire Service regarding any planned bush fire hazard management at the Showground.

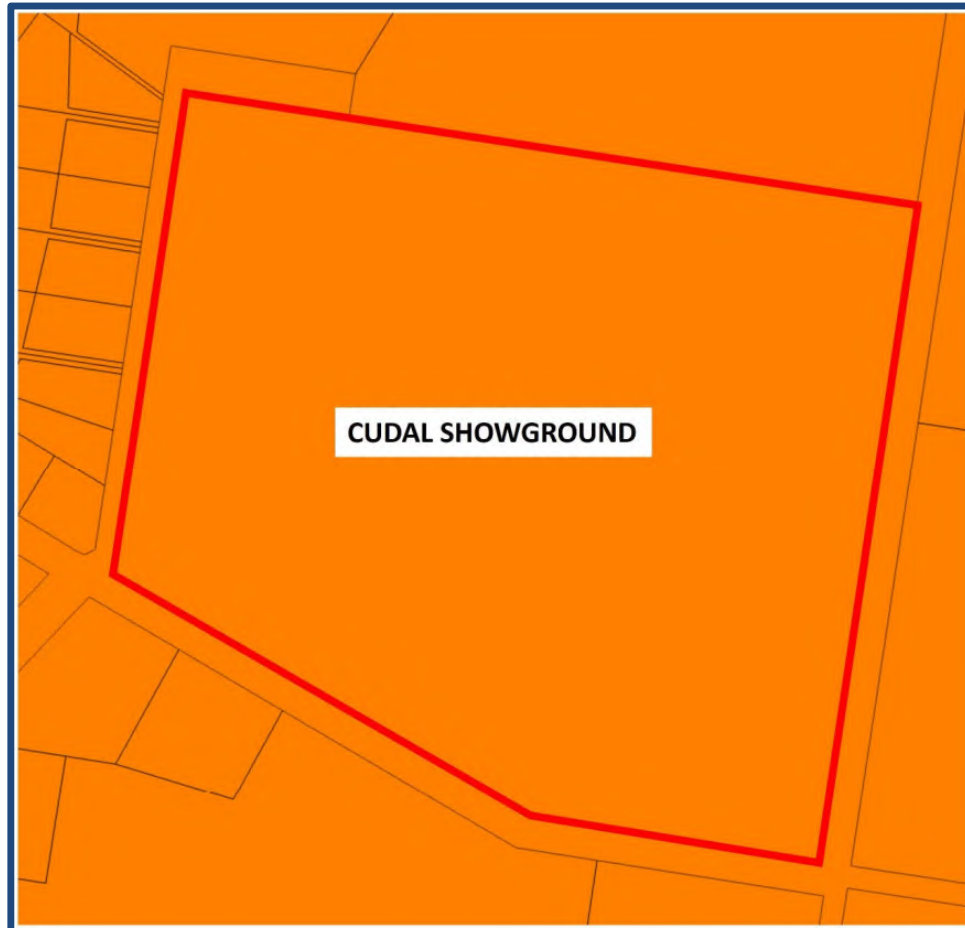


Figure 7 – Bushfire Hazard Cudal Showground
Category 3 – Orange

4.7 Heritage Significance

The CLEP indicates that there are no items of heritage significance present at the Cudal Showground.

4.8 Indigenous Heritage Significance

A search of the NSW government's Office of Environment and Heritage AHIMS Web Services:

- did not reveal that Aboriginal sites have been recorded in or near the Showground (200 m buffer).
- did not reveal that Aboriginal places have been declared in or near the Showground (200 m buffer).



The Showground does not contain any items listed in the CLEP as being of known Aboriginal archaeological sites, nor places of indigenous heritage significance.

Any development must comply with the scheme contained in the *National Parks and Wildlife Act 1974* for the protection of Aboriginal cultural heritage.

4.9 Council Strategies, Plans and Policies

In addition to the above State policies and the directions of the CLEP, Council has developed a number of plans, general policies and papers which have either direct or indirect relevance to planning, management and maintenance of community land and Council Reserves. The main planning framework, the Integrated Planning and Reporting Framework (IPRF), accords with the NSW Government's direction that councils are required to develop a hierarchy of plans which assist councils deliver long, medium and short-term plans. The IPRF recognises that most communities share the common aspirations to live and work in a safe, healthy and pleasant place, in a sustainable environment, where there exist opportunities for social interaction and employment, and provision of reliable infrastructure.

The following lists those plans, strategies and policies of particular relevance for the future of the Cudal Showground:

- ***Cabonne Community Strategic Plan 2022-2032*** – identifies the community's vision for the future, long term goals, and strategies to achieve such. It also outlines how Council will measure progress towards that vision, for which it shares responsibility with other partners such as state agencies, non-government business and industry groups, joint organisations and community groups. The plan will protect and strengthen what is valued about Cabonne local government area, such as the spirit of community, the lifestyle and the diversity of opportunity, as well as enhancing the future socially, economically, culturally and environmentally.
- ***Community Engagement Strategy 2022-2026*** – ensures that people impacted by Council's decisions will be provided with the opportunities to have a say during the process leading up to that decision. The strategy outlines Council's commitment to actively engage the local community through best-practice consultation methods. It sets out clear guidelines about how Council will engage and outlines the approach to community engagement including methodologies, tools and techniques. This ensures community confidence in planning systems are developed and maintained.
- ***Cabonne Recovery Plan – Building back a better Cabonne*** – outlines the actions the community and Council will take in response to the flood event of 2022 and breaks down the estimated costs to repair critical infrastructure as well as the cost to local homes, businesses and the natural environment and wellbeing of the community. The corresponding list of projects presented in the Recovery Plan have direct and indirect relevance to activities and functions at the Showgrounds of impacted towns.
- ***Delivery Program 2022-2026*** – outlines the suite of actions and activities that will be delivered by Council over the term, with timeframes, priorities and funding available. It acknowledges the incredibly difficult period experienced by people in Cabonne, with many suffering losses due to devastating flooding events during November 2022. It further recognises that this event



was preceded by severe drought, mouse plagues and other flooding events with impacts felt widely across the local government area. Formalising and implementing Crown land PoMs is one of many proposed activities within the Delivery Program which has direct relevance to Cabonne's showgrounds. Over the Delivery Program period from 2022-26, Council is also undertaking a program of works to "*Activate Cabonne*", focused on energising the towns of the local government area through new works and initiatives. Masterplans continue to be developed for nominated towns.

Cascading down the planning hierarchy, operational plans show projects and activities Council will undertake in a specific year.

- **Strategic Asset Management Plan 2022-2031 (SAMP)** – aligning with the long-term Financial Plan and the Workforce Management Plan, Council achieves effective financial and asset management, including sound policies and processes for performance management and reporting, asset maintenance and enhancement, funding decisions, and risk management. Council's showgrounds are nominated in the SAMP as examples of assets, though it acknowledges them as being occupied by other organisations which may be self-funding, including through attracting grants.
- **Cudal Village Masterplan November 2021** – Prepared by *Cudal Central Incorporated* in close consultation with Council, develops and prioritises projects to a "shovel ready" stage, to help lead to the future growth and economic development of the Cudal township. Projects which have and will occur at Cudal Showground are listed in these priorities.
- **Event Management Policy** – assists community groups wanting to organise and hold a public event in the local government area of Cabonne, ensuring such events are held with best practice to ensure public safety and equity. The policy does not cover events where leases on public land are held.
- **Tree Management Policy** – establishes an intent for the management of trees on Council managed public space, property and reserves, and to advise conditions of maintenance and replacement of trees to avoid interference with power lines.
- **Cabonne Shire Disability Inclusion Action Plan (DIAP) (draft)** – describing how Council will work towards building equitable, accessible and inclusive opportunities for people with a disability. The Plan uses the outcomes of consultations which occurred with the community, facilitated by Council.
- **Hire of Community Facilities/Buildings Policy** – ensures equitable opportunity for potential by providing a system to allocate hire and concessional rates for Council owned facilities. Fees and charges are determined for regular or casual hire. (This policy does not apply to commercial properties that are leased from Council and for which contractual lease arrangements apply, or to facilities managed by S355 committees.)

Given that the requirements and structure for this CSPoM are stipulated by legislative direction, it scopes the above policies, plans and strategies for relevant ideas and initiatives.

All relevant policies and plans as listed above can be found at Council's website ([Home - Cabonne Council \(nsw.gov.au\)](https://www.cabonne.nsw.gov.au)).



5 THE PHYSICAL ENVIRONMENT

5.1 Topography, Hydrology and Drainage

The land occupied by the Cudal Showground is described as belonging to a landscape of undulating rises, undulating low hills and dissected plateau around Cudal.²⁴ Slopes are generally within the 4-8% range mildly undulating to gently sloping. The Showground rises to its highest point of 415m above sea level (ASL) in the vicinity of its southeastern corner, dropping to its lowest point of 403m ASL at its southwestern corner near the junction of Davys Plains Road and Rodda Drive. The northeastern corner is 407m ASL and the northwestern corner, 405m ASL. A small ridge in the centre rises to 408m ASL.

Site drainage therefore is generally east to west and southwest. There are no major gullies or drainage lines within the bounds of the Showground, nor in the immediate vicinity. There are no significant drainage impediments over the Showground land. A small farm dam exists in the less intensively used area, southwest of the Showground's main centre.

5.2 Soils and Geology

The soils at the Cudal Showground belong to the *Cudal Soil Landscape*.²⁵ The parent geology is tertiary basalt from which soils have developed either *in-situ* or have emerged colluvially.²⁶

The Cudal Soil Landscape comprises of a range of related reddish-brown soils which generally have favourable characteristics:

- reddish, friable, loose and well structured.
- moderately to well drained.
- fertile to moderately fertile (known limitations in nitrogen).
- low to moderate erodibility with stable soil erosion.
- moderate shrink swell potential (between wet and dry state).

A typical soil at Cudal Showground is:

- **A Horizon (topsoil) 0-200mm depth** - Dark reddish brown or dark brown; clay loam to silty loam; weak to moderate soil structure; field pH 7-7.5; profuse root development; medium to high organic matter.

Diffuse texture and colour boundary to next soil horizon.

- **B1 Horizon (subsoil) 200mm- 350mm depth** - Dark to dark reddish-brown; light to medium clay texture; strong blocky structure; smooth faced soil structural units (peds); field pH 6.5-7.5.

Diffuse changes to > 1000mm depth.

²⁴ Cudal Soil Landscape. In Espade V2.2 - Office of Environment and Heritage: www.environment.nsw.gov.au/eSpade2Webapp/

²⁵ Soils of the Bathurst 1:250,000 sheet, Cudal Soil Landscape. In Espade V2.2 - Office of Environment and Heritage: www.environment.nsw.gov.au/eSpade2Webapp/

²⁶ Soils moved from the source geology and deposited on a lower landscape by water.



- **B2 Horizon (subsoil) > 350mm depth** - Dark red light medium clay; stronger blocky structure; smooth faced peds; low soil fauna; quite sticky when wet; carbonate nodules may be present; Field >pH 7.5. Weathering parent material (geology) may be encountered at depths greater than 1m particularly on higher landscape components.

These soils are referred to as *Ferrosols*,²⁷ a name denoting high levels of free iron in the soil, a derivation of the basaltic geology from which they are derived. They are normally associated with reddish fertile soils which are well-structured and generally well drained.

Figure 8 provides a visual representation of the soils at the Cudal Showground, depicting a topsoil of reddish colour, friable loose structure, moderate texture, and good fertility with well-developed roots and organic matter. The photo on the right of Figure 8 also shows the result of the shrink-swell capacity identified in the deeper soil horizon of these soils. Deep cracking,²⁸ is seasonally expressed at the surface when the profile of these soils dries.



Figure 8 – Soils at Cudal Showground

Soils at Cudal Showground are generally reddish and well structured, loose and friable, with good natural fertility and drainage, shrink-swell potential (see surface cracking, right).

5.3 Vegetation and Habitat

The original vegetative cover on the site of the Cudal Showground had been greatly modified by the time of the first dedication. The surveyor's scant notations made on an early plan of the site on 2nd September 1882, provide limited insight into the original vegetation that existed there at that time:

"Fine Open Country" (referring to the area across the site's northern section).

"Box Country, Scrubby in Places" (central section, extending to the southeastern corner).

²⁷ R.F. Isbell 1996: Australian Soil Classification, Revised edition: *CSIRO Pub.*

²⁸ This characteristic may impact on design of foundations (slabs) for any proposed major infrastructure.



However, the original native vegetation of the site is likely to have been typical of the landscape it occupies, being a White Box community, also containing Grey Box, Apple Box, Blakely's Red Gum, Yellow Box, Red Ironbark, Red Stringy Bark and Kurrajong.²⁹ Since development at the Showground commenced, plantings of various native trees began and have continued over the years, presumably aimed at creating shade and protection for visiting show attendees and their animals.

Many of the early plantings, because of their age and development of hollows etc, to variable degrees, provide habitat for native birds, mammals and reptiles, as well as aesthetic values typical of a natural rural landscape of inland NSW (Figure 9). More recent plantings (see Figure 10 and Figure 11) demonstrate a good mix of native endemic and non-endemic native trees and understory species starting to provide valuable habitat and shade, and general site beautification.

Note is made of the planted corridor in the northwestern section of the Showground (Planting A, Figure 12), which provides both a buffer between the Cudal township and the Showground, and a linkage to areas of important terrestrial biodiversity mapped by the NSW government outside the Showground's boundary, which also feature in the CLEP (see Figure 5). Weed control in this area will be an important land management consideration in this CSPoM.



Figure 9 – Vegetation and Habitat

Mature native trees such as Ironbark (left), Cyprus Pine (centre and top right) and Kurrajong, planted for shade and aesthetics.

²⁹ Cudal Soil Landscape. In Espade V2.2 - Office of Environment and Heritage: www.environment.nsw.gov.au/eSpade2Webapp/



Plan of Management
Cudal Showground



Figure 10 – Vegetation and Habitat
More recent plantings of native trees fenced into corridors (Planting B), or within and around Showground infrastructure.



Figure 11 – Vegetation and Habitat
With the assistance of Landcare Australia and industry, Cudal Showgrounds northeast section has been enclosed and planted to native species (Planting A) linking to mapped vegetation of high terrestrial biodiversity value.



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Cudal Showground



Figure 12 – Corridors of native vegetation planting at Cudal Showground
Planting A, linking with mapped terrestrial biodiversity, and Planting B provides protection and shade around main high usage areas.



6 SHOWGROUND CONDITION ASSESSMENT

6.1 Assessment of Infrastructure

The Showground's main built assets were inspected, photographed and recorded during the compilation of this CSPoM and a preliminary assessment of the condition of all major assets is described in Table 1, and spatially represented on Figure 13.

Table 1 – Condition of Built Assets

No	Asset	Condition	No	Asset	Condition
Apparent condition: VG = Very Good; G = Good; F = Fair; P = Poor; VP = Very Poor. ³⁰					
1	Luncheon Pavilion/Bar/Amenities	G	13	Internal access tracks – various (unsealed)	F
2	Cudal Show Pavilion/Amenities/Storage	G	14	Electricity supply to Camping Area	G
3	Separate Bar/facilities (2)	F	15	Seating, Main Arena	P
4	Livestock Pavilion – covered (near Davys Plains Road)	G	16	Camping Area, 10 sites	G
5	Cudal Pony Club (CPC) steel yards, covered stalls, and storage	F	17	Boundary fencing	P
6	Main Arena with steel stock proof fencing and smaller yards, ramp, and strategic rubberised protective barriers	VG	18	Internal fencing and barriers general	F
7	Campdraft Camp, yards and rubberised shute etc	VG	19	Old Amenities and Storage	VP
8	Dressage Arena (sand) – uncovered	F	20	Entrance gates	G/P
9	Campdraft Coordination and Observation Building (2 storey)	G	21	Muster Point	G
10	CPC events field equipment	F	22	Signage	F
11	Storage Sheds near Main Arena	VP	23	Water storage dam	F
12	Power and Water Infrastructure - general use area	G			

Figures 14 – 30 depict a range of assets across the Showground.

The majority of assets at the Cudal Showground reflect the needs of its major usage theme - horse sports such as campdraft, pony club and equestrian including dressage. With a few exceptions, built assets have been well maintained over the years ranging from Show Pavilion and Amenities building (see 2. Table 1), the well-considered steel yards and arenas (6, 7), to the functional livestock pavilion (4), powered camping area (14, 16), and the Luncheon Pavilion with amenities, bar, and storage (1). As such, the majority of built assets are functional and will provide a sound basis for service provision to its many users for a number of years into the future, subject to the normal requirements of maintenance.

³⁰ 1. **Very Good** - Excellent overall condition.

2. **Good** - Very good overall – early stages of deterioration – normal maintenance, minor repairs.

3. **Fair** - Condition deterioration obvious, serviceability affected, significant maintenance required.

4. **Poor** - Serviceability heavily impacted, maintenance cost high and significant renewal/major maintenance.

5. **Very Poor** - Severe serviceability problems, immediate rehabilitation, requires over 50% asset renewal.



Plan of Management
Cudal Showground

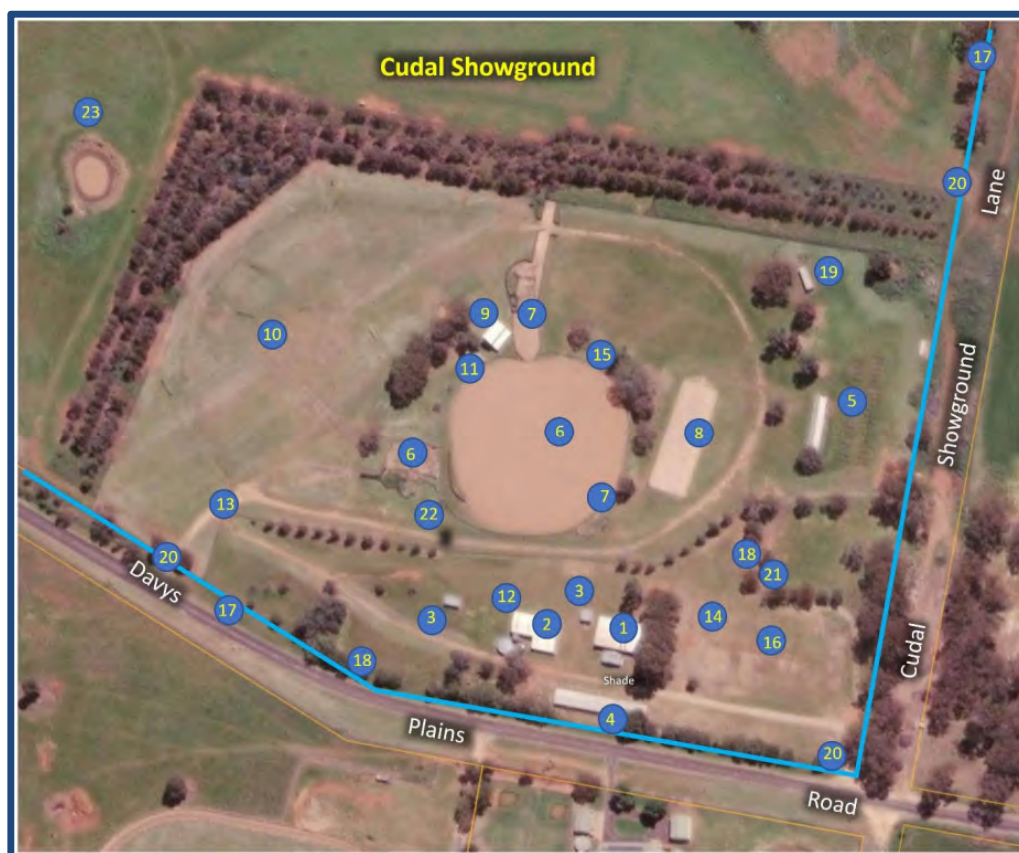


Figure 13 – Location of main assets, Cudal Showground

A number of older assets such as an amenities/storage block in the northeastern corner of the grounds (19) and a storage shed near the main arena (11) require significant repair or removal. Internal unsealed access roads and tracks (13) require consideration during wet conditions and during times of high usage. Boundary fencing (17) ranges from satisfactory/functional to substandard in places. The separate bar/servery structures (3) although functional, require particular maintenance and visual upgrade.

This CSPoM acknowledges important works already completed at the Showground during Part 1 of the *Cudal Village Masterplan (2021)*. These works (12) have improved the Showground's important power and water supplies (see Figure 14).³¹

All major upgrades and more urgent repairs to infrastructure items required by this CSPoM, are detailed in the Implementation Plan (Section 13).

³¹ User assessment of assets indicate that *power transformer* limitations remain, constraining activities during busy times (see *User Assessment - Weaknesses*, 6.2). Further, water supply although recently improved, remains a limitation during busy times. Tanks have been incorporated into the Stage 1 improvements to sure up supply during high water demand periods, such as the Annual Show.



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Cudal Showground



Figure 14 – Power and water supply
Power and water supply was improved at the Showground during Stage 1 works, Cudal Village Masterplan 2021.



Figure 15 – Assets
Luncheon Pavilion includes bar and amenities.



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Cudal Showground



Figure 16 – Assets
Show Pavilion includes external power outlets and amenities.



Figure 17 – Assets
Two free standing bar/serveries (top left, bottom left), and storage sheds behind Luncheon Pavilion.



Plan of Management
Cudal Showground



Figure 18 – Assets: Livestock pavilion.



Figure 19 – Assets
Pony club iron pens (left) and covered stalls and storage.



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Cudal Showground



Figure 20 – Assets

Main campdraft arena has steel stock proof barriers with strategic rubberised protection.



Figure 21 – Assets

Campdraft camp, pens and shute, featuring rubberised protection.



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Cudal Showground



Figure 22 – Assets
Dressage area (uncovered) and seating on mounds around main campdraft arena (right).



Figure 23 – Assets
Campdraft control building with viewing and storage, main arena.



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Cudal Showground



Figure 24 – Assets
Cudal Pony Club outdoor competition area with jumps etc.



Figure 25 – Assets
Storage shed main campdraft arena (left), and storage shed and amenities, northeastern section.



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Cudal Showground



Figure 26 – Assets

Water supply and storage was enhanced as part of Stage 1 Improvements, Cudal Village Masterplan.



Figure 27 – Assets

Internal tracks require ongoing maintenance.



Plan of Management
Cudal Showground



Figure 28 – Assets
Power and water supply to ten camp sites.



Figure 29 – Assets
Showground gates – main access (centre); southeastern corner (top left); and from Cudal Showground Lane (eastern boundary).



Figure 30 – Assets: Signage at Cudal Showground

6.2 User Assessment of Showground Values

Prior to formal commencement of this CSPoM, discussions with all current user groups of the Showground were conducted and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats process. A number of issues were acknowledged during this process which will impact on the success and sustainability of the Showground into the future. Many of these will be further addressed in the Implementation Plan (Section 13).

The main **strengths** for the Cudal Showground identified in these discussions were:

- being adjacent to outer limits of the expanded Cudal township in a flood-free environment, the locality of the Cudal Showground is very valuable to its current and future operations because of ease of access (vehicular, pedestrian) to all visitors and users.
- its size and scale augers well for an expansion of new developments and activities, particularly those related to the equine industry. New activities, means increases in cash flow which is greatly needed to sustain the Cudal Showground.
- the essential infrastructure to sustain current usage and attract new users and activities, is already present at the Cudal Showground. This includes amenities and general infrastructure, to essential infrastructure (water, power).
- the current setup and location of the Cudal Showground: it is considered a “social hub” for a range of visitations and uses.
- excess and currently unused space being available at the Cudal Showground (A significant proportion of the land within its boundary is currently used for rural purposes, or livestock management during events).



- the combined committee (active volunteers operating across all user groups) is an effective way to communicate with current and prospective users. (See website: cudalshowground.com, and Facebook page: www.facebook.com/Cudal-Showground.)

As well as acknowledging the positive values, the discussions with users also acknowledged current **weaknesses** which constrain operations and progress being:

- there exists much confusion and concern regarding risk management, liability and public insurance (as may apply to all volunteer organisations operating on community land).
- the notion of unfettered access to community lands such as showgrounds, particularly by any community member during times of unscheduled activity, is also confronting to volunteer groups in terms of the management and security of Showground assets including those funded by various organisations for specific purposes.
- ground maintenance is significant for Cudal Showground especially given the large spatial area of the grounds. This work falls to volunteer members of various occupying groups, which is, on occasion, an onerous task, and will continue to be so especially if new uses (generating the required commensurate income) are considered part of its future. There is currently no code for sharing these ongoing responsibilities which normally fall to the same person/people. It was noted by participants that Council offers or conducts nil support for ground maintenance of areas of general use, and even refuse/garbage is removed by volunteers.
- there is little off-site promotion of impending activities scheduled for the Cudal Showground, and promotion of the grounds is poor - for instance there is no major signage at the entrance gates.
- financial constraints limit vision and planning and Cudal Showground is no exception. In addition to the maintenance mentioned above, some assets are starting to fail, such as some of the amenities, external (boundary) fencing, and the current power transformer has limitation during bust times (e.g., at Annual Shows). These financial limitations create concern as to the long-term viability of the Cudal Showground.
- conflicting needs for the use of different types of Showground user groups, and how these impact on areas of responsibility and occupation of the grounds.
- a developing trend showing a general lack of new volunteers to get involved, bring new and refreshing uses and perspectives, and do the work required for a viable showground.

However, a number of future **opportunities** were identified which, if pursued, may position the Showground more strongly into the future, being:

- expansion into other areas of the grounds which are available. This may occur via the introduction of new activities such as regular markets, new sports, coordination with local and regional events (such as Orange 360, Wine and Food Festivals etc.), but also through the consolidation and growth of existing activities. For instance, the equine industry is large in the region and already has a strong presence at the Cudal Showground. However, it has the potential to significantly grow on-site, with the addition of new facilities such as sheltered



arenas, viewing platforms and seating. Improved facilities would then be a major drawcard to Cudal and the Showground, which would become a much stronger “central hub” for the area in general. An expansion of the camping facility at the Showground was mentioned as a major growth direction and income generator.

A number of future **threats** to Cudal Showground viability which require consideration within a successful plan, include:

- overall, and under current usage arrangements, a general scarcity of people with the time to volunteer and perform the work increasingly required to manage a successful Showground. Volunteers are further discouraged by red tape and legislative requirements.
- a concern that aging infrastructure in the absence of a replacement plan will lead to the whole Showground being unserviceable.
- unless opportunities discussed previously are not pursued with vision, the Cudal Showground will become unserviceable and unsustainable.
- the current lack of communication between users and Council because of the absence of a suitable mechanism.
- the extra consideration for overall Showground management, to cater for and adapt to the needs of new users within the spatial areas traditionally used, especially in peak times such as Annual Shows. This will require adjusting these spaces, and potential reallocation.

Appendix 3 shows the workings from the SWOT recorded on the night of the consultation. Also shown are the aspirations and additional ideas and suggestions of the specific groups in attendance during the discussion.

Additionally, community consultation was previously conducted during the development of the Cudal Village Masterplan. This Masterplan covers Stage 1 and developments at the Showground, of which Stage 1 (addressing power and water supplies) has been completed. Stage 2 will cover priority maintenance requirements at the Showground.



7 DEMOGRAPHICS

The population of Cudal town in 2011 according to the census of that year, was 653. The 2021 census sees the population as 586, a 10% decline over the decade. The trend is typical of many small towns across rural NSW which struggle to maintain a viable commercial and service hub to the community.

However, when noting the role and functions of the Showground it is more relevant to consider the regional community in discussions of demography and trends. This is particularly so, in that many attendees, as well as those involved in delivering the Showground functionality, may travel moderate to even quite large distances to participate in these activities and enjoy its facilities.

Although not all-encompassing, the Cabonne Shire Local Government Area (LGA)³² is considered in this CSPoM to provide a reasonable basis to provide some insight into Showground predicted use trends by the community.

Table 2 refers to the three most recent Australian Bureau of Statistics Census data for Cabonne Shire Council LGA, being: 2011, 2016 and 2021, for a range of age class distributions.³³

Table 2 – Population Statistics for Cabonne Shire LGA 2011-2021

Age (years)	0-4	5-14	15-24	25-54	55-64	65+	Total
Census 2011	853	1951	1354	4639	1766	2261	12,821
Census 2016	831	2056	1420	4640	1784	2660	13,386
Census 2021	751	2044	1504	4505	1989	2974	13,766

Note: Median age for Cabonne Shire LGA in 2021 was 44.

Across the 2011-2021 decade, the figures show:

- an increase in population (approx. 7.3%, or 0.7% per annum), with the projection of continued increase.
- a decline in the new-born to toddler's age group (0-4 years old) of 12%.
- general increases in the younger age (school attending) groups between 5 and 15 years of age, of 7%.
- slight increase in the working age population between 15-64 years, of 3%.
- a significant increase in older residents, 65 years and older. This increase is **31.5%**, representing 22% of the total population by 2021. This appears to be generated from a migration of retirees into the Cabonne Shire for reasons of lifestyle, possibly coupled by more attractive living costs.

From this analysis, issues for future management of the Showground will entail confronting the provision of facilities required to continually match with new and emerging social and recreational needs of a growing younger population, including those within the working age group. However, most importantly, the uses of an aging population will be an important consideration for future functions

³² The Local Government Area of Cabonne Shire LGA includes towns and villages of Molong, Canowindra, Eugowra, Manildra, Cummoock, Cargo, Mullion Creek, Cudal, Boremore, Nashdale and Yeoval, plus all associated rural communities.

³³ www.quickstats.censusdata.abs.gov.au/census_services/. "Note that small random changes have been made to all cell values for privacy reasons. These changes may cause the sum of rows or columns to differ by small amounts from the table totals" -ABS.



Plan of Management
Cudal Showground

and services at the Showground. A healthy increase in the younger age groupings is optimistic and may provide the basis for the essential voluntary support required for support of Showground functions into the future.



8 CURRENT USES

Cudal Showground provides ready access to all users including participants and patrons at a range of staged events, as well as pedestrians and casual users. It is well positioned to address the casual and active needs of the Cudal community and region, and further afield. Of particular note, is its flood-free and easily accessible location off a relatively quiet rural road, adjacent to Cudal town.

8.1 Current User Groups

The Cudal Showground is currently used by the following organisations on agreement with Council:

- Cudal Show Committee for the planning and delivery of all activities associated with the Annual Show (produce, cattle, sheep, dogs, ring events, show entertainment etc.) (Figure 31)
- Cudal Campdraft Association (31) with permanent establishment of arena, yards and building, holds seasonal campdraft competitions attracting large crowds from the region and beyond.
- Cudal Pony Club (32)
Sporting, jumping, dressage, cross country, general tuition, annual gymkhana.



Figure 31 – Cudal Show
(Photos courtesy Cudal Show Committee)



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Cudal Showground



Figure 32 – Cudal Campdraft Association
Cudal Campdraft Association is well established at the Showground (Photos courtesy Cudal Campdraft Association).



Figure 33 – Cudal Pony Club at the Showground
(Photos courtesy Cudal Pony Club)



8.2 Other Uses for Cudal Showground

Residents and visitors to the region have access to Cudal Showground and opportunities to enjoy a range of activities and events including:

- camping and caravanning
- community clinics
- community events
- concerts and music festivals
- exhibitions, auctions and business expos
- fair days and annual shows
- filming and production
- horse clinics
- open markets and swap meets
- pre-school events and school cross country
- private hire for events such as weddings, birthdays and services
- sporting competitions including K12 Interschool Equestrian
- walking, exercise and general relaxation (Figure 34).



Figure 34 – Casual events at Cudal Showground
Casual events are held at Cudal Showground – Dinner at the Luncheon Pavilion. (Photos courtesy Cudal Showground Combined Committee)

8.3 Existing Interests and Tenures

Currently, no formal tenures exist between Council and the current users including Cudal Showground Combined Committee, Cudal Show Committee or Cudal Campdraft Association. No tenures exist between the Combined Committee and user groups.



PART B – THE PLAN

9 A VISION FOR THE LAND

In its Community Strategic Plan, as well as other major plans and strategies within the Integrated Planning and Reporting cluster, the words consistently articulated by Council acknowledge a thriving, caring, and vibrant community which recognises a rich culture, heritage and history.

Protecting and valuing the environment, the rural aspects of the region, and provision of access to services and required support, are all important ingredients to this successful community. Working together across all towns within the shire such as Cudal, will achieve great things for the wider Cabonne community.

These are the major points which comprise vision for Cabonne Council:

***“Where one community succeeds – we all succeed.
We are Cabonne”***

The various statements presented reflect Council’s broad strategic intent to create and maintain a sense of community fulfilment and enrichment for the Cabonne Local Government Area:

- Within Cudal and beyond, its Showground provides the key focus for the activities of a vibrant and caring community which values its heritage, history, and rural culture.
- The Cudal Showground provides a focus for the activities of a community, who enjoy health, social enrichment, and sporting opportunities.
- The Cudal Showground is therefore an important and essential component in the delivery of the vision of Cabonne Council. The recent floods and droughts which have impacted significantly on people in other nearby towns (such as Eugowra and Molong), elevates this importance.

A rare position for the Cudal Showground arises because of an evolved focus on equestrian interests and sports. This, in turn, has resulted in a solid basis of community support and available infrastructure to consolidate and expand the role of the Showground.

As a consequence of discussions with user groups and Council staff during the development of this CSPoM, the following vision for the Cudal Showground is proposed:

***“Cudal Showground – An Essence of Community - Building on
our Rural Traditions Together”***



10 OBJECTIVES, CLASSIFICATION AND CATEGORY OF LAND

The Showground is classified as community land under the LG Act as amended by the *Local Government Amendment (Community Land Management) Act 1998*.

Under Section 36(4), all community land must be further categorised as one of the following categories:

- Natural Area - (further categorised as either Bushland, Wetland, Escarpment, Foreshore, Watercourse)
- Sportsground
- Park
- Area of Cultural Significance, or
- General Community Use.

The Core Objectives for all community land categories vary according to the categorisation of the land. All objectives are defined in Sections 36E to 36N of the LG Act and also appear in **Appendix 1** of this CSPoM.

It is considered that in accordance with the guidelines set out in the *Local Government (General) Regulation 2021* and Practice Note 1: Public Land Management (Department of Local Government Amended 2000), and consistent with respective core objectives, land at the Showground under this CSPoM is categorised as:

- **Sportsground**
- **General Community Use**
- **Natural Area - Bushland.**

Figure 35 shows the location of land categories across the Cudal Showground.

10.1 Sportsground

Relevant Core Objectives for the management of land categorised as **Sportsground**³⁴ are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- to ensure that such activities are managed having regard to any adverse impact on nearby residences.

³⁴ S 36F of the LG Act – NSW Legislation.



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Cudal Showground



Figure 35 – Land Categories, Cudal Showground

Description and Location

The area categorised as Sportsground is the part of the Showground where the organised competitive sporting activities are conducted. The Sportsground consists of the main arena, dressage area, yards, ramp, equestrian training and competition infrastructure and courses, stables, storage, seating, fencing, and offices and all buffers associated with those activities.

Management Objective

The Sportsground area will be managed to maintain the current level of use by the established user groups whilst allowing for increased equestrian use where compatible with existing space and infrastructure. The growth of the equestrian industry and its popularity will provide opportunities which will be monitored accordingly. There is general support from current user groups and Council that the Showground has the physical capability as well as strong community support, to capitalise on the region's "equestrian energy" and grow accordingly.

Ancillary facilities should be maintained within this CSPoM at least to a level that will attract regular patronage, utilising the fees raised from Cudal Showground users as well as external sources.



Additional infrastructure items are nominated within this CSPoM and will be staged as funding permits.

Where present, environmental values (such as tree management), will require consideration in accordance with policy and legislation. Because of the regular influx of animals associated with the main sporting activities occurring at the Showground, biosecurity will require close monitoring and management.

10.2 General Community Use

Relevant Core Objectives for management of community land categorised as **General Community Use**³⁵ are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Description and Location

The General Community Use area provides the Cudal Showground's "front-end", stemming from the more traditional uses and purposes for showgrounds such as the annual show, exhibits, demonstrations and competitions which are often linked to the agricultural history of the district.

The General Community Use area has a strong multi-purpose function and meets the physical, cultural and intellectual needs of the community, whilst also attracting and supporting emerging activities which have an increased capacity for commercial return.

This includes the various show pavilions, administration offices, the camping ground facilities and its associated infrastructure, the entrances into the Cudal Showground, various amenities areas, serveries, bars and canteen areas, annual show entertainment stalls, livestock pavilion, yards and sheds, internal roads, landscaping (tree management etc.), parking areas, and boundary and subdivision fencing.

Most of the infrastructure associated with service provision (power, water etc.) is also located within the General Community Use area.

Management Objective

The area identified as General Community use will be managed to improve the health of the Cudal and regional communities by encouraging free and unrestricted access for the purposes of casual use and scheduled activities. Emphasis will be placed on attracting and maintaining tenures or occupations to generate income from existing as well as new and opportunistic users.

³⁵ S 36I of the LG Act – NSW Legislation.



The growing of the businesses and required infrastructure will therefore be a priority, which will capitalise on interest in new services which are planned to be delivered at and from the Cudal Showground. This will provide opportunities to create new infrastructure to address these community needs.

Within the Cudal Showground land, a large open area to the north and west of the main Showground development ensures provision is made to accommodate additional development and inclusions required as essential for the operation of the Showground, its main activities, and the broader needs of the community.

There will be an ongoing necessity to also address issues associated with the aging of some infrastructure. It is important that built infrastructure currently servicing the needs of all attendees, exhibitors and competitors is maintained and enhanced, especially as new demands arise. Maintenance requirements, including general ground management, will rise as infrastructure grows. Maintenance has used strong volunteer support to date, and may be stretched consistent with growth in activities, visitations and business.

Space management will be an important consideration during busy times. Current limitations to parking and manipulation of large vehicles, constrains continued and growing use, particularly during multiple events, or major single events such as the annual show. The supply of power to the Showground, especially as infrastructure and visitation grows, will also need to be considered in the future management model.

Current environmental values aesthetics will require management, and in some cases, enhancement in accordance with policy and legislation.

10.3 Natural Area - Bushland

The core objectives for management of community land categorised as a **Natural Area**³⁶ are to:

- conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- maintain the land, or that feature or habitat, in its natural state and setting, and
- provide for the restoration and regeneration of the land, and
- provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the relevant state legislation.

The core objectives for management of community land categorised as **Bushland**³⁷ are:

³⁶ S 36E of the LG Act – NSW Legislation.

³⁷ S 36J of the LG Act – NSW Legislation.



- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- (d) to restore degraded bushland, and
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- (g) to protect bushland as a natural stabiliser of the soil surface.

Description and Location

The area categorised as Natural Area – Bushland occupies the northwestern corner of the Cudal Showground (see Native Planting A, Figure 12). The area, which is enclosed by fencing, is mainly the result of replanting of a range of native vegetation tree species in a program supported by Landcare and industry (Figure 11). The Bushland area is currently showing good natural regeneration of the original woodland eucalypt species as well as understory scrubby species. A good range of trees aged from juvenile to approaching maturity, and a healthy sward of native and introduced grasses, create valuable habitat for birds, reptiles, mammals and insects.

This land adjoins the land beyond the Showground's boundary mapped in the CLEP as significant terrestrial biodiversity (see section 4.4).

Management Objective

The area categorised as Natural Area – Bushland will be managed to maintain and improve its environmental values consistent with legislative requirements and as an environmental buffer to current and future developments of the Showground and the margins of Cudal.

Maintaining the current and valuable age distribution of the woody (tree) component in conjunction with an emerging understory of native species will enrich existing habitat values. Invasive environmental weeds,³⁸ and vermin (rabbits) will require management to assist in the achievement of this objective. Bushfire management of excessive dry vegetation will also be an issue for routine management.

³⁸ Significant infestations particularly of St. John's Wort (*Hypericum perforatum*) and Bathurst Burr (*Xanthium spinosum*) are noted at and near the area categorised *Bushland*.



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11 MANAGEMENT AND DEVELOPMENT OF THE SHOWGROUND

11.1 Showground Management and Communication

Council reserves the right to control the use of community land including the Cudal Showground.

Council intends to:

- Create opportunities for community consultation and participation in the planning and development as required.
- Consider and attempt to balance the need for community recreation facilities with the impact development that such sites will have on local residents.
- Provide an efficient method and process for approval of all agreed improvements and developments.
- Consider access to recreational facilities for all users.
- Ensure all formal use of the Showground is authorised through appropriate documentation.
- Allow casual informal use consistent with Council's policies and procedures.
- Consider how use of the site can provide funding for the maintenance of facilities for the Showground.
- Recognise that the ongoing viability of the Cudal Showground is dependent on the ongoing viability of the Showground users.
- Facilitate a system whereby enquiries and complaints from the public can be efficiently and promptly dealt with.

Council will issue leases and licences as described in Section 11.3 of this CSPoM.



Current Management Structure and Responsibilities

Operationally, the Cudal Showground Combined Committee (CSCC) assumes the responsibility for the management of the Showground. Other Showground user groups (Cudal Show Committee,³⁹ Cudal Pony Club, and Cudal Campdraft Association) operate through representation on the Combined Committee.

The main Showground facilities (amenities, various pavilions and shared grounds) are managed directly by the CSCC, which also administers additional uses (including event hiring) of the areas it manages.

The campdraft areas (main arena, cream building, shutes and various yards) are managed directly by the Cudal Campdraft Association.

The CSCC and its various representations, determines issues of shared usage as required (eg., the campdraft arena is also used for Cudal Pony Club and annual show events; The Pony Club uses either of the main pavilions during Pony Club camp and other events).

Currently, no tenures exist between Council and the CSCC, between the Cudal Show Committee and user groups or between the CSCC and casual Showground users.

Modified Management Structure

Council will manage the Cudal Showground as set out below:

Council will formalise the CSCC by creating a committee under Section 355 of the LG Act, to consist of representatives of each of the major user groups.⁴⁰ This will ensure decision making is collective. Overall communication, relating to new infrastructure developments, maintenance and on-site works coordination and event coordination will be managed cohesively through the new formalised CSCC.

The CSCC will undertake an advisory role to Council, for the area not highlighted purple in Figure 36, providing an important link between Council and the relevant user groups. On agreement between Council and the CSCC, delegations to perform certain functions, formalising the current level of management, may be assigned to the CSCC. The areas highlighted in purple, assigned to a user, will be managed under tenure.⁴¹

³⁹ The main activity of the Cudal Show Committee (which also meets separately) is in the organisation of the Annual Show.

⁴⁰ Initially this will include the Cudal Show Committee, the Cudal Pony Club and the Cudal Campdraft Association. Section 731 of the LG Act addresses liability of members of a committee of the Council providing *A matter of a thing done by ... member of a committee ... does not, if the matter or thing was done in good faith for the purpose of executing this or any other Act ... subject a ... person so acting personally to any action, liability, claim or demand.*

⁴¹ Where an exclusive tenure is subsequently issued by Council the area of the tenures will be removed from management by the CSCC.



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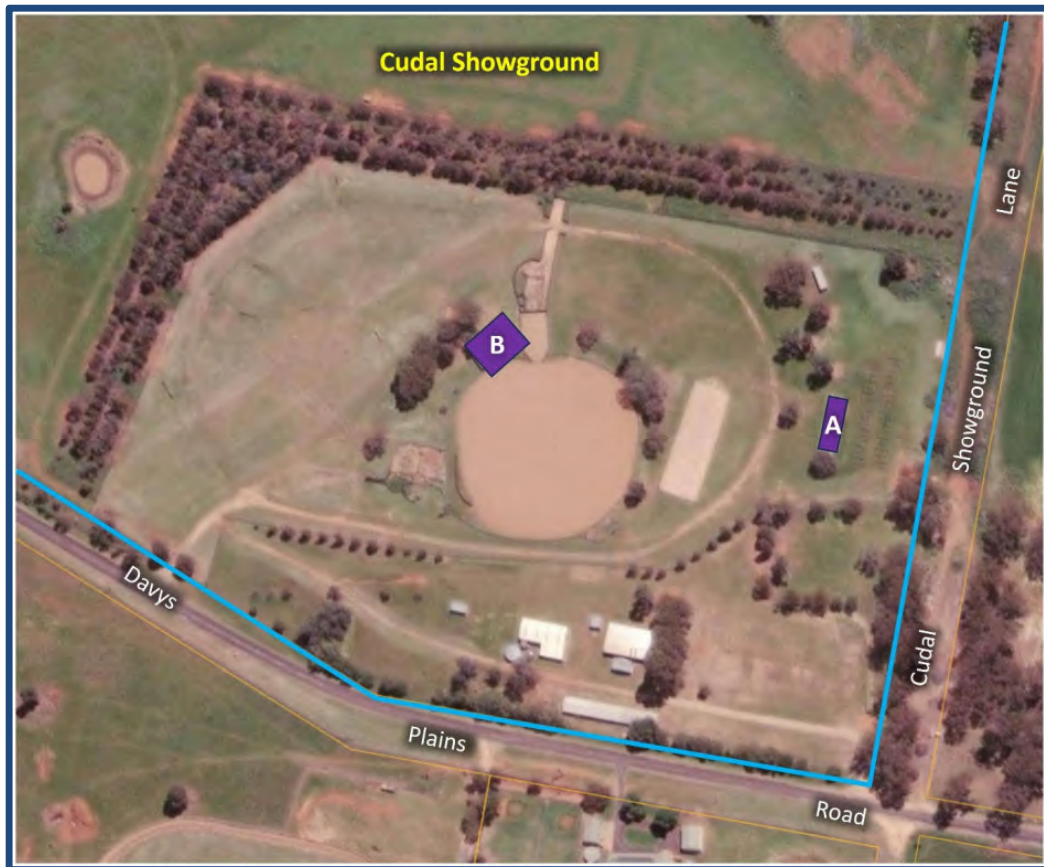


Figure 36 – Area managed by Council and the CSCC

The area outlined in blue and not shaded purple will be managed directly by Council and the CSCC.

Communication between Council, the CSCC and other Showground users is important to the success of this CSPoM. This will be achieved as set out in Figure 37. The principles of management will be:

- The Development of a terms-of-reference, including a schedule of meetings, for the operation of the CSCC.
- Regular meetings of the CSCC.
- The CSCC convening at least one annual forum (such as an AGM, or extraordinary meeting) to which all Showground groups/users are invited to attend.
- Council representative to attend the scheduled full annual meeting, as well as other meetings as required.
- Effective Council consultation with CSCC and relevant user groups prior to undertaking major renovations or establishment of new structures on the Cudal Showground.
- Effective communication with user groups regarding the installation and positioning of any new buildings / structures and other major works.

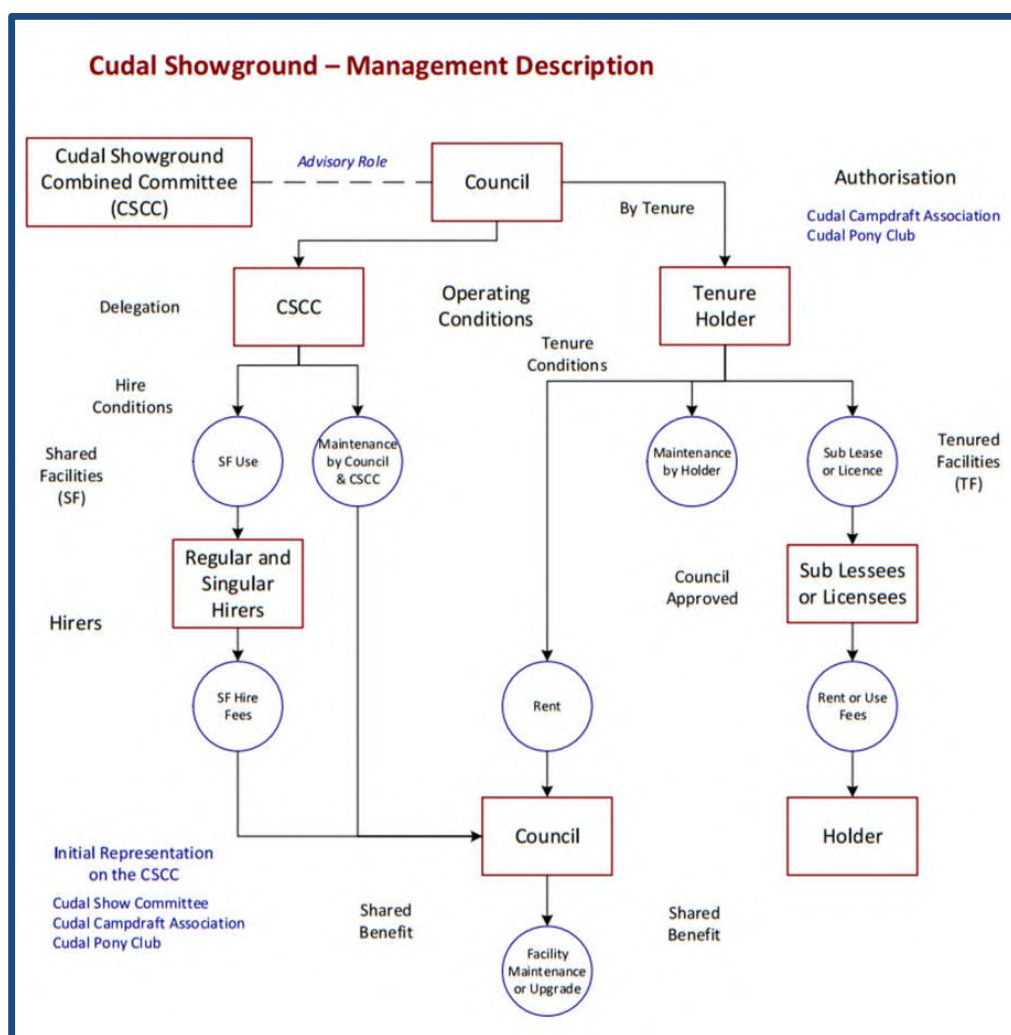


Figure 37 – Operational Relationship between Council, the CSCC, holders and hirers

- Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended / appropriate rent and hire fees. Use of the Cudal Showground will be subject to tenure or agreement (see Section 11.3 of this CSPoM).⁴²
- Clarification to the community and users concerning access for casual users of the Cudal Showground.
- The requirements of any tenure or hire agreement to be met by establishing positive relationships between tenure holder, Council and CSCC through clear expectations and communications.
- Where necessary, development of guidelines which communicate the requirement for users to

⁴² Tenures and Agreements for use of the Showground are primarily required to establish rights and responsibilities of users and to clearly identify insurance requirements. Insurance will generally be required as part of a hiring contract. For example: if the Cudal Show Committee wish to hold an annual event they would require event insurance.



concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.

- Development and implementation of an online Cudal Showground use directory / calendar whereby the general public and all users have access to the events that are being held.
- Improved communication around the issue of bookings and activities to avoid confusion and conflict being:
 - An effective online booking system⁴³
 - Onsite notice board highlighting forthcoming functions
- Casual Users being aware of their rights and responsibilities in utilising the Cudal Showground.

11.2 Permitted Uses and Activities

The Showground allows free and unrestricted access for informal use by casual users when formal activities are not being undertaken.

Permissible Uses

Table 3 lists the permissible uses on the Showground with their scale and intensity.

Table 3 – Permissible Uses

Use	Scale	Intensity
Access roads	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Amenities	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Alternate energy technology	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Art and cultural classes and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm subject to tenure or hire agreement
Camping and caravanning	Limited to the locations specified in the approval to operate by Council	24 hours a day, 7 days a week subject to hire agreement
Canteens and Kiosks	Limited to the hours the facility is booked Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Casual playing of games or informal sporting activities	Limited to the physical constraints of the facility	7 days a week, 8.00am – sunset
Children's programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement

⁴³ It is noted that this process is already in place at Cudal Showground. See: www.cudalshowground.com



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Use	Scale	Intensity
Community events (fundraising/charity events, special events)	Limited to the hours the facility is booked and via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
Community Services	Limited to the physical constraints of the facility Agreement via tenure or hire agreement	24 hours a day, 7 days a week
Dog training and exercise	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – sunset subject to tenure or hire agreement
Drainage and irrigation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Emergency use	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Equestrian activities and events	Limited to the hours the facility is booked Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Filming and photography (commercial, amateur)	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week Subject to tenure
Fitness and wellbeing programs	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise - sunset
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Licensed bar, bistro and café	Limited to establishments with a liquor licence	Operating hours of the establishment subject to Council approval
Maintenance buildings and infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Markets	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Marquees, tents, stages and jumping castles - temporary structures	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Mobile food vendors	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Organised playing of games	Limited to the physical constraints of the facility	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Organised sports competitions	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Organised sports training	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Outdoor film screening	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Passive recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – 10.00pm
Paths	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Personal training	Non-exclusive use - up of 6-18 people maximum	7 days a week, sunrise – sunset subject to tenure or hire agreement
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Private events (i.e., weddings, birthdays)	Limited to the hours the facility is booked Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat



Use	Scale	Intensity
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm Sun to Thurs, 10.00am – 11.00pm Fri and Sat subject to tenure or hire agreement
Public utility infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Remediation works	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
School sport and recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	Monday – Friday 7.00am – 4.00pm subject to tenure or hire agreement
Shade structures	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Showground maintenance	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
Sponsorship signage (temporary)	As per Section 11.10 of this Plan	24 hours a day, 7 days a week
Storage facilities	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to tenure or hire agreement
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement

It is an express provision of this CSPoM that Council shall provide from time to time as circumstances may require the construction and maintenance of utility services, provision and maintenance of floodways, cycle ways, vehicular access ways and the granting of easements.

11.3 Leases, Licences and other Estates

For this section, please see the Explanation of Terms⁴⁴ set out below.

The LG Act provides that tenures (leases, licences, or any other estates) or easements may be granted over all or part of community land in accordance with Section 46.

Tenures may be held by:

- community organisations and sporting clubs, or

⁴⁴ Explanation of Terms

Tenure	A lease, licence or other estate issued by Council in accordance with Section 46 of the LG Act or Section 2.20 of the CLM Act.
Hire agreement	An estate issued by Council.
Holder	The company, organisation, individual or group of individuals who have been issued with a tenure.
Hirer	The company, organisation, individual or group of individuals who have been issued with a hire agreement.
Regular hirer	A hirer who regularly uses the Showground through a hire agreement or has an ongoing hire agreement.
Singular hirer	A hirer who has a hire agreement as a once off or irregularly.
Casual user	A person or group of people using the Showground for passive recreation, non-commercial purposes without a tenure or hire agreement.
User	The collective term for a holder, hirer and casual user.



- by private/commercial organisations, or
- government agencies
- individuals providing facilities and/or services for public use.

The maximum period for leases and licences on community land allowable under the LG Act is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licensed for periods of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the LG Act.

Leases

A lease will generally be required where exclusive use or control of all or part of community land is desirable for effective management. A lease may also be required when the scale of investment in facilities demands security measures, or where the relationship between a holder and facilities on community land justifies such security of tenure.

Leases issued by Council will require:

- that subleases or any other supplementary tenures can only be issued by the Holders with the approval of Council, and consistent with Section 47C of the LG Act.
- that maintenance of the facility be the responsibility of the Lessees.

Licences

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the community land is proposed. A number of licences for different holders can apply to the same area at the same time, provided there is no conflict of interest.

Permits

A permit may be issued by Council to undertake a particular activity on community land. Such a permit may or may not attract a fee.

Hire Agreements

An agreement for use of the Showground (hire agreement) may be issued by Council for any purpose listed below, subject to the approval of Council. A hire agreement may be issued to a regular hirer or a singular hirer for formal use. Any legal requirements as determined by Council will include the requirement for adequate public liability insurance cover.



Purposes for which tenures may be issued

In accordance with Section 46A of the LG Act, a PoM for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a PoM.

This CSPoM authorises a tenure to be issued:

- for any permissible use in Table 3.
- for purposes consistent with the Showground's:
 - categorisation (see Sections 10.1 and 10.2), and
 - zoning (see Section 4.2) under Section 46 of the LG Act, and
 - reserve purpose of public recreation, racecourse, showground, community purposes, rural services and levee bank as required under the CLM Act.

However, the CLM Act allows that Council may also issue short term licences (for a period of less than one year) consistent with Section 2.20 of the CLM Act. This section provides that licences may be issued, inconsistent with the reservation purpose, for prescribed purposes currently being:⁴⁵

- | | |
|--|---|
| (a) access through a reserve | (m) grazing |
| (b) advertising | (n) hiring of equipment |
| (c) camping using a tent, caravan or otherwise | (o) holiday accommodation |
| (d) catering | (p) markets |
| (e) community, training or education | (q) meetings |
| (f) emergency occupation | (r) military exercises |
| (g) entertainment | (s) mooring of boats to wharves or other structures |
| (h) environmental protection | (t) sales |
| conservation or restoration or | (u) shows |
| environmental studies | (v) site investigations |
| (i) equestrian events | (w) sporting and organised recreational activities |
| (j) exhibitions | (x) stabling of horses |
| (k) filming (as defined in the LG Act) | (y) storage. |
| (l) functions | |

This CSPoM expressly authorises⁴⁶ the following tenures:

1. A licence to the Cudal Pony club, for the purpose of storage and pony club activities over the area shaded purple and labeled "A" in Figure 36.
2. A licence to the Cudal Campdraft Association for the purpose of campdraft control centre,

⁴⁵ Crown Land Management Regulation S.31.

⁴⁶ Express Authorisation in Section 46 (1)(b) of the LG Act permits tenures to be granted in accordance with and subject to such provisions of a PoM.



clubhouse and storage, campdrafting competitions and various events, over the area shaded purple and labeled "B" in Figure 36.

3. A hire agreement to individual stallholders for use of stables and associated facilities.
4. The booking and hiring of camp facilities on the areas designated in this CSPoM consistent with an operating approval under Section 68 of the LG Act.
5. The booking and hiring of facilities by individuals or event organisations.

Council may grant a lease, licence or other estate in respect of Community Land for:

- A purpose prescribed by Section 36I LG Act as a core objective of the categorisation of the land and subject to being consistent with the Reserve purpose; or
- For the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to Public Recreation and Community Purposes.

A tenure or hire agreement on Crown land may impact native title rights and interests. Apart from the tenures/hire agreements specifically authorised above, which are valid acts under Section 24JA of the *Native Title Act 1993*, any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the CLM Act unless Native title is extinguished. For Crown land which is not *excluded land* this will require written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

Council at any time in the future, reserves the right to prohibit the taking or consumption of alcohol on this Showground. This will be indicated by conspicuously displayed signs in accordance with Section 632 and Section 670 of the LG Act (as amended).

Direction of Funds

Income produced from the Showground will be distributed to the Showground in a fashion directed by Council.

11.4 Other Approvals

An approval to occupy land or facilities for a specific purpose does not remove the need to obtain approval under other legislation. These approvals may include:

- a liquor licence
- engage in a trade or business
- direct or procure a theatrical, musical or other entertainment for the public



- construct a temporary enclosure for the purpose of entertainment
- play a musical instrument or sing for fee or reward
- set up, operate or use a loudspeaker or sound amplifying device
- deliver a public address or hold a religious service or public meeting use of a loudspeaker
- install or operate amusement devices
- operate a caravan park or camping ground⁴⁷
- use a standing vehicle or any article for the purpose of selling any article in a public place.

11.5 Allocation

The Showground will continue to be used by a variety of users for purposes previously noted. Council will endeavor to generate greater utilisation of the Showground for recreation and other activities consistent with the Showground purpose.

Single Purpose Facility Use

Use of the Showground, for a single specific use, will be allocated by Council by way of a tenure (see 11.3) subject to the provisions of the LG Act, and consistent with the Core objectives (as described in 10). This will allow the Holder to appropriately plan for the development and maintenance of the facilities that have been constructed for that purpose.

While Council will have a strong oversighting role, everyday management of the facilities for that purpose, will be the role of the Holder. Hire agreements may be issued by holders, only with the prior agreement of Council.

Shared Facility Use

Any part of the Showground not subject to a tenure issued by Council, will be managed by Council, and advice from the CSCC (or by the CSCC under delegation of Council). This will include those parts of the Showground that are used by more than one user or those which are required for general community access.

Council (or the CSCC under delegation) shall manage the use of shared facilities to both hirers by way of hire agreement and Casual Users in a fair and transparent manner.

Hire fees and rental will be utilised to contribute to the maintenance of the Showground and facility upgrade and replacement.

⁴⁷ Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LG Act consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.



Figure 37 depicts the operating model for the Showground. Council retains the ultimate responsibility for facility upgrade and replacement. Those user groups who have a lease or licence are responsible for ongoing maintenance of areas that are specified in the tenure.

11.6 Fees

Council applies fees for the use of Council reserves. A hire application must be lodged to Council prior to the event or facility hire. All applicable fees must be paid prior to the hire/use of the Showground.

The fees associated with the hiring of Council reserves for major events, concerts, functions etc. are detailed in Council's *Operational Plan - Fees and Charges*. Council's fee structure is reviewed on an annual basis.

Where the Showground is to be hired for a purpose not within Council's *Operational Plan - Fees and Charges*, the fee will be set by Council.

In order to maintain full viability and maximum participation at the Showground, an annual scaled fee for occupation will operate. This is based on the ability of the activity to attract entrance fees (its marketability), whilst still acknowledging the social and community significance of the activity. The fee will be determined by Council in consultation with the Show Committee.

11.7 Easements

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

The granting of easements over Crown land will be subject to the provisions of the *Native Title Act 1993* and Section 8.7 of the CLM Act.

11.8 Development of New and Improvement of Existing Facilities and Processes

Council approval is required prior to any development or improvement made to community land.⁴⁸

All major developments and improvements to be funded (solely or partially) by Council will be subject to Council approval.⁴⁹

Any new structure proposed for the Showground in this CSPoM and into the future, will require sensitive consideration of visual amenity through maintenance or creation of improved sight lines and general aesthetics.

Council will encourage community assistance in the development of new facilities as well as

⁴⁸ Section 2.73 of the T&I SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land, if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LG Act (see **Appendix 1**). Council may require a Review of Environmental Factors prior to development.

⁴⁹ The term approval refers to approval as Crown land manager of the land rather than consent under the *Environmental Planning and Assessment Act 1979*.



maintenance of existing facilities.

Council may carry out certain types of proposed developments and building works that are developments permitted without consent or exempt development under the T&I SEPP or are permitted without development consent under the CLEP.

Council can also undertake certain activities under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The purpose of the Part 5 assessment system is to ensure public authorities fully consider environmental issues before they undertake or approve activities that do not require development consent from a council or the Minister. If an activity is judged by the relevant public authority to significantly affect the environment, then an environmental impact statement will need to be prepared and considered by the public authority.

All other proposed development and building works consistent with the values, desired outcomes and performance targets set out in this CSPoM would be subject to the normal development applications in accordance with the EP&A Act, and the CLEP.

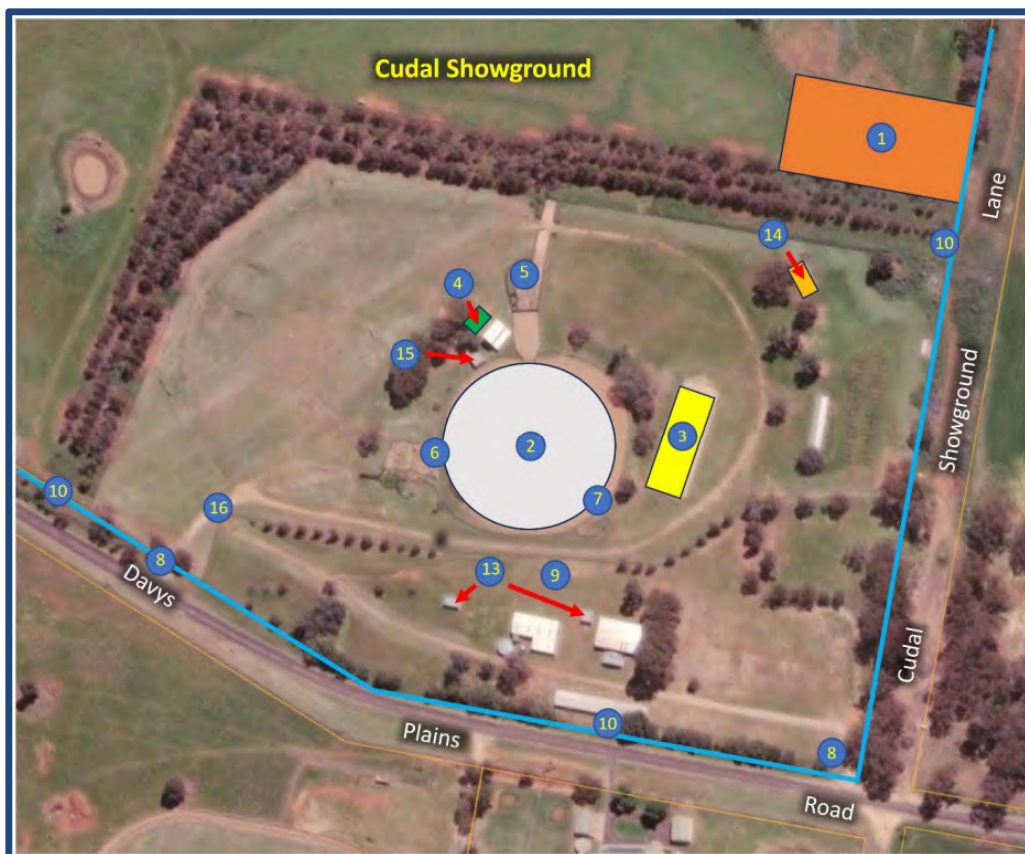


Figure 38 – Proposed Works Plan, Cudal Showground
(refer numerations 11.8)



Future major improvements to the Showground (see Figure 38) are to include:

New Works⁵⁰

1. A new camping ground,⁵¹ with power, water, amenities, driveways and landscaping.
2. An all-weather roof on the main arena (see concept Figure 38).⁵²
3. An all-weather roof with sides, on the dressage arena and implement accordingly (See concept Figure 39).

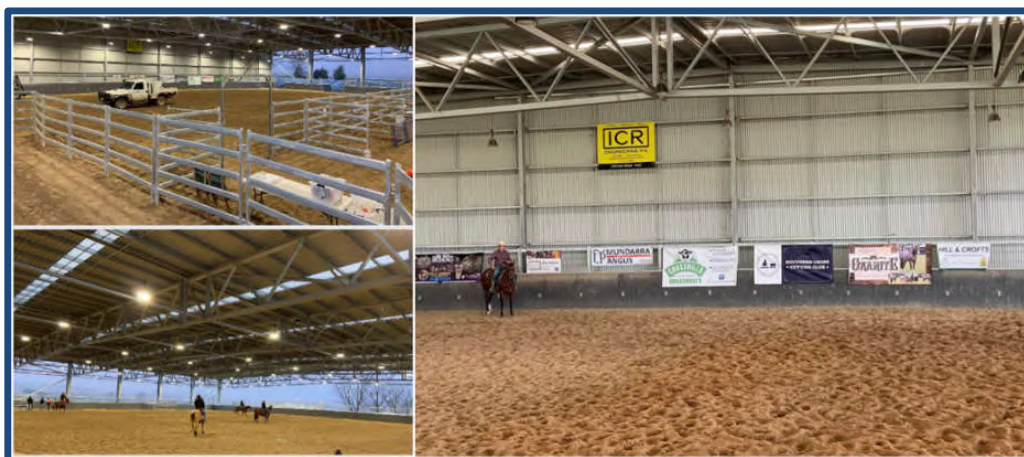


Figure 39 – Concept for covered all-weather roof on Main Arena at Cudal Showground
(Photos courtesy Blayney Shire Horse Sports)

4. A new amenities block near main (campdraft) arena.
5. A new loading ramp and holding pen near main arena to improve stock handling in major events.
6. New lighting at the main arena and improve lighting on grounds generally.
7. A new PA system at main arena.
8. Upgrading of the Showground entrances off Davys Plains Road.
9. Fencing off and gating the area around the show pavilions.
10. New Showground boundary fences where required.
11. Improving electricity supply by addressing current power transformer capacity limitations.

⁵⁰ All new works shall be installed or constructed in accordance with requirements of Council and appropriate legislation. All new works subject to available funding.

⁵¹ Separated from the main area of current Showground infrastructure and activity.

⁵² Minimum size for Campdraft is 40 x 70m.



Maintenance of Existing Works and Lands

Specific maintenance requirements at the Showground include:

12. Essential repairs and maintenance to all facilities in accordance with the maintenance schedule of Council's *Asset Management Plan*, building management plans and grounds management plans.
13. Updating and maintenance of the two separate small bar/servery buildings (in the vicinity of the pavilions).
14. Improving / refurbishing the storage/amenities shed north of the main pony club facilities.
15. Improving or dismantling the storage shed south of the campdraft building, main arena.
16. Improving the internal unsealed track network as required by drainage works and resurfacing.



Figure 40 – Concept for all weather roof and sides on the existing sand Dressage Arena, Cudal Showground
(photo courtesy ABC Sheds)

17. Implementing mitigation programs to remove environmental weeds and pests (especially rabbits) from all areas of the Showground, in particular in the areas categorised Bushland and General Community Use.
18. The efficient and conservative use of water across the Showground.
19. The installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, as per legislative requirements and as approved by Council.



20. Implementing the required component of the Bushfire Management Plan in conjunction with the Cudal Rural Fire Service.

Improve Processes

Specific process improvements at the Showground include:

21. Seeking assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual Show, campdrafting events etc.).
22. Managing the Showground's camping area in accordance with the obtained approval under Section 68 of the LG Act.⁵³
23. Establishing appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
24. Where necessary, developing guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.
25. Council officers present to monitor all issues of compliance and general site amenity.
26. Promotion of access to additional/new users within the Cudal Showground.⁵⁴
27. Preparation of a safety audit of the site and repair or replacement of any areas that may impact public safety.
28. Enhancing the best use of available space especially at peaks times, especially in view of all existing and proposed developments at the Showground. This improvement process should consider parking, traffic, viewing, visitor comfort, movement of large animals, and safety, both within the traditional use areas of the Showground, as well as the more open areas (currently undeveloped) to the north and west.
29. Effectively communicating with user groups regarding:
 - the installation and positioning of any new buildings/structures and other major works
 - maintenance of the current online booking system
 - onsite notice board highlighting forthcoming functions
 - regular meetings of the CSCC.
30. Collation and assessment of all complaints from neighbours concerning traffic, noise from events,

⁵³ Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LG Act consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

⁵⁴ Excepting where major events are being staged, Showground gates are closed to all access at 10 pm daily. Paying users after that time (e.g., campers) will be required to make appropriate arrangements with Caretaker.



crowd behavior etc. and respond accordingly.

31. Establishing relationships with relevant tourism industry-based groups such as *Camping and Caravan Association, Orange 360 etc.*, and Orange Visitors Information Centre.
32. Attracting new activities and sports to the Showground (such as additional equine related activities) by promoting the facility through Council papers and media.
33. Continuing to be vigilant regarding new funding opportunities from grants etc., and sponsorships, especially for in-kind assistance.
34. Continuing to encourage new and young recruits for volunteer management of the Cudal Showground.
35. Development of terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly.
36. Monitoring the condition of major structures and ensuring effective maintenance schedules and procedures are in place.
37. Implementing the proposed (modified) management and communication structure to improve teamwork, efficiency and accountability in management responsibilities, and also to provide an improved environment for revenue raising at the Showground (Refer Section 11.1).

Native Title

Where it is proposed to construct or establish a public work⁵⁵ on reserved or dedicated Crown land, where Native title is not extinguished, prior to approval Council will notify and give an opportunity for comment from any representative Aboriginal/Torres Strait Islander bodies, registered Native title bodies corporate and registered Native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

Where a proposed update of a Showground Master Plan, Capital Works Program, Facilities Asset Management Plan or any other plan is the approving documentation for a public work on Crown land, that approval will not be given unless the requirements of the *Native Title Act 1993* have been addressed including the notification and opportunity to comment noted above.

⁵⁵ A public work is defined as:

- (a) any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:
 - (i) a building, or other structure (including a memorial), that is a fixture; or
 - (ii) a road, railway or bridge; or
 - (iia) where the expression is used in or for the purposes of Division 2 or 2A of Part 2--a stock-route; or
 - (iii) a well, or bore, for obtaining water; or
 - (iv) any major earthworks; or
- (b) a building that is constructed with the authority of the Crown, other than on a lease.

Major earthworks are defined as:

earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.



11.9 Signage

Council uses signs to regulate the activities carried out on community land and to provide educational information so as to provide a safe and enjoyable place for passive and active recreational pursuits.

Whilst signs are a crucial source of information, they have a significant impact on the aesthetics of a Showground. All signs must:

- meet a design standard and be approved by Council.
- be sympathetic to their environment in their design, construction and location.
- be placed in accordance with Chapter 3 of the *State Environmental Planning Policy (Industry and Employment) 2021* (I&E SEPP).
- be consistent with the Cabonne Council *Development Control Plan*.

Note that for issues of safety signage, Council uses the *Statewide Mutual Best Practice Manual – Signs as Remote Supervision*.

Where a sign requires development consent,⁵⁶ Council must approve as owner the lodging of a Development Application prior to assessment by Council in accordance with Schedule 5 Assessment Criteria of I&E SEPP.

Where a sign does not require development consent, Council must approve the sign before erection.

All Council signs erected under Section 632 of the LG Act plus reserve name signs and traffic and safety signs, are permissible.

Proposed Signage

Council will ensure the following signage is on the Showground:

- directional signage for the purposes of guiding the community to required infrastructure and services.
- signage for safety purposes including speed limitations and evacuation procedures.

⁵⁶ Development consent is not required if the sign is to be erected for the purposes of implementing this PoM.



12 FINANCIAL SUSTAINABILITY

12.1 Funding Options

A major challenge in the future management of the Showground, will be to generate income to address increasing costs associated with critical maintenance and new developments and ongoing activities.

Income may be sourced from the following:

- **Council's General Revenue Fund (in accordance with annual operational budgets):** Where the Showground is being used for informal casual use, Council will contribute to the maintenance and development of infrastructure.
- **Section 7.11 (EP&A Act) Contributions specifically collected for community land:** This component occurs as rate payer's contributions for the general use of community land for community well-being.
- **User pays for minor infrastructure works associated with some sporting facilities:** This occurs through fund raising by the relevant body including memberships, minor sales and raffles etc., and aims at achieving tailored surrounds and layout which suit and are compatible with the event or activity.
- **Community contributions by way of sponsorships and community group projects (eg., Landcare and service clubs such as Rotary, Lions Club):** This occurs through grants either sourced externally, and/or contributed locally by the group (eg., for the purposes of environmental works, social and intellectual well-being etc.).
- **Grant and loan funding from either Commonwealth or State Governments:** The implementation of the management structure will allow Primary users to apply for funds from a number of Government bodies with the concurrence of Council. Council may also apply for these funds. Funding opportunities exist from government programs including the Crown Reserves Improvement Fund managed by the DPE-CL.
- **Income from commercial operations:** Where tenures are involved (eg. the major user groups), income will arise as per details in the revenue-split in the corresponding agreement. Less formally, income may result from casual occupation, such as Reserve use fees, including those associated with camping and motor home visits (see 12.2 below).
- **Voluntary assistance encouraged "across borders" to defray costs and supplement annual fees:** Main user groups who have no opportunities to collect entrance fees (e.g., EPC) may have marginal commercial viability in terms of their occupation of the Showground, yet they have an equally important social, educational and sporting function. It is most important to maintain the viability of these groups, for overall Showground viability, as they pay fees, as do all others. These user groups may be well positioned to voluntarily manage the various booths, serveries etc. at the events of other user groups on a split-profit basis, in order to defray their own fees and increase viability. Cross group support may also be considered.



In order to address the outstanding and future maintenance requirements at the Cudal Showground, and permit any required new developments as proposed in this CSPoM, it is important that all income which is generated from the Cudal Showground be returned to the Cudal Showground, and that this should be clearly demonstrated in Council's financial statements. Ensuring appropriate rental and fees for formal use of the site will assist in the maintenance of specialised infrastructure.

12.2 Emerging Opportunities to Increase Income

Consideration of new and emerging opportunities to grow site utilisation and income is required to ensure the ongoing viability of the Showground. The two most favourable and obvious business directions are the attraction of new users through considering new and emerging social and recreational trends within the broader community, and capitalising and then managing growth such as in the equine sports area, and in the Camping and Recreational Vehicle industry.

Camping and Recreational Vehicles

This is an activity currently occurring in a small way at the Cudal Showground and provides an opportunity to take advantage of current growth in that marketplace, without impacting existing users and existing businesses.

Camping is limited by both the infrastructure available to campers and the number of sites that can be achieved within a new approval for primitive camping (estimated at 25). With the existing and limited campground at the Cudal Showground, there remains a challenge to manage peak usage periods at full capacity and attract greater use during the quieter times.

However, regarding the proposed new camping ground (see *New Works 1*. In 11.8), Cudal Showground is advantaged because of its location and layout. The proposed location of the new campground is easily accessed by traffic via Cudal Showground Lane. This keeps this campground physically separated (although economically linked) from the main Showground's infrastructure and activity, thus avoiding congestion and human safety issues, particularly during periods of high use and congestion. Council and CSCC may also increase activity to the campground and Showground generally, for larger groups by having proforma applications available for event organisers to submit single event applications, which may operate during times that are traditionally busy for the Showground.

Attracting New Visitors and Users

There exists a growing market in city-based communities who are prepared to travel to enjoy "the bush" and all it has to offer naturally, historically and socially, in particular, those that typify rural Australia. The "3-4-hour travel window" from the main centres of population (Sydney, Mudgee, Orange, Dubbo etc.) provides a good source to strategically capture and develop this market.

The wineries and cellar doors of Orange and surrounds, other regional promotions by *Orange 360*⁵⁷ hot air ballooning, sport, tours, walks and trails, food, the desire for stand-alone concerts with good music, the history of gold mining at Hargreaves and Mullion Creek, "The Dish" at Parkes, and the Eugowra Gold Robbery all provide regional appeal which can flow to smaller towns such as Cudal. These advantages to the region will shift strongly to the Cudal Showground with other developments

⁵⁷ A joint tourism initiative between Orange City Council, Blayney Shire Council and Cabonne Council, uniting the region's people, places and produce including local tourism.



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such as the increasing popularity of equine sports. The new facilities proposed in this CSPoM, mean the Cudal Showground will be well poised to capitalise on these emerging interests in order to capture new business.



13 IMPLEMENTATION PLAN

Table 4 sets out a number of actions required to implement the identified Management Strategies and Performance Targets within the Showground. These actions are the means of achieving the objectives of the CSPoM.⁵⁸ A clear indication of how the completion of the aims will be assessed is also provided in the Table under Performance Evaluation.

Table 4 - Implementation Plan

Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
GENERAL COMMUNITY USE			
<p>To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <ul style="list-style-type: none"> in relation to public recreation and the physical, cultural and intellectual welfare or development of individual members of the public, and 	A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.	<ol style="list-style-type: none"> Design and construct a new camping ground, with power, water, amenities, driveways and landscaping. Install lighting at the main arena and improve lighting on grounds generally. Install new PA system at main arena. Upgrade the Showground entrances off Davys Plains Road. Fence off and gate the area around the show pavilions. Construct new Showground boundary fences where required. Improve electricity supply by addressing current power transformer capacity limitations. Install signage in accordance with the needs and safety of all Showground users, spectators and visitors, as per legislative requirements and as approved by Council. 	<ul style="list-style-type: none"> All new works are completed in accordance with approved works plans. General Community Use area has attracted new commercial users. Increased cash flow/profit attributed to more users. Feedback from Showground user groups and individual users to Council is positive. Signage to standards and effective.
	B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.	<ol style="list-style-type: none"> Conduct essential repairs and maintenance to all facilities in accordance with the maintenance schedule of Council's Asset Management Plan, building management plans and grounds management plans. The separate small bar/servery buildings (2) require upgrade and maintenance (in the vicinity of the pavilions). Improve the internal unsealed track network as required by drainage works and resurfacing. Implement mitigation programs to remove environmental weeds and pests (especially rabbits) from all areas of the 	<ul style="list-style-type: none"> Built assets are managed in accordance with prescribed Council standards. General Community Use area orderly, neat, well maintained. Signage to standards and effective. A caretaker is contributing to Showground management by adding efficiencies and reducing burden of volunteers for management activities. No water wastage.

⁵⁸ Installation of all new facilities are as shown in the New Works Plan (Figure 38) and detailed in Section 11.8.



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Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
		<p>Showground, in particular on the areas categorised Bushland and General Community Use.</p> <p>18. Efficient and conservative use of water across the Showground.</p> <p>19. As per previous.</p> <p>35. Develop terms of engagement for a full-time or part-time caretaker (e.g., retiree) for the Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly.</p>	
	C. Manage the land for improved and appropriate outcomes.	<p>17. As per previous.</p> <p>18. As per previous.</p> <p>10. As per previous.</p> <p>16. As per previous.</p> <p>22. Seek assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual Show, campdrafting events etc.).</p> <p>35. As per previous.</p> <p>20. Implement required components of the Bushfire Management Plan in conjunction with Cudal Rural Fire Service.</p>	<ul style="list-style-type: none"> Improved environmental management outcomes. Natural assets are managed appropriately. Grounds well maintained and operating effectively. Signage is efficient and directional. Positive feedback from user groups and individuals. No water wastage. Major event traffic operates smoothly. No biosecurity breaches. A caretaker is contributing to Showground management by adding efficiencies and reducing burden of volunteers for management activities.
	D. Monitoring and Compliance.	<p>24. Where necessary, develop guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.</p> <p>25. Council officers to be present to monitor all issues of compliance and general site amenity.</p> <p>30. Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly.</p> <p>33. Continue to be vigilant regarding new funding opportunities from grants etc., and sponsorships, especially for in-kind assistance.</p>	<ul style="list-style-type: none"> Tenures are operated according to conditions with no 3rd party complaints. Camping is confined to designated areas. No illegal use and abuse of facilities. Cluttering (traffic, vehicles) is reduced in peak times and people enjoy safe unimpeded viewing in comfort. Assets condition reported and monitored effectively. Funding submissions effective, new developments supported accordingly.



Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
	E. Capitalise on good relationships with sporting bodies/user groups/other organisations.	<p>36. Monitor the condition of major structures and ensure effective maintenance schedules and procedures are in place.</p> <p>22. As per previous.</p> <p>23. Establish appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.</p> <p>24. As per previous.</p> <p>26. Promote access to additional/new users within the Cudal Showground.</p> <p>28. In view of all existing and proposed developments at the Showground, enhance the best use of available space especially at peaks times. This improvement process should consider parking, traffic, viewing, visitor comfort, movement of large animals, and safety, both within the traditional use areas of the Showground, as well as the more open areas (currently undeveloped) to the north and west.</p> <p>29. Effectively communicate with user groups regarding:</p> <ul style="list-style-type: none"> ○ the installation and positioning of any new buildings/structures and other major works ○ maintain the current online booking system ○ onsite notice board highlighting forthcoming functions ○ regular meetings of the CSCC. <p>31. Establish relationships with relevant tourism industry-based groups such as <i>Camping and Caravan Association, Orange 360 etc.</i>, and Orange Visitors Information Centre.</p> <p>32. Attract new activities and sports to the Showground (such as additional equine related activities) by promoting the facility through Council papers and media.</p> <p>34. Continue to encourage new and young recruits for volunteer management of the Cudal Showground.</p> <p>37. Implement the proposed (modified) management and communication structure to improve teamwork, efficiency, and accountability in management responsibilities, and also to provide an improved environment for revenue raising at the Showground (Refer section 11.1).</p>	<ul style="list-style-type: none"> • Good communication and implementation of the CSPoM. • Good communication between all parties leads to positive and successful implementation of the CSPoM. • User guidelines for various user groups developed and in use successfully. • New relationships established and new users in place. • Online booking system continues effectively. • Volunteer numbers, particularly from younger groups improves. • Space during busy times managed effectively and safely. • Volunteering increases in time. • Additional activities conducted at Cudal Showground.



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Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
<ul style="list-style-type: none"> in relation to purposes for which a lease, licence or other estate may be granted in respect of the land. 	F. Build relationships with existing and new users in order to draw more people to the General Community Use area, to maximise business and cash flow.	23. As per previous. 24. As per previous. 26. As per previous. 28. As per previous. 29. As per previous. 31. As per previous. 32. As per previous. 37. As per previous.	<ul style="list-style-type: none"> Good communication and implementation of the CSPoM. Good communication between all parties leads to positive and successful implementation of the CSPoM. User guidelines for various user groups developed and in use successfully. New relationships established and new users in place. Number of user groups and general passive users has increased. Community enjoying access for casual use of new recreational facilities. Relationships established with Camping and Caravan user groups and others.



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Management Objectives	Management Strategies	Actions	Performance Evaluation
SPORTSGROUND			
To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.	2. Seek designs for an all-weather roof on the main arena and implement accordingly. (See concept Figure 38.) 3. Seek designs for an all-weather roof with sides, on the dressage arena and implement accordingly. (See concept Figure 39.) 4. Construct new amenities block near main (campdraft) arena. 5. As per previous. 6. Install lighting at the main arena and improve lighting on the grounds generally. 7. As per previous. 10. As per previous. 11. As per previous. 19. As per previous.	<ul style="list-style-type: none"> All new works are completed in accordance with approved works plans. Increased use and patronage of Showground facilities in the Sportsground land component. Increase organised equine sports use due to all-weather facilities, lighting etc. Improved stock handling in campdraft areas. Signage to standards and effective. Increased cash flow/profit attributed to more users. Feedback from user groups to Council is positive.
	B. Continue to manage and maintain existing assets with approvals as required, to appropriate standards.	12. As per previous. 14. Improve/refurbish the storage/amenities shed north of the main pony club facilities. 15. Improve or dismantle the storage shed south of the campdraft building, main arena. 10. As per previous. 16. As per previous. 19. As per previous. 35. As per previous.	<ul style="list-style-type: none"> Sportsground assets are managed in accordance with prescribed Council standards. Sportsground area orderly, neat and well maintained. Efficient and timely issuing of consents, as required. Signage to standards and effective. Feedback from user groups to Council is positive.



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Management Objectives	Management Strategies	Actions	Performance Evaluation
	C. Manage the land for improved and appropriate outcomes.	17. As per previous. 18. As per previous. 10. As per previous. 16. As per previous. 21. Seek assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual Show, campdrafting events etc.). 35. As per previous.	<ul style="list-style-type: none"> Improved environmental management outcomes. Fences control animal movement effectively. Effective/efficient use of water. Effective feral animal and weed control. No biosecurity issues. Internal tracks work well during wet periods.
	D. Attract new interest and business.	23. As per previous. 24. As per previous. 26. As per previous. 28. As per previous. 29. As per previous. 31. As per previous. 32. As per previous. 33. As per previous. 34. As per previous. 37. As per previous.	<ul style="list-style-type: none"> Additional relationships with new potential tourism-based users of the Sportsground are established. Communication and cooperation between all user groups improves. Space is managed well during busy times, no safety/injury issues arise. Additional equine activities are conducted on the Sportsground. New funding streams are realised. Appropriate tenures with user groups are installed where relevant.
	E. Monitoring and Compliance.	24. As per previous. 25. As per previous. 27. Prepare a safety audit of the site and repair or replacement of any areas that may impact public safety. 30. As per previous. 33. As per previous. 36. As per previous.	<ul style="list-style-type: none"> Tenures are operated according to conditions with no 3rd party complaints. No illegal use and abuse of facilities. Sportsground infrastructure monitored effectively for maintenance issues, and all issues managed within acceptable timeframe. Operational areas are safe, no major responses by users to poor safety standards or injuries etc. No adverse reports from neighbours. Good success regarding new funding for new initiatives. All assets and their condition monitored effectively.



Plan of Management
Cudal Showground

Management Objectives	Management Strategies	Actions	Performance Evaluation
	F. Capitalise on good relationships with sporting bodies/user groups.	23. As per previous. 24. As per previous. 28. As per previous. 29. As per previous. 30. As per previous. 31. As per previous. 32. As per previous. 37. As per previous.	<ul style="list-style-type: none"> • Good communication between all parties leads to positive and successful implementation of the CSPoM. • User guidelines for various user groups developed and in use successfully. • New users in place. • Online booking system continues to work effectively. • No complaints.
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	G. Build and maintain good rapport with neighbourhood.	23. As per previous. 24. As per previous. 25. As per previous. 29. As per previous. 30. As per previous.	<ul style="list-style-type: none"> • Reduced complaints from sporting bodies, and residents. • User guidelines for various user groups developed and in use successfully.



Plan of Management
Cudal Showground

Management Objectives	Management Strategies	Actions		Performance Evaluation (how they will be assessed)
NATURAL AREA – BUSHLAND ⁵⁹				
To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land.	Retain and enhance all native vegetation within the Bushland area.	17. 35. 10. 20.	As per previous. As per previous. As per previous. As per previous.	<ul style="list-style-type: none">• Biodiversity values and natural habitat maintained and/or showing positive responses to on-ground actions.• Bushfire fuel levels are adequately managed.
To restore degraded bushland.	Adopt program of effective weed control in the understory.	17. 35.	As per previous. As per previous.	<ul style="list-style-type: none">• Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action.
To protect existing landforms such as natural drainage lines, watercourses and foreshores.	Retain and enhance all native vegetation within the Bushland area.	17. 10. 35.	As per previous. As per previous. As per previous.	<ul style="list-style-type: none">• Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action.• Fences working as required to protect native vegetation.
To protect bushland as a natural stabiliser of the soil surface.	Retain and enhance all native vegetation within the Bushland area.	17. 10.	As per previous. As per previous.	<ul style="list-style-type: none">• Stabilisation and enhancement of vegetation quality evident, responding to treatment.• Stable soil surface, no erosion.

⁵⁹ Note: Only 4 of 7 Management Objectives for areas categorised as Bushland are relevant to this CSPoM and as such actively addressed.



14 CONSULTATION DURING THE PREPARATION OF THIS PLAN

Prior to formal commencement of this CSPoM, discussions with all user groups were conducted in Cudal and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) format. Users were also asked to compile prioritised needs and aspirations for the Showground.

The outcomes of the SWOT analysis appear in **Appendix 3**, and a summary appears in 6.2 above.

Many discussions were conducted between the authors of this CSPoM and Council officers during its compilation as a draft plan.

Council has undertaken further consultation as necessary, as required for community land under Section 38 of the LG Act. This section requires that:

- Council must give public notice of a draft PoM.
- The period of public exhibition of the draft plan must be not less than 28 days.
- The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to Council.
- Council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.

This CSPoM was placed on public exhibition from [XX/XX/XXXX to XX/XX/XXXX], in accordance with the requirements of Section 38 of the LG Act.

A total of [XX] submissions were received. Council considered these submissions before adopting the CSPoM. In accordance with Section 39 of the LG Act, prior to being placed on public exhibition, the draft CSPoM was referred to the DPE-CL, as representative of the State of New South Wales, which is the owner of the Reserve. Council has included in the plan any provisions that have been required by the DPE-CL.

In accordance with Section 70B of the *Crown Land Management Regulation 2018* Council will obtain consent of the Minister administering the CLM Act prior to adopting this CSPoM (see **Appendix 4**).



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16 APPENDICES

1. State Environmental Planning Policies more relevant to the Cudal Showground – summaries.
2. Core Objectives for Categories of Community Land.
3. Cudal Showground User Group Consultations -SWOT Analyses.
4. Key Steps in Preparing the First Plan of Management for Crown Reserves.



Appendix 1

STATE ENVIRONMENTAL PLANNING POLICIES WHICH ARE RELEVANT TO THE CUDAL SHOWGROUND

State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) commenced in New South Wales on 1 March 2022 consolidating four earlier SEPPs focused on employment and advertising. The T&I SEPP focuses on:

- Planning rules and controls for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

The T&I SEPP provides that certain types of works do not require development consent under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Section 2.20 of the T&I SEPP provides that a range of works are 'exempt development' when carried out for or on behalf of a public authority. These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, firefighting emergency equipment, small decks, prefabricated sheds of up to 30m² in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m².

Section 2.73 of the T&I SEPP further provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land in accordance with the LG Act. Further, any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

- a. development for any of the following purposes:
 - i. roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges.
 - ii. recreation areas and recreation facilities (outdoor), but not including grandstands.
 - iii. visitor information centres, information boards and other information facilities.
 - iv. lighting, if light spill and artificial sky glow is minimised in accordance with the *Lighting for Roads and Public Spaces Standard*.
 - v. landscaping, including landscape structures or features (such as artwork) and irrigation systems.
 - vi. amenities for people using the reserve, including toilets and change rooms.
 - vii. food preparation and related facilities for people using the reserve.
 - viii. maintenance depot.
 - ix. portable lifeguard towers.
- b. environmental management works.
- c. demolition of buildings (other than any building that is, or is part of, a state or local heritage item or is within a heritage conservation area).



- Educational establishments and childcare facilities containing planning for child-care centres, schools, TAFEs and Universities.
- Major infrastructure corridors containing planning controls and reserve land for the protection of the 3 North South Rail Lines, South West Rail Link extension and Western Sydney Freight Line corridors.
- Three ports containing the land-use planning and assessment framework for Port Botany, Port Kembla and the Port of Newcastle.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP Exempt) provides that certain types of works do not require development consent under Part 4 of the EP&A Act. The General Exempt Development Code is set out in Division 1 of the SEPP Exempt, providing the limitations and conditions of the exemptions. They include:

- | | |
|--|----------------------------------|
| • access Ramps | • fences |
| • advertising and signage | • flagpoles |
| • aerials, antennae and communication dishes | • footpaths, pathways and paving |
| • air-conditioning units | • fowl and poultry houses |
| • animal shelters | • garbage bin storage enclosure |
| • aviaries | • hot water systems |
| • awnings, blinds and canopies | • landscaping structures |
| • balconies, decks, patios, pergolas, terraces and verandahs | • minor building alterations |
| • barbecues and other outdoor cooking structures | • mobile food and drink outlets |
| • bollards | • playground equipment |
| • charity bins and recycling bins | • screen enclosures |
| • earthworks, retaining walls and structural support | • sculptures and artworks |
| | • temporary uses and structures |
| | • waste storage containers. |

Section 1-16 of Division 2 of the SEPP Exempt provides the General Requirements for exempt development.



Appendix 2

CORE OBJECTIVES FOR CATEGORIES OF COMMUNITY LAND (*Local Government Act 1993*):

36E Core objectives for management of community land categorised as a natural area

The core objectives for management of community land categorised as a natural area are:

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Biodiversity Conservation Act 2016* or the *Fisheries Management Act 1994*.

36F Core objectives for management of community land categorised as a sportsground

The core objectives for management of community land categorised as a sportsground are:

- (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

36G Core objectives for management of community land categorised as a park

The core objectives for management of community land categorised as a park are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

36H Core objectives for management of community land categorised as an area of cultural significance

- (1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
- (2) Those conservation methods may include any or all of the following methods:



-
- (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance.
 - (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
 - (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.
 - (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact).
 - (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
- (3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

36I Core objectives for management of community land categorised as general community use

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

36J Core objectives for management of community land categorised as bushland

The core objectives for management of community land categorised as bushland are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
 - (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
 - (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
 - (d) to restore degraded bushland, and
 - (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
 - (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
 - (g) to protect bushland as a natural stabiliser of the soil surface.
-

**36K Core objectives for management of community land categorised as wetland**

The core objectives for management of community land categorised as wetland are:

- (a) to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and
- (b) to restore and regenerate degraded wetlands, and
- (c) to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

36L Core objectives for management of community land categorised as an escarpment

The core objectives for management of community land categorised as an escarpment are:

- (a) to protect any important geological, geomorphological or scenic features of the escarpment, and
- (b) to facilitate safe community use and enjoyment of the escarpment.

36M Core objectives for management of community land categorised as a watercourse

The core objectives for management of community land categorised as a watercourse are:

- (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) to restore degraded watercourses, and
- (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

36N Core objectives for management of community land categorised as foreshore

The core objectives for management of community land categorised as foreshore are:

- (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and
- (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.



Appendix 3

CUDAL SHOWGROUND – USER GROUP CONSULTATIONS – SWOT ANALYSIS

The Showground User Groups Workshop, 6.30 pm Thursday 9 May 2023 (10 attendees plus 3 Council), Community Hall Cudal.

SWOT

Strengths

- The locality is great -its size and scale, future development potential (especially the equine industry), new developments mean business
- The “bones are there”
- Essential services are well developed
- The showground is the social hub of the community
- Flood free site
- The site’s strong backbone has space to expand activities
- A combined committee operates across user groups
- The committee has its website – cudalshowground.com

Weaknesses

- Some confusion regarding risk management and public liability (unfettered access to community land verses abuse of property)
- Power transformer has capacity limitations
- The responsibility for ground maintenance – no assistance, no shared responsibility statement, no leadership and coordination
- Lack of signage e.g., Cudal Showground, welcome, activities held etc.
- No promotion of Showground activities off-site
- Substandard boundary fences
- Money constraints to assist developments and ongoing maintenance, creates concerns regarding long term viability of the Showground
- No outside support
- Lack of new volunteers
- Conflicting needs across user groups

Opportunities

- To become “bigger and better”
- More regular events – equine, markets, combined events etc.
- Opportunity to be the “central hub” (of many activities in Cudal)
- Tie in with other events held locally and regionally e.g., Wine and Food Festival, Orange 360 etc.
- Centrality
- Provide for the needs of different community groups
- If shelters were introduced (weather roofing) to equine activity (including viewing), demand for use of facility would significantly increase

Threats

- Lack of people with the time
- Volunteers are discouraged by red tape/legislative expectations
- If discussed opportunities are NOT realised, the Showground will become unsustainable.
- Ageing infrastructure without replacement/maintenance will become unserviceable
- As activities increase, use of limited space is optimised by-rejigging of space e.g., annual showtime plus other activities, activities held in conjunction
- Continuation of lack of a communication mechanism with Council, a real threat to sustainability



Group Aspirations

Campdrafting

- Indoor arena for general equestrian
- All-weather campdraft arena
- Better stock handling facility-loading ramp
- Holding pen required
- Better roads and drainage
- Indoor stable facilities, wash bays
- Improved power and water
- Lighting of the arena and grounds general
- Require new wireless and PA system
- More showers and toilets
- Upgrade entrances
- Upgrade security
- Fence off pavilion area

Pony Club

- Mutual leadership and ownership
- Indoor arenas
- All weather arenas
- Management/maintenance/rubbish removal
- Funding
- Volunteers are scared of the burden and responsibility
- Frustration over lack of central coordination

Show Society

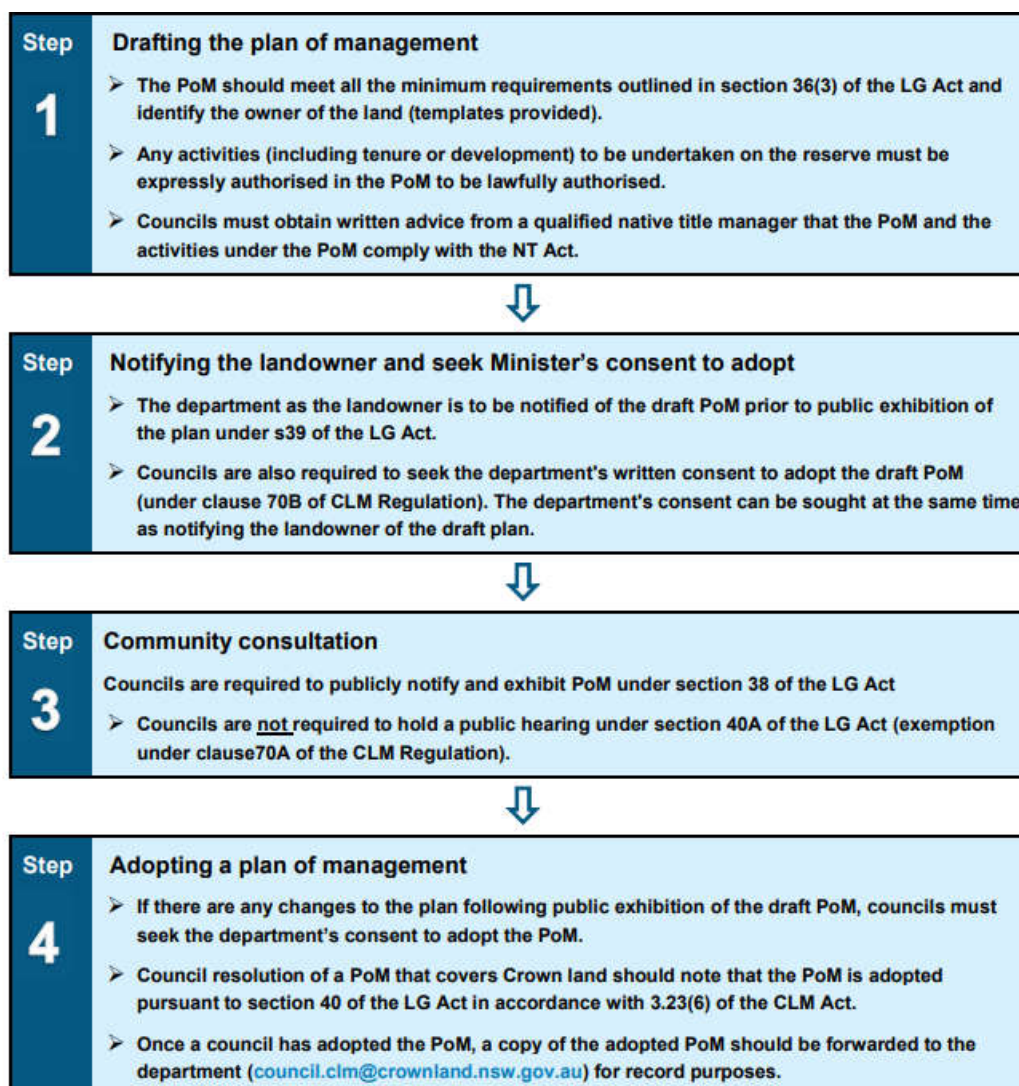
- Improve community participation
- Diversify the activities at Show time
- Council participation in preparing Showground – e.g., rabbit control, maintenance
- Fencing off biosecurity area is a priority especially during Show time.



Appendix 4

KEY STEPS IN PREPARING THE FIRST POM FOR CROWN RESERVES.

(From Page 5 – Developing plans of management for community land Crown reserves - NSW Department of Planning, Industry and Environment).





DRAFT PLAN OF MANAGEMENT EUGOWRA SHOWGROUND



June 2023



Plan of Management
Eugowra Showground

In the spirit of reconciliation, the Cabonne community acknowledges and pays respect to the Wiradjuri people, the traditional custodians of the land referred to as Cabonne. The Cabonne community also pays respect to the Elders, both past and present, of the Wiradjuri Nation and extends that respect to other Indigenous Australians who are present in the Cabonne area. We recognise Aboriginal spiritual, social and cultural connections to these lands and waters, and state our commitment to ensuring that Aboriginal rights, as enshrined in legislation, are upheld and not eroded.

Version Control

Date	Comment
17 / 07 / 23	Initial Draft (v1.3)
03 / 11 / 23	Amendments following Council officer review (v1.5)

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THE EUGOWRA SHOW. An Unqualified Success!

The ninth annual Show of the Eugowra P. and A. Association last week was one of the best exhibitions ever held in the district. Both the attendance and the entries were large in number, and the exhibits in general were of a high standard. The only fly in the amber was a fall of rain; but it did not damp the ardor of the crowd. The Show ball was a very successful event, there being a large attendance. Mr. and Mrs. W. Bruck, of Molong, supplied the music, on cornet and piano, and the duties of M C. were ably carried out by Mr. Owen Shine. The catering was in the hands of Mrs. Watson, of Parkes. For various reasons, chief among which were the six o'clock closing of hotels and the war, the Society's smoke concert was dispensed with.

From Molong Express and Western District Advertiser 16 Sept 1916



EXECUTIVE SUMMARY

Eugowra Showground is on a Crown land reserve owned by the State Government of New South Wales, managed by Cabonne Council (Council) for the benefit of the community. It is a substantial complex of crucial significance to the town of Eugowra and its neighbouring villages and rural communities. It creates a common focus for community commitment and relationships and hosts a diverse range of events, interests and activities which are all integral to the region's health and lifestyle. The annual Agricultural Show, a range of individual equine sports, the annual *Canola Club* (harness racing), markets, livestock displays, interest groups, community events and social functions all take place on the Eugowra Showground.

This Plan of Management works towards the following vision for the Eugowra Showground:

"Respecting our traditions and history in creating user-friendly facilities and services for the community's growth and enjoyment."

The intention of this Eugowra Showground Plan of Management (ESPoM) is to provide Council with a framework that enables decisions regarding the site, to be made on an informed, consistent and equitable basis over the next decade. Specifically, it will provide a strategic framework to:

- direct the operation and development of the land
- identify and address the legal and policy requirements of managing the land
- manage and conserve the environmental and historical significance of the land, where present
- identify and manage risks
- describe how to promote and protect the intended use of the land
- initiate new delivery of emerging and key community services from the Eugowra Showground.

This ESPoM meets all the requirements of the *Local Government Act 1993* (LG Act). Under this ESPoM, the land at the Eugowra Showground is categorised under the LG Act as:

- Sportsground
- General Community Use

A description of each category of land as it exists at the Eugowra Showground is provided.

The current use patterns, built and natural assets and their condition, emerging trends, constraints and influences, have been considered within this ESPoM.



Key challenges for the Eugowra Showground are to:

- maintain and improve facilities and services whilst contending with high costs associated with the management of aging infrastructure
- generate new sources of income by encouraging new and emerging users, through promoting further opportunities
- manage the approval process for required works coupled with administrative and legislative requirements
- manage and ensure compliance of a range of targeted tenures and use agreements
- avoid ad-hoc development
- improve event management and communication across all users and user groups especially in times of peak utilisation
- consider the role that the Eugowra Showground can provide in provision of a land-base for the delivery of a range of emerging community services
- consider aesthetic appeal in any new landscape design and improvement
- minimise the burden on the community in maintaining the facilities at the Eugowra Showground.

Issues raised in discussions with Council and user groups of the Eugowra Showground have also been considered in developing a range of appropriate responses for its management, including works, approvals, accountabilities, communication and revenue. A masterplan produced in 2021 by Council for the Eugowra town, including the Showground area, has also been considered here.

This ESPoM therefore presents modified strategies and new directions which will drive better communication, cooperation and revenue raising possibilities over the next 10 years. It also considers the Showground's built and natural environment, its history, and the needs of its users. The success of these strategies and the roll out of the Plan is based on maintaining cooperation and good-will between all responsible participants, and a strong acknowledgement of the value of enthusiastic volunteer members.

The location of the Eugowra Showground is shown in Figure 1.



Plan of Management
Eugowra Showground



Figure 1 – Locality Diagram, Eugowra Showground

This ESPoM is presented in two principal sections:

Part A – **BACKGROUND:** defines and describes the Showground in terms of the required policy and legislative framework, historical, physical and cultural characteristics.

Part B - **THE PLAN:** describes what is determined for the Eugowra Showground's future, including a management structure, accountabilities, opportunities for increased income, and an implementation plan which addresses and depicts the needs and priorities of the Showground's physical, social and cultural environment. An implementation plan provides the strategies and actions required to achieve this ESPoM.



PART A – BACKGROUND

1 HISTORY

To appreciate the social and economic base which has influenced the development of the Eugowra Showground over many years, and the important services it provides the community today, it is relevant to highlight the history of Eugowra and its area.

1.1 Traditional Owners

The traditional owners of the Eugowra area are the *Wiradjuri*, originally one of the largest linguistic groups in NSW whose boundary extended from near Cassilis in the northeast, to the Darling River in the west, the Murray River in the south, and the Great Dividing Ranges to the east. The word “Eugowra” comes from a Wiradjuri word meaning ***the place where the sand washes down the hill***.

Although relationships between the local tribe and the early Europeans were initially amicable, friction rose between the groups and by 1824, martial law was declared. A newspaper editorial reviews the early encounters between the Wiradjuri and the Europeans at that time, leading to the ultimate dominance of the new settlers:¹

“The blacks were very troublesome, and much of the work of yard or hut building was done in a constant dread of an attack by the aboriginals. The sphere of the white man’s influence spread, however, and gradually the whole of the country was brought under pastoral occupation....”

As pastoralism spread throughout the west, there were fewer and fewer places for the Wiradjuri to live, and at the end of the period of frontier violence, they would drift towards the properties of the pastoralists who were more sympathetic. The descendants of mixed unions continued to marry into established Aboriginal families and Aboriginal labour became valuable to the pastoralists, particularly during the gold rush era.

Large pastoral properties commenced to be broken up and subdivided as a result of the various land reforms, and the Aboriginal labourers and their families were scattered. Unless employment was successfully sought elsewhere, many Aboriginals were forced onto reserves, recently established by the Aborigines Protection Board. The Census Returns of 1894 shows that 51 Aboriginal people were living in the Eugowra area at that time. The Eugowra Aboriginal Reserve was established in 1899. By 1900, no families or large groups of Aboriginal workers camped together.²

During the twentieth century, showgrounds had important social significance to Aboriginal people all over the central west and beyond. For instance, they offered shelter when town visits occurred between family groups, and most importantly, provided a significant venue for participation in sport by Aboriginal people. Boxing tents which regularly featured Aboriginal boxers were a major attraction for show attendees all over NSW and in other states.

¹ The Great Mudgee District: *Mudgee Guardian* 20 March 1900.

² How the Wiradjuri people of Central West NSW survived first contact with European settlers. *ABC Central West* Monday 20 August 2018.



1.2 European Settlement

The first European to come to the area is understood to have been surveyor George Evans in 1815, who was instructed by Governor Lachlan Macquarie to find passage to the western areas. Evans marked a tree at the junction of the Lachlan River and Byrnes Creek (which he named after a convict in his party). This junction is the present-day location of the Eugowra town, and the furthest west any European had travelled into the country at that time.³

In 1817, John Oxley, then accompanied by George Evans, passed through the Eugowra area and the Lachlan River, in a subsequent expedition to explore the inland. It was this trip, which appeared to coincide with unusually wet times, that initiated and perpetuated the theory of the Australian inland sea.

In 1834, pastoral settlement began with the establishment of "Eugowra Station". Sheep, wheat and lucerne were established on the property in later years, thus commencing the agricultural industry and traditions of the area.

In the 1860s, the village of Eugowra was developed on the old station around a bridge over Mandagery Creek which formed part of the route to the Lachlan Goldfields to the west. In 1866, there were 24 residents living in Eugowra. In 1881, the town was surveyed and included a police station, courthouse, and later a school.

The most famous incident in the history of Eugowra occurred in 1862, when Frank Gardiner's bushranging gang, then including another infamous bushranger, Ben Hall, undertook Australia's largest gold robbery. With two bullock teams, the gang blocked the road east of Eugowra to halt the coach carrying the booty. Two troopers were wounded in the gun fire which resulted, and the gang fled the scene. Hall was later captured and charged but was released when another captured gang member (Dan Charters) refused to name Hall as one of the participants.⁴ This incident in the history of Eugowra is now well promoted through painted murals in the township and has now become a popular tourist story and destination (see Figure 2).

³ George Evans (explorer). *Wikipedia*.

⁴ Eugowra. *Wikipedia*.



Plan of Management
Eugowra Showground



Figure 2 - Gardiner's Gang - Eugowra Gold robbery, 1862 - from the murals in Eugowra township

On November 14, 2022, Eugowra was affected by severe flooding that resulted in damage to ninety percent of the town's buildings, including 216 houses. Two people were confirmed to have died, and the Mandagery Creek peaked at 9.8m.⁵ This devastating event now casts new light on the potential utility of the flood-free Eugowra Showground site, not only for community safety, comfort, social exchange and sustainability, but also delivery of some essential community services into the future.

1.3 The Establishment of the Eugowra Showground

Portion 71⁶ along the Eugowra to Canowindra Road was surveyed in April 1882 and dedicated for Public Recreation on 22 March 1883 (see Figure 3). That dedication was initially created over the whole of Portion 71 (being 160 acres or approximately 65 hectares). The initial Trustees for the management of the dedication, appointed 20 July 1883 were:

- Laurence Kirby
- Donald Chester
- John Frederick Maher
- William Tyler
- James Greenhalgh

⁵ Eugowra, NSW. *Aussie Towns*.

⁶ Portion 71 in the Parish of Trajere County of Ashburham.



Plan of Management
Eugowra Showground

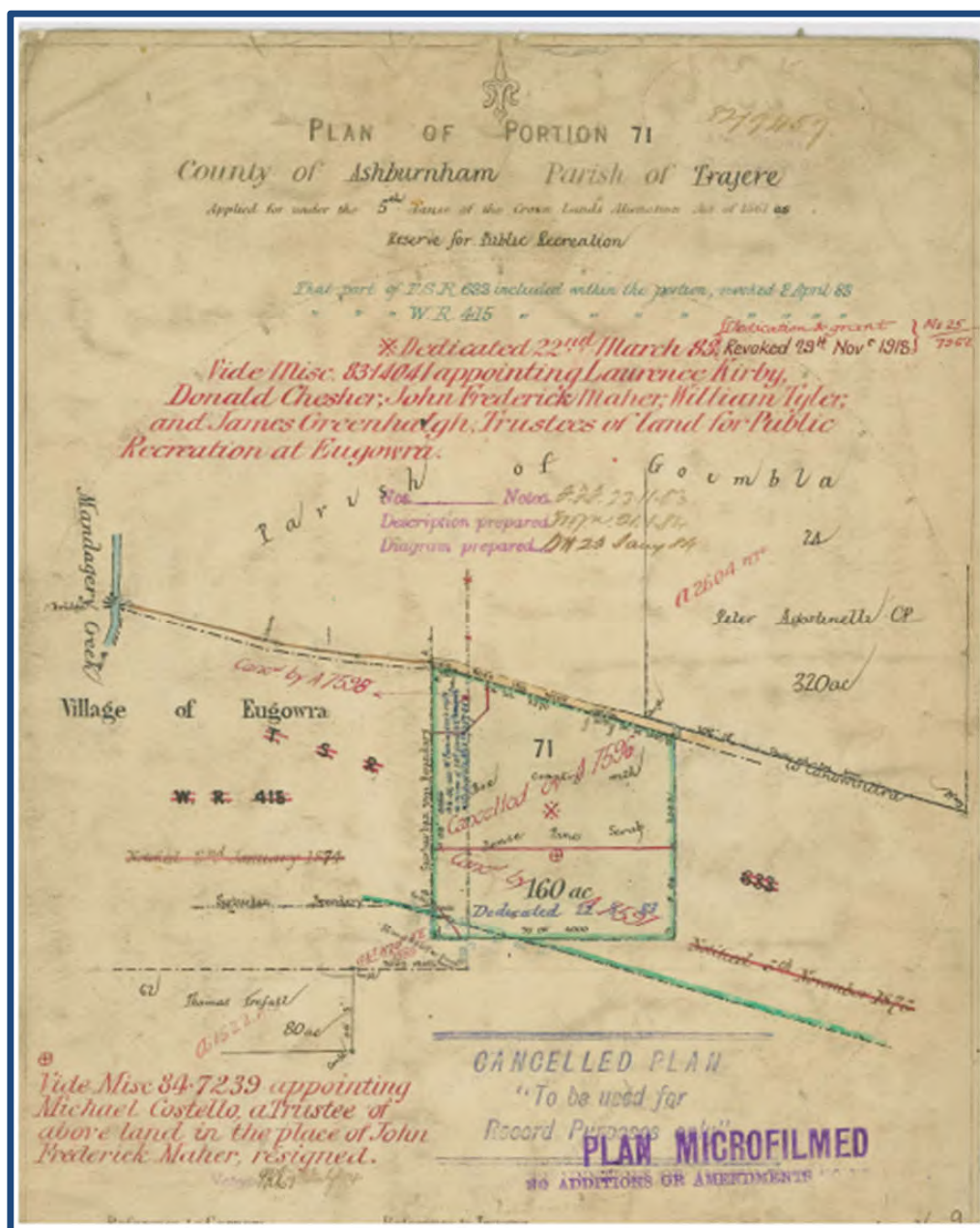
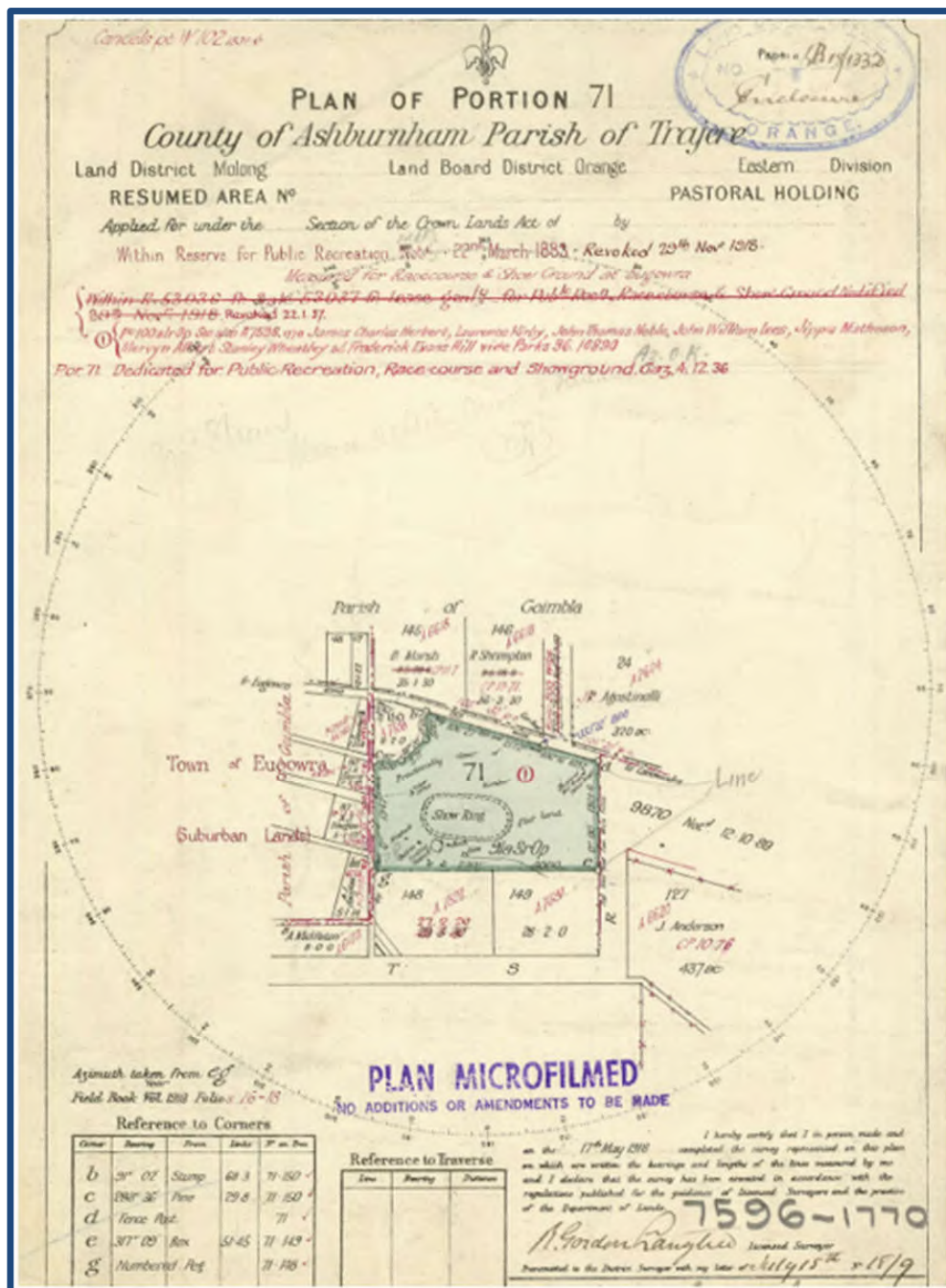


Figure 3 – Original Plan of Portion 71



Plan of Management
Eugowra Showground

Towards the end of World War 1 (May 1918), Portions 148, 149 were surveyed out of the dedication as returned soldiers' special holdings. Portion 150 was also surveyed reducing Portion 71 to its current size of 91 acres 3 roods or approximately 40.5 hectares (see Figure 4).





and saddling paddock being practically clear of timber on flat land. The plan of Portion 150 (8 acres and 2 roods) shows a few scattered box and pine trees (see Figure 5).

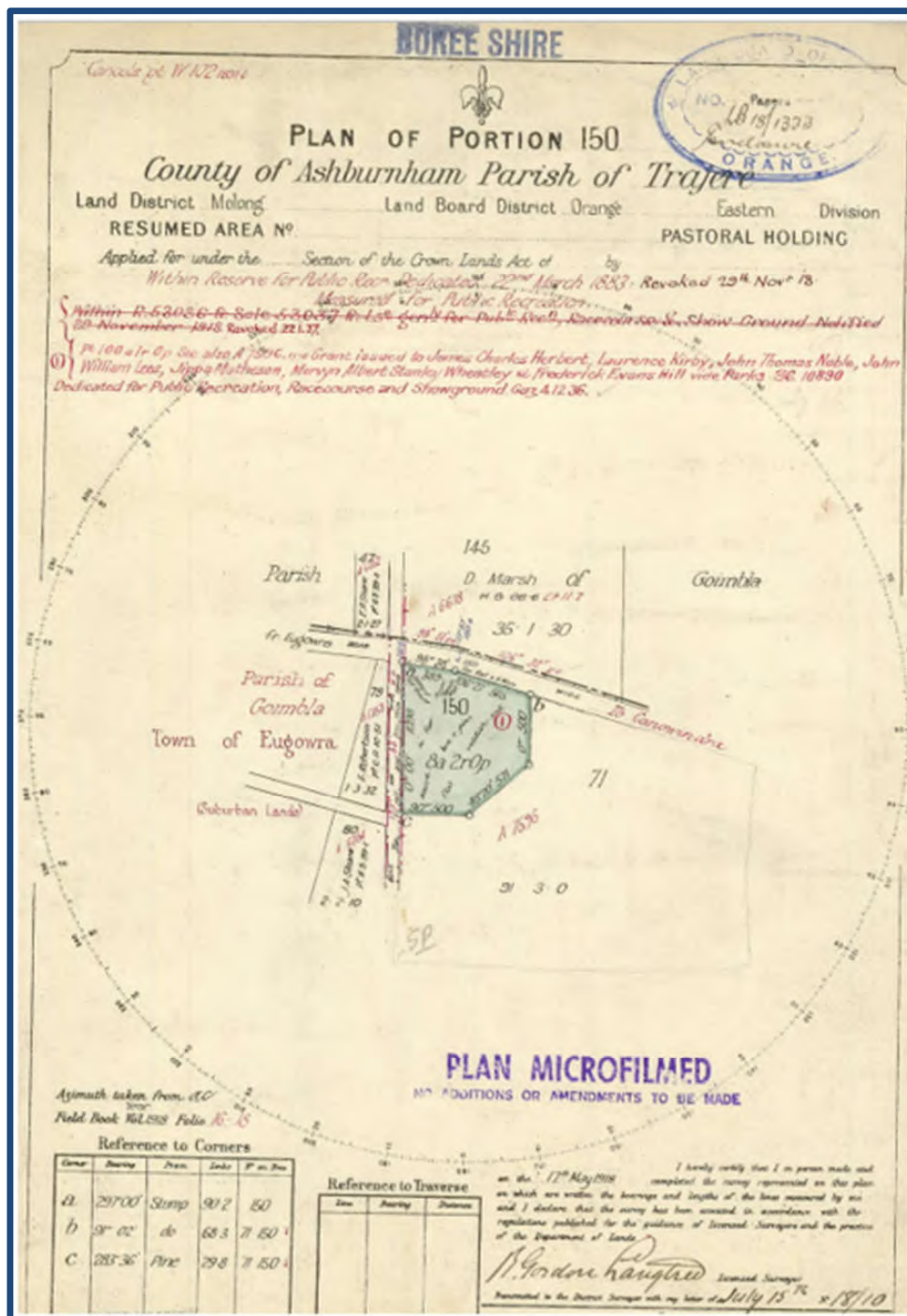


Figure 5 – Portion 150 surveyed 17 May 1918



Plan of Management
Eugowra Showground

On 29 November 1918, the original dedication was revoked and Portions 71 and 150 were reserved (as Reserve 53036) for Public Recreation, Racecourse and Show Ground.

On 4 December 1936 Portions 71 and 150 were dedicated for *Public Recreation, Racecourse and Showground*, and on 11 December 1936 the following Trustees were appointed:

- James Charles Herbert
- Laurence Kirby
- John Thomas Noble
- John William Lees
- Jippa Matheson
- Mervyn Albert Stanley Wheatley
- Frederick Evans Hill

Two weeks later the land was granted to these gentlemen on trust. They and their subsequent replacement trustees managed the land until, at their resignation, on 17 January 1947 the Council of the Shire of Boree was appointed as Trustee. Title was transferred to that Council on 16 October 1947.

Following various legislative changes in the management of Crown land, and changes in the areas and names of local government authorities Cabonne Council is now Crown land manager of Reserve D.590015 for the purposes of the *Crown Land Management Act 2016* (CLM Act).



2 LEGAL FRAMEWORK

Crown land is owned by the State of New South Wales for the benefit of all persons. Local Government Authorities manage Crown land on behalf of the State, as Crown Land Managers, under Division 3.4 of the CLM Act. The CLM Act provides that a council manager⁷ is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993* (LG Act).

The CLM Act requires councils to undertake Plans of Management for Crown reserves as per the requirement of the LG Act.

The LG Act provides the legislative framework for Council's day to day operations, and it identifies Council's responsibility to actively manage land and to involve the community in developing a strategy for management.

This ESPoM has been prepared in order to achieve a balanced, responsible and ecologically sustainable use of the land and to ensure that it addresses the needs of the local neighbourhood, the broader community, and the environment. It has been prepared to meet the requirements of the LG Act.

2.1 Public Land

This land, briefly described above, is Crown land managed by Cabonne Council.

Under the LG Act, all public lands must be classified as either community, or operational land. The land shown in [Figure 1](#) has been classified community land under the provisions of the LG Act and Section 3.22(1) of the CLM Act.

The purpose of the classification is to clearly delineate which land should be kept for use by the general public (community land) and which land need not be kept for that purpose (operational land). The major consequence of the classification is that it determines the ease or difficulty by which the land may be alienated by sale, lease or other means. Community land would ordinarily comprise land such as a sportsground, hall, public park etc.,⁸ and operational land would consist of land which facilitates carrying out of a public service, such as works depots, or land held as a temporary asset or investment.

Community land:

- cannot be sold
- cannot be leased, licensed or any other estate granted over the land for more than 30 years⁹
- must have a Plan of Management (PoM) prepared for it.

⁷ A council manager is a local council which has been appointed crown land manager of a reserve under Section 3.3 of the CLM Act.

⁸ See the note to Chapter 6, Part 2 of the LG Act.

⁹ Approval of the Minister of the Minister administering the LG Act is required for leases over 21 years.



2.2 Plans of Management

The LG Act requires that Council prepare a PoM in conjunction with the community to identify the important features of the land, clarify how Council will manage the land and how the land may be used or developed. Until a PoM for community land is adopted, the nature and use of the land cannot be changed. To change this, the Plan must be revised.

Council will undertake the required process as per Section 36 of the LG Act and Section 3.23 of the CLM Act for this ESPoM.

Specifically, the LG Act requires that a PoM must identify:

- Category of the land.
- Objectives and performance targets of the Plan with respect to the land.
- Means by which the Council proposes to achieve the Plan's objectives and performance targets.
- Manner in which the Council proposes to assess the objectives and performance targets.
- Condition of the land, and of any buildings or other improvements on the land, as at the adoption of the Plan.
- Use of the land and any such buildings or improvements as at adoption.
- Specific purposes for which the land, and any such buildings or improvements, will be allowed to be used.
- Specific purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
- A description of the scale and intensity of any such permitted use or development.

2.3 Categorisation and Objectives

As required by legislation for the purposes of the PoM, community land is categorised as one of the following:

- Natural Area
 - Bushland
 - Wetland
 - Watercourse
 - Escarpment
 - Foreshore
- Sportsground
- Park



- Area of Cultural Significance
- General Community Use.

Once categorised, community land is also subject to specified objectives which are outlined in the LG Act, and in this ESPoM (see Section 10).

2.4 Types of Plans

The LG Act allows a PoM to cover one or multiple parcels of land.

Where multiple parcels of land are covered in one plan (Generic Plans), the LG Act specifically states what needs to be included. Where a PoM covers one parcel of land (Specific Plans), like this Plan, there is greater detail on what has to be prescribed in the Plan. A Generic Plan sets the framework of how the land is to be managed. A Specific Plan clearly outlines precise management proposals.

PoMs for community land are periodically reviewed to enable changing social, economic and ecological conditions to be taken into account and consequently amendments to the Plan may occur. This ESPoM is Eugowra Showground's first PoM under the provisions of the required legislation, although a Eugowra Town Masterplan (draft) which included the Showground area, was completed by Council in 2021. Particularly as it involved public consultation, this masterplan provides some value in the compilation of this plan.

The location of the Eugowra Showground is shown in [Figure 1](#) and a more detailed site map as Figure 6.



3 SITE DESCRIPTION

3.1 Land Parcels

The lands for which this ESPoM is compiled, lie within the Cabonne Local Government Area, adjoining the eastern extremity of Eugowra in Central Western New South Wales.



Figure 6 – Diagram showing Land included in this ESPoM

The property address of the Showground is 21 Noble Street Eugowra 2806, covering Lots 71 and 150 in Deposited Plan (DP) 750182.

The Showground is bounded by Noble Street in the west, Nangar Street in the north, Reserve 94126 for Future Public Requirements to the east and private rural lands on the southern boundary. Visitors enter the Showground's main gate off Noble Street, with an additional entry option 140m to the south of the main entry.

The total area of the Showground is 40.42 hectares.



3.2 Ownership and Management

The Showground is on land with title held in the first schedule by The Council of the Shire of Boree. The land is Crown land for the purposes of the CLM Act¹⁰ and is subject to Reserve D.590017 for the following purposes:

- public recreation, racecourse and showground¹¹
- community purposes and rural services¹²
- levee bank¹³

All assets on the Showground are owned by the State of New South Wales.

Council is the appointed Crown land manager under the CLM Act.¹⁴

Lot 71 DP 750182 is subject to an easement for Flood Levee (shaded green on Figure 6) acquired by Council on 1 April 2021.

Section 3.21 of the CLM Act authorises Council to manage the land as if it were public land within the meaning of the LG Act. Under the LG Act, all public lands must be classified as either community or operational land and this land has been classified community land.

Native Title

Crown land in Australia is subject to Native title under the *Native Title Act 1993* (Commonwealth). On Crown land native title rights and interests must be considered unless:

- native title has been extinguished, or
- native title has been surrendered, or
- determined by a court to no longer exist.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues

¹⁰ The land became Crown land with the commencement of the CLM Act under Section 6 Schedule 7.

¹¹ Dedicated under Section 24 of the *Crown Lands Consolidation Act* on 4 December 1936.

¹² Additional Purpose added under Section 2.14 of the CLM Act on 5 May 2023.

¹³ Authorisation to use Crown land for a purpose other than the reserve purpose issued under Section 2.18(2)(b) of the CLM Act on 29 November 2019. This authorisation relates to relevant interest Licence 612099.

¹⁴ On 17 January 1947, Council, as the Council of the Shire of Boree, was appointed as Trustee. Following various legislative changes in the management of Crown land, and changes in the areas and names of local government authorities Cabonne Council is now Crown land manager of Reserve D.590015 for the purposes of the CLM Act.



- the construction of extensions to existing buildings
- the construction of new roads or tracks
- installation of infrastructure such as powerlines, sewerage pipes, etc.
- the issue of a lease or licence
- the undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993 (Cwlth)*.

Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALR Act) seeks to compensate Aboriginal peoples for past dispossession, dislocation and loss of land in NSW. The lodgment of an aboriginal land claim (ALC) under Section 36 of the ALR Act, over Crown land creates an inchoate interest in the land for the claimant pending determination of the claim. The Department of Planning and Environment – Crown lands (DPE-CL) advises that, if the land is subject to an undetermined ALC, any works, development or tenures authorised by the ESPoM should not go ahead if:

- The proposed activity could prevent the land being transferred to an ALC claimant in the event that an undetermined claim is granted.
- The proposed activity could impact or change the physical/environmental condition of the land, unless:
 - the council manager has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity, and/or
 - the council manager has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (in whole or partial) from the land claim.
- The proposed activity is a lease to be registered on title unless the council manager has obtained written consent from the claimant Aboriginal Land Council.

At the time of drafting, DPE-CL advised there were no undetermined ALCs over the Showground.



4 PLANNING INSTRUMENTS AND POLICIES

The Eugowra Showground is managed and developed subject to this ESPoM, environmental planning instruments and Council policies.

4.1 State Environmental Planning Policies

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required. The Eugowra Showground is subject to the State Environmental Planning Policies. Important amongst these in the development of the Showground is *State Environmental Planning Policy (Transport and Infrastructure) 2021* or the T&I SEPP.

Section 2.73 of the T&I SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LG Act.

All impacting State Environmental Planning Policies are listed below. Those that are considered more relevant to the future of Eugowra Showground and this ESPoM are underlined and briefly described in **Appendix 1**:

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Resources & Energy) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- State Environmental Planning Policy (Transport and Infrastructure) 2021



4.2 Land Zoning

Under the *Cabonne Local Environmental Plan 2012 (CLEP)*, the Eugowra Showground in total is zoned RE2 – Private Recreation.

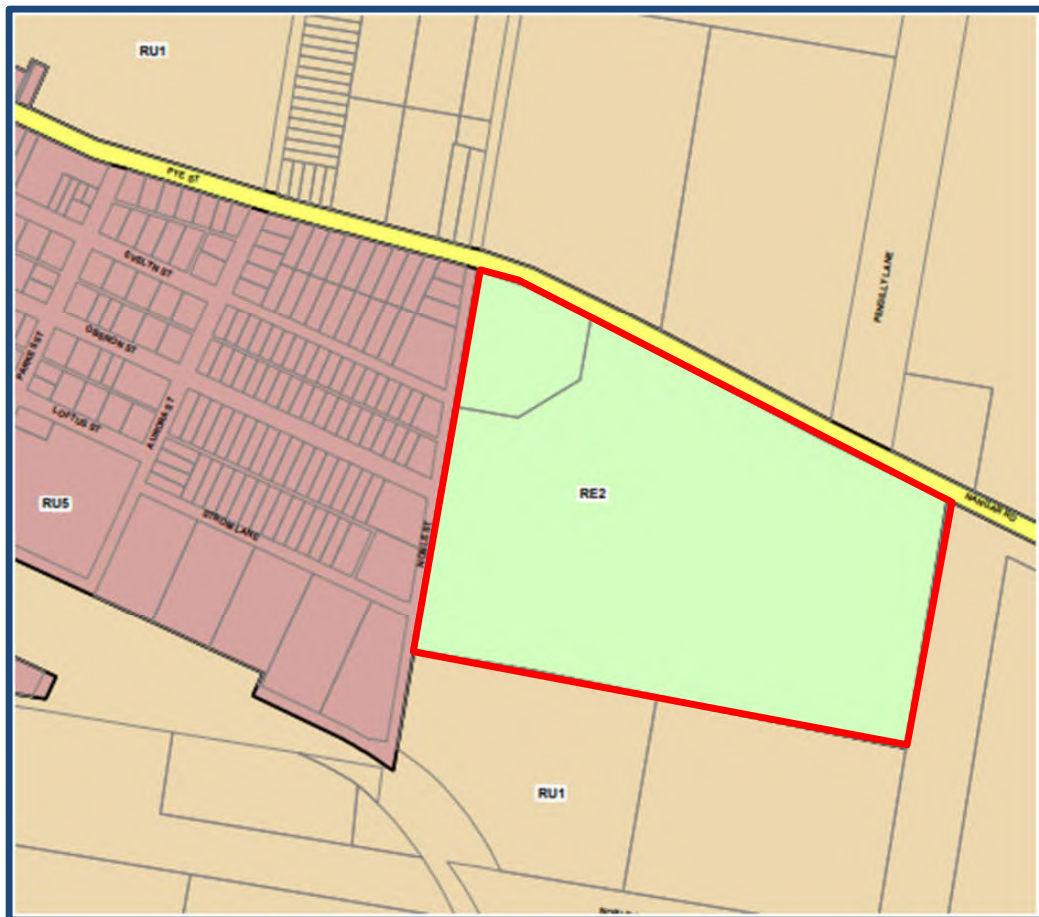


Figure 7 – Zoning Plan

The Cabonne Local Environment Plan zones the Showground as RE2 – Private Recreation.

The objectives of the RE2 – Private Recreation zone are:

- 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.



On land zoned RE2, the following activities are permitted without consent:

- Environmental protection works

On land zoned RE2, the following activities are permitted with consent:

- | | |
|--|-----------------------------------|
| • aquaculture | • moorings |
| • boat launching ramps | • recreation areas |
| • boat sheds | • recreation facilities (indoor) |
| • camping grounds | • recreation facilities (major) |
| • community facilities | • recreation facilities (outdoor) |
| • eco-tourist facilities | • registered cubs |
| • emergency services facilities | • restaurants or cafes |
| • flood mitigation works | • roads |
| • helipads | • signage |
| • information and education facilities | • water recreation structures |
| • jetties | • water supply systems |
| • kiosks | |

On land zoned RE2 all other development is prohibited, subject to State and Regional Environmental Planning Policies that apply to this land.

Figure 7 shows that the Eugowra Showground is surrounded by other lands zoned RU5 (Village) and RU1 (Primary Production).

4.3 Flood Planning

The CLEP states the objectives for Flood Planning are to:

- minimise the flood risk to life and property associated with the use of land.
- allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change.
- avoid adverse or cumulative impacts on flood behaviour and the environment.
- enable the safe occupation and efficient evacuation of people in the event of flood.

Figure 8 shows a flooding hazard planning map within the CLEP, made in 2013. However, the CLEP also highlights that as of 14 July 2021, the available flood maps may not be the last version. This is of particular importance at Eugowra, given the record flooding which impacted the town during late 2022. Council confirms that reviewed flood hazard planning and mapping is scheduled, but at the time of compiling this ESPoM, is unavailable.

Nevertheless, observations of the impact of the 2022 flooding indicate that no flood water from Manadgery Creek impacted the Eugowra Showground. Further, a flood levee constructed subsequent to 2013 along the majority of the southern boundary, seems to have protected the



Plan of Management
Eugowra Showground

Showground from the waters flowing from rural lands via Puzzle Flat Creek from the south and east.

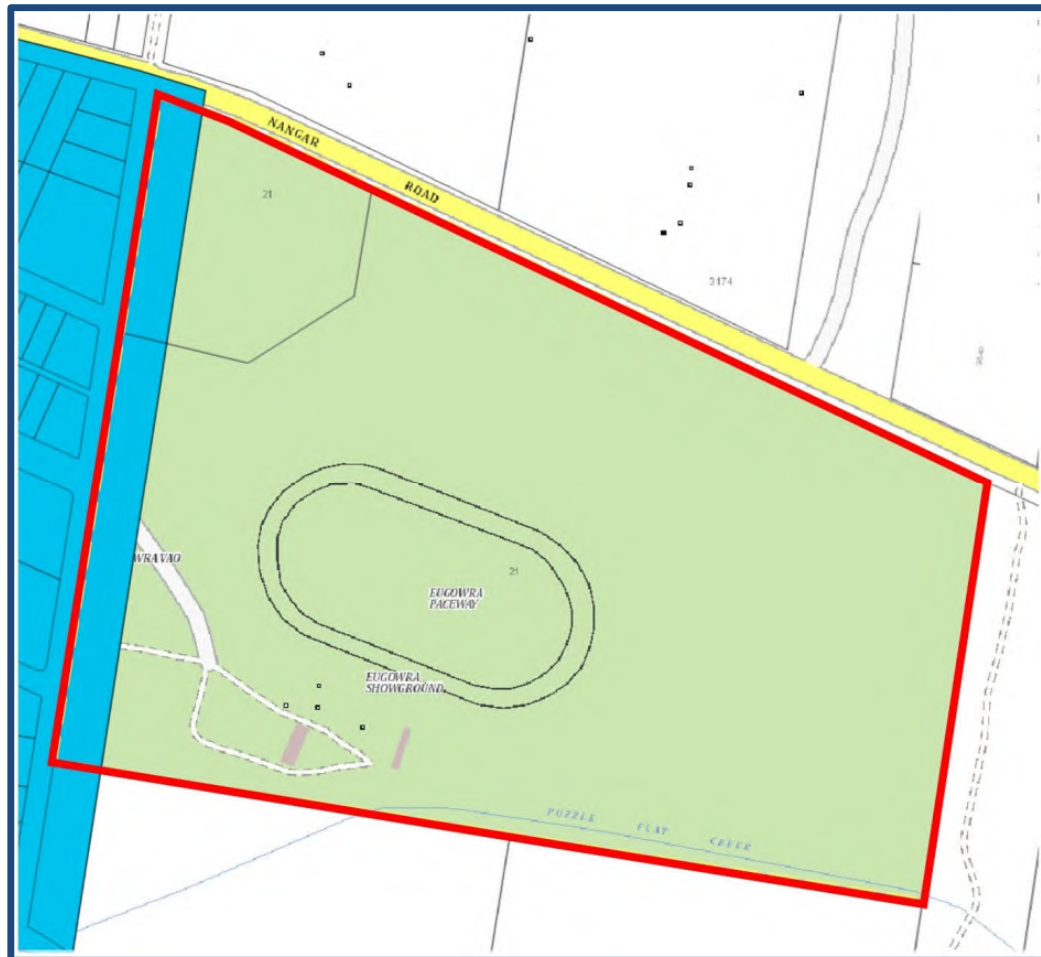


Figure 8 – Flood Planning Map 2013
Shows location of flood hazard (blue) impacting marginally within the eastern boundary of the Eugowra Showground. (Note: a flood levee has since been constructed along the southern boundary.)



4.4 Terrestrial Biodiversity and Native Vegetation Regulation

The objectives of the Terrestrial Biodiversity Clause in the CLEP are to maintain terrestrial biodiversity by:

- protecting native flora and fauna, and
- protecting the ecological processes necessary for their continued existence, and
- encouraging the conservation and recovery of native fauna and flora and their habitats.

Figure 9 shows that the environmentally sensitive area of the riparian zone of Puzzle Flat Creek within the bounds of Eugowra Showground (blue shading), is impacted by this clause, requiring appropriate consideration of the impact of any proposed developments which may impact on the values stated.



Figure 9 – Environmentally sensitive lands - Riparian Lands



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Additionally, Figure 10 highlights a mapped *Biodiversity Value* area (mauve shading), inside the southern boundary of the Showground, again approximating the riparian area associated with Puzzle Flat Creek. This mapping, completed by NSW Department of Planning and Environment, shows the area as potentially important as part of the NSW *Biodiversity Offset Scheme Threshold* which is one of the triggers for determining whether the Biodiversity Offset Scheme applies to a clearing or development proposal. It therefore identifies land with high biodiversity value that is particularly sensitive to impacts such as clearing.

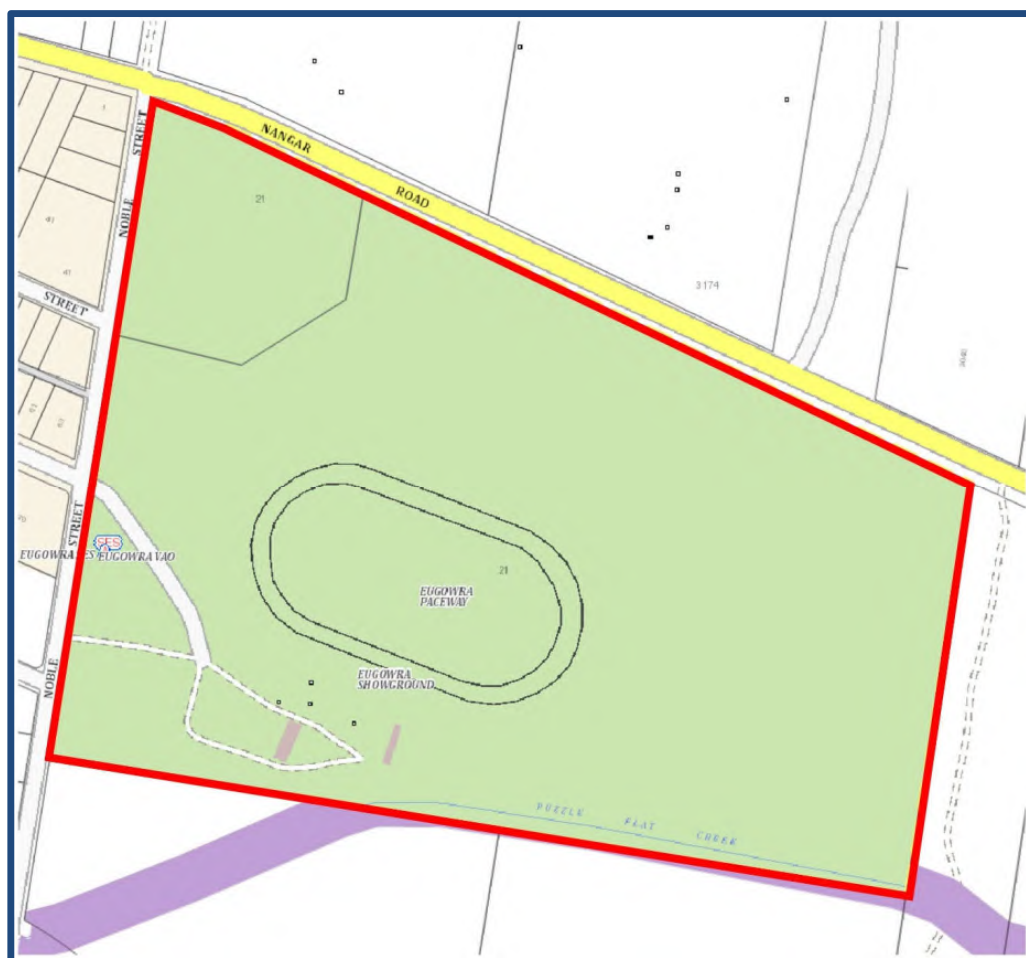


Figure 10 – Biodiversity Values Map

The area shaded mauve is potentially important as part of the NW Biodiversity Offset Scheme Threshold.

Land zoned RE2 is covered by the State Government's native vegetation laws aimed at protecting the biodiversity value of trees and other vegetation in non-rural areas of NSW and is included within the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*¹⁵ and also considered within the *Biodiversity Conservation Act 2016*. Any clearing of native vegetation requires consideration and possible authorisation under these policies.

The CLEP contains no notation of biodiversity certified land or biobanking agreement associated with

¹⁵ Part 2.3 (1)(b) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.



this land as per the *Biodiversity Conservation Act 2016*.

4.5 Groundwater Vulnerability

The entirety of the area occupied by Eugowra Showground is shown in the CLEP to be impacted by a groundwater vulnerability consideration (Figure 11Figure 11).

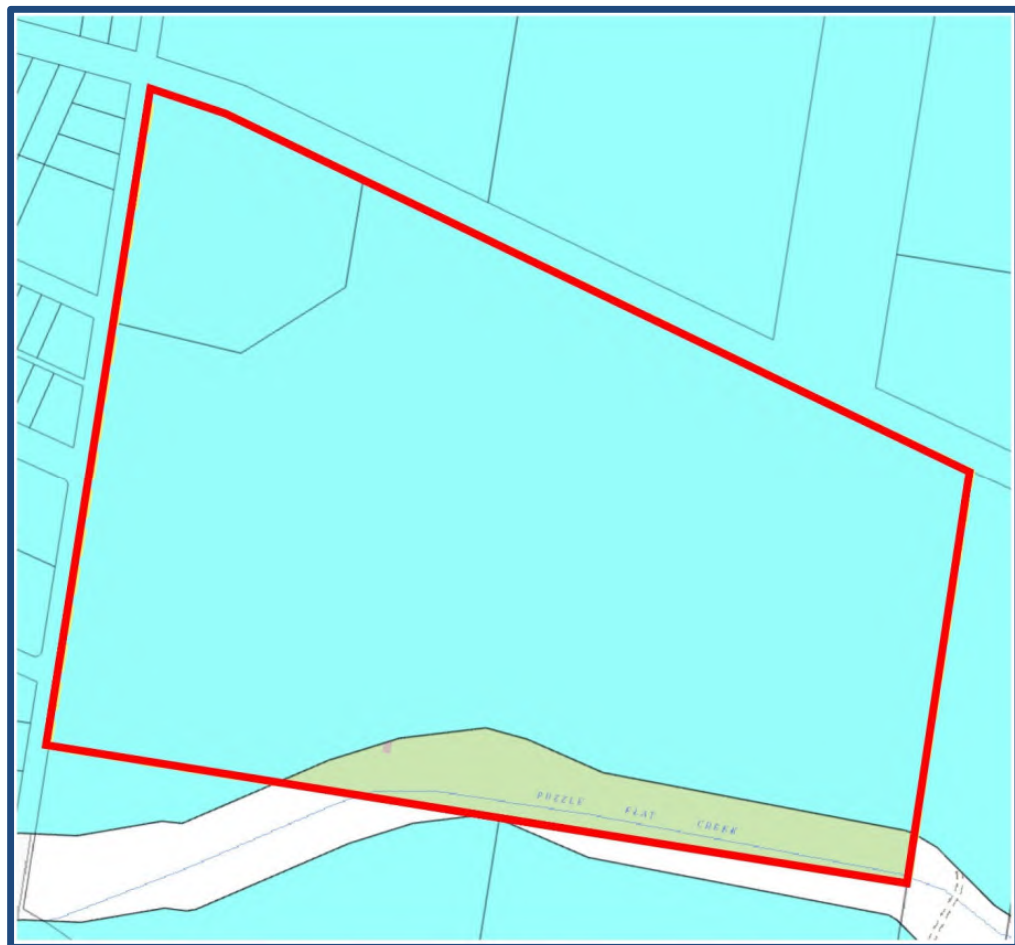


Figure 11 – Environmentally Sensitive Lands – Groundwater Vulnerability

The objectives of the Groundwater vulnerability clause are:

- to maintain the hydrological functions of key groundwater systems
- to protect vulnerable groundwater resources from depletion and contamination as a result of development.

Before determining a development application on this land, consideration must be made of likely consequences to the values stated. These include possible depletion and/or contamination of the



resource, impact on groundwater dependent ecosystems, cumulative impact etc.

4.6 Bush fire Hazard

Eugowra Showground has land which is designated Bush fire prone. Bush fire prone land is defined as an area of land that can support a bush fire or is likely to be subject to bush fire attack, as designated on a bush fire prone land map.¹⁶ Bush fire prone land is allocated categories of risk, which range from Bush fire Vegetation Buffer to Bush fire Categories 1 to 3.

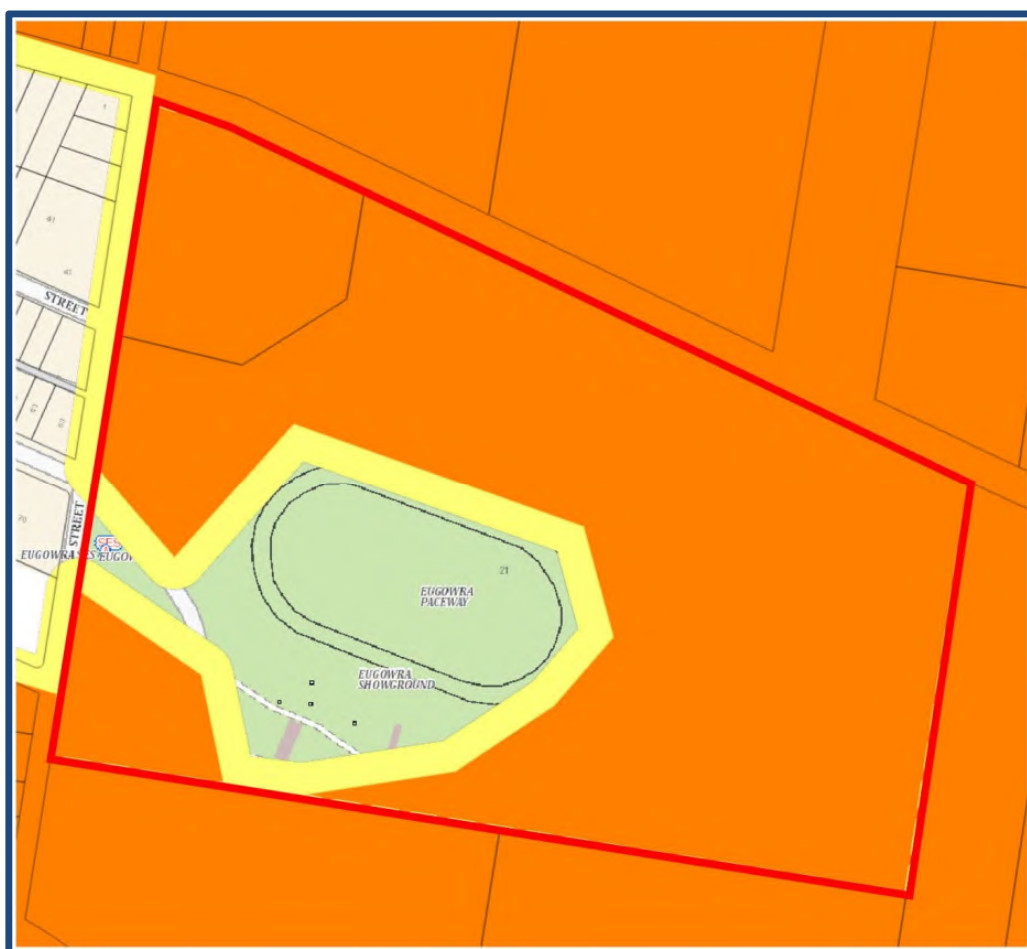


Figure 12 – Bush fire Hazard Map
Eugowra Showground shows Category 2 (buffer) as yellow, and Category 3 as orange (light).

The NSW Governments Planning portal¹⁷ describes a range of bush fire hazard rankings:

Vegetation Category 1 – considered to be the highest risk for bush fire and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production.¹⁸

¹⁶ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: *NSW Rural Fire Services*.

¹⁷ www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/lot.

¹⁸ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: *NSW Rural Fire Services*.



Vegetation Category 2 – considered to be a lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas **and will be given a 30-metre buffer**. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices.

Vegetation Category 3 – considered to be medium bush fire risk vegetation. It is higher in bush fire risk than Category 2 (and excluded areas) but lower than Category 1.

Vegetation Buffer (see definition Category 2).

Note that bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.¹⁹

Categories 2 (buffer - yellow shading) and 3 (light orange shading), bush fire prone land is shown to be present at Eugowra Showground as shown in Figure 12 – Bush fire Hazard Map.

4.7 Heritage Significance

The CLEP indicates that there are no items of heritage significance present at the Eugowra Showground.

4.8 Indigenous Heritage Significance

A search of the NSW government's Office of Environment and Heritage AHIMS Web Services:

- revealed that there were no Aboriginal sites recorded on the Showground and that there was one Aboriginal site within a 200m buffer from the site.
- did not reveal that Aboriginal places have been declared in or near the Showground (200 m buffer).

This indicates possible past occupation of the site and the possibility of there being Aboriginal Objects.

The Showground does not contain any items listed in the CLEP as being of known Aboriginal archaeological sites, nor places of indigenous heritage significance.

Any development must comply with the scheme contained in the *National Parks and Wildlife Act 1974* for the protection of Aboriginal cultural heritage.

4.9 Council Strategies, Plans and Policies

In addition to the above State policies and the directions of the CLEP, Council has developed a number of plans, general policies and papers which have either direct or indirect relevance to planning, management and maintenance of community land and Council Reserves. The main planning framework, the Integrated Planning and Reporting Framework (IPRF), accords with the NSW

¹⁹ Advice should be sought from the Eugowra Rural Fire Service regarding any planned bush fire hazard management at the showground.



Government's direction that councils are required to develop a hierarchy of plans which assist councils deliver long, medium and short-term plans. The IPRF recognises that most communities share the common aspirations to live and work in a safe, healthy and pleasant place, in a sustainable environment, where there exist opportunities for social interaction and employment, and provision of reliable infrastructure.

The following lists those plans, strategies and policies of particular relevance for the future of the Eugowra Showground:

- **Cabonne Community Strategic Plan 2022-2032** – identifies the community's vision for the future, long term goals, and strategies to achieve such. It also outlines how Council will measure progress towards that vision, for which it shares responsibility with other partners such as state agencies, non-government business and industry groups, joint organisations and community groups. The plan will protect and strengthen what is valued about Cabonne local government area, such as the spirit of community, the lifestyle and the diversity of opportunity, as well as enhancing the future socially, economically, culturally and environmentally.
- **Community Engagement Strategy 2022-2026** – ensures that people impacted by Council's decisions will be provided with the opportunities to have a say during the process leading up to that decision. The strategy outlines Council's commitment to actively engage the local community through best-practice consultation methods. It sets out clear guidelines about how Council will engage and outlines the approach to community engagement including methodologies, tools and techniques. This ensures community confidence in planning systems are developed and maintained.
- **Cabonne Recovery Plan – Building back a better Cabonne** – outlines the actions the community and Council will take in response to the flood event of 2022 and breaks down the estimated costs to repair critical infrastructure as well as the cost to local homes, businesses and the natural environment and wellbeing of the community. The corresponding list of projects presented in the Recovery Plan have direct and indirect relevance to activities and functions at the Showgrounds of impacted towns.
- **Delivery Program 2022-2026** – outlines the suite of actions and activities that will be delivered by Council over the term, with timeframes, priorities and funding available. It acknowledges the incredibly difficult period experienced by people in Cabonne, with many suffering losses due to devastating flooding events during November 2022. It further recognises that this event was preceded by severe drought, mouse plagues and other flooding events with impacts felt widely across the local government area. Formalising and implementing Crown land PoMs is one of many proposed activities within the Delivery Program which has direct relevance to Cabonne's showgrounds. Managing the floodplains at Molong and Eugowra are commensurate actions within the Delivery Program, which will impact on the management of showgrounds in both towns. Over the Delivery Program period from 2022-26, Council is also undertaking a program of works to "Activate Cabonne", focused on the energising the towns of the local government area through new works and initiatives. Masterplans continue to be developed for nominated towns. Proposed actions include a Multi-purpose Centre for Eugowra.

Cascading down the planning hierarchy, operational plans show projects and activities Council will undertake in a specific year.



- **Strategic Asset Management Plan 2022-2031 (SAMP)** – aligning with the long-term Financial Plan and the Workforce Management Plan, Council achieves effective financial and asset management, including sound policies and processes for performance management and reporting, asset maintenance and enhancement, funding decisions, and risk management. Council's showgrounds are nominated in the SAMP as examples of assets, though acknowledges them as being occupied by other organisations which may be self-funding, including through attracting grants.
- **Eugowra Town Masterplan 2021** – Developed with community input, the masterplan includes a spatial representation of required new works proposed in the consultations, for installation at Eugowra Showground.
- **Cabonne Settlement Strategy 2021-2041** – This plan identifies key issues facing each of the eight key settlements in Cabonne, develops strategies to address those issues and manage the future growth and enhancement of each of those settlements over the next twenty years. At Eugowra, the plan references a pocket of land in the Showground's western corridor (Noble Street side) as land with potential to accommodate expansion for community facilities.
- **Event Management Policy** – assists community groups wanting to organise and hold a public event in the local government area of Cabonne, ensuring such events are held with best practice to ensure public safety and equity. The policy does not cover events where leases on public land are held.
- **Tree Management Policy** – establishes an intent for the management of trees on Council managed public space, property and reserves, and to advise conditions of maintenance and replacement of trees to avoid interference with power lines.
- **Cabonne Shire Disability Inclusion Action Plan (DIAP) (draft)** – describing how Council will work towards building equitable, accessible and inclusive opportunities for people with a disability. The Plan uses the outcomes of consultations which occurred with the community, facilitated by Council.
- **Hire of Community Facilities/Buildings Policy** – ensures equitable opportunity for potential by providing a system to allocate hire and concessional rates for Council owned facilities. Fees and charges are determined for regular or casual hire. (This policy does not apply to commercial properties that are leased from Council and for which contractual lease arrangements apply, or to facilities managed by S355 committees.)

Given that the requirements and structure for this ESPoM are stipulated by legislative direction, it scopes the above policies, plans and strategies for relevant ideas and initiatives.

All relevant policies and plans as listed above can be found at Council's website ([Home - Cabonne Council \(nsw.gov.au\)](https://www.cabonne.nsw.gov.au)).



5 THE PHYSICAL ENVIRONMENT

5.1 Topography, Hydrology and Drainage

The land occupied by the Eugowra Showground is mildly undulating to gently sloping. It rises to its highest point of 284m above sea level (ASL) in the vicinity of its southeastern corner, dropping to its lowest point of 274m ASL at its southwestern corner near Noble Street, which is slightly lower (0.6m) than the northwestern corner near the junction of Noble and Nangar Road. The elevation of the land in the vicinity of the Showground's northeastern corner is 282m ASL.

Site drainage therefore is generally east to west, with a concentration of flow along Puzzle Flat Creek which touches sections of the southern boundary.²⁰ A levee bank of masonry construction on its lower (main) section, and earthen in its upper section, had been designed and implemented to reduce overland flow into the Showground site from Puzzle Flat Creek. That levee continues above the eastern boundary of the racetrack, diverting flow back into an earthen flume and pipe overflow system which also carries the high flows partially from the cultivated paddock above. The cultivated utility area (which occupies the bulk of the Showground land) otherwise drains towards the northwestern corner either directly or via road verges along Nangar Road and Noble Street.

The drainage patterns and topography result in some areas at the Showground which warrant some attention with respect to drainage and utility. The two most significant are:

- The area immediately to the north and west of the Show Pavilion, where runoff is concentrated due to outflow from the immediate catchment of the racetrack at that point, and
- The lowest topographical point of the Showground (the area near the southwestern corner) which gathers runoff from:
 - the immediate upslope catchment within the Showground's main developed area, and
 - the catchment above when the capacity of the designed overflow positioned where the main levees converge (above Block C - animal stalls) is exceeded.

This may place limitations on development and activities in the southwestern section of the Showground, as well as sections of the camping area.

Figure 13 – General Runoff patterns shows general runoff directions and areas where drainage is a limitation.

²⁰ Prior to construction of the levee, flow from the creek entered the Showground at that point.



Figure 13 – General Runoff patterns

This figure also identifies (shaded blue) areas where drainage can be seasonally constrained.

5.2 Soils and Geology

The soils at the Eugowra Showground belong to the *Lachlan Soil Landscape*.²¹ This soil landscape comprises the alluvial plains and terraces of the Lachlan River, and its various tributaries. Although the Lachlan Soil Landscapes contain complex soil types, they are all related by virtue of their alluvial origins, all transported by water throughout the Quaternary Period during the last 2.6 million years, the materials formerly weathering from the rocks of the upper catchments to the east. Collectively, these have reasonable to good agricultural potential (mostly arable) though they generally exhibit hard-setting surfaces, low wet bearing strength and high soil erodibility particularly as organic matter levels decline (normally due to a long cultivation history and other intensive uses). Waterlogging can be a constraint in some circumstances and soils are subject to easy loss of organic matter on disturbance and compaction of the surface and at depth.

At the Showground site, which is an elevated alluvial terrace, a range of texture-contrast soils of the Lachlan Soil Landscape exist. Of these, topsoils (0-10cm) are generally reddish brown to fine sandy loams, poorly structured with hard setting surfaces with a field pH of 6. Topsoils merge abruptly to a medium clay with moderate structure with a field pH of 6.5. At depth (beyond 50cm), textures rapidly

²¹ King D.P 1998. Soil Landscapes of the Forbes 1:250,000 Sheet Report. In eSpade: Office of Environment and Heritage: [www.environment.nsw.gov.au/eSpadeWebapp/Soil Landscapes of Central and Eastern NSW](http://www.environment.nsw.gov.au/eSpadeWebapp/Soil_Landscapes_of_Central_and_Eastern_NSW).



become heavier (medium to heavy clays), pH's increase to at least 7 and where drainage is constrained, may show a mottling of colours (red/grey/yellow).

Figure 14 shows the characteristics of soils at various positions across the Showground, particularly colour, texture, the hard-setting surfaces, and localised impeded drainage.



Figure 14 – Soils of Eugowra Showground

5.3 Vegetation and Habitat

The original vegetative cover on the site of the Eugowra Showground had been greatly modified by the time of the first dedication of the Eugowra Showground. A surveyor's scant notation made on an early plan of the site on 17 May 1918, provides limited insight into the original vegetation:

"A small box and pine flat on reddish soil"

This was a description of the northwestern section (see Figure 5) made at a time when the vegetation of most lands immediately adjacent to most towns and villages had been heavily used as a ready source for firewood and grazing. Although the pine is all but gone from the site of the Showground, the box trees referred to, being yellow box (*Eucalyptus meliodora*), are still represented as sporadic remnant vegetation both on the more developed sections of the Showground, and across the site's main high-use area (Figure 15).



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Figure 15 – Mature box tree remnant vegetation across the Eugowra Showground



Figure 16 – Established box trees add to showground shade and aesthetics

Because of their age, these trees are well developed (featuring hollows etc.) and provide valuable habitat for birds, mammals and insects. The yellow box and other natives have also been actively planted under Showground management over the years and provide good shade and aesthetics, such as the established tree avenue inside the Showground's main entrance (Figure 16). Another valuable occurrence of box and other eucalypt trees have propagated along the defines of Puzzle Flat Creek riparian area, near the Showground's southern boundary, often in conjunction with the earthen



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levee bank component (**Error! Reference source not found.**) and further upslope.



Figure 17 – Tree establishment in the vicinity of Puzzle Flat Creek Southern Showground boundary.

Ornamental trees have been tastefully introduced onto a number of areas adding to shading and aesthetics, such as the area outside the racetrack within the landscaped garden of the Harness Racing section (Figure 18).



Figure 18 – Ornamental trees in high-use area contribute to shade and aesthetics



6 SHOWGROUND CONDITION ASSESSMENT

6.1 Assessment of Infrastructure

The Showground's main assets were inspected, photographed and recorded during the compilation of this ESPoM and a preliminary assessment of the condition of all major assets is described in Table 1, and spatially represented on Figure 19.

Table 1 – Condition of Built Assets

No	Asset	Condition	No	Asset	Condition
Apparent condition: VG = Very Good; G = Good; F = Fair; P = Poor; VP = Very Poor. ²²					
1	Show Pavilion	F	16	Emergency Services building	VG
2	Eugowra Show Society (ESS) Administration Office	G	17	Multipurpose animal stalls (102 in total, blocks A, B and C)	G
3	Amenities	F	18	Electricity supply to camping and exhibition areas and general use	G
4	Working Dog Yards/competition areas	G	19	Animal wash areas	G
5	Eugowra Pony Club (EPC) Yards, stalls, clubhouse and storage	G	20	Water tanks	G
6	Eugowra Harness Racing Club (HRC) Administration offices	VG	21	Internal fencing and barriers general	P
7	HRC amenities	VP	22	Seating (transportable)	G
8	HRC change rooms	VP	23	Flood levees -masonry (a) and earthen (b)	G
9	HRC Bar area/counter	F	24	Boundary fencing	P
10	HRC Canteen and Seating (shared area)	VG	25	Emergency water supply	F
11	HRC Mobile grandstands	G	26	Entrance gate and track	F
12	HRC observation boxes and towers	F	27	Internal access tracks	P
13	Signage	F	28	Internal gating	G
14	Landscaping	F	29	Temporary building for proposed pre-school (transportable (3)) ²³	VG
15	HRC racetrack (805m of crushed granite, blue metal/sand mix) and barriers	G			

²² 1. **Very Good** - Excellent overall condition

2. **Good** - Very good overall – early stages of deterioration – normal maintenance, minor repairs

3. **Fair** - Condition deterioration obvious, serviceability affected, significant maintenance required

4. **Poor** - Serviceability heavily impacted, maintenance cost high and significant renewal/major maintenance

5. **Very Poor** - Severe serviceability problems, immediate rehabilitation, requires over 50% asset renewal

²³ Temporarily located to this position after severe flooding of Eugowra township late 2022. Currently under review.



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Figure 19 – Main Asset locations



Figures 20 – 42 depict a range of assets across the Showground.

With a few exceptions, built assets at the Showground have been well maintained over the years and range from near new (such as the canteen area and seating, and the Harness Racing Club offices) to the more original (Show Pavilion building). As such, the majority of built assets are functional and will provide a sound platform for service provision to its many users for a number of years into the future, subject to the normal required maintenance. Internal unsealed access roads and tracks require consideration during wet conditions and during times of high usage. Boundary fencing ranges from satisfactory/functional, to requiring repair and replacement in some situations. The Harness Racing Club change rooms are below standard and require consideration.

All major upgrades and more urgent repairs to infrastructure items required by this ESPoM, are detailed in the Implementation Plan (Section 13).



Figure 20 – Showground Assets – Pavilion Area
 Clockwise from top left: ESS Pavilion; Internal space -Pavilion; ESS BBQ area; ESS Administration Office (attached to pavilion).



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Figure 21 – Showground Assets - Eugowra Showground main entrance, entrance track

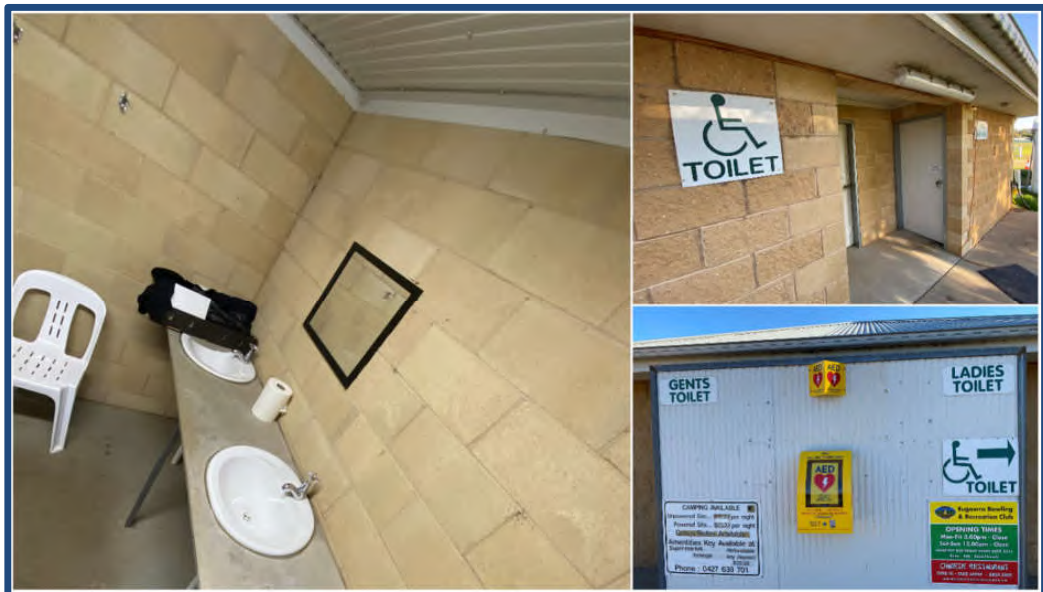


Figure 22 – Showground Assets - main amenities block



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Figure 23 – Showground Assets - Working Dog competitive area



Figure 24 – Showground Assets - EPC stalls and pens, storage



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Figure 25 – Showground Assets - Harness Racing Club Administration Building, and rear storage



Figure 26 – Showground Assets - Harness Racing Club amenities and change rooms, storage and water tank



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Figure 27 – Showground Assets – Harness racing Club Bar/Severy



Figure 28 – Showground Assets – Harness Racing Club Canteen and seating (shared area)



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Figure 29 – Showground Assets - Mobile Assets

Mobile Grandstands for racetrack viewing (left), transportable seating common area (near Pavilion) (right).



Figure 30 – Showground Assets – Observation boxes and tower (Harness Racing Track)



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Figure 31 – Showground Assets – Signage



Figure 32 – Showground Assets – Landscaping



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Figure 33 – Showground Assets – HRC Racing track and barriers



Figure 34 – Showground Assets – Emergency Services building



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Figure 35 – Showground Assets – Multi-purpose animal stalls



Figure 36 – Showground Assets – Electricity supply, power outlets



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Figure 37 – Showground Assets – Livestock wash areas



Figure 38 – Showground Assets – Water supply



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Figure 39 – Showground Assets – Flood Levee
Flood levee (earthen section (left), masonry section (centre and right)).



Figure 40 – Showground Assets – Boundary fences



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Figure 41 – Showground Assets – Access
Southern Showground access (top left); unsealed internal access tracks.



Figure 42 – Showground Assets – Eugowra pre-school (temporarily located)

6.2 User Assessment of Showground Values

Prior to formal commencement of this ESPoM, discussions with all current user groups of the Eugowra Showground were conducted and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) process. A number of issues were acknowledged during this process which will impact on the success and sustainability of the Eugowra Showground into the future. Many of these will be further addressed in the Implementation Plan (Section 13).

Of particular note pertinent to future activities at the Eugowra Showground, discussions at the consultation meeting were flavoured by the results of serious flooding which occurred during late 2022, impacting significantly on Eugowra town. This has relevance to the management of the



Eugowra Showground in that some town-based services have nominated a desire to relocate to its flood-free location. For instance, the town's public pre-school, which at the time of compiling this ESPoM, has been temporarily relocated from the township to the Showground. Consideration for these emerging priorities will be formally considered within this ESPoM (see Part B).²⁴

The main **strengths** for the Eugowra Showground identified in these discussions were:

- The Eugowra Showground already accommodates a large range of activities and their user groups, well demonstrating the versatility of the site. It has easy access from the main village, and the range of fit-for purpose facilities are well laid out, easy for visitors to locate and access, central to outlying towns and villages, and flood free.
- It is considered that the Eugowra Showground offers a "safe place", in terms of the physical, emotional, and psychological characteristics it offers to people of the town and area. (This is in part an understandable reaction to the recent devastating floods which still impact severely on the lives and well-being of the people of the vicinity.)
- There exists a human energy within the administration and running of the Eugowra Showground's activities, which will continue to see it strive for enhanced activity, including for multipurpose functionality. The current facilities and their management tend to be self-supporting, both in terms of human capacity, and also financially. All returns tend to be well invested within the Showground for ongoing sustainable management.
- There exists good potential for extra development on the Eugowra Showground, because of the large less intensively used space available.
- Active volunteers from the community strive for efficiency in the way the Showground is run, and good communication currently exists across all user groups.
- The relationship between Council staff and the ESS (representing all other user groups) is working well.
- The Eugowra Showground houses the only available caravan/camping site, with amenities, within or near the Eugowra township.

As well as acknowledging the positive values, the discussions with users also acknowledged current **weaknesses** which constrain operations and progress being:

- The ability to be in a position to expand (see Strengths), equates to commensurate increases in the maintenance required, putting additional strain on volunteer resources, which are already stretched. This means an inability to capitalise on new opportunities, especially in the absence of a formalised caretaker role.
- Some infrastructure has limitations and is constrained during busy times e.g., the Annual Show. This in particular applies to the supply of power and electricity, the strain on amenities which already lack hot water and laundry facilities.

²⁴ 1. Eugowra Pony Club was absent from the SWOT discussion. Subsequent follow-up with members provides input into the above analysis. 2. The Eugowra Rural Fire Service was also absent from the discussion, however contact with representatives (Zone Manager and local team) and information provided was also incorporated here.



- Drainage problems at the Eugowra Showground constrain efficiencies during wet times – especially due to run-off which emerges from the enclosed harness racing track, and beyond the designed overflow of the flood diversion structure.
- General storage space (e.g., within adjoining main buildings and shedding) is limited. This in particular will impact on the ability to welcome new users and uses to the Showground.
- Perimeter fencing is poor in places, limiting use of other areas e.g., horses, livestock.
- There is a reliance on available grants, and a weakness will arise with their diminution or cessation.
- The main shops available to users of the Showground (being in the business area of the town), are some distance away.

However, a number of future **opportunities** were identified which, if pursued, may position the Showground on a stronger base for the future, being:

- The new proposed Multi-Purpose Centre (for which some funding is available) will provide a great opportunity to increase usage and income. This will also create the possibility to consider alternate usage of the main pavilion (the ESS building).
- Existing facilities (e.g., amenities areas) are clean, versatile and well managed – attractive to new uses and business.
- There is capacity to attract interest to Eugowra and the Showground from existing local and regional initiatives. It is already well known for its staging of the Canola Cup, but increased allegiances with Camping and Caravanning Association, Orange 360 activities, Inland Rail Initiative, etc. may provide valuable new business for the Eugowra Showground.
- Improvements to the amenities and attractiveness now offered by the camping/caravanning site will generate the extra required income for the Eugowra Showground operations. This is a growing market. Smart E-payment systems will reduce human time and improve efficiency.
- The huge roof area (especially post construction of the new centre) provides a good opportunity to harness solar energy. There is also potential to utilise the centre area of the current harness racing track (see Figure 19) for passive sporting activities, e.g., those associated with equine activities.
- There exists a refreshing influx of new volunteer recruits (a continuing trend), particularly from the younger age bracket. This places the future of the Showground in good hands.
- Improvements in Showground promotional signage at the entry gates will improve the professional appearance and attractiveness of what is on offer at the Eugowra Showground.
- The Equestrian Arena requires covering with an all-weather roof if it is to draw more people and events to the Showground. The equestrian industry is growing.

A number of future **threats** to Eugowra Showground viability which require consideration within a



successful plan, being:

- Elevated use activities may become impractical in the absence of commensurate improvements in support.
- Although “hands-on” volunteering which is essential to keep important activities and projects afloat has been historically strong, there is some concern that the future period may struggle to achieve the correct level of interested people, especially volunteers. Encouragement of new volunteers must continue.
- The global economic woes are a concern to showground sustainability, as part of their overall impact on national, state and regional finances. This may impact on the grant scheme availability. Current sponsorships may also fall away.
- Biosecurity issues are a threat, particularly if not managed at times of high use involving livestock (e.g., Annual Show). The threat of another pandemic affecting human health and responses, will have a huge impact on the viability of the Eugowra Showground.
- A narrow community representation on the Show Committee, the principal site manager may not express wider community views.

Appendix 3 shows the workings from the SWOT recorded on the night of the consultation. Also shown are the aspirations and additional ideas and suggestions of the specific groups in attendance during the discussion:

- | | |
|--------------------------------|----------------------------|
| • ESS | • Eugowra Pre-School Group |
| • Eugowra Progress Association | • EPC |

Additionally, community consultation was previously conducted by Council as part of its Masterplans project for small towns within the Local Government Area (*Activate Cabonne*). The Eugowra Town Masterplan (draft revised through workshops in May 2021) included the development of guiding principles and priorities, and provides an excellent injection of views by the wider community, especially for new works and promotions. The section of the Masterplan which applies directly to the Eugowra Showground in East Eugowra, has also been considered in this ESPoM, especially regarding new priority works.



7 DEMOGRAPHICS

The town of Eugowra has seen a recent resurgence in population to be approximately 601 people (2021 census). The population had been gradually declining from 589 in 2001 to 510 in 2016 indicating an approximate 18% increase over the past five years with the number of families increasing from 139 to 150. This may reflect increased housing costs in larger Regional Centres and work style changes relating to Covid 19.

However, when noting the role and functions of the Eugowra Showground, it is more relevant to consider the regional community in discussions of demography and trends, particularly as the various event attendees may travel quite large distances to enjoy the Showground's facilities. Although not all encompassing, the Cabonne Local Government Area²⁵ is therefore considered in this ESPoM to provide a reasonable basis to provide some insight into Eugowra Showground's predicted use trends by the community.

Table 2 refers to the three most recent Australian Bureau of Statistics Census data for Cabonne Council LG Act, being: 2011, 2016 and 2021, for a range of age class distributions.²⁶

Table 2 – Population Statistics for Cabonne Local Government Area 2011-2021

Age (years)	0-4	5-14	15-24	25-54	55-64	65+	Total
Census 2011	853	1951	1354	4639	1766	2261	12,821
Census 2016	831	2056	1420	4640	1784	2660	13,386
Census 2021	751	2044	1504	4505	1989	2974	13,766

Note: Median age for Cabonne Local Government Area in 2021 was 44.

Across the 2011-2023 decade, the figures show:

- an increase in population (approx. 7.3%, or 0.7% per annum), with the projection of continued increase.
- a decline in the new-born to toddlers age group (0-4 years old) of 12%.
- general increases in the younger age (school attending) groups between 5 and 14 years of age, of 7%.
- slight increase in the working age population between 15-64 years, of 3%.
- a significant increase in older residents 65 years and older. This increase is **31.5%**, representing 22% of the total population by 2021. This figure appears to be generated from a migration of retirees into the Cabonne Council area for reasons of lifestyle, possibly coupled by more attractive living costs.

From this analysis, issues for future management of the Eugowra Showground will be confronting provision of facilities requiring a continued matching with new and emerging social and recreational needs of a growing younger population, including those within the working age group. However most

²⁵ The Local Government Area of Cabonne includes townships of Molong, Eugowra, Cudal, Canowindra, Borenore, Cargo, Cumnock, Manildra, Yeoval and Mullion Creek and all smaller villages, plus rural communities.

²⁶ www.quickstats.censusdata.abs.gov.au/census_services/. "Note that small random changes have been made to all cell values for privacy reasons. These changes may cause the sum of rows or columns to differ by small amounts from the table totals" -ABS.



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importantly, the uses of an aging population will be an important consideration for the future functions and services of the Showground. A healthy increase in the younger age groupings is optimistic and may provide the basis for the essential voluntary support required for the sustenance of Eugowra Showground functions into the future.



8 CURRENT USES

Eugowra Showground provides ready access to all users including participants and patrons at a range of staged events, as well as pedestrians and casual users. It is well positioned to address the casual and active needs of the local Eugowra community and region, and further afield. Of particular note, is its flood-free location.

8.1 Current User Groups

The Eugowra Showground is currently used by the following organisations on agreement with Council:

- Eugowra Show Society for all activities associated with the Annual Show (produce, cattle, working dogs, show entertainment etc.) (Figure 43)
- Eugowra Harness Racing Club, and the Annual Canola Cup (Figure 44)
- Eugowra Pony Club (Figure 45)
- NSW Ambulance
- NSW State Emergency Services
- Eugowra Pre-school
- Eugowra Progress Association



Figure 43 – Eugowra Show activities
(Photo courtesy of ESS)



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Figure 44 – Eugowra HRC

Convenes the famous Canola Cup event at Eugowra Showground (Photo courtesy of Eugowra Harness Racing Club).



Figure 45 – Eugowra Pony Club activities
(Photo courtesy of EPC)



8.2 Other Uses for Eugowra Showground

Residents and visitors to the region have access to Eugowra Showground and opportunities to enjoy a range of activities and events including:

- camping and caravanning stays
- circuses, concerts and music festivals
- community clinics
- community events
- exhibitions, auctions and business expos
- sporting competitions
- fair days and annual shows
- filming and production
- open markets
- private hire for events such as weddings, birthdays and services
- walking, exercise and general relaxation.

8.3 Existing Interests and Tenures

Currently, no formal tenures exist between Council and the current users including ESS. No tenures exist between the ESS and various user groups.



PART B – THE PLAN

9 A VISION FOR THE LAND

In its Community Strategic Plan, as well as other major plans and strategies within the Integrated Planning and Reporting cluster, the words consistently articulated by Cabonne Council acknowledge a thriving, caring, and vibrant community which recognises a rich culture, heritage and history.

Protecting and valuing the environment, the rural aspects of the region, and provision of access to services and required support, are all important ingredients to this successful community. Working together across all towns within the shire will achieve great things for the wider Cabonne community.

These are the major points which comprise vision for Cabonne Council:

“Where one community succeeds – we all succeed. We are Cabonne”

The various statements presented reflect Council’s broad strategic intent to create and maintain a sense of community fulfilment and enrichment for the Cabonne Local Government Area:

- Within Eugowra and beyond, its showground provides the key focus for the activities of a vibrant and caring community which values its heritage, history, and rural culture.
- The Eugowra Showground provides a focus for the activities of a community, who enjoy health, social enrichment, and sporting opportunities.
- The Eugowra Showground also uniquely provides the source for delivery of a number of important community services which in turn, contribute to a healthy and safe community.
- The Eugowra Showground is therefore an important and essential component in the delivery of the vision of Cabonne Council. The recent floods and droughts which have impacted significantly on people, elevates this importance.

As a consequence of discussions with user groups and Council staff during the development of this ESPoM, the following vision for the Eugowra Showground is proposed:

“Respecting our traditions and history in creating user-friendly facilities and services for the community’s growth and enjoyment.”



10 OBJECTIVES, CLASSIFICATION AND CATEGORY OF LAND

The Showground is classified as community land under the LG Act as amended by the *Local Government Amendment (Community Land Management) Act 1998*.

Under Section 36(4), all community land must be further categorised as one of the following categories:

- Natural Area - (further categorised as either Bushland, Wetland, Escarpment, Foreshore, Watercourse)
- Sportsground
- Park
- Area of Cultural Significance, or
- General Community Use.

The Core Objectives for all community land categories vary according to the categorisation of the land. All objectives are defined in Sections 36E to 36N of the LG Act and also appear in **Appendix 1** of this ESPoM.

It is considered that in accordance with the guidelines set out in the *Local Government (General) Regulation 2021* and Practice Note 1: Public Land Management (Department of Local Government Amended 2000), and consistent with respective core objectives, land at the Showground under this ESPoM is categorised as:

- **Sportsground**
- **General Community Use.**

Figure 46 shows the location of land categories across the Showground.

10.1 Sportsground

Relevant Core Objectives for the management of land categorised as **Sportsground** are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- to ensure that such activities are managed having regard to any adverse impact on nearby residences.



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Eugowra Showground

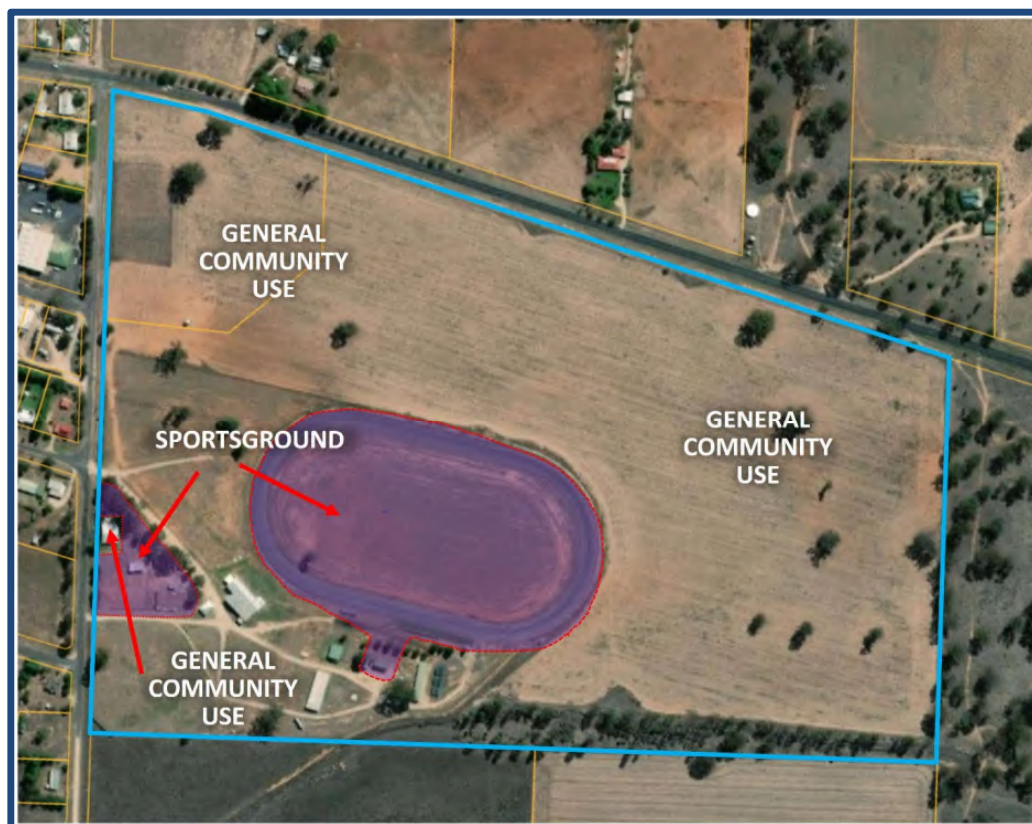


Figure 46 – Land Categories

Description and Location

The area categorised as Sportsground is the part of the Showground where the organised competitive sporting activities are conducted. The Sportsground consists of the main arena, and all of the areas and buffers associated with the various sporting events on the Showground – Harness Racing, Pony Club, Working Dogs etc. It also includes those infrastructure items which provide immediate services to those activities such as seating, barriers, constructed yards, stables (EPC), administration and storage.

Management Objective

The area identified as Sportsground will be managed to maintain the current level of use by the established user groups whilst allowing for increased equestrian use where compatible with existing space and infrastructure. The growth of the equestrian industry and its popularity may provide opportunities which will be monitored accordingly.

Ancillary facilities should be maintained within this ESPoM at least to a level that will attract regular patronage, utilising the fees raised from Eugowra Showground users as well as external sources. Additional infrastructure items are nominated within this ESPoM and will be staged as funding permits.



Where present, environmental values (such as tree management), will require consideration in accordance with policy and legislation.

10.2 General Community Use

Relevant Core Objectives for management of community land categorised as **General Community Use** are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Description and Location

The General Community Use area provides the Eugowra Showground's "front-end", stemming from the more traditional uses and purposes for showgrounds such as the annual show, exhibits, demonstrations and competitions which are often linked to the agricultural history of the district.

The General Community Use area has a strong multi-purpose function and meets the physical, cultural and intellectual needs of the community, whilst also attracting and supporting emerging activities which have an increased capacity for commercial return.

This includes the various show pavilions, administration officers (HRC and ESS), the camping ground facilities and its associated infrastructure, the entrances into the Eugowra Showground, amenities blocks, servery and canteen areas, annual show entertainment stalls, livestock yards and sheds, club and group facilities and buildings, internal roads, landscaping (tree management etc.), parking areas, and boundary and subdivision fencing. It also includes areas occupied by the various emergency services, the temporary location of the Eugowra Pre-School, important open areas for walking and exercising, markets (where relevant), concerts and other areas used for passive recreational use.

Most of the infrastructure associated with service provision (power, water etc.) is also located within the General Community Use area.

Management Objective

The area identified as General Community use will be managed to improve the health of the Eugowra and regional communities by encouraging free and unrestricted access for the purposes of casual use and scheduled activities. Emphasis will be placed on attracting and maintaining tenures or occupations to generate income from existing as well as new and opportunistic users. The re-location from the township to the Showground of various service providers will also be given priority on the General Community Use lands.

The growing of the businesses and required infrastructure will therefore be a priority, which will capitalise on interest in new services which are planned to be delivered at and from the Eugowra



Plan of Management
Eugowra Showground

Showground. This will provide opportunities to create new infrastructure to address these community needs.

A large open area to the north and east of the main Showground development ensures provision is made to accommodate additional development and inclusions required as essential for the operation of the Eugowra Showground and the broader needs of the community.

There will be an ongoing necessity to also address issues associated with the aging of some infrastructure. It is important that built infrastructure currently servicing the needs of all attendees, exhibitors and competitors is maintained and enhanced, especially as new demands arise. Maintenance requirements, including general ground management, will rise as infrastructure grows. Maintenance has used strong volunteer support to date, and may be stretched consistent with growth in activities, visitations and business.

Space management will be an important consideration during busy times. Current limitations to parking and manipulation of large vehicles constrains continued and growing use, particularly during multiple events, or major single events such as the annual show. The supply of power to the Showground, especially as infrastructure and visitation grows, will also need to be considered in the future management model.

Current environmental values aesthetics will require management, and in some cases, enhancement in accordance with policy and legislation.



11 MANAGEMENT AND DEVELOPMENT OF THE SHOWGROUND

11.1 Showground Management and Communication

Council reserves the right to control the use of community land including the Showground.

Council intends to:

- Create opportunities for community consultation and participation in the planning and development as required.
- Consider and attempt to balance the need for community recreation facilities with the impact development that such sites will have on local residents.
- Provide an efficient method and process for approval of all agreed improvements and developments.
- Consider access to recreational facilities for all users.
- Ensure all formal use of the Showground is authorised through appropriate documentation.
- Allow casual informal use consistent with Council's policies and procedures.
- Consider how use of the site can provide funding for the maintenance of facilities for the Showground.
- Recognise that the ongoing viability of the Eugowra Showground is dependent on the ongoing viability of the Showground users.
- Facilitate a system whereby enquiries and complaints from the public can be efficiently and promptly dealt with.

Council will issue leases and licences as described in Section 11.3

Current Management Structure

Council manages the Eugowra Showground directly. Operationally, the ESS assumes the responsibility providing an effective advisory service to the Council. Other Showground user groups (the HRC, the EPC etc.) operate through representation as part of the ESS.

Currently, no tenures exist between Council and the ESS. No tenures exist between the ESS and various user groups. The various emergency services and the Eugowra Pre-school currently have no tenure with Council or the Crown to operate on the lands of the Showground.



New Management Structure

Council will continue to manage the Eugowra Showground directly.

Council will establish a committee under Section 355 of the LG Act as the Eugowra Showground Committee (ESC) to consist of representatives of each of the community user groups,²⁷ a Council representative and if considered appropriate the Government Agency users' representatives. This will ensure decision making is collective. Overall communication, relating to new infrastructure developments, maintenance and on-site works coordination and event coordination will be managed cohesively through the ESC.



Figure 47 – Area managed directly by Council and the ESC

The area outlined in blue and not shaded pink will be managed directly by Council and the ESC.

The ESC will undertake an advisory role to Council, for the area not highlighted pink in Figure 47, providing an important link between Council and the relevant user groups. On agreement between Council and the ESC, delegations to perform certain functions may be assigned to the ESC. The areas highlighted in pink, assigned to a user, will be managed under tenure.²⁸

²⁷ Community user groups will be entitled to provide a representative, however, representation while encouraged, is not required for the ESC to perform its functions.

²⁸ Where an exclusive tenure is subsequently issued by Council the area of the tenures will be removed from management by the ESC.



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Eugowra Showground

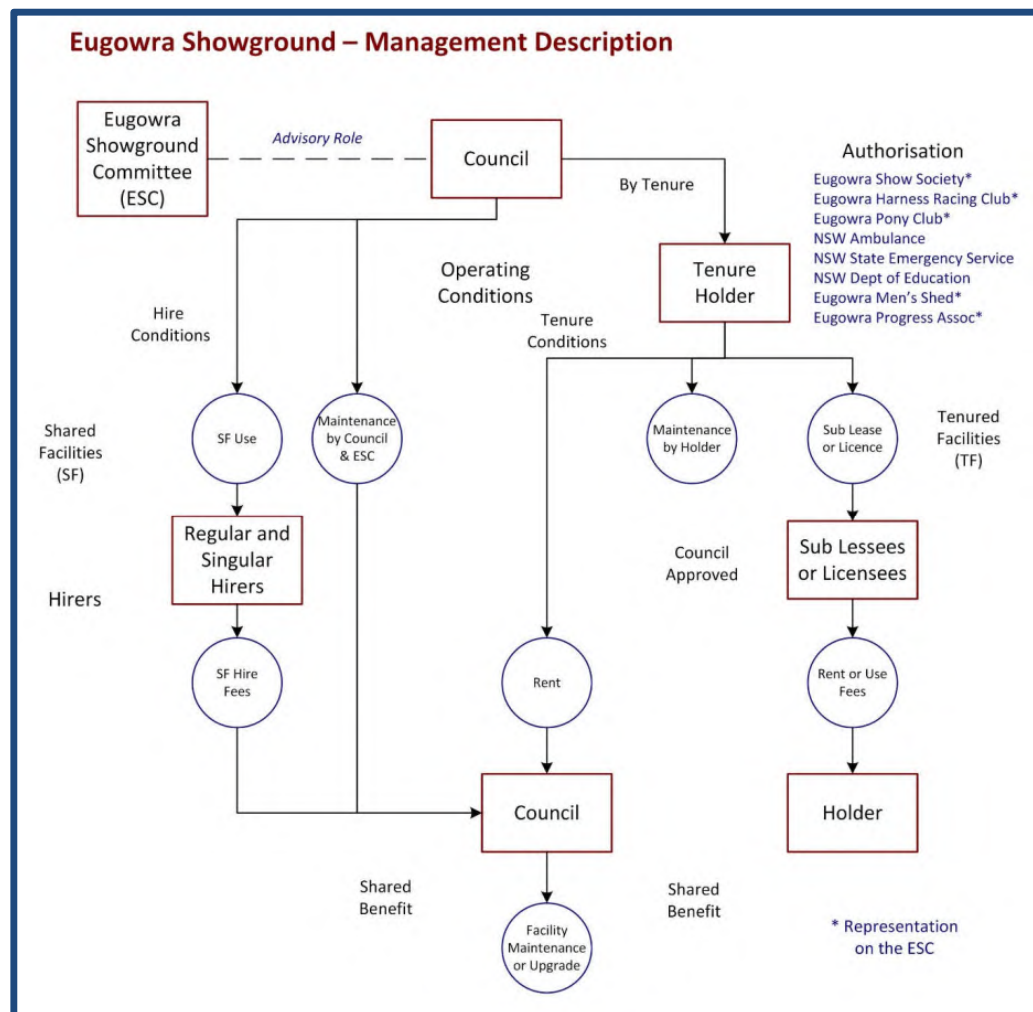


Figure 48 – Operational Relationship between Council, holders, hirers and the ESC

Communication between Council, the ESC and Showground users is important to the success of this ESPoM. This will be achieved as set out in Figure 48. The principles of management will be:

- The Development of a terms-of-reference, including a schedule of meetings, for the operation of the ESC.
- Regular meetings of the ESC.
- The ESC convening at least one annual forum (such as an AGM, or extraordinary meeting) to which all Showground groups/users are invited to attend.
- Council representative to attend the scheduled full annual meeting, as well as other meetings as required.
- Effective Council consultation with ESC and relevant user groups prior to undertaking major



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renovations or establishment of new structures on the Eugowra Showground.

- Effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works
- Use of the Eugowra Showground will be subject to tenure or agreement (see Section 11.3 of this ESPoM).²⁹
- Clarification to the community and users concerning access for casual uses of the Eugowra Showground.
- Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
- The requirements of any tenure or hire agreement to be met by establishing positive relationships between tenure holder, Council and ESC through clear expectations and communications.
- Where necessary, development of guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.
- Development and implementation of an online Eugowra Showground use directory / calendar whereby the general public and all users have access to the events that are being held.
- Improved communication around the issue of bookings and activities to avoid confusion and conflict being:
 - An effective online booking system
 - Onsite notice board highlighting forthcoming functions
- Casual Users being aware of their rights and responsibilities in utilising the Eugowra Showground.

²⁹ Tenures and Agreements for use of the Showground are primarily require to establish rights and responsibilities of users and to clearly identify insurance requirements.



11.2 Permitted Uses and Activities

The Showground allows free and unrestricted access for informal use by casual users when formal reserve activities and other formal activities are not being undertaken.

Permissible Uses

Table 3 lists the permissible uses on the Showground with their scale and intensity.

Table 3 – Permissible Uses

Use	Scale	Intensity
Access roads	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Amenities	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Alternate energy technology	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Art and cultural classes and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm subject to tenure or hire agreement
Camping and caravanning	Limited to the locations specified in the approval to operate by Council	24 hours a day, 7 days a week subject to hire agreement
Canteens and Kiosks	Limited to the hours the facility is booked Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Casual playing of games or informal sporting activities	Limited to the physical constraints of the facility	7 days a week, 8.00am – sunset
Children's programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Community events (fundraising/charity events, special events)	Limited to the hours the facility is booked and via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
Community Services	Limited to the physical constraints of the facility Agreement via tenure or hire agreement	24 hours a day, 7 days a week
Dog training and exercise	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – sunset subject to tenure or hire agreement
Drainage and irrigation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Emergency use	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Equestrian activities and events	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Filming and photography (commercial, amateur)	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week Subject to tenure
Fitness and wellbeing programs	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise - sunset
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Licensed bar, bistro and café	Limited to establishments with a liquor licence	Operating hours of the establishment subject to Council approval



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Eugowra Showground

Use	Scale	Intensity
Maintenance buildings and infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Markets	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Marquees, tents, stages and jumping castles - Temporary structures	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Mobile food vendors	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Organised playing of games	Limited to the physical constraints of the facility	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Organised sports competitions	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Organised sports training	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Outdoor film screening	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Passive recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – 10.00pm
Paths	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Personal training	Non-exclusive use - up of 6-18 people maximum	7 days a week, sunrise – sunset subject to tenure or hire agreement
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Pre-school operations	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week subject to tenure or hire agreement
Private events (i.e. weddings, birthdays)	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm Sun to Thurs, 10.00am – 11.00pm Fri and Sat subject to tenure or hire agreement
Public utility infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Remediation works	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
School sport and recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	Monday – Friday 7.00am – 4.00pm subject to tenure or hire agreement
Shade structures	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Showground maintenance	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
Sponsorship signage (temporary)	As per section 11.10 of this Plan	24 hours a day, 7 days a week



Use	Scale	Intensity
Storage facilities	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to tenure or hire agreement
Telecommunication facilities	Subject to relevant legislation	24 hours a day, 7 days a week
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement

It is an express provision of this ESPoM that Council shall provide from time to time as circumstances may require the construction and maintenance of utility services, provision and maintenance of floodways, cycle ways, vehicular access ways and the granting of easements.

11.3 Leases, Licences and other Estates

For this section, please see the Explanation of Terms³⁰ set out below.

The LG Act provides that tenures (leases, licences, or any other estates) or easements may be granted over all or part of community land in accordance with Section 46.

Tenures may be held by:

- community organisations and sporting clubs, or
- by private/commercial organisations, or
- government agencies
- individuals providing facilities and/or services for public use.

The maximum period for leases and licences on community land allowable under the LG Act is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licensed for periods of more than 5 years if public notice is

³⁰ Explanation of Terms

Tenure	A lease, licence or other estate issued by Council in accordance with Section 46 of the LG Act or Section 2.20 of the CLM Act.
Hire agreement	An estate issued by Council.
Holder	The company, organisation, individual or group of individuals who have been issued with a tenure.
Hirer	The company, organisation, individual or group of individuals who have been issued with a hire agreement.
Regular hirer	A hirer who regularly uses the Showground through a Hire Agreement or has an ongoing hire agreement.
Singular hirer	A hirer who has a hire agreement as a once off or irregularly.
Casual user	A person or group of people using the Showground for passive recreation, non-commercial purposes without a tenure or hire agreement.
User	The collective term for a holder, hirer and casual user.



given according to the requirements of Sections 47 and 47A of the LG Act.

Leases

A lease will be generally required where exclusive use or control of all or part of community land is desirable for effective management. A lease may also be required when the scale of investment in facilities, the necessity for security measures, or where the relationship between a holder and facilities on community land justifies such security of tenure.

Leases issued by Council will require:

- that subleases or any other supplementary tenures can only be issued by the Holders with the approval of Council, and consistent with Section 47C of the LG Act.
- maintenance of the facility will be the responsibility of the Lessees.

Licences

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the community land is proposed. A number of licences for different holders can apply to the same area at the same time, provided there is no conflict of interest.

Permits

A permit may be issued by Council to undertake a particular activity on community land. Such a permit may or may not attract a fee.

Hire Agreements

An agreement for use of the Showground (hire agreement) may be issued by Council for any purpose listed below, subject to the approval of Council. A hire agreement may be issued to a regular hirer or a singular hirer for formal use. Any legal requirements as determined by Council will include the requirement for adequate public liability insurance cover.

Purposes for which tenures may be issued

In accordance with Section 46A of the LG Act, a PoM for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a PoM.

This PoM authorises a tenure to be issued:

- for any permissible use in Table 3.



- for purposes consistent with the Showground's:
 - categorisation (see Sections 10.1 and 10.2), and
 - zoning (see Section 4.2) under Section 46 of the LG Act, and
 - reserve purpose of public recreation, racecourse, showground, community purposes, rural services and levee bank as required under the CLM Act.

However, the CLM Act allows that Council may also issue short term licences (for a period of less than one year) consistent with Section 2.20 of the CLM Act. This section provides that licences may be issued, inconsistent with the reservation purpose, for prescribed purposes currently being:³¹

- | | |
|---|---|
| (a) access through a reserve | (m) grazing |
| (b) advertising | (n) hiring of equipment |
| (c) camping using a tent, caravan or otherwise | (o) holiday accommodation |
| (d) catering | (p) markets |
| (e) community, training or education | (q) meetings |
| (f) emergency occupation | (r) military exercises |
| (g) entertainment | (s) mooring of boats to wharves or other structures |
| (h) environmental protection conservation or restoration or environmental studies | (t) sales |
| (i) equestrian events | (u) shows |
| (j) exhibitions | (v) site investigations |
| (k) filming (as defined in the LG Act) | (w) sporting and organised recreational activities |
| (l) functions | (x) stabling of horses |
| | (y) storage. |

This ESPoM expressly authorises³² the following tenures:

1. A lease / licence to the Eugowra Harness Racing Club for the purpose of clubhouse, amenities, bar and canteen/kiosk over the area shaded pink and labeled "A" in Figure 47.
2. A lease / licence to the Eugowra Show Society for the purpose of show events and offices over the area shaded pink and labeled "B" in Figure 47.
3. A licence to the Eugowra Men's Shed for the purpose of workshop over the area shaded pink and labeled "C" in Figure 47.
4. A licence to the Eugowra Pony Club for the purpose of clubhouse and storage over the area shaded pink and labeled "D" in Figure 47.
5. A lease / licence to the State Emergency Services for the purpose of workshop and storage over the area shaded pink and labeled "E" in Figure 47. Add space here

³¹ Crown Land Management Regulation S.31.

³² Express Authorisation in Section 46 (1)(b) of the LG Act permits tenures to be granted in accordance with and subject to such provisions of a PoM.



6. A lease / licence to the Department of Education for the purpose of Pre-School over the area shaded pink and labeled "F" in Figure 47.
7. A lease / licence to the Rural Fire Service for the purpose of purpose of workshop and storage over the area shaded pink and labeled "G" in Figure 47.
8. A hire agreement to individual stallholders for use of stables and associated facilities.
9. The booking and hiring of camp facilities on the areas designated on this ESPoM consistent with an operating approval under Section 68 of the LG Act.
10. The booking and hiring of facilities by individuals or event organisations.

Council may grant a lease, licence or other estate in respect of Community Land for:

- A purpose prescribed by Section 36I LG Act as a core objective of the categorisation of the land and subject to being consistent with the Reserve purpose; or
- For the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to Public Recreation and Community Purposes.

A tenure or hire agreement on Crown land may impact native title rights and interests. Apart from the tenures/hire agreements specifically authorised above, which are valid acts under Section 24JA of the *Native Title Act 1993*, any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the CLM Act unless Native title is extinguished. For Crown land which is not *excluded land* this will require written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

Council at any time in the future, reserves the right to prohibit the taking or consumption of alcohol on this Showground. This will be indicated by conspicuously displayed signs in accordance with Section 632 and Section 670 of the LG Act (as amended).

Direction of Funds

Income produced from the Showground will be distributed to the Showground in a fashion directed by Council.

11.4 Other Approvals

An approval to occupy land or facilities for a specific purpose does not remove the need to obtain approval under other legislation. These approvals may include:

- a liquor licence



- engage in a trade or business
- direct or procure a theatrical, musical or other entertainment for the public
- construct a temporary enclosure for the purpose of entertainment
- play a musical instrument or sing for fee or reward
- set up, operate or use a loudspeaker or sound amplifying device
- deliver a public address or hold a religious service or public meeting use of a loudspeaker
- install or operate amusement devices
- operate a caravan park or camping ground³³
- use a standing vehicle or any article for the purpose of selling any article in a public place.

11.5 Allocation

The Showground will continue to be used by a variety of users for purposes previously noted. Council will endeavor to generate greater utilisation of the Showground for recreation and other activities consistent with the Showground purpose.

Single Purpose Facility Use

Use of the Showground, for a single specific use, will be allocated by Council by way of a tenure (see 11.3) subject to the provisions of the LG Act, and consistent with the Core objectives (as described in 10). This will allow the Holder to appropriately plan for the development and maintenance of the facilities that have been constructed for that purpose.

While Council will have a strong oversight role, everyday management of the facilities for that purpose, will be the role of the Holder.

Shared Facility Use

Any part of the Showground not subject to a tenure issued by Council, will be managed by Council. And advice from the ESC. This will include those parts of the Showground that are used by more than one user or those which are required for general community access.

Council shall manage the use of shared facilities to both hirers by way of hire agreement and Casual Users in a fair and transparent manner.

Hire fees and rental will be utilised to contribute to the maintenance of the Showground and facility

³³ Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LG Act consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.



upgrade and replacement.

Figure 48 depicts the operating model for the Showground. Council retains the responsibility for facility upgrade and replacement. Those user groups who have a lease or licence are responsible for ongoing maintenance of areas that are specified in the tenure.

11.6 Fees

Council applies fees for the use of Council reserves. A hire application must be lodged to Council prior to the event or facility hire. All applicable fees must be paid prior to the hire/use of the Showground.

The fees associated with the hiring of Council reserves for major events, concerts, functions etc. are detailed in Council's *Operational Plan - Fees and Charges*. Council's fee structure is reviewed on an annual basis.

Where the Showground is to be hired for a purpose not within Council's *Operational Plan - Fees and Charges*, the fee will be set by Council.

In order to maintain full viability and maximum participation at the Showground, an annual scaled fee for occupation will operate. This is based on the ability of the activity to attract entrance fees (its marketability), whilst still acknowledging the social and community significance of the activity. The fee will be determined by Council in consultation with the Show Committee.

11.7 Easements

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

The granting of easements over Crown land will be subject to the provisions of the *Native Title Act 1993* and Section 8.7 of the CLM Act.



11.8 Development of New and Improvement of Existing Facilities and Processes

Council approval is required prior to any development or improvement made to community land.³⁴

All major developments and improvements to be funded (solely or partially) by Council will be subject to Council approval.³⁵



Figure 49 – New Works Plan, Eugowra Showground

Any new structure proposed for the Showground in this ESPoM and into the future, will require sensitive consideration of visual amenity through maintenance or creation of improved sight lines and general aesthetics.

Council will encourage community assistance in the development of new facilities as well as maintenance of existing facilities.

Council may carry out certain types of proposed developments and building works that are developments permitted without consent or exempt development under the T&I SEPP or are

³⁴ Section 2.73 of the T&I SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land, if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LG Act (see **Appendix 1**).

³⁵ The term approval refers to approval as Crown land manager of the land rather than consent under the *Environmental Planning and Assessment Act 1979*.



permitted without development consent under the CLEP.

Council can also undertake certain activities under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The purpose of the Part 5 assessment system is to ensure public authorities fully consider environmental issues before they undertake or approve activities that do not require development consent from a council or the Minister. If an activity is judged by the relevant public authority to significantly affect the environment, then an environmental impact statement will need to be prepared and considered by the public authority.

All other proposed development and building works consistent with the values, desired outcomes and performance targets set out in this ESPoM would be subject to the normal development applications in accordance with the EP&A Act, and the CLEP.

Future major improvements to the Showground (see Figure 49) are to include:

New Works³⁶

1. Permanent establishment of Eugowra Pre-School at the Showground with new entrance from Noble Street, car park, playground, pathways, and landscaping.
2. Rural Fire Service shed and facilities, providing separate entrance from Noble Street, car park, tree planting and landscaping.
3. Installation of a covered sand dressage arena (60m by 30m) with fencing, for horse events and annual show.
4. Revitalisation of main entrance off Noble Street with new gateway structure, and feature interpretive signage and mural, consistent with Eugowra theme – town of murals.
5. Planting of trees along first section of main entrance to improve amenity and provide shade, and in other areas of high use. Also, to encourage regeneration where possible along Puzzle Flat Creek riparian area.
6. Installation of a new Multi-Purpose Community Centre (MPCS) including indoor sporting court and evacuation facility for community use and annual show, with landscaping.
7. Improvement of clubhouse facility of EPC.
8. Installation of amphitheatre off eastern end of multi-purpose community centre to improve viewing of show and ring events, providing viewing platform and seating, integrated tree/shrubs maintaining sight lines.
9. Installation of shade sails over existing show pavilion (north-eastern corner adjoining BBQ area) to enhance spaces and provide shade.
10. Installation of an irrigation system to the Showground prioritising key presentation areas (including bore pumps and irrigation system).
11. Revamping/reconstruction of existing amenities block, including improved hot water supply

³⁶ All new works shall be installed or constructed in accordance with requirements of Council and appropriate legislation.



and laundry facilities for use by visitors and tourists.

12. Installation of additional seating around the Showground at high use spaces.
13. Installation of covered cattle arena (60m by 30m) including storage off western side of Block A stalls, for showing cattle at the annual show.
14. Installation of necessary infrastructure required for effective operation of primitive camping at capacity, in particular, power and water.
15. Ensuring all allowable capacity for primitive camping on the Eugowra Showground is identified and confined. This will avoid “clutter” of randomly located campers in high usage times and reduce required infrastructure, management and maintenance.
16. Investigation and installation of solar panels on significant available roof space (such as existing pavilion, new multi-purpose centre) to mitigate electricity supply costs and supply, especially during busy times.

Maintenance of Existing Works and Lands

17. Conducting essential repairs and maintenance to all facilities in accordance with the maintenance schedule of Council’s *Asset Management Plan*, building management plans and grounds management plans. It is noted that showground boundary fencing, selected internal fencing and barriers, HRC change rooms and amenities require immediate attention.
18. Improvement of surface drainage and runoff in and around spectator area as required, notably the area northwest of the main pavilion which receives local runoff exiting pipes from the racetrack nearby and on and across the internal access tracks and roads (see Figure 11).
19. Maintenance and pruning of old trees to maintain tree sustenance, provide for biodiversity, and to avoid injury to Showground users, in accordance with Council’s *Tree Management Policy* and relevant legislation.
20. Efficient and conservative use of water especially on the main arena.
21. Installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with legislative requirements and as approved by Council.
22. Implementing mitigation programs to remove environmental weeds and pests from all areas of the Showground.

Improve Processes

23. Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
24. Where necessary, development of guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.



25. Council officers to be present to monitor all issues of compliance and general site amenity.
26. Management of the camping area in accordance with the obtained approval under Section 68 of the LG Act.³⁷
27. Promotion of access to casual users particularly within the non-leased areas within the Eugowra Showground.³⁸
28. Preparation of a safety audit of the site and repair or replacement of any areas that may impact public safety.
29. Preparation of a traffic management plan to be utilised for major events.
30. Effective communication with user groups regarding:
 - the installation and positioning of any new buildings/structures and other major works
 - an effective online booking system
 - onsite notice board highlighting forthcoming functions
 - regular meetings of the ESC.
31. Communication with residential areas immediately close by, on a need-basis, especially regarding major events.
32. Collation and assessment of all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and to respond accordingly.
33. Establishment of relationships with relevant tourism industry-based groups such as *Camping and Caravan Association, Orange 360 etc.*, and Orange Visitors Information Centre.
34. Attraction of new activities and sports to the Showground (such as additional equine related activities) by promoting the facility through Council papers and media.
35. Continuing to be vigilant regarding new funding opportunities from grants etc., and sponsorships, especially for in-kind assistance.
36. Seeking assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual Show etc.).
37. In view of all existing and proposed developments at the Showground, enhance the best use of available space especially at peaks times. This improvement process should consider parking, traffic, viewing, visitor comfort, tree planting and landscaping, beautification and safety, both

³⁷ Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LG Act consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

³⁸ Excepting where major events are being staged, Showground gates are closed to all access at 10 pm daily. Paying users after that time (e.g., campers) will be required to make appropriate arrangements with Caretaker.



within the traditional use areas of the Showground, as well as the more open areas (currently undeveloped) to the north and east.

38. Exploration of the potential for smart e-systems of payment (e.g., for hirers and occupiers including campers).
39. Establishment of requirements for a town evacuation centre for times of adversity (e.g., floods) within one of the major buildings (proposed multi-purpose community centre).
40. Continuing to encourage new and young recruits for volunteer management of the Eugowra Showground.
41. Providing support to community groups currently occupying the Showground, and who rely on volunteers, including grant writing and legislative compliance.
42. Development of terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly.
43. Monitoring the condition of major structures and ensuring effective maintenance schedules and procedures are in place.
44. Implementing the current management and communication structure to improve teamwork, efficiency, and accountability in management responsibilities, and also to provide an improved environment for revenue raising at the Showground (Refer section 11.1).

Native Title

Where it is proposed to construct or establish a public work³⁹ on reserved or dedicated Crown land, where Native title is not extinguished, prior to approval Council will notify and give an opportunity for comment from any representative Aboriginal/Torres Strait Islander bodies, registered Native title bodies corporate and registered Native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

Where a proposed update of a Showground Master Plan, Capital Works Program, Facilities Asset Management Plan or any other plan is the approving documentation for a public work on Crown land, that approval will not be given unless the requirements of the *Native Title Act 1993* have been addressed including the notification and opportunity to comment noted above.

³⁹ A public work is defined as:

- (a) any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:
 - (i) a building, or other structure (including a memorial), that is a fixture; or
 - (ii) a road, railway or bridge; or
 - (iia) where the expression is used in or for the purposes of Division 2 or 2A of Part 2--a stock-route; or
 - (iii) a well, or bore, for obtaining water; or
 - (iv) any major earthworks; or
- (b) a building that is constructed with the authority of the Crown, other than on a lease.

Major earthworks are defined as:

earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.



11.9 Signage

Council uses signs to regulate the activities carried out on community land and to provide educational information so as to provide a safe and enjoyable place for passive and active recreational pursuits.

Whilst signs are a crucial source of information, they have a significant impact on the aesthetics of a Showground. All signs must:

- meet a design standard and be approved by Council.
- be sympathetic to their environment in their design, construction and location.
- be placed in accordance with Chapter 3 of the *State Environmental Planning Policy (Industry and Employment) 2021* (I&E SEPP).
- be consistent with the Cabonne Council *Development Control Plan*.

Note that for issues of safety signage, Council uses the *Statewide Mutual Best Practice Manual – Signs as Remote Supervision*.

Where a sign requires development consent,⁴⁰ Council must approve as owner the lodging of a Development Application prior to assessment by Council in accordance with Schedule 5 Assessment Criteria of I&E SEPP.

Where a sign does not require development consent, Council must approve the sign before erection.

All Council signs erected under Section 632 of the LG Act plus reserve name signs and traffic and safety signs, are permissible.

Proposed Signage

Council will ensure the following signage is on the Showground:

- directional signage for the purposes of guiding the community to required infrastructure and services.
- signage for safety purposes including speed limitations and evacuation procedures.

⁴⁰ Development consent is not required if the sign is to be erected for the purposes of implementing this PoM.



12 FINANCIAL SUSTAINABILITY

12.1 Funding Options

A major challenge in the future management of the Showground, will be to generate income to address increasing costs associated with critical maintenance and new developments and ongoing activities.

Income may be sourced from the following:

- **Council's General Revenue Fund (in accordance with annual operational budgets):** Where the Showground is being used for informal casual use, Council will contribute to the maintenance and development of infrastructure.
- **Section 7.11 (EP&A Act) Contributions specifically collected for community land:** This component occurs as rate payer's contributions for the general use of community land for community well-being.
- **User pays for minor infrastructure works associated with some sporting facilities:** This occurs through fund raising by the relevant body including memberships, minor sales and raffles etc., and aims at achieving tailoring surrounds and layout which suit and are compatible with the event or activity.
- **Community contributions by way of sponsorships (see Figure 31) and community group projects (eg., Landcare and service clubs such as Rotary, Lions Club):** This occurs through grants either sourced externally, and/or contributed locally by the group (eg., for the purposes of environmental works, social and intellectual well-being etc.).
- **Grant and loan funding from either Commonwealth or State Governments:** The implementation of the management structure will allow Primary users to apply for funds from a number of Government bodies with the concurrence of Council. Council may also apply for these funds. Funding opportunities exist from government programs including the Crown Reserves Improvement Fund managed by the DPE-CL.
- **Income from commercial operations:** Where tenures are involved (eg. the major user groups), income will arise as per details in the revenue-split in the corresponding agreement. Less formally, income may result from casual occupation, such as Reserve use fees, including those associated with camping and motor home visits (see 12.2 below).
- **Voluntary assistance encouraged "across borders" to defray costs and supplement annual fees:** Main user groups who have no opportunities to collect entrance fees (e.g., EPC) may have marginal commercial viability in terms of their occupation of the Showground, yet they have an equally important social, educational and sporting function. It is most important to maintain the viability of these groups, for overall Showground viability, as they pay fees, as do all others. These user groups may be well positioned to voluntarily manage the various booths, serveries etc. at the events of other user groups on a split-profit basis, in order to defray their own fees and increase viability. Cross group support may also be considered.



In order to address the outstanding and future maintenance requirements at the Eugowra Showground, and permit any required new developments as proposed in this ESPoM, it is important that all income which is generated from the Eugowra Showground be returned to the Eugowra Showground, and that this should be clearly demonstrated in Council's financial statements. Ensuring appropriate rental and fees for formal use of the site will assist in the maintenance of specialised infrastructure.

12.2 Emerging Opportunities to Increase Income

Council records indicate the Eugowra Showground is running at an annual financial loss which requires consideration of new and emerging opportunities to grow site utilisation and income. The two most favourable and obvious business directions are the attraction of new users through considering new and emerging social and recreational trends within the broader community, and capitalising and then managing growth in the Camping and Recreational Vehicle industry.

Camping and Recreational Vehicles

This is an activity currently approved for the Eugowra Showground, providing an opportunity to continue to take advantage of current growth in that marketplace, without impacting existing uses and existing businesses.

Camping is limited by both the infrastructure available to campers and the number of sites that can be achieved within a new approval for primitive camping (estimated at 25). The challenge therefore is to manage peak usage periods at full capacity and attract greater use during the quieter times. Note that other than for those interests directly related to, or part of the annual show, camping is not permitted during the that period.

A dump site already exists at the Eugowra Showground, and existing facilities appear adequate for maximum demand.

Council may also increase activity at the site for larger groups by having proforma applications available for event organisers to submit single event applications.

Attracting New Visitors and Users

There exists a growing market in city-based communities who are prepared to travel to enjoy "the bush" and all it has to offer naturally, historically and socially, in particular, those that typify rural Australia. The "3-4-hour travel window" from the main centres of population (Sydney, Mudgee, Orange, Dubbo etc.) provides a good source to strategically capture and develop this market.

The wineries and cellar doors of Orange and surrounds, other regional promotions by *Orange 360*⁴¹ hot air ballooning, sport, tours, walks and trails, food, the desire for stand-alone concerts with good music, the history of gold mining at Hargreaves and Mullion Creek, and "The Dish" at Parkes, the Eugowra Gold Robbery. All of these attractions provide examples of regional appeal which can flow to smaller regional towns such as Eugowra. These advantages to the region will shift strongly to the

⁴¹ A joint tourism initiative between Orange City Council, Blayney Shire Council and Cabonne Council, uniting the region's people, places and produce including local tourism.



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Eugowra Showground with other popular developments such as the increasing popularity of equine sports. The new facilities (the multi-purpose community centre, improved amenities, canteen area etc.), mean the Eugowra Showground will be well poised to capitalise on these emerging interests, in order to capture new business.



13 IMPLEMENTATION PLAN

Table 4 sets out a number of actions required to implement the identified Management Strategies and Performance Targets within the Showground. These actions are the means of achieving the objectives of the ESPoM.⁴²

A clear indication of how the completion of the aims will be assessed is also provided in the Table under Performance Evaluation.

Table 4 - Implementation Table

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
GENERAL COMMUNITY USE			
<p>To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <ul style="list-style-type: none"> in relation to public recreation and the physical, cultural and intellectual welfare or 	<p>A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.</p>	<ol style="list-style-type: none"> Permanent re-establishment of Eugowra Pre-School and grounds (A). Rural Fire Service shed and grounds (A). New sand Dressage Arena (A/B). Revitalise main entrance off Noble Street with new gateway structure, and feature interpretive signage and mural (A). Strategic tree planting (B). Multi-Purpose Community Centre (MPCS) and grounds (A). Amphitheatre associated with MPCS (A). Shade Sails with main pavilion (A/B). Irrigation system for priority show areas (A/B). Amenities block (revamp) (A). New seating in major gathering areas (A). Covered cattle arena (A/B). Works as required for complying camping area (A/B). Define and confine area to be occupied by primitive camping to avoid clutter, site-creep and competition for space (A/B). Install solar panels (main pavilion) (A/B). 	<ul style="list-style-type: none"> All new works are completed in accordance with approved works plans. General Community Use area has attracted new commercial users. Increased cash flow/profit attributed to more users. Feedback from Showground user groups and individual users to Council is positive. Compliance for RV/Caravan use has been achieved and use and cash flow has been significantly improved.

⁴² Installation of all new facilities are as shown in the New Works Plan (Figure 49) and detailed in Section 11.8.



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Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
development of individual members of the public, and	B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.	17. Conduct essential repairs and maintenance to all facilities on the General Community Use area, in accordance with the maintenance schedule of Council's Asset Management Plan, building management plans and grounds management plans (A/B). 43. Monitor the condition of major structures and ensure an effective maintenance schedule and procedures are in place (A).	<ul style="list-style-type: none"> Built assets are managed in accordance with prescribed Council standards. General Community Use area orderly, neat, well maintained.
	C. Manage the land for improved and appropriate outcomes.	15. Define and confine area to be occupied by primitive camping to avoid clutter, site-creep and competition for space (A/B). 18. Improvement of surface drainage as required (A/B). ⁴³ 19. Maintenance and pruning of old trees to maintain tree sustenance, provide for biodiversity, and to avoid injury to Showground users in accordance with Council's Tree Management Policy and relevant legislation (A/B). 20. Efficient and conservative use of water (A/B). 21. Installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with Schedule 5 I&E SEPP and approved by Council (A). 22. Implement mitigation programs to remove environmental weeds and pests from all areas (A/B). 29. Preparation of a major event traffic management plan (A). 36. Seek assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual Show etc.) (B). 42. Develop terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly (A/B).	<ul style="list-style-type: none"> Improved environmental management outcomes. Natural assets are managed appropriately. Grounds well maintained and operating effectively. Signage is efficient and directional. Trees managed for safety and aesthetics, providing shade and biodiversity. Positive feedback from user groups and individuals. Improved traffic flow and parking during major events. Better shade and tree canopy management improves aesthetics Signage to standards and effective. No water wastage. Major event traffic operates smoothly. Areas where internal drainage accumulates, particularly in high use areas, now best managed. No biosecurity breaches. A caretaker is contributing to Showground management by adding efficiencies and reducing burden of volunteers for management activities.

⁴³ Improvement of surface drainage and runoff in and around spectator area as required, notably the area northwest of the main pavilion which receives local runoff exiting pipes from the racetrack nearby and on and across the internal access tracks and roads.



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Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
	D. Monitoring and Compliance.	25. Council officers to regularly monitor all issues of compliance and general site amenity (A). 26. Manage the Camping area in accordance with the approval under Section 68 of the LG Act (A). 28. Prepare a safety audit of the site and repair or replace any areas that may impact on public safety (A). 37. In view of all existing and proposed developments at the Showground, develop a plan to enhance the best use of available space especially at peaks times (A).	<ul style="list-style-type: none"> • Response to audit report within timeframes specified. • Tenures are operated according to conditions with no 3rd party complaints. • Camping is confined to designated areas. • No illegal use and abuse of facilities. • Cluttering (traffic, vehicles) is reduced in peak times and people enjoy safe unimpeded viewing in comfort.
	E. Capitalise on good relationships with sporting bodies/user groups.	30. Maintain effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works; an effective online booking system; onsite notice board highlighting forthcoming functions; regular meetings of the ESC (A/B). 33. Establish relationships with relevant tourism industry-based groups (such as Camping and Caravan Association, Orange 360 etc., and Orange Visitors Information Centre) (A/B). 34. Attract new activities and sports to the Showground by promoting the facility through Council papers and media (A). 23. Establish appropriate tenure and hiring arrangements for existing and new hirers at appropriate rent and hire fees (A). 27. Promotion of access to casual users particularly within then non-leased areas within the Showground (A/B). 31. Communicate with residential areas immediately close by, on a need-basis, especially regarding major events (A). 32. Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly (A). 35. Continue to be vigilant regarding new funding opportunities (A/B). 38. Explore use of smart e systems for payment by users (hirers and occupiers) (B). 39. Establish the requirements for a town evacuation centre for times of adversity (e.g., floods) within one of the major buildings (proposed Multi-Purpose Community Centre) (A). 40. Continue to encourage new and young recruits for volunteer management (A/B).	<ul style="list-style-type: none"> • Good communication and implementation of the ESPoM. • Use guidelines developed and in use successfully. • Good communication between all parties leads to positive and successful implementation of the ESPoM. • User guidelines for various user groups developed and in use successfully. • New relationships established and new users in place. • Online booking system in place. • Volunteer numbers, particularly from younger groups improves. • Number and value of grants seeking funding improves. • Town evacuation centre established and community notified.



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Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
		41. Provide support to community groups currently occupying the Showground, and who rely on volunteers, including grant writing and legislative compliance (A/B). 44. Implement appropriate management and communication structure to improve teamwork and efficiency in management responsibilities of the Showground (See 11.1) (A/B).	
<ul style="list-style-type: none"> in relation to purposes for which a lease, licence or other estate may be granted in respect of the land. 	F. Build relationships with existing and new users in order to draw more people to the General Community Use area, to maximise business and cash flow.	27. Promotion of access to casual users particularly within then non-leased areas within the Showground (A/B). 33. Establish relationships with relevant tourism industry-based groups (A). 34. Attract new activities and sports to the Showground by promoting the facility through Council papers and media (A).	<ul style="list-style-type: none"> Number of user groups and general passive users has increased. Community enjoying access for casual use of new recreational facilities. Relationships established with Camping and Caravan user groups and others.



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Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation
SPORTSGROUND			
To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.	7. Improve clubhouse facility of EPC (A/B). 12. New seating in major gathering areas (A).	<ul style="list-style-type: none"> All new works are completed in accordance with approved works plans. Increased use and patronage of EPC facilities. Increase organised equine sports use. Additional seating/grandstands improves viewing of sporting events and comfort. Increased cash flow/profit attributed to more users. Feedback from user groups to Council is positive.
	B. Continue to manage and maintain existing assets with approvals as required, to appropriate standards.	17. Conduct essential repairs and maintenance to all Sportsground facilities in accordance with the maintenance schedule of Council's Asset Management Plan, building management plans and grounds management plans (A/B). 43. Monitor the condition of major structures and ensure an effective maintenance schedule and procedures are in place (A).	<ul style="list-style-type: none"> Sportsground assets are managed in accordance with prescribed Council standards. Sportsground area orderly, neat and well maintained. Efficient and timely issuing of consents, as required. Feedback from user groups to Council is positive.
	C. Manage the land for improved and appropriate outcomes.	18. Improvement of surface drainage as required (A/B). 19. Maintenance and pruning of old trees to maintain tree sustenance, provide for biodiversity, and to avoid injury to Showground users, in accordance with Council's Tree Management Policy and relevant legislation (A). 20. Efficient and conservative use of water (especially on the main arena) (A/B). 21. Installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with Schedule 5 I&E SEPP and approved by Council (A). 22. Implement mitigation programs to remove environmental weeds and pests from all areas (A/B).	<ul style="list-style-type: none"> Improved environmental management outcomes. Sporting surfaces are well maintained. Signage is efficient and directional. Better shade aesthetics and safety as tree canopy management improves. Effective/efficient use of water. Effective signage. Effective feral animal and weed control.



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Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation
	D. Attract new interest and business.	23. Establish appropriate tenure and hiring arrangements for existing and new hirers at appropriate rent and hire fees (A). 33. Establish relationships with relevant tourism industry-based groups such as Camping and Caravan Association, Orange 360 etc., and Orange Visitors Information Centre (A/B). 34. Attract new activities and sports to the Showground (such as additional equine related activities) by promoting the facility through Council papers and media (B). 35. Continue to be vigilant regarding new funding opportunities (A/B). 38. Explore use of smart e systems for payment by users (hirers and occupiers) (B).	<ul style="list-style-type: none"> Additional relationships with new potential tourism-based users of the Sportsground are established. Additional equine activities are conducted on the Sportsground. New funding streams are realised. Appropriate tenures with user groups are installed where relevant.
	E. Monitoring and Compliance.	25. Council officers to be present to monitor all issues of compliance and general site amenity (A). 28. Preparation of a safety audit of the Sportsground area and repair or replacement of any areas that may impact on public safety (A). 36. Seek assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual show etc.) (B).	<ul style="list-style-type: none"> Response to audit report within timeframes specified. Tenures are operated according to conditions with no 3rd party complaints. No illegal use and abuse of facilities. No breaches of biosecurity. Sportsground infrastructure monitored effectively for maintenance issues, and all issues managed within acceptable timeframe.



Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation
	F. Capitalise on good relationships with sporting bodies/user groups.	24. Where necessary, develop guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times (A). 27. Promotion of access to casual users particularly within the non-leased areas within the Showground (A/B). 30. Maintain effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works; an effective online booking system; onsite notice board highlighting forthcoming functions; regular meetings of the ESC (A/B). 40. Continue to encourage new and young recruits for volunteer management (A/B). 41. Provide support to community groups currently occupying the Showground, and who rely on volunteers, including grant writing and legislative compliance (A/B). 44. Implement appropriate management and communication structure to improve teamwork and efficiency in management responsibilities of the Showground (See 11.1) (A/B).	<ul style="list-style-type: none"> • Good communication between all parties leads to positive and successful implementation of the ESPoM. • User guidelines for various user groups developed and in use successfully. • New users in place. • Online booking system in place. • Volunteer numbers, particularly from younger groups improves. • Number and value of grants seeking funding improves.
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	G. Build and maintain good rapport with neighbourhood.	31. Communicate with residential areas immediately close by, on a need-basis, especially regarding major events (A). 32. Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly (A).	<ul style="list-style-type: none"> • Reduced complaints from sporting bodies, and residents.



14 CONSULTATION DURING THE PREPARATION OF THIS PLAN

Prior to formal commencement of this ESPoM, discussions with all user groups were conducted in Eugowra and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) format. Users were also asked to compile prioritised needs and aspirations for the Showground.

The outcomes of the SWOT analysis appear in **Appendix 3**, and a summary appears in 6.2 above.

Many discussions were conducted between the authors of this ESPoM and Council officers during its compilation as a draft plan.

Council has undertaken further consultation as necessary, as required for community land under the Section 38 of the LG Act. This section requires that:

- Council must give public notice of a draft PoM.
- The period of public exhibition of the draft plan must be not less than 28 days.
- The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to Council.
- Council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.

This ESPoM was placed on public exhibition from [XX/XX/XXXX to XX/XX/XXXX], in accordance with the requirements of Section 38 of the LG Act.

A total of [XX] submissions were received. Council considered these submissions before adopting the ESPoM. In accordance with Section 39 of the LG Act, prior to being placed on public exhibition, the draft ESPoM was referred to the DPE-CL, as representative of the State of New South Wales, which is the owner of the Reserve. Council has included in the plan any provisions that have been required by the DPE-CL.

In accordance with Section 70B of the *Crown Land Management Regulation 2018* Council will obtain consent of the Minister administering the CLM Act prior to adopting this ESPoM (see **Appendix 4**).



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16 APPENDICES

1. State Environmental Planning Policies more relevant to the Eugowra Showground – summaries.
2. Core Objectives for Categories of Community Land.
3. Eugowra Showground User Group Consultations -SWOT Analyses.
4. Key Steps in Preparing the First Plan of Management for Crown Reserves.



Appendix 1

STATE ENVIRONMENTAL PLANNING POLICIES WHICH ARE RELEVANT TO THE EUGOWRA SHOWGROUND

State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) commenced in New South Wales on 1 March 2022 consolidating four earlier SEPPs focused on employment and advertising. The T&I SEPP focuses on:

- Planning rules and controls for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

The T&I SEPP provides that certain types of works do not require development consent under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Section 2.20 of the T&I SEPP provides that a range of works are 'exempt development' when carried out for or on behalf of a public authority. These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, firefighting emergency equipment, small decks, prefabricated sheds of up to 30m² in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m².

Section 2.73 of the T&I SEPP further provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land in accordance with the LG Act. Further, any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

- a. development for any of the following purposes:
 - i. roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges.
 - ii. recreation areas and recreation facilities (outdoor), but not including grandstands.
 - iii. visitor information centres, information boards and other information facilities.
 - iv. lighting, if light spill and artificial sky glow is minimised in accordance with the *Lighting for Roads and Public Spaces Standard*.
 - v. landscaping, including landscape structures or features (such as artwork) and irrigation systems.
 - vi. amenities for people using the reserve, including toilets and change rooms.
 - vii. food preparation and related facilities for people using the reserve.
 - viii. maintenance depot.
 - ix. portable lifeguard towers.
- b. environmental management works.
- c. demolition of buildings (other than any building that is, or is part of, a state or local heritage item or is within a heritage conservation area).



- Educational establishments and childcare facilities containing planning for child-care centres, schools, TAFEs and Universities.
- Major infrastructure corridors containing planning controls and reserve land for the protection of the 3 North South Rail Lines, South West Rail Link extension and Western Sydney Freight Line corridors.
- Three ports containing the land-use planning and assessment framework for Port Botany, Port Kembla and the Port of Newcastle.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP Exempt) provides that certain types of works do not require development consent under Part 4 of the EP&A Act. The General Exempt Development Code is set out in Division 1 of the SEPP Exempt, providing the limitations and conditions of the exemptions. They include:

- | | |
|--|----------------------------------|
| • access Ramps | • fences |
| • advertising and signage | • flagpoles |
| • aerials, antennae and communication dishes | • footpaths, pathways and paving |
| • air-conditioning units | • fowl and poultry houses |
| • animal shelters | • garbage bin storage enclosure |
| • aviaries | • hot water systems |
| • awnings, blinds and canopies | • landscaping structures |
| • balconies, decks, patios, pergolas, terraces and verandahs | • minor building alterations |
| • barbecues and other outdoor cooking structures | • mobile food and drink outlets |
| • bollards | • playground equipment |
| • charity bins and recycling bins | • screen enclosures |
| • earthworks, retaining walls and structural support | • sculptures and artworks |
| | • temporary uses and structures |
| | • waste storage containers. |

Section 1-16 of Division 2 of the SEPP Exempt provides the General Requirements for exempt development.



Appendix 2

CORE OBJECTIVES FOR CATEGORIES OF COMMUNITY LAND (*Local Government Act 1993*):

36E Core objectives for management of community land categorised as a natural area

The core objectives for management of community land categorised as a natural area are:

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Biodiversity Conservation Act 2016* or the *Fisheries Management Act 1994*.

36F Core objectives for management of community land categorised as a sportsground

The core objectives for management of community land categorised as a sportsground are:

- (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

36G Core objectives for management of community land categorised as a park

The core objectives for management of community land categorised as a park are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

36H Core objectives for management of community land categorised as an area of cultural significance

- (1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
- (2) Those conservation methods may include any or all of the following methods:



-
- (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance.
 - (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
 - (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.
 - (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact).
 - (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
- (3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

36I Core objectives for management of community land categorised as general community use

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

36J Core objectives for management of community land categorised as bushland

The core objectives for management of community land categorised as bushland are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- (d) to restore degraded bushland, and
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- (g) to protect bushland as a natural stabiliser of the soil surface.

**36K Core objectives for management of community land categorised as wetland**

The core objectives for management of community land categorised as wetland are:

- (a) to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and
- (b) to restore and regenerate degraded wetlands, and
- (c) to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

36L Core objectives for management of community land categorised as an escarpment

The core objectives for management of community land categorised as an escarpment are:

- (a) to protect any important geological, geomorphological or scenic features of the escarpment, and
- (b) to facilitate safe community use and enjoyment of the escarpment.

36M Core objectives for management of community land categorised as a watercourse

The core objectives for management of community land categorised as a watercourse are:

- (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) to restore degraded watercourses, and
- (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

36N Core objectives for management of community land categorised as foreshore

The core objectives for management of community land categorised as foreshore are:

- (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and
- (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.



Appendix 3

EUGOWRA SHOWGROUND – USER GROUP CONSULTATIONS – SWOT ANALYSIS

The Showground User Groups Workshop, 6.30 pm Thursday 10 May 2023 (10 attendees including Deputy Mayor plus 4 Council), held at ESS building, Eugowra.

SWOT

Strengths

- Versatility – will accommodate a large range of activities/user groups
- It is a “Safe Place” - physically, emotionally and psychologically
- Pleasant place to be, central to outlying towns
- Flood free
- Easy to access, from the town and the various facilities within
- Existing facilities are good and fit-for-purpose
- Facilities are generally self-supporting (people, finances)
- There exists an energy within to continue to strive for multi-purpose functionality
- Houses the only available caravan/camping site, with amenities, in town
- Current management generally sustainable (at current development levels), returns tend to be well invested within
- Active volunteers who strive for efficiency
- There exists good potential for extra development, because of large less intensively used space available within grounds
- Good communication across user groups (due to committee structure)
- Great working relationship with Council

Weaknesses

- Power and electricity supplies/capacity is constrained during busy times (e.g., annual show)
- Drainage is a problem in some sections (local runoff)
- Inability to capitalise on new developments (e.g., enhance the camping facility), especially in the absence of formalised caretaker role
- Some distance to the main shops in town
- Available space (good) for new development, equates to extra maintenance requirements falling to volunteers’ contributions which are strained
- There is a reliance on grant funds
- Storage space is limited, particularly for any new initiatives and activities coming onto the grounds
- Perimeter fencing is poor in places
- Show committee with the dominant management role of the Showground seen as not representative of the wider community
- Vermin control is sometimes poor.

Opportunities

- Huge roof areas could harness solar energy
- Camping and caravanning improvements will generate extra required income
- The new (proposed) Multi-Purpose building provides opportunity for increased usage, and income

Threats

- Potential for future pandemics impacting on people and activities
- Elevated use activities may become impractical in the absence of commensurate improvements in support



-
- Good facilities for larger equine events
 - The existing ESS building, in light of the above point, can be used more regularly by a range of new users and business activities
 - Smart e-payment systems now available, can be more completely implemented with extra support
 - Clean and versatile user facilities (e.g., amenities areas) will attract new business
 - Increased interest from new and existing local and regional initiatives (Canola Cup), Camping and Caravanning Association activities, inland rail developments etc.), means new business for the Showground
 - Potential to utilise centre area of harness track for new activities (e.g., equine)
 - There is a refreshing and strong ability to attract younger volunteers – continuing trend
 - Improved signage e.g., entry, will enhance promotion
 - Biosecurity outbreaks due to stock movements
 - Volunteers may abandon current input and support without continual encouragement
 - Loss of historical grant streams, due to dire global and local financial austerity
 - Sponsorships fall away due to financial crisis which may impact on national, state and regions
 - Location of temporary pre-school needs resolution
 - No apparent successional plan for Showground management



Group Aspirations

Eugowra Show Society

- Preference for a lead community organisation to oversee management plan, to be responsible for Public Liability and adherence to management plan
- Concerns with fractured management of the Showground under prescribed Crown Lands directive: Use of user group agreements with other Showground users
- Development of an operations plan for the new community centre

Eugowra Progress Association

- Storage for community groups is an operational constraint – e.g., fire, SES, Pre-school, Aged Care, youth activities
- Community infrastructure
- Accommodation and hosting events
- Provision for evacuation centre

Pre-School

- Opportunity to construct purpose-built facility to cater for future growth of town
- Currently have the numbers to demonstrate the need for this facility – strength in numbers
- Identifiable Crown land that is high and dry
- Volunteer turnover is acknowledged as a threat and a weakness
- Major employer in town and further growth will only enhance this strength
- Reliance on government funding for daily operations - a threat
- Heavily regulated environment for operations

Eugowra Pony Club

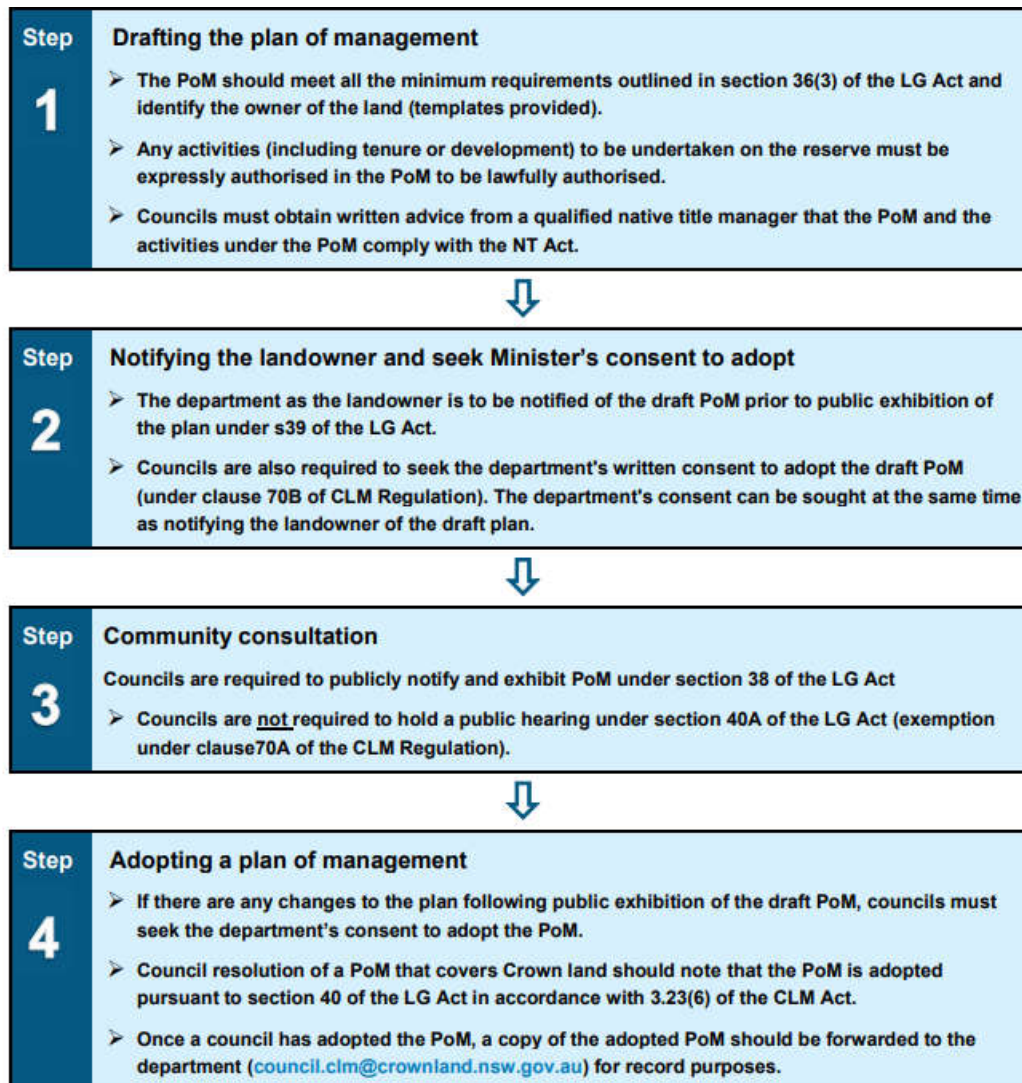
- Vermin control in buildings warrants attention
- No hot water in amenities, plumbing issues
- Perimeter fencing requires attention
- EPC appreciates site management by Show Committee but feels excluded from decision making
- Current (temporary) location of the pre-school is not consistent with good use of space e.g., competes with club activities
- Limited expansion opportunities away from current allocated area.



Appendix 4

KEY STEPS IN PREPARING THE FIRST POM FOR CROWN RESERVES.

(From Page 5 – Developing plans of management for community land Crown reserves - NSW Department of Planning, Industry and Environment).





DRAFT PLAN OF MANAGEMENT MOLONG SHOWGROUND



JULY 2023



Plan of Management
Molong Showground

In the spirit of reconciliation, the Cabonne community acknowledges and pays respect to the Wiradjuri people, the traditional custodians of the land referred to as Cabonne. The Cabonne community also pays respect to the Elders, both past and present, of the Wiradjuri Nation and extends that respect to other Indigenous Australians who are present in the Cabonne area. We recognise Aboriginal spiritual, social and cultural connections to these lands and waters, and state our commitment to ensuring that Aboriginal rights, as enshrined in legislation, are upheld and not eroded.

Version Control

Date	Comment
11 / 08 / 2023	Initial Draft (v1.2)
2 / 11 / 2023	Amendments following Council officer review (v1.4)

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Disclaimer:

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1914...

The Annual Show of the Molong P. and A. Association was held on Wednesday last in the new grounds ... The day, though a bit hot, was an ideal one for outdoor gatherings. The only drawback was the dust, which made things very disagreeable, especially for the ladies. A water cart run over the ground would have been a blessing, but unfortunately Molong does not possess such a luxury. The attendance was a record for the last few years, at any rate, had reached during the afternoon fully 2000 souls. The town and district turned out well, and there were large contingents from Cumnock especially, Manildra, and Cudal. There were also a few representatives from Orange, but not nearly the number there should have been from that centre seeing the way the Molongites patronise gatherings there! Taking the exhibition from every standpoint it was one of the best – if not the best show – that has been held under the auspices of the Society, and if it had not been for the dry season would have been much better as regards the exhibits, which were somewhat scant in some of the sections, although the quality was excellent in most cases. The Secretary (Mr W. J. Windred), who had worked very hard for months past in organising the Show, must be gratified at the success of ... his arduous efforts... Mr. E. Hogan, from Cowra, had his two famous trotters on the ground, and they were a great attraction...The Hunting and Jumping contests had only one competitor – Hogan's Speculation, which won the same events last year. As the winner did not get the requisite number of points the judges decided to give him a portion of the prizes... The luncheon was well patronised, and as most of the edibles were donated, a tidy little sum should have been made out of the effort!

The Molong Argus March 18, 1914



EXECUTIVE SUMMARY

Molong Showground (or the Showground) is on Crown land owned by the State of New South Wales, managed by Cabonne Council (Council) for the benefit of the community. It is a substantial complex of crucial significance to the town of Molong and its neighbouring villages, and rural communities. It creates a common focus for community commitment and relationships and hosts a diverse range of events, interests and activities which are all integral to the region's health and lifestyle.

The annual Agricultural Show, a range of sporting activities including golf, disc golf, and equine sports, markets, livestock displays, interest group activities, community events and social functions all take place on the Molong Showground.

This Plan of Management works towards the following vision for the Molong Showground:

***"Molong Showground – Cabonne's resilient centre
of Sporting and Cultural excellence"***

The intention of this Molong Showground Plan of Management (MSPoM) is to provide Council with a framework that enables decisions regarding the site, to be made on an informed, consistent and equitable basis over the next decade. Specifically, it will provide a strategic framework to:

- direct the operation and development of the land.
- identify and address the legal and policy requirements of managing the land.
- manage and conserve the environmental and historical significance of the land, where present.
- identify and manage risks.
- describe how to promote and protect the intended use of the land.
- manage growth in Showground usage.

This MSPoM meets all the requirements of the *Local Government Act 1993* (LG Act). Under this MSPoM, the land at the Molong Showground is categorised under the LG Act as:

- Sportsground
- Natural Area – Bushland
- General Community Use

A description of each category of land as it exists at the Molong Showground is provided.

The current use patterns, built and natural assets and their condition, emerging trends, constraints and influences, have been considered within this MSPoM.

Key challenges for the Molong Showground are to:

- provide a land base for the relocation of a number of sporting activities and facilities to the Showground



from the centre of Molong (a response to flooding in late 2022).

- maintain and improve all facilities and services whilst contending with high costs associated with the management of aging and limited infrastructure and services.
- generate new sources of income by encouraging new and emerging users, through promoting further opportunities.
- manage the approval process for required works coupled with administrative and legislative requirements.
- avoid ad-hoc development.
- manage implementation of required improvements.
- consider aesthetic appeal in any new landscape design.
- implement a practical management structure to improve coordination, maintaining formal arrangements of occupation and responsibility.
- manage and ensure compliance of a range of targeted tenures and use agreements.
- minimise the burden on the community in maintaining the facilities at the Molong Showground.
- continue to recruit and maintain a strong volunteer base.

Issues raised in discussions with Council and user groups of the Molong Showground have also been considered in developing a range of appropriate responses to challenges in its management, including works, approvals, accountabilities, communication, cooperation, a management structure, and revenue raising. A Masterplan produced in 2020 by Council for Molong's recreation areas, including those currently located at the Showground, has been considered here.

This MSPoM therefore presents modified strategies and new directions which will drive the issues identified above, delivering desired outcomes over the next 10 years. It also considers the Showground's built and natural environment, its history, and the needs of its users. The success of these strategies and the roll out of the MSPoM is based on a maintenance of cooperation and good-will between all responsible participants, and a strong acknowledgement of the value of enthusiastic volunteer members.

The location of the Molong Showground in the context of the town and surrounding area, is shown in Figure 1.



Plan of Management
Molong Showground



Figure 1 – Locality Diagram, Molong Showground

This MSPoM is presented in two principal sections:

Part A – **BACKGROUND**; defines and describes the Showground in terms of the required policy and legislative framework, historical, physical and cultural characteristics.

Part B - **THE PLAN**; describes what is determined for the Molong Showground's future, including a management structure, accountabilities, opportunities for increased income, and an implementation plan which addresses and depicts the needs and priorities of the showground's physical, social, environmental and cultural environment. The implementation plan provides the strategies and actions required to achieve this MSPoM.



PART A – BACKGROUND

1. HISTORY

To appreciate the social and economic base which has influenced the development of the Molong Showground over many years, and the important services it provides the community today, it is relevant to highlight the history of Molong and its area.

1.1 Traditional Owners

The traditional owners of the Molong area are the *Wiradjuri*, originally one of the largest linguistic groups in NSW whose boundary extended from near Cassilis in the northeast, to the Darling River in the west, the Murray River in the south, and the Great Dividing Ranges to the east. The word “Molong” comes from a Wiradjuri word, meaning **place of many rocks**.¹

Although relationships between the local tribe and the early Europeans were initially amicable, friction inevitably arose between the groups and by 1824, martial law was declared. A newspaper editorial reviews the early encounters between the Wiradjuri and the Europeans at that time, leading to the ultimate dominance of the new settlers.²

“The blacks were very troublesome, and much of the work of yard or hut building was done in a constant dread of an attack by the aboriginals. The sphere of the white man’s influence spread, however, and gradually the whole of the country was brought under pastoral occupation...”

As pastoralism spread throughout the central west, there were fewer and fewer places for the Wiradjuri to live, and at the end of the period of frontier violence, they would drift towards the properties of the pastoralists who were more sympathetic. The descendants of mixed unions continued to marry into established Aboriginal families and Aboriginal labour became valuable to the pastoralists, particularly during the gold rush era.

Large pastoral properties commenced to be broken up and subdivided as a result of the various land reforms, and the Aboriginal labourers and their families were scattered. Unless employment was successfully sought elsewhere, many Aboriginals were forced onto reserves, recently established by the Aboriginals Protection Board.

One notable Wiradjuri was Yuranigh, who was buried in 1850 just four kilometres south of Molong township. Yuranigh accompanied the explorer and surveyor Thomas Mitchell to the interior of Australia in 1846. His burial place was chosen according to traditional custom due to the presence there of a circle of carved trees denoting the significance of the site to the Wiradjuri people, but also in bearing witness to important early interaction between Aboriginal and European cultures. In 1852, Mitchell had a headstone placed over Yuranigh’s grave, as a sign of respect of courage, honesty, and fidelity.³

During the twentieth century, Showgrounds had important social significance to Aboriginal people all

¹ Science of Man. In: *Journal of the Royal Anthropological Society of Australia* July 27, 1904 (page 88).

² The Great Mudgee District: *Mudgee Guardian* 20 March 1900.

³ www.nationalparks.nsw.gov.au/visit-a-park/parks/yuranighs-aboriginal-grave-historic-site



over the central west and beyond. For instance, they offered shelter when town visits occurred between family groups, and most importantly, provided a significant venue for participation in sport by Aboriginal people. Boxing tents which regularly featured Aboriginal boxers were a major attraction for show attendees all over NSW and in other states.

1.2 European Settlement

The first European to come to the Molong area is understood to have been William Lee of Kelso (near Bathurst), who by 1819, had cattle grazing there. European settlement began when a government stockade was established on the stock run between Bathurst and Wellington, 1.5 km east of the present Molong township, around 1822. Under the orders of Governor Darling, a military and police outpost, with garrison soldiers, was established in 1826. This was during the time of the established *Nineteen Counties*⁴, being the limits within which settlers were permitted to take up land in the Colony of New South Wales, due to the dangers of wilderness which existed beyond.

The explorer Charles Sturt visited the establishment in 1828, and the first land grant, "Larras Lee", received its deed in 1832. A copper mine was established at Copper Hill in 1846, 3 km north of the settlement, which was the first metal mine to be established in the Colony of New South Wales.

Molong was fixed upon for a village site in the Government Gazette on 27 March 1849. This commenced the process of land sales within the town in 1856, the first cluster being the sites on which the Golden Fleece Hotel, Freemasons Hotel, a Methodist Chapel, and St. Johns Anglican Church were established. The Court House was built in 1864, and the Post Office 1872.⁵ The current Molong Historical Museum is located in one of the hotels which was established in 1856. The towns of East Molong and West Molong were proclaimed in 1885.

The roll-out of many subsequent and significant events in the evolution of the status of agriculture in the Molong district is resounding, as that industry emerged as significant to the local and regional economy. The sequence of several of these more notable events was:⁶

- The early settlers quickly established that land around Molong that was not only suitable for grazing cattle and sheep, but the soils of the district were also adequately rich to support what was to become a significant cropping industry.
- The first wheat grown around Molong was planted by William Black in 1888. John Eade became a regular exhibitor at shows and was also president of the Molong Show Society. Eade was nominated as world champion exhibitor in 1926, with a wheat variety called *Boomey*.
- The introduction of rail lines and the establishment of silos in the district meant the area was merging towards a reputation as one of the most productive cropping areas in the southern hemisphere.
- In the 1890s, the development of the Packham Triumph Pear at Clifton, by C.H. Packham, also put Molong on the map in horticultural circles. With the pears, vineyards which were first

⁴ The Nineteen Counties were defined by the Governor of New South Wales, Lt General Ralph Darling and mapped in 1834 by the Surveyor General, Major Thomas Mitchell.

⁵ Molong NSW. In: *Aussie Towns – A to Z of Australian Towns*.

⁶ Adapted from: Giving the Past a Future, December 2002. *A Contextual History of Cabonne, prepared for Cabonne Council by Times Past Productions Chintola Pty Ltd.*



established in about 1916, and with the stone fruits which emerged across the area after that time, horticultural fame for the area was also created.

- In 1951, the children from Fairbridge Farm⁷ and Molong formed the *Molong-Fairbridge Farm Junior Farmers Club* – the impetus in statewide agricultural education for young prospective farmers in an organisation named *Junior Farmers*, later to be known as *Rural Youth*.

Most recently, a devastating natural event now reflects significantly in the history of Molong, and its future. On November 14, 2022, flooding of Molong Creek adjacent to the town, ravaged the township's lower CBD, destroying homes, infrastructure and sporting facilities and isolating the population. This flood was the result of a wider weather system which also impacted seriously on a number of other townships in the area, including Eugowra. This devastating event at Molong now casts new light towards the potential utility of the flood-free Molong Showground site, particularly as a land base for a number of relocated sporting activities and facilities from the township.

1.3 The Establishment of the Molong Showground

Molong Showground was part of a Crown Grant (Portion 15) to the Reverend Wilkinson and Richard Sadlier in trust on 22 February 1843. The Grant was in fulfillment of a promise to Mary Marsden (later Mary Betts), daughter of the senior chaplain Samuel Marsden, whereby daughters of chaplains should receive 1280 acres land in consideration of the inadequacy of salaries of the chaplains.

Ironbanks Road (later Euchareena Road) as the *Road from the Orange and Wellington Road to Molong* was surveyed 5 June 1875 and opened 21 March 1882.

Portion 15 was subdivided as the Vale Head Estate and part of Section J of the Estate, being about 80 acres, was surveyed on 6 April 1911 (see Figure 2) and sold by Mrs Betts' descendant to the *Minister for Lands for the State of New South Wales for and on behalf of His Most Gracious Majesty King George V* for nine hundred and sixty-five pounds and five schillings on 11 July 1911.

This land was dedicated for Racecourse and Showground on 10 January 1912.⁸ The racecourse component became the main feature with its own grandstand. In around 1947 there was controversy within racing circles when it was discovered the weigh-in process had been tampered with. A tunnel had been dug between the grandstand to the weigh in room and scales.

The 1912 dedication was revoked in favour of the current dedication for Public Recreation, Racecourse and Showground⁹ under Section 24 of the *Crown Lands Consolidation Act 1913* on 7 May 1954.

Council, as the Council of the Shire of Molong, was appointed Trustee of the dedication under the *Public Trusts Act 1897* on 2 July 1954. Council was again appointed as Trust Manager on 28 June

⁷ Established on farmland south of Molong in 1938, the Fairbridge organisation operated a child migration scheme for underprivileged British children. The school closed in 1973. (In: *Find and Connect – History and Information about Australian Orphanages - Fairbridge Farm School, Molong (1938-1973)*).

⁸ An earlier Recreation Reserve including a racecourse had been located on Crown land further to the northeast of the current site.

⁹ Dedication for Public Recreation, Racecourse and Showground has been designated D.590024 in the records of the Department of Planning and Environment – Crown Lands.



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1996 and on 30 November 2001.

Part of the 1954 dedication, now Lot 130 Deposited Plan (DP) 756883, was revoked to permit the issuing of a Special Lease to Molong Golf Club Limited in 1979.

Part of the Vale Head Estate was amalgamated and eventually subdivided as DP 504411. Lots 2 and 3 in DP 504411 were purchased by the Council of the Shire of Molong in 1963, transferred to Molong Golf Club Limited in 1979 and then to the State of New South Wales in 2022. They were declared to be Crown land and reserved as R.1040032 for Public Recreation, Showground, Racecourse and Recreation Facilities under Section 2.8 of the *Crown Land Management Act 2016* on 13 May 2022. Council was appointed Crown land manager of R.1040032 on the same day.

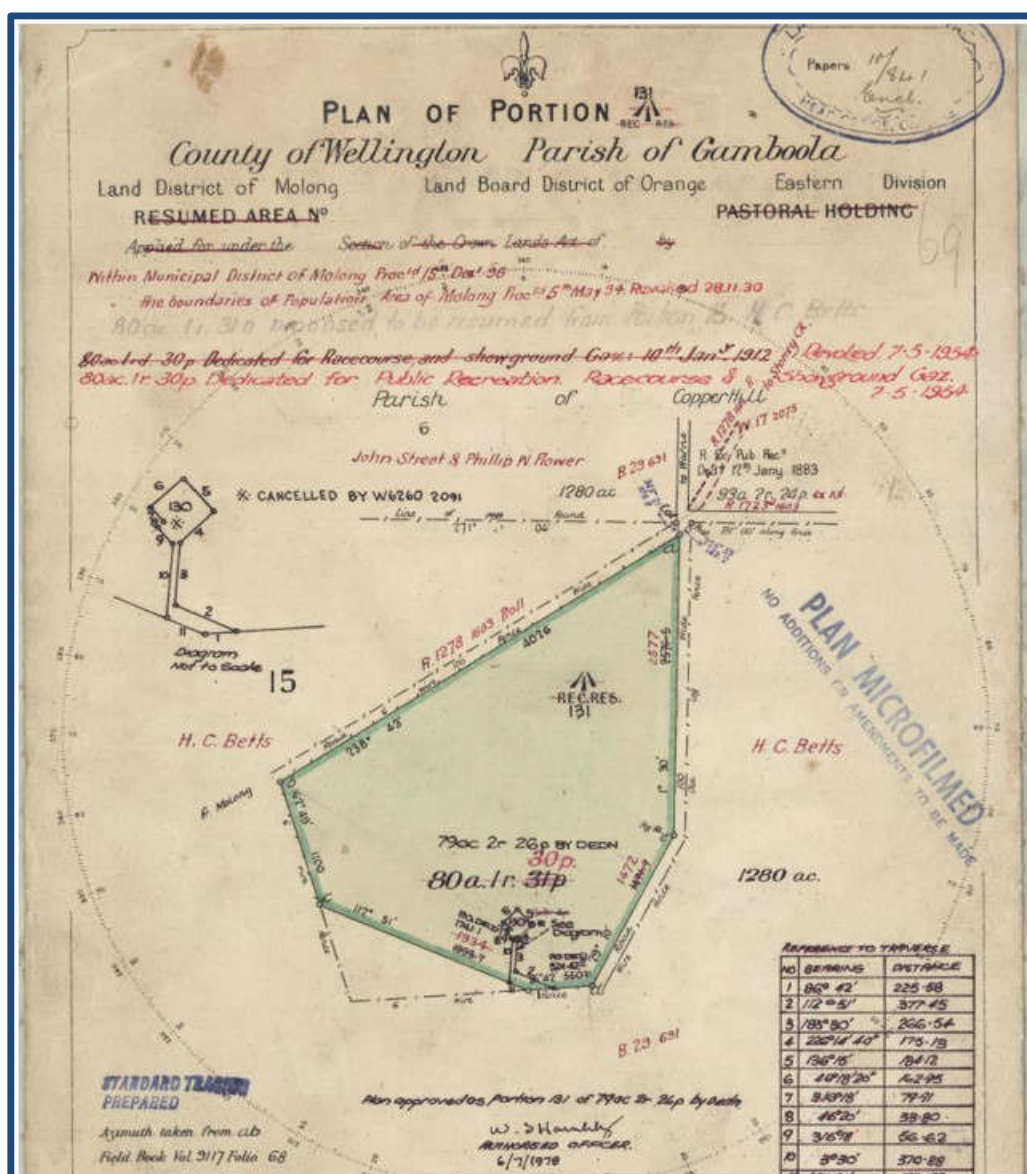


Figure 2 – Crown Plan 6261-2091 - Plan of Dedication for Public Recreation, Racecourse and Showground



2 LEGAL FRAMEWORK

Crown land is owned by the State of New South Wales for the benefit of all people. Local Government Authorities manage Crown land on behalf of the State, as Crown land managers, under Division 3.4 of the CLM Act. The CLM Act provides that a council manager¹⁰ is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993* (LG Act).

The CLM Act requires councils to undertake Plans of Management for Crown reserves as per the requirement of the LG Act.

The LG Act provides the legislative framework for Council's day to day operations, and it identifies Council's responsibility to actively manage land and to involve the community in developing a strategy for management.

This MSPoM has been prepared in order to achieve a balanced, responsible and ecologically sustainable use of the land and to ensure that it addresses the needs of the local neighbourhood, the broader community, and the environment. It has been prepared to meet the requirements of the LG Act.

2.1 Public Land

This land, briefly described above, is Crown land managed by Cabonne Council.

Under the LG Act, all public lands must be classified as either community or operational land. The land shown in [Figure 1](#) has been classified community land under the provisions of the LG Act and Section 3.22(1) of the CLM Act.

The purpose of the classification is to clearly delineate which land should be kept for use by the general public (community land) and which land need not be kept for that purpose (operational land). The major consequence of the classification is that it determines the ease or difficulty by which the land may be alienated by sale, lease or other means. Community land would ordinarily comprise land such as a sportsground, hall, public park etc.,¹¹ and operational land would consist of land which facilitates carrying out of a public service, such as works depots, or land held as a temporary asset or investment.

Community land:

- cannot be sold
- cannot be leased, licensed or any other estate granted over the land for more than 30 years¹²
- must have a Plan of Management (PoM) prepared for it.

¹⁰ A council manager is a local council which has been appointed crown land manager of a reserve under Section 3.3 of the CLM Act.

¹¹ See the note to Chapter 6, Part 2 of the LG Act.

¹² Approval of the Minister administering the LG Act is required for leases over 21 years.



2.2 Plans of Management

The LG Act requires that Council prepare a PoM in conjunction with the community to identify the important features of the land, clarify how Council will manage the land and how the land may be used or developed. Until a PoM for community land is adopted, the nature and use of the land cannot be changed. To change this, the PoM must be revised.

Council will undertake the required process as per Section 36 of the LG Act and Section 3.23 of the CLM Act for this MSPoM.

Specifically, the LG Act requires that a PoM must identify:

- Category of the land.
- Objectives and performance targets of the Plan with respect to the land.
- Means by which the Council proposes to achieve the Plan's objectives and performance targets.
- Manner in which the Council proposes to assess the objectives and performance targets.
- Condition of the land, and of any buildings or other improvements on the land, as at the adoption of the Plan.
- Use of the land and any such buildings or improvements as at adoption.
- Specific purposes for which the land, and any such buildings or improvements, will be allowed to be used.
- Specific purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
- A description of the scale and intensity of any such permitted use or development.

2.3 Categorisation and Objectives

As required by legislation for the purposes of the PoM, community land is categorised as one of the following:

- Natural Area
 - Bushland
 - Wetland
 - Watercourse
 - Escarpment
 - Foreshore
- Sportsground
- Park



- Area of Cultural Significance
- General Community Use.

Once categorised, community land is also subject to specified objectives which are outlined in the LG Act, and in this MSPoM (see Section 10).

2.4 Types of Plans

The LG Act allows a PoM to cover one or multiple parcels of land.

Where multiple parcels of land are covered in one plan (Generic Plans), the LG Act specifically states what needs to be included. Where a PoM covers one parcel of land (Specific Plans), like this Plan, there is greater detail on what has to be prescribed in the Plan. A Generic Plan sets the framework of how the land is to be managed. A Specific Plan clearly outlines precise management proposals.

PoMs for community land are periodically reviewed to enable changing social, economic and ecological conditions to be taken into account and consequently amendments to the Plan may occur. This MSPoM is Molong Showground's first PoM under the provisions of the required legislation, although a Molong Masterplan (draft) of Recreational Grounds, which included the Showground area, was completed by Council in 2020. Particularly as it involved public consultation, this masterplan also provides some value in the compilation of this plan.



3 SITE DESCRIPTION

3.1 Land Parcels

The lands for which this MSPoM is compiled, lie within the Cabonne Local Government Area, on Euchareena Road, approximately 2.1 km east of Molong, in Central Western New South Wales. The location of the Molong Showground is shown in Figure 1 and a more detailed site map as Figure 3.¹³

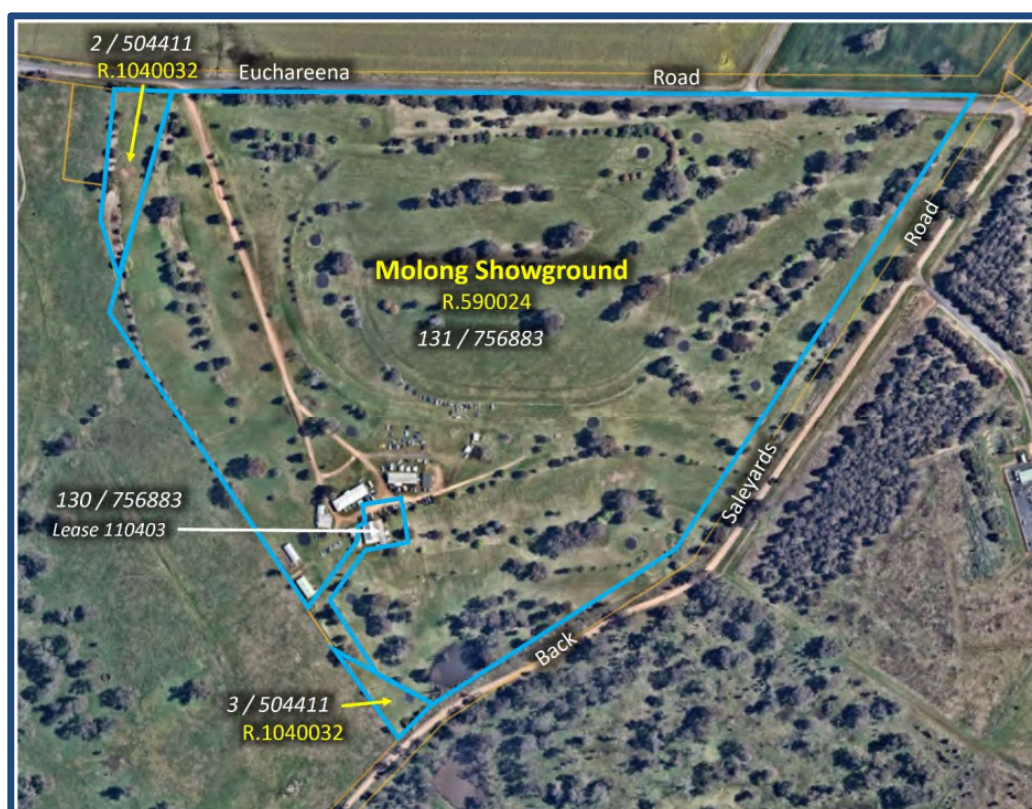


Figure 3 – Diagram showing Land included in this MSPoM

The property addresses of the Molong Showground are provided as Euchareena Road, and 184 Euchareena Road, Molong. The land covers the whole of Lot 131 DP 756683 and Lots 2 & 3 DP 504411.

Molong Showground is bounded by 866m of Euchareena Road to the north-west, 862m of Back Saleyards Road to the east and south-east and cleared rural land to the south-west.

Reserve D.590024 (Lot 131) was dedicated for the purposes of Public Recreation, Racecourse and Showground on 7 May 1954. Reserve R.1040032 (Lots 2 and 3) was reserved for the purposes of

¹³ Figure 3 appears to show a cadastral anomaly whereby a shift at the northeast corner of the Showground has left both Euchareena Road and Back Saleyard Road well out of alignment. This westerly shift of the cadastre appears to continue to the north of the Showground. A review of DP 542283, surveyed in 1971 and being the last survey of the road intersection, does not confirm this anomaly on the ground or indicates fencing at the time was within 1 metre of boundary corners. An investigation by the Cadastral Integrity Unit of the Office of the Registrar General may assist in this regard should management or the boundary definition become a significant issue.



Public Recreation, Racecourse, Showground and Recreation Facilities on 13 May 2022.

Visitors enter the Showground's main gate off Euchareena Road.

The total area of the Showground is approximately 31.10 hectares.

3.2 Ownership and Management

The Showground is on land with title held in the first schedule by the State of New South Wales. The land is Crown land for the purposes of the CLM Act and is subject to:

- Reserve D.590024 for Public Recreation, Racecourse and Showground - Lot 131 DP 756683.
- Reserve R.1040032 for Public Recreation, Showground, Racecourse and Recreation Facilities - Lots 2 & 3 DP 504411.

All assets on the Showground are owned by the State of New South Wales.

Council is the appointed Crown land manager under the CLM Act.

Section 3.21 of the CLM Act authorises Council to manage the land as if it were public land within the meaning of the LG Act. Under the LG Act, all public lands must be classified as either community or operational land and this land has been classified community land.

Native Title

Crown land in Australia is subject to Native title under the *Native Title Act 1993* (Commonwealth). On Crown land native title rights and interests must be considered unless:

- native title has been extinguished, or
- native title has been surrendered, or
- determined by a court to no longer exist.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues
- the construction of extensions to existing buildings
- the construction of new roads or tracks
- installation of infrastructure such as powerlines, sewerage pipes, etc



- the issue of a lease or licence
- the undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993 (Cwlth)*.

Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALR Act) seeks to compensate Aboriginal peoples for past dispossession, dislocation and loss of land in NSW. The lodgment of an aboriginal land claim (ALC) under Section 36 of the ALR Act, over Crown land creates an inchoate interest in the land for the claimant pending determination of the claim. The Department of Planning and Environment – Crown lands (DPE-CL) advises that, if the land is subject to an undetermined ALC, any works, development or tenures authorised by the MSPoM should not go ahead if:

- the proposed activity could prevent the land being transferred to an ALC claimant in the event that an undetermined claim is granted.
- the proposed activity could impact or change the physical/environmental condition of the land, unless:
 - the council manager has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity, and/or
 - the council manager has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (in whole or partial) from the land claim.
- the proposed activity is a lease to be registered on title unless the council manager has obtained written consent from the claimant Aboriginal Land Council.

At the time of drafting, DPE-CL advised there is currently an undetermined ALC over the Lot 131 DP 756883 lodged by the New South Wales Aboriginal Land Council on their own behalf on 22 May 2006.



4 PLANNING INSTRUMENTS AND POLICIES

Molong Showground is managed and developed subject to this MSPoM, environmental planning instruments and Council policies.

4.1 State Environmental Planning Policies

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required. The Molong Showground is subject to the State Environmental Planning Policies. Important amongst these in the development of the showground is *State Environmental Planning Policy (Transport and Infrastructure) 2021* or the T&I SEPP.

Section 2.73 of the T&I SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LG Act.

All impacting State Environmental Planning Policies are listed below. Those that are considered more relevant to the future of Molong Showground and this MSPoM are underlined below and briefly described in **Appendix 1**:

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Resources & Energy) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- State Environmental Planning Policy (Transport and Infrastructure) 2021



4.2 Land Zoning

Under the *Cabonne Local Environmental Plan 2012 (CLEP)*, the Molong Showground in total is zoned RE2 – Private Recreation.



Figure 4 – Zoning Plan

The Cabonne Local Environment Plan zones the Showground as RE2 – Private Recreation.

The objectives of the RE2 – Private Recreation zone are:

- 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.



On land zoned RE2, the following activities are permitted without consent:

- Environmental protection works

On land zoned RE2, the following activities are permitted with consent:

- | | |
|--|-----------------------------------|
| • Aquaculture | • Moorings |
| • Boat launching ramps | • Recreation areas |
| • Boat sheds | • Recreation facilities (indoor) |
| • Camping grounds | • Recreation facilities (major) |
| • Community facilities | • Recreation facilities (outdoor) |
| • Eco-tourist facilities | • Registered Clubs |
| • Emergency Services facilities | • Restaurants or cafes |
| • Flood mitigation works | • Roads |
| • Helipads | • Signage |
| • Information and education facilities | • Water recreation structures |
| • Jetties | • Water supply systems. |
| • Kiosks | |

On land zoned RE2 all other development is prohibited, subject to State and Regional Environmental Planning Policies that apply to this land.

Figure 4 shows that the Molong Showground is surrounded by other lands zoned R5 (Large Lot Residential) and RU1 (Primary Production).

4.3 Flood Planning

The CLEP states the objectives for Flood Planning is to:

- minimise the flood risk to life and property associated with the use of land.
- allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change.
- avoid adverse or cumulative impacts on flood behaviour and the environment.
- enable the safe occupation and efficient evacuation of people in the event of flood.

The CLEP demonstrates that the Molong Showground is distant from any flooding hazard.

4.4 Terrestrial Biodiversity and Native Vegetation Regulation

The objectives of the Terrestrial Biodiversity Clause in the CLEP are to maintain terrestrial biodiversity by:

- protecting native flora and fauna, and



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Molong Showground

- protecting the ecological processes necessary for their continued existence, and
- encouraging the conservation and recovery of native fauna and flora and their habitats.

The CLEP contains no notation of biodiversity certified land or biobanking agreement associated with this land as per the *Biodiversity Conservation Act 2016*, and as such, terrestrial biodiversity mapping within the CLEP indicates that there are no areas of significant terrestrial biodiversity within the Molong Showground. However, it is noted that the southern end of the Showground boundary with Back Saleyards Road adjoins an area mapped as significant terrestrial biodiversity (Figure 5).



Figure 5 – Terrestrial biodiversity
Terrestrial biodiversity adjoins Molong Showground's southeastern boundary (dark green shading).

Land zoned RE2 is covered by the State Government's native vegetation laws aimed at protecting the biodiversity values of trees and other vegetation in non-rural areas of NSW and is included within the



*State Environmental Planning Policy (Biodiversity and Conservation) 2021*¹⁴ and also considered within the *Biodiversity Conservation Act 2016*. Any clearing of native vegetation requires consideration and possible authorisation under these policies.

4.5 Groundwater Vulnerability

The entirety of the area occupied by Molong Showground is shown in the CLEP to be impacted by a groundwater vulnerability consideration (Figure 6).

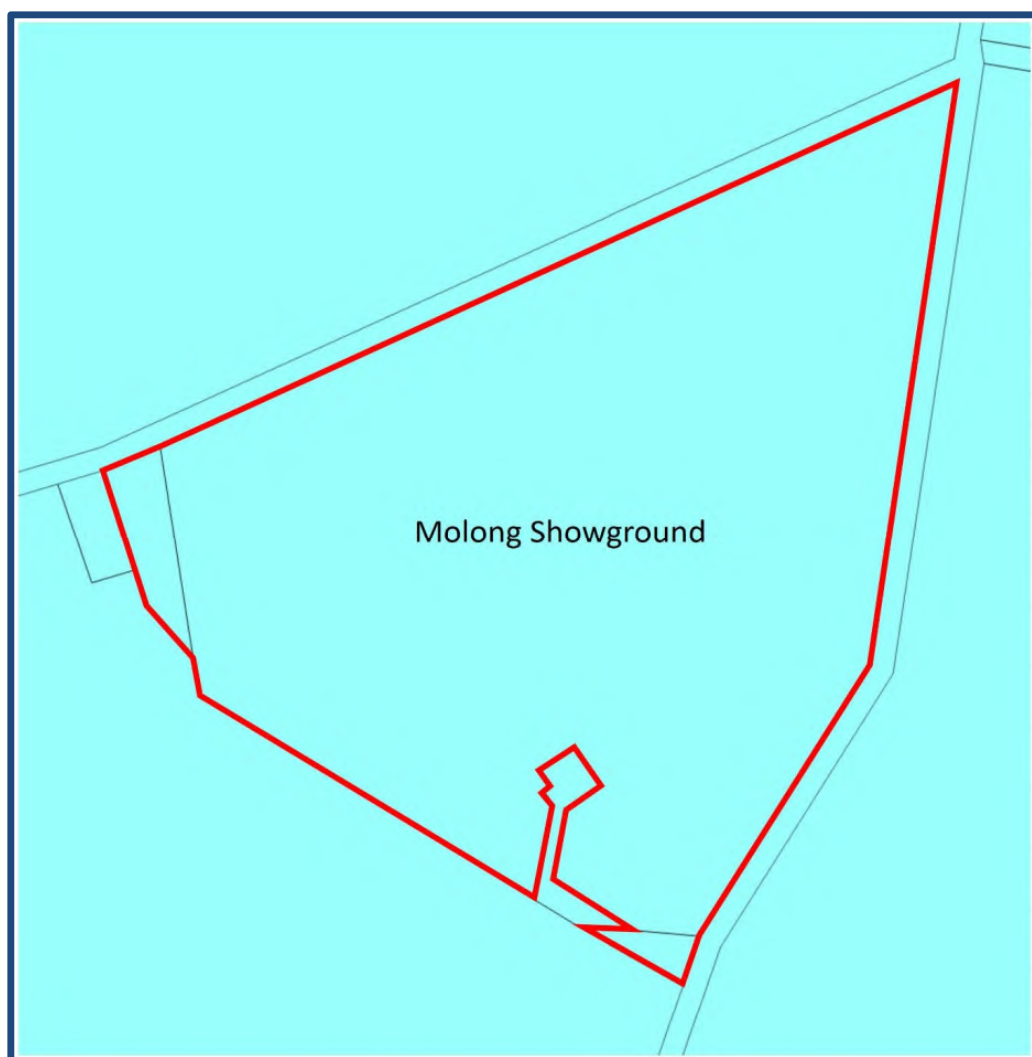


Figure 6 – Environmentally Sensitive Lands – Groundwater Vulnerability

¹⁴ Part 2.3 (1)(b) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.



The objectives of the Groundwater Vulnerability clause are:

- to maintain the hydrological functions of key groundwater systems.
- to protect vulnerable groundwater resources from depletion and contamination as a result of development.

Before determining a development application on this land, consideration must be made of likely consequences to the values stated. These include possible depletion and/or contamination of the resource, impact on groundwater dependent ecosystems, cumulative impact etc.

4.6 Bushfire Hazard

Molong Showground has land which is designated Bushfire prone. Bushfire prone land is defined as an area of land that can support a bush fire or is likely to be subject to bush fire attack, as designated on a bush fire prone land map.¹⁵ Bushfire prone land is allocated categories of risk, which range from Bushfire Vegetation Buffer to Bushfire Categories 1 to 3.

The NSW Governments Planning portal¹⁶ describes a range of bushfire hazard rankings:

Vegetation Category 1 – considered to be the highest risk for bush fire and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production.¹⁷

Vegetation Category 2 – considered to be a lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas **and will be given a 30-metre buffer**. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices.

Vegetation Category 3 – considered to be medium bushfire risk vegetation. It is higher in bushfire risk than Category 2 (and excluded areas) but lower than Category 1.

Vegetation Buffer (see definition Category 2).

Note that Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.¹⁸

Categories 2 (buffer - yellow shading) and 3 (orange shading). Bushfire prone land is shown to be present at Molong Showground and is shown in Figure 7.

¹⁵ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: *NSW Rural Fire Services*.

¹⁶ www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/lot.

¹⁷ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: *NSW Rural Fire Services*.

¹⁸ Advice should be sought from the Molong Rural Fire Service regarding any planned bushfire hazard management at the showground.



Figure 7 – Bushfire Hazard

4.7 Heritage Significance

The CLEP indicates that there are no items of heritage significance present at the Molong Showground.

4.8 Indigenous Heritage Significance

A search of the NSW government's Office of Environment and Heritage AHIMS Web Services revealed that there were no Aboriginal sites or places recorded on the Showground or within a 200m buffer from the site.

The Molong Showground does not contain any items listed in the CLEP as being of known aboriginal archaeological sites, nor places of indigenous heritage significance.



Any development must comply with the scheme contained in the *National Parks and Wildlife Act 1974* for the protection of Aboriginal cultural heritage.

4.9 Council Strategies, Plans and Policies

In addition to the State policies and the directions of the CLEP, Council has developed a number of plans, general policies and papers which have either direct or indirect relevance to planning, management and maintenance of community land and Council Reserves. The main planning framework, the Integrated Planning and Reporting Framework (IPRF), accords with the NSW Government's direction that councils are required to develop a hierarchy of plans which assist councils deliver long, medium and short-term plans. The IPRF recognises that most communities share the common aspirations to live and work in a safe, healthy and pleasant place, in a sustainable environment, where there exists opportunity for social interaction and employment, and provision of reliable infrastructure.

Those plans, strategies and policies of particular relevance for the future of the Molong Showground are:

- ***Cabonne Community Strategic Plan 2022-2032*** – identifies the community's vision for the future, long term goals, and strategies to get there. It also outlines how Council will measure progress towards that vision, for which it shares responsibility with other partners such as state agencies, non-government business and industry groups, joint organisations and community groups. The plan will protect and strengthen what is valued about Cabonne local government area, such as the spirit of community, the lifestyle and the diversity of opportunity, as well as enhancing the future socially, economically, culturally and environmentally.
- ***Community Engagement Strategy 2022-2026*** – ensures that people impacted by Council's decisions will be provided with the opportunities to have a say during the process leading up to that decision. The strategy outlines Council's commitment to actively engage the local community through best-practice consultation methods. It sets out clear guidelines about how Council will engage and outlines the approach to community engagement including methodologies, tools and techniques. This ensures community confidence in the planning systems is developed and maintained.
- ***Cabonne Recovery Plan – Building back a better Cabonne*** – outlines the actions the community and Council will take in response to the flood event of 2022 and breaks down the estimated costs to repair critical infrastructure as well as the cost to local homes, businesses and the natural environment and wellbeing of the community. The corresponding list of projects presented in the Recovery Plan have direct and indirect relevance to activities and functions at the Showgrounds of impacted towns.
- ***Delivery Program 2022-2026*** – outlines the suite of actions and activities that will be delivered by Council over the term, with timeframes, priorities and funding available. It acknowledges the incredibly difficult period experienced by many people in Cabonne, with many suffering losses due to devastating flooding events during November 2022. It further recognises that this event was preceded by severe drought, mouse plagues and other flooding events with impacts felt widely across the local government area. Formalising and implementing Crown land PoMs is one of many proposed activities within the Delivery Program which has direct relevance to Cabonne's showgrounds. Managing the floodplains at Molong and Eugowra are



commensurate actions within the Delivery Program, which will impact on the management of showgrounds in both towns. Over the Delivery Program period from 2022-26, Council is also undertaking a program of works to “*Activate Cabonne*”, focused on energising the towns of the local government area through new works and initiatives. Proposed actions include a Multi-purpose Centre for Molong Showground.

Cascading down the planning hierarchy, operational plans show projects and activities Council will undertake in a specific year.

- **Strategic Asset Management Plan 2022-2031 (SAMP)** – aligning with the long-term Financial Plan and the Workforce Management Plan, Council achieves effective financial and asset management, including sound policies and processes for performance management and reporting, asset maintenance and enhancement, funding decisions, and risk management. Council’s showgrounds are nominated in the SAMP as examples of assets, though it acknowledges them as being occupied by other organisations which may be self-funding, including through attracting grants.
- **Molong Town Masterplan 2020** – Developed with community input, the masterplan includes a spatial representation of required new works proposed in the consultations, for installation at Molong Showground.
- **Event Management Policy** – assists community groups wanting to organise and hold a public event in the local government area of Cabonne, ensuring such events are held with best practice to ensure public safety and equity. The policy does not cover events where leases on public land are held.
- **Tree Management Policy** – establishes an intent for the management of trees on Council managed public space, property and reserves, and to advise conditions of maintenance and replacement of trees to avoid interference with power lines.
- **Cabonne Shire Disability Inclusion Action Plan (DIAP) (draft)** – describing how Council will work towards building equitable, accessible and inclusive opportunities for people with a disability. The Plan uses the outcomes of consultations which occurred with the community, facilitated by Council.
- **Hire of Community Facilities/Buildings Policy** – ensures equitable opportunity for potential by providing a system to allocate hire and concessional rates for Council owned facilities. Fees and charges are determined for regular or casual hire. (This policy does not apply to commercial properties that are leased from Council and for which contractual lease arrangements apply, or to facilities managed by S355 committees.)

Given that the requirements and structure for this MSPoM are stipulated by legislative direction, it scopes the above policies, plans and strategies for relevant ideas and initiatives.

All relevant policies and plans as listed above can be found at Council’s website ([Home - Cabonne Council \(nsw.gov.au\)](https://www.cabonne.nsw.gov.au)).



5 THE PHYSICAL ENVIRONMENT

5.1 Topography, Hydrology and Drainage

Molong Showground occupies part of the complex of undulating low hills and sloping landscape which is typical of the elevated terrain to the east of Molong.¹⁹ The Showground rises to its highest point of 594m above sea level (ASL) near the north-eastern corner on Euchareena Road, falling to its lowest point of 576m ASL at the midpoint on the western boundary. The Showground's main infrastructure is located on land averaging approximately 582m ASL.

The gentle slopes of the Molong Showground are commonly quite long – 450m – 900m in length, yielding both good visual amenity and ideal utility, especially for currently occurring activities. Slope grades are low to moderate, ranging from 1.5% to 2.5%.

Site drainage therefore is generally northeast to southwest, with no local flooding or drainage impediments, again providing a good foundation for the many activities conducted at the Molong Showground. A small dam, located at the southern end of the boundary with Back Saleyards Road, spills into a well grassed and stable waterway towards that boundary.

5.2 Soils and Geology

The soils at the Molong Showground belong to the *Molong Soil Landscape*.²⁰ This landscape has developed by colluvial activity, from a mixed geology of andesite and tuff of volcanic origin, slate, and limestone. A range of soil types have developed from this geology in the locality. Those most common at the Molong Showground have a stronger andesite and tuff origin, therefore producing reddish, moderately textured soils with no abrupt changes (colour, texture) between horizons, which are well-structured and friable, well drained, and generally of moderate to good fertility.²¹

A physical examination of a typical soil profile found at Molong Showground is:

- **0-15 cm:** Reddish-brown (whole coloured, no mottles²²) clay loam, moderate peds, rough faced.²³ Slight erodibility, vigorous root system, high organic matter levels, field pH 6.0.
- **15-35 cm:** Dark reddish-brown (whole coloured) light clay, strong peds, rough faced and open ped structure, field pH 6.5-7.0.
- **35-55 cm:** Dark (whole coloured) medium clay, rough faced and strong ped structure, field pH 7.0-7.5.

Figure 8 shows a common soil present at the Molong Showground, highlighting the characteristics of colour, an open and friable, structure, vigorous grass root development, and good drainage.

¹⁹ Molong Soils Landscape, in Espade. NSW Department of Environment. www.environment.nsw.gov.au/Salisapp/resources/spade/reports

²⁰ Molong Soils Landscape, in Espade. NSW Department of Environment. www.environment.nsw.gov.au/Salisapp/resources/spade/reports

²¹ Nitrogen and Phosphorus are often the major limitation in these soils.

²² Presence of mottling (greys, yellow with the main reddish colour) is associated with anaerobic conditions and poor drainage.

²³ Rough faced peds (structural units), denotes an open structure with good drainage – a feature of many soils developed from volcanic geologies.



Figure 8 - Typical Soil at Molong Showground

5.3 Vegetation and Habitat

The vegetative cover at the Molong Showground had already been greatly modified by early pastoralists and agriculturalists prior to the first dedication. However, the original vegetation was most likely to have been an open woodland dominated by Yellow Box and Blakely's Gum, with some grey box and white box,²⁴ with a corresponding shrub understory and native grass.

The majority of trees currently on the site are an attractive and functional array of replants. They are either the original species (in particular Yellow Box – see Figure 9) or native non endemic species such as other eucalypts like Ironbark (see Figure 10) with understory species including casuarina and acacia (see Figure 11).

²⁴ From Molong Soils Landscape, in Espade. NSW Department of Environment.



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Molong Showground



Figure 9 - Vegetation - Original Species

The fairway avenues and Showground boundaries carry a mix of propagated and regenerated native trees.



Figure 10 - Vegetation - Native Non-endemic Species



Iron bark trees in the mix of planted native trees.



*Figure 11 - Vegetation - Understorey Species
Casuarina and Acacia native trees provide a mix on the Fairways.*

Exotic pines are well established inside some of the Showground boundaries (in particular the western boundary) and also mixed with various native species along the dividing avenues separating many of the golf fairways (Figure 12), providing some habitat, shade, and a challenge to keen golfers.

At the dam near the southwestern corner of the Showground and near tee-off areas of a number of fairways, a small patch of native vegetation shows good natural regeneration of the original woodland eucalypt species (Figure 13). This unit also exhibits a good range of tree age from juvenile to mature, some shrubby understory development, and a healthy sward of native and introduced grasses, all of which creates valuable habitat for birds, reptiles, mammals and insects. This links with the area of mapped high terrestrial biodiversity beyond the Showground's boundary at that point (Figure 5).



Plan of Management
Molong Showground



Figure 12 - Vegetation - Exotic Species

Pine and other exotic trees are well established particularly along some of the Showground boundaries.



Figure 13 - Vegetation - Regeneration

A small natural area where regenerating native trees show a good healthy age distribution links well with vegetation of significant terrestrial value beyond the Showground boundary at that point.



Plan of Management
Molong Showground

At various positions around the Showground, several planted species – both native and non-native, have succumbed to drought, showing signs of premature senescence and death (Figure 13). These dying trees are unattractive and represent a hazard to people using the Showground, due to falling limbs etc.



Figure 14 - Vegetation - Dying and Dead Trees
Dying and dead trees represent a hazard to Showground visitors.



6 SHOWGROUND CONDITION ASSESSMENT

6.1 Assessment of Infrastructure

The Molong Showground's main assets were inspected, photographed and recorded during the compilation of this PoM and a preliminary assessment of the condition of all major assets is described in Table 1, and spatially represented on Figure 15.

Table 1 – Condition of Built Assets

No	Asset	Condition	No	Asset	Condition
Apparent condition: VG = Very Good; G = Good; F = Fair; P = Poor; VP = Very Poor. ²⁵					
1	P&A Show Pavilion main structure and internals	F	14	Camp Kitchen	G
2	Luncheon Pavilion building, kitchen, seating area and Show Society Administration Office	G	15	Golf greens (black soil) and fairways (18)	VG
3	Animal Nursery shedding	F	16	Concrete Disc Golf Pads (36)	VG
4	Poultry shedding	P	17	Outdoor electrical and lighting	F
5	Sheltered Cattle area	G	18	Entrance gate and main track	G
6	Goat Shedding	VG	19	Internal tracks (unsealed)	F
7	Steel cattle yards, ramp	G	20	Internal fencing/barriers-show ring/former racetrack	VP
8	Main (new) Amenities Block	VG	21	Fencing boundary	P
9	Second Amenities Block	VP	22	Col's Bar	VP
10	Solar panels (on roof of Lunch pavilion)	G	23	Signage	G
11	Water tanks and bore	G	24	Various ancillary items – including loading ramp, disc golf baskets (12)	G
12	Dam, pumphouse and water reticulation	G	25	(Golf Club clubhouse) ²⁶	
13	Campgrounds (10 sites)	F			

With a few exceptions, built assets at the Showground have been well maintained and are either near new (such as the newer amenities block, the fairways and (black soil) greens) or well-kept and presented (such as the Goat Pavilion, and the luncheon pavilion). As such, the majority of built assets, although of variable ages, are functional and will provide a sound platform for service provision to many users for a number of years into the future, subject to the normal required maintenance.

Internal unsealed access roads and tracks require consideration during wet conditions and during times of high usage. Boundary fencing ranges from satisfactory/functional, to requiring repair and replacement in some situations. The Poultry building is old and rustic, but serviceable. The second

²⁵ 1. **Very Good** - Excellent overall condition

2. **Good** - Very good overall – early stages of deterioration – normal maintenance, minor repairs

3. **Fair** - Condition deterioration obvious, serviceability affected, significant maintenance required

4. **Poor** - Serviceability heavily impacted, maintenance cost high and significant renewal/major maintenance

5. **Very Poor** - Severe serviceability problems, immediate rehabilitation, requires over 50% asset renewal

²⁶ Not within PoM area. Included here for future reference and developments in conjunction with Showground.



amenities block²⁷ requires considerable maintenance or replacement.

Figure 15 shows the location of the major assets across the Molong Showground land. (Read in conjunction with numerations - Table 1).



Figure 15 – Built assets at Molong Showground

Spatial representation of main built assets at Molong Showground (refer Table 1 for numerations).

The current operations and development of the Showground including golf greens and fairways, are reliant on both bore water, as well as that water captured from roof runoff of the many buildings and stored in the series of polythene tanks. Water supply for current and future operations and development of the Showground is therefore considered a constraint, especially in dry and/or high use periods.

Although the Golf Club Clubhouse is listed here as an asset, it is located on Lot 130, and therefore outside the boundary of the land which applies to the MSPoM. Although not directly impacted by this plan, reference to this facility is made in conjunction with future planning of the site generally, such as shared facilities, future development etc. It is also noted that the cadastral anomaly referred to in [Footnote 13] impacts this area with the older amenities block (western side of the Golf Club building)

²⁷ The second amenities block is partially located on Golf Club leasehold area (Lot 130).



being wholly located on the Showground (see Figure 16).²⁸

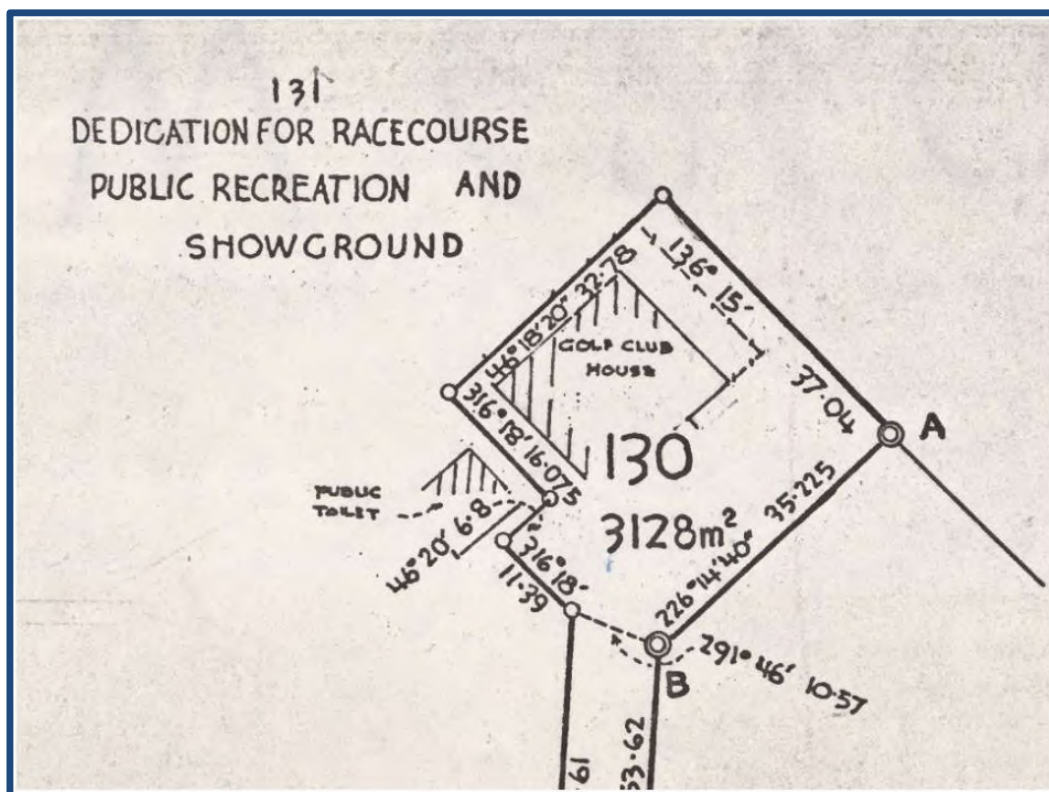


Figure 16 - Extract of Plan of Portion 130

All major upgrades and more urgent repairs to the infrastructure items at Molong Showground, required by this PoM, are detailed in the Implementation Plan (Section 11.9).

Figures 17-33 depict a range of assets across the Showground.

²⁸ Figure 16 is an extract of Crown Plan 6260-2091, being the Plan of Portion 130, depicting the boundary between the Golf Club House and the Public Toilet in 1978.



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Molong Showground



Figure 17 - Assets - Main P&A Pavilion



Figure 18 - Assets - Show Luncheon Pavilion - External
Show Luncheon Building with Show Committee administration (also note solar panels).



Plan of Management
Molong Showground



Figure 19 - Show Luncheon Pavilion - Internal
Luncheon Pavilion featuring open area, servery and kitchen.



Figure 20 - Assets - Show Animal Facilities
(clockwise from top left) Animal Nursery; Poultry Shed (eastern aspect); Poultry Shed; Goat Shed.



Plan of Management
Molong Showground



Figure 21 - Assets - Steel cattle yards and loading ramp



Figure 22 - Assets - New amenities block



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Molong Showground



Figure 23 - Assets - Old amenities block



Figure 24 - Assets - Water Supply
Poly rainwater tanks around main buildings, groundwater bore (top RHS)



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Molong Showground



Figure 25 - Assets - Water Supply
Small dam with pumphouse (left), reticulated water to fairways (right), some water infrastructure near "Col's Bar" (centre).



Figure 26 - Assets - Camping Area
Camp Kitchen located northern end of (new) amenities block (bottom left)



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Molong Showground



Figure 27 - Assets - Fairways and Greens
Fairways and Greens; Black soil greens, fairways, and disc golf masonry pad (right)



Figure 28 - Assets - Electrical
Electrical supply to camp sites, and outdoor lighting



Plan of Management
Molong Showground



Figure 29 - Assets - Tracks and Roads



Figure 30 - Assets - Rails and Fences
Remnant steel rail on old racecourse (left); boundary fencing.



Plan of Management
Molong Showground



Figure 31 - Assets - Signage

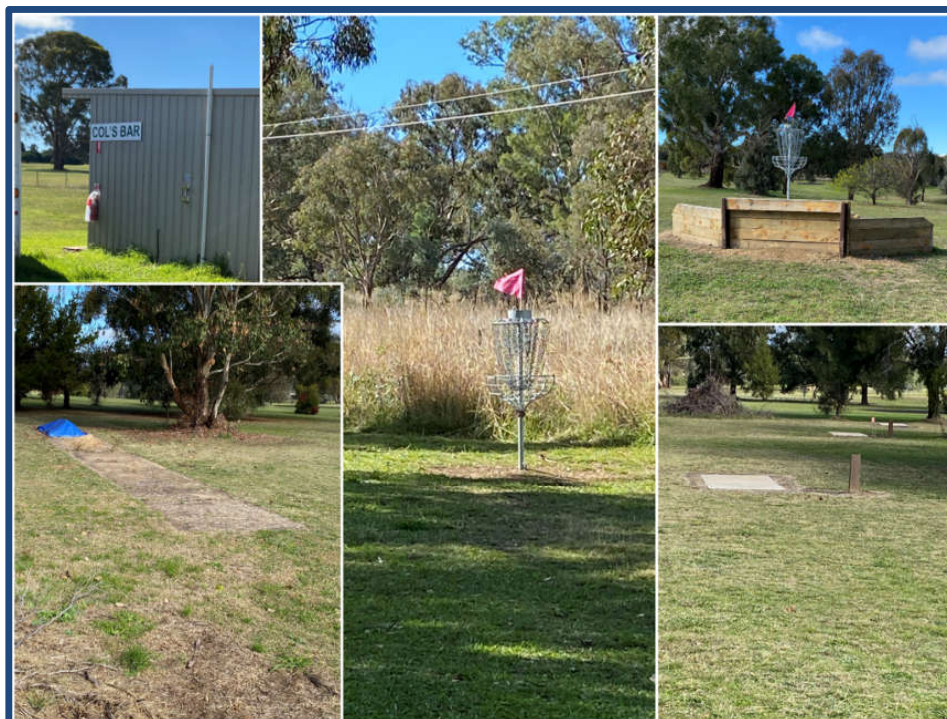


Figure 32 - Assets - Ancillary items
"Col's Bar" (top left); Disc Golf baskets (centre); loading ramp (top left); disc golf pad (bottom right); redundant cricket wicket (bottom left).



Plan of Management
Molong Showground



Figure 33 - Molong Golf Club

Main clubhouse building and shedding (note old amenities block in bottom LHS image). (Also note the Clubhouse, shedding and part-amenities block are located on Lot 130, and therefore not on Molong Showground land.)

6.2 User Assessment of Showground Values

Prior to commencement of this PoM, discussions with all current user groups of the Molong Showground were conducted and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) process. Issues were acknowledged during this process which will impact on the success and sustainability of the Showground into the future. Many of these will be further addressed in the Implementation Plan (Section 13). Of particular note pertinent to future activities at the Molong Showground were discussions relating to the impact of serious flooding which occurred during late 2022 within Molong, in particular, at the historical site of the multi - sport facility on the eastern side of Molong Creek. Many of these sporting facilities will be relocated to Showground lands, which will be reflected in this PoM.

The main **strengths** for the Showground identified in these discussions were:

- The Showground site offers a flood-free unique area, with the size to accommodate an increased number of activities and people.
- There exists a quiet and peaceful attractiveness at the Showground, which is somewhat isolated in a rural setting without significant land use issues at the boundaries and beyond, which may otherwise conflict with current Showground usage.



- Amidst the areas of current use, there also exist some valuable natural resources such as habitat trees (mostly native) which also provide great aesthetics and shading for users, especially around the gullies and between the fairways of the golf course.
- The Molong Showground is easily accessed from the township, and its topography is relatively flat which is an advantage to current and future usage. Access by people in general, across all uses, is unconstrained.
- Of the user groups that currently exist at the Showground, discussions are amicable regarding shared space, amenity use and overall coordination, with a strong willingness to continue to harmonise. Attendees considered that changes into the future, whatever they may be, will be met with a continuing desire to embrace necessary and logical change.
- The facilities already at the Showground are considered to be good and of an adequate standard to match current use. Power and bore water have been valuable to usage.
- The diverse range of users and user groups is consistent with the objectives of Crown land – to encourage usage by and for the community. In addition to regular user groups who often manage their respective establishments on-site, various events, school access, charities, campers, and horse-riding groups are examples of the multi-purpose use at the Molong Showground.

As well as acknowledging the positive values, the discussions with users also acknowledged current **weaknesses** which constrain operations and progress:

- The distance from the Molong township and the Molong Showground on the Euchareena Road was considered to be a disadvantage, especially for access by children. No pathway currently links the town and Showground along that busy road, nor does any public transport exist on the link.
- Ageing infrastructure will be a problem in the future in the absence of cash enhancements. The sewerage system is currently substandard especially if new uses and people are to be introduced to the Showground.
- The main access track off Euchareena Road although well maintained, is unsealed which can limit trafficability in very wet times.
- Overall, it is considered that the Showground is underutilised and therefore performing below its sustainable threshold.
- Increasing activities at the Showground may be seen to take away the convenience, character and energy currently offered by the main town, especially its CBD.

However, a number of future **opportunities** were identified which, if pursued, may position the Showground on a stronger base into the future:

- Support for a Multi-Purpose Centre at the Molong Showground which caters for new activities/sports will improve facilities, such as amenities, change rooms, E charging station,



etc.

- A human advantage of capitalising on new introduced activities (with people) to the Showground is the improvement in community health which is reflected in improved fitness, enhanced employment opportunities, and facilitation of a stronger interaction between people across the community, and the emergence of new businesses.
- The potential to improve facilities at the Molong Showground will add to its capability to encourage and host new events, festivals and gatherings. Reference to Orange 360 was made, with the note that the Molong Advancement Group (MAG), a participating organisation in the consultations, was a member of that group.
- The facilitation school sports to the Molong Showground will create a core location, which is positive for creating a sharing model (transport, facilities, sporting coordination etc). The model of resource sharing also extends to non-school sport and non-sport events, creating efficiencies. This will also translate to the more solid sustainability and longevity of various clubs that may now be struggling or will be so in the future.
- With a focus on new developments and improvement at Molong Showground, an opportunity exists to improve transport and human movement to and from the township and the Showground. Public transport and the creation of a walking path along the main road from the town were discussed.²⁹
- There is an opportunity for, say, sporting groups and committees to be competitive for a substantial range of grants which may help in the further development of the Showground.
- The use of the Showground's own grey-water (and perhaps that from adjoining land use interests) is seen as an opportunity for the future, providing a win-win situation.
- An opportunity exists at the Molong Showground to show off the sporting achievements of notable sports people. This adds to culture and history, which can be represented in one place, at Molong Showground.

A number of future **threats** to Showground viability require consideration within a successful plan:

- There may exist some problems associated with energy and inertia of administrators/people and organisations, constrained by cash, current administrative commitments, to cooperate with new initiatives which require a re-think of business and facility relocation.
- More complexity may mean additional administration challenges, including liability and insurances, and workforce management. In some cases, any form of change will be resisted by some people.
- Water supply remains a problem in dry times or during peak times such as the Annual Show. Both irrigation (bore) and potable water are likely to be limited during such times.

²⁹ The 700-lot development soon to be under construction on the town side boundary of the Molong Showground, forecast to significantly increase the town's population, was also discussed as offering many advantages such as service provision (transport linkages, services), and *people-power*.



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Molong Showground

- Over-capitalisation will overload existing infrastructure where new inclusions are planned. Also, greater site occupation will place pressures on the activities of those functions already present. Competition for space and facilities is a consideration requiring planning and amendment.
- With the introduction of additional activities and infrastructure, there is a risk that the traditions and history of the Annual Show activity becomes diminished in time. There is a requirement to consider Showground history and function, in any renewals planned.
- The traditional businesses within the town of Molong and its surrounds should not suffer (be diverted) as a result of any refocus of people's recreational activities at the Molong Showground.
- Not peculiar to the Molong district, there is generally occurring, a reducing volunteer base in the population overall, as busy lives, aging, and a general reluctance to be involved in increasingly difficult volunteer roles is an ongoing trend. Further, the ability to attract more youthful volunteers competes with away-schooling, employment elsewhere etc., creating an overall loss of youth.
- A point was raised that given the overall emphasis on sport, how does community land such as the Crown land at the Molong Showground, cater for the interests of people not motivated by sport? Nonsporting recreational activities require consideration in this PoM.

Appendix 3 shows the workings from the SWOT recorded on the night of the consultation. Also shown are the aspirations and additional ideas and suggestions of the specific groups in attendance during the discussion:

- | | |
|----------------|-----------------|
| • Show Society | • Bowling Club |
| • Hockey | • Tennis Club |
| • Disc Golf | • Junior Soccer |
| • Golf Club | • Equine groups |

To more fully consider the needs of users and appropriate changes required at the Showground, two more meetings were convened by Council. These were conducted onsite at the Molong Showground and then within Council Chambers. A plan which results from these discussions has been produced by Council for consideration within this MSPoM. This plan appears in Appendix 4.

Additionally, community consultation was previously conducted by Council as part of its Masterplans project for small towns within the Local Government Area (*Activate Cabonne*). The Molong Town Masterplan (draft, revised in July 2020) through workshops, included the development of guiding principles and priorities, and provides an excellent injection of views by the wider community, especially for new works and promotions. The section of the Masterplan which applies directly to the Molong Showground – Molong Recreation Grounds – has also been considered in this MSPoM, especially regarding new priority works.



7 DEMOGRAPHICS

The current population of Molong township is approximately 2595 people (2021 Census) an increase of just 80 people over the decade from 2011. However, when noting the role and functions of the Showground it is relevant to consider the regional community in discussions of demography and trends, particularly as the various event attendees may travel quite large distances to enjoy the showground's facilities.

Although not encompassing all the current and potential Showground users, the Cabonne Shire Local Government Area (LGA)³⁰ is considered in this PoM to provide a reasonable basis to provide some insight into Showground predicted use trends by the community.

Table 2 refers to the three most recent Australian Bureau of Statistics Census data for Cabonne Shire Council LGA, being: 2011, 2016 and 2021, for a range of age class distributions.³¹

Table 2 – Populations Statistics for Cabonne Shire LGA 2011-2021

Age (years)	0-4	5-14	15-24	25-54	55-64	65+	Total
Census 2011	853	1951	1354	4639	1766	2261	12,821
Census 2016	831	2056	1420	4640	1784	2660	13,386
Census 2021	751	2044	1504	4505	1989	2974	13,766

Note: Median age for Cabonne Shire LGA in 2021 was 44.

Across the 2011-2021 decade, the figures show:

- an increase in population across (approx. 7.3%, or 0.7% per annum), with the projection of continued increase.
- a decline in the new-born to toddlers age group (0-4 years old) of 12%.
- general increases in the younger age (school attending) groups between 5 and 15 years of age, of 7%.
- slight increase in the working age population between 15-64 years, of 3%.
- a significant increase in older residents 65 years and older. This increase is **31.5%**, representing 22% of the total population by 2021. This appears to be generated from a migration of retirees into the Cabonne Shire for reasons of lifestyle, possibly coupled by more attractive living costs.

From this analysis, issues for future management of the Showground will be confronting provision of facilities requiring a continued matching with new and emerging social and recreational needs of a growing younger population, including those within the working age group. However, most importantly, the uses of an aging population will be an important consideration for the future functions and services of the Molong Showground. A healthy increase in the younger age groupings is optimistic and may provide the basis for the essential voluntary support required for the sustenance of Showground functions into the future.

³⁰ The Local Government Area of Cabonne Shire LGA includes towns and villages of Molong, Canowindra, Eugowra, Manildra, Cummoock, Cargo, Mullion Creek, Cudal, Boremore, Nashdale and Yeoval, plus all associated rural communities.

³¹ www.quickstats.censusdata.abs.gov.au/census_services/. "Note that small random changes have been made to all cell values for privacy reasons. These changes may cause the sum of rows or columns to differ by small amounts from the table totals" -ABS.



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Of relevance to many activities and businesses within Molong and its Showground, is the strong influence of the close-by regional city of Orange. According to *Population Australia*³² Orange had a population of 34,992 in 2011, and 39,820 in 2022, representing 1.21% growth rate per annum during that time. Expected to increase to 40,301 people by the end of June 2023, Orange is the 13th most populace place and one of the major growth centres in rural NSW. The proximity of such a growing vibrant centre augers well for the support of the economy of Molong, also providing a source of people resources and business for the future activities of the Molong Showground.

³² Orange population 2023. www.population.net.au/orange



8 CURRENT USES

Molong Showground provides ready access to all users including participants and patrons of the range of sporting events, annual shows and competitions, as well as camping and various casual uses (walking, exercising etc.). Although slightly east of the township normally requiring vehicular access, the Showground is well positioned in a flood-free location with good vistas, to address the casual and active needs of the local Molong community and region.

8.1 Current User Groups

The Molong Showground is currently used by the following organisations on agreement with Council:

- Molong Show Society** - for all show related activities (cattle, goats, poultry, animal nursery, dog high jump, equestrian, and normal show exhibits), and general custodianship / management of shared areas. (Figure 34).
- Casual campers and caravanners** - a 10 site park, operated by the Show Society, with camp kitchen and amenities.
- Molong Golf Club Inc.** - an 18-hole black soil green course, open for tournaments and social golf 7 days, also operating a licensed clubhouse through a perpetual lease with the Crown on land adjoining the Showground lands.
- Central West Disc Golf (Gulgong)**, a 12 basket, 36 tee layout within the Molong Golf Course, operating Disc Golf League days, social and major tournaments (Figure 35).



Figure 34 - The Molong Show
(Photos courtesy Molong Show Society)



Figure 35 - Disc Golf
Disc Golf at Molong Showground (Photos courtesy Central West Disc Golf)

8.2 Other Uses for Molong Showground

Residents and visitors to the region have access to Molong Showground and opportunities for a range of activities and events including:

- concerts and music festivals
- community clinics
- community events
- exhibitions, auctions and business expos
- sporting competitions
- filming and production
- open markets
- private hire for events such as weddings, birthdays and services
- walking, exercise and general relaxation.

8.3 Existing Interests and Tenures

Currently, no formal tenures exist between Council and the current users including Molong Show Society, Molong Golf Club and Molong Pony Club. No tenures exist between the Molong Show Society and various user groups.



PART B – THE PLAN

9 A VISION FOR THE LAND

In its Community Strategic Plan, as well as other major plans and strategies within the Integrated Planning and Reporting cluster, the words articulated consistently by Council acknowledge a thriving, caring, and vibrant community which recognises a rich culture, heritage and history.

Protecting and valuing the environment, the rural aspects of the region, and provision of access to services and required support, are all important ingredients to this successful community. Working together across all towns within the shire will achieve great things for the wider Cabonne community.

These are the major points which comprise vision for Cabonne Council:

***“Where one community succeeds – we all succeed.
We are Cabonne”***

The various statements presented reflect Council’s broad strategic intent to create and maintain a sense of community fulfilment and enrichment for the Cabonne Local Government Area:

- Within Molong and beyond, its Showground provides the key focus for the activities of a vibrant and caring community which values its heritage, history, and rural culture.
- The Molong Showground provides a focus for the activities of a community, who enjoy health, social enrichment, and sporting opportunities.
- The land of the Molong Showground is flood free, well drained, spatial, accessible, and with a pleasant and peaceful ambiance, offering opportunities for the relocation of flood-impacted sporting body venues from the township, as well as new and emerging sporting, social and cultural activities.
- The Molong Showground is therefore an important and essential component in the delivery of the vision of Cabonne Council.

The land at the Molong Showground is well placed to contribute to the successful transition now required by Molong and its community. As a consequence of discussions with user groups and Council staff during the development of the MSPoM, the following vision for the Molong Showground is therefore proposed:

***“Molong Showground – Cabonne’s resilient centre
of Sporting and Cultural excellence”***



10 OBJECTIVES, CLASSIFICATION AND CATEGORY OF LAND

The Showground is classified as community land under the LG Act as amended by the *Local Government Amendment (Community Land Management) Act 1998*.

Under Section 36(4), all community land must be further categorised as one of the following categories:

- Natural Area - (further categorised as either Bushland, Wetland, Escarpment, Foreshore, Watercourse)
- Sportsground
- Park
- Area of Cultural Significance, or
- General Community Use.

The Core Objectives for all community land categories vary according to the categorisation of the land. All objectives are defined in Sections 36E to 36N of the LG Act and also appear in **Appendix 1** of this MSPoM.

It is considered that in accordance with the guidelines set out in the *Local Government (General) Regulation 2021* and Practice Note 1: Public Land Management (Department of Local Government Amended 2000), and consistent with respective core objectives, land at the Showground under this MSPoM is categorised as:

- **Sportsground**
- **General Community Use**
- **Natural Area - Bushland**

Figure 36 shows the location of land categories across the Showground.

10.1 Sportsground

The Core Objectives for the management of community land categorised as **Sportsground**³³ are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- to ensure that such activities are managed having regard to any adverse impact on nearby residences.

³³ S 36F of the LG Act – NSW Legislation.



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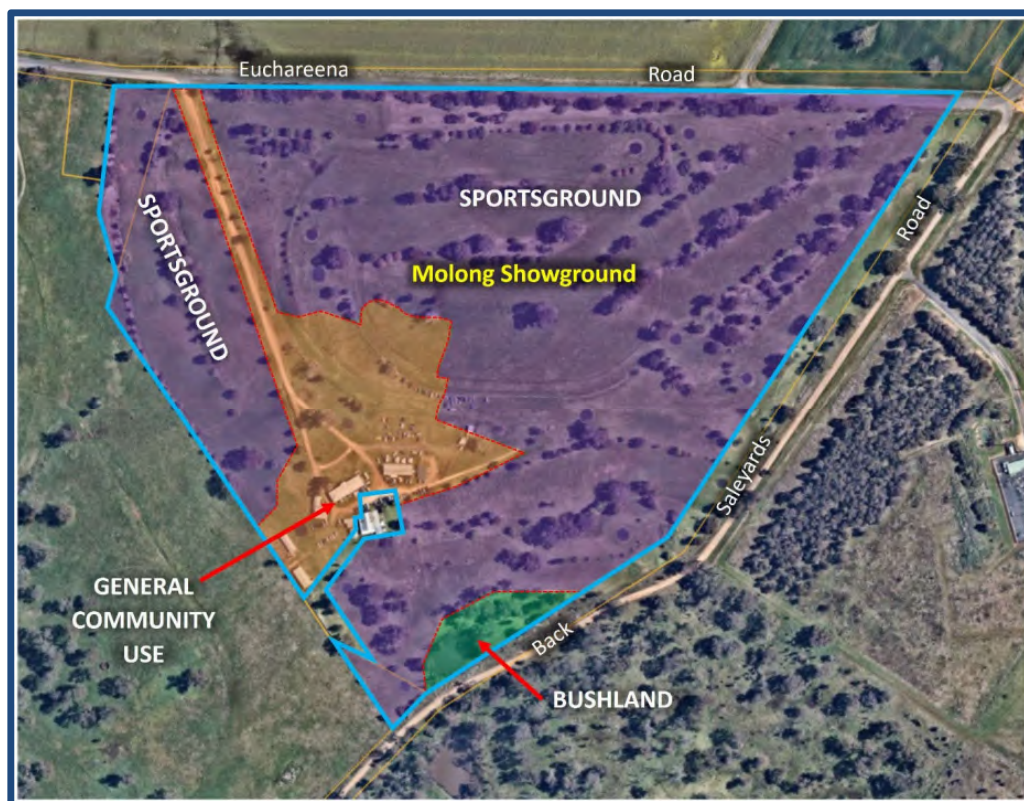


Figure 36 - Land Categories, Molong Showground

Description and Location

Occupying the bulk of Molong Showground, the area categorised as Sportsground occurs as that part of the land where the organised competitive sporting activities are conducted. The Sportsground therefore consists of the Golf Fairways (including Disc Golf), and the arena area used for equine sports (pony club etc), as well as any new sports which may be admitted to the Showground. It also includes the area occupied by those infrastructure items which provide immediate services to those activities such as seating, barriers, administration, and storage.

Management Objective

The area identified as Sportsground will be managed to maintain the current level of use by the established user groups whilst allowing for increased sporting uses which are compatible with existing space and infrastructure. The relocation of sporting facilities and playing fields from the town of Molong to the Showground's area categorised Sportsground, will be also given priority within the MSPoM. The growth of the equestrian industry and its popularity may also provide opportunities.

Ancillary facilities should be maintained within the MSPoM at least to a level that will attract regular patronage, utilising the fees raised from Molong Showground users as well as external sources.



Additional infrastructure items are nominated within this MSPoM and will be staged as funding permits.

Where present, environmental values (such as tree management), will require consideration in accordance with policy and legislation.

10.2 General Community Use

The Core Objectives for management of community land categorised as **General Community Use**³⁴ are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Description and Location

The General Community Use area provides the Molong Showground's "front-end", stemming from the more traditional uses and purposes for showgrounds such as the annual show, exhibits, demonstrations and competitions which are often linked to the agricultural history of the district.

The General Community Use area has a strong multi-purpose function and meets the physical, cultural and intellectual needs of the community, whilst also attracting and supporting emerging activities which have an increased capacity for commercial return.

This includes the P&A Show Pavilion, Luncheon Pavilion (including the Show Society Office etc), the camping ground and its amenities (new and old), Camp Kitchen, the majority of the internal access tracks (including main access and gate), canteen areas, annual show entertainment stalls, livestock yards and sheds, areas for outdoor Show stalls, displays, exhibits etc, landscaping, and parking areas.

Most of the infrastructure associated with service provision (power, water etc) is also located within the General Community Use area.

Management Objective

The area identified as General Community use will be managed to improve the health of the Molong and regional communities by encouraging free and unrestricted access for the purposes of casual use and scheduled activities. Whilst maintaining rural values and traditions, emphasis will also be placed on attracting and maintaining tenures or occupations to generate income from existing as well as new and opportunistic users. In conjunction with the area categorised as Sportsground, the re-location from the township to the Showground of various sporting bodies will also be given priority on the General Community Use lands where appropriate.

³⁴ S 36I of the LG Act – NSW Legislation.



The growing of the business and its required infrastructure will therefore be a priority, which will capitalise on interest in new services which are planned to be delivered at and from the Molong Showground. This will provide opportunities to create new infrastructure to address these community needs.

There will be an ongoing need to also address issues associated with the aging of some infrastructure. It is important that built infrastructure currently servicing the needs of all attendees, exhibitors and competitors is maintained and enhanced, especially as new demands arise. Maintenance requirements, including general ground management, will elevate as infrastructure grows. Maintenance has used strong volunteer support to date, and may be stretched consistent with growth in activities, visitations, and business.

Space management will be an important consideration during busy times. Current limitations to parking and manipulation of large vehicles will be a constraint to continued and growing uses particularly during staging of multiple events, or major single events such as the annual show. The supply of water to the Showground, especially as its infrastructure and visitation grows, will also need to be considered in the future management model.

The aesthetics of current environmental values will require management, and in some cases, enhancement in accordance with policy and legislation.

10.3 Natural Area - Bushland

The core objectives for management of community land categorised as a **Natural Area**³⁵ are to:

- conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- maintain the land, or that feature or habitat, in its natural state and setting, and
- provide for the restoration and regeneration of the land, and
- provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the relevant state legislation.

The core objectives for management of community land categorised as **Bushland**³⁶ are:

- to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and

³⁵ S 36E of the LG Act – NSW Legislation.

³⁶ S 36J of the LG Act – NSW Legislation.



- to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- to restore degraded bushland, and
- to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- to protect bushland as a natural stabiliser of the soil surface.

Description and Location

The area categorised as Natural Area – Bushland occupies a small contiguous area near the southeastern boundary and corner of Molong Showground. It represents a relatively undeveloped section just beyond tee-off areas of a number of fairways and disc golf improvements and is a small patch of native vegetation currently showing good natural regeneration of the original woodland eucalypt species. The area exhibits a good a range of tree age from juvenile to mature, some emerging shrubby understory, and a healthy sward of native and introduced grasses, all of which create valuable habitat for birds, reptiles, mammals and insects.

The area also contains a small dam which enhances the biodiversity value of the land there. This land adjoins the land beyond the Showground's boundary mapped in the CLEP as significant terrestrial biodiversity (see section 4.4).

Management Objective

The area categorised as Natural Area – Bushland will be managed to maintain and improve its environmental values consistent with legislative requirements and as an environmental buffer to current and future developments of the Showground. Invasive environmental weeds, where present, will require management. Maintaining the current and valuable age distribution of the woody (tree) component in conjunction with an emerging understory of native species will enrich existing habitat values. Bushfire management of excessive dry vegetation will be an issue for routine management. The area categorised as Natural Area – Bushland will provide visitors and users of the Showground a place to relax and find solitude in a relatively natural environment – a retreat area.



11 MANAGEMENT AND DEVELOPMENT OF THE SHOWGROUND

11.1 Showground Management and Communication

Council reserves the right to control the use of the community land including the Molong Showground.

Council intends to:

- Create opportunities for community consultation and participation in the planning and development as required.
- Consider and attempt to balance the need for community recreation facilities with the impact development that such sites will have on local residents.
- Provide an efficient method and process for approval of all agreed improvements and developments.
- Consider access to recreational facilities for all users.
- Ensure all formal use of the Showground is authorised through appropriate documentation.
- Allow casual informal use consistent with Council's policies and procedures.
- Consider how use of the site can provide funding for the maintenance of facilities for the Showground.
- Recognise that the ongoing viability of the Molong Showground is dependent on the ongoing viability of the Showground users.
- Facilitate a system whereby enquiries and complaints from the public can be efficiently and promptly dealt with.

Council will issue leases and licences as described in Section 11.3.

Current Management Structure

Council manages the Molong Showground directly. Operationally, the Molong Show Society (MSS) assumes the responsibility of providing an effective advisory service to the Council. Other Showground user groups (the Molong Golf Club, Central West Disc Golf) operate through the MSS.

Currently, no tenures exist between Council and the Show Committee. No tenures exist between the Show Committee and various user groups. Molong Golf Club Clubhouse and surrounding area operate on a Perpetual Lease (Lot 130) with the Crown.



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New Management Structure

Council will continue to manage the Molong Showground directly.

Council will establish a committee under Section 355 of the LG Act as the Molong Showground Committee (MSC) to consist of representatives of each of the community user groups,³⁷ and a Council representative. This will ensure decision making is collective. Overall communication, relating to new infrastructure developments, maintenance and on-site works coordination and event coordination will be managed cohesively through the MSC.



Figure 37 - Area managed directly by Council and the MSC

The area outlined in blue and not shaded (yellow, blue, orange, green and purple) will be managed directly by Council and the MSC.

The MSC will undertake an advisory role to Council, for the unshaded area within the Showground boundaries (Figure 37), providing an important link between Council and the relevant user groups. On agreement between Council and the MSC, delegations to perform certain functions may be assigned to the MSC. The areas highlighted yellow, blue, orange and purple will be assigned to a user group and managed under tenure.³⁸

³⁷ Community user groups will be entitled to provide a representative, however, representation while encouraged, is not required for the MSC to perform its functions.

³⁸ Where an exclusive tenure is subsequently issued by Council the area of the tenures will be removed from management by the MSC.

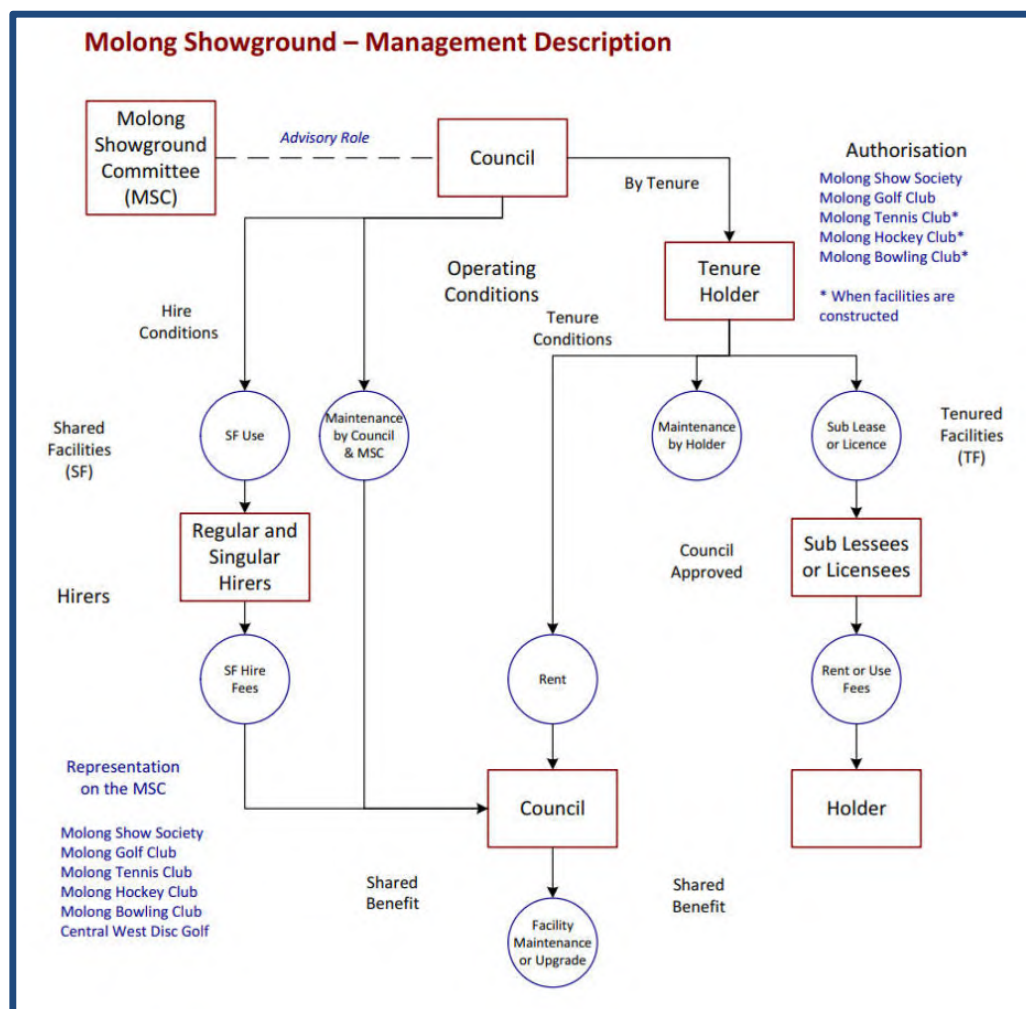


Figure 38 - Operational Relationship between Council, holders, hirers and the MSC

Communication between Council, the MSC and Showground users is important to the success of this MSPoM. This will be achieved as set out in Figure 38. The principles of management will be:

- The Development of a terms-of-reference, including a schedule of meetings, for the operation of the MSC.
- Regular meetings of the MSC.
- The MSC convening at least one annual forum (such as an AGM, or extraordinary meeting) to which all Showground groups/users are invited to attend.
- Council representative to attend the scheduled full annual meeting, as well as other meetings as required.
- Effective Council consultation with MSC and relevant user groups prior to undertaking major



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renovations or establishment of new structures on the Molong Showground.

- Effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works.
- Use of the Molong Showground will be subject to tenure or agreement (see Section 11.3 of this MSPoM).³⁹
- Clarification to the community and users concerning access for casual uses of the Molong Showground.
- Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
- The requirements of any tenure or hire agreement to be met by establishing positive relationships between tenure holder, Council and MSC through clear expectations and communications.
- Where necessary, development of guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.
- Development and implementation of an online Molong Showground use directory / calendar whereby the general public and all users have access to the events that are being held.
- Improved communication around the issue of bookings and activities to avoid confusion and conflict being:
 - An effective online booking system
 - Onsite notice board highlighting forthcoming functions
- Casual Users being aware of their rights and responsibilities in utilising the Molong Showground.

³⁹ Tenures and Agreements for use of the Showground are primarily required to establish rights and responsibilities of users and to clearly identify insurance requirements.



11.2 Permitted Uses and Activities

The Showground allows free and unrestricted access for informal use by casual users when formal reserve activities and other formal activities are not being undertaken.

Permissible Uses

Table 3 lists the permissible uses on the Showground with their scale and intensity.

Table 3 – Permissible Uses

Use	Scale	Intensity
Access roads	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Amenities	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Alternate energy technology	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Art and cultural classes and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm subject to tenure or hire agreement
Business Operations associated with public recreation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to Tenure or Hire Agreement
Camping and caravanning	Limited to the locations specified in the approval to operate by Council	24 hours a day, 7 days a week subject to hire agreement
Canteens and Kiosks	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Casual playing of games or informal sporting activities	Limited to the physical constraints of the facility	7 days a week, 8.00am – sunset
Children's programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Community events (fundraising/charity events, special events)	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
Community Services	Limited to the physical constraints of the facility Agreement via tenure or hire agreement	24 hours a day, 7 days a week
Dog training and exercise	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – sunset subject to tenure or hire agreement
Drainage and irrigation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Emergency use	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Equestrian activities and events	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Filming and photography (commercial, amateur)	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week Subject to tenure
Fitness and wellbeing programs	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise - sunset



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Use	Scale	Intensity
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Licensed bar, bistro and café	Limited to establishments with a liquor licence	Operating hours of the establishment subject to Council approval
Maintenance buildings and infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Markets	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Marquees, tents, stages and jumping castles	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Mobile food vendors	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Organised playing of games	Limited to the physical constraints of the facility	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Organised sports competitions	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Organised sports training	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Outdoor film screening	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Passive recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – 10.00pm
Paths	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Personal training	Non-exclusive use - up of 6-18 people maximum	7 days a week, sunrise – sunset subject to tenure or hire agreement
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Private events (i.e., weddings, birthdays)	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm Sun to Thurs, 10.00am – 11.00pm Fri and Sat subject to tenure or hire agreement
Public utility infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Remediation works	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
School sport and recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	Monday – Friday 7.00am – 4.00pm subject to tenure or hire agreement
Shade structures	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Showground maintenance	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
Sponsorship signage (temporary)	As per section 11.10 of this Plan	24 hours a day, 7 days a week



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Use	Scale	Intensity
Storage facilities	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to tenure or hire agreement
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement

It is an express provision of this MSPoM that Council shall provide from time to time as circumstances may require the construction and maintenance of utility services, provision and maintenance of floodways, cycle ways, vehicular access ways and the granting of easements.

11.3 Leases, Licences and other Estates

For this section, please see the Explanation of Terms⁴⁰ set out below.

The LG Act provides that tenures (leases, licences, or any other estates) or easements may be granted over all or part of community land in accordance with Section 46.

Tenures may be held by:

- community organisations and sporting clubs, or
- by private/commercial organisations, or
- government agencies
- individuals providing facilities and/or services for public use.

The maximum period for leases and licences on community land allowable under the LG Act is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licensed for periods of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the LG Act.

⁴⁰ Explanation of Terms

Tenure	A lease, licence or other estate issued by Council in accordance with Section 46 of the LG Act or Section 2.20 of the CLM Act.
Hire agreement	An estate issued by Council.
Holder	The company, organisation, individual or group of individuals who have been issued with a tenure.
Hirer	The company, organisation, individual or group of individuals who have been issued with a hire agreement.
Regular hirer	A hirer who regularly uses the Showground through a Hire Agreement or has an ongoing hire agreement.
Singular hirer	A hirer who has a hire agreement as a once off or irregularly.
Casual user	A person or group of people using the Showground for passive recreation, non-commercial purposes without a tenure or hire agreement.
User	The collective term for a holder, hirer and casual user.



Leases

A lease will be generally required where exclusive use or control of all or part of community land is desirable for effective management. A lease may also be required when the scale of investment in facilities, the necessity for security measures, or where the relationship between a holder and facilities on community land justifies such security of tenure.

Leases issued by Council will require:

- That subleases or any other supplementary tenures can only be issued by the Holders with the approval of Council, and consistent with Section 47C of the LG Act.
- Maintenance of the facility will be the responsibility of the Lessees.

Licences

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the community land is proposed. A number of licences for different holders can apply to the same area at the same time, provided there is no conflict of interest.

Permits

A permit may be issued by Council to undertake a particular activity on community land. Such a permit may or may not attract a fee.

Hire Agreements

An agreement for use of this Showground (hire agreement) may be issued by Council for any purpose listed below, subject to the approval of Council. A hire agreement may be issued to a regular hirer or a singular hirer for formal use. Any legal requirements as determined by Council will include the requirement for adequate public liability insurance cover.

Purposes for which tenures may be issued

In accordance with Section 46A of the LG Act, a PoM for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a PoM.

This PoM authorises a tenure to be issued:

- for any permissible use in Table 3.
- for purposes consistent with the Showground's:
 - categorisation (see Sections 10.1 and 10.2), and



- zoning (see Section 4.2) under Section 46 of the LG Act, and
- reserve purpose of public recreation, racecourse, showground, community purposes, rural services and levee bank as required under the CLM Act.

However, the CLM Act allows that Council may also issue short term licences (for a period of less than one year) consistent with Section 2.20 of the CLM Act. This section provides that licences may be issued, inconsistent with the reservation purpose, for prescribed purposes currently being:⁴¹

- | | |
|---|--|
| (a) access through a reserve | (m) grazing |
| (b) advertising | (n) hiring of equipment |
| (c) camping using a tent, caravan or otherwise | (o) holiday accommodation |
| (d) catering | (p) markets |
| (e) community, training or education | (q) meetings |
| (f) emergency occupation | (r) military exercises |
| (g) entertainment | (s) mooring of boats to wharves or other structures, |
| (h) environmental protection conservation or restoration or environmental studies | (t) sales |
| (i) equestrian events | (u) shows |
| (j) exhibitions | (v) site investigations |
| (k) filming (as defined in the LG Act) | (w) sporting and organised recreational activities |
| (l) functions | (x) stabling of horses |
| | (y) storage. |

This MSPoM expressly authorises⁴² the following tenures:⁴³

- (a) a lease / licence to the Molong Show Society for the purpose of show events and offices over the area shaded yellow in Figure 37.
- (b) a lease / licence to the Molong Golf Club Inc. for the purpose of operating an 18-hole golf course over the area shaded purple in Figure 37.
- (c) a sub-licence to the Central West Disc Golf for the purpose of storage and operating disc golf competitions and training over the area shaded purple in Figure 37.
- (d) a licence to Molong Hockey Club for the purpose of storage, playing of games and training over the area shaded blue in Figure 37.
- (e) a licence to the Molong Tennis Club for the purpose of storage, playing of games and tournaments, and training over the area shaded orange in Figure 37.
- (f) a licence to the Molong Bowling Club for the purpose of storage, playing of games and tournaments, and training over the area shaded green in Figure 37.

⁴¹ Crown Land Management Regulation S.31.

⁴² Express Authorisation in Section 46 (1)(b) of the LG Act permits tenures to be granted in accordance with and subject to such provisions of a PoM.

⁴³ Issuing of tenures formalises occupation of Crown land. Tenures designate terms of occupation through management responsibility and accountability and improve communication. Tenures may or may not be associated with a monetary fee.



- (g) The booking and hiring of camp facilities on the areas designated on this MSPoM consistent with an operating approval under Section 68 of the LG Act
- (h) The booking and hiring of facilities by individuals or event organisations

Council may grant a lease, licence or other estate in respect of Community Land:

- categorised General Community Use, for a purpose prescribed by Section 36I LG Act as a core objective of the categorisation of the land and subject to being consistent with the Reserve purpose; or
- categorised Sportsground, for a purpose prescribed by Section 36F LG Act as a core objective of the categorisation of the land and subject to being consistent with the Reserve purpose; or
- for the provision of goods, services and facilities, and the carrying out of activities appropriate to the current and future needs within the local community and of the wider public in relation to Public Recreation, Racecourse and Showground.

A tenure or hire agreement on Crown land may impact native title rights and interests. Apart from the tenures/hire agreements specifically authorised above, which are valid acts under Section 24JA of the *Native Title Act 1993*, any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the CLM Act unless Native title is extinguished. For Crown land which is not *excluded land* this will require written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

Council at any time in the future, reserves the right to prohibit the taking or consumption of alcohol on this Showground. This will be indicated by conspicuously displayed signs in accordance with Section 632 and Section 670 of the LG Act (as amended).

Direction of Funds

Income produced from the Showground will be distributed to the Showground in a fashion directed by Council.

11.4 Other Approvals

An approval to occupy land or facilities for a specific purpose does not remove the need to obtain approval under other legislation. These approvals may include:

- a liquor licence
- engagement in a trade or business
- to direct or procure a theatrical, musical or other entertainment for the public
- to construct a temporary enclosure for the purpose of entertainment



- to play a musical instrument or sing for fee or reward
- to set up, operate or use a loudspeaker or sound amplifying device
- to deliver a public address or hold a religious service or public meeting using a loudspeaker
- to install or operate amusement devices
- to operate a caravan park or camping ground⁴⁴
- to use a standing vehicle or any article for the purpose of selling any article in a public place.

11.5 Allocation

The Showground will continue to be used by a variety of users for purposes previously noted. Council will endeavor to generate greater utilisation of the Showground for recreation and other activities consistent with the Showground purpose.

Single Purpose Facility Use

Use of the Showground, for a single specific use, will be allocated by Council by way of a tenure (see 11.3) subject to the provisions of the LG Act, and consistent with the Core objectives (as described in 10). This will allow the Holder to appropriately plan for the development and maintenance of the facilities that have been constructed for that purpose.

While Council will have a strong oversighting role, everyday management of the facilities for that purpose, will be the role of the Holder.

Shared Facility Use

Any part of the Showground not subject to a tenure issued by Council, will be managed by Council. And advice from the ESC. This will include those parts of the Showground that are used by more than one user or those which are required for general community access.

Council shall manage the use of shared facilities to both hirers by way of hire agreement and Casual Users in a fair and transparent manner.

Hire fees and rental will be utilised to contribute to the maintenance of the Showground and facility upgrade and replacement.

Figure 38 depicts the operating model for the Showground. Council retains the responsibility for facility upgrade and replacement. Those user groups who have a lease or licence are responsible for ongoing maintenance of areas that are specified in the tenure.

⁴⁴ Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LG Act consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.



11.6 Fees

Council applies fees for the use of Council reserves. A hire application must be lodged to Council prior to the event or facility hire. All applicable fees must be paid prior to the hire/use of the Showground.

The fees associated with the hiring of Council reserves for major events, concerts, functions etc., are detailed in Council's *Operational Plan – Fees and Charges*. Council's fee structure is reviewed on an annual basis.

Where the Showground is to be hired for a purpose not within Council's *Operational Plan – Fees and Charges*, the fee will be set by Council.

In order to maintain full viability and maximum participation at the Showground, an annual scaled fee for occupation will operate. This is based on the ability of the activity to attract entrance fees (its marketability), whilst still acknowledging the social and community significance of the activity. The fee will be determined by Council in consultation with the Show Committee.

11.7 Easements

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

The granting of easements over Crown land will be subject to the provisions of the *Native Title Act 1993* and Section 8.7 of the CLM Act.

11.8 Development of New and Improvement of Existing Facilities and Processes.

Council approval is required prior to any development or improvement made to community land.⁴⁵

All major developments and improvements to be funded (solely or partially) by Council will be subject to Council approval.⁴⁶

Any new structure proposed for the Showground in this MSPoM and into the future, will require sensitive consideration of visual amenity through maintenance or creation of improved sight-lines and general aesthetics.

Council will encourage community assistance in the development of new facilities as well as maintenance of existing facilities through the co-operation and assistance of the local community.

Council may carry out certain types of proposed developments and building works that are developments permitted without consent or exempt development under the T&I SEPP or are permitted without development consent under the CLEP.

⁴⁵ Section 2.73 of the T&I SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LG Act (see **Appendix 1**).

⁴⁶ The term approval refers to approval as Crown land manager of the land rather than consent under the *Environmental Planning and Assessment Act 1979*.



Figure 39 - New Works (1)

Council can also undertake certain activities under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The purpose of the Part 5 assessment system is to fully ensure public authorities fully consider environmental issues before they undertake or approve activities that do not require development consent from a council or the Minister. If an activity is judged by the relevant public authority to significantly affect the environment, then an environmental impact statement will need to be prepared and considered by the public authority.

All other proposed development and building works consistent with the values, desired outcomes and performance targets set out in this MSPoM would be subject to the normal development applications in accordance with the EP&A Act, and the CLEP.

Future major improvements to the Showground (see Figure 39 and Figure 40) are to include:

New Works⁴⁷

1. Construction of a single hockey field to international standards (92 x 55m) with lighting, car park, change rooms, spectator seating facilities, and appropriately located vehicle access track.

⁴⁷ All new works as per the requirements of Cabonne Council and relevant legislation.



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Figure 40 - New Works (2)

2. Construction of two (adjoining) multipurpose courts (24 x 11m) with lighting, parking and seating, to be accessed via vehicle access track.
3. Construction of a green suitable for lawn bowls (42m x 42m) on Showground land, near existing golf club building (Lot 130), on Showground land (Lot 131) and categorised Sportsground.
4. Shortening of the 3rd and 6th golf fairways to make way for actions 1. and 2. (In conjunction with 44 below).
5. Installation of a fenced livestock parading area (multi-purpose arena) for use in high use periods such as the Annual Show).
6. Extension of the western end of Show Pavilion building to include new bar and kiosk.
7. Extension of the (new) amenities block to incorporate a revamped Camp Kitchen.
8. Re-levelling of grassed area in front of P&A Pavilion to create a flexible event area amphitheater – including shade trees and landscaped accordingly.
9. Demolishing and reconstruction of second amenities block (western side of Golf Club Clubhouse).



10. Demolishment of greenkeepers' shed and relocate.
11. Demolishment of Poultry Pavilion and relocate.
12. Removal of "Col's Bar" structures.
13. Provision of accessible pathways to compliant grades, linking main buildings (Golf Club/Pavilion, Pavilion/amenities, sporting fields, new multi-purpose arena etc).
14. Addition of viewing mound near (proposed) livestock parade arena and inclusion of appropriate seating.
15. Installation of main walking track (2.5m wide) from main Showground infrastructure to Euchareena Road (parallel with vehicular access track) to complement ultimate pedestrian access (e.g., from Molong).
16. Installation of new PA System to provide effective communication at Show time and for other major events.
17. Removal of remnant (steel) show and racecourse fence.
18. Installation of bins at pedestrian entrances and high use areas.
19. Installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with legislative requirements and as approved by Council. Specific Signage includes:
 - New entrance signage
 - Wayfinding signage
 - Signage for safety purposes

Maintenance of Existing Works and Lands

20. Monitoring and conducting essential repairs and maintenance to all facilities in accordance with the maintenance schedule of Council's *Asset Management Plan*, building management plans and grounds management plans including:
 - specific attention to showground boundary fencing, the Poultry Shed, the second amenities block
 - monitoring the condition of major structures and ensuring effective maintenance schedules and procedures are in place.
 - ensuring the historical façade on the main Show Pavilion is maintained and emphasised in future planning of the Showground.
21. Maintenance and pruning of old dying and dead trees to avoid injury to Showground users, in



accordance with Council's *Tree Management Policy* and relevant legislation.

22. Efficient and conservative use of water.
23. Implementation of mitigation programs to remove environmental weeds and pests from all areas of the Showground.
24. Protection of significant and remnant vegetation over the Showground land where required, with particular attention to the area categorised Bushland.
25. Adequate consideration given to any proposed development or activities on or near the Bushland area, ensuring the objectives of park management are not compromised.

Improve Processes

26. Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
27. Where necessary, development of guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.
28. Council officers to be present to monitor all issues of compliance and general site amenity.
29. Management of the camping area in accordance with the obtained approval under Section 68 of the LG Act.⁴⁸
30. Promotion of access to casual users particularly within the non-leased areas within the Molong Showground.
31. Preparation of a safety audit of the site and repair or replacement of any areas that may impact on public safety.
32. Effective communication with user groups regarding:
 - the installation and positioning of any new buildings/structures and other major works
 - an effective online booking system
 - onsite notice board highlighting forthcoming functions
 - regular meetings of the MSC.
33. Establishment of relationships with relevant tourism industry-based groups such as *Camping and Caravan Association*, *Orange 360 etc* and Orange Visitors Information Centre.

⁴⁸ Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LG Act consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.



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34. Attraction of new activities and sports to the Showground (such as additional equine related activities) by promoting the facility through Council papers and media.
35. Continuing to be vigilant regarding new funding opportunities from grants etc, and sponsorships especially for in-kind assistance.
36. Exploration of the potential for increased usage of information technology such as smart e-systems of payment (e.g., for hirers and occupiers including campers), social media, and a Molong Showground website.
37. Continuing encouragement of new and young recruits for volunteer management of the Molong Showground.
38. Development of terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Molong Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly.
39. Implementation of the management and communication structure proposed in the MSPoM to improve teamwork, efficiency, and accountability in management responsibilities, and also provide an improved environment for revenue raising at the Showground (Refer section 11.1).
40. Communication with residential areas immediately close by, on a need-basis, especially regarding major events.
41. Collation and assessment of all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly.

Further Planning⁴⁹

42. Commissioning a detailed design of rearranging the golf course fairways in line with new developments proposed in this PoM, allowing for improved access and walking, disc golf, annual show requirements etc.⁵⁰
43. Where space permits, the creation of a series of walking tracks across Showground for purposes of exercise, viewing etc
44. Installation of casual seating along walking tracks and at scenic/natural area (e.g., adjacent land categorised Bushland).
45. Upgrading of Showground water supply by connecting to town supply.⁵¹
46. Upgrading of power capacity and supply to Showground and outlets.
47. Installation of grass greens for all golf holes.

⁴⁹ The items in Further Planning are listed to be undertaken on an opportune basis. As such they have not been included in the Implementation Plan.

⁵⁰ Must maintain 18-hole capacity.

⁵¹ In line with approved development (e.g., housing) along Euchareena Road.



48. Preparation of a traffic management plan to be utilised for major events.
49. Consideration given to construction of a walking track from Molong Showground entrance to the township, along Euchareena Road to attract the walking public, children etc.
50. Entering discussions with Molong Golf Club regarding a futuristic plan for the establishment of a shared multi-purpose centre at the Molong Showground possibly involving shared lands.
51. Establishing the requirements for a Molong township evacuation centre for times of adversity (e.g., floods) within one of the major buildings (suggest the main Pavilion).

Native Title

Where it is proposed to construct or establish a public work⁵² on reserved or dedicated Crown land, where Native title is not extinguished, prior to approval Council will notify and give an opportunity for comment from any representative Aboriginal/Torres Strait Islander bodies, registered Native title bodies corporate and registered Native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

Where a proposed update of a Showground Master Plan, Capital Works Program, Facilities Asset Management Plan or any other plan is the approving documentation for a public work on Crown land, that approval will not be given unless the requirements of the *Native Title Act 1993* have been addressed including the notification and opportunity to comment noted above.

11.9 Signage

Council uses signs to regulate the activities carried out on community land and to provide educational information so as to deliver a safe and enjoyable place for passive and active recreational pursuits.

Whilst signs are a crucial source of information, they have a significant impact on the aesthetics of a Showground. All signs must:

- meet a design standard and be approved by Council.
- be sympathetic to their environment in their design, construction and location.
- be placed in accordance with Chapter 3 of the *State Environmental Planning Policy (Industry and*

⁵² A public work is defined as:

- (a) any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:
 - (i) a building, or other structure (including a memorial), that is a fixture; or
 - (ii) a road, railway or bridge; or
 - (iia) where the expression is used in or for the purposes of Division 2 or 2A of Part 2--a stock-route; or
 - (iii) a well, or bore, for obtaining water; or
 - (iv) any major earthworks; or
- (b) a building that is constructed with the authority of the Crown, other than on a lease.

Major earthworks are defined as:

earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.



Employment) 2021 (I&E SEPP).

- be consistent with the Cabonne Council *Development Control Plan*.

Note that for issues of safety signage, Council uses the *Statewide Mutual Best Practice Manual – Signs as Remote Supervision*.

Where a sign requires development consent,⁵³ Council must approve as owner the lodging of a Development Application prior to assessment by Council in accordance with Schedule 5 Assessment Criteria of I&E SEPP.

Where a sign does not require development consent, Council must approve the sign before erection. All Council signs erected under Section 632 of the LG Act plus reserve name signs and traffic and safety signs, are permissible.

Proposed Signage

Council will ensure the following signage is on the Showground:

- Directional signage for the purposes of guiding the community to required infrastructure and services
- Signage for safety purposes including speed limitations and evacuation procedures.

⁵³ Development consent is not required if the sign is to be erected for the purposes of implementing this PoM.



12 FINANCIAL SUSTAINABILITY

12.1 Funding Options

A major challenge in the future management of the Showground, will be to generate income to address increasing costs associated with critical maintenance and new developments, and ongoing activities.

Income may be sourced from the following:

- **Council's General Revenue Fund (in accordance with annual operational budgets):** Where the Showground is being used for informal casual use, Council will contribute to the maintenance and development of infrastructure.
- **Section 7.11 (EP&A Act) Contributions specifically collected for community land:** This component occurs as rate payer's contributions for the general use of community land for community well-being.
- **User pays for minor infrastructure works associated with some sporting facilities:** This occurs through fund raising by the relevant body including memberships, minor sales and raffles etc., and aims at achieving tailoring surrounds and layout which suit and are compatible with the event or activity.
- **Community contributions by way of sponsorships (see Figure 24) and community group projects (eg., Landcare, and service clubs such as Rotary, Lions Club):** This occurs through grants either sourced externally, and/or contributed locally by the group (e.g., for the purposes of environmental works, social and intellectual well-being etc.).
- **Grant and loan funding from either Commonwealth or State Governments:** The implementation of the management structure will allow Primary users to apply for funds from a number of Government bodies with the concurrence of Council. Council may also apply for these funds. Funding opportunities exist from government programs including the Crown Reserves Improvement Fund managed by the DPE-CL.
- **Income from commercial operations:** Where tenures are involved (e.g., the major user groups), income will arise as per details in the revenue-split in the corresponding agreement. Less formally, income may result from casual occupation, such as Reserve use fees, including those associated with camping and motor home visits (see 12.2 below).
- **Voluntary assistance encouraged "across borders" to defray costs and supplement annual fees:** Main User groups who have no opportunities to collect entrance fees (e.g., EPC) may have marginal commercial viability in terms of their occupation of the Showground, yet they have an equally important social, educational and sporting function. It is most important to maintain the viability of these groups, for overall Showground viability, as they pay fees as do all others. These user groups may be well positioned to voluntarily manage the various booths, serveries etc. at the events of other user groups on a split-profit basis, in order to defray their own fees and increase viability. Cross group support may also be considered.

In order to address the outstanding and future maintenance requirements at the Molong



Showground, and permit any required new developments as proposed in this MSPoM, it is important that all income which is generated from the Molong Showground be returned to the Molong Showground, and that this should be clearly demonstrated in Council's financial statements. Ensuring appropriate rental and fees for formal use of the site will assist in the maintenance of specialised infrastructure.

12.2 Emerging Opportunities to Increase Income

Council records indicate the Molong Showground is running at an annual financial loss which requires consideration of new and emerging opportunities to grow site utilisation and income. The two most favourable and obvious business directions are the attraction of new users through considering new and emerging social and recreational trends within the broader community, and capitalising and then managing growth in the Camping and Recreational Vehicle industry.

Camping and Recreational Vehicles

This is an activity currently approved for the Molong Showground, providing an opportunity to continue to take advantage of current growth in that marketplace, without impacting existing uses and existing businesses.

Camping is limited by both the infrastructure available to campers and the number of sites that can be achieved within a new approval for primitive camping. The challenge then becomes managing peak usage periods at full capacity and attracting greater use during the quieter times. Note that other than for those interests directly related to or part of the annual show, camping is not permitted or possible during the period of the annual show.

Council may also increase activity at the site for larger groups by having proforma applications available for event organisers to submit single event applications.

Attracting New Visitors and Users

There exists a growing market in city-based communities who are prepared to travel to enjoy "the bush" and all it has to offer naturally, historically and socially, in particular, those that typify rural Australia. The "3-4-hour travel window" from the main centres of population (Sydney, Mudgee, Orange, Dubbo etc) provides a good source to strategically capture and develop this market.

The wineries and cellar doors of Orange and surrounds, other regional promotions by *Orange 360*⁵⁴ hot air ballooning, sport, tours, walks and trails, food, the desire for stand-alone concerts with good music, the history of gold mining at Hargreaves and Mullion Creek, and "The Dish" at Parkes, all provide examples of regional attractions which can spill to smaller regional towns such as Molong. These advantages to the region will flow strongly to the Molong Showground with other popular developments such as the increasing popularity of equine sports.

Of particular note to the ongoing consolidation of the Molong Showground, will be its role in the relocation in the immediate term, of a number of sporting venues from the township to the flood-

⁵⁴ A joint tourism initiative between Orange City Council, Blayney Shire Council and Cabonne Council, uniting the region's people, places and produce including local tourism.



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free environment of the Showground, as enabled by this MSPoM. These will join existing and recently located sporting activities (Disc Golf) at the Showground, complementing a healthy growth in visitations and business into the future.



13 IMPLEMENTATION PLAN

Table 4 sets out a number of actions required to implement the identified Management Strategies and Performance Targets within the Showground. These actions are the means of achieving the objectives of the MSPoM.⁵⁵

A clear indication of how the completion of the aims will be assessed is also provided in the Table under Performance Evaluation.

Table 4 - Implementation Table (Refer to 11.8 for complete description of Actions)

Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
GENERAL COMMUNITY USE			
<p>To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <ul style="list-style-type: none"> in relation to public recreation and the physical, cultural and intellectual welfare or 	<p>A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.</p>	<ol style="list-style-type: none"> 5 Install a fenced livestock parading area (multi-purpose arena) for use in high use periods such as the Annual Show). Under consideration 6 Extend the western end of Show Pavilion building to include new bar and kiosk. 7 Extend the (new) amenities block to incorporate a revamped Camp Kitchen. 8 Re-level grassed area in front of P&A Pavilion to create a flexible event area amphitheater - include shade trees and landscape accordingly. 9 Demolish and reconstruct second amenities block (western side of Golf Club Clubhouse). 10 Demolish greenkeeper's shed and relocate. 11 Demolish Poultry Pavilion and relocate. 12 Remove "Col's Bar" structures. 13 Provide accessible pathways to compliant grades, linking main buildings (Golf Club/Pavilion, Pavilion/amenities, sporting fields, new multi-purpose arena etc). 14 Add viewing mound near (proposed) livestock parade arena and include appropriate seating. 15 Install main walking track (2.5m wide) and appropriately spaced seating from main Showground infrastructure to Euchareena Road (parallel with vehicular access track) to complement ultimate pedestrian access (e.g., from Molong). 16 Install new PA System to provide effective communication at Show time and for other major events. 17 Remove remnant (steel) show and racecourse fence. 18 Install bins at pedestrian entrances and high use areas. 	<ul style="list-style-type: none"> All new works are completed in accordance with approved works plans. General Community Use area has attracted new casual and commercial users. Increased cash flow/profit attributed to more users. Feedback from Showground user groups and individual users to Council is positive. Compliance for RV/Caravan use has been achieved and use and cash flow has been significantly improved. Signage effective, orderly and directional.

⁵⁵ Installation of all new facilities are as shown in the New Works Plan, Figure 39 and Figure 40, and detailed in section 11.8.



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Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
development of individual members of the public, and		19 Install signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with legislative requirements and as approved by Council. Specific Signage includes: <ul style="list-style-type: none"> • New entrance signage • Wayfinding signage • Signage for safety purposes 	
	B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.	20 Monitor and conduct essential repairs and maintenance to all facilities in accordance with the maintenance schedule of Council's Asset Management Plan, building management plans and grounds management plans including: <ul style="list-style-type: none"> • specific attention to showground boundary fencing, the Poultry Shed, the second amenities block. • monitoring the condition of major structures and ensure effective maintenance schedules and procedures are in place. • ensuring the historical façade on the main Show Pavilion is maintained and emphasised in future planning of the Showground. 21 Maintenance and pruning of old dying and dead trees to avoid injury to Showground users, in accordance with Council's <i>Tree Management Policy</i> and relevant legislation.	<ul style="list-style-type: none"> • Built assets are managed in accordance with prescribed Council standards. • General Community Use area orderly, neat, well maintained.
	C. Manage the land for improved and appropriate outcomes.	21 As per previous. 22 Efficient and conservative use of water. 23 Implement mitigation programs to remove environmental weeds and pests from all areas of the Showground. 24 Protect significant and remnant vegetation over the Showground land where required, with particular attention to the area categorised Bushland. 25 Adequately consider any proposed development or activities on or near the Bushland area, ensuring the objectives of park management are not compromised.	<ul style="list-style-type: none"> • Improved environmental management outcomes. • Natural assets are managed appropriately. • Grounds well maintained and operating effectively. • Trees managed for safety and aesthetics, providing shade and biodiversity. • Positive feedback from user groups and individuals.



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Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
	D. Monitoring and Compliance	26 Establish appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees. 27 Where necessary, develop guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times. 28 Council officers to be present to monitor all issues of compliance and general site amenity. 29 Management of the camping area in accordance with the obtained approval under Section 68 of the LG Act	<ul style="list-style-type: none"> • Response to audit report within timeframes specified. • No illegal use and abuse of facilities • Cluttering (traffic, vehicles) is reduced in peak times and people enjoy safe unimpeded viewing in comfort.
	E. Capitalise on good relationships with sporting bodies/user groups.	26 As per previous. 27 As per previous. 30 Promote access to casual users particularly within the non-leased area. 31 Preparation of a safety audit of the site and repair or replacement of any areas that may impact on public safety. 32 Effective communication with user groups regarding: <ul style="list-style-type: none"> • the installation and positioning of any new buildings/structures and other major works. • an effective online booking system. • onsite notice board highlighting forthcoming functions. • regular meetings of the MSC. 34 Attraction of new activities and sports to the Showground (such as additional equine related activities) by promoting the facility through Council papers and media. 35 Continue to be vigilant regarding new funding opportunities from grants etc, and sponsorships especially for in-kind assistance. 36 Explore the potential for use of information technology smart e-systems of payment (e.g., for hirers and occupiers including campers), social media and Molong Showground website. 37 Continue to encourage new and young recruits for volunteer management of the Molong Showground. 38 Develop and terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Molong Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly. 39 Implement the management and communication structure proposed in the MSPoM to improve teamwork, efficiency, and accountability in management	<ul style="list-style-type: none"> • Use guidelines developed and in use successfully. • Good communication between all parties leads to positive and successful implementation of the MSPoM. • User guidelines for various user groups developed and in use successfully. • New relationships established and new users in place. • Online booking system in place • Volunteers particularly from younger groups, improves. • Number and value of grants seeking funding improves. • Town evacuation centre established at Showground and community notified. • No complaints from neighbours during or after major events. • New Showground management structure working well. • On-site Caretaker in place and functional.



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Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
		responsibilities, and also provide an improved environment for revenue raising at the Showground. 40 Communicate with residential areas immediately close by, on a need-basis, especially regarding major events. 41 Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly.	
<ul style="list-style-type: none"> in relation to purposes for which a lease, licence or other estate may be granted in respect of the land. 	F. Build relationships with existing and new users in order to draw more people to the General Community Use area, to maximise business and cash flow.	26 As per previous. 27 As per previous. 29 As per previous. 30 As per previous. 33 Establishment of relationships with relevant tourism industry-based groups such as <i>Camping and Caravan Association, Orange 360 etc</i> and Orange Visitors Information Centre. 34 As per previous. 36 As per previous. 37 As per previous.	<ul style="list-style-type: none"> Number of user groups and general passive users has increased. Community enjoying access for casual use of new recreational facilities, particularly the aged and disabled. Relationships established with outside event organisations e.g., Camping and Caravan user groups and others. Increase in use of camping facilities, increased cash-flow. Increased casual use of grounds.



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Management Objectives	Management Strategies	Actions	Performance Evaluation
SPORTSGROUND			
To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.	<ol style="list-style-type: none"> 1 Construct a single hockey field to international standards (92 x 55m) with lighting, car park, change rooms, spectator seating facilities, and appropriately located vehicle access track. 2 Construct two (adjoining) multipurpose courts (24 x 11m) with lighting, parking and seating, to be accessed via vehicle access track. 3 Construct a green suitable for lawn bowls (42m x 42m) on Showground land, near existing golf club building (Lot 130), on Showground land (Lot 131) and categorised Sportsground. 4 Shorten the 3rd and 6th golf fairways to make way for actions 1. and 2. (In conjunction with 44 below). 13 As per previous. 15 As per previous. 18 As per previous. 19 As per previous. 	<ul style="list-style-type: none"> • All new works are completed in accordance with approved works plans. • Increased use and patronage of Showground facilities. • Increase organised sports use. • Increased cash flow/profit attributed to more users. • Feedback from user groups to Council, is positive.
	B. Continue to manage and maintain existing assets with approvals as required, to appropriate standards.	<ol style="list-style-type: none"> 20 As per previous. 	<ul style="list-style-type: none"> • Sportsground assets are managed in accordance with prescribed Council standards. • Sportsground area including built assets, orderly, neat and well maintained. • Feedback from user groups to Council is positive. • New fairway design working according to required outcomes.
	C. Manage the land for improved and appropriate outcomes.	<ol style="list-style-type: none"> 21 As per previous. 22 As per previous. 23 As per previous. 24 As per previous. 25 As per previous. 	<ul style="list-style-type: none"> • Improved environmental management outcomes. • Better shade aesthetics and safety as tree canopy management, biodiversity Improves. • Effective/efficient use of water. • Effective signage. • Effective feral animal and weed control.



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Management Objectives	Management Strategies	Actions	Performance Evaluation
	D. Attract new interest and business.	26 As per previous. 27 As per previous. 33 As per previous. 34 As per previous. 35 As per previous. 36 As per previous.	<ul style="list-style-type: none"> Additional relationships with new potential tourism-based users of the Sportsground are established. Additional equine activities are conducted on the Sportsground. New funding streams are realised. Smart payment systems adopted and working well. Appropriate tenures with user groups are installed where relevant. More users. Town evacuation centre established.
	E. Monitoring and Compliance.	20 As per previous. 26 As per previous. 27 As per previous. 28 As per previous.	<ul style="list-style-type: none"> Response to audit report within timeframes specified. Tenures are operated according to conditions with no 3rd party complaints. No illegal use and abuse of facilities. Sportsground infrastructure monitored effectively for maintenance issues, and all issues managed within acceptable timeframe.
	F. Capitalise on good relationships with sporting bodies/user groups.	31 As per previous. 32 As per previous.	<ul style="list-style-type: none"> Good communication between all parties leads to positive and successful implementation of the MSPoM. Good safety record. New sporting body users in place. Modified golf fairways working well.
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	A. Build and maintain good rapport with neighbourhood.	40 As per previous. 41 As per previous.	<ul style="list-style-type: none"> Reduced complaints from sporting bodies, and residents with great rapport.



Management Objectives	Management Strategies	Actions		Performance Evaluation
NATURAL AREA – BUSHLAND ⁵⁶				
To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land.	Retain and enhance all native vegetation within the Bushland area.	21 22 23 24 25	As per previous. As per previous. As per previous. As per previous. As per previous.	<ul style="list-style-type: none">Biodiversity values and natural habitat maintained and/or showing positive responses to on-ground actions.
To restore degraded bushland.	Adopt program of effective weed control in the understory.	23	As per previous.	<ul style="list-style-type: none">Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action.
To protect existing landforms such as natural drainage lines, watercourses and foreshores.	Retain and enhance all native vegetation within the Bushland area.	23 24 25	As per previous. As per previous. As per previous.	<ul style="list-style-type: none">Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action.
To protect bushland as a natural stabiliser of the soil surface.	Retain and enhance all native vegetation within the Bushland area.	23 24 25	As per previous. As per previous. As per previous.	<ul style="list-style-type: none">Stabilisation and enhancement of vegetation quality evident, responding to treatment.Stable soil surface, no erosion.

⁵⁶ Note: Only 4 of 7 Management Objectives for areas categorised as Bushland are relevant to this PoM and as such actively addressed.



14 CONSULTATION DURING THE PREPARATION OF THIS PLAN

Prior to formal commencement of this MSPoM, discussions with all user groups were conducted in Molong and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) format. Users were also asked to compile prioritised needs and aspirations for the Showground.

The outcomes of the SWOT analysis appear in **Appendix 3**, and a summary appears in Section 6.2 of this MSPoM.

Many discussions were conducted between the authors of this MSPoM and Council officers during its compilation as a draft plan.

Council has undertaken further consultation as necessary, as required for community land under the Section 38 of the LG Act. This section requires that:

- Council must give public notice of a draft PoM.
- The period of public exhibition of the draft plan must be not less than 28 days.
- The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to Council.
- Council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.

This MSPoM was placed on public exhibition from [xx/xx/xxxx to xx/xx/xxxx], in accordance with the requirements of Section 38 of the LG Act.

A total of [xx] submissions were received. Council considered these submissions before adopting the MSPoM. In accordance with Section 39 of the LG Act, prior to being placed on public exhibition, the draft MSPoM was referred to the DPE-CL, as representative of the State of New South Wales, which is the owner of the Reserve. Council has included in the plan any provisions that have been required by the DPE-CL.

In accordance with Section 70B of the *Crown Land Management Regulation 2018* Council will obtain consent of the Minister administering the CLM Act prior to adopting this MSPoM (see **Appendix 5**).



15 REFERENCES

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16 APPENDICES

1. State Environmental Planning Policies more relevant to the Molong Showground - summaries
2. Core Objectives for Categories of Community Land
3. Molong Showground User Group Consultations -SWOT Analyses
4. Plan of proposed works and developments, Molong Showground
5. Key Steps in Preparing the First Plan of Management for Crown Reserves.



Appendix 1

STATE ENVIRONMENTAL PLANNING POLICIES WHICH ARE RELEVANT TO THE MOLONG SHOWGROUND

State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) commenced in New South Wales on 1 March 2022 consolidating four earlier SEPPs focused on employment and advertising. The T&I SEPP focuses on:

- planning rules and controls for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

The T&I SEPP provides that certain types of works do not require development consent under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Section 2.20 of the T&I SEPP provides that a range of works are 'exempt development' when carried out for or on behalf of a public authority. These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, firefighting emergency equipment, small decks, prefabricated sheds of up to 30m² in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m².

Section 2.73 of the T&I SEPP further provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land in accordance with the LG Act. Further, any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

- a. development for any of the following purposes:
 - i. roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges
 - ii. recreation areas and recreation facilities (outdoor), but not including grandstands
 - iii. visitor information centres, information boards and other information facilities
 - iv. lighting, if light spill and artificial sky glow is minimised in accordance with the *Lighting for Roads and Public Spaces Standard*
 - v. landscaping, including landscape structures or features (such as artwork) and irrigation systems
 - vi. amenities for people using Shellharbour Beachside Holiday Park, including toilets and change rooms
 - vii. food preparation and related facilities for people using Shellharbour Beachside Holiday Park
 - viii. maintenance depot
 - ix. portable lifeguard towers.
- b. environmental management works.
- c. demolition of buildings (other than any building that is, or is part of, a state or local heritage



item or is within a heritage conservation area).

- Educational establishments and childcare facilities containing planning for child-care centres, schools, TAFEs and Universities.
- Major infrastructure corridors containing planning controls and reserves land for the protection of the 3 North South Rail Lines, South West Rail Link extension and Western Sydney Freight Line corridors.
- Three ports containing the land-use planning and assessment framework for Port Botany, Port Kembla and the Port of Newcastle.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP Exempt) provides that certain types of works do not require development consent under Part 4 of the EP&A Act. The General Exempt Development Code is set out in Division 1 of the SEPP Exempt, providing the limitations and conditions of the exemptions. They include:

- | | |
|--|----------------------------------|
| • Access Ramps | • Fences |
| • Advertising and signage | • Flagpoles |
| • Aerials, antennae and communication dishes | • Footpaths, pathways and paving |
| • Air-conditioning units | • Fowl and poultry houses |
| • Animal shelters | • Garbage bin storage enclosure |
| • Aviaries | • Hot water systems |
| • Awnings, blinds and canopies | • Landscaping Structures |
| • Balconies, decks, patios, pergolas, terraces and verandahs | • Minor building alterations |
| • Barbecues and other outdoor cooking structures | • Mobile food and drink outlets |
| • Bollards | • Playground equipment |
| • Charity bins and recycling bins | • Screen enclosures |
| • Earthworks, retaining walls and structural support | • Sculptures and artworks |
| | • Temporary uses and structures |
| | • Waste storage containers. |

Section 1-16 of Division 2 of the SEPP Exempt provides the General Requirements for exempt development.



Appendix 2

CORE OBJECTIVES FOR CATEGORIES OF COMMUNITY LAND (*Local Government Act 1993*):

36E Core objectives for management of community land categorised as a natural area

The core objectives for management of community land categorised as a natural area are:

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Biodiversity Conservation Act 2016* or the *Fisheries Management Act 1994*.

36F Core objectives for management of community land categorised as a sportsground

The core objectives for management of community land categorised as a sportsground are:

- (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

36G Core objectives for management of community land categorised as a park

The core objectives for management of community land categorised as a park are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

36H Core objectives for management of community land categorised as an area of cultural significance

- (1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
- (2) Those conservation methods may include any or all of the following methods:



-
- (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance.
 - (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
 - (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.
 - (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact).
 - (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
- (3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

36I Core objectives for management of community land categorised as general community use

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

36J Core objectives for management of community land categorised as bushland

The core objectives for management of community land categorised as bushland are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
 - (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
 - (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
 - (d) to restore degraded bushland, and
 - (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
 - (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
 - (g) to protect bushland as a natural stabiliser of the soil surface.
-

**36K Core objectives for management of community land categorised as wetland**

The core objectives for management of community land categorised as wetland are:

- (a) to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and
- (b) to restore and regenerate degraded wetlands, and
- (c) to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

36L Core objectives for management of community land categorised as an escarpment

The core objectives for management of community land categorised as an escarpment are:

- (a) to protect any important geological, geomorphological or scenic features of the escarpment, and
- (b) to facilitate safe community use and enjoyment of the escarpment.

36M Core objectives for management of community land categorised as a watercourse

The core objectives for management of community land categorised as a watercourse are:

- (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) to restore degraded watercourses, and
- (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

36N Core objectives for management of community land categorised as foreshore

The core objectives for management of community land categorised as foreshore are:

- (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and
- (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.



Appendix 3

MOLONG SHOWGROUND – USER GROUP CONSULTATIONS – SWOT ANALYSIS

The Showground User Groups Workshop, 6.00 pm Thursday 11 May 2023
held at Cabonne Council Chambers Molong.

(23 attendees including Mayor, Deputy Mayor plus 4 Council managers)

SWOT

Strengths

- A unique, flood free site
- Its size will accommodate a lot more activities and people
- User groups are now getting on, and show a strong willingness for the future
- Current facilities are great
- Quiet, with a peaceful attractiveness
- Has power, and bore water
- Grounds contain significant natural values (native vegetation)
- Topography is reasonably flat
- Good access
- Reasonably close to town
- Rural setting
- No conflicting land use issues at boundaries

Opportunities

- Funding a multi-purpose centre to cover new sports, with improved facilities, change rooms, amenities, indoor pool
- E car charging station
- Improve community fitness
- Improved facilities will encourage and host new events, festivals Orange 360 etc (Note: Molong Advance Group is a member)
- Efficiencies will be created (sharing)
- Gives struggling clubs longevity
- Good grants currently available if get organised to compete strongly
- Facilitate school sports to a core location
- Opportunity to improve transport between the core node (Showground) to town (linked to growth in nearby housing)
- Enhance employment opportunities
- Facilitates greater interaction across the community
- Drives new business for the town
- Grey water usage to enhance water supply issues for grounds
- Can highlight the sporting achievements by some, part of history and culture of the district

Weaknesses

- Distance from town difficult for access by children
- Security
- Main road traffic (trucks) - no pathway to town
- Ageing infrastructure
- Site is underutilised
- No public transport
- Sewage system substandard
- Takes the convenience from town (business implication)
- Unsealed access road

Threats

- Inability to make "the move" (of some activities to the showground) through cooperation
- Finances (also consider public liability and insurance increases)
- Competition with away schooling, leads to loss of essential youth
- Over-capitalisation – committing to too much may overload infrastructure
- Water supply is a problem in dry times – both irrigation and potable water requirements must match increased usage
- Change will be resisted by some
- More site occupation and uses, means impact on exiting users
- Must not lose the history of the site, especially the Show
- Town business is diverted from town to Showground
- Reducing volunteer base, life is complex and time increasingly limited
- Ageing population
- How to cater for a non-sporting future? Those who don't play sport



Group Aspirations

Show Society

- Still want a Showground, with arena, improved facilities, and upgraded infrastructure including wifi connectivity technology, space that brings in people, in-cattle pavilion, kids' space, stadium
- Combine facilities central with Golf Club
- Camp grounds still needs improvement
- Increase community utilisation
- Septic sewerage needs sorting
- Upgrades to power required – currently nine to some sites, IS Amp outlets
- Make Showground an evacuation area
- Develop strong relationships with user groups

Hockey

- Hockey field, accesses multi-purpose club house/function centre
- Male and female dressing sheds
- Dug out tech bench
- Under cover spectator area
- Storage sheds
- Lights
- Parking
- Tennis courts
- Disc Golf
- Bowling Club (grass greens) and Golf Club
- Show ground – Camp ground
- Walking tracks where space exists

Tennis Club

- We are happy where we are but we would like to be included if we had a stand-alone facility/court
- We support the idea of a multi-purpose facility

Golf Club

- Maintain 18 holes
- Requires much improved clubhouse (combined) plus toilets
- Need employed workforce/ground staff
- Improve parking
- Need function centre
- Grass greens would be ideal!

Bowling Club

Relocation VS Mitigation:

- Have to stay as a registered club (merge with golf club) operate as a Sporting Club, with the majority of control (financial)
- Any relocation would be dependent on insurance outcome and consultation with members

Disc Golf

- Need access to tree lines, for challenging disc golf lines – use of dam, hill, ridges, etc (not required by others)
- Ability to hold and accommodate large Disc Golf events
- Ability to expand public course to facilitate major tournaments (e.g., current bid to host National Titles 2023 which would need championships – potentially 400 competitors for one week)
- Camping facilities for competitors (often from far afield)
- We currently have a world class DG facility, requiring the ability to work in spaces which are not utilised by traditional sports
- There exists a massive continued growth potential
- We cater for players of all abilities and demographics – the accessibility of Disc Golf allows those not into traditional sports to engage, be active at low cost, accessibility
- Integrates nicely with other sports
- Growth areas in recent years are in age protected divisions e.g., 40+, 50 + etc
- Sport has a multi-national appeal, meaning international travelers' will engage – most popular sport in parts of Europe for under 30s
- Light weight nature of equipment means people can walk out the facility with their gear
- Walking track on the grounds needs to factor in Disc Golf layout
- 3-3.5 million players internationally regularly play VS rugby league 400-500,000

Junior Soccer

- We are happy as-is!
- Opportunity to have Mod Grass for Futsal – and attract players from Orange
- We support the idea of a multi-purpose spot/function centre

Other activities (unrepresented)

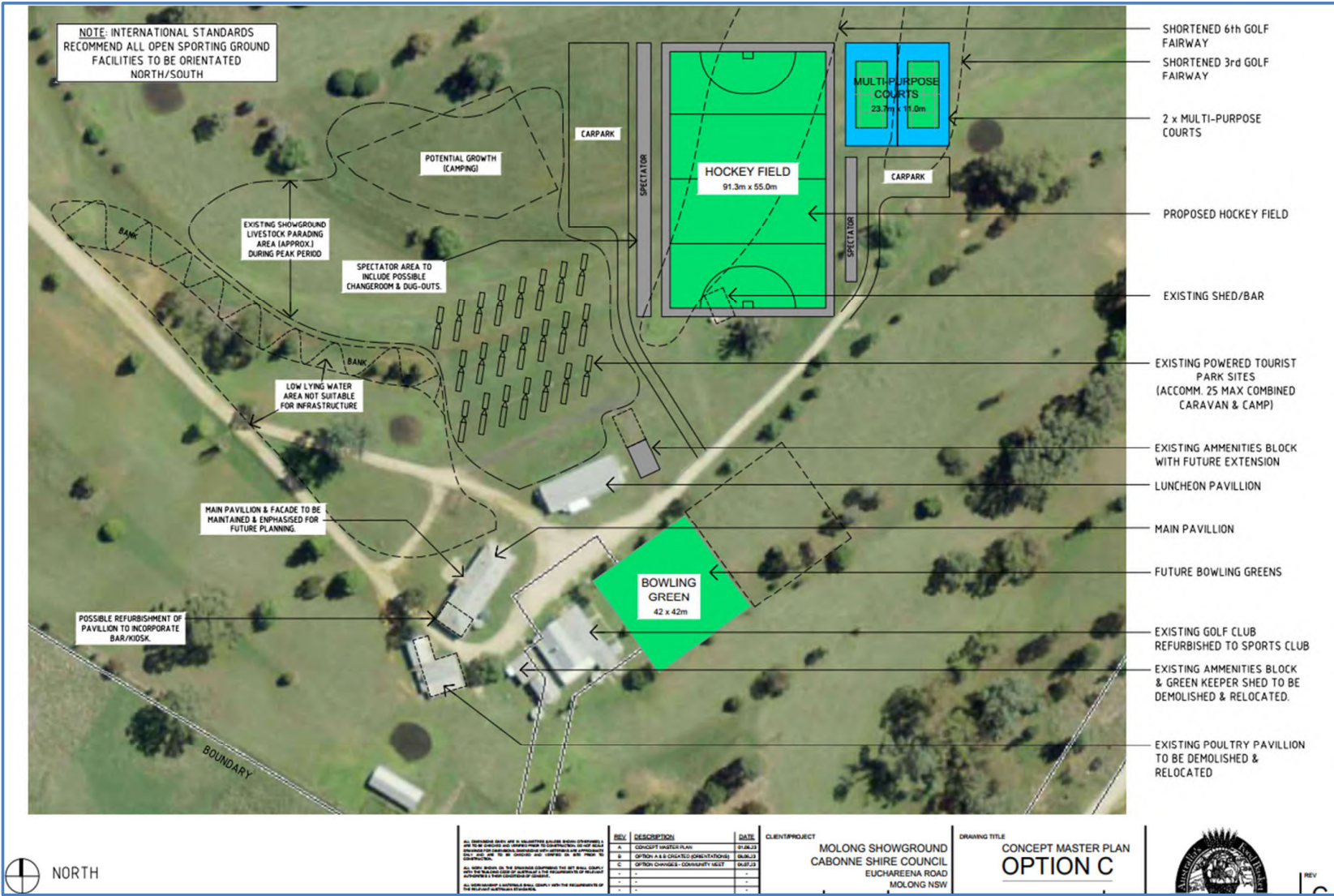
- Equine: Camp draft and Pony Club
- Need good horse facilities – for instance no existing power, water
- Note that Pony club currently has its annual Gymkhana at the site (inside the ring), whilst routine events are held off-site
- All Camp drafting currently occurs off-site

Appendix 4

Molong Showground Concept Masterplan

Plan of Management

Molong Showground

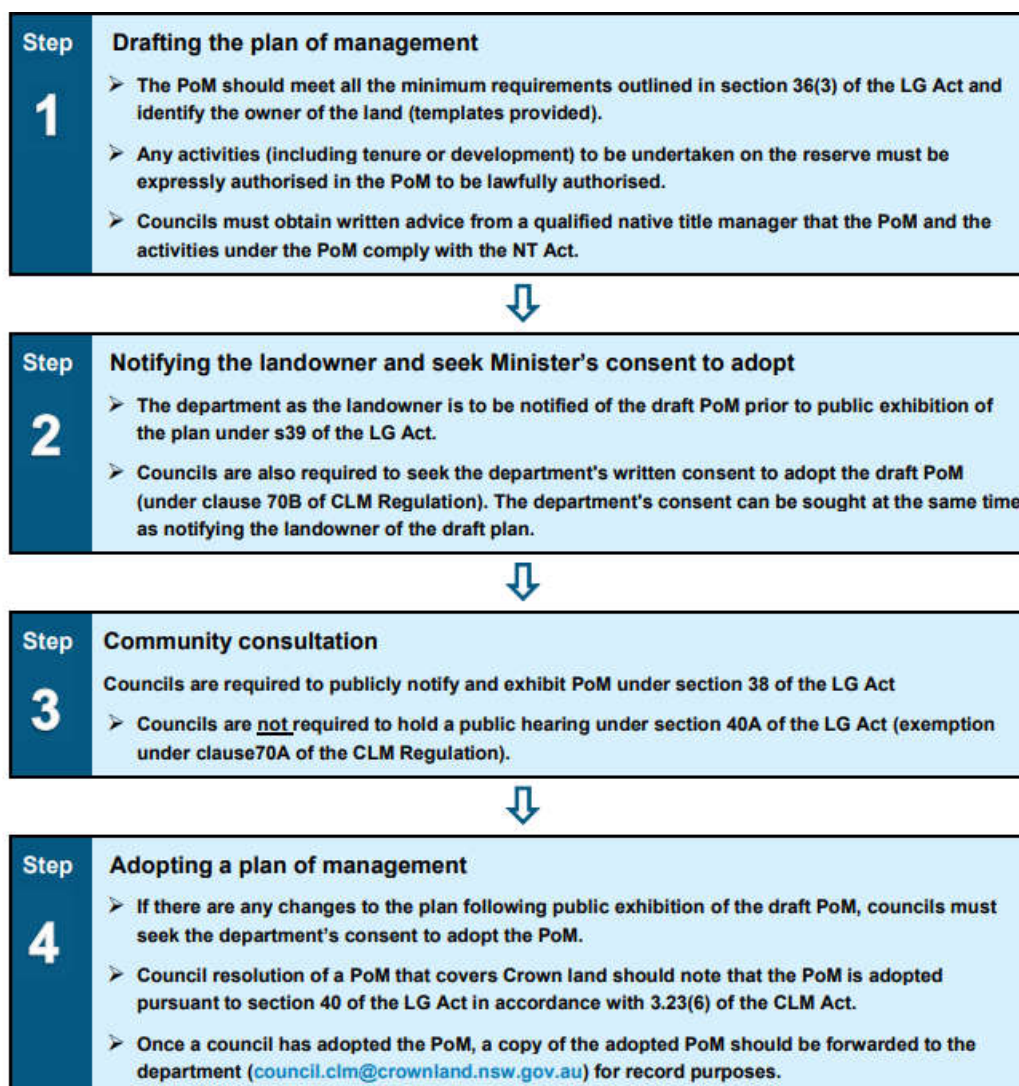




Appendix 5

KEY STEPS IN PREPARING THE FIRST POM FOR CROWN RESERVES.

(from Page 5 – Developing plans of management for community land Crown reserves - NSW Department of Planning, Industry and Environment).





PLANNING PROPOSAL

Proposed Rezoning of
Lots 33, 108, 202 & 203 in DP 750145
From RU1 Primary Production to R5 Large Lot Residential

Prepared for
Monique Wilson, Carl Smith & Connecticut Land Owning Company Pty Ltd
February 2022

Ref: PP – SFB21102

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Annexure A

Land Plans by Peter Basha Planning & Development

Annexure B

Onsite Effluent Management Studies by Envirowest Consulting

Annexure C

Preliminary Contamination Investigations by Envirowest Consulting

Annexure D

AHIMS Search

1.0 INTRODUCTION

1.1 OVERVIEW

This Planning Proposal describes a proposed amendment to the Cabonne Local Environmental Plan 2012 (the LEP). This Planning Proposal seeks to amend the land zoning map of the LEP to rezone Lots 33, 108, 202 and 203 in DP 750145 from RU1 Primary Production to R5 Large Lot Residential. The proposal will also amend the Minimum Lot Size map for the subject land from 100 hectares to 4,000m².

The proposed rezoning is in response to the adoption of the Cabonne Settlement Strategy 2021-2041 and the need to provide additional land for rural residential development in Cargo.

As this Planning Proposal is consistent with the existing strategic planning framework, it is appropriate that this Proposal be categorised under the *Department of Planning and Environment's Local Environmental Plan Making Guideline (2021)* as a 'Standard' Planning Proposal. As such, it is estimated that the Planning Proposal be completed within the benchmark timeframe of 9 months.

The *Cabonne Settlement Strategy 2021-2041* (CSS) was prepared in 2021 to provide a strategic framework for future residential development within the Cabonne LGA for the next 20 years with the subject land identified as *CAR1 – North East Cargo* within Cargo Strategy Area as a candidate area for future Large Lot Residential Development.

The subject land can be demonstrated to be suitable for future Large Lot Residential Development. This submission is supported by a conceptual lot layout to demonstrate how the proposal integrates and relates to the existing settlement pattern for the locality.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979 (the Act) and the Department of Planning's advisory document *A Guide to Preparing Planning Proposals*.

It represents the first step in the process of amending the LEP and the intent is to provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan-making process.

A Gateway determination under Section 3.34 of the Act is requested. It is acknowledged that the Gateway determination will confirm the information (which may include studies) and consultation required before the LEP can be finalised.

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1.2 BASIS FOR THE PLANNING PROPOSAL

This Planning Proposal has been prepared on the basis that the subject land is located within *CAR1-North East Cargo* of the CSS. The CSS recognises that the subject land is suitable for rezoning to Large Lot Residential development. In this regard:

- The proposed rezoning would represent a logical extension of the existing R5 Large Lot Residential land located directly to the north of the subject land. It is submitted that the proposed rezoning would complement the existing and emerging development pattern in this area of Cargo.
- The agricultural value of the site is more or less non-existent due to the fragmented holding pattern of lots less than 2 hectares and surrounding Large Lot Residential development to the north.
- The rezoning of the subject land to enable large lot residential growth would positively contribute to the supply of large lot residential land within the LGA. A range of allotments needs to be maintained to suit the different markets at any one time to maintain choice for the range of homebuyers in the LGA, and to plan and fund infrastructure.
- The subject land is not unreasonably constrained by any natural hazards. The bushfire hazard does not constrain the development opportunities of the site.
- An appropriate buffer can be provided around the unnamed watercourse so as to maintain water quality and to reduce the risk of contamination.
- The subject land is adequately separated from adjoining agricultural land so as to minimise the potential for land use conflict between the opposing interfaces.
- As supported by the CSS, those who seek to live in a rural settlement such as Cargo do so on the expectation of having a larger land holding not unlike those proposed in the development concept for the site.
- Facilitation of this Planning Proposal has the opportunity to enable the further extension of the Cargo Large Lot Residential Area to enable the rezoning of CAR2.
- The strong consumption of rural residential lots within the Cargo is evidenced by the limited supply of lots available as well as the success and consumption of the existing R5 Large Lot Residential land in the locality.

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1.3 SUBJECT LAND

a) Location

The subject land is located on the northern side of Cargo Road on the north-eastern edge of the Cargo village settlement (refer Figure 1 and the image below).



The subject land is described as Lots 33,108, 202 & 203 in DP 750145. The street address for the subject land is 12 Sherwin Street, Cargo and 3506 Cargo Road, Cargo.

The subject land is zoned RU1 Primary Production under the provisions of the Cabonne Local Environmental Plan 2012. The surrounding development pattern consists of:

- Land zoned R5 Large Lot Residential immediately to the north and north-west.
- Land zoned RU1 Primary Production is located to south on the opposite side of Cargo Road and to the north.
- Land zoned RU5 Village associated with the urban village of Cargo is located so the south west.
- The Cargo Showground is located to the southeast of the subject land on the opposite side of Cargo Road and is zoned RE2 Private Recreation.

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b) Site Description

Overview

The subject land is zoned RU1 Primary Production under the provisions of the Cabonne Local Environmental Plan 2012. Cumulatively, the subject land has a combined area of 4.62 hectares and is vacant with no existing improvements.

The subject land has a 192.92 metre frontage to Cargo Road which forms the southern boundary. From the southern boundary, the land extends to the north for a distance of some 255 metres along the western boundary and some 227 metres along the eastern boundary. The northern boundary has a 193.635 metre frontage to the unformed section of Hillside Street.

Topography & Drainage

The subject land is gently sloping with a gradual fall to the northeast towards the unnamed drainage course that traverses partly through Lot 33 and Lot 108. A single farm dam is located in the north western corner of Lot 108 for stock watering purposes.

There is no formal stormwater drainage system that services the site. Stormwater from the site is generally returned to the rural catchment via natural channels, depressions and drainage lines. Due to the gentle slope, surface drainage is typically slow to moderate.

Natural Hazards

The subject land is not identified in Council's LEP as flood prone land.

The subject land is identified as bushfire prone land on Council's bushfire mapping due to the presence of grassland within the subject land and on adjoining properties. As discussed throughout this report, the bushfire hazard does not unreasonably constrain the development potential of the site.

Land Use

The subject land has a land use history of small-scale livestock grazing. Paddocks, small dams and yards have been established to support this land use.

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Biodiversity

The majority of the subject land has been cleared for grazing with the exception of some remnant and isolated paddock trees that are clustered in the south eastern corner of Lot 202.

Traffic and Access

The subject land has dual frontage to Cargo Road which forms the southern boundary and Hillsdale Street which forms the northern boundary. With the exception of Lot 108, the principal access to the subject land is provided via Hillside Street which comprises an unformed track (refer image below).



Lot 108 obtains its principal access via an existing farm gate that has frontage to Cargo Road. Cargo Road is a classified bitumen sealed road that provides for one lane of traffic in each direction. In this location, the posted speed limit is 50 km/h.

Services

In terms of servicing:

- There is no town water reticulation that services the land. Domestic water supply is provided via rainwater collection tanks.

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- The subject land is not serviced by a reticulated sewerage scheme. Effluent disposal is conducted via onsite means.
- There is no formal stormwater drainage system that services the land. Stormwater from the site is either captured on site for water supply purposes, or returned to the rural catchment via natural channels, roadside drainage lines and culverts.
- Electricity and telecommunications are connected to existing dwellings in the locality. The further reticulation of these services would need to be to the requirements of the relevant supply authority.

Constraints and Opportunities

The constraints and opportunities of the site are summarised as follows:

- The prevailing land use pattern features predominantly of large lot residential properties and dwellings associated with the Cargo village. It is therefore reasonable to suggest that the limited grazing activities that occur on the site and adjoining lands, the subject land's contribution to agriculture is severely constrained.
- The subject land is identified as a growth area for future Large Lot Residential development where the rezoning of the subject land represents a logical expansion of the existing Cargo Large Lot Residential Area.
- The proposal would increase the variety of housing types in the LGA as encouraged by the Cabonne Local Environmental Plan 2012.
- The subject land has been mapped by NSW Agriculture as being of Class 4 Agricultural suitability. In this regard, the land has moderate to severe limitations for some land uses that need to be managed to prevent soil and land degradation.
- The location of the subject land does not pose a constraint to the proposal. It is spatially contiguous with the existing settlement pattern and rural residential areas.
- The terrain does not pose a constraint to rural residential development.
- The subject land is not identified as flood prone land.

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- The rezoning of the subject land as an area of future large lot residential growth would positively contribute to the supply of large lot residential land within the LGA. A range of allotments needs to be maintained to suit the different markets at any one time to maintain choice for the range of homebuyers and to plan and fund infrastructure.
- The rezoning of the subject land will integrate with the planned residential land use pattern for the area and would thus allow for the orderly growth of land uses while minimising conflict between land uses within any beyond the zone.
- The bushfire hazard does not constrain the future development of the site. The future subdivision of the site would require a Bushfire Safety Authority (BFSa) to be issued under Section 100B of the Rural Fires Act 1997.
- The unnamed watercourse that runs through the subject land has been considered as part of the development concept. An adequate buffer can be provided between future residential development and the watercourse to maintain water quality.
- The proposed subdivision pattern is influenced in part by the surrounding development pattern and the need to tie into the approved subdivisions that relate to the land within the broader subdivision pattern.
- Indicative future dwelling sites have been defined for each lot which demonstrate a future dwelling can be erected within each lot having regard to topography, watercourses, and the other physical constraints of the site.

Current LEP Provisions

The site is subject to certain provisions of the Cabonne Local Environmental Plan 2012 which are relevant to this Planning Proposal and are outlined below. The subject land is identified on Map 003D in the following manner:

LEP Matter	Comment
Land Zoning Map	Zoned RU1 Primary Production
Lot Size Map	MLS 100 hectares

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Planning Proposal – Rezoning Lots 33, 108 202 & 203 in DP 750145
From RU1 Primary Production to R5 Large Lot Residential

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LEP Matter	Comment
Heritage Map	Not within a Conservation Area. No heritage items in vicinity of development.
Natural Resource - Karst Map	No karst identified within subject land
Terrestrial Biodiversity Map	Biodiversity sensitivity identified within subject land
Drinking Water Catchment Map	Not located in a drinking water catchment
Riparian Lands and Watercourses Map Groundwater Vulnerability Map	An unnamed watercourse identified in the subject land. Not groundwater vulnerable.
Flood Planning Map	Not within a flood planning area

Zone objectives and land use table

The objectives and the land use table of the RU1 Primary Production zone is provided below.

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To enable function centres, restaurants or cafes and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses.

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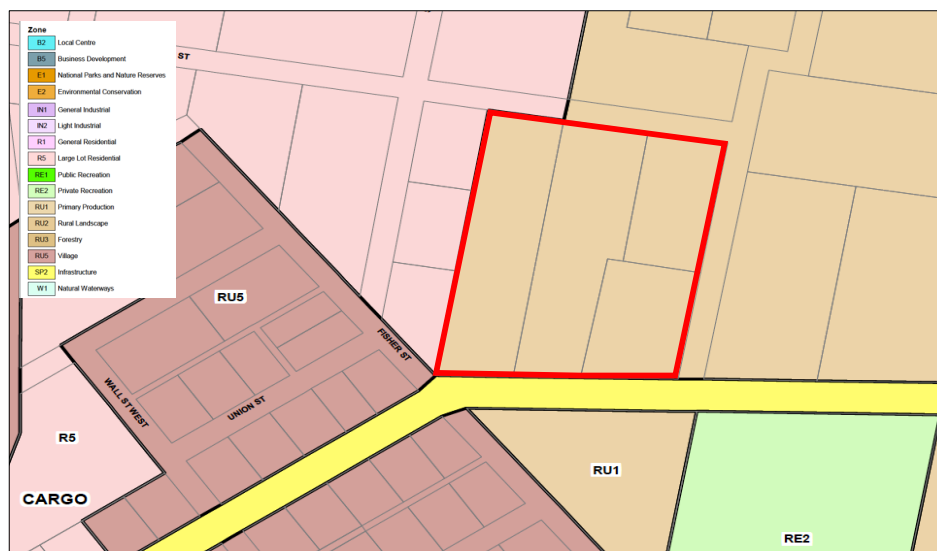
Planning Proposal – Rezoning Lots 33, 108 202 & 203 in DP 750145
From RU1 Primary Production to R5 Large Lot Residential

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2 Permitted without consent
Building identification signs; Environmental protection works; Extensive agriculture; Home occupations; Viticulture
3 Permitted with consent
Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Function centres; Helipads; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Truck depots; Veterinary hospitals; Water recreation structures; Water storage facilities
4 Prohibited
Stock and sale yards; Any other development not specified in item 2 or 3

Land zoning map

The land (outlined in red in the LEP map extract below) is zoned RU1 Primary Production.



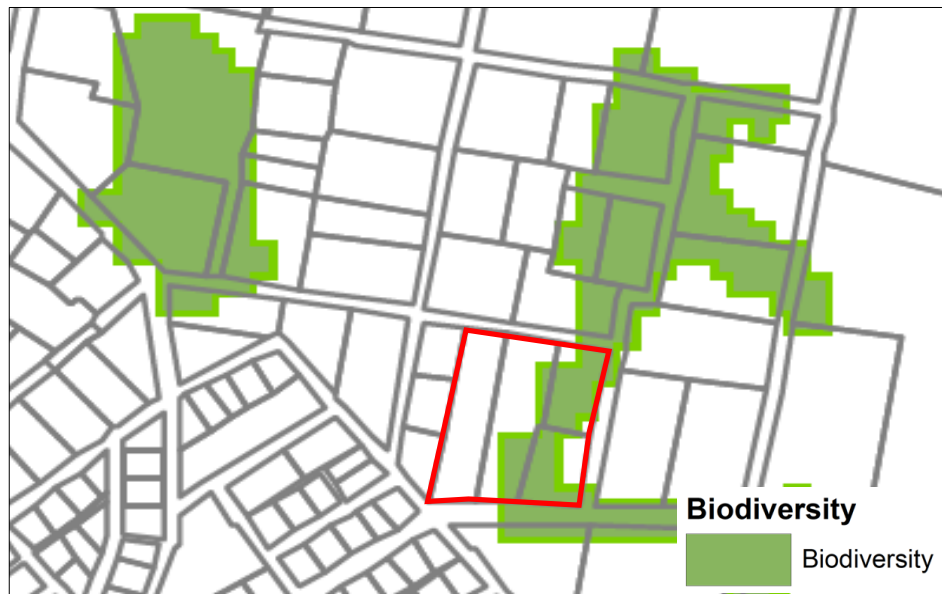
Terrestrial Biodiversity Map

Part of the subject land is identified on the LEP map extract below as having terrestrial biodiversity.

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Planning Proposal – Rezoning Lots 33, 108 202 & 203 in DP 750145
From RU1 Primary Production to R5 Large Lot Residential

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Riparian Land and Watercourses and Groundwater Vulnerability Map

Part of the subject land, as identified on the LEP map extract below, is defined as having groundwater vulnerability.



c) Surrounding Development

Existing features of the surrounding development pattern includes:

- Developed R5 Large Lot Residential land immediately to the north and west.

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Planning Proposal – Rezoning Lots 33, 108 202 & 203 in DP 750145
From RU1 Primary Production to R5 Large Lot Residential

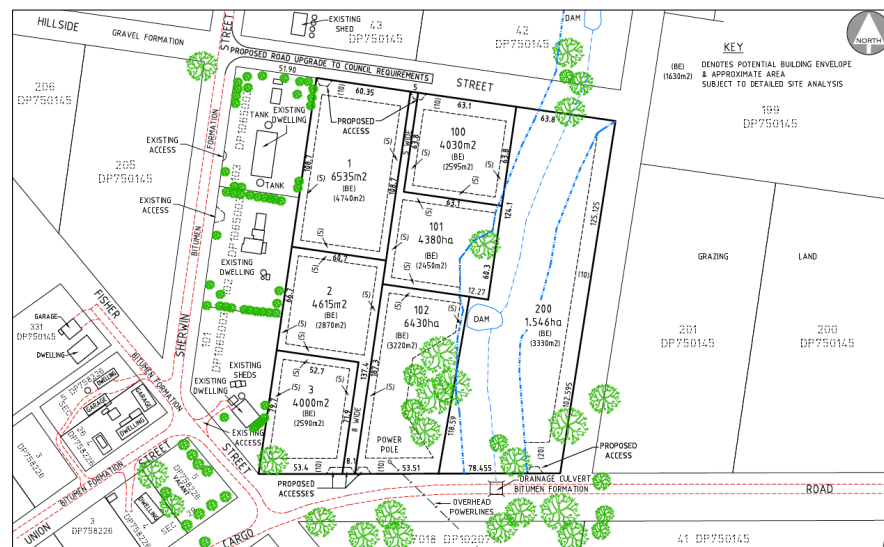
Page 12

- Small-scale grazing pursuits further to the north and east. Some of these lots contain a dwelling house and associated farm infrastructure and are zoned RU1 Primary Production.
- The village of Cargo is located is some 20 metres from the south western corner of the subject land and is zoned RU5 Village.
- The Cargo Recreation Ground is located to the south east of the subject land on the opposite side of Cargo Road.

1.4 DEVELOPMENT CONCEPT

1.4.1 Overview

It is proposed to rezone the subject land from RU1 Primary Production to R5 Large Lot Residential to enable the subject land to be developed to provide living opportunities within a rural setting.



With reference to the figure above, the future development of the site would involve:

- The creation of seven (7) Torrens Title lots to be developed for future Large Lot Residential development.
- Fencing of all lots.

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- On-site effluent disposal.
- Water supply via rainwater collection tanks.
- Identification of a dwelling envelope within the vacant lots based on the most appropriate dwelling sites; boundary setbacks; and suitability for on-site effluent disposal.

The concept subdivision plan has been prepared as a general indication of how the site could be developed in the future. It is important to note that:

- The concept plan is indicative only at this stage for the high-level purpose of a Planning Proposal.
- The final development option will be subject to analysis, design, assessment, and the approvals process under Part 4 of the Environmental Planning and Assessment Act, 1979.

1.4.2 Potential subdivision

Facilitation of the Planning Proposal would enable a 7 Lot Torrens Title subdivision to occur as indicated in Figure 4 to create:

Lot	Area	Proposed Use
1	6, 535 m ²	Vacant and intended for Large Lot Residential Development
2	4, 615 m ²	Vacant and intended for Large Lot Residential Development
3	4000 m ²	Vacant and intended for Large Lot Residential Development
100	4, 030 m ²	Vacant and intended for Large Lot Residential Development
101	4, 380 m ²	Vacant and intended for Large Lot Residential Development

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Lot	Area	Proposed Use
102	6, 430 m ²	Vacant and intended for Large Lot Residential Development
200	1.546 ha	Vacant and intended for Large Lot Residential Development

The submitted concept shows each of the proposed lots with an indicative building envelope to ensure that an adequate buffer is provided between future residential development, adjoining development and the unnamed watercourse that traverses the eastern section of the site.

1.4.3 Dwelling Envelopes

Dwelling envelopes have been defined for each vacant lot having regard to the topography of the land, bushfire hazard, and other physical constraints. The envelopes provide dwelling sites that are reasonably setback from property boundaries; are elevated; and well drained.

The configuration of each building envelope is such that it enables a future dwelling to be orientated and designed without constraint to maximise solar penetration to internal and external living areas.

1.4.4 Servicing

The proposed development would be serviced as follows:

Sewer

Domestic wastewater for future dwellings would be disposed of via on-site means and in accordance with *On-site Sewage Management for Single Households* (which is an all of government approach to on site effluent disposal); and *AS/NZS 1547:2000 On-site Domestic Wastewater Management*. Annexure B provides a detailed assessment for the dwelling envelope within each proposed vacant lot.

Water

Water supply for future dwelling will be provided via rainwater collection tanks and where applicable, supplemented by dams or bores.

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Stormwater

Stormwater drainage, other than that captured on site for water supply purposes (dams, tanks, etc.) will be returned to the rural catchment. Flows will be kept to a non-erosive velocity by the implementation of appropriate erosion and sediment control structures.

Electricity and Telecommunications

Electricity and telecommunications will be provided to the proposed vacant lots in accordance with the requirements of the relevant supply authority.

1.4.5 Roads and Access

The subject land benefits from dual frontages to both Cargo Road (to the south) and Hillside Street (to the north). In this regard:

- Access to proposed Lot 2, 3, 102 and 200 will be from Cargo Road with driveways to be constructed in accordance with Council's Provision of Private Access Specification applicable at the time of application.
- Access to proposed Lot 1, 100 and 101 will be provided from Hillside Street. Hillside Street will be required to be upgraded to Council's rural residential gravel road standard. It is proposed that the road only be constructed to the edge of the lots they serve.

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2.0 OBJECTIVES OR INTENDED OUTCOMES

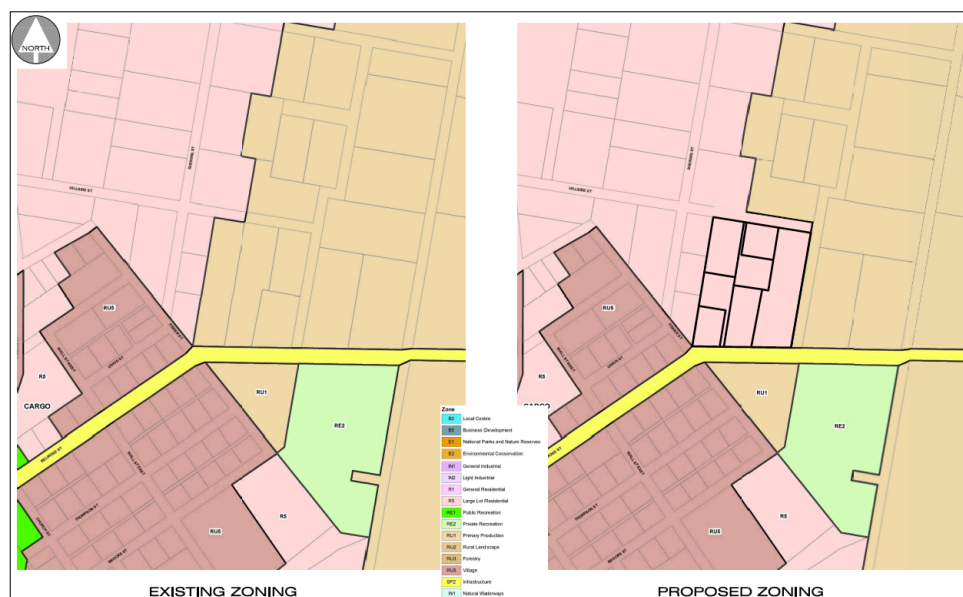
2.1 PLANNING PROPOSAL OBJECTIVES

The objectives of this Planning Proposal are:

- To enable the rezoning of the subject land from RU1 Primary Production to R5 Large Lot Residential to enable further subdivision of the site (refer Figure 5).
- To amend the Minimum Lot Size Map for part of the subject land from 100 hectares to 4,000m² with the remaining land area retaining the 100 hectare Minimum Lot Size (refer Figure 6).
- To satisfy the relevant aims and objectives of Cabonne Local Environmental Plan 2012.
- Complete this Planning Proposal within the benchmark timeframe of 9 months.

2.2 PLANNING PROPOSAL OUTCOMES

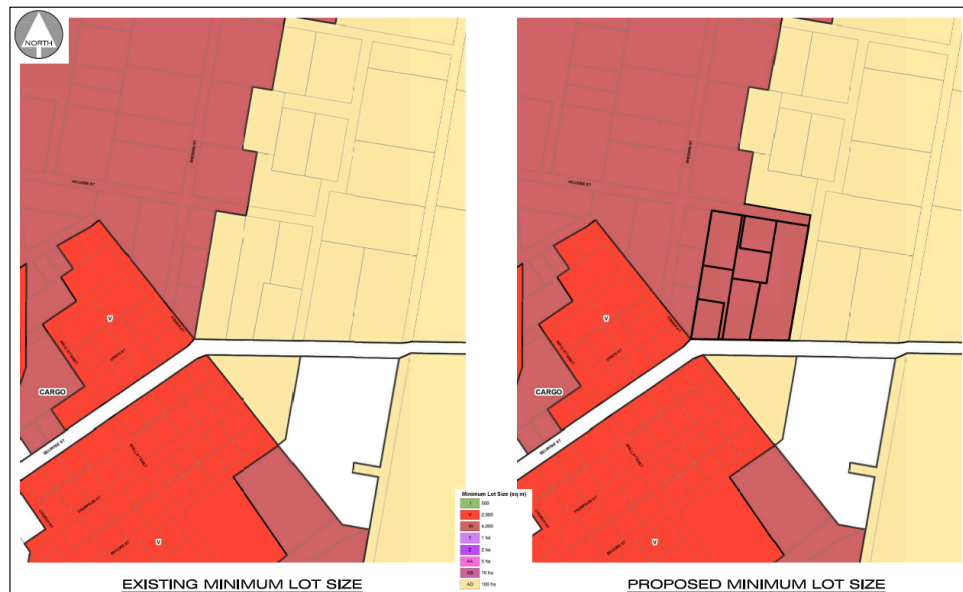
The intended outcome of the Planning Proposal is to amend the Cabonne Local Environmental Plan 2012 to rezone the subject land from RU1 Primary Production to R5 Large Lot Residential with a MLS of 4, 000 m². This will facilitate the future large lot residential development of the site.



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3.0 EXPLANATION OF PROVISIONS

The objectives and intended outcomes of this Planning Proposal would be achieved as follows:

- Amend the land zoning map of the Cabonne Local Environmental Plan 2012 to rezone part of the subject land from RU1 Primary Production to R5 Large Lot Residential as indicated in Figure 5.
- Amend the Cabonne Local Environmental Plan 2012 Minimum Lot Size Map so that the minimum subdivision lot size applying to the subject land is 4,000m² as indicated in Figure 6.
- There are no changes to the text of the LEP. The objectives of the zone and land use table in relation to the R5 Large Lot Residential zone remain unchanged.

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4.0 JUSTIFICATION

4.1 NEED FOR THE PLANNING PROPOSAL

a) Is the planning proposal a result of any strategic study or report?

The *Cabonne Settlement Strategy 2021-2041* was adopted by Council in May 2021. The purpose of the strategy is to provide clear direction for long-term growth and development within Council's local government area. The CSS focuses on providing sustainable growth within the existing towns and villages.

This Planning Proposal is supported by the *Cabonne Settlement Strategy 2021-2041*. The aim of the CSS is to identify up to 20 years' supply of urban and large lot residential land for each settlement within the Cabonne Local Government Area and to ensure that the planning decisions do not constrain future growth or increase land use conflict.

The subject land is located within Strategy Area CAR1 of the CSS. Accordingly, the 2021 CSS identified the rezoning of the subject land to the R5 Large Lot Residential Zone would represent a logical extension of the existing Large Lot Residential zoning to the north and west of the site. The CSS makes certain comments in respect of the subject land which is considered below:

There is an unnamed watercourse running up the eastern edge of (and partly through) this land that requires addressing to ensure water quality protection and suitable drainage and may need a flood study.

This watercourse has been recognised in the concept layout. In this regard:

- A generously sized (+3,000m²) building envelope can be provided clear of the watercourse.
- With reference to the study by Envirowest Consulting, on-site effluent disposal can occur without adverse impacts on water quality.
- The land is not identified as flood liable in Council's LEP.

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There is also some limited vegetation with biodiversity sensitivity that could be enhanced along this watercourse.

The concept layout demonstrates that remnant vegetation will be excluded from the building envelopes. It is agreed that enhancement of this area could potentially occur.

It potentially has access along Hillside Street (east of Sherwin Rd not formed) to minimise traffic impacts on Cargo Road. Access from Hillside St would enable at least three (3) of the owners to develop independently and avoid/minimise new access points to Cargo Road (a Classified Road). Hillside St should be extended, if possible, to cross the watercourse so it opens up Strategy Area CAR2.

Hillside Lane will be upgraded to provide access to some lots. The proposed access points onto Cargo Road are considered satisfactory given:

- The subject land is within a 50 km/h speed zone (as in the Cargo Village); and
- Clear driver sightlines can be achieved in both directions along Cargo Road.

Whilst co-ordinating four (4) landowners is more complex, an integrated (master planned) approach is more likely to get a better yield and development outcome because the lots are narrow/small.

This proposal has adopted a masterplan approach, with all 3 landowners being co-ordinated.

The land has very limited agricultural potential as it is already fragmented into lots <2ha with four separate owners, some of which own adjacent land in the urban area.

Noted and agreed.

Whilst the land is Class 3 Agricultural Land Capability, it is a natural extension of the existing urban area, buffered by a creek to the east, and does not increase the length of the interface to agricultural land or increase the potential for future land use conflict.

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However, the interface with some historic intensive agriculture (olive farms) to the north-east would need to be addressed if still active.

Noted and agreed. Further, the subject land does not have an interface with any land that is being used for intensive agriculture.

The traditional LLR lot size in/around Cargo is 0.4 ha (1 acre). We would suggest that slightly larger lots may be more acceptable to the NSW Government, but that 2ha would be an inefficient use of the land. Therefore, 0.4-0.8 ha is the preference (subject to on-site effluent and setbacks from the watercourses for bores)

The concept shows proposed lot sizes that are consistent with those suggested in the strategy. As mentioned previously, the on-site effluent study prepared by Envirowest Consulting, demonstrates that on-site effluent disposal can occur without adverse impact on the watercourse.

b) Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. In order to facilitate the future large lot residential development of the subject land, this Planning Proposal is considered to be an appropriate mechanism to achieve the objectives and intended outcomes. In this regard:

- The current zoning provisions and minimum lot size requirements of the subject land would preclude effective rural residential release.
- The Cabonne Settlement Strategy is a strategic land use planning policy which provides a clear strategic direction for sustainable residential growth and development within the Cabonne LGA. The subject land is identified in the Strategy a growth area for future Large Lot Residential Development.
- The provisions of the Cabonne LEP 2012 and Development Control Plan No.6 Rural Small Holdings would ultimately control and regulate the proper and orderly development of the subject land.

Therefore, an amendment to Zoning Map and Minimum Lot Size Map of the Cabonne Local Environmental Plan 2012 is considered to be the best means of achieving the desired outcome.

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c) Is there a net community benefit?

The following information is provided to assist with the assessment of net community benefit. The information is based on the Evaluation Criteria (p.25) provided in the NSW Department of Planning *Draft Centres Policy, Planning for Retail and Commercial Development*.

Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transport node)?

There are no State or regional strategies of this type applicable to the proposal.

Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?

No.

Is the LEP likely to create a precedent or change expectations of the landowner or other landholders?

It is submitted that the rezoning of the subject land and subsequent development of the site would not create a precedent or change expectations of the landowner as the subject land is identified in the *Cabonne Settlement Strategy 2021-2041*.

Accordingly, the Planning Proposal is unlikely to create a precedent or change expectations due to the following:

- As recognised by the CSS, the rezoning would represent a logical extension of the existing Large Lot Residential zoning located to the north and west of the subject land.
- The rezoning of the subject land will reinforce and complement the existing settlement pattern of rural residential lots and does not introduce a new land use zone within the immediate area.
- The provision of services and infrastructure to serve the development will be borne by the developer and without additional costs or burden upon the community.

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- The proposal is unlikely to impact upon travel distances given that it will integrate to an acceptable level with the existing transport routes that serve the area.
- There are no known significant government infrastructure investments in the immediate area that would be affected by this proposal.

Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?

We are not aware of other spot rezonings in the locality.

Will the LEP facilitate permanent employment generating activity or result in a loss of employment lands?

Yes. The proposal has the potential to facilitate indirect economic benefit by providing for additional permanent population in close proximity to Orange which, as a major regional centre, offers employment opportunities. The Planning Proposal will not impact upon the supply of employment lands within the Cabonne LGA.

Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?

This Planning Proposal would offer a modest increase in the range and supply of rural residential land that is available in the locality that would positively contribute to housing supply and affordability.

Is the existing public infrastructure (roads, rail, utilities) capable of serving the proposed site? Is there good pedestrian and cycling access? Is public transport available or is there infrastructure capacity to support future public transport?

Cargo elected not to have a reticulated sewerage system as part of the 4-Town Sewerage Scheme and is not connected to a reticulated sewer network. Cargo is connected to the Central Tablelands Water network. In this regard:

- Domestic wastewater for future dwellings would be disposed of via on-site means and in accordance with *On-site Sewage Management for Single Households* (which is an all of government approach to on site effluent disposal); and *AS/NZS 1547:2000 On-site Domestic Wastewater Management*. Annexure B provides a detailed assessment for the dwelling envelope within each proposed vacant lot.

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- As is the case for Large Lot Residential development in Cargo, water supply for future dwellings will be provided via rainwater collection tanks and where applicable, supplemented by dams or bores.
- Electricity, communications and fixed wireless NBN is available in the area and can be provided to the subject land.

Proper utilisation of public infrastructure is considered to be for the public benefit. In this regard, the ability to create the full number of lots depicted in the development concept will result in a more efficient use of future roads and utility services that are required to serve the development. In this regard:

- The subject land benefits from dual frontages to both Cargo Road and Hillside Street. Cargo Road is a two lane bitumen sealed road that provides for one lane of traffic in each direction. Cargo Road intersects with Fisher Street to the west which branches off into Sherwin Street and Hillside Street. Fisher and Sherwin Streets are bitumen sealed roads that provide for one lane of traffic in each direction.
- Pedestrian access is not ideal, but this is largely due to the fact that the purpose of the R5 Large Lot Residential zoning is to provide living opportunities within a rural setting. The provision of footpaths and cycleways within this zoning would be uncharacteristic. Notwithstanding, it is recognised within the CSS that the Cabonne *Pedestrian and Access Management Plan (PAMP)* requires review to improve connections within the village.

Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?

Due to its established location and integration with the local road network, the proposal will not result in changes to the car distances travelled by customers, employees and suppliers. Traffic related impacts of the Planning Proposal are discussed in further in *Section 4.3b* of this submission.

Are there significant Government investments in infrastructure or services in the area whose patronage would be affected by the proposal? If so what is the expected impact.

There are no significant Government investments in infrastructure or services whose patronage would be affected by the proposal.

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Will the proposal impact on land that the Government has identified a need to protect (e.g., land with high biodiversity values) or have other environmental impacts? Is the land constrained by factors such as flooding?

The proposal will not impact on land that the Government has identified a need to protect.

The area of the proposed R5 zone and indicative location of future lots are generally cleared of native vegetation except for the light scattering of native trees interspersed along the property boundaries.

The ecological impacts of the Planning Proposal are considered in greater detail in *Section 4.3b*.

Although identified as bushfire prone land, the site is not significantly constrained by the natural hazard and can be demonstrated to comply with the provisions of Planning for Bushfire Protection 2019 as considered in *Section 4.3b*.

Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?

Yes. The proposal is compatible/complementary to surrounding land uses. The proximity of the subject land does not pose a constraint to the proposal; it is contiguous with the settlement pattern and represents a logical extension of the existing R5 zoning located immediately to the north of the subject land

Section 4.3 of this report considers the key relevant issues and demonstrates that the proposal will not adversely affect the amenity of the location; the public domain; and wider community.

Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?

No. The proposal does not increase retail or commercial function other than those uses permitted in the R5 Large Lot Residential zone.

If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?

No.

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What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?

In terms of the public interest, facilitation of the proposal would provide additional rural residential land that is not unduly constrained by natural or physical attributes.

The provision of additional rural residential land would positively contribute to the rural residential land supply that would supply some of the projected demand of the market. To this end, facilitation of the Planning Proposal would:

- Use the subject land as efficiently as possible.
- Responds to the demand of the market.
- Reduce travel times and fuel consumption.
- Increases permanent population of Cargo.

To not proceed would result in a lost opportunity and perhaps a loss of potential social and economic benefits.

4.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

a) Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The *Central West and Orana Regional Plan 2041* guides the NSW Government's land use planning priorities and decisions in the Central West and Orana Region up to 2041.

The Regional Plan provides an overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions and is supported by an implementation plan. The themes of the Regional Plan are:

- Re-shaping investment within the region.
- A sustainable and resilient place.

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- People, centres, housing and communities.
- Prosperity, productivity and innovation.

The following are priorities for the Cabonne LGA:

- The economic diversity of towns, villages, and commercial centres.
- Appropriate development in villages.
- Ensuring long terms benefits for the LGA from the mining and agribusiness sectors, and associated businesses.
- Protecting agricultural land from residential development.
- The local, regional and state transport network.
- Using rural character to diversity the economy in areas such as tourism.
- Implementing the Blayney, Cabonne and Orange Subregional Rural and Industrial Lands Strategy.
- Managing growth pressures associated with the growth of Orange.
- Identifying opportunities for the LGA as the wider region's economy diversifies, and leveraging its accessibility to Dubbo, Orange, and the Parkes SAP.

As discussed in Section 5.10 of this report, the proposal is considered to be consistent with the directions and priorities of the Central West and Orana Regional Plan 2041.

b) Is the planning proposal consistent with the local Council's Community Strategic Plan or other local strategic plan?

Cabonne Community Strategic Plan 2025

The Community Strategy Plan describes the community's vision and aspirations for a period of ten of or more years.

The Future Directions outlined in the CSP relevant to this Planning Proposal are detailed below.

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- Future Direction 1: Connect Cabonne to each other and the world
 - 1.1 A safe efficient and quality urban and rural transport system for vehicles and pedestrians on Council’s local, regional, and state road network.
 - 1.2 Everywhere in Cabonne has access to contemporary information and communication technology.

The Planning Proposal is consistent with above direction as follows:

- The traffic impacts of the proposed rezoning and subsequent subdivision of the site are discussed in *Section 4.3b*.
- Future subdivision of the subject land would involve the extension of telecommunication, electricity and NBN technology to service each new lot.

- Future Direction 4: Grow Cabonne’s Culture and Community
 - 4.1 A successful balance of village and rural living.

The Planning Proposal is entirely consistent with this Direction as it provides living opportunities within a rural setting.

Cabonne Council Local Strategic Planning Statement

Council’s *Local Strategic Planning Statement* sets the framework for Cabonne’s economic, social, and environmental land use needs over the next 20 years. It outlines clear planning priorities describing what will be needed, where these are located, and when they will be delivered.

The LSPS sets short, medium, and long-term actions to deliver priorities that align with Council’s broader Community Strategic Plan.

Those Planning Priorities relevant to the Planning Proposal are outlined below.

- Planning Priority 1: Support the diversification in agriculture and protect agricultural land from urban encroachment.

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- Planning Priority 4: Support and promote sustainable development within our villages and celebrate our history.
- Planning Priority 5: Provide opportunities to ensure a variety of housing types are available across our shire.
- Planning Priority 6: Ensure that infrastructure and facilities cater for the changing needs of our community.
- Planning Priority 7: Protect and enhance our landscape, biodiversity and waterways.
- Planning Priority 8: Manage natural hazards to mitigate their impacts on our communities.
- Planning Priority 9: Mitigate and adapt to climate change

As demonstrated throughout this report, the proposal is considered to be entirely consistent with the above Planning Priorities. In this regard:

- With regard to Planning Priority 1, the subject land is identified within the CSS as a growth area that is suitable for large lot residential development. The diminished agricultural value of the subject land is recognised via its inclusion in the CSS and the surrounding land uses and fragmented holding pattern. As outlined throughout this submission, the management of land use conflicts with the rural interface can be appropriately managed.
- With regard to Planning Priority 4, the rezoning of the subject land is consistent with Council's strategic land use planning framework which aims to guide sustainable urban development.
- With regard to Planning Priority 5, the facilitation of this Planning Proposal will contribute to the variety of housing types and densities available in the LGA.
- With regard to Planning Priority 6, the provision of services and infrastructure to support the future development of the land will be borne by the developer without additional costs or burden upon the community.
- With regard to Planning Priority 7, the development concept for the site has been designed so as to minimise the impacts upon the biodiversity structure of the site and the unnamed watercourse that runs through the site.

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- With regard to Planning Priority 8, as discussed in *Section 4.3b*, the bushfire hazard does not preclude the rural residential development of the subject land. The bushfire safety measures required by PBP 2019 will provide an adequate level of bushfire protection.
- With regard to Planning Priority 9, future residential development within the subject land will be required to comply with the requirements of BASIX which aims to make dwellings more efficient in regard to thermal comfort and water saving measures.

c) Is the planning proposal consistent with applicable State Environmental Planning Policies?

The consistency of the proposal in relation to the applicable State Environmental Planning Policies is indicated in the table below.

State Environmental Planning Policies – Schedule of Consideration	
SEPP	Relevance/Comment
State Environmental Planning Policy (Planning Systems) 2021	Not applicable
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent as outlined in Section 4.3
State Environmental Planning Policy (Resilience and Hazards) 2021	Consistent as outlined in Section 4.3
State Environmental Planning Policy (Transport and Infrastructure) 2021	Consistent as outlined in Section 4.3
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable
State Environmental Planning Policy (Resources and Energy)	Not applicable
State Environmental Planning Policy (Primary Production) 2021	Consistent as outlined in Section 4.3
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	Not applicable
State Environmental Planning Policy (Precincts – Central River City) 2021	Not applicable
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	Not applicable
State Environmental Planning Policy (Precincts – Regional) 2021	Not applicable

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d) Is the planning proposal consistent with applicable Ministerial Directions?

Section 9.1(2) of the Environmental Planning and Assessment Act, 1979 allows the Minister to give directions to Councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft Local Environmental Plans.

A Planning Proposal needs to be consistent with the requirements of the Direction but can be inconsistent if justified using the criteria stipulated. The consistency or otherwise of the planning proposal with the Ministerial Directions is indicated below.

FOCUS AREA 1: PLANNING SYSTEMS

Implementation of Minister's Planning Principles

The objectives of this direction are to give legal effect to the Minister's Planning Principles and ensure the document, including the concept of sustainable development, is given regard in the assessment of planning proposals; and support improved outcomes through consideration of planning principles that are relevant to the particular planning proposal.

The Minister's Planning Principles were revoked on 14 March 2022.

Implementation of Regional Plans

The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans. Consideration of the Planning Proposal against the Central West and Orana Regional Plan 2041 is provided below.

Central West and Orana Regional Plan 2041	
DIRECTION	COMMENT
1. Deliver the Parkes Special Activation Precinct and share its benefits across the region.	Not relevant.
2. Support the State's transition to Net Zero by 2050 and deliver the Central-West Orana Renewable Energy Zone	Not relevant

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Central West and Orana Regional Plan 2041	
DIRECTION	COMMENT
3. Sustainably manage extractive resource land and grow the critical minerals sector	Not relevant
4. Leverage inter-regional transport connections	Not relevant
5. Identify, protect and connect important environmental assets	Consistent as discussed throughout this submission.
6. Supported connected and healthy communities	Not relevant
7. Plan for resilient places and communities	Consistent as discussed throughout this submission.
8. Secure resilient regional water resources	Not relevant.
9. Ensure site selection and design embraces and respects the region's landscapes, character and cultural heritage	Consistent as discussed throughout this submission.
10. Protect Australia's first Dark Sky Park	Not relevant
11. Strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities	Not relevant
12. Sustain a network of healthy and prosperous centres	Not relevant.
13. Provide well located housing and options to meet demand	Consistent as discussed throughout this submission.
14. Plan for diverse, affordable, resilient and inclusive housing	Consistent as discussed throughout this submission.
15. Manage rural residential development	Consistent as discussed throughout this submission.
16. Provide accommodation options for seasonal, temporary and key workers	Not relevant
17. Coordinate smart and resilient utility infrastructure	Not relevant

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Central West and Orana Regional Plan 2041	
DIRECTION	COMMENT
18. Leverage existing industries and employment areas and support new and innovative economic enterprises	Not relevant
19. Protect agricultural production values and promote agricultural innovation, sustainability and value-add opportunities	The Planning Proposal is consistent with this Direction.
20. Protect and leverage the existing and future road, rail and air transport networks and infrastructure	Not relevant
21. Implement a precinct-based approach to planning for higher education and health facilities	Not relevant
22. Support a diverse visitor economy	Not relevant
23. Supporting Aboriginal aspirations through land use planning	Consistent as discussed throughout this submission.

Development of Aboriginal Land Council land

This Direction is not relevant to this Planning Proposal.

Approval and Referral Requirements

The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. This direction applies to all relevant planning authorities when preparing a planning proposal.

(1) A planning proposal to which this direction applies must:

- (a) Minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister of public authority, and
- (b) Not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:

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- i. The appropriate Minister of public authority, and
 - ii. The Planning Secretary (or an office of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and
- (c) Not identify development as designated development unless the relevant planning authority:
 - i. Can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and
 - ii. Has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.

The Planning Proposal is not adverse to this Direction as it not Designated Development. The subdivision will, however, be Integrated Development and will require the concurrence of the Rural Fire Service as the land is bushfire prone land.

Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.

- (1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:
 - (a) allow that land use to be carried out in the zone the land is situated on, or
 - (b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or

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- (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.
- (2) A planning proposal must not contain or refer to drawings that show details of the proposed development

In consideration of the above:

- The Planning Proposal is consistent with this Direction as it proposes to rezone the subject land to a zone that already exists in the Cabonne Local Environmental Plan 2012 without imposing any additional development standards or requirements that are not already contained within that zone.
- In consideration of (2), although this proposal is supported by a development concept, it is important to note that this has only been prepared to demonstrate the suitability of the site for the proposed zoning and is only a concept.

Parramatta Road Corridor Urban Transformation Strategy

This Direction is not relevant to the Planning Proposal.

Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan

This Direction is not relevant to the Planning Proposal.

Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

This Direction is not relevant to the Planning Proposal.

Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

This Direction is not relevant to the Planning Proposal

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Implementation of the Glenfield to Macarthur Urban Renewal Corridor

This Direction is not relevant to the Planning Proposal

Implementation of the Western Sydney Aerotropolis Plan

This Direction is not relevant to the Planning Proposal.

Implementation of the Bayside West Precincts 2036 Plan

This Direction is not relevant to the Planning Proposal.

Implementation of Planning Principles for the Cooks Cove Precinct

This Direction is not relevant to the Planning Proposal.

Implementation of the St Leonards and Crows Nest 2036 Plan

This Direction is not relevant to the Planning Proposal.

Implementation of Greater Macarthur 2040

This Direction is not relevant to the Planning Proposal.

Implementation of the Pyrmont Peninsular Place Strategy

This Direction is not relevant to the Planning Proposal.

North West Rail Link Corridor Strategy

This Direction is not relevant to the Planning Proposal.

FOCUS AREA 2: DESIGN AND PLACE

At the time of preparing this Planning Proposal, this section did not contain any Ministerial Directions.

FOCUS AREA 3: BIODIVERSITY AND CONSERVATION

Conservation Zones

The objective of this direction is to protect and conserve environmentally sensitive areas.

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- (1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.
- (2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2(2) of “*Rural Lands*”.

The Planning Proposal is consistent with this Direction. The subject land does not contain an *environmentally sensitive area* and is not within an environment conservation/protection zone.

Heritage Conservation

The objective of this direction is conserve items, areas, objects and places of environmental significance and indigenous heritage significance.

- (1) A planning proposal must contain provisions that facilitate the conservation of:
 - (a) Items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,
 - (b) Aboriginal objects or Aboriginal places that are protected under the *National Parks and Wildlife Act 1974*, and
 - (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified in an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

Consistent. The subject land is not identified in Schedule 5 of the Cabonne Local Environmental Plan 2012 as containing and Item of Environmental Heritage and is not within a Heritage Conservation Area.

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A search of the Aboriginal Heritage Information Management System does not reveal any recorded Aboriginal sites or places within or adjoining the subject land (refer *Annexure D*).

Sydney Drinking Water Catchments

This Direction is not relevant to the Planning Proposal.

Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs

This Direction is not relevant to the Planning Proposal.

Recreation Vehicle Areas

This Direction is not relevant to the Planning Proposal.

FOCUS AREA 4: RESILIENCE AND HAZARDS***Flooding***

This Direction is not relevant to the Planning Proposal as the subject land is not located within a flood planning area.

Coastal Management

This Direction is not relevant to the Planning Proposal.

Planning for Bushfire Protection

The objectives of this direction are to protect life, property and the environment from bush fire hazard, by discouraging the establishment of incompatible land uses in bushfire prone area; and encourage sound management of bush fire prone areas.

- (1) In preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.

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- (2) A planning proposal must:
- (a) Have regard to *Planning for Bushfire Protection 2019*.
 - (b) Introduce controls that avoid placing inappropriate developments in hazardous areas, and
 - (c) Ensure that bushfire hazard reduce is not prohibited within the Asset Protection Zone (APZ).
- (3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:
- (a) Provide an Asset Protection Zone (APZ) incorporating at a minimum:
 - i. An Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and
 - ii. An Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,
 - (b) For infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined by Section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,
 - (c) Contain provisions for two-way access across roads which links to perimeter roads and/or fire trail networks,
 - (d) Contain provisions for adequate water supply for firefighting purposes,
 - (e) Minimise the perimeter of the area of land interfacing the hazards which may be developed.
 - (f) Introduce controls on the placement of combustible materials in the Inner Protection Area.

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As discussed in Section 4.3b of this submission, the indicative development concept for the site demonstrates that the future development of the site can comply with the relevant provisions of Planning for Bushfire Protection 2019.

Remediation of Land

The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

This direction applies when a planning proposal authority prepares a planning proposal that applies to:

- (a) Land within an investigation area within the meaning of the *Contaminated Land Management Act 1997*,
- (b) Land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
- (c) The extent to which it is proposed to carry out development on it for residential, education, recreational or childcare purposes, or for the purposes of a hospital – land:
 - i. In relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
 - ii. On which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).
- (1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:
 - (a) The planning proposal authority has considered whether the land is contaminated, and

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- (b) If the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and
- (c) If the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose.

In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.

- (2) Before including any land to which this direction applies in particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.

The Planning Proposal is consistent with this Direction.

The historical agricultural land use of the site gives rise to the need to consider the potential for soil contamination as a result and routine farm management and associated activities.

A preliminary contamination investigation has been undertaken for each lot and is attached in *Annexure C* and has regard to the provisions of *State Environmental Planning Policy (Resilience and Hazards) 2021* and the *Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land*.

The scope of the preliminary contamination investigation was to identify past potentially contaminating activities, identify potential types of contamination, discuss the site condition, provide an assessment of site contamination and assess the need for further investigation to determine the suitability for residential land use. The preliminary contamination investigations made the following comments:

- *The site is not listed on the NSW EPA POEO public register.*

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- *One location listed on the public register was identified within 1km of the site. The location is approximately 550m east of the site located at Little Waree, 3436 Cargo Road, Cargo NSW and issued a clean-up notice in 2014 regarding illegally disposed asbestos at the location. The EPA directed for the waste to be legally removed and location remediated in 2014. The location is not expected to have impacted on the contamination status of the site.*
- *Within proposed Lots 1, 2, 100, 101, and 200, vegetation on the site was maintained by sheep grazing and dominated by pastoral grasses, wild barley, horehound and white clover. No evidence of mines, sheep dips, mixing sheds or contaminating activities are known to have been located on the site from the review of site history or site walkover. The use of agricultural pesticides over the area in the past is expected to be low.*
- *Within proposed Lots 3 and 102 levels of total chromium exceeded the adopted HIL threshold for hexavalent chromium for the composite sample. Additional lab analysis for the presence of hexavalent chromium confirmed that hexavalent chromium was below the level of detection and below the adopted HIL threshold for the sample analysed. Results indicate that total chromium detected in samples predominantly comprised trivalent chromium. Levels of total chromium were below the adopted EIL for trivalent chromium.*
- *The soil sampling program did not detect elevated levels of organochlorine pesticides or heavy metals. The levels of all analytes were below adopted thresholds for residential land use with access to soil.*
- *The sites are suitable for the proposed residential land use.*

Acid Sulfate Soils

This direction is not relevant to the Planning Proposal as the subject land is not identified within an area as containing Acid Sulfate Soils.

Mine Subsidence and Unstable Land

This direction is not relevant to the Planning Proposal as the subject land is not located within a declared mine subsidence district in the *Coal Mine Subsidence Compensation Regulation 2017*, or has been identified as unstable in a study, strategy, or other assessment undertaken on or behalf of Council.

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FOCUS AREA 5: TRANSPORT AND INFRASTRUCTURE***Integrating Land Use Transport***

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) Improving access to housing, jobs and services by walking, cycling and public transport, and
- (b) Increasing the choice of available transport and reducing dependence on cars, and
- (c) Reducing travel demand by including the number of trips generated by development and the distances travelled, especially by car, and
- (d) Supporting the efficient and viable operation of public transport services, and
- (e) Providing efficient movement of freight

The potential impacts associated with the Planning Proposal on the capacity and function of the road network and associated infrastructure are considered in Section 4.3b.

There are no aspects of the proposal that are inconsistent with the objectives of this Direction, particularly as:

- The existing and planned road system would be of an adequate standard to cater for the additional traffic that would be generated by this proposal.
- The proposal will not result in changes to the distance travelled by cars.
- The development concept interconnects with pedestrians and cyclists with the existing and planned public transport network; open space; and arterial and collector roads thereby creating greater transport choice for residents.

The potential traffic impacts associated with the proposal are discussed further in Section 4.3b.

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Reserving Land for Public Purposes

This direction is not relevant to the Planning Proposal.

Development Near Regulated Airports and Defence Airfields

This direction is not relevant to the Planning Proposal.

Shooting Ranges

This direction is not relevant to the Planning Proposal.

FOCUS AREA 6: HOUSING***Residential Zones***

The objectives of the direction are to:

- (a) Encourage a variety and choice of housing types to provide for existing and future housing needs,
 - (b) Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
 - (c) Minimise the impact on residential development on the environment and resource lands.
- (1) A planning proposal must include provisions that encourage the provision of housing that will:
- (a) Broaden the choice of building types and locations available in the housing market, and
 - (b) Make more efficient use of existing infrastructure and services, and
 - (c) Reduce the consumption of land for housing and associated urban development on the urban fringe, and
 - (d) Be of good design.
- (2) A planning proposal must, in relation to land to which this direction applies:

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- (a) Contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
- (b) Not contain provisions which will reduce the permissible residential density of the land.

As discussed in the foregoing sections of this submission, the proposed rezoning of the subject land is consistent with this direction. In this regard:

- The change in zoning will broaden the choice of building types and locations within the local market.
- The rezoning of the subject land is supported by the Cabonne Settlement Strategy 2021-2041 which identifies the subject land as a suitable site for future large lot residential development.
- The rezoning of the subject land will reduce the consumption of land for housing and associated development on the urban fringe of the nearby regional centre of Orange.
- As supported by the CSS, the proposed rezoning represents a more efficient use of the subject land without adversely affecting the provision of services. It is submitted that an increased density results in a more efficient use of services and infrastructure.

Caravan Parks and Manufactured Home Estates

The objectives of this direction are to provide for a variety of housing types, and provide opportunities for caravan parks and manufactured home estates.

Although this Planning Proposal will remove the permissibility of caravan parks and manufactured home estates within the subject land, the inconsistency is justified on the basis that the subject land is identified as a candidate site for large lot residential development in the CSS.

FOCUS AREA 7: INDUSTRY AND EMPLOYMENT

Business and Industrial Zones

This direction is not relevant to this Planning Proposal as it will not affect land within an existing or proposed business or industrial zone.

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Reduction in non-hosted short term rental accommodation period

This direction is not relevant to the Planning Proposal as it only applies to the Byron Shire Council.

Commercial and Retail Development along the Pacific Highway, North Coast

This direction is not relevant to the Planning Proposal.

FOCUS AREA 8: RESOURCES AND ENERGY***Mining, Petroleum Production and Extractive Industries***

The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development

This direction applies to all relevant planning authorities when preparing a planning proposal that would have the effect of:

- (a) Prohibiting the mining of coal or other materials, production of petroleum, or winning or obtaining of extractive materials, or
 - (b) Restricting the potential development of resources of coal, other materials, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.
- (1) In the preparation of a planning proposal affected by this direction, the relevant planning authority must:
- (a) Consult the Secretary of the Department of Primary Industries (DPI) to identify any:
 - i. Any resources of coal, other minerals, petroleum or extractive material that are of other State or regional significance.
 - ii. Existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal.

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- (b) Seek advice from the Secretary of DPI on the development potential of the resources identified under (1)(a)(i), and
- (c) Identify and take into consideration issues likely to lead to land use conflict between other land uses and:
 - i. Development of resources identified under (1)(a)(i), or
 - ii. Existing development identified under 1(a)(ii)
- (2) Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i) or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must:
 - (a) Provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,
 - (b) Allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and
 - (c) Include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act).

The proposal is inconsistent with this direction as the rezoning of the subject land would remove the permissibility of mining, petroleum production and extractive industries from the subject land. However, the inconsistency with this direction is justified on the basis that the subject land is:

- Identified in the Cabonne Settlement Strategy 2021-2041 as a suitable area for future large lot residential development; and
- Not identified in the 2012 Mineral Resource Audit for the Cabonne LGA.
- Located in an area that is highly fragmented by lifestyle lots. As such, due to the existing settlement pattern in and around the subject land, the exploration of minerals in and around the subject land is unlikely.

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FOCUS AREA 9: PRIMARY PRODUCTION***Rural Lands***

The objective of this direction is to protect agricultural production value of rural land.

As allowed by subclause (a), of this direction, a planning proposal may be inconsistent with the terms of the direction only if the Council can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:

- (a) Justified by a strategy approved by the Planning Secretary which:
 - i. Gives consideration to the objectives of this direction, and
 - ii. Identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or
- (b) Justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or
- (c) In accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning, Industry and Environment which gives consideration to the objective of this direction, or
- (d) Is of minor significance.

In response to the requirements of this Direction, this proposal is demonstrated as satisfactory as the Cabonne Settlement Strategy 2021-2041 recommends the subject land as being suitable for Large Lot Residential development.

The subject land and surrounding land use pattern is highly fragmented, and the existing lot sizes are not large enough to be agriculturally viable. As such, the proposal is consistent with this Direction.

Oyster Aquaculture

This direction is not relevant to the Planning Proposal as the subject land is not located in a 'Priority Oyster Aquaculture Area'.

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Farmland of State and Regional Significance on the NSW Far North Coast

This direction is not relevant to the Planning Proposal.

4.3. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

- a) **Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No. The potential impacts of the proposal on critical habitat, threatened species, population, ecological communities and their habitats is discussed in *Section 4.3(b)* of this proposal.

- b) **Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

The potential impacts of the Planning Proposal are considered below.

Biodiversity

Part of the subject land is identified on the LEP maps as having terrestrial biodiversity.



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Part of the subject land is identified on the LEP maps as having terrestrial biodiversity. The landscape and vegetation of the site has been highly modified and disturbed due to the past and current agricultural use of the land. This has involved clearing of native trees and understories and human activity associated with agriculture including livestock grazing, weed spraying, and machinery operation.

This vegetation is identified on the Broad Scale Mapping as containing *Yellow Box – Blakelys Red Gum grassy woodland on the tablelands, South Eastern Highlands Bioregion (PCT 1330)* which is listed as a Critically Endangered Ecological Community under the Biodiversity Conservation Act 2016 and as Critically Endangered under the Environment Protection and Biodiversity Conservation Act. 1999.

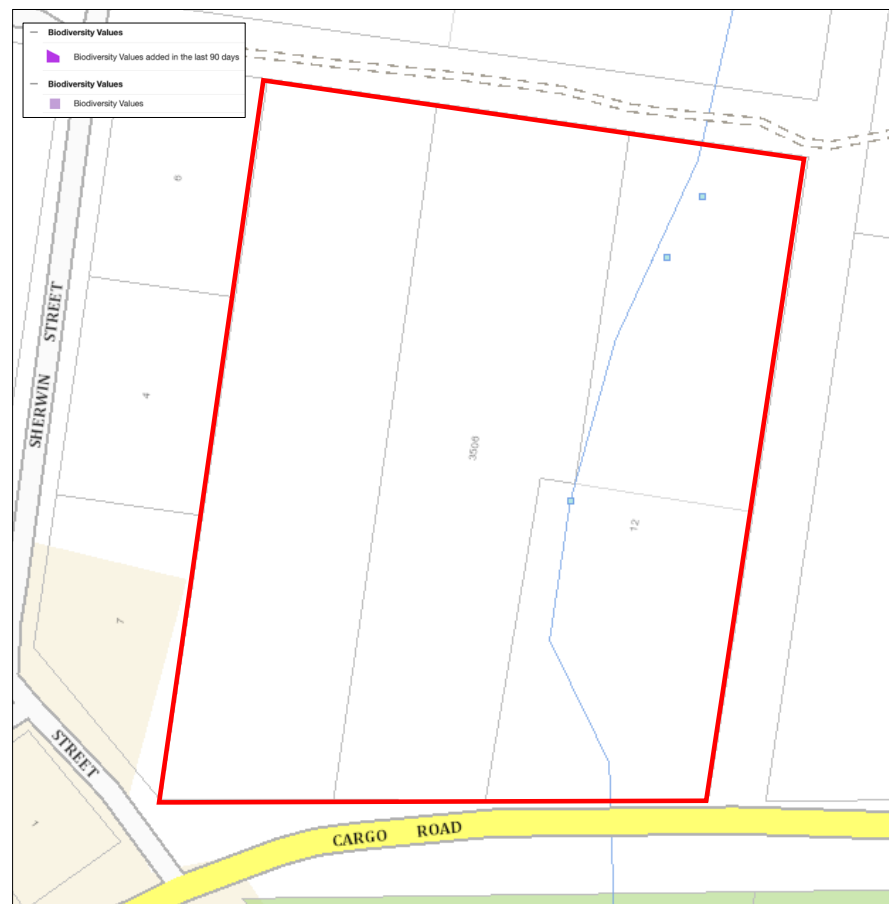
The future development of the site is unlikely to significantly affect a threatened species or their habitats, nor is it likely to adversely impact upon any endangered or ecological communities for the following reasons:

- The subject land is not identified on the Biodiversity Values Map published under clause 7.3 of the *Biodiversity Conservation Regulation 2017*.
- The native vegetation within the subject land is fragmented due to the past and current use of the site and surrounding residential land use pattern.
- As demonstrated in the development concept, the building envelopes for the site can be positioned so as to not disturb or to disrupt the biodiversity structure.
- The ecological attributes of the site do not overly constrain the site.
- The surrounding vegetation pattern is highly disturbed and fragmented with the land being surrounding by rural lifestyle/hobby lots that have been mostly cleared due to past agricultural practices.
- The land is not identified as having high biodiversity value as defined by Clause 7.3(3) of the *Biodiversity Conservation Regulation 2017*.
- As depicted in the concept subdivision layout, the majority of the trees are retained, and any clearing associated with the future development of the land would unlikely trigger the clearing threshold prescribed by the *Biodiversity Conservation Act 2016*.

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The inception of the Biodiversity Conservation Act 2016 means that any development that would involve the clearing of native vegetation must consider whether a Biodiversity Development Assessment Report (BDAR) is required. There are four matters that may trigger the Biodiversity Offset Scheme to determine whether or not a BDAR is required:

- Whether the development occurs on land identified on the OEH Biodiversity Values Map
- Whether the amount of native vegetation being cleared exceeds the threshold area based on the minimum lot size associated with the property.
- Whether the development or activity is “likely to significantly affect threatened species”
- Whether the development or activity will be carried out in a declared area of outstanding biodiversity value.

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For the purpose of this Planning Proposal, the concept layout demonstrates that large lot residential development of the land would be unlikely to trigger any of the above thresholds.

An assessment of the whether the future development of the site will trigger the BOS will be undertaken as part of the development application process.

Traffic

It is submitted that the Planning Proposal can be supported in regard to access, traffic, and transport considerations.

Access

Proposed Lots 2, 3, and 102 would obtain vehicular access via Cargo Road. Cargo Road is a Classified Road and provides one lane of traffic in each direction. In this location, the posted speed limit is 50 km/h.

Access to proposed Lots 1, 100 and 101 will be provided via Hillside Street which forms the northern boundary. Whilst not fully formed, there is an existing dirt track that is occasionally used as an informal access.

Hillside Street will be required to be upgraded to Council's rural local access road standard in accordance with Council's standards below. It is proposed that the road only be constructed to the edge of the lots they serve.

Class of Road	Width of Road Reserve	Footway Width	C'way Width	Traffic Lanes	Parking Lanes	Seal Width	Formation Width	Shoulder Width
Urban								
Urban Collector	20	2 / 3.5	13.0	2 / 3.5	2 / 3.0			
Urban Local Access	17	2 / 3.5	10.0	2 / 3.0	2 / 2.0			
Urban Cul-de-sac	15	2 / 3.5	8.0	2 / 3.0	2 / 1.0			
Industrial	20	2 / 3.5	13.0	2 / 3.5	2 / 3.0			
Rural*								
Rural Collector	20					8.0	10.0	2 / 1.0
Rural Local Access	20					6.0	8.0	2 / 1.0
Pedestrian Facilities								
Pathway	5	1.2						
Cycleway	5	2.0 – 2.5						

Capacity of Road Network

The traffic pattern as a result of the future development of the site is likely to be based on commuter traffic between the subject land and Orange.

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A formal traffic survey has not been undertaken and is unwarranted due to the modest scale of the proposal and the fact that the potential yield of the site would only generate a minor increase in traffic levels that would not cause unacceptable traffic impacts during peak periods.

According to the *RTA Guide to Traffic Generating Development Updated Traffic Surveys*, a standard urban residential allotment in a regional city may generate 7.4 daily vehicle trips and 0.71 to 0.78 weekday peak hour vehicle trips.

Based on the development concept of 7 lots, the future development of the site has the potential to generate 51.8 daily vehicle trips and 5 to 6 weekday peak hour vehicle trips.

The estimated total daily traffic generated would not be concentrated and outside of the peak periods, other vehicle trips are estimated to be distributed over the remainder of the day. When daily traffic volumes are distributed over the 24 hour period (excluding 1 hour morning peak and 1 hour evening peak), the impact on local traffic levels is considered to be reasonable.

Due to the nature of the proposal and the surrounding rural residential land use pattern, typical traffic is expected to consist predominantly of cars or light commercial vehicles. Table 4.6 (below) of the RTA Guide sets out recommended Environmental Capacity performance standards for streets with direct access to residential properties.

Road class	Road type	Maximum Speed (km/hr)	Maximum peak hour volume (veh/hr)
Local	Access way	25	100
	Street	40	200 environmental goal
			300 maximum
Collector	Street	50	300 environmental goal
			500 maximum

Hillside Street is regarded as a Local street and Sherwin Street and Cargo Road is regarded as a Collector road. Whilst formal traffic counts have not been undertaken, it is unlikely that the future development of the site, in conjunction with the existing traffic, would generate peak hour volumes along either of these roads that would exceed the environmental goals for both road types (i.e., peak hour maximum of 300 per hour for a Local road and 500 per hour for a Collector).

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It is also submitted that the predicted total traffic generation would integrate satisfactorily with the existing traffic levels and capacity of Cargo Road. In this regard:

- The potential lot yield of the site does not represent traffic generating development pursuant to Clause 2.121 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
- Cargo Road is a Classified Regional road. It is noted that Council is the consent authority for the purpose of DA's as well as the roads authority for this and other local roads in the area. Details of any works within the road reserve are to be to the satisfaction of Council, and concurrence will also need to be obtained from TfNSW under Section 138(2) of the Roads Act 1993 before works can occur.
- As demonstrated in the concept layout, the size and arrangement of the lots are suitable to allow for vehicles to enter and exit the site in a forward direction without the need for reverse exit onto Cargo Road or Hillside Street.
- Based on the above, it is submitted that the existing and proposed road network can accommodate the predicted traffic volumes associated with the future development of the site.
- It must also be acknowledged that the existing development along Cargo Road suggest that the proposed access arrangements would not adversely affect vehicle movements or traffic flow. This is assisted by the low speed traffic environment.
- The modest increase in traffic levels generated as a result of the future development of the site would integrate reasonably with established traffic levels along Cargo Road and Hillside Street. The expected increase is not to the extent that it would place undue pressure upon the site access points or nearby intersections.
- Carriageway widths, trafficable lanes, and intersection controls appear satisfactory to accommodate current traffic levels.

Based on the above, it is submitted that the existing road network can accommodate the predicated traffic volumes associated with the future development of the site.

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Bushfire

The subject land is identified as being bushfire prone land according to the NSW Rural Fire Service bushfire prone land mapping. Possible future dwelling sites have been defined for each proposed lot having regard to topography, bushfire hazard, and other physical constraints.



Future development within the proposed lots will be subject to separate application and bushfire assessment at the time that future development within the lots is proposed.

An assessment has been undertaken for the indicative dwelling sites in accordance with *Planning for Bushfire Protection 2019* (PBP).

The specific objectives for rural residential subdivision under PBP are to:

- Minimise perimeters of the subdivision exposed to the bushfire hazard (hourglass shapes, which maximise perimeters and create bottlenecks should be avoided);
- Minimise vegetated corridors that permit the passage of bushfire towards buildings;
- Provide for the siting of future dwellings away from ridge-tops and steep slopes, within saddles and narrow ridge crests;

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- Ensure that APZ's between a bushfire hazard and future dwellings are effectively designed to address the relevant bushfire attack mechanisms.
- Ensure the ongoing maintenance of APZs;
- Provide adequate access from all properties to the wider road network for residents and emergency services;
- Provide access to hazard vegetation to facilitate bushfire mitigation works and fire suppression; and
- Ensure the provision of an adequate supply of water and other services to facilitate effective firefighting.

VEGETATION

All of the subject land is mapped as Category 2 vegetation. Category 2 vegetation is considered to be a lower bushfire risk than Category 1 vegetation.

This vegetation is recognised as having lower combustibility and limited potential fire size due to the vegetation area shape and size; land geography; and management practices and as such, is surrounded by a 30 metre buffer. This category consists of grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

Due to the historical use of the site for small-scale grazing, the majority of the subject land is cleared with the predominant vegetation consisting of grazed grassland.

SLOPE & APZ

The subject land is within the FFDI 80 Area. With reference to Table A1.12.3 of Planning for Bushfire Protection 2019 (PBP) and based on the below information relating to slope and vegetation. The APZ required to achieve BAL-29 (<29kW/m²) for each lot is depicted in the tables below:

Proposed Lot 1

	North	South	East	West
Fire Danger Index	80	80	80	80
Vegetation	Grassland	Grassland	Grassland	Grassland

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	North	South	East	West
Effective Slope	0-5 ⁰ downslope	0-5 ⁰ downslope	5-10 ⁰ downslope	0-5 ⁰ upslope
Required APZ to achieve BAL-29	11m	11m	12m	10m

Proposed Lot 2

	North	South	East	West
Fire Danger Index	80	80	80	80
Vegetation	Grassland	Grassland	Grassland	Grassland
Effective Slope	0-5 ⁰ downslope	0-5 ⁰ downslope	5-10 ⁰ downslope	0-5 ⁰ upslope
Required APZ to achieve BAL-29	11m	11m	12m	10m

Proposed Lot 3

	North	South	East	West
Fire Danger Index	80	80	80	80
Vegetation	Grassland	Grassland	Grassland	Grassland
Effective Slope	0-5 ⁰ downslope	0-5 ⁰ downslope	5-10 ⁰ downslope	0-5 ⁰ upslope
Required APZ to achieve BAL-29	11m	11m	12m	10m

Proposed Lot 100

	North	South	East	West
Fire Danger Index	80	80	80	80
Vegetation	Grassland	Grassland	Grassland	Grassland
Effective Slope	0-5 ⁰ downslope	0-5 ⁰ downslope	5-10 ⁰ downslope	0-5 ⁰ upslope
Required APZ to achieve BAL-29	11m	11m	12m	10m

Proposed Lot 101

	North	South	East	West
Fire Danger Index	80	80	80	80

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	North	South	East	West
Vegetation	Grassland	Grassland	Grassland	Grassland
Effective Slope	0-5° downslope	0-5° downslope	5-10° downslope	0-5° upslope
Required APZ to achieve BAL-29	11m	11m	12m	10m

Proposed Lot 102

	North	South	East	West
Fire Danger Index	80	80	80	80
Vegetation	Grassland	Grassland	Grassland	Grassland
Effective Slope	0-5° downslope	0-5° downslope	0-5° downslope	0-5° upslope
Required APZ to achieve BAL-29	11m	11m	11m	10m

Proposed Lot 200

	North	South	East	West
Fire Danger Index	80	80	80	80
Vegetation	Grassland	Grassland	Grassland	Grassland
Effective Slope	0-5° downslope	0-5° downslope	0-5° downslope	0-5° upslope
Required APZ to achieve BAL-29	11 m	11m	11m	10m

It is submitted that the future subdivision of the subject land would be able to comply with the requirements of Table 5.3a of PBP (as demonstrated below) as the required APZ for each lot can be maintained within each respective lot and within the nominated building envelope.

Performance Criteria	Acceptable Solutions	Complies
Potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m ² on each proposed lot.	APZs are provided in accordance with Tables A1.12.2 and A1.12.3 based on the FFDI	Yes, can comply.
APZs are managed and maintained to prevent the spread of a fire towards the building.	APZs are managed in accordance with the requirements of Appendix 4	Yes, can comply.

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Performance Criteria	Acceptable Solutions	Complies
The APZs is provided in perpetuity.	APZs are wholly within the boundaries of the development site	Yes, can comply.
APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	APZs are located on lands with a slope less than 18 degrees	Yes, can comply.
Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignition.	Landscaping is in accordance with Appendix 4; Fencing is constructed in accordance section 7.6	Yes, can comply.

In accordance with the above compliance with the provisions in Appendix 4 of PBP can be readily achieved by adopting the requirements for trees, shrubs and grass within the Inner Protection Area and the Outer Protection Area of the APZ.

ACCESS

Section 5.3.2 of PBP requires the provision of safe operation access to structures and water supply for emergency services, while residents are seeking to evacuate the area. As demonstrated in the table below, the future subdivision of the land can comply with the acceptable solutions prescribed by Table 5.3b.

Performance Criteria	Acceptable Solutions
Firefighting vehicles are provided with safe, all weather access to structures	<p>Property access roads are two-wheel drive, all-weather roads;</p> <p>Perimeter roads are provided for residential subdivisions of three or more allotments;</p> <p>Subdivisions of three or more allotments have more than one access in and out of the development;</p> <p>Traffic management devices are constructed to not prohibit access by emergency service vehicles;</p>

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Performance Criteria	Acceptable Solutions
	<p>Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;</p> <p>All roads are through roads;</p> <p>Dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metre outer radius turning circle, and are clearly sign posted as a dead end;</p> <p>Where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;</p> <p>Where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system; and</p> <p>One way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.</p>
The capacity of access roads is adequate for firefighting vehicles	<p>The capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating.</p>

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Performance Criteria	Acceptable Solutions
There is appropriate access to water supply	<p>Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;</p> <p>Hydrants are provided in accordance with the relevant clauses of AS 2419:1:2005 – Fire Hydrant Installations System design, installation and commissioning; and</p> <p>There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.</p>
Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface	<p>Are two way sealed roads;</p> <p>Minimum 8m carriageway width kerb to kerb;</p> <p>Parking is provided outside of the carriageway width;</p> <p>Hydrants are located clear of parking areas;</p> <p>Are through roads, and these are linked to the internal road system at an interval of no greater than 500m;</p> <p>Curves of roads have a minimum inner radius of 6m;</p> <p>The maximum grade road is 15 degrees and average grade of not more than 10 degrees;</p> <p>The road crossfall does not exceed 3 degrees; and</p>

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Performance Criteria	Acceptable Solutions
	A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches is provided.
(Non perimeter roads) Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating	<p>Minimum 5.5m carriageway width kerb to kerb;</p> <p>Parking is provided outside of the carriageway width;</p> <p>Hydrants are located clear of parking areas;</p> <p>Roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;</p> <p>Curves of roads have a minimum inner radius of 6m;</p> <p>The road crossfall does not exceed 3 degrees; and</p> <p>A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.</p>
Firefighting vehicles can access the dwelling and exit the property safely	<p>There are no specific access requirements in urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kmph) that supports the operational use of emergency firefighting vehicles.</p> <p>In circumstances where this cannot occur, the following requirements apply:</p> <p>Minimum 4m carriageway width;</p>

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Performance Criteria	Acceptable Solutions
	<p>In forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;</p> <p>A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;</p> <p>Provide a suitable turning area in accordance with appendix 3;</p> <p>Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;</p> <p>The minimum distance between inner and outer curves is 6m;</p> <p>The crossfall is not more than 10 degrees;</p> <p>Maximum grades for sealed roads do not exceed 15 degrees for unsealed roads; and</p> <p>A development comprising more than three dwellings has access by dedication of a road and not by right of way.</p>

In accordance with the above, compliance with the provisions in Table 5.3b of PBP can be achieved as follows:

- Firefighting vehicles are to be provided with safe all weather access standard.
- The fire hazard does not warrant an alternate egress route. Egress from the subject land and along the road network is in a direction that leads away from the hazard.
- It is not expected that the development site would become isolated in the event of a bushfire.

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- The grade of Cargo Road and Hillside Street does not exceed 15°.
- The width of Cargo Road and the upgrade to Hillside Street will be sufficient to allow vehicles to pass in a two-way traffic situation.
- The capacity of the existing road network and the connecting road are considered to be of sufficient standard and capability to accommodate increased traffic movements in the event of a bushfire. In this regard:
 - Although not a through road, the upgrade of Hillside Street will allow the two way passing of vehicles and provide a turning circle with a 12 metre outer radius.
 - Cargo Road has been constructed and designed so that the maximum grade does not exceed 15° and the average grade does not exceed 10°.
 - This section of Cargo Road and the proposed upgrade of Hillside Street is not subject to any significant overhanging obstructions. Any existing roadside vegetation can be maintained so as to provide 4 metres of vertical clearance.

On completion, the proposed subdivision will ensure that all habitable development is located in an area that has an acceptable bushfire hazard level (i.e., BAL-29). With the implementation of the requirements of PBP as part of the future subdivision development, the planning proposal is considered to be appropriately protected from bushfire and will comply with the requirements of PBP.

SERVICES – WATER, ELECTRICITY AND GAS

Section 5.3.3 of PBP requires the provision of adequate services of water for the protection of buildings during and after the passage of a bushfire, and to locate gas and electricity so as to not contribute to the risk of fire to a building.

As demonstrated in the table below, the future subdivision of the land can comply with the acceptable solutions prescribed by Table 5.3c.

Performance Criteria	Acceptable Solutions
Adequate water supplies are provided for firefighting purposes.	Reticulated water is to be provided to the development where available;

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	<p>A static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed; and</p> <p>Static water supplies shall comply with Table 5.3d.</p>
<p>Water supplies are located at regular intervals; and</p> <p>The water supply is accessible and reliable for firefighting operations</p>	<p>Fire hydrant, spacing, design and sizing complies with the relevant clauses of AS 2419:1:2005</p> <p>Hydrants are not located within any road carriageway;</p> <p>Reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter.</p>
Flows and pressure are appropriate	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419:1:2005
The integrity of the water supply is maintained	<p>All above ground water service pipes are metal, including up to any taps;</p> <p>Above-ground water storage tanks shall be of concrete or metal</p>
Location of electricity services limits the possibility of ignition of surrounding bushland or the fabric of buildings	<p>Where practicable, electrical transmissions lines are underground;</p> <p>Where overhead, electrical transmission lines are proposed as follows:</p> <ol style="list-style-type: none"> Lines are installed with short pole space of 30 metres, unless crossing gullies, gorges or riparian areas; No part of a tree is closer to a power line than the distance set out in ISSC3 Guideline for Managing Vegetation Near Powerlines
Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings	Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 – The Storage and Handling of LP Gas, the requirements of relevant authorities, and metal piping is used;

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	<p>All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;</p> <p>Connections to and from gas cylinders are metal;</p> <p>Polymers sheathed flexible gas supply lines are not used;</p> <p>Above ground gas service pipes are metal, including and up to any outlets.</p>
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The minimum dedicated supply is to be a minimum of 20,000 litres per dwelling/lot. The tanks are to be separate and in addition to the 90,000-litre minimum required by Cabonne Council for domestic use. Further, and to meet the requirements of Planning for Bushfire Protection:

- Suitable connection for firefighting purposes is to be provided and located within the IPA, away from the structure.
- Provide a 65mm Storz outlet with a gate or ball valve.
- Gate or ball valve and pipes to be metal and adequate for water flow.
- Underground tanks to have an access hole of 200mm to allow tankers to refill direct from tank. Hardened ground surface to be provided within 4 metres of tank to facilitate truck access.
- Above ground tanks to be of metal or concrete. Stands on raised tanks are to be protected. Tanks on the hazard side of building are to be shielded to protect fire fighters.
- All above ground pipes and taps external to the building are to be metal. Pumps are to be shielded.

If all the recommendations listed in the foregoing report are adopted in terms of bushfire safety, it is submitted that the future subdivision of the subject land is likely to meet the requirements for Planning for Bushfire Protection 2019.

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Contamination

In terms of potential soil contamination, Envirowest Consulting have undertaken a preliminary contamination assessment in accordance with the contaminated land management planning guidelines, from the Contamination Land Management Act 1997 and *State Environmental Planning Policy (Resilience and Hazards) 2021* in relation to the development site (refer Annexure C).

The objective of the investigation was to identify past potentially contaminating activities, identify potential contamination types, discuss the site condition, and to provide a preliminary assessment of site contamination and whether the need for further investigation is required for the land to be used for residential purposes.

The preliminary contamination investigation makes the following comments:

- *The site is currently grazed by sheep and has a land use history of grazing and gold mining. Vegetation on the site was maintained by sheep grazing and dominated by common rush, pastoral grasses, Phalaris and white clover. White imported gravel is located on-site and considered inert.*
- *Gold mining activities may have occurred on-site between 1881 and 1916 under the ownership of Ironclad Gold Mining Company. No evidence of sheep dips, mixing shed or contaminating industrial activities are known to have been located on the site from the review of the site history or site walkover. The use of agricultural pesticides over the area in the past is expected to be low.*
- *The site is not listed on the NSW EPA POEO public register.*
- *One location listed on the public register was identified within 1km of the site. The location is approximately 550m east of the site located at Little Waree, 3436 Cargo Road, Cargo NSW and issued a clean-up notice in 2014 regarding illegally disposed asbestos at the location. The EPA directed for the waste to be legally removed and location remediated in 2014. The location is not expected to have impacted on the contamination status of the site.*
- *Within proposed Lots 1, 2, 100, 101, and 200, vegetation on the site was maintained by sheep grazing and dominated by pastoral grasses, wild barley, horehound and white clover. No evidence of mines, sheep dips, mixing sheds or contaminating activities are known to have been located on the site from the review of site history or site walkover. The use of agricultural pesticides over the area in the past is expected to be low.*

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- *Within proposed Lots 3 and 102 levels of total chromium exceeded the adopted HIL threshold for hexavalent chromium for the composite sample. Additional lab analysis for the presence of hexavalent chromium confirmed that hexavalent chromium was below the level of detection and below the adopted HIL threshold for the sample analysed. Results indicate that total chromium detected in samples predominantly comprised trivalent chromium. Levels of total chromium were below the adopted EIL for trivalent chromium.*
- *The soil sampling program did not detect elevated levels of organochlorine pesticides or heavy metals. The levels of all analytes were below adopted thresholds for residential land use with access to soil.*
- *The sites are suitable for the proposed residential land use.*

Resource Management

The proposal will not generate adverse impacts in regard to vegetation, timber production, land capability (soil resources and stability) or water resources, due to the following:

- The future development of the land would not require the removal of native timber.
- The subject land does not represent a source of timber production.
- There are no aspects of the proposal that would impact upon soil resources and stability.

Water Quality

Whilst the potential impacts on water quality would become more apparent at the DA stage, the following principles should apply:

- Erosion and sediment controls are to be implemented and maintained as required to ensure that water quality is not affected as a result of construction or operational activities.
- Immediately after construction works have been completed, the exposed areas should be stabilised and re-sown with appropriate species. The erosion and sediment control devices installed at the construction phase should remain in place until revegetation of the disturbed areas has occurred.

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An increase in impervious surfaces as a result of buildings and roadways will increase the volume and velocity of run-off from the site and have the potential for erosion and sedimentation downstream. Concerns in this regard may be addressed as follows:

- The stormwater drainage system is to return stormwater to the rural catchment in a manner that limits the discharge at a non-erosive velocity.
- Roof water should be collected in rainwater tanks for water supply which will provide an on-site water supply to satisfy BASIX requirements as well as reduce the peak run-off from the site.
- Provide appropriate drains from roads, driveway and paved areas with adequate scour protection measures as required.

As demonstrated on the development concept, a rural residential subdivision with a modest yield can occur with appropriate buffer distances incorporated into the design so as to mitigate any potential impacts on the unnamed watercourse that flows through proposed Lot 200. In this regard:

- The protection of the identified watercourses is reinforced by the low-density development pattern and the location of future dwellings outside of the riparian buffer.
- Any works within 40 metres of the identified watercourse will be subject to a Controlled Activity Approval under the Water Management Act 2000.
- Domestic wastewater for future dwellings would be disposed of via on-site means and in accordance with *On-site Sewage Management for Single Households* (which is an all of government approach to on site effluent disposal); and *AS/NZS 1547:2000 On-site Domestic Wastewater Management*. Annexure B provides a detailed assessment for the dwelling envelope within each proposed vacant lot.

Cultural Values

The value of the subject land in terms of Aboriginal archaeology is considered minimal due to the fact that it has been highly modified for several years from its original state due to previous agricultural and gold mining practices.

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The Aboriginal Heritage Information Management System was searched for Aboriginal Sites in or near the investigation area. The search of the AHIMS database did not identify any recorded aboriginal sites or declared aboriginal places in or near the search location.

No aboriginal sites or places were identified within the subject land.

Notwithstanding, if Aboriginal objects, relics or other historical items or the like are located during development works, all works in the area of the identified object, relic or item shall cease and the NSW OEH and representatives from the Local Aboriginal Lands Council shall be notified. Further archaeological investigation shall be undertaken where required. Development works in the area of the find(s) may recommence only when cleared to do so by OEH, which may require a permit to destroy the artefact under Section 90 of the National Parks and Wildlife Act 1974.

The European Heritage of Cabonne is recognised in Schedule 5 of the Cabonne Local Environmental Plan 2012 which lists items of environmental heritage that are to be protected and conserved in accordance with the relevant provisions of the LEP. With reference to Schedule 5 and the LEP mapping, there are no identified items within proximity to the site.

Agriculture

The subject land has been mapped by NSW Agriculture as being of Class 4 Agricultural suitability. In this regard, the land has moderate to severe limitations for some land uses that need to be managed to prevent soil and land degradation.

The Planning Proposal is considered not to adversely impact the agricultural value of the site or nearby lands for the following reasons:

- The subject land has been recommended for rezoning in the Cabonne Settlement Strategy 2021-2041 as being suitable for rural residential purposes. It is therefore acknowledged that the eventual use of the site would be for rural residential purposes.
- Despite the presence of the olive farm to the north-east, the interface of the subject land virtually non-existent due to the following:
 - At its closest, the olive farm is approximately 300 metres from the northern boundary of proposed Lot 200.

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- The vegetation that exists in addition to the generous separation distance between the subject land the olive farm would offer a benefit as a buffer between the uses.
- There is reasonable separation provided in conjunction with the existing and proposed vegetation within the intervening area to mitigate any potential impacts associated with spray drift.
- Ultimately, it is the responsibility of a landowner to limit the potential for spray drift to escape their property boundary by adopting safe spraying practices and not spraying in adverse weather conditions.
- It appears that spraying of the olive farm is conducted in a manner that does not cause damage to the vegetation surrounding the olive farm. As such,
- The land is situated within a highly fragmented land use pattern where only small-scale primary industry activities occur. The prevailing land use consists mainly of lifestyle/hobby lots with small scale grazing opportunities being undertaken on the surrounding land.
- The proximity to adjoining rural residential land will likely see the land continue to be subject to development pressures.
- The land is not identified as Biophysical Strategic Agricultural Land.

c) How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is likely to have a positive impact on employment opportunities.

The social and economic benefits of the Planning Proposal are considered to be positive.

The proposal has the potential to facilitate indirect economic benefit by providing for additional permanent population in the LGA that is also in close proximity to Orange as a major regional centre.

Facilitation of this Planning Proposal will provide a modest increase in the range and supply of rural residential land available in the locality. The proposed rezoning will positively contribute to housing supply and affordability.

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The provision of rural residential land in a suitable location is considered to be in the public interest. The proposal would increase the number of lots and choice in an area whilst offering a high residential amenity.

Considering the significant cost in housing in Orange, there is likely to be flow-on effects for people seeking more affordable housing options which this Planning Proposal will facilitate.

4.4 STATE AND COMMONWEALTH INTERESTS

a) Is there adequate public infrastructure for the Planning Proposal?

Yes.

As demonstrated in the foregoing submission, the subject land can be serviced and within the capacity of the existing network.

Electricity and telecommunications services are available and would be extended as required to service future development.

b) What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The view of State and Commonwealth public authorities are not required on the Planning Proposal until after the Gateway determination.

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5.0 COMMUNITY CONSULTATION

The Planning Proposal will be subject to public exhibition and agency consultation as part of the Gateway process. The Gateway determination will specify the community consultation that must be undertaken on the Planning Proposal.

This Planning Proposal is considered to be a minor proposal for the following reasons:

- This Planning Proposal provides information to demonstrate that it is not adverse to the relevant strategic planning framework and that the potential impacts are not unreasonable.
- Issues pertaining to infrastructure servicing are not significant and can be adequately addressed.
- The Planning Proposal is not for a principal LEP.
- The Planning Proposal does not seek to reclassify public land.

Community consultation would involve:

- An exhibition period of 28 days.
- The community is to be notified of the commencement of the exhibition period via a notice in the local newspaper and on Council's website. The notice will:
 - Give a brief description of the objectives or intended outcomes of the planning proposal;
 - Indicate the land affected by the planning proposal;
 - State where and when the planning proposal can be inspected;
 - Provide the name and address for the receipt of submissions; and
 - Indicate the closing date for submissions.
- Written notification to adjoining and surrounding landowners.

During the exhibition period, it is expected that Council would make the following material available for inspection:

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- The Planning Proposal in the form approved for community consultation by the Director General of Planning;
- Any studies (if required) relied upon by the planning proposal.

Electronic copies of relevant exhibition documentation to be made available to the community free of charge.

At the conclusion of the notification and public exhibition period Council staff will consider submissions made in respect of the Planning Proposal and prepare a report to Council.

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6.0 CONCLUSION

This Planning Proposal warrants support due to the following:

- This Planning Proposal is consistent with the Cabonne Settlement Strategy 2021-2041 and is identified within the Strategy as being suitable for rural residential development.
- The subject land provides an opportunity to meet the shortfall in large lot rural residential land.
- The agricultural value of the subject land and its surrounds has been significantly diminished by the existing fragmented development pattern and surrounding land uses.
- The rezoning of the subject land represents a logical extension of the existing Large Lot Residential area immediately adjacent the subject land.
- The subject land is not unduly constrained by bushfire or ecological value.
- The proposal is not unreasonably constrained by the physical characteristics of the subject land.
- The proposal has the potential to generate positive social and economic impacts for the benefit of the community.
- The potential impacts of the proposal have been foreshadowed and there are no significant issues identified that would prevent the LEP amendment proceeding to the next step of the plan-making process. In any event, there is opportunity under the Gateway determination for more detailed information to be provided, where relevant, before the LEP is finalised.

Yours faithfully

Peter Basha Planning & Development



Per:

SAM BASHA

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Annexure A

Land Plans by Peter Basha Planning & Development

Annexure B

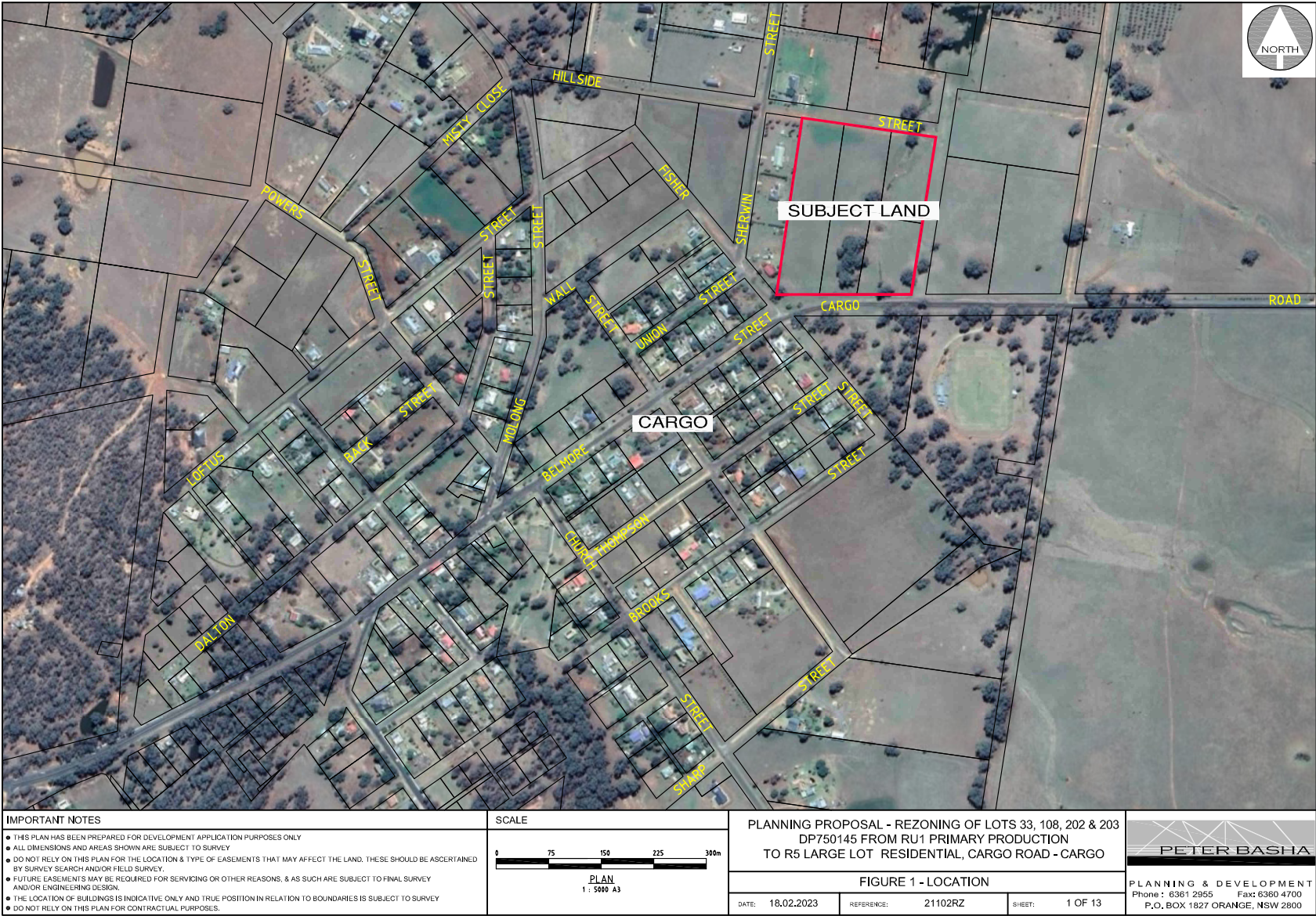
Onsite Effluent Management Studies by Envirowest Consulting

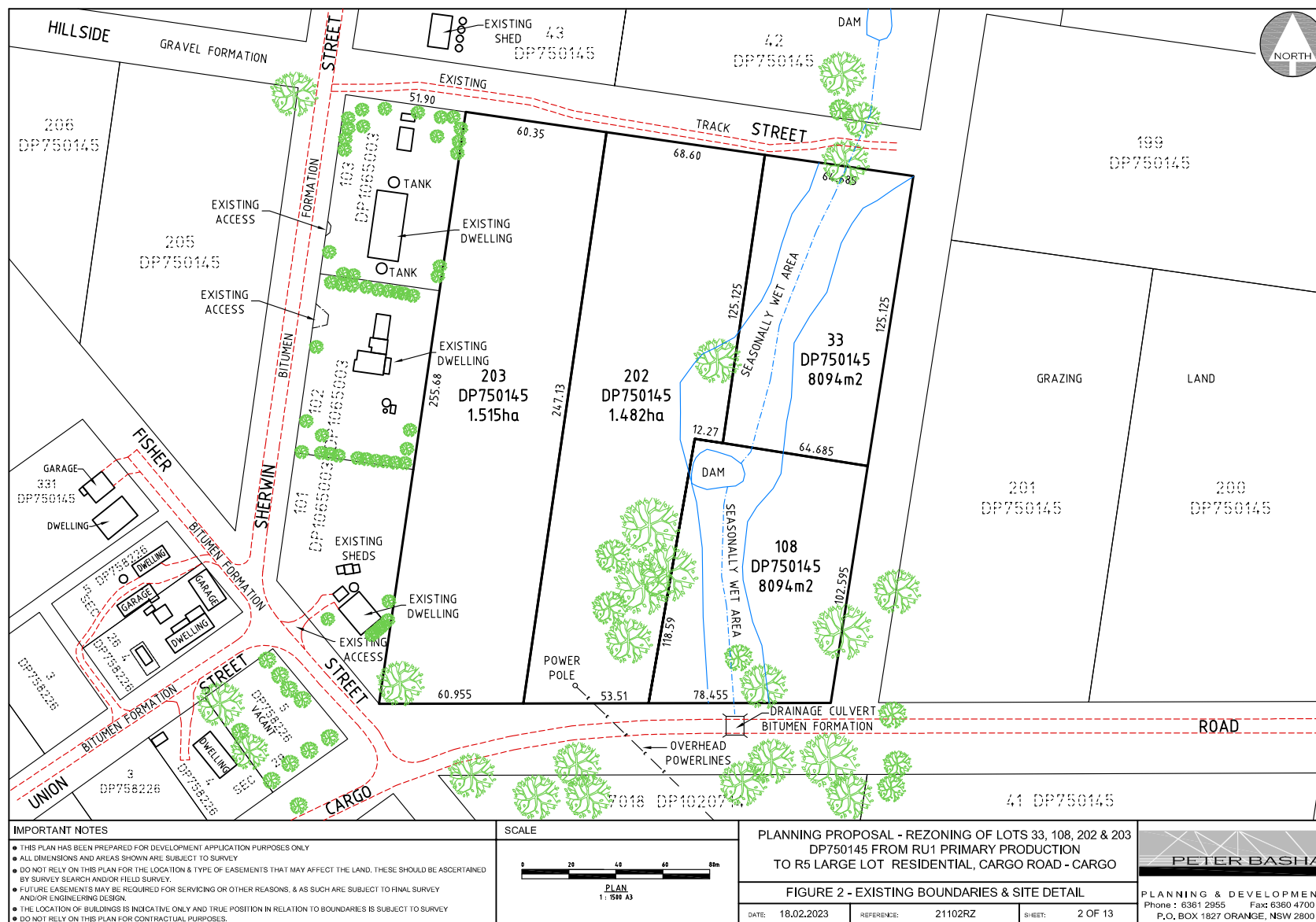
Annexure C

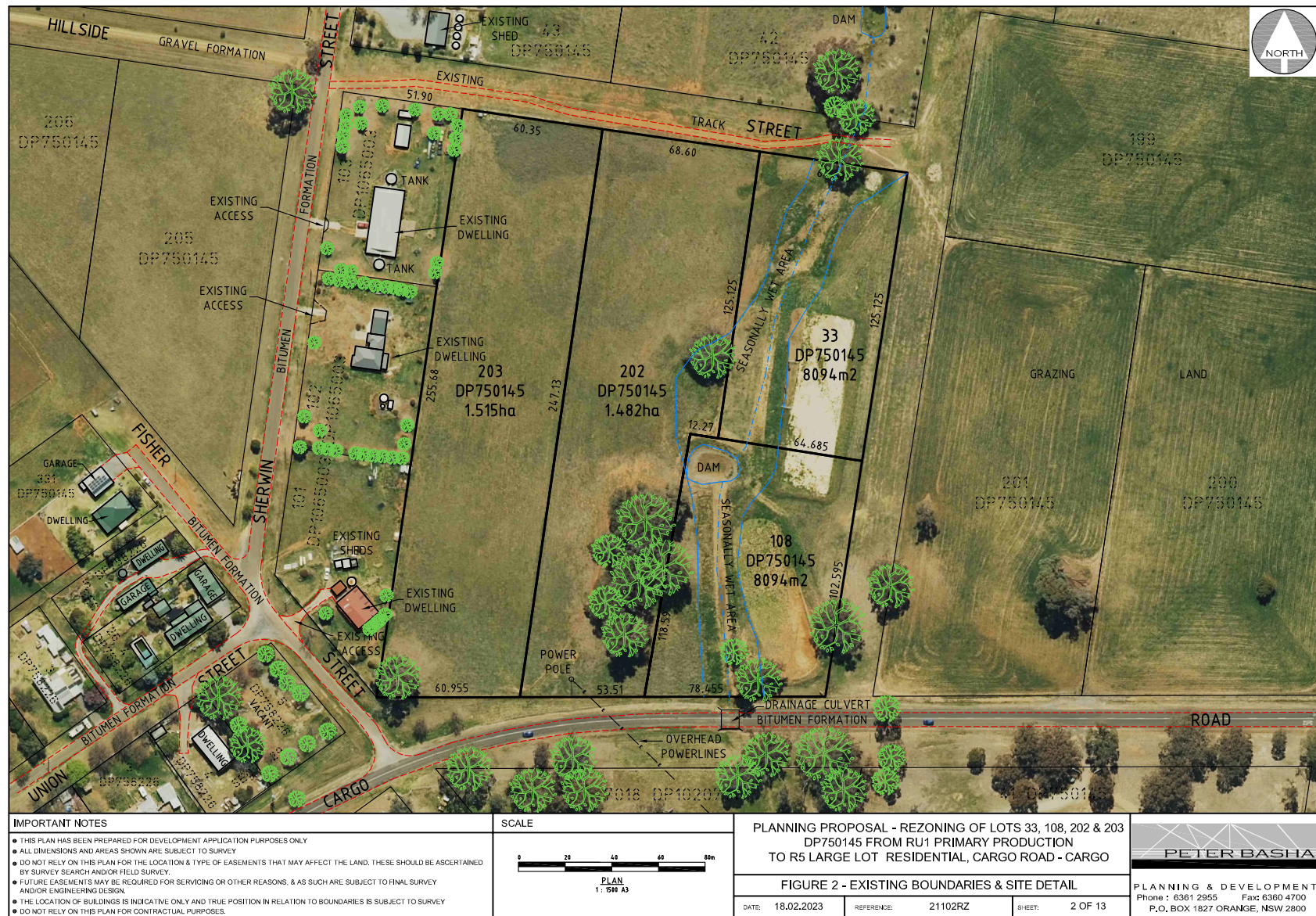
Preliminary Contamination Investigations by Envirowest Consulting

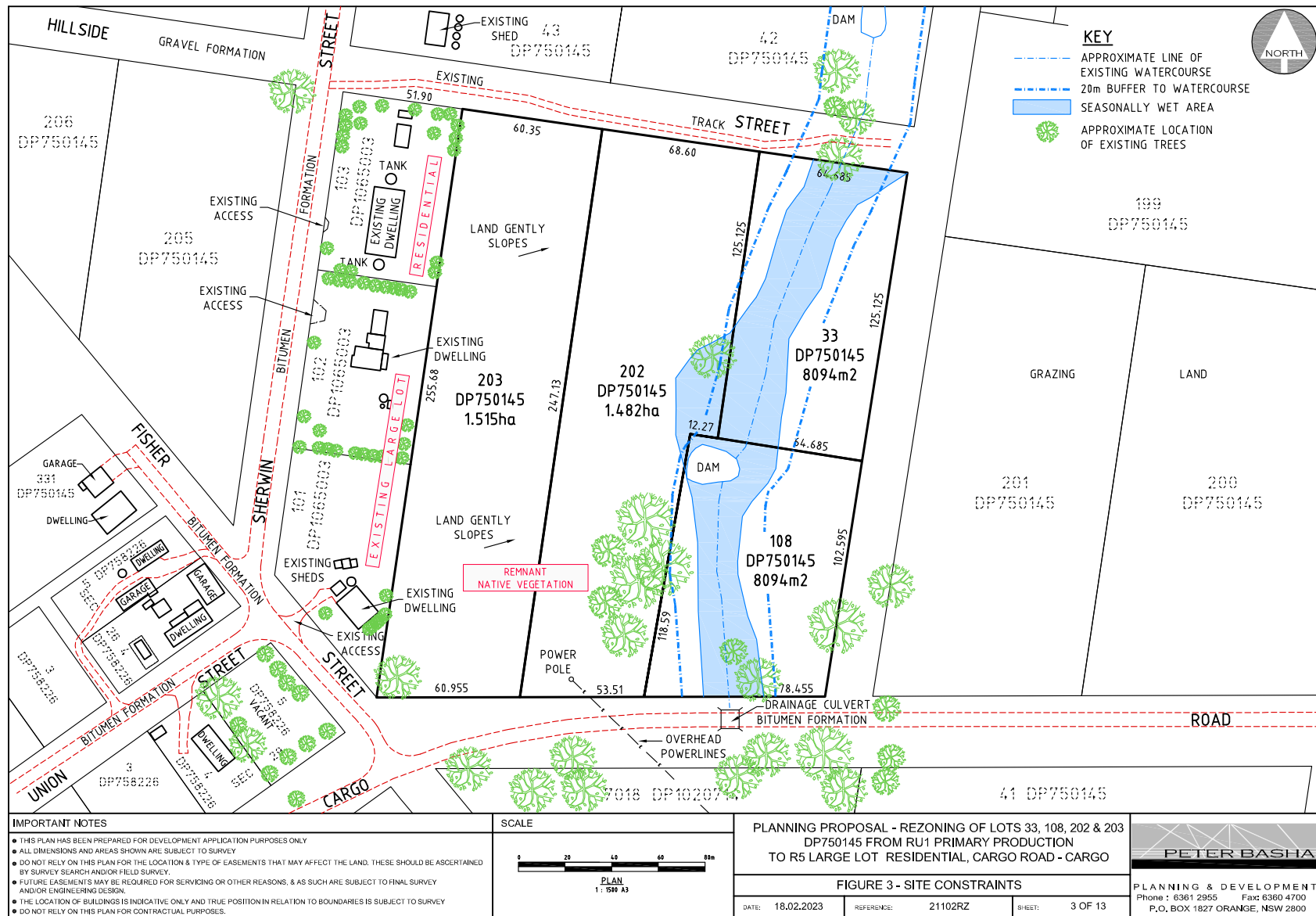
Annexure D
AHIMS Search

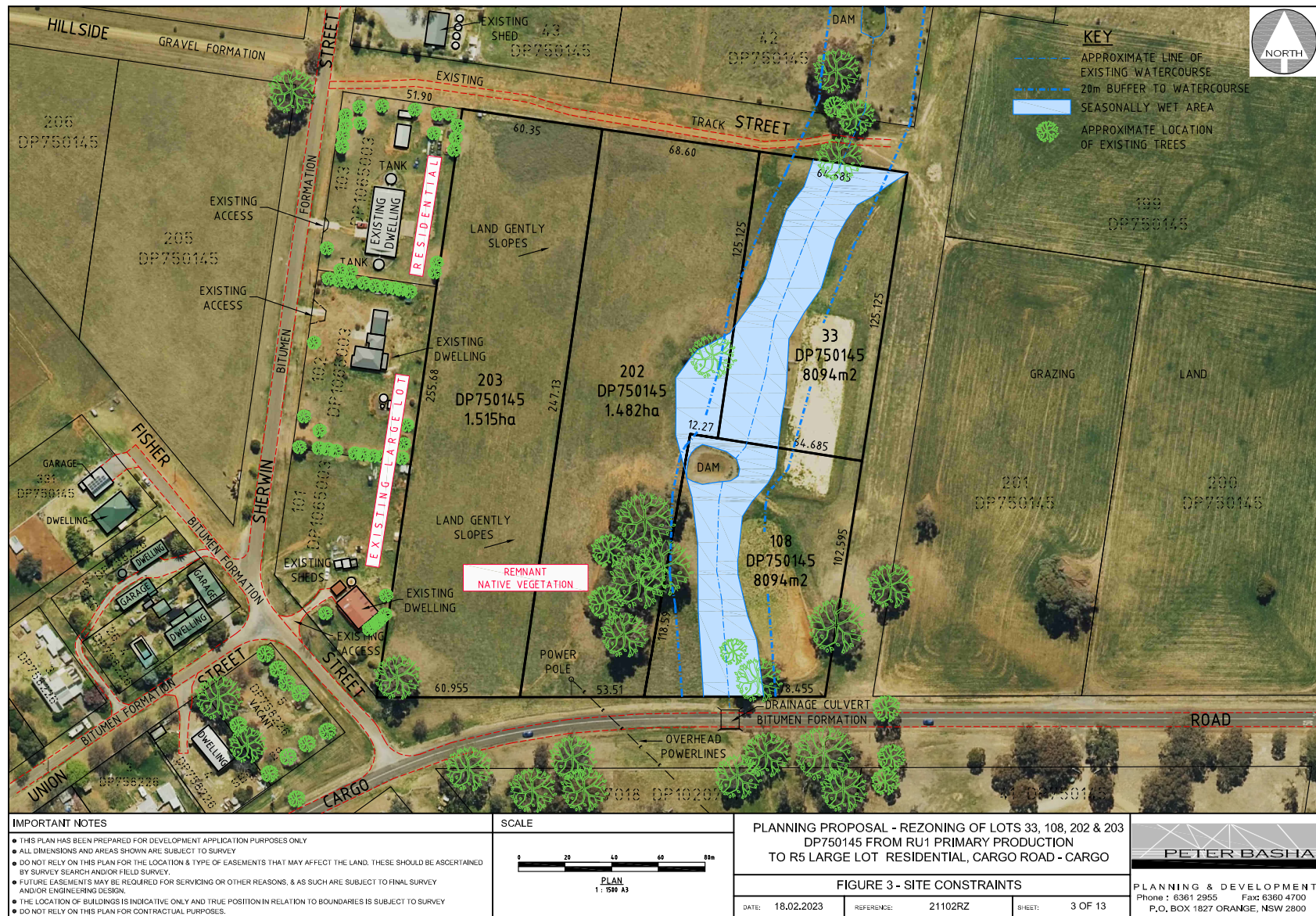


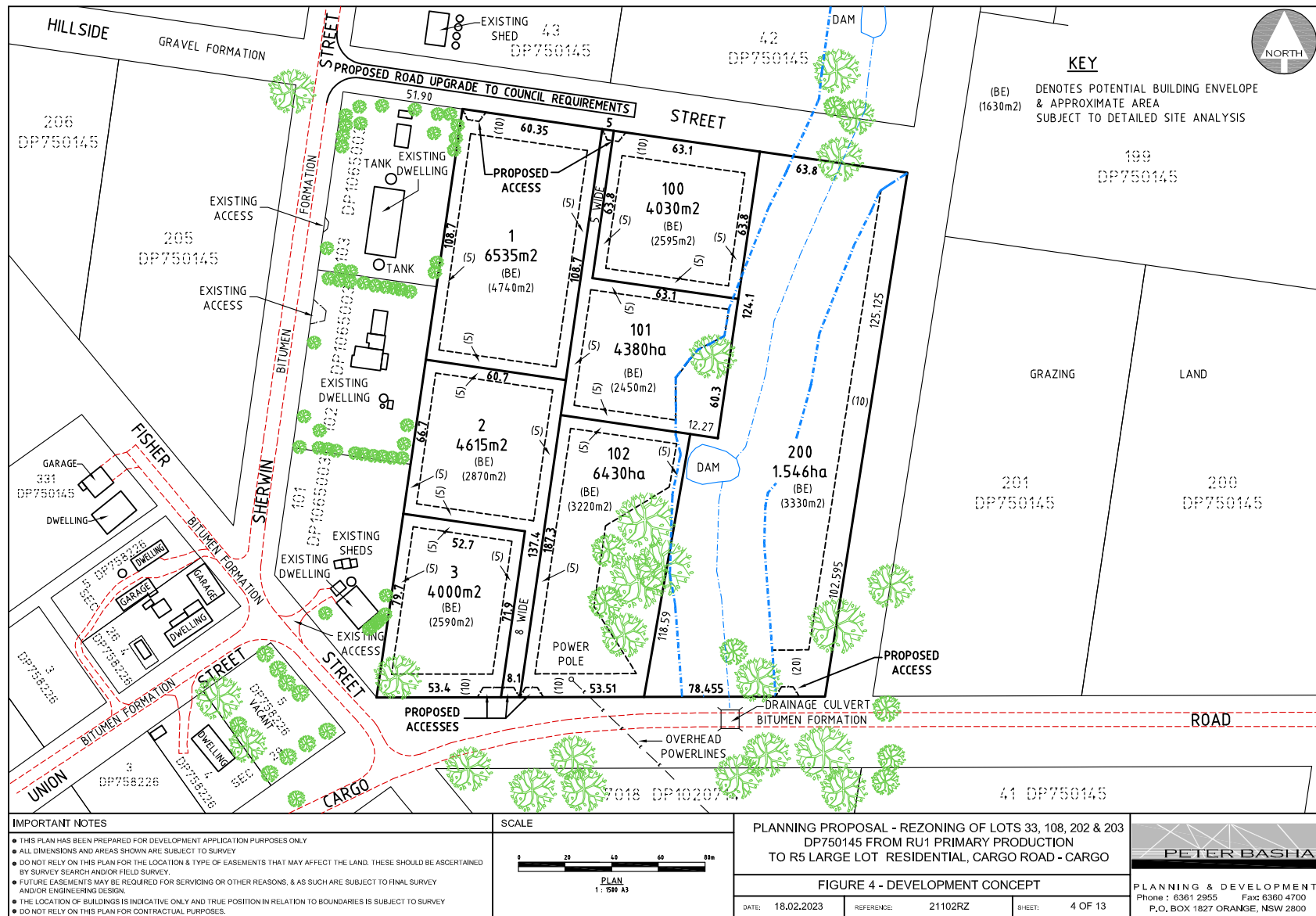


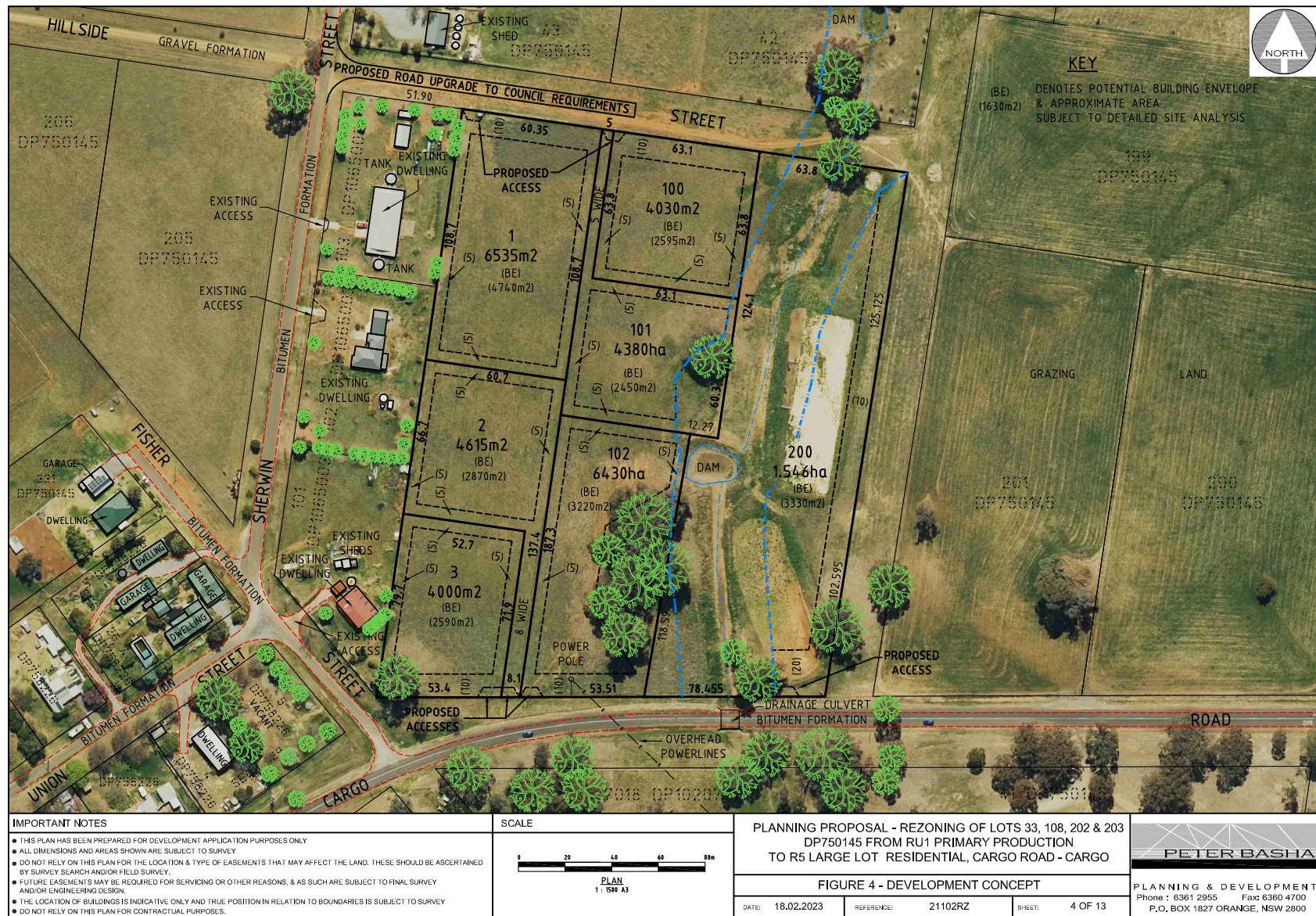


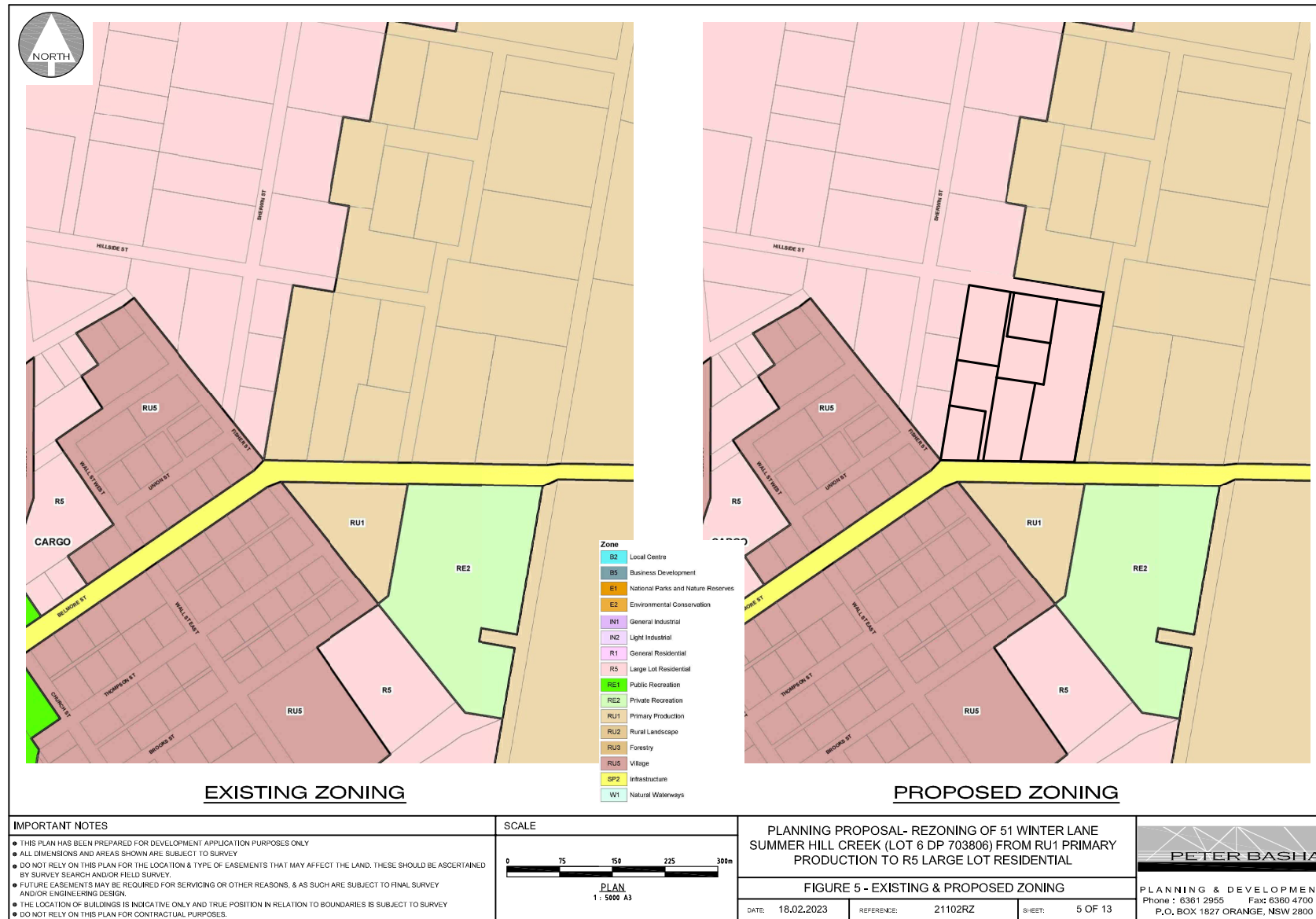


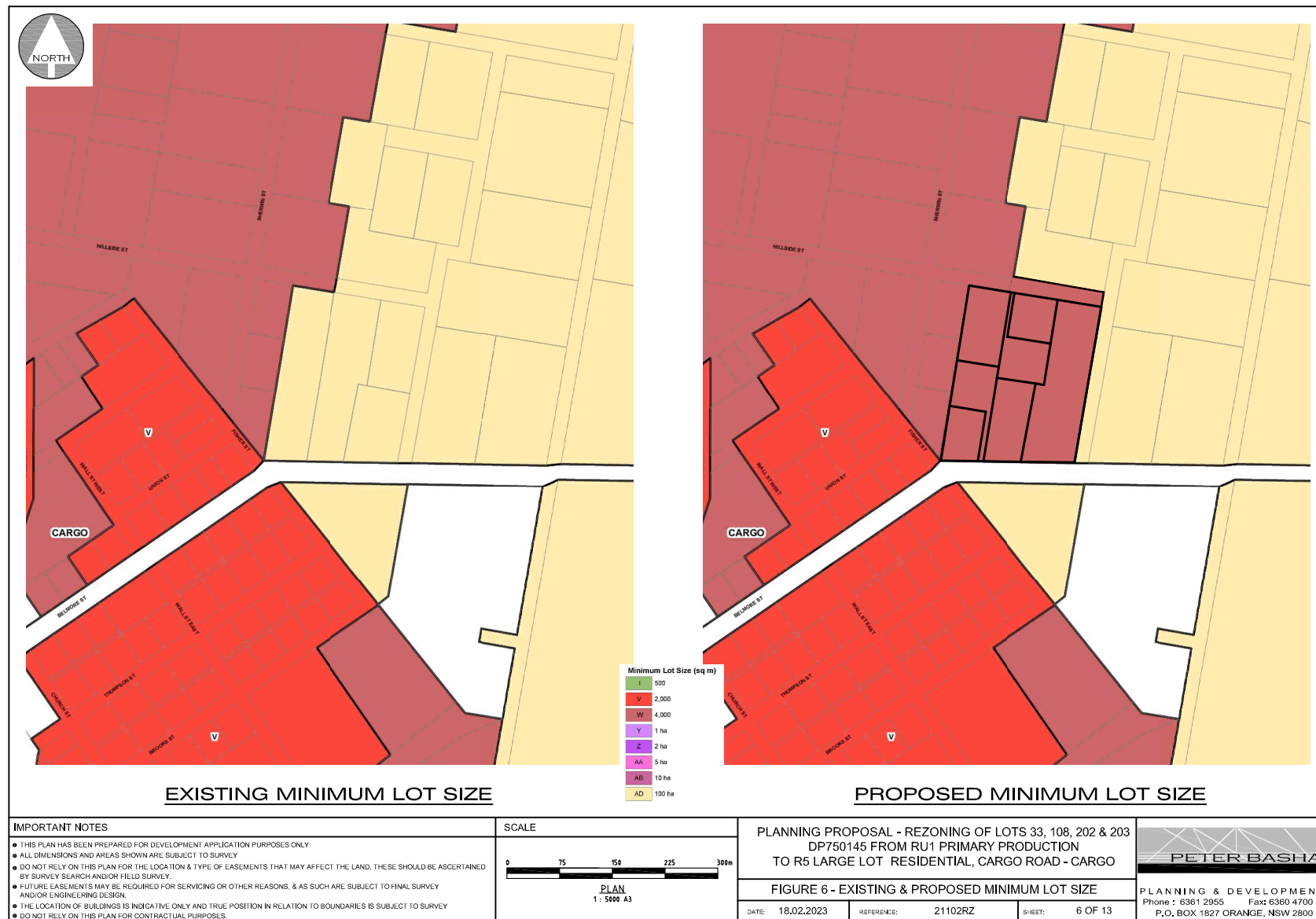


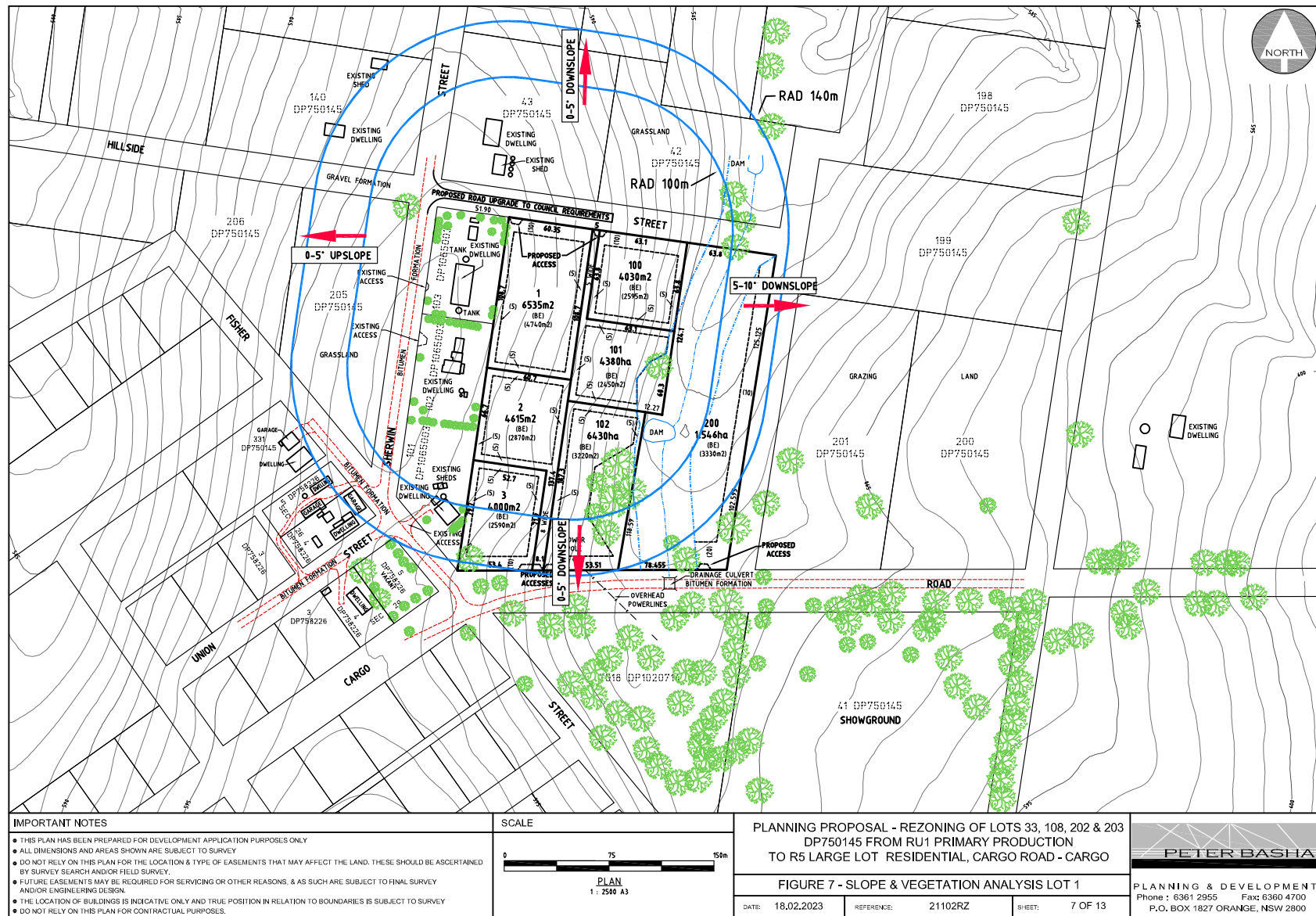


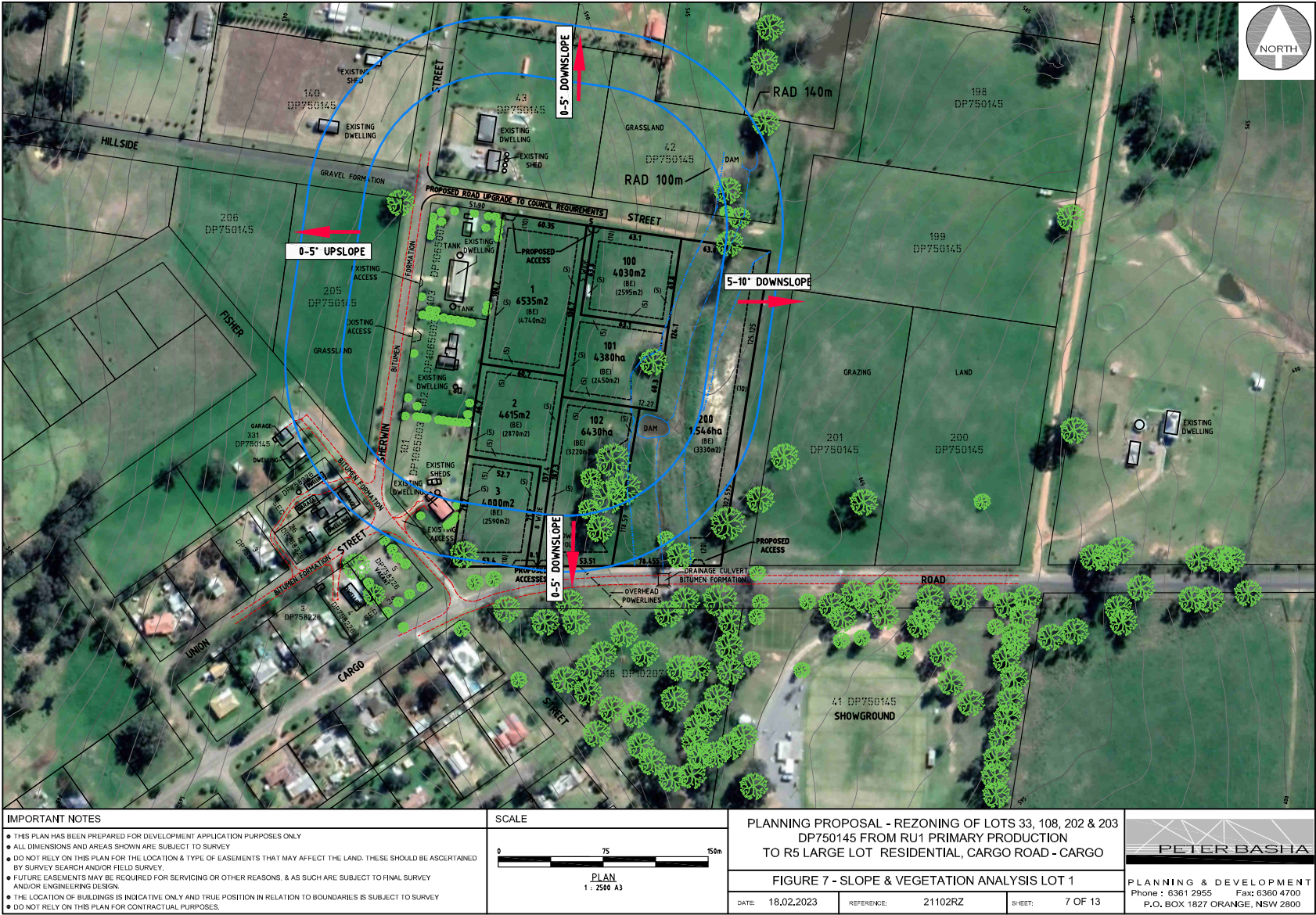


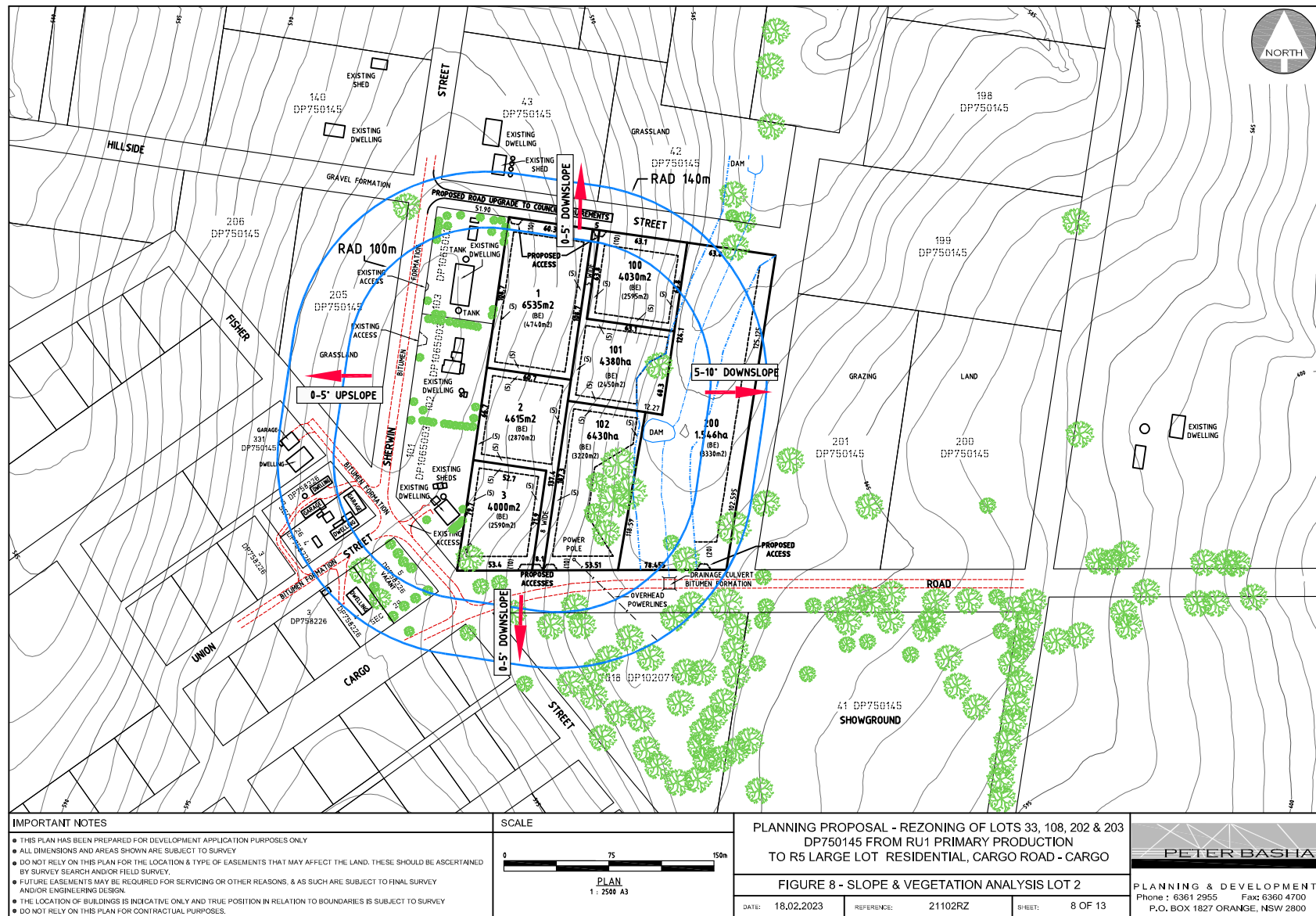


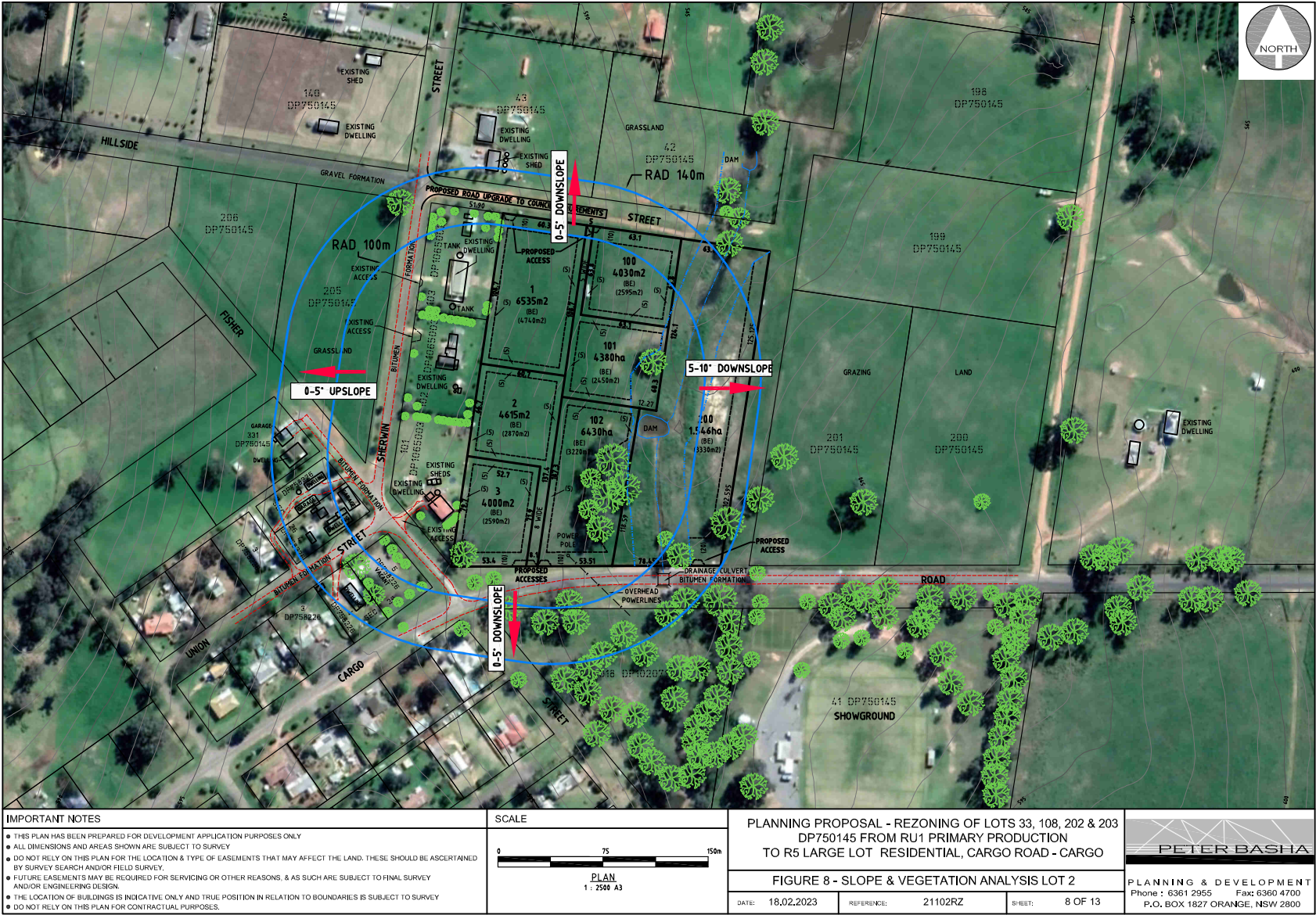


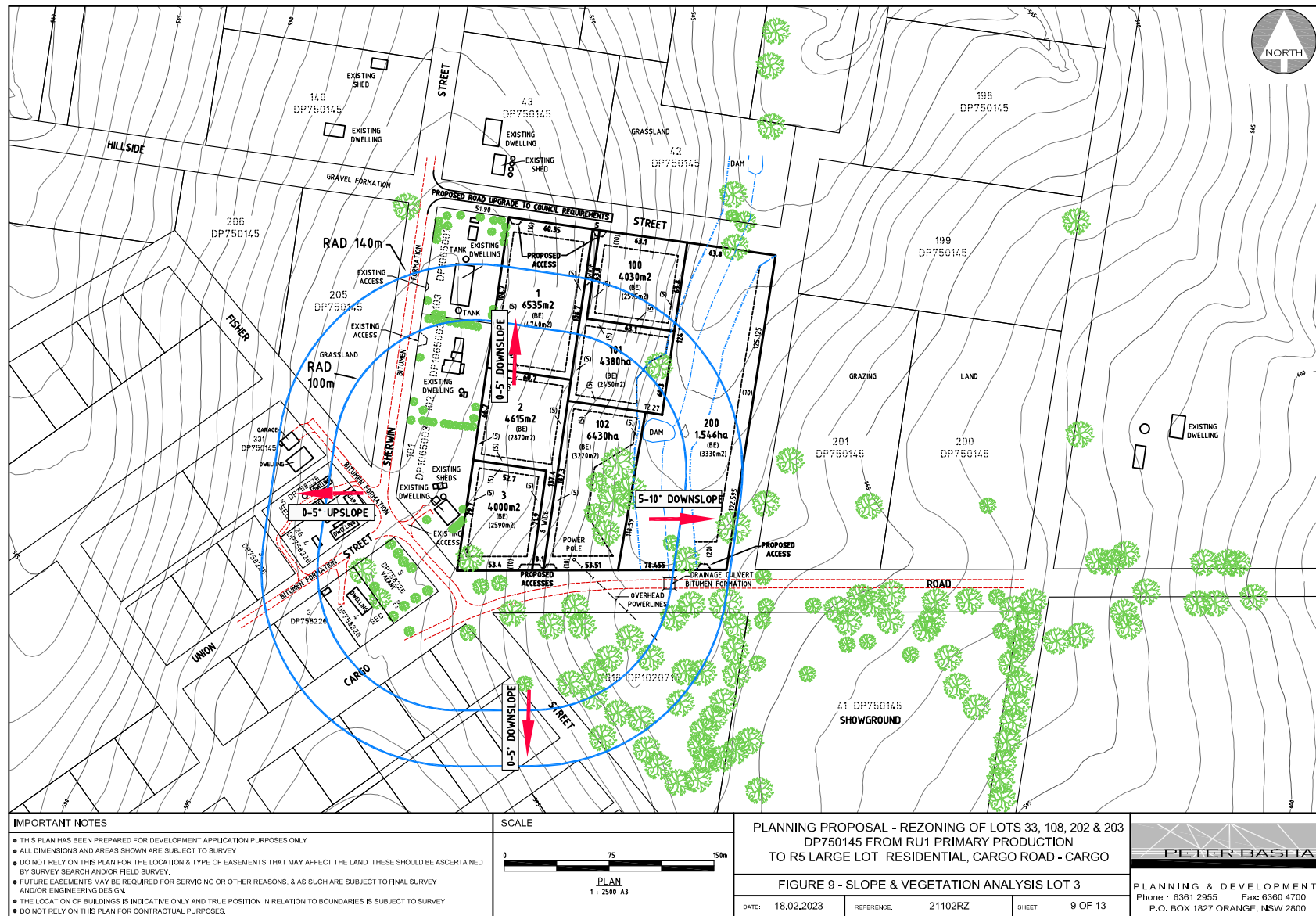


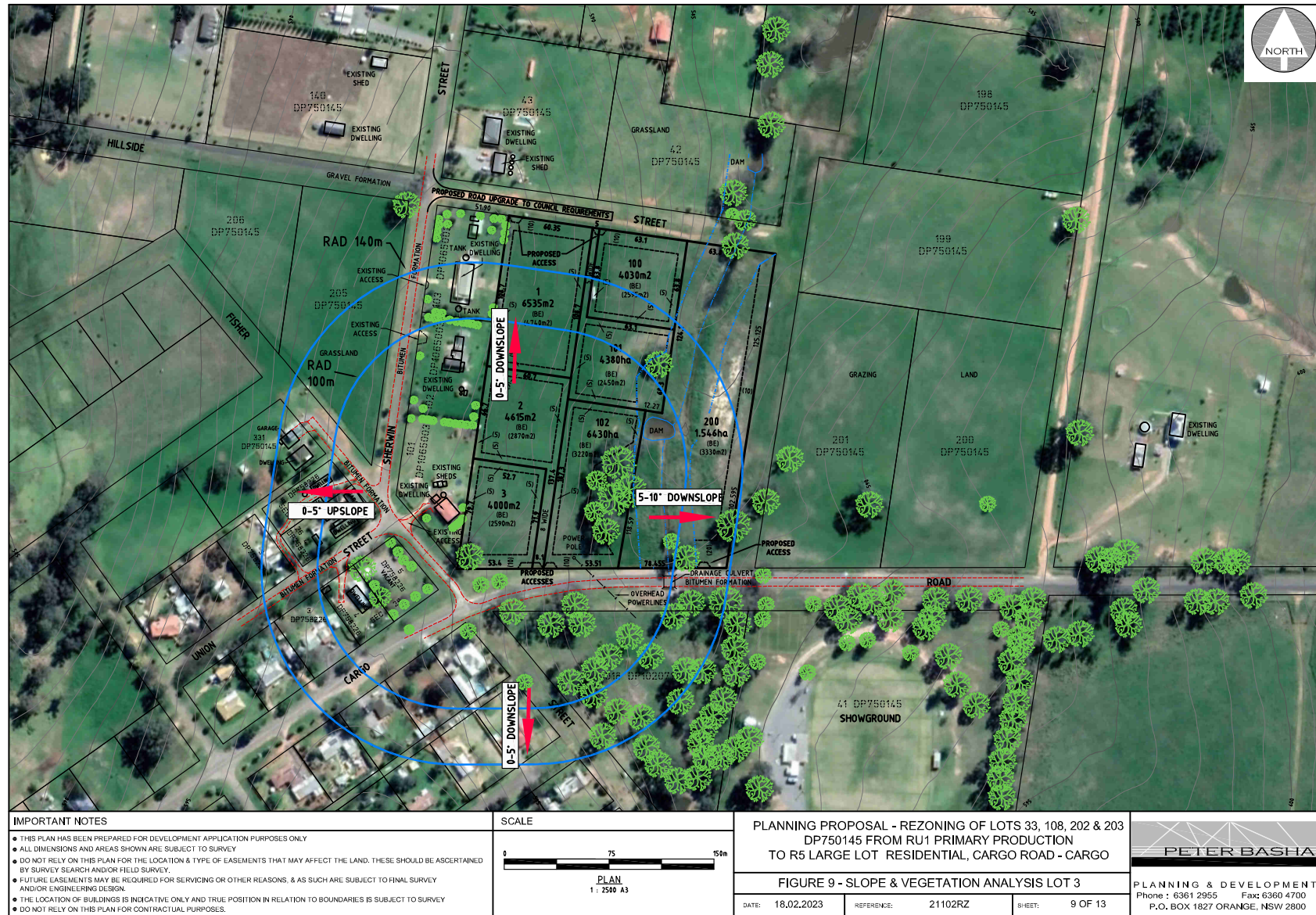


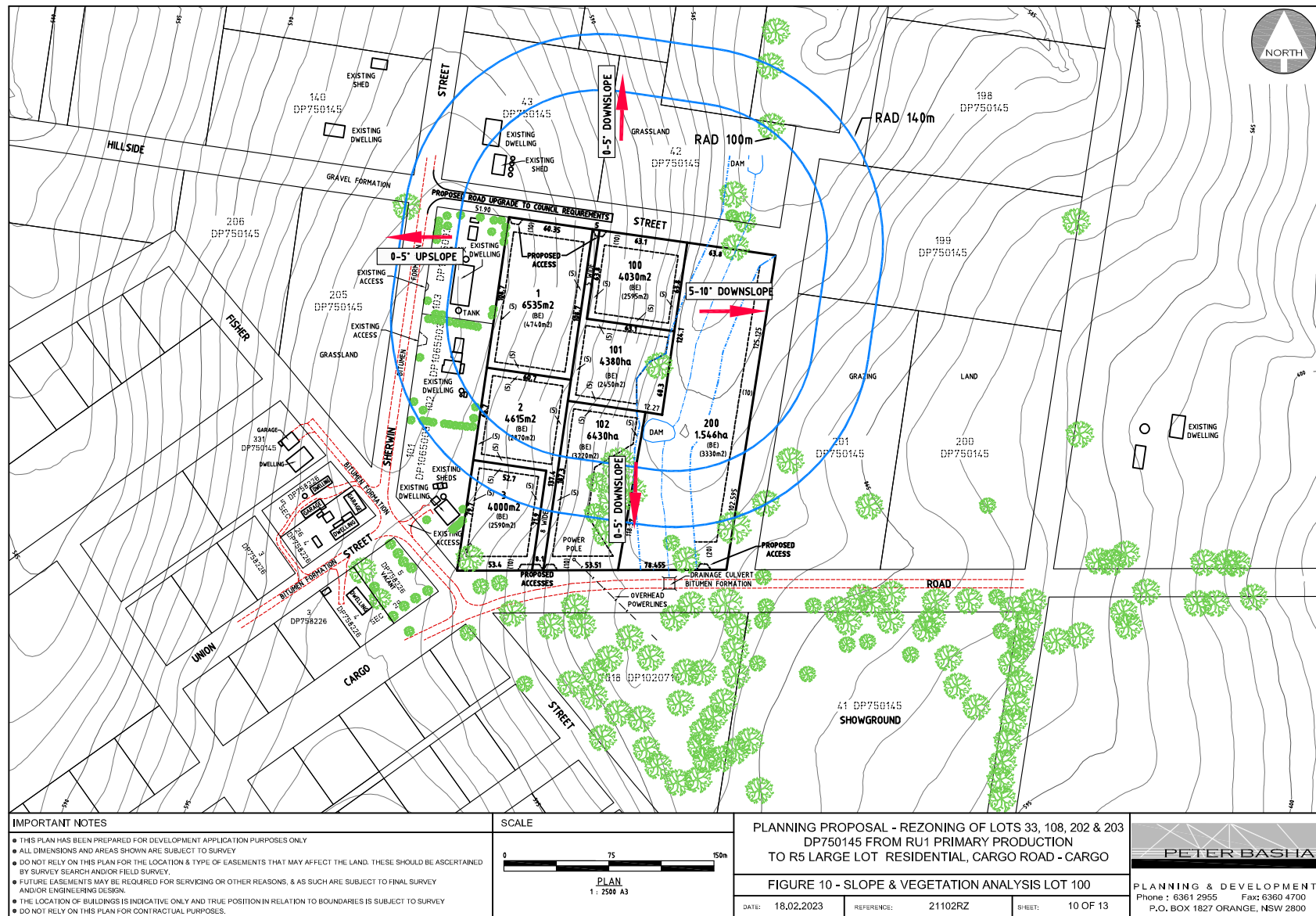


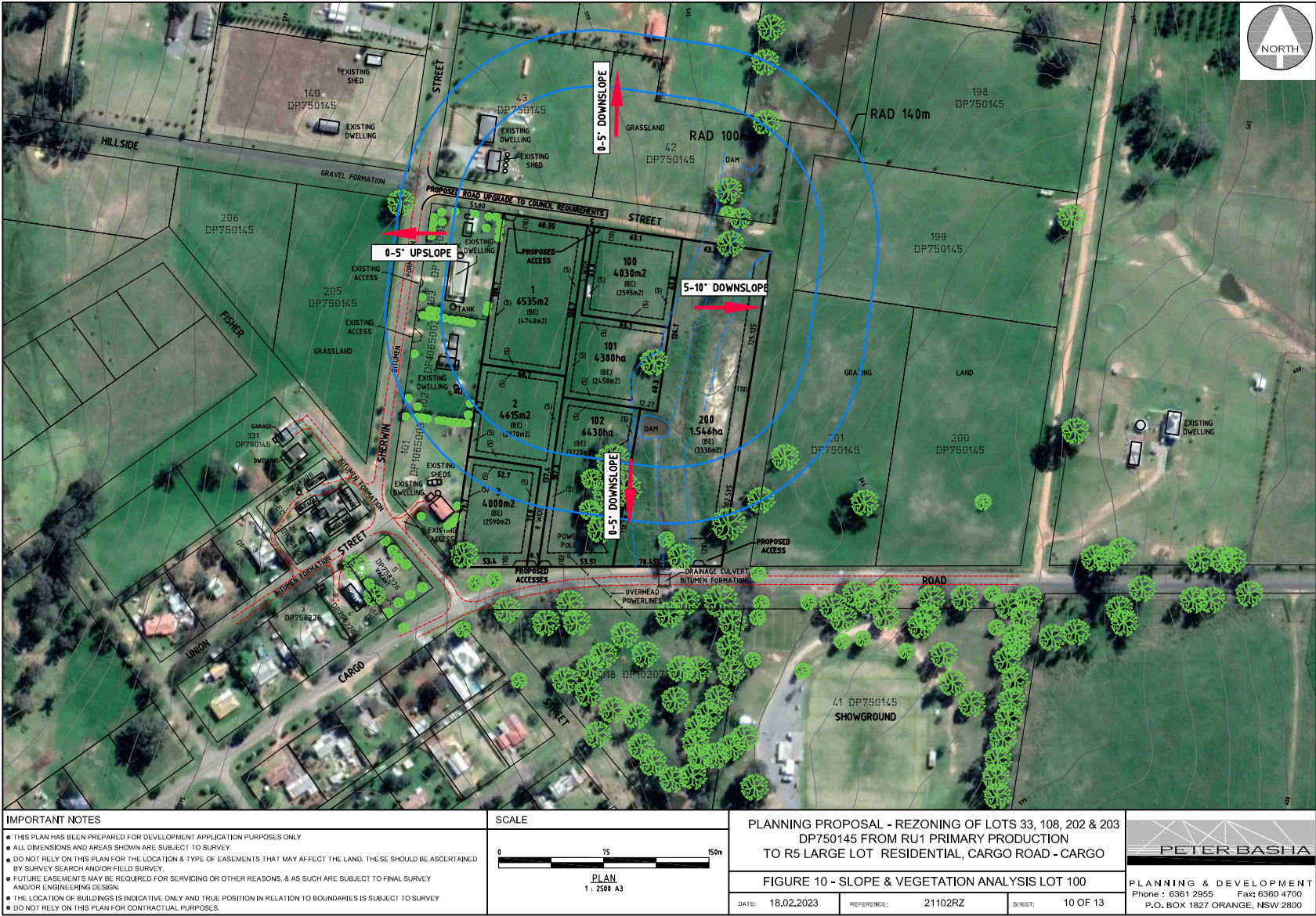


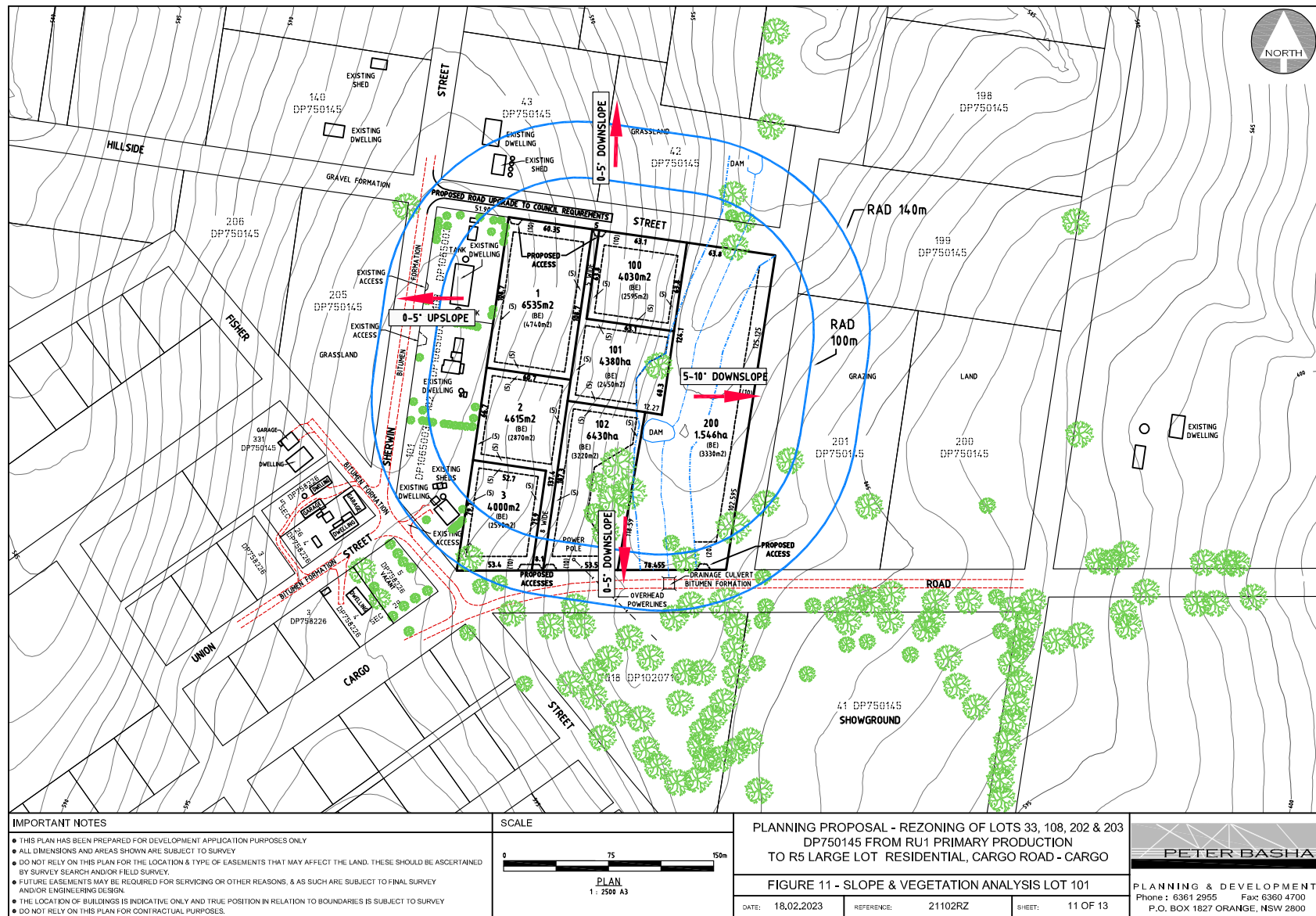


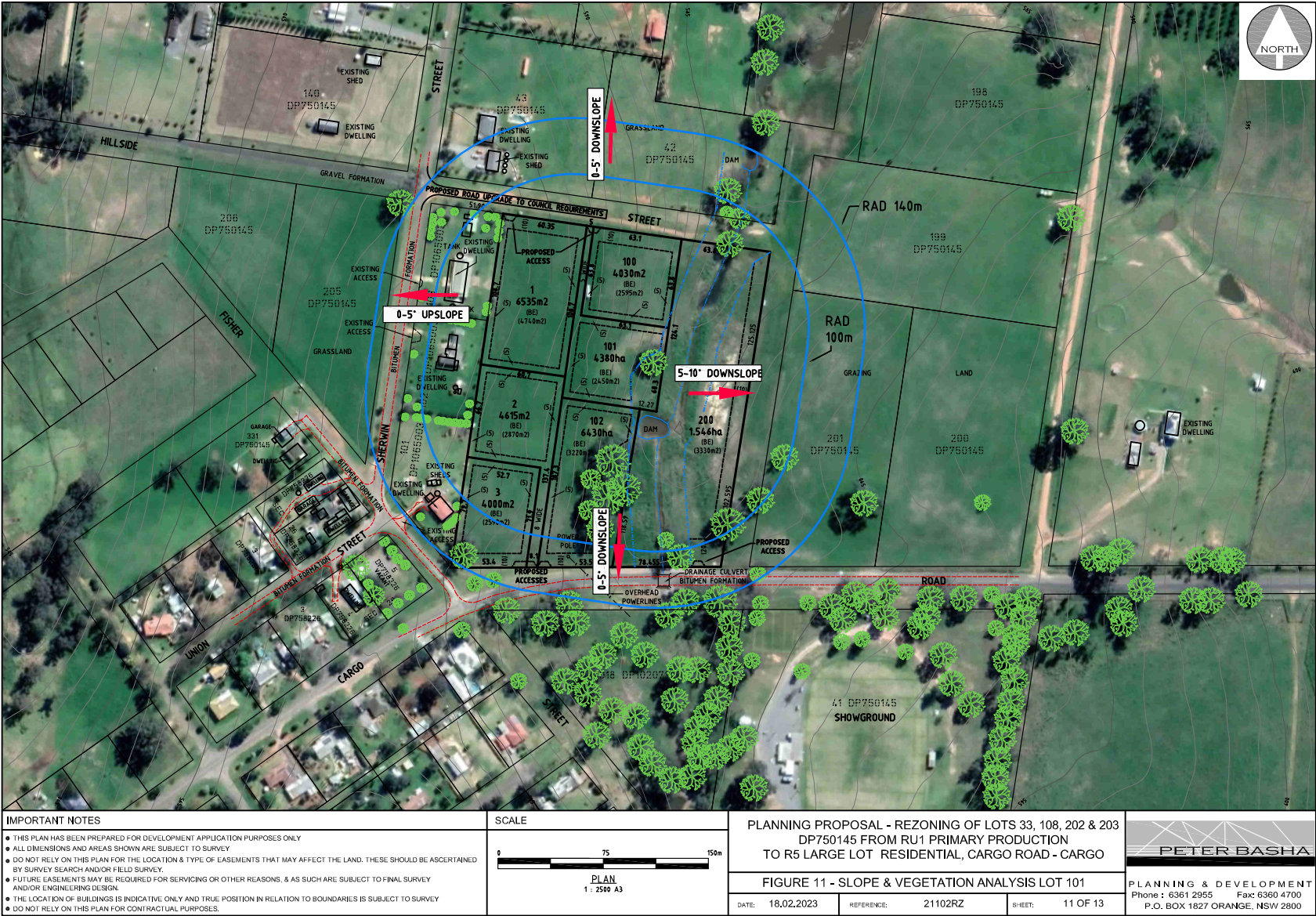


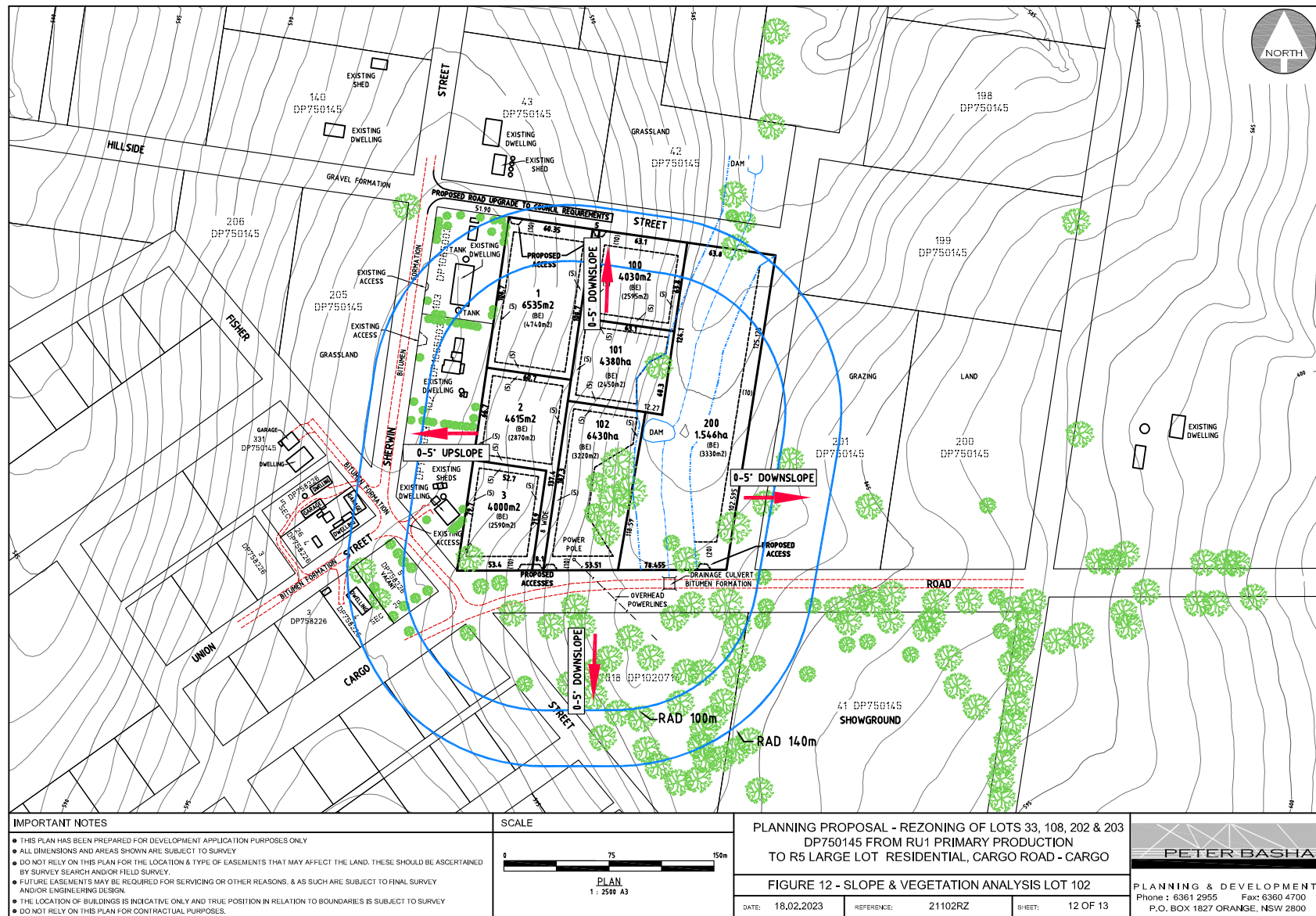


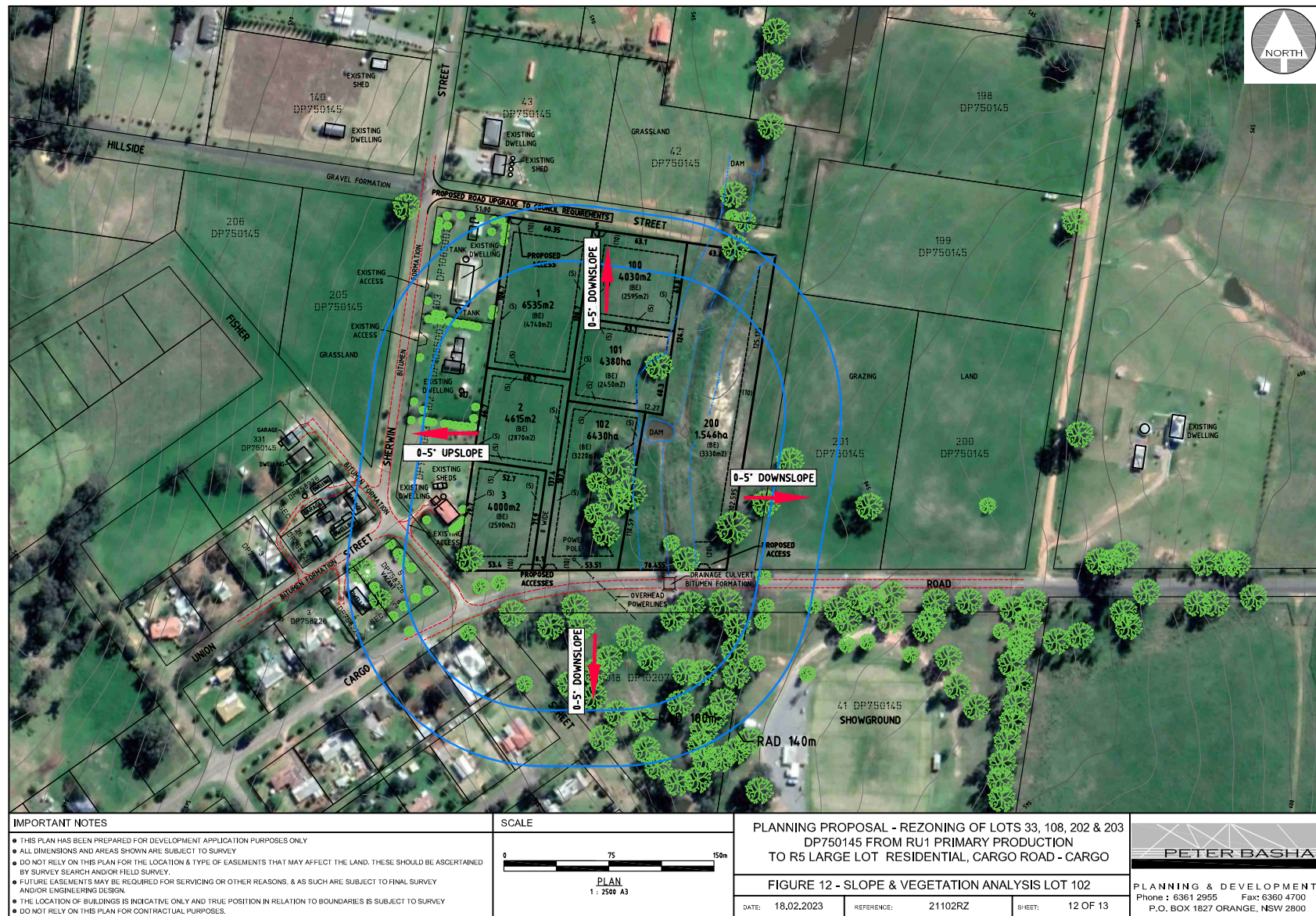


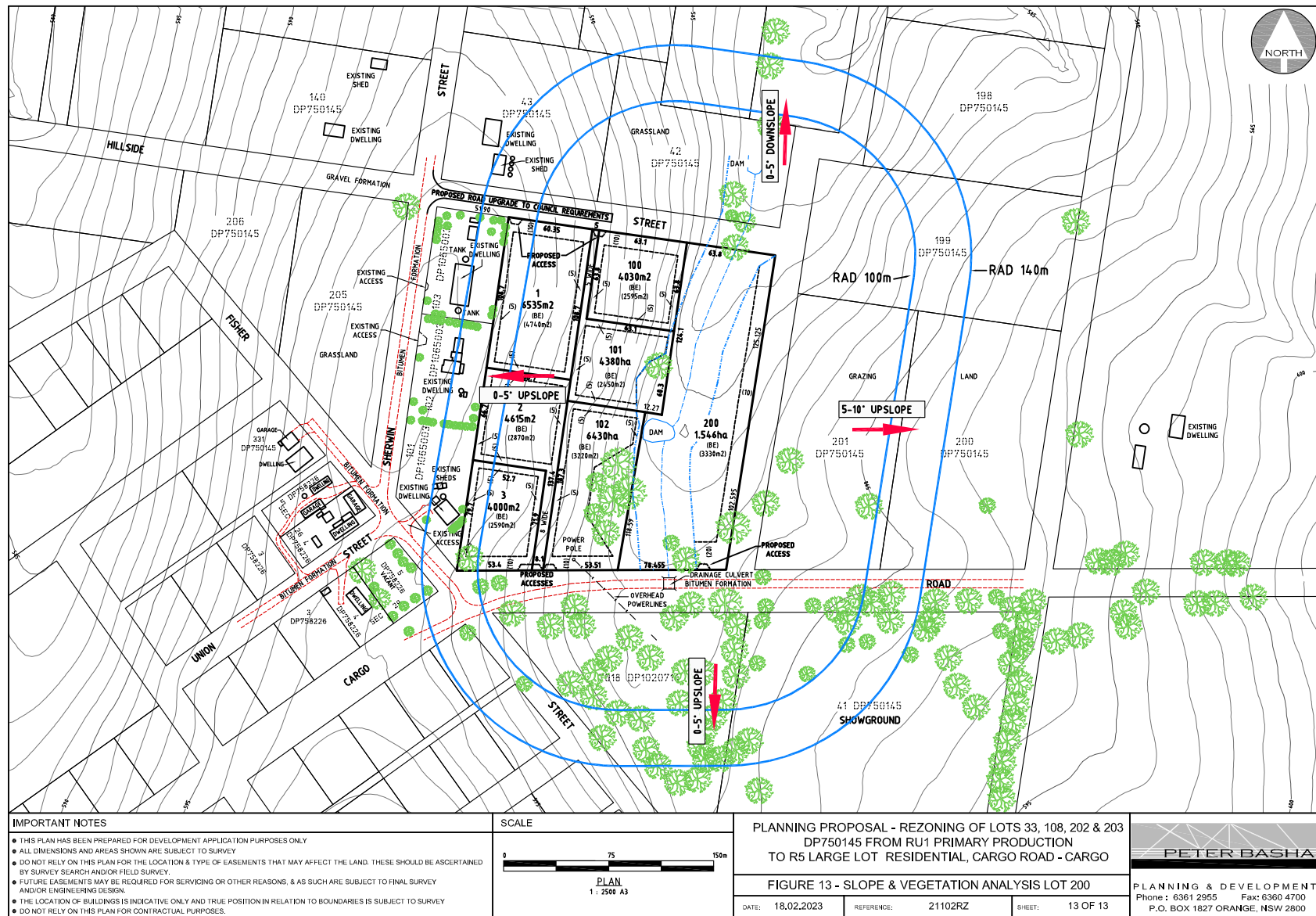


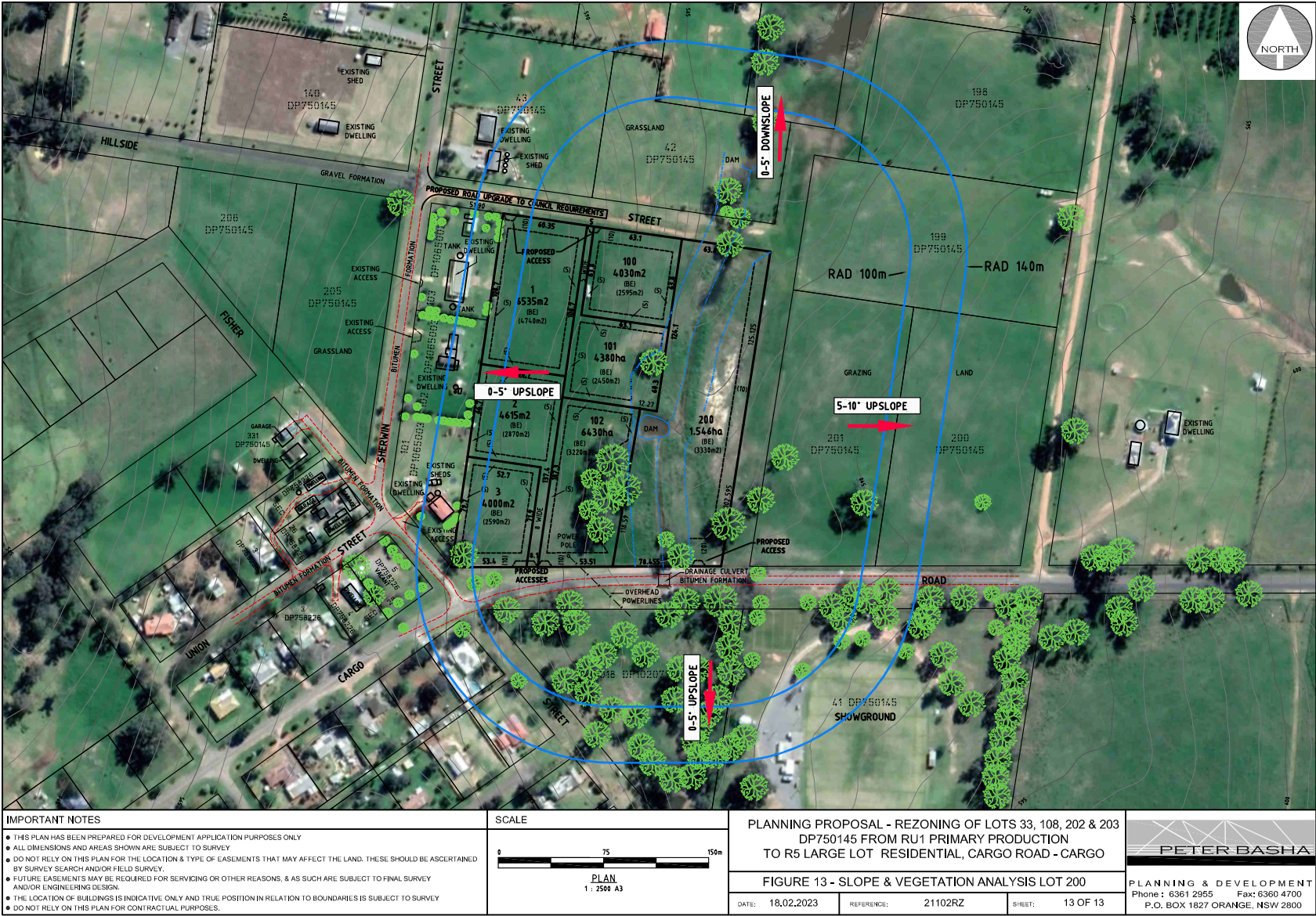














PLANNING PROPOSAL

Proposed Rezoning of R5 Large Lot Residential to R1 General Residential at 230 Tilga Street, Canowindra

Amendment to the Cabonne Local Environmental Plan 2012

Prepared for
Jindalee Homes

Submitted to
Cabonne Shire Council

August 2023

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Claire Johnstone Planning & Development

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INTRODUCTION

This Planning Proposal has been prepared for Jindalee Homes by Claire Johnstone Planning & Development seeking an amendment to the *Cabonne Local Environmental Plan 2012* to rezone land from R5 Large Lot Residential to R1 General Residential. The land is described as Lot 1292 DP 1247534, 230 Tilga Street, Canowindra and has an approximate area of 1.965 HA.

The objective of the Planning Proposal is to rezone the subject property from a R5 Large Lot Residential zone to R1 General Residential zone for the purposes of future urban residential growth within the town of Canowindra. The provisions in the Planning Proposal will achieve the intended outcomes by:

- Amending the Land Zoning Map in the *Cabonne Local Environmental Plan 2012* to show the subject property zoned as R1 General Residential; and
- Amending the Minimum Lot Size Map in the *Cabonne Local Environmental Plan 2012* to show the subject property having a minimum lot size for subdivision of 500m².

The Planning Proposal has been prepared in accordance with *Divisions 3.4 – Environmental Planning Instruments (LEPs)* of the *Environmental Planning and Assessment Act 1979* ('EP&A Act') and the NSW Government Local Environmental Plan Making Guideline 2021 ('Guideline').

DESCRIPTION OF THE SITE

The land is legally described as Lot 1292 DP 1247534, 230 Tilga Street, Canowindra, and has an approximate area of 1.965 HA. Refer to Figure 1 of an aerial view of the subject property.

The land is approximately 2 kilometres North West from the main street of Canowindra, on the corner of Tilga Street and Long Corner Road. The subject property is vacant of any built form and significant vegetation. The surrounding street network is a two lane bitumen sealed roadway and electricity, reticulated sewer and water service the immediate area.

The subject property is surrounded by rural residential and residential land use with R5 Large Lot Residential zone to the North, East and West and R1 General Residential zone located to the South. Refer to Figure 2 of a zoning map of the subject property and the immediate area.

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Figure 1: Aerial view of 230 Tilga Street, Canowindra (Source: <https://six.nsw.gov.au/>)



Figure 2: Zoning Map of 230 Tilga Street, Canowindra and the immediate area
(Source: <https://www.planningportal.nsw.gov.au/>)

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PART 1 – OBJECTIVES AND INTENDED OUTCOMES

OBJECTIVE

The objective of the Planning Proposal is to amend the *Cabonne Local Environmental Plan 2012* to rezone the subject property from a R5 Large Lot Residential zone to R1 General Residential zone for the purposes of future urban residential growth within the town of Canowindra.

INTENDED OUTCOME

To contribute to the demand for urban residential growth within the town of Canowindra and to facilitate housing and employment as supported by the *Cabonne Settlement (Land Use) Strategy 2021*.

PART 2 – EXPLANATION OF PROVISIONS

The provisions in the Planning Proposal will achieve the intended outcomes by:

- Amending the Land Zoning Map in the *Cabonne Local Environmental Plan 2012* to show the subject property zoned as R1 General Residential; and
- Amending the Minimum Lot Size Map in the *Cabonne Local Environmental Plan 2012* to show the subject property having a minimum lot size for subdivision of 500m².

PART 3 – JUSTIFICATION

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, and the process for their implementation. The questions to which responses have been provided are taken from the Guideline.

3.1 Need for the Planning Proposal

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is a result of the endorsed *Cabonne Local Strategic Planning Statement (LSPS) 2020* and the *Cabonne Settlement (Land Use) Strategy 2021* (Lands Use Strategy).

The LSPS identifies key planning priorities to achieve council's strategic planning goals and assist in achieving the priorities of the *Central West and Orana Regional Plan 2036* and *Cabonne Community Strategic Plan 2025*. The Planning Proposal is consistent with *Priority 5: Provide opportunities to ensure a variety of housing types are available across our shire*. Accordingly, the Planning Proposal supports the strategic direction to establish strategic areas for growth opportunities around existing urban development.

The *Land Use Strategy* identifies the subject property as a growth area in the short term, as outlined in Figure 3 (CAN3A Urban Residential area shaded in yellow) subject to a Planning Proposal.

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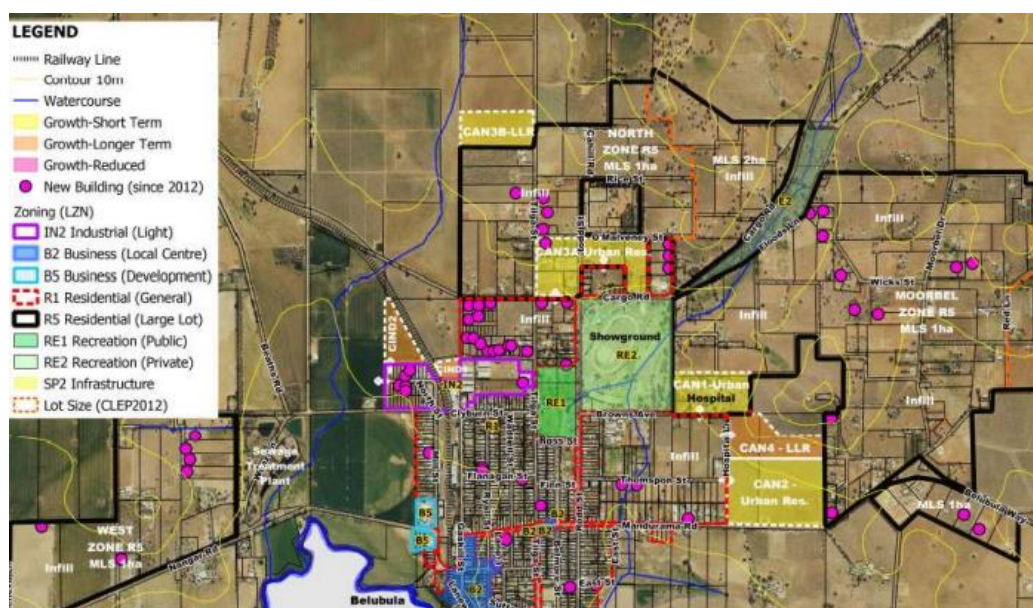


Figure 3: Canowindra Growth Area Map (Source: www.cabonne.nsw.gov.au)

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The land is currently zoned R5 Large Lot Residential and has a minimum allotment size of 1HA under the provisions of the *Cabonne Local Environmental Plan 2012*. Consequently, the objective of urban residential development on the subject property can only be achieved through an amendment to the *Cabonne Local Environmental Plan 2012* via a Planning Proposal, which is consistent with the Council's *LSPS* and *Land Use Strategy*.

3.2 Relationship to Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The *Central West and Orana Regional Plan 2036* include directions, planning priorities and specific actions for a range of different matters relevant to Cabonne Local Government Area (Cabonne LGA). The Cabonne LGA is one of the fastest-growing local government areas in the Central West due to its agricultural sector and proximity to Orange. Accordingly, the Planning Proposal is consistent with the priorities and directions as outlined below:

DIRECTION 25: INCREASE HOUSING DIVERSITY AND CHOICE

25.2 Increase housing choice in regional cities and strategic centres at locations near or accessible to services and jobs.

25.4 Locate higher density development close to town centres to capitalise on existing infrastructure and increase housing choice.

The *Land Use Strategy* identifies the subject property as a growth area in the short term, as outlined in Figure 3 (CAN3A Urban Residential area shaded in yellow). Therefore, the Planning Proposal is consistent with the above mentioned actions as it provides the opportunity to locate higher density development close to the town centre of Canowindra, capitalise on existing infrastructure within the immediate area and increase the housing choice in a regional town that is accessible to services and jobs within the Central West.

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Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The Planning Proposal is consistent with the endorsed *Cabonne Local Strategic Planning Statement (LSPS) 2020* and the *Cabonne Settlement (Land Use) Strategy 2021* (Lands Use Strategy).

The *LSPS* identifies key planning priorities to achieve council's strategic planning goals and assist in achieving the priorities of the *Central West and Orana Regional Plan 2036* and *Cabonne Community Strategic Plan 2025*. The Planning Proposal is consistent with the *LSPS, Priority 5: Provide opportunities to ensure a variety of housing types are available across our shire*. Accordingly, the Planning Proposal supports the strategic direction to establish planned areas for growth opportunities around existing urban development.

The *Land Use Strategy* identifies the subject property as a growth area in the short term, as outlined in Figure 3 (CAN3A Urban Residential area shaded in yellow). The Planning Proposal is consistent with the Strategy (Growth Investigation) Areas and the identified population/dwelling growth, which requires the need for some additional urban growth and opportunities within Canowindra.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There is no relevant State, Regional studies or strategies that are applicable to the subject property that has not already been addressed throughout this document.

Is the planning proposal consistent with applicable SEPPs?

The following discussion demonstrates the Planning Proposals consistency with the relevant State Environmental Planning Policies:

State Environmental Planning Policy (Building Sustainability Index) 2004

The provisions of this Policy apply to residential development and this Planning Proposal does not include provisions that contradict or hinder the application of this Policy.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The Planning Proposal does not contradict or hinder from the aims and functions of this Policy with respect to exempt and complying development provisions.

State Environmental Planning Policy (Housing) 2021

The Planning Proposal does not contradict or hinder from the aims, development consent, location, design, development standards, and service, assessment, and information requirements as provided in this Policy.

State Environmental Planning Policy (Transport and infrastructure) 2021

The Planning Proposal does not contradict or hinder from the aims, permissibility, development consent, assessment and consultation requirements, capacity to undertake additional uses, adjacent, exempt and complying development provisions as provided in this Policy

State Environmental Planning Policy (Resource and Energy) 2021

The Planning Proposal does not contradict or hinder from the aims, permissibility, development assessment requirements relating to mining, petroleum production and extractive industries as provided in this Policy. The site is not located within any identified resource areas, potential resource areas or transitional areas. There are no known existing mines, petroleum production operations or extractive industries on the land within its vicinity.

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State Environmental Planning Policy (Resilience and Hazards) 2021

The Policy requires the issue of contamination to be considered in zoning or rezoning proposals. The subject property is vacant of any built form, has historically been used for agricultural purposes and currently is zoned for rural residential development; therefore, no further investigation is warranted. As such, refer to the accompanying Contamination Report for confirmation.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The Planning Proposal does not contradict or hinder from the aims and functions of this Policy with respect to biodiversity or conservation. The subject property does not contain any significant vegetation; therefore no further investigation is warranted.

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

The relevant Section 9.1 (2) Directions are addressed below and are consistent with the Ministerial Directions (latest May 2022) as follows:

Direction 4.4 Remediation of Contaminated Land

Direction 4.1 – Remediation of Contaminated Land is applicable as the Planning Proposal proposes to rezone R5 Large Lot Residential to R1 General Residential. The subject property is vacant of any built form, has historically been used for agricultural purposes and currently is zoned for rural residential development; therefore, no further investigation is warranted and is consistent with the subject Direction.

Direction 6.1 Residential Zones

Direction 6.1 Residential Zones is applicable and consistent with the objectives of this direction as the Planning Proposal will encourage a variety and choice of housing types to provide for future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource lands.

Direction 6.2 Caravan Parks and Manufactured Home Estates

Direction 6.2 Caravan Parks and Manufactured Home Estates applies and is consistent with the Planning Proposal. The existing R5 Large Lot Residential zone and proposed R1 General Residential zone prohibits caravan parks and manufactured home estates, therefore the land use remains unchanged.

3.3 Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The Planning Proposal does not apply to land that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal does not have any other likely environmental effects that warrant any further assessments.

Has the Planning Proposal adequately addressed any social and economic effects?

The Proposal seeks to provide opportunities for diversity and choice of housing locations within the town of Canowindra which is aligned with Councils Land Use Strategy. The Planning Proposal is considered to be of minor nature and will provide positive social and economic benefits to the Canowindra community.

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3.4 Infrastructure (Local, State and Commonwealth)

Is there adequate public infrastructure for the Planning Proposal?

Canowindra has had a Sewage Treatment Plant (STP) & reticulated sewerage since the early 1970s. The STP design loading is ~2,500 Equivalent Persons. The projected population for Canowindra would need to exceed 1.5%/year from 2021-2041 to exceed its capacity which is unlikely. However, any significant growth may require upgrading of the STP so this should be monitored by Council. Connection to reticulated sewer allows connected lots to subdivide down to 500m² per lot in zone General Residential zone. It is assumed there is sufficient capacity to allow for some population growth as per discussions with Council staff as per the proposed rezoning.

Canowindra is connected to the Central Tablelands Water (CTW) network via a pipeline from Blayney LGA/Cowra LGA that services some of the large lot residential areas. It is assumed there is sufficient capacity to allow for some population growth as per discussions with CTW as per the proposed rezoning.

Low voltage electricity is available in most formed streets and can be extended to allow for growth. There is no high voltage electricity lines or gas line present near Canowindra to facilitate energy-intensive uses such as industry. The NBN maps in 2020 suggest that all of Canowindra and surrounds has potential to connect to the fixed-wireless network for telecommunications/internet. Canowindra has a local waste depot located off Nangar Rd towards Eugowra that provides landfill and recycling services.

What are the view of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The Proposal mostly makes changes that are of local significance only and do not relate significantly to State infrastructure, heritage, environmental significance or other state or commonwealth issues. The Gateway Determination can set out any further agencies that require consultation

PART 4 – MAPS

Refer to maps throughout this report.

Standard Instrument format mapping can be prepared once a Gateway Determination has been issued. Council may seek assistance from DPIE's mapping division. It may not be required for the public exhibition period unless it is conditioned by the Gateway Determination.

PART 5 – COMMUNITY CONSULTATION

The planning proposal community consultation is to be undertaken in accordance with the requirements set out in the Guideline and any requirements set out in the Gateway Determination. The Guideline identifies that the Planning Proposal is considered to be Standard Impact. Accordingly, it is requested that a community consultation period of 20 working days be applied to the exhibition of this Planning Proposal. *This Planning Proposal will be exhibited for a period of 20 days in accordance with Divisions 3.4 EP&A Act and the Guideline.* At a minimum, the future consultation process is expected to include the following:

Notification of the planning proposal at the public exhibition stage should occur:

- On Councils website;
- On the NSW Planning Portal; and
- In writing to affected and adjoining landowners unless this is impractical and therefore not required as part of the Gateway determination

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These notices must describe or identify:

- The objectives or intended outcomes of the planning proposal;
- The land affected by the planning proposal;
- Where people can view the proposal;
- Contact details for submissions; and
- Whether council is the designated authority.

The following material must be made available for inspection:

- The planning proposal in the form approved for public exhibition by the Gateway determination;
- The Gateway determination;
- All relevant additional information relied upon by the planning proposal; and
- Additional consultation may include community information sessions, public forums and/or online engagement.

It is considered unlikely that a Public Hearing will be required for the proposal although this can't be confirmed until after the exhibition/notification process has been completed.

PART 6 – PROJECT TIMEFRAME

The following provides an estimated project timeline for completion (subject to Gateway / Council requirements and extent of submissions/amendments). It demonstrates that from the date of the Gateway Determination it is expected the amendments can be made/commence in up to less than 9 months from date of Gateway Determination:

Project Timeline Steps	Estimated Completion
Planning Proposal to Council for approval to send to Department and Forward Proposal to Department	June/July 2022
Commencement date (Gateway Determination)	June/July 2022
Commencement and completion for public exhibition period	October 2023
Dates for public hearing (if required)	NA
Consideration of submissions	October/November 2023
Consideration of a proposal post exhibition	October/November 2023
Date of submission to the Department to finalise LEP	November 2023
Anticipated date RPA will make the plan (if delegated)	December 2023
Anticipated date RPA will forward to the Department for notification	December 2023

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ATTACHMENT A – EXISTING PLAN & PROPOSED DRAFT SUBDIVISION PLAN

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ATTACHMENT B – PROPOSED ZONING AND MINIMUM ALLOTMENT SIZE MAPS

We had Received a Letter about a proposed development of rezoning from a large block **230 Tilga street and longs Corner Rd it is Lot 1292 DP 1247534**

WE SAY NO TO THE DEVELOPMENT AT ADDRESS

We are Saying No we don't want this development to go through as may be 1 or 2 houses but to that many in our street area it would take all out of this street there are children in this street that would be at risk of a lot of traffic.

We would lose our value on our homes and the prices will go up on all of our bill for the council we don't need more we need to keep the affordability to live.

I am A Shift worker and I work all hours and during the day I sleep, if this comes in our street there will be no sleep due to the noise of traffic going in the street.

When We wanted a home we looked everywhere in the towns we chose this one because it was a nice and quiet street so our family can feel safe and the neighbourhood is great but if more homes comes into the street it would disappear and Canowindra will lose some of its tranquillity and neighbourhoods that makes this town .

We moved here so we was not in a crowded area we like our privacy and space.
Please we love it the way it is Don't change what is already here the environment and people in it changes to that block we would have to change our ways to protect our homes and our family's safety .

Dear Mr Byrnes

I am writing in regard to the proposed rezoning of lot 1292 DP 1247534, 230 Tilga St, Canowindra. Application number PP-2022-1979, applicants name Matt and Samantha Dickinson.

I wish to put in an opposition to the rezoning due to the following reasons.

The area is a flood zone as shown in the severe flooding event of November 2022. Water pools and fills a lot of the proposed development sites. No mention of flooding or contingency for flood areas is proposed. If they are to remain R5 the impact and safety issues of a flood would be lessened due to less infrastructure. If the area is rezoned to R1 with the potential of 21/22 housing blocks flooding and resulting damage could be quite extensive.

The current infrastructure of the roads is not adequate at the moment to facilitate such a large increase in traffic that would be caused by the rezoning. Water pools at the bottom of Tilga street making it quite treacherous, not just in severe weather events. Longs corner road is frequented by large heavy vehicles and increased traffic could lead to more road damage and the potential for traffic incidents.

Increased light and noise from such a high density of housing would have a large impact on current land owners who have specifically sought an area such as this, zoned R5 due to quiet and space available. If the area is rezoned these benefits that attracted residents would disappear, greatly impacting those involved.

The development of such a large housing estate is not in keeping with the aesthetics of Canowindra. Canowindra boasts large blocks with plenty of privacy and space. The proposal of rezoning as shown in the development application and the number of residents would vary greatly from current sizes and buildings, reducing overall appeal.

Current sewage capacity should also be drawn into question. Does the current system have the capability to cope with such a large increase in demand that the proposed rezoning would bring. The current pipes are not big enough to deal with such an increase and the proposed sizes of housing blocks are too small to be able to use a septic system.

A few years ago we were on severe water restrictions due to shortage of water and low catchment levels. The proposed rezoning would add more stress to an already stretched catchment area especially when we are entering another El Niño weather event. Addition of such a number of residents and houses as proposed by the rezoning would have a large impact on our water supplies.

Another possible impact of the proposed rezoning is the impact a sudden increase in the population would cause to security concerns. Canowindra does not have a 24 hour manned police station and the closest station in Cowra are having staffing issues and are unable to promptly reply to calls in Canowindra.

I am not opposed to development or the addition of housing, but the proposed quantity and size of the housing areas seems excessive. Subdivision into 4-5 larger blocks would be much more keeping with the current character of Canowindra.

Dear Mr Byrnes,

Thank you for your rezoning notice dated 7th of September 2023 which referenced Development Application Number PP-2022-1979 pertaining to Development Address Lot 1292 DP 1247534 at 230 Tilga Street Canowindra 2804.

On behalf of my concerned family and neighbours in the vicinity, I am writing to vehemently oppose the afore-mentioned development project because it will completely do away with the very reason why we relocated into this neighbourhood which was to enjoy a quiet country-town lifestyle in relatively widely spaced-out homesteads – the way this area currently is.

The small lots described in your notice will destroy this dream of ours, and that of many others in this neighbourhood. We spent our life earnings to purchase property across the street from the address in question; we bought our house not as an investment property but as a place of residence for rest of our lives.

We have discussed this project with other fellow residents of this area who believe this land should **only** be allowed to be divided into sizes in line with the originality of this neighbourhood.

We sincerely urge your office not to approve this development application.

Thank you in advance.

Regards,

Dear Councillors

I would like to voice my concerns regarding the Development Application – Rezoning from R5 Large Lot Residential to R1 General Residential with a minimum lot size of 500m²

I am concerned about the amount of water that passes through these blocks after a heavy and/or continual rain.

Please refer to:
Preliminary Contamination Investigation
Page 11 of 68
6.8 Water
6.8.1 Surface Water

If we have rain over a number of days the ground becomes saturated and pools. The water does not all run off and can lay for days to weeks in the lower levels of the land.

There is a natural water way that runs under the properties as well.

If the submission is approved and the speculated 21/22 or 27 house blocks are located in this area what impact is this run off going to have on the surrounding properties and hypothetical new dwellings.

Another concern I have is in regards to sewage.

When South Canowindra was upgraded to be connected to the towns sewage system, my husband and I went to the town meeting to enquire if we would be upgraded to the towns sewage system. We were told that it would not happen, there no plans to ever take it past the corner of Longs Corner Road and Tilga Street.

As it appears the towns services are going to be extended to these new blocks I feel they should also be extended to all the rate payers who are going to be impacted by the new subdivision.

My other issue is when I enquired about being able to subdivide my 2 acre block in August this year I was advised of the following:

"Zoned R5 Large Lot Residential
Measures 8,094m².

Minimum Lot Size that applies to the area is 1 hectare (i.e. 10,000m²).

The land is already under the minimum lot size, therefore cannot be further subdivided pursuant to the current LEP.

Also the land is mapped as being 'bushfire prone'."

To say I was shocked to receive a letter regarding the proposed subdivision is an understatement after receiving the above reply.

I have attached a copy of the response I received from Cabonne Council regarding my subdivision enquiry.

----- Original message -----

From: Kelly Walker <kelly.walker@cabonne.nsw.gov.au>

Date: 23/8/23 9:29 am (GMT+10:00)

Subject: RE: Subdivision Enquiry - 246 Tilga Street, Canowindra

Thanks for your email. I have looked at the planning provisions that apply to your lot pursuant to Cabonne Local Environmental Plan 2012 (LEP), and I can provide you with the following information:

Zoned R5 Large Lot Residential. Measures 8,094m². Minimum Lot Size that applies to the area is 1 hectare (i.e. 10,000m²). The land is already under the minimum lot size, therefore cannot be further subdivided pursuant to the current LEP. Also the land is mapped as being 'bushfire prone'.

Notwithstanding, I note that the area has been identified in the Cabonne Settlement Strategy 2021-41 as potentially being a growth area. This means Council and State Government may consider a 'Planning Proposal' application to rezone / reduce the minimum lot size for the area. This is an involved and lengthy process and more information can be found on the link below. Subdivision can only occur if and when the planning proposal is supported and approved, and town services are extended into the area (water, sewer etc).

Council's Settlement Strategy (B.2 Canowindra): <https://www.cabonne.nsw.gov.au/Planning-Development/Settlement-Strategy>

Department of Planning's guide for Planning Proposals:
<https://www.planning.nsw.gov.au/plans-for-your-area/local-planning-and-zoning/making-and-amending-leps>

Kind regards

Kelly Walker

Cabonne Council

Senior Town Planner

Dear Sir,

Re a Proposed Development Application to Rezone a block of land on Tilga St Canowindra

It has come to our attention that there is a proposal before Council to have Lot 1292DP 1247534, 230 Tilga Street Canowindra, rezoned for R5 to R1.

We are opposed to such a rezoning for reasons stated below.

- A) Canowindra is a small country town, known and respected for the life style and comfortable living space that it stands for.

High density residential area amid larger (1 acre) blocks is so out of character for the established residential areas in that vicinity

We are certainly not opposed to expansion and development in the town. Such development is a good thing for the town, and indeed very necessary.

However, such expansion must be within the nature and general context of the town layout. People didn't and are not moving to Canowindra, to be surrounded by housing built so close to each other. There are lots of that sort of residential layout in the much larger towns and cities.

- B) Should the proposed rezoning proceed, then there are a number of issues that Council will be faced with very quickly.
- 1) The increased water flow that will result from the run off from the development of this area, will impact on the water build up that we experience, during heavy storms. This can and does create problems around Longs Corner Rd and Tilga Street, particularly at the intersection of the above streets.
 - 2) Longs Corner Road and Tilga Street are two quite busy streets, particularly at school times and during harvest periods. The intersection of Tilga Street and Longs Corner Road seems to involve some sort of confusion, as to whether it constitutes a "T" Intersection. The number of vehicles traveling north that turn right into Longs Corner Road from Tilga Street without any indicators, is quite surprising at times. Any increase in traffic flow, particularly considering two "T" intersections so close is of concern. An increase in traffic flow in this area, as a result of 20 plus houses, will certainly have the potential to add to any existing traffic flow issues.
 - 3) From a developer's perspective, if the proposal proceeds, then the investment will involve 20 plus houses needing to be occupied as quickly as possible upon completion. Depending on the rate of progression a lot of new residents will need to be attracted to the town over a short period. If not sold then the dwellings have the potential to become rentals or worse still remain vacant, causing another problem for the surrounding residents. Either way people or families may be living in Canowindra, but working and shopping in other centres. A cost, but without much benefit to Canowindra.

- 4) Does the Water and Sewage facilities have the capacity to cope with a short term increase of this nature?

It is one thing to increase the dwellings in the town by relatively low numbers, spread across the town, but to potentially increase the load in one area over a relatively short term is a different matter.

- C) We note that the proposed plan attached with the proposed development suggests possibly, 21 blocks are over 700m . The proposed development states a minimum size of 500m . If the development proceeds on **this** basis, then we are potentially looking at quite a lot more than 21 new residences.

Should this happen, then based on 2 cars per residence, the potential is for, depending on the size and design of the houses, a fairly high rate of street parking. This becomes a significant problem for garbage collection, etc.

We are relatively new comers to Canowindra, We are keen to see the town grow and progress, but it must be in a way that is for the good of Canowindra and everyone living here.

We note that the applicants/developers Matt and Samantha Dickinson, do not live in this town. We would suggest that their interest does not take on board the best considerations of the existing residents in this area, but rather, hopefully a successful commercial venture from an outside investor.

We hope that Council will see fit to consider the wellbeing of their local residents over the benefits of a money making venture from people from another area.

Yours sincerely

By Email: council@cabonne.nsw.gov.au

Dear Mr Byrnes

In 1830 Canowindra was starting to take shape, house dwellings were based on approximately 1000 square metres. This tradition continued until 1911 when the railway hit town, with a rapid surge in population house dwellings remained at 1000 square metres as is the case 110 years later in 2023.

I strongly disagree to the proposed rezoning at the corner of Tilga Street and Longs Corner Road. Lot 1291 DP 1247534.

Following are my reasons for disagreeing to this application.

THE DEMISE, THE DEATH OF THE BACKYARD

The appeal of small towns is that there is space for the family and friends to meet and play.

Gone will be the days of the vegetable garden, the chook run, free eggs, the rotary clothesline, of backyard cricket, of inviting your mates over for a muck around in the backyard. Gone are the days of just chasing the ball in the backyard, gone are the days in fact of the backyard which has been integral in this town for nearly 200 years.

TRAFFIC CHAOS

Each modern family owns approximately 2 cars, this means on a 21 lot 5-acre site approximate 42 cars at a.m. peak hour. Upwards of 40 cars could be on the move. This would be repeated p.m. at school closing and workers returning home between 3p.m. and 6 p.m. This congestion of traffic at these times is a **recipe for accidental disaster, which could be fatal**. During off peak times a simple task of going shopping could also be most dangerous particularly in the case of preschool aged children. Councillors should regard this point with **great caution**. Further to this Longs Corner Road is a designated B double corridor thus adding to potential danger.

ACCESS TO TOWN FACILITIES

The proposed rezoning is in the far north western corner of current residential Canowindra. This means that access to town facilities is basically limited to vehicular transport, hence the previously mentioned traffic chaos. As a result, transport of primary aged children would need to be under parental control, the distance between the proposed sub division to both the Public School and St Edwards Catholic School is 2.3 kms. The distance to the Canowindra High School is 1.4 kms. Further to this the simple family task of buying a loaf of bread or carton of milk, or visiting a friend, again requires vehicle transport. This exacerbates vehicle congestion on the proposed site.

WATER MITIGATION

Each block will consist of approximately 275 square metres of hard surface. This includes a 3-bedroom house, double garage and 10 metre driveways. This is well more than 60% of the estates total surface, increasing when roadways are also included. Even a summer storm of 25mls, will result in an overflow of 50mls at street level.

If a significant rain event of say 50mls occurs, it will result in an overflow of 100mls (6 inches) or more at street level.

This is in the middle of an already flood prone low-level area.

This fact is important when considering a positive outcome of this submission.

FURTHER MORE

The proposed rezoning will be uncharacteristic of Canowindra and the surrounding villages,

I do not want to see a compact housing estate to be developed in this town, consisting of endless rooves and concrete.

It will negatively impact on current surrounding residents.

They purchased their homes/land on the proviso of current zoning.

The subdividing of other adjacent properties has been rejected by council and there pending sales have not progressed due to this reason.

Lack of available land is inconsistent of current availability.

Not related to this objection. I will follow by giving you details of 20 acres within 5 minutes of Gaskill Street, central district of Canowindra.

I will propose and submit that upon completion of Land mitigation through Bill Chapman at srdland consulting development company. A development of 28 lots of land, with a minimum size of 1600 square metres between Browns Avenue and Thompson Street Canowindra, is available. These lots have been fully surveyed by srdland.

Lodgement of the DA has been withheld until water mitigation reports have been received. The surveyed plan of this site is included for your perusal. I enclose this information in anticipation of your receipt of a formal application.

This submission is provided by myself, Garry Edward Rice in conjunction with conversations with other Canowindra residents.

With respect

And consideration

October 17, 2023

The General Manager
Cabonne Shire Council
Development Services Department
PO Box 17
Molong NSW 2866

Subject: Application Number PP-2022-1979

Dear Sir or Madam,

I am writing to express my strong opposition to the proposed rezoning from R5 Large Lot Residential to R1 General Residential of 230 Tilga Street, Canowindra.

It has come to my attention that there is a proposal to rezone this area, and I believe it is in the best interest of the community to maintain the current zoning for several compelling reasons.

Canowindra is known for its unique and charming character and rezoning 230 Tilga Street could potentially disrupt the existing ambiance of the town. The existing zoning regulations have been put in place to maintain the architectural and historical integrity of Canowindra and any deviation from this could have a detrimental impact on the town's charm and heritage.

My house in Bluebell Street is still under construction, I hope to move in before the end of the year. I am moving back to the country, I am originally from Caragabal, to escape the population explosion of the Central Coast. I chose Canowindra because of its small town country charm and the wonderful people who live there. I am all for growth and expansion but keep the towns character as it is, don't turn it into another cheap housing suburb.

Too many people squeezed in to a small area is always a recipe for disaster. Overcrowding can strain resources, infrastructure, and services, leading to a range of negative consequences, such as inadequate access to healthcare and emergency services.

I am not alone in my concerns. Many members of the Canowindra community share my views and have voiced their objections to this rezoning proposal. It is essential to consider the collective interests and well-being of the residents when making decisions that will affect our town and quality of life.

In conclusion, I strongly urge the Cabonne Shire Council to consider all of the implications of rezoning of 230 Tilga Street, Canowindra and to take into account the concerns raised by the community.

Thank you for your time and consideration.

Dear Mr Byrnes

Re: Development Application- Rezoning from R5 large lot to R1 General Residential with a minimum lot size of 500m2

We wish to oppose the rezoning application of lot 1292 DP 1247534, 230 Tilga Street Canowindra from Matt & Samantha Dickinson (Jindalee Constructions Ply Ltd), for the following reasons.

1. Greatly increased traffic, activity and noise within the area. This will lead to an increase in the population density, which intern leads to greater traffic, activity, and noise within the area. The current infrastructure will not be able to cope with the increase in dwellings.
2. The proposed development is out of character for the current area. 21 residential lots are in the centre of surrounding larger lots. The residents have chosen to live in the specific area due to its spacious, open neighbourhood. Rezoning will lead to overcrowding, increased density, and the loss of neighbourhood character. The rezoning does not fit within the culture and context of current area.
3. This will lead to reduction in land value for current landholders. There is a fear that rezoning would lead to a decrease in property value. This concern is based on if an area becomes less desirable due to changes of character or increase congestion, property values will decline.
4. Safety concerns, rezoning regulations exist for a reason. Rezoning could be seen as a disregard to the current regulations and potential settings and precedent for further zoning changes. Overcrowding an increased noise due to the higher population. Density would diminish the overall quality of life for the current residence and would lead to reduce privacy, more noise, pollution, and less peaceful surroundings.
5. The proposed exit roadway onto Tilga Street and Longs corner Road directly impact the residence that live along these roads where road infrastructure is already an issue.

As a current resident, we would propose that the subdivision only be divided into 4 lots, and we would welcome a community consultation meeting to discuss the matter further.

Kind regards

Mr Brad Byrne
General Manager
Cabonne Council
Bank Street
MOLONG NSW 2866
[Email: council@cabonne.nsw.gov.au](mailto:council@cabonne.nsw.gov.au)

Dear Sir

**Re:- Proposed Development of Lot 1292 DP1247534, 230 Tilga Street
CANOWINDRA**

As residents of 261 Tilga Street CANOWINDRA we wish to object to the proposed development at the above address.

We are extremely upset that we were not advised of this development application that is proposed was not available to us either by mail, personal visit or local media. On receiving notification by word-of-mouth we visited Council Office in Canowindra to find the details of the proposal had to be sourced from Molong with staff having no local knowledge of the development.

In the information we have now received there is no mention of traffic movements on both Longs Corner Road and Tilga Street. Both roadways are subject to heavy vehicle transport traversing East/West and North/South and not forgetting that Longs Corner Road is a direct route to local grain storage sites.

As for the planning of the site, there is much that needs to be addressed:-

1 This is a rural community and the size of block is inconsistent with expectation of having a decent backyard for either families or people wanting a "sea change" with their "vegie patch" in the backyard. Blocks of land that are currently available in this area are acreages where as these blocks proposed are so small that it is just like having a unit in a block and turn country living to city living!! Currently all blocks north of Longs Corner Road are large lifestyle blocks and by council's own regulations prevent sub-division of properties and this parcel of land is only 1.9 Ha and will become "townhouse" living which is not suited to this area.

2 Mentioned in the proposal notes is the need for easements to facilitate the up grading of water, sewerage and electricity and no indication as to where they will be sited and who will be affected.

3 Some of the proposed blocks are subject to flooding and there is no mention of any remedial work to prevent the flooding of homes and redirection of flood water on to existing unaffected properties as indicated by the photograph attached to this email.

We trust council will give serious consideration to our objections

Dear Sir

Development Description	Rezoning from R5 Large Lot Residential to R1 General Residential with a minimum lot size of 500m ²
Development Address	Lot 1292 DP1247534, 230 Tilga Street, Canowindra
Application Number	PP-2022-1979
Applicant's Name	Mat & Samantha Dickinson, C/- Jindalee Constructions Pty Ltd

We wish to strongly oppose the rezoning from R5 to R1 and the Development Application at Lot 1292 DP1247534 at 230 Tilga Street, Canowindra.

As retired farmers, we have invested our life savings to purchase land on the fringe of the town centre which affords us the peaceful lifestyle of a R5 Area. The R5 zoning and lot size was paramount in our consideration and determination to purchase in the location that we did. This was to ensure that we had sufficient green space and certain building setbacks from the adjoining land owners. Not only would this development greatly change our lifestyle by removing the peace and tranquillity it would also potentially devalue our property because future buyer would have a very noisy, busy neighbourhood to contend with.

If this development is allowed to proceed it is one more example of Cabonne Council ignoring the concerns of Canowindra residents.

Grounds for Objection

Infrastructure Needs

The Gateway Determination Report – PP-2022-1979 (**Gateway Determination**) and the Planning Proposal prepared by Claire Johnstone Planning & Development dated August 2023 (**Planning Proposal**) make reference to the proposed development site being serviced by a two lane sealed bitumen roads.

The two roads that would service the proposed development (Longs Corner Road and Tilga Street) are completely inadequate for a development of this scale. Neither road has kerb or guttering and both roads are in poor condition and subject to intermittent flooding and inadequate water drainage in heavy rain fall.

The Longs Corner Road junction, is a narrow and dangerous stretch of road, regularly frequented by large B Double trucks and farm machinery, with insufficient room to accommodate both lanes of traffic. It is a major safety concern. A major upgrade of the roads in the immediate area would be required to ensure safety for motorists and pedestrians given the inevitable increase in traffic.

The proposed new road servicing the development is also of great concern, The proposed through road with ingress and egress on both Tilga and Longs Corner Road creates additional traffic congestion. Tilga Road is already the sole access way for two heavy vehicle businesses and two school bus depots.

It is not evident that a traffic impact assessment has been undertaken in connection with the proposed development application. A report into the traffic impact is imperative given the poor and unsafe traffic conditions that exist in the area of the development.

Land Availability

The Settlement Options Paper for Canowindra provides that there are approximately 164 lots in the existing Zone R1 which more than adequately provides for the urban housing needs in the next 20 years on the basis that the current growth is expected to continue in line with the historical growth in Canowindra without the proposed development rezoning. Even accounting for the constrained development land there is still the required 88 vacant lots within the existing R1 zoning with development potential.

The Gateway Determination of 7 dwellings a year does not further consider that from that 7 only 4.4 dwellings will be required in R1 zoning with the balance being required for large lot residential.

The Strategy Growth Areas identified in the Canowindra Settlement Options in the Cabonne Settlement Strategy also identifies considerable land with the R1 zoning that is available for development without an change in the Local Environmental Plan. This includes land that Cabonne Council has for release and under-utilised Crown Land. It is noted that Council has another 19 lots that are vacant in the Bluebell Street development which should be released for development.

There is also land development potential closer to the town centre that is also available for potential re-zoning and infill development.

It is recognised in the Canowindra Settlement Option that any rezoning or development of the CAN3A growth area could impact on the large lot residential amenity and building setback, and any proposed development would require the majority of owners support the road/utility connections to make any development of the area viable.

The Canowindra Settlement Option also identifies the importance to many people who seek to live in rural settlements do so with the expectation of having large holdings/backyards...It would be incompatible with the character of these settlements to assume that each and every vacant lot will be developed or subdivide to its minimum lot size.

People who have purchased in R5 zone have done so for that very reason, to be afforded the space, extended garden and storage needs.

It is not clear why Council has supported this particular development which requires a change the Local Environmental Plan, when Council has refused other residents requests for subdivision of land in the local area to be made available for further dwelling needs.

Essential Services

The adequacy of the reticulated sewer and water service in the immediate area is questionable. It is evident from recent houses constructed in the immediate area that significant upgrades to existing services infrastructure would be required to accommodate a potential 21 new dwellings. There is insufficient evidence to establish that the existing services infrastructure will be adequate for the servicing of the proposed development.

There is no postal delivery service to Tilga Street nor any public transport.

Development application requirements

As part of any development application it is a requirement under the Environmental Planning and Assessment Regulations 2000, that all development applications are

accompanied by a statement of environmental effect. It does not appear that any such statement has been provided by the applicant. No statement has been uploaded to Council's website as part of the exhibition process. The development application should not be approved as it does not comply with the legal requirements for a development application.

It is evident that only limited people were notified of the proposed development and there does not appear to be any notice of the development application at the site. Given the people who are potentially adversely affected by the proposed development given the type and scale of the development the number of people notified by Council is contrary to Council's obligations under the Cabonne Council Community Participation Plan.

Further no details in relation to the proposed development were available at Council's office in Canowindra and were only on display in Council's Molong Office. We note that residents affected by the development specifically requested that the information in relation to the development be made available at Canowindra to enable residents to view the proposal.

The Gateway Determination requires consultation with NSW RFS in relation to the proposed development. There is no evidence that this consultation has taken place. No development application should be considered until consultation with NSW RFS.

Large Lot Residential Areas

In the Local Profile & Issues Paper, part of the Cabonne Settlement Strategy, at page LPIP-11 it provides that the adjusted settlement populations in 2016 suggest that much of the growth in Canowindra has been in the large lot residential areas and that in Canowindra growth in the large lot residential areas have partly offset the decline in the main urban area. As Canowindra continues to have consistent falls in its population in urban areas.

As the population ages and more of the people from the surrounding agricultural land sell and/or complete their business succession, it will no doubt lead to an influx in the popularity of large lot residential for people transitioning to town living who want to maintain the space and peace they are used to.

This proposition is evidenced by Direction 25 of the Local Profile & Issues Paper, provides that 'Planning controls are unlikely to be the main barrier to achieving improved housing mix & affordability as most issues arise from the economics of development. Minimum lot sizes are unlikely to be a major constraint to growth in most towns/villages because historically larger lot sizes have been preferred. In large lot residential areas, there may be the opportunities to consider reductions in lot size down to 0.8-1.0ha, subject to addressing on-site effluent management & NSW

Government concerns.' This proposition is a sound one, as it preserves the large lot residential areas, while still encouraging development within the area. Cabonne Council itself has stated that 'we suggest it is unnecessary to target specific sites for higher densities as it is highly dependent on landowner desire to development, though it has set out key principles for growth.'

Further large lot residential areas are vital as a buffer zone to avoid land use conflicts between existing agricultural activities and general residential.

The proposed development could also result in a decrease in value of the surrounding large lot residential properties, given the encroachment into the established area by

smaller lots residential and the over development of the area, which is inconsistent with the nature and appeal of the immediate area.

Urban Design

The proposed development is not consistent with the settlement patterns for Canowindra. There is no similar style development within Canowindra and the proposed development provides no interface between the public space and the private buildings or the adjoining land and developments.

Direction 29 from the Local Profile and Issues Paper provides relates to the delivery of healthy built environments & better urban design. The desired outcomes are to:

- enhance the quality of neighbourhoods by integrating recreational walking and cycling networks;
- reflect local built form, heritage and character in new housing developments

Direction 29 provides that 'the NSW Government has recently prepared regional urban design guidelines as part of a suite of Better Placed documents. This Strategy seeks to protect & enhance the (existing and/or desired future) character of settlements through appropriate infill development & built form/landscape...., it is important to locate development where it has a reasonable level of connection & amenity to promote healthy & sustainable development of high quality & appearance. This takes into account the importance of heritage & historic streets & conservation areas as well as rural & settlement landscape qualities.

The Gateway Determination indicates that the proposed development is able to be connected to walking and cycle networks for access to the town centre. This is not correct. There is no kerb and gutters, foot paths, walkways, cycleways or public transport to support the development.

The proposed development does not integrate with the surrounding lands and is completely out of character with the surrounding properties and does not seek to protect and enhance the character of the area nor does it respect the rural settlement qualities of the surrounding area.

Moving Forward

Whilst we do not object to the utilisation of the land and welcome further development, in a measured and controlled fashion, it should be within the current zoning of the Local Environmental Plan. With so many alternative options available to address the strategic housing needs of the Canowindra Community over the next 20 years, we fail to see how a proposal for such a gross overdevelopment of land which bears no resemblance to the surrounding area could be consider for approved by Council. **We welcome any opportunity to discuss this mater further with the applicant and Council.**

Dear Mr Byrnes,

Development Description	Rezoning from R5 Large Lot Residential to R1 General Residential with a minimum lot size of 500m ²
Development	Lot 1292 DP 1247534, 230 Tilga Street, Canowindra
Applications Number	PP-2022-1979
Applicant's Name	Matt & Samantha Dickinson, C/- Jindalee Constructions Pty Ltd

I am writing in response to the above development application.

I wish to oppose the rezoning from R5 Large Lot Residential to R1 General Residential for the following reasons:

1. Inconsistency of residential lots - on page 3 of the *Contamination Report – 230 Tilga Street, Canowindra_PP-2022-179* and pages 4-6 of *NSW Department of Industry publication - Gateway determination report* states a 22-lot residential subdivision, however on pages 1-2 and 4-5 of *Mapping-230-Tilga-Street-Canowindra_V2_PP-2022-1979* it details 21 residential lots.
2. The proposed development is out of character for the current area – the proposed 21/22 residential lots are in the centre of the surrounding larger lots. The residents have chosen to live in this specific area as it is spacious, open, and has a green neighbourhood ambiance. Rezoning will lead to overcrowding, increased density, and loss of the neighbourhoods' character. The rezoning and construction of the 21/22 dwellings does not fit the aesthetics, or cultural context of the area.

"It is important to note that many people who seek to live in a rural settlement do so with the expectation of having a larger holding/backyard... for a shed, storing equipment, or extended garden. It would be incompatible with the character of these settlements to... be developed or subdivided..." (page 3 - B2. CSS Canowindra Settlement Options Post Exh May 2021)
3. *"The CSS identifies the land as appropriate for future rezoning to provide residential land and reduction in MLS (minimum lot size), which has high demand and currently low supply in Cabonne LGA and the adjoining Orange LGA..." (page 9 - NSW Department of Industry publication - Gateway determination report).* Whilst Canowindra is located in the southern edge of Cabonne Shire, it is located ~32kms from Cowra and ~60 kms from Orange. Therefore, Cowra, then Orange, are the closest higher-level service centres. Molong is located ~33km north-west of Orange on the Mitchell Highway, which is the closest higher-level service centre. Molong is experiencing increased population growth (+0.91/year), therefore has a higher demand (for residential occupancy), and currently a lower supply of residential lots available. Molong would be the preferred location in the Cabonne LGA.
4. Greatly increased traffic/activity/noise within the area – this will lead to an increase in population density, which in turn leads to greater traffic, activity, and noise within the area. The current infrastructure (water, sewer, and electricity) will not be able to cope with the increase in dwellings. *"The planning proposal should be updated to provide certainty about capacity for sewer and water servicing." (page 14 - NSW Department of Industry publication - Gateway determination report).*

The current residential dwellings in the area have at least 2 vehicles per residence, with the proposed 21/22 dwellings, this would add an additional 42-44 vehicles into the current residential area. *"The concept subdivision plan shows access to the site from as a through road from both Tilga Street and Longs Corner Road. Council has raised concerns with this design element and noted that the preferred access treatment to the site would be a cul de sac..."* (page 14 - NSW Department of Industry publication - Gateway determination report).

It is noted that Longs Corner Road is an approved B-double Route.

5. Reduction in land value – there is concern that rezoning would lead to a decrease in property values. This concern is based on, if an area becomes less desirable due to changes in its character or increased congestion, property values will decline, affecting homeowners' investments and would lead to financial losses.

Due to the (proposed) size of the small residential lots, there is concern that the dwellings constructed could be dual occupancy, transportable housing, and/or multi storey dwellings. These types of dwellings is out of character for the current area.

6. It is noted on page 15 NSW Department of Industry publication - Gateway determination report (9 Recommendation) that the land is identified as bush fire prone land – Vegetation Category 3, and at the time of submission of the proposal, consultation with NSW Rural Fire Service (RFS) has not occurred.
7. Agricultural land – some residents have stock/animals (horses, sheep, cows, chickens) or grow crops. This practice promotes self-sufficiency and a sense of connection to the land. *"There are some of the highest quality agricultural lands around Canowindra and expansion of urban areas should seek to protect these where possible."* (page 9 - B2. CSS Canowindra Settlement Options Post Exh May 2021)
8. Increase in lower socioeconomic residents – rezoning aimed at increasing housing density will lower the land value, with the ability of new homeowners renting out the premises. This would lead to lower socioeconomic residents relocating to the area, which in turn, would increase safety concerns.
9. Safety concerns – zoning regulations exist for a reason. Rezoning could be seen as disregarding the current regulations and potentially setting a precedent for further zoning changes, leading to an unpredictable future for the neighbourhood. Overcrowding and increased noise, due to higher population density, would diminish the overall quality of life for the current residents, and would lead to reduced privacy, more noise pollution, and less peaceful surroundings. *"...it is common in Cabonne's villages for people to desire a larger holding for privacy/amenity..."* (page 11 - B2. CSS Canowindra Settlement Options Post Exh May 2021)
10. *"Future residential development will maintain and be consistent with residential character of the surrounding Canowindra village area. The proposal is logical extension of the residential area of North Canowindra and to be developed for higher density residential as envisaged by the LSPS and CSS."* (page 14 NSW

Department of Industry publication - Gateway determination report) (Visual) This statement is inconsistent with the current large lot residences surrounding the proposed rezoning and development.

11. Canowindra Settlement Population – “the historic population of the urban area of Canowindra (excl. large lot residential areas) has been measured at each census and is set out in Figure.2 below. It has decreased every census period generally by ~-0.5-0.8%/year... it is likely related to reduced dwelling occupancy rates (2011 was 2.2; 2016 is now 2.1) & less occupied dwellings (Unoccupied – 2011 = 78; 2016 = 93) even if total dwellings increased.”

Figure 2: Table of Canowindra urban areas population change 1976-2016 (ABS Census).

Year	1976	1981	1986	1991	1996	2001	2006	2011	2016
Pop.	1,743	1,720	1,717	1,715	1,656	1,516	1,499	1,424	1,395
Chg.	N/A	-23	-3	-2	-59	-140	-17	-75	-29
Period	Change		% Change from Previous Period		Average Annual % Change				
1976 - 2016	-348		-19.97%		-0.50%				
1986 - 2016	-322		-18.75%		-0.63%				
1996 - 2016	-261		-15.76%		-0.79%				
2006 - 2016	-104		-6.94%		-0.69%				

Figure 3: Estimate of population in LLR areas from number of dwellings (2009 & 2019).

LLR Area	Est. 2009 Dwellings	Est. 2019 Dwellings	Change Dwellings	Est. Inc. Pop. @ 2.3people / dwelling
West LLR	8	14	+6	(13.8) 14
North LLR	25	29	+4	(9.2) 9
East LLR	90	106	+16	(36.8) 37
Total	123	145	+26	(59.8) 60

Figure 4: 2006-2016 estimated population growth Canowindra settlement.

Canowindra Settlement	2009 Pop. Est.	2019 Pop. Est.	Change
Urban Area	(2006) 1,499	(2016) 1,395	-104
West LLR	21	35	+14
North LLR	55	64	+9
East LLR	207	244	+37
Total	1,782	1,738	-44
Av. Ann. %			-0.25%/year

It is noted in Figure 2: Table of Canowindra urban areas population change 1976-2016 (ABS Census) of a decline of Canowindra's urban population from 1,743 (1976) to 1,395 (2016) – a reduction of 348 residents over 40 years.

Whilst the Census boundaries do not include Large Lot Residential (LLR) areas, Figure 3: Estimate of population in LLR areas from number of dwelling (2009 & 2019) the figures provided are an “estimate” only (page 3 - B2. CSS Canowindra Settlement Options Post Exh May 2021).

Figure 4: 2006-2016 estimated population growth Canowindra Settlement estimates population (urban & LLR) figures at 1,738.

Based on the analysis in this Strategy, the projected population growth average for Canowindra 2021-2041 (20 years) is expected to range from (see Figure.5):

- Minimum: -0.5 %/year;
- AVERAGE: +0.1%/year (static to low population growth);
- Maximum: +0.5%/year.

Below are the estimated population figures over the next 18 years for the Canowindra Settlement (urban & LLR) to **2041**:

Minimum (-0.5%/year) = 1,576 (1,738 - (9 x 18 = 162))
 AVERAGE (+0.1%/year) = 1,774 (1,738 + (2 x 18 = 36))
 Maximum (+0.5%/year) = 1,900 (1,738 + (9 x 18 = 162))

It is noted that the number of *unoccupied dwellings* has increased by 15 (from 78 to 93) (*Census figures - 2011 to 2016*).

12. The proposal does not take into consideration other areas of Canowindra deemed suitable for

residential development. A2. *CSS Canowindra Settlement Options (Post Exh May 2021)* identifies other (more suitable) areas for development:

- Zone R1 – Thompson St/Hospital Lane (East Canowindra)
- Zone R1 – South Canowindra
- CAN1 – Hospital Site (Rezone for Urban Use)
- CAN2 – Thompson St (Rezone for Urban Res.)
- CAN4 – Thompson St (Rezone for Large Lot Res.)
- CAN3A – O'Malveney St (Rezone for Urban Res.)
- CAN3B – Tilga St (Rezone for Large Lot Residential)
- CAN5 – South Canowindra (Rezone for Residential)
- CAN-IND1 & IND2

13. The proposed exit roadway onto Longs Corner Road directly impacts my house at 13 Longs Corner

Road, where bedrooms are located.

I request that the area remain as Large Lot Residential (LLR) and be limited to a maximum subdivision of 2 lots (with 1 lot slightly under the current zoning restrictions ie 0.965 ha). Another proposal that Council could consider would be to reduce the Large Lot Residential size restrictions in the Moorbel area, thus creating a greater potential area for residential developments.

Please do not hesitate to contact me if you have any questions or wish to discuss

the above further. Regards

18 October 2023

Department Leader — Development Services
Cabonne Council
PO Box 17
MOLONG NSW 2866

BY [EMAIL: council@cabonne.nsw.gov.au](mailto:council@cabonne.nsw.gov.au)

Dear Richard Pamplin,

Development Description: Rezoning from R5 Large Lot Residential to R1 General Residential with a minimum lot size of 500m2

Development Address: Lot 1292 DP 1247534, 230 Tilga Street, Canowindra

Applications Number: PP-2022-1979

Applicant's Name: Matt & Samantha Dickinson, C/- Jindalee Constructions Pty Ltd

We are writing in response to the letter received regarding the above. We are objecting to the rezoning of the above property. We would love to see Canowindra grow as a town & we are not against having the land divided into 2 — 4 Blocks keeping with the current character of the area.

Reasons being:

- We as land owners of our own home are not able to sub-divide our 2.5 acre block & the neighbour adjoining the back of our property was told recently that she can not sub-divide her 2 acres.
- The land is currently in a high fire zone & a natural water course.
- When the land was first sub-divided a few years ago, council did not notify any of the adjoining properties.
- All blocks in this vicinity are large lot residential (R5) & a big factor in why we have chosen to live here, most people in the area of the proposed rezoning application own their houses & have some form of stock. Sheep, cattle, chooks etc.
- Due to the number of houses/units proposed in the application it does not fit in the current scenic quality of the area. We believe if this was to go ahead our land/homes would de-value greatly, it would no longer have a rural atmosphere anymore but more of a city feel.
- Privacy will be a big issue to the number of proposed blocks adjoining our back yard. We would have 3 blocks on our boundary fence.
- We currently all have septic tanks for our sewerage as there is no town connection to our properties, so if the rezoning was to happen, how do you propose to cater for that number of septic systems?

Dear Sir

Re:- Proposed Development of Lot 1292 DP 1247534, 230 Tilga St CANOWINDRA

As residents of the adjoining block of 209 Rodd St we wish to object to the proposed development at the above address.

We are very concerned at the way we and neighbours were made aware of the proposed development, in that we received a letter with no plan attached and were told to view it in Molong. Then to confer with neighbours who would be affected that had no notification and who were also completely overwhelmed by the proposal and what it would do to our lifestyle as we currently know it, given that we purchased in an area deemed initially rural residential then large allotment as it is currently zoned.

When we spoke to the current owners, they initially spoke of 3-5 houses and we had taken that as a possibility not 22 houses on a block with water issues.

We have owned our block for twenty years and it that time we have, fenced, ploughed, harvested oats for hay and run stock on the above block. We have witnessed on numerous occasions large expanses of water flowing freely and quite deep across the block fed with water from rainfall over 12 inches with the November 2022 being the exception of extensive flooding of neighbouring blocks lower Tilga St and the intersection of Tilga St and Long Corners Rd— pictures attached. There is currently swamp grass growing on the proposed block, picture attached.

1. The proposed development would inhibit the waterflow that occurs after heavy (1-2inches) rainfall that flows from beyond the cemetery, crossing Rodd St and flowing behind our neighbours in Rodd St, across the above mentioned block pooling at lower Long corners and Tilga Sts. Most of the water dissipates within 24-36hours.
2. The traffic that travels on the Long Corners Rd is a throughfare for heavy trucks and machinery as well as private vehicles to and from town but also to the nearby Mill and Wool store as well out to properties. Mainly to avoid the narrow intersection of Belubula Way and Rodd St down Ferguson St to Tilga St to go to Cowra,etc. To have an additional 5 properties and a road entering Long corners Rd within a short distance would be of a concern.
3. There I also no indication as to where the easements to facilitate the upgrade of the sewer and water and electricity would be located. Current residents of R5 zone had recently been told no sewerage until 2041.
4. The Gateway of Determination from the Department of Planning and Environment signed by Garry Hopkins on 24.11.2022 states "The LEP should be completed within nine months (9) of
5. the date of the gateway of determination." Does this mean that the document is no longer relevant?

4. As stated in the planning proposal by Clair Johnston-

3.3 Environmental, Social and Economic Impact

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal does not have any other likely environmental effects that warrant any further assessments.

Has the Planning Proposal adequately addressed any social and economic effects?

The Proposal seeks to provide opportunities for diversity and choice of housing locations within the town of Canowindra which is aligned with Councils Land Use Strategy. The Planning Proposal is considered to be of minor nature and will provide positive social and economic benefits to the Canowindra community.

In conclusion we do not consider this development of a "minor nature" as it has already impacted on **our** social and economic lives. This being due to possible change of lifestyle and property in our lives as we currently know it, having nurtured our property to be our forever home now that we own it outright after a lifetime of working.

We trust council will give serious consideration to our objections



7 November 2023

The General Manager
Cabonne Shire Council
99-101 Bank St
MOLONG, NSW, 2866

Attention: Richard Pamplin

Dear Sir/Madam

Reference is made to your email dated the 23 October 2023 regarding twelve (12) submissions that were received during the notification period of the Planning Proposal for the Rezoning of Land at 230 Tilga Street, Canowindra.

The objective of the Planning Proposal is to amend the *Cabonne Local Environmental Plan 2012* to rezone the subject property from a R5 Large Lot Residential zone to R1 General Residential zone for the purposes of future urban residential growth within the town of Canowindra. The intended outcome is to contribute to the demand for urban residential growth within the town of Canowindra and to facilitate housing and employment as supported by the *Cabonne Settlement (Land Use) Strategy 2021*.

The Planning Proposal is consistent with Councils Land Use Strategy as it provides the opportunity to locate higher density development close to the town centre of Canowindra, capitalise on existing infrastructure within the immediate area and increase the housing choice in a regional town that is accessible to services and jobs within the Central West.

A summary and response to the relevant objections are provided below for your consideration:

Summary of Objection: Increase in Traffic Movements in the Area

Response to Objection: If the Planning Proposal approved by Council and proceeds to Final Plan Making, a Development Application will be lodged seeking development consent for subdivision, pursuant to compliance with the relevant planning instrument. During the assessment of the application traffic impacts will be assessed and conditions of consent will apply to ensure compliance with relevant legislation, Councils Plans and Policies.

Summary of Objection: Decrease in Land Values

Response to Objection: Land values are not a planning consideration.

Summary of Objection: Impact on the existing quiet streetscape and privacy

Response to Objection: The objective of the Planning Proposal is to amend the *Cabonne Local Environmental Plan 2012* to rezone the subject property from a R5 Large Lot Residential zone to R1 General Residential zone for the purposes of future urban residential growth within the town of Canowindra. The intended outcome is to contribute to the demand for urban residential growth within the town of Canowindra and to facilitate housing and employment as supported by the *Cabonne Settlement (Land Use) Strategy 2021*. If the Planning Proposal approved by Council and proceeds to Final Plan Making, a Development Application will be lodged seeking development consent for subdivision, pursuant to compliance with the relevant planning instrument. During the assessment of the application likely impacts on the context and setting will be assessed and conditions of consent will apply to ensure compliance with relevant legislation, Councils Plans and Policies.

Summary of Objection: Flooding Impacts

Response to Objection: The subject property is not identified as being in the Flood Planning Area. If the Planning Proposal approved by Council and proceeds to Final Plan Making, a Development Application will be lodged seeking development

consent for subdivision, pursuant to compliance with the relevant planning instrument. During the assessment of the application flooding impacts will be assessed and conditions of consent will apply to ensure compliance with relevant legislation, Councils Plans and Policies.

Summary of Objection: Existing infrastructure (water, sewer and road networks) is not adequate to service the proposed rezoning

Response to Objection: Canowindra has had a Sewage Treatment Plant (STP) & reticulated sewerage since the early 1970s. The STP design loading is ~2,500 Equivalent Persons. The projected population for Canowindra would need to exceed 1.5%/year from 2021-2041 to exceed its capacity which is unlikely. However, any significant growth may require upgrading of the STP so this should be monitored by Council. Connection to reticulated sewer allows connected lots to subdivide down to 500m² per lot in zone General Residential zone. It is assumed there is sufficient capacity to allow for some population growth as per discussions with Council staff as per the proposed rezoning.

Canowindra is connected to the Central Tablelands Water (CTW) network via a pipeline from Blayney LGA/Cowra LGA that services some of the large lot residential areas. It is assumed there is sufficient capacity to allow for some population growth as per discussions with CTW as per the proposed rezoning.

Low voltage electricity is available in most formed streets and can be extended to allow for growth. There is no high voltage electricity lines or gas line present near Canowindra to facilitate energy-intensive uses such as industry. The NBN maps in 2020 suggest that all of Canowindra and surrounds has potential to connect to the fixed-wireless network for telecommunications/internet. Canowindra has a local waste depot located off Nangar Rd towards Eugowra that provides landfill and recycling services.

If the Planning Proposal approved by Council and proceeds to Final Plan Making, a Development Application will be lodged seeking development consent for subdivision, pursuant to compliance with the relevant planning instrument. During the assessment of the application, infrastructure will be assessed and conditions of consent will apply to ensure compliance with relevant legislation, Councils Plans and Policies.

Summary of Objection: Increase in security and safety concerns for Canowindra

Response to Objection: If the Planning Proposal approved by Council and proceeds to Final Plan Making, a Development Application will be lodged seeking development consent for subdivision, pursuant to compliance with the relevant planning instrument. During the assessment of the application, crime, safety and security concerns will be assessed and conditions of consent will apply to ensure compliance with relevant legislation, Councils Plans and Policies.

Summary of Objection: Proposed minimum allotment sizes do not fit in with the surrounding streetscape or area of Canowindra

Response to Objection: The subject property is surrounded by rural residential and residential land use with R5 Large Lot Residential zone to the North, East and West and R1 General Residential zone located to the South. The proposed minimum allotment size is consistent with the R1 General Residential zone to the South, therefore is consistent with the surrounding streetscape and area of Canowindra. Furthermore, the Planning Proposal is consistent with Councils Land Use Strategy as it provides the opportunity to locate higher density development close to the town centre of Canowindra, capitalise on existing infrastructure within the immediate area and increase the housing choice in a regional town that is accessible to services and jobs within the Central West.

Should you have any further questions or wish to discuss further in detail, please do not hesitate to contact me on 0449 518 868.

Yours faithfully

Claire Johnstone Planning & Development
'Woburn Park'
144 Walli Road
WOODSTOCK NSW 2793
Email: claire.johnstone05@gmail.com
Phone: 0499 518 868

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ITEM 1 - COUNTRY MAYORS ASSOCIATION

REPORT IN BRIEF

Reason For Report	To update council on items of business discussed at Country Mayor's Association meeting.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.1.4.1b - Meet with other regional local governments for planning purposes.
Annexures	1. CMA AGM Minutes 2023 24 November ↓ 2. CMA Minutes 2023 November 24 ↓ 3. CMA - Communique - 24 November AGM and General Meeting ↓
File Number	\\OFFICIAL RECORDS LIBRARY\GOVERNMENT RELATIONS\LOCAL AND REGIONAL LIAISON\COUNTRY MAYORS ASSOCIATION OF NSW - 1630347

GENERAL MANAGER'S REPORT

The Mayor and General Manager attended the Country Mayors Association AGM and general meeting in Sydney on 24 November 2023.

Special guests at the general meeting included:

- The Hon Chris Minns MP, Premier of NSW
- The Hon Rose Jackson MLC, Minister for Water, Minister for Housing, Minister for Homelessness, Minister for Mental Health, Minister for Youth, Minister for the NorthCoast
- The Hon Steve Whan MP, Minister for Skills, TAFE and Tertiary Education
- The Hon Dugald Saunders MP, Leader of The Nationals, Shadow Minister for Regional NSW, Shadow Minister for Agriculture and Natural Resources
- The Hon Damien Tudehope MLC, Shadow Treasurer, Shadow Minister for Industrial Relations
- The Hon Steph Cooke MP, Shadow Minister for Water, Shadow Minister for Crown Land

Minutes of the AGM and General Meeting are attached for councillors' information. Any queries regarding items discussed should be directed to the Mayor or General Manager.

ITEM 2 - CENTRAL NSW JOINT ORGANISATION

REPORT IN BRIEF

THIS IS PAGE NO 1 OF THE GENERAL MANAGER'S REPORT ON MATTERS FOR NOTATION TO THE ORDINARY MEETING OF CABONNE COUNCIL HELD ON 12 DECEMBER, 2023

Reason For Report	Council to note attendance at the CNSWJO Board meeting.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.1.4.1b - Meet with other regional local governments for planning purposes.
Annexures	1. 231123_Mayoral Board Report November 2023 Final ↓
File Number	\\OFFICIAL RECORDS LIBRARY\GOVERNMENT RELATIONS\LOCAL AND REGIONAL LIAISON\CENTRAL NSW JOINT ORGANISATION (CENTROC) - 1630400

GENERAL MANAGER'S REPORT

The Mayor attended the Central NSW Joint Organisation Board meeting and round table with Ministers held in Sydney on 23 November 2023.

Mayoral Board report and minutes of the meeting are attached for councillors' information.

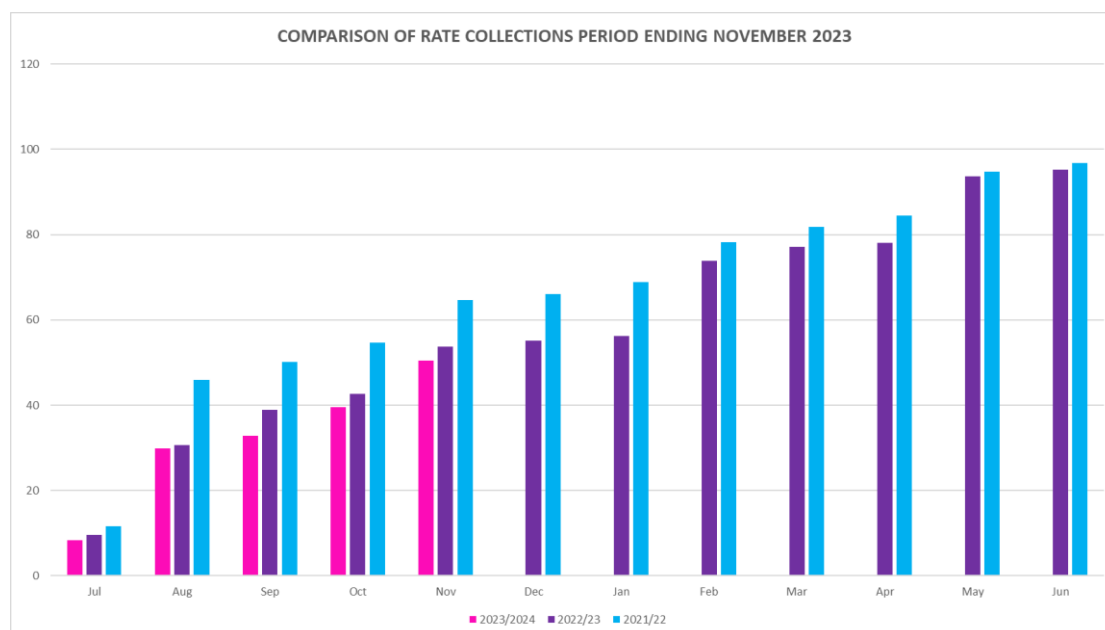
ITEM 3 - RATES SUMMARY

REPORT IN BRIEF

Reason For Report	Information provided in relation to council's rates collection
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.1.1.2a - Levying of Rates & Charges in accordance with the Local Government Act.
Annexures	1. RATES GRAPH NOVEMBER.pdf ↓
File Number	\\OFFICIAL RECORDS LIBRARY\FINANCIAL MANAGEMENT\FINANCIAL REPORTING\FINANCIAL REPORTS TO COUNCIL - 1631073

DEPARTMENT LEADER - FINANCE'S REPORT

The rate collection summary to 28 November 2023 is attached for council's information. The percentage collected is 48.33%. For the same period last year, the percentage collected was: 48.6%



ITEM 4 - COMMUNITY FACILITATION FUND

REPORT IN BRIEF

Reason For Report	To report on approved expenditure under the Community Facilitation Fund (CFF)
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.1.1.1f - Staff are complying with procedures and practices.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\GRANTS AND SUBSIDIES\PROGRAMS\COMMUNITY FACILITATION FUND - 1631088

GENERAL MANAGER'S REPORT

Council adopted guidelines for the Community Facilitation Fund (CFF) in March 2015. The CFF was created for smaller community projects not originally included in the council's budget, to be allocated at the discretion of the Mayor and Deputy Mayor.

As a reminder, the guidelines for the CFF are as follows:

1. Projects where no existing vote for the works has been allocated or the vote is insufficient to complete the project.
2. Recipients must be community based not-for-profit groups.

3. Mayor and Deputy Mayor to jointly approve funds (with the General Manager as proxy if one is not available).
4. Allocation of funds to be reported to the next available council meeting.
5. Limit of \$3,000 per allocation unless other approved by council.

There were NIL allocation of funds processed in the last month.

ITEM 5 - INVESTMENT SUMMARY

REPORT IN BRIEF

Reason For Report	Information provided in relation to council's Investment Schedule
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	1.1.1.2b - Maximise income sources through investments.
Annexures	1. Investment Report November 2023 ↓
File Number	\\OFFICIAL RECORDS LIBRARY\FINANCIAL MANAGEMENT\FINANCIAL REPORTING\FINANCIAL REPORTS TO COUNCIL - 1631128

DEPARTMENT LEADER - FINANCE'S REPORT

Council's investments as at 30 November 2023 stand at a total of \$43,808,000.00.

Council's average interest rate as of 30 November 2023 was 4.94%. The effect of the increased cash rate is having a positive impact on term deposit rates offered by financial institutions. The Reserve Bank's official cash rate increased to 4.35% during the month of November 2023. Council's Performance Benchmark is the 30-Day Bank Bill Swap Rate and council is currently performing above the November 2023 Performance Benchmark of 4.2988%.

Council had \$8m worth of maturities during November 2023. Some of which remained in the same institution where we were able to negotiate higher interest rates and some that were unable to meet the higher interest rates of other institutions were moved to best utilise the rates offered. We were able to also re-invest some as "Green" Term Deposits to aid in Environmental Sustainability and also two of the \$1m investments into longer term deposits.

Council received a \$9m deposit on 30 November 2023 which has been placed in the Business Online Saver account at an interest rate of 4.35% ready to be placed into new investments. This forms part of the total investment amount.

Council's investments are held with multiple Australian financial institutions with varying credit ratings according to council's Investment Policy. The annexure to this report shows a breakup of each individual institution that council invests with and its "Moody's" Credit Rating.

The Detailed Investment Report for November 2023 is attached for council's information.



THE COUNTRY MAYORS ASSOCIATION OF NSW INC

"What we want is nothing more than equity"

Chairperson: Cr Jamie Chaffey
Gunnedah Shire Council, PO Box 63,
Gunnedah NSW 2380
Contact: (02) 6740 2100
Email: jamiechaffey@infogunnedah.com.au

AGM Minutes

FRIDAY, 24 November 2023, Theatre, Parliament House, Sydney

The meeting opened at 8.55 am

1. Chairman's Welcome.

2. Acknowledgement to Country

We acknowledge the Traditional Custodians of the land and waters, and we show our respect for Elders past and present and emerging. We are committed to providing communities in which Aboriginal and Torres Strait Islander people are included socially, culturally and economically.

3. Attendance from Local Government

Albury City Council, Cr Kylie King, Mayor
Armidale Regional Council, Mayor, Cr Sam Coupland, Mayor
Armidale Regional Council, Mr James Roncon, General Manager
Bathurst Regional Council, Cr Jess Jennings, Mayor
Bathurst Regional Council, Mr David Sherley, General Manager
Bega Valley Shire Council, Cr Russell Fitzpatrick, Mayor
Bellingen Shire Council, Mr Mark Griffioen, General Manager
Bland Shire Council, Cr Brian Monaghan, Mayor
Bland Shire Council, Mr Grant Baker General Manager
Blayney Shire Council, Cr Scott Ferguson, Mayor
Blayney Shire Council, Mr Mark Dicker, General Manager
Bourke Shire Council, Cr Barry Hollman, Mayor
Bourke Shire Council, Ms Leone Brown, General Manager
Broken Hill City Council, Cr Jim Hickey, Deputy Mayor
Broken Hill City Council, Mr Jay Nankivell, General Manager
Byron Shire Council, Cr Michael Lyon, Mayor
Byron Shire Council, Mr Mark Arnold, General Manager
Cabonne Shire Council, Cr Kevin Beatty, Mayor
Cabonne Shire Council, Mr Brad Burns, General Manager
Central Darling Shire Council, Mr Robert Stewart, Administrator
Central Darling Shire Council, Mr Gregory Hill, General Manager
Coolamon Shire Council, Cr David McCann, Mayor
Coolamon Shire Council, Mr Tony Donoghue, General Manager
Coonamble Shire Council, Cr Tim Horan, Mayor

Coonamble Shire Council, Mr Paul Gallagher, General Manager
Cowra Shire Council, Cr Ruth Fagan, Mayor
Cowra Shire Council, Mr Paul Devery, General Manager
Dubbo Regional Council, Cr Mathew Dickerson, Mayor
Eurobodalla Shire Council, Cr Mat Hatcher, Mayor
Federation Council, Cr Patrick Bourke, Mayor
Forbes Shire Council, Cr Phyllis Miller, Mayor
Forbes Shire Council, Mr Steve Loane, General Manager
Forbes Shire Council, Ms Haley Gould
Forbes Shire Council, Mr Matt Hearn
Gulgandra Shire Council, Cr Doug Batten, Mayor
Gulgandra Shire Council, Mr David Neeves, General Manager
Glen Innes Severn Council, Cr Rob Banham, Mayor
Glen Innes Severn Council, Mr Bernard Smith General Manager
Goulburn Mulwaree Council, Cr Peter Walker, Mayor
Goulburn Mulwaree Council, Mr Aaron Johansson, CEO
Greater Hume Council, Cr Tony Quinn, Mayor
Greater Hume Council, Ms Evelyn Arnold, General Manager
Griffith City Council, Cr John Doug Curran, Mayor
Griffith City Council, Mr Brett Stonestreet, General Manager
Gunnedah Shire Council, Cr Jamie Chaffey, Mayor
Gunnedah Shire Council, Mr Eric Growth, General Manager
Hilltops Council, Cr Margaret Roles, Mayor
Hilltops Council, Mr Anthony O'Reilly, General Manager
Inverell Shire Council, Cr Paul Harmon, Mayor
Inverell Shire Council, Mr Brett McInness, General Manager
Kempsey Shire Council, Cr Leo Hauville, Mayor
Kempsey Shire Council, Mr Craig Milburn, General Manager
Kiama Municipal Council, Cr Neil Reilly, Mayor
Kiama Municipal Council, Ms Jane Stroud, CEO
Lachlan Shire Council, Cr John Medcalf, Deputy Mayor
Leeton Shire Council, Cr Tony Reneker, Mayor
Leeton Shire Council, Ms Jackie Kruger, General Manager
Liverpool Plains Shire Council, Cr Doug Hawkins, Mayor
Liverpool Plains Shire Council, Mr Gary Murphy, General Manager
MidCoast Council, Cr Claire Pontin, Mayor
Mid-Western/Mudgee Regional Council, Cr Des Kennedy, Mayor
Mid-Western/Mudgee Regional Council, Mr Brad Cam, General Manager
Moree Plains Shire Council, Cr Mark Johnson, Mayor
Moree Plains Shire Council, Mr Kelvin Tytherleigh, General Manager
Murrumbidgee Council, Cr Ruth McRae, Mayor
Murrumbidgee Council, Mr John Scarce, General Manager
Narrabri Shire Council, Cr Darrell Tiemens, Mayor
Narrabri Shire Council, Mr Robert Williams, General Manager
Narrandera Shire Council, Cr Neville Kschenka, Mayor
Narrandera Shire Council, Mr George Cowan, General Manager
Narromine Shire Council, Cr Craig Davies, Mayor
Narromine Shire Council, Ms Jane Redden, General Manager
Oberon Council, Cr Mark Kellam, Mayor
Oberon Council, Mr Gary Wallace, General Manager
Orange City Council, Cr Jason Hamling, Mayor
Orange City Council, Mr David Waddell, General Manager
Parkes Shire Council, Cr Ken Keith
Port Stephens Council, Cr Ryan Palmer, Mayor
Port Stephens Council, Mr Tim Crosdale, General Manager
Queanbeyan-Palerang Regional Council, Cr Kenrick Winchester, Mayor

Queanbeyan-Palerang Regional Council, Ms Rebecca Ryan, CEO
Shoalhaven City Council, Cr Amanda Findley, Mayor
Singleton Council, Cr Sue Moore, Mayor
Singleton Council, Mr Jason Linnane, General Manager
Snowy Valleys Council, Cr Ian Chaffey, Mayor
Snowy Valleys Council, Mr Matthew Hyde, General Manager
Tamworth Regional Council, Cr Judy Coates, Deputy Mayor
Tamworth Regional Council, Mr Paul Bennett, General Manager
Temora Shire Council, Cr Rick Firman, Mayor
Temora Shire Council, Ms Melissa Boxall, General Manager
Tenterfield Shire Council, Cr Bronwyn Petrie, Mayor
Upper Lachlan Shire Council, Cr Pam Kensit, Mayor
Upper Lachlan Shire Council, Ms Alex Waldron, CEO
Uralla Shire Council, Cr Robert Bell, Mayor
Uralla Shire Council, Ms Toni Averay, General Manager
Walcha Council, Cr Eric Noakes, Mayor
Walcha Council, Mr Phil Hood, General Manager
Warrumbungle Shire Council, Cr Ambrose Doolan, Mayor
Warrumbungle Shire Council, Mr Roger Bailey, General Manager
Weddin Shire Council, Cr Paul Best, Deputy Mayor
Weddin Shire Council, Ms Noreen Vu, General Manager
Wollondilly Shire Council, Cr Matt Gould, Mayor
LGNSW, Cr Darriea Turley, President
LGNSW, Mr David Reynolds, CEO
LGNSW, Mr Damien Thomas, Director, Advocacy
LGNSW Ms Bronwen Regan, Manager Strategy

Apologies:

As submitted

4. Adoption of Minutes of Previous Meeting:**RESOLVED:**

That the minutes of the Adjourned Annual General Meeting held on 18 November 2022 be accepted as a true and accurate record.

Moved - Forbes Shire Council Councillor - Phyllis Miller

Seconded - Temora Shire Council Councillor - Rick Firman

5. Chairman's Report

Chairman Cr Jamie Chaffey outlined the years highlights and thanked everybody for their support during the term.

RESOLVED: That the Chairman's report be received and noted

Moved - Gunnedah Shire Council Councillor - Jamie Chaffey

Seconded - Temora Shire Council Councillor - Rick Firman

6. Secretaries Report – Financial Report

RESOLVED: That the financial reports for the 2022/23 year as tabled be accepted

Moved Narrandera Shire Council Councillor Neville Kschenka

Seconded Singleton Council Councillor Sue Moore

7. Endorsement of Hosting Non-Metropolitan Meetings in 2024

Mayor Phyllis Miller Forbes Shire Council and Mayor Leo Hauville Kempsey Shire Council spoke on their submissions.

RESOLVED:

That the submissions submitted by Forbes Shire Council for a non- metropolitan meeting on the 8-9 April 2024 and from Kempsey Shire Council for a non-metropolitan meeting on the 13-14 June 2024 be endorsed.

Moved - Goulburn Mulwaree Council Councillor - Peter Walker

Seconded - Glen Innes Severn Council - Councillor Ron Banham

8. Returning Officer

RESOLVED:

That the Returning Officer for the conduct of the elections be the Secretary Mr Eric Growth

Moved - Singleton Council Councillor - Sue Moore

Seconded - Forbes Shire Council Councillor - Phyllis Miller

9. Election of Executive Member

Three nominations were received for the vacant Executive Committee position. Nominations were received from Cr Rod Banham, Glen Innes Severn Council, Cr Patrick Bourke, Federation Council and Cr Steve Reynolds, Muswellbrook Shire Council. Ballot papers were distributed and a count of the ballot papers was conducted by the Returning Officer. The meeting continued

10. Signatories to CMA Bank Accounts

RESOLVED:

That the signatories to the CMA Bank Accounts No 260210575727 and No 250210246625 be Mr Eric Growth General Manager, Mr Kalana Tennakoon Manager Finance, and Ms Kelly Stidworthy Director Corporate Services of Gunnedah Shire Council

Moved - Cowra Shire Council Councillor - Ruth Fagan

Seconded - Temora Shire Council Councillor - Rick Firman

11. Appointment of Secretariat for 2024

RESOLVED:

That Regional Development Australia Inland Northern NSW be appointed as the Secretariat for 2024

Moved - Inverell Shire Council Councillor - Paul Harmon

Seconded - Glen Innes Severn Council Councillor - Ron Banham

12. Setting of Annual Membership Fees

RESOLVED:

That the fees for the 2023/24 year be set at \$1,500 for Councils with a population of 10,000 and over, and Councils with a population of less than 10,000 paying 75% \$1,125.

Moved - Armidale Regional Council Councillor - Sam Coupland

Seconded - Forbes Shire Council Councillor - Phyllis Miller

13. Meeting Dates for 2023

RESOLVED:

That the meeting dates for 2024 be 22 March, 10 May, 9 August and 15 November

Moved - Bland Shire Council Councillor - Brian Monaghan

Seconded - Forbes Shire Council Councillor - Phyllis Miller

14. Executive

Following the count of the votes Cr Patrick Bourke was declared elected to the Executive for the 2023/24 year

There being no further business the meeting closed at 9.35 am.

Cr Jamie Chaffey
Chairman Country Mayor's Association of NSW

www.nswcountrymayors.com.au



THE COUNTRY MAYORS ASSOCIATION OF NSW INC

"What we want is nothing more than equity"

*Chairperson: Cr Jamie Chaffey
Gunnedah Shire Council, PO Box 63,
Gunnedah NSW 2380
Contact: (02) 6740 2100
Email: jamiechaffey@infogunnedah.com.au*

Minutes

GENERAL MEETING

FRIDAY, 24 November 2023 Theatrette, Parliament House, Sydney

The meeting opened at 8.32 am

1. Chairman's Welcome

2. Acknowledgement to Country

We acknowledge the Traditional Custodians of the land and waters, and we show our respect for Elders past and present and emerging. We are committed to providing communities in which Aboriginal and Torres Strait Islander people are included socially, culturally and economically.

3. Attendance from Local Government

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Narrabri Shire Council, Mr Robert Williams, General Manager
Narrandera Shire Council, Cr Neville Kschenka, Mayor
Narrandera Shire Council, Mr George Cowan, General Manager
Narromine Shire Council, Cr Craig Davies, Mayor
Narromine Shire Council, Ms Jane Redden, General Manager
Oberon Council, Cr Mark Kellam, Mayor
Oberon Council, Mr Gary Wallace, General Manager
Orange City Council, Cr Jason Hamling, Mayor
Orange City Council, Mr David Waddell, General Manager
Parkes Shire Council, Cr Ken Keith
Port Stephens Council, Cr Ryan Palmer, Mayor
Port Stephens Council, Mr Tim Crosdale, General Manager
Queanbeyan-Palerang Regional Council, Cr Kenrick Winchester, Mayor
Queanbeyan-Palerang Regional Council, Ms Rebecca Ryan, CEO

Shoalhaven City Council, Cr Amanda Findley, Mayor
Singleton Council, Cr Sue Moore, Mayor
Singleton Council, Mr Jason Linnane, General Manager
Snowy Valleys Council, Cr Ian Chaffey, Mayor
Snowy Valleys Council, Mr Matthew Hyde, General Manager
Tamworth Regional Council, Cr Judy Coates, Deputy Mayor
Tamworth Regional Council, Mr Paul Bennett, General Manager
Temora Shire Council, Cr Rick Firman, Mayor
Temora Shire Council, Ms Melissa Boxall, General Manager
Tenterfield Shire Council, Cr Bronwyn Petrie, Mayor
Upper Lachlan Shire Council, Cr Pam Kensit, Mayor
Upper Lachlan Shire Council, Ms Alex Waldron, CEO
Uralla Shire Council, Cr Robert Bell, Mayor
Uralla Shire Council, Ms Toni Averay, General Manager
Walcha Council, Cr Eric Noakes, Mayor
Walcha Council, Mr Phil Hood, General Manager
Warrumbungle Shire Council, Cr Ambrose Doolan, Mayor
Warrumbungle Shire Council, Mr Roger Bailey, General Manager
Weddin Shire Council, Cr Paul Best, Deputy Mayor
Weddin Shire Council, Ms Noreen Vu, General Manager
Wollondilly Shire Council, Cr Matt Gould, Mayor
LGNSW, Cr Darriea Turley, President
LGNSW, Mr David Reynolds, CEO
LGNSW, Mr Damien Thomas, Director, Advocacy
LGNSW Ms Bronwen Regan, Manager Strategy

Parliamentarian Attendance

Hon Jenny Aitchison MP – Member for Maitland
Hon Adam Marshall – Member for Northern Tablelands
Hon Cameron Murphy MLC,
Hon Natasha Maclaren-Jones MLC
Hon Aileen McDonald MLC
Hon Jacqui Munro MLC
Dr Amanda Cohn, MLC
Mr Dave Layzell MP, Member for Upper Hunter
Mrs Tanya Thompson MP, Member for Myall Lakes
Mr Michael Regan MP, Member for Wakehurst

Apologies:

As submitted

Special Guests Speakers:

The Hon Chris Minns MP, Premier of NSW
The Hon Rose Jackson MLC, Minister for Water, Minister for Housing, Minister for Homelessness, Minister for Mental Health, Minister for Youth, Minister for the North Coast
The Hon Steve Whan MP, Minister for Skills, TAFE and Tertiary Education
The Hon Dugald Saunders MP, Leader of The Nationals, Shadow Minister for Regional NSW, Shadow Minister for Agriculture and Natural Resources
The Hon Damien Tudehope MLC, Shadow Treasurer, Shadow Minister for Industrial Relations
The Hon Steph Cooke MP, Shadow Minister for Water, Shadow Minister for Crown Land

4. Adoption of Minutes of Previous Meeting:**RESOLVED:**

That the minutes of the General Meeting held on 4 August 2023 be accepted as a true and accurate record.

Moved - Forbes Shire Council Councillor - Phyllis Miller

Seconded - Singleton Council Councillor - Sue Moore

5. Matters arising from the Minutes.

Nil

6. LGNSW Update Report

Cr Darriea Turley, President, LGNSW, introduced the new Board Members Rural/Regional and provided advice on the work of LGNSW since the CMA August meeting including LGNSW Annual Conference 2023 held on the 12-14 November, the IPART Review of rate pegging methodology, Adam Marshalls private members bill on the red fleet, protecting local water utilities parliamentary inquiry, funding for disaster recovery in the Central West, Biodiversity Conservation Act, housing roundtable proposal, select committee to examine Remote, Rural and Regional Health and funding boost for councils for walking and cycling gaps

RESOLVED:

That the report be noted.

Moved - LGNSW President Councillor - Darriea Turley

Seconded - Shoalhaven City Council Councillor - Amanda Findley

7. ALGA Update Report

A written report was submitted by Cr Linda Scott, President, ALGA, outlining initiatives including the Grattan Institute report on local roads funding, new national packaging reforms, Local Roads Transport and Infrastructure Congress, Minister Bowen attending local governments climate change breakfast, and the Mid-Year Economic and Fiscal Outlook

RESOLVED:

That the report be noted.

Moved - Parkes Shire Council Councillor - Ken Keith

Seconded - Temora Shire Council Councillor - Rick Firman

8. Membership**RESOLVED:**

That Central Darling Shire Council be admitted as a member of the Association.

Moved - Inverell Shire Council Councillor - Paul Harmon

Seconded - Queanbeyan-Palerang Regional Council Councillor - Kenrick Winchester

9. Correspondence**Outward**

Lord Mayor Cr Nuatali Nelmes, Newcastle City Castle	Advising that Newcastle City Council has been admitted to the Association as an Associate Member
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Cr Rick Firman, Chairman, Riverina Eastern Organisation of Councils	Advising that Riverina Eastern Organisation of Councils has been admitted to the Association as an Associate Member
Cr Matt Gould, Mayor Wollondilly Shire Council,	Advising that Wollondilly Shire Council has been admitted as a member of the Association
Cr Jay Suvaal, Mayor, Cessnock City Council	Advising that Cessnock City Council has been admitted as a member of the Association
The Hon Chris Minns MP, Premier	Inviting him to present at the 24 November meeting
The Hon Penny Sharp MLC, Minister for Climate Change, Minister for Energy, Minister for the Environment and Heritage, The Hon Tara Moriarty MLC, Minister for Regional NSW and Minister for Western NSW The Hon Dugald Saunders MP, Leader of the Nationals, Shadow Minister for Regional NSW, Shadow Minister for Agriculture and Natural resources The Hon Mark Speakman MP, Leader of the Opposition The Hon Wendy Tuckerman MP, Shadow Minister for Local Government and Shadow Minister for Small Business Mr Simon Draper, CEO, NSW Reconstruction Authority	Thanking them for their presentations to the 4 August 2023 meeting
The Hon Pru Car MP, Deputy Premier, Minister for Education and Early Learning, Minister for Western Sydney The Hon Sarah Mitchell MLC, Deputy Leader of the Opposition in the Legislative Council, Shadow Minister for Education and Early Learning, Shadow Minister for Western NSW The Hon Steve Whan MP, Minister for Skills, TAFE and Tertiary Education Mr Justin Clancy MP, Shadow Minister for Skills, TAFE and Tertiary Education Professor Mary O'Kane AC, Chair, Australian Universities Accord The Hon Fiona Nash, Commonwealth Regional Education Commissioner	Inviting them to be guest presenters at the Skills Forum to be held on the 23 November 2023
The Hon Daniel Mookhey MLC, Treasurer The Hon Ron Hoenig MP, Minister for Local Government The Hon Mark Speakman MP, Leader of the Opposition The Hon Dugald Saunders MP, Leader of the Nationals, Shadow Minister for Regional NSW, Shadow Minister for Agriculture and Natural Resources The Hon Damien Tudehope MLC,	Inviting them to be guest presenters at the General Meeting to be held on the 24 November 2023

Shadow Treasurer, Shadow Minister for Industrial Relations Shadow Treasurer	
Mr Michael Sharpe, Director, AUZUS Forum, Chairman, Nuclear Taskforce	Chairman accepting invitation to join the advisory board of the Nuclear Taskforce
To all NSW Parliamentarians	Inviting them to attend meetings of Country Mayors Association
Dr Joe McGirr MP, Member for Wagga Wagga, Chairman Select Committee on Remote, Rural and Regional Health Professor Ruth Stewart, National Rural Health Commissioner, Australian Department of Health and Aged Care Dr Michael Holland MP, NSW Parliamentary Secretary for Health and Secretary for Regional Health Ms Jill Ludford, Acting Deputy Secretary, NSW Regional Health Division, Chief Executive Murrumbidgee Local Health District Mr Jeremy Mitchell, Director Engagement, Rural Doctors Network Professor Len Bruce, Executive Director of Medical Services, Murrumbidgee Local Health District, and General Manager Wagga Wagga Base Hospital Dr Adam Yoosuff, Director of Primary Healthcare, Murrumbidgee Local health District Ms Christine Stephens Executive Director Nursing and Midwifery, Murrumbidgee Local Health District Hon Michael McCormack MP, Member for Riverina Ms Tanya Thompson MP, Shadow Assistant Minister for Regional Health Mr Brendon Cutmore, Director Information and Performance Support, NSW Regional Health Division Ms Michelle Maxwell, Director Strategy, Governance and Delivery, NSW Regional Health Division Mr Matthew Thompson, Staff Specialist Geriatrician, Murrumbidgee Local Health District Ms Rosemary Garthwaite, District Manager for Aged Care, Murrumbidgee Local Health District	Thanking them for their presentations at the Wagga Wagga health Forum on the 14/15 September 2023

Inward

The Hon Mark Butler MP, Minister for Health and Aged care	Regarding the Distribution Priority Area (DPOA) changes
The Hon Natasha Maclaren-Jones MLC Shadow Minister for Families and Communities, Shadow Minister for Disability Inclusion, Shadow Minister for	Thanking the Association for forwarding its priorities document

Homelessness, Shadow Minister for Youth	
Office of Local Government	Regarding Rural Fire Services Assets and Qualified Audit Reports for 2021/2022

Media Releases

CMA Demands Equity for the Regions in the September Budget
Overwhelming Support for Private Members Bill
And the Winner is Western Sydney
Councils Seeking Answers to Growing Health Concerns
Joint Call for Parliamentary Inquiry to Address Crime in Regional NSW
Country Women's Association Backs CMA Call for Inquiry into crime, Law and Order in Regional NSW

Submissions, Communique, Action Required

Submission Water Amendment (Restoring Our Rivers) Bill 2023
Submission Inquiry into Protecting Local Water Utilities from Privatisation
Report on Crime, Law and Order, Regional and Rural NSW
Cr Phyllis Miller and GM Steve Loane Forbes Shire, on behalf of Country Mayors, appearing before the Legislative Council Portfolio Committee 2 Inquiry into the current and potential impacts of gold, silver, lead and zinc mining on human health, land and water quality in NSW
Communique September Rural health Forum
Communique 4 August 2023 meeting
Action Required Adam Marshall Private Members Bill Red Fleet

RESOLVED:

That the information be noted

Moved - Gunnedah Shire Council Councillor - Jamie Chaffey

Seconded - Kempsey Shire Council Councillor - Leo Hauville

10. Signing of updated MOU between Country Mayors Association and LGNSW

The MOU was signed by Cr Darriea Turley, President Local Government NSW and Cr Jamie Chaffey, Chairman Country Mayors Association of NSW for a further two years.

The General Meeting was adjourned at 8.55am to hold the Annual General Meeting

The General Meeting was recommenced at 9.35am

11. Financial Report

RESOLVED:

That the financial reports for the last quarter were tabled and accepted.

Moved - Singleton Council Councillor - Sue Moore

Seconded - Parkes Shire Council Councillor - Phyllis Miller

12. The Hon Damien Tudehope MLC, Shadow Treasurer, Shadow Minister for Industrial Relations

The Country Mayors Association is a united advocacy group and the opposition appreciates its input. As a previous Minister for small business during the drought periods in 2019-2021 he travelled extensively in regional and rural NSW and worked with the communities. Drought has a continuing affect on small communities due to lack of spending. As a government they invested heavily in regional NSW as a way of creating jobs and renewing the economy.

In the last two weeks the Federal Government has shown it has little idea on how to stimulate the economy announcing the cutting of funding drastically of projects that will affect local government. How does the State Government plan when the Commonwealth does not involve them in the discussions. This will have a continuing impact on local communities. Regional NSW will be left behind and regional communities should not have an unfair reduction because of this. A lot of work is being done with renewable energy zones but communities are not being consulted.

13. The Hon Rose Jackson MLC, Minister for Water Minister for Housing, Minister for Homlessness, Minister for Mental Health, Minister for Youth Minister for the North Coast

The government is working on drought preparedness and what they can do as they don't want to do things on the eleventh hour. The Minister has been touring NSW to make sure communities are aware of the possibilities of drought in 2024. Free places for water technicians have been announced and Water NSW has been working with local authorities in respect of dams. The Government wants to replenish funding for water fund projects.

Some projects approved in 2019 and subsequent years have not been started. These need to get going and if councils are having problems preventing work starting such as conditions let's talk about it and negotiate. Mental Health will be challenging and people will struggle as we move into drier conditions. Housing is a priority for the Government and we know that the regionals are important. There is a dedicated fund for regional housing and we are looking at social housing modules for short term housing solutions.

14. The Hon Chris Minns MP, Premier

The most important thing a government can do is listen. The last 12 months have been challenging with disasters and other events. The budget includes \$3.8billion for health, \$3.4billion for education, and \$8.2billion for cost of living measures and the success of NSW depends on regional NSW. Agriculture alone adds \$23billion to the economy. The Government wants to see long time success with jobs and financial sustainability of local government is important. A hightech metal strategy is being introduced and transition to a renewable energy economy is taking place. The government wants to listen to regional and rural NSW and when parliament is not sitting the Premier tries to visit country centres.

15. Presentation of Scholarship Award

The Country Mayors Scholarship Award is to be awarded to a staff member of the runner up Council of the Regional and Rural Bluett Award. The award was presented to Haley Gould, Forbes Shire Council.

16. Hon Kristy McBain MP, Minister for Regional Development, Local Government and Territories

The Minister outlined the doubling of funds for Roads to Recovery from \$500million to \$1billion, the commitment to Black Spots from \$100million to \$150million and the Renewing Bridges Program and the Community Infrastructure Program being combined with a budget of \$1billion.

17. The Hon Steve Whan MP, Minister for Skills, TAFE, and Tertiary Education

There is a lot of work to be done in skills and a lot of opportunities in reskilling as well as training school leavers. TAFE has had a tough decade but the government is working with TAFE to be more pertinent to their communities. Australia wide 213,000 people need to gain skills over the next 7 years. The National Skills Agreement with the Commonwealth is a five year agreement which gives certainty to TAFE and a VET review is being undertaken.

Closing the Gap is a high priority. Equality and access will provide opportunities for rural NSW. There is a large backlog of maintenance works of TAFE's and additional funds are being allocated. A strategic look at what TAFE's skills are and what is to be provided to their communities is being undertaken.

18. The Hon Dugald Saunders MP, Leader of the Nationals, Shadow Minister for Regional NSW, Shadow Minister for Agriculture and Natural Resources

With multiculturalism we can do better with the State and Commonwealth working together. Immigrant families could get a visa to stay with family members and there would not be any need for additional housing. It was very disappointing to see the Federal Government quitting projects of importance such as the Great Western Highway and other important projects. The State Government needs to direct more funding to regional NSW. The Resources for Regions needs to be allocated extra resources. Councils have spent large amounts of money for funding applications. The Opposition will fight for the programs introduced by the Coalition Government that have been abandoned to be reintroduced.

19. Regional Development Trust Advisory Council**RESOLVED:**

That Country Mayors make representations to the NSW Government seeking advice on what representation local Government such as LGNSW and/or Country Mayors will have on the Regional Development Trust Advisory Council

Moved - Gilgandra Shire Council Councillor - Doug Batten
Seconded - Armidale Regional Council Councillor - Sam Coupland

20. Presentation To Secretariat Allan Burgess

A presentation was made to the Retiring Secretariat Allan Burgess in recognition of his service to the Association.

21. Recognition of Departing Mayor Cr John Medcalf

A presentation was made to Cr John Medcalf for his work as a delegate to the Association and his contribution to the Executive Committee

22. The Hon Steph Cooke MP, Shadow Minister for Water Shadow Minister For Crown Lands

The Shadow Ministers plan was to bring forward projects and concerns with the new Minister with the hope that the Labor Government would pick up where the coalition finished but that has not happened. The Sydney and Hunter Water Act needs amendments to it and the coalition is making representations to the Inquiry. The Coalition is also making representations to the Water Initiative. The Murray Darling Basin Plan has been rewritten to give the Commonwealth more scope to buy back water.

The Wyangala Dam wall raising has been axed that would have provided water security and flood mitigation. The Safe and Secure Water Program is a major failure for the regions. With Regional Water Strategies the robustness of the strategies are in doubt. There is a fear that the Government doesn't understand that water is important for growth and security. The Coalition would like to work with Country Mayors members to identify what are the top three water security areas of each council.

There being no further business the meeting closed at 1.04pm.

Cr Jamie Chaffey
Chairman Country Mayor's Association of NSW

For further information, contact Cr Jamie Chaffey on 0467 402 412

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THE COUNTRY MAYORS ASSOCIATION OF NSW INC

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COMMUNIQUÉ

Country Mayors Association of NSW – November AGM and General Meeting

Friday, November 24 Country Mayors Association of NSW held our AGM and General meeting, this event was again strongly supported by our members and members of Parliament from all political persuasions, more than 120 people were in attendance.

The meeting was held in the Theatre at Parliament House, Sydney and the agenda was full of guest presenters, these included the Federal Minister for Local Government and Regional Development the Hon Kristy McBain, Premier of NSW the Hon Chris Minns, Minister for Skills, TAFE and Tertiary Education the Hon Steve Whan, Minister For Water, Housing, Homelessness, Mental Health, Youth and the North Coast the Hon Rose Jackson, Shadow Minister for Agriculture and Natural Resources the Hon Dugald Saunders, Shadow Treasurer and Shadow Minister for Industrial Relations the Hon Damien Tudehope and Shadow Minister for Water and Crown Lands the Hon Steph Cooke.

Also, highlights from the General meeting were:

- Members voted unanimously to endorse a new member: Central Darling Shire Council, that now brings our membership to eighty five (85) members and two (2) associate members.
- Immediate Past Chairman, Cr Ken Keith OAM gave a heartfelt acknowledgment of the outgoing Secretariat, Mr Allan Burgess detailing his 14 years service to CMA. A small gift was presented.
- Outgoing Executive, Cr John Medcalf was recognised for his dedication and service to CMA over his past term and a small token of appreciation was presented during the meeting. Cr Medcalf spoke of how proud he is to have served and commended the organisation on recent achievements.
- Forbes Shire Council and Kempsey Shire Council were named as the successful Councils to host a general meeting outside of Parliament House during 2024. These meeting dates are 8 and 9th of April in Forbes and 13 and 14th of June in Kempsey.
- A signing ceremony was conducted to reaffirm the MoU between LGNSW and CMA, the agreement was review and strengthened with the view of the two organisations, were appropriate, look to hold events that support the objectives of both organisations.
- Deputy Chairman, Mayor Rick Firman OAM announced the winner of the CMA scholarship award to Ms Hayley Gould from Forbes Shire Council, Hayley was very appreciative for the award and she gave members an incite into her career choice and what it is like working with an amazing team at Forbes Shire Council.

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- During the AGM the casual vacancy on the Executive was filled by Mayor Pat Bourke from Federation Council after a contested ballot. Congratulations to Mayor Bourke and on behalf of the Executive of CMA thank you to all who nominated for the vacancy.
- Also, during the AGM the meeting dates for 2024 were endorsed and are listed below, the membership fees for 2024 were endorsed and the appointment of a new Secretariat in RDANI was also endorsed for a twelve month period.

2024 MEETING DATES

Meetings in the Theatre at Parliament House, Sydney in 2024 are;

March 22

April 8-9 (Forbes)

May 10

June 13-14 (Kempsey)

August 9

November 15

For more information, please view our website at nswcountrymayors.com.au

The first General Meeting of the Country Mayors Association of NSW for 2024 will be held on Friday, 22 March commencing at 8.30am in the Theatre at Parliament House, Sydney. **Invited** speakers include the Premier of NSW, the NSW Treasurer, and the Minister for Local Government, along with the NSW Opposition Leader, Minister for Police, Shadow Minister for Police, NSW Police Commissioner, NSW Police Association representative, NSW Bureau of Crime Statistics and Research (BOSCAR) representative and Ms Jenny Stevenson from Royal Far West.

This year was full of challenges and some amazing achievement that we should hold onto in those times of frustration, thank you for your dedication to the communities in which you serve and on behalf of the Executive of CMA, I wish all members a happy, restful and safe Christmas.

Cr Jamie Chaffey
CHAIRMAN

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Federal Minister for Regional Development and Local Government and Territories

The Hon Kristy McBain



The Minister outlined the doubling of funds for Roads to Recovery from \$500million to \$1billion, the commitment to Black Spots from \$100million to \$150million and the Renewing Bridges Program and the Community Infrastructure Program being combined with a budget of \$1billion.

Minister for Skills, TAFE and Tertiary Education

The Hon Steve Whan



There is a lot of work to be done in skills and a lot of opportunities in reskilling as well as training school leavers. TAFE has had a tough decade but the government is working with TAFE to be more pertinent to their communities. Australia wide 213,000 people need to gain skills over the next 7 years. The National Skills Agreement with the Commonwealth is a five year agreement which gives certainty to TAFE and a VET review is being undertaken.

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**NSW Premier
The Hon Chris Minns MP**



The most important thing a government can do is listen. The last 12 months have been challenging with disasters and other events. The budget includes \$3.8billion for health, \$3.4billion for education, and \$8.2billion for cost of living measures and the success of NSW depends on regional NSW. Agriculture alone adds \$23billion to the economy. The Government wants to see long time success with jobs and financial sustainability of local government is important.

The NSW Government has recently announced and committed to reviewing Emergency Services funding in particular the Emergency Services Levy. Importantly both the community and Councils would not be financially disadvantaged through any changes in fact both should positively benefit from any such change. A high-tech metal strategy is being introduced and transition to a renewable energy economy is taking place. The government wants to listen to regional and rural NSW and when parliament is not sitting the Premier tries to visit country centres.

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Minister for Water, Housing, Homelessness, Mental Health, Youth and the North Coast
The Hon Jose Jackson



The government is working on drought preparedness and what they can do as they don't want to do things on the eleventh hour. The Minister has been touring NSW to make sure communities are aware of the possibilities of drought in 2024. Free places for water technicians have been announced and Water NSW has been working with local authorities in respect of dams. The Government wants to replenish funding for water fund projects. Some projects approved in 2019 and subsequent years have not been started. These need to get going and if councils are having problems preventing work starting such as conditions let's talk about it and negotiate. Mental Health will be challenging and people will struggle as we move into drier conditions. Housing is a priority for the Government and we know that the regionals are important. There is a dedicated fund for regional housing and we are looking at social housing modules for short term housing solutions.

Shadow Minister for Regional NSW, Agriculture and Natural Resources
The Hon Dugald Saunders



With multiculturalism we can do better with the State and Commonwealth working together. Immigrant families could get a visa to stay with family members and there would not be any need for additional housing. It was very disappointing to see the Federal Government quitting projects of importance such as the Great Western Highway and other important projects. The State Government needs to direct more funding to regional NSW. The Resources for Regions needs to be allocated extra resources. Councils have spent large amounts of money for funding applications. The Opposition will fight for the programs introduced by the Coalition Government that have been abandoned to be reintroduced.

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Shadow Treasurer and Shadow Minister for Industrial Relations

The Hon Damien Tudehope



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Shadow Minister for Water and Crown Lands

The Hon Steph Cooke



The Shadow Ministers plan was to bring forward projects and concerns with the new Minister with the hope that the Labor Government would pick up where the coalition finished but that has not happened. The Sydney and Hunter Water Act needs amendments to it and the coalition is making representations to the Inquiry. The Coalition is also making representations to the Water Initiative. The Murray Darling Basin Plan has been rewritten to give the Commonwealth more scope to buy back water. The Wyangala Dam wall raising has been axed that would have provided water security and flood mitigation. The Safe and Secure Water Program is a major failure for the regions. With Regional Water Strategies the robustness of the strategies are in doubt. There is a fear that the Government doesn't understand that water is important for growth and security. The Coalition would like to work with Country Mayors members to identify what are the top three water security areas of each council.

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President of LGNSW – Darriea Turley AM

Chairman of Country Mayors Association of NSW – Jamie Chaffey



Out going CMA Executive member

Cr John Medcalf OAM





THE COUNTRY MAYORS ASSOCIATION OF NSW INC

"What we want is nothing more than equity"

Out going CMA Secretariat
Allan Burgess



Thank you Allan for your 14 years of Service to the
Country Mayors Association of NSW

For further information, contact Cr Jamie Chaffey on 0467 402 412

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Report from the Mayor
Central NSW Joint Organisation Board meeting
23 November 2023 in Sydney

Recommendations

That Council note the report from the Mayor on the Central NSW Joint Organisation (CNSWJO) Board meeting 23 November and

1. note the roundtable discussion with the Premier, Treasurer, State Ministers and their representative's and local MPs; and
2. note the return on investment from Council fees to the CNSWJO is 9.46:1.



The Central NSW Joint Organisation (CNSWJO) Board met 23 November at Parliament House, Sydney.

The Board, with coordination from the Office of the Member for Orange Phil Donato MP and support with the Member for Barwon Roy Butler MP, held a roundtable with the Premier, Treasurer and various Ministers. It was clear from the day that both Phil Donato and Roy Butler enjoy strong support from the minority Minns government.

The Board spoke with the following State Representatives:

- The Hon. Chris Minns, Premier, Member of the Legislative Assembly and Member for Kogarah;
- The Hon. Daniel Mookhey, MLC, Treasurer;
- The Hon. Penny Sharpe, MLC Minister for Climate Change, Minister for Energy, Minister for the Environment, Minister for Heritage, Leader of the Government in the Legislative Council;
- The Hon. Rose Jackson, MLC, Minister for Water, Minister for Housing, Minister for Homelessness, Minister for Mental Health, Minister for Youth, and Minister for the North Coast; and
- The Hon. Jenny Aitchison, Minister for Regional Transport and Roads and Member for Maitland.

The Board also heard a presentation from Ernest and Young on the Business Case for the Priority Investments in the Nexus Between Emissions Reduction and Energy Security in Central NSW.

The consistent themes on the day were:

- The impending drought;
- Mental Health;
- Energy Transition;
- Housing; and
- Natural disasters and their funding.

Follow-up actions from the round table of the region's behalf were:

- The Hon. Penny Sharpe - welcomed spending more time with CNSWJO representatives early in the New Year on the Ernst and Young Business Case on the Nexus Between Net Zero and Energy Security;
- The Premier - Disaster funding;
- The Treasurer – the NW Government Population Projections Review and water & sewer disaster funding;
- The Hon. Rose Jackson - priority water projects and preparedness for the upcoming drought; and
- The Hon. Jenny Aitchison - challenges of freight from the rewiring of NSW construction task.

Highlights from the Board meeting follow where the full agenda is available at [Business Papers & Agendas - Central Joint Organisation \(nsw.gov.au\)](https://www.nsw.gov.au/business-papers-agendas-central-joint-organisation)

Audited Accounts and Annual Statement

The Audited Accounts and Annual Statement were adopted.

The Joint Organisation's net operating result for the year ended 30 June 2023 was \$182,000.

To review the Audited Accounts and Annual Statement please go to: [News & Publications - Central Joint Organisation \(nsw.gov.au\)](https://www.nsw.gov.au/news-publications-central-joint-organisation)

Board and GMAC Meeting dates for 2024

The following dates for GMAC and Board meetings for 2024 be:

Board	29 February	30 May	29 August	28 November
Location	Lachlan	State Parliament	Federal Parliament	Lithgow
GMAC	1 February	2 May	25 July	31 October
Location	Orange	Oberon	Parkes	Orange

Portfolio Mayors

Cr Ruth Fagan, Mayor of Cowra has taken on the role of Portfolio Mayoral role for Regional Prosperity and Councillor Jess Jennings has taken up the Portfolio Mayoral roles for Energy, Transport and Water.



Advocacy

Between meetings the Board has an Opt In Subcommittee of Mayors to oversee advocacy. The Board resolved to ask this committee to progress;

- advocacy for a Safe Swift and Secure Link between Sydney and Central NSW; and
- oversight of advocacy for on the renewable energy transition and council financial sustainability.

The Board also resolved to;

- develop a media campaign on Council sustainability; and
- provide a letter of support for Cr J Jennings for his fact-finding visit to the United States.

Cr Jennings, Mayor of Bathurst is a strong supporter of tunnelling options and is visiting the United State with a view to looking at tunnelling and other transport innovations that might apply to this region.

The following submissions were endorsed by the Board:

- AEMC on Enhancing Community Engagement in Transmission Building;
- the Inquiry into the implementation of recommendations relating to workforce issues, workplace culture and funding considerations for remote, rural and regional health; and
- IPART Water NSW Operating Licence Review;
- the Inquiry into the performance of the Regional Investment Activation Fund and the Regional Job Creation Fund;
- Water Infrastructure NSW 91 Proposed New Indicators for LWUs; and
- the Planning system and the Impacts of Climate Change on the Environment and Communities.
- the Inquiry into Protecting Local Water Utilities from Privatisation

All submissions are available on the CNSWJO website at
<https://www.centraljo.nsw.gov.au/submissions/>

Policy Lab

In September all Councillors of the region were invited to attend a Policy Lab Workshop at the Charles Sturt University campus in Orange. Please request Terms of reference and any other reports from this initiative which was inspired by a request from Councilors in the region at an event on August 2022 for more opportunities to get together and influence policy.

Policy on local government democracy and social media was developed for Board consideration. A report from the event was provided to all attendees and informed the Board resolve to adopt policy, update advocacy plans and receive advice on programming in both local government reform and social media. The report from Policy Lab#1 is an attachment.

Preparation is underway for the next Policy Lab which will be on Productive Water. All Councilors will be welcome to attend.

Disaster Risk Reduction Fund Program

GHD commenced the needs analysis on disaster risk reduction by distributing a survey through CNSWJO to collect data. All member Councils have provided their responses. Currently, the data is undergoing evaluation, and individual Council meetings are being held to ensure clarity and to gather any missing details.

Transport

CNSWJO members contributed to the research by the Grattan Institute coordinated by ALGA which was published recently. This work found the nation's local road network is in a dangerous state of disrepair and called for an extra \$1 billion a year to fix and maintain them.

Subsequently, the federal government has announced Roads to Recovery funding for local councils will increase to \$1 billion a year, along with a \$40 billion boost to the Black Spot program and measures to remove administrative burdens from roads funding.

Regional Water

Reported was the progress of the following projects in the water portfolio:

- Project to transition local water utility strategic planning into the Integrated Planning and Reporting (IP&R) framework;
- Regional Water Loss Management project;
- Renegotiation of the agreement with Smart Water for water efficiency collateral;
- Regional asset management assessments using the National Asset Management Assessment Framework (NAMAF).

It also provides advice on finalised, current and upcoming consultative processes including;

- Independent Pricing and Regulatory Tribunal WaterNSW Operating Licence Review;
- Joint Select Committee on Protecting Local Water Utilities from Privatisation;
- DPE Water Review of Performance Monitoring Indicators for Local Water Utilities;
- DPE Water third consultation on the draft Lachlan Regional Water Strategy; and
- DPE Water consultation on Harmonisation of Water Restrictions.

Following a presentation by Water Infrastructure NSW on the Wyangala Dam wall raising project Final Business Case, advice is provided on discussion within region on the next steps for advocacy to Government including endorsement by the Board of advocacy collateral on the region's Priority Water Infrastructure Projects.

Energy

Both the Board and Minister Penny Sharp were provided with advice from Ernst and Young on the fully funded Business Case for priority projects for investment in the nexus between energy security and emissions reduction.

The Board endorsed the business case 'placemat', and approved a regional application by CNSWJO for interested member councils for the Community Energy Upgrades Fund.

It was resolve that the Board advocate to

- the NSW OECC to extend the JONZA program to ensure embedment and efficient implementation of activities that support the region's net zero aspirations into the future; and
- the EPA and the OECC for support and funding to progress activities that will assist councils in reducing emissions from landfill.



The Hon. Penny Sharpe with Ms Kate Barker of CNSWJO sharing the summary Place Mat for the Nexus Between Net Zero and Energy Security



Value to members

A snapshot of the value to members of the various activities undertaken by the JO for their members in the context of the CNSWJO Strategic Plan follows.

Where a majority of the staffing resource of the JO goes to providing support for the operations of Councils and supporting Councils with the sustainability challenge, it is notable that the CNSWJO program for 2022/2023 had a return of investment for every dollar members spend on fees of 9.46:1.

VALUE FOR MEMBERS	FY 2019/ 2020	FY 2020/ 2021	FY 2021/ 2022	FY 2022/ 2023	FYTD 2023/ 2024
SUBMISSIONS	20	23	16	13	12
PLANS, STRATEGIES AND COLLATERAL	26	12	3	9	26
GRANTS SEEKING	3	3	1	9	1
GRANT FUNDING AWARDED	\$215k	\$736k	\$738k	\$2.05m	\$567k
COMPLIANCE	13	9	11	16	
DATA	6	3	1	14	12
COST SAVINGS	\$1.87m	\$2.2m	\$2.1m	\$4.2m	\$1.5m
REPRESENTATION AND OPPORTUNITIES COUNCILS HAVE BEEN AFFORDED	147	159	210	143	77
MEDIA INCLUDING SOCIAL MEDIA	13	18	25	32	13
PR VALUE OF TOURISM	\$1.5m	\$2.4m	\$1.9m	\$1.4m	
MEDIA PR VALUE	35	102	101	51	13

Savings

The following table shows the savings achieved by member Councils through aggregated procurement and programming. An explanation of the meaning of each column has been reported previously and is available on request.

Please request advice from previous years where costs savings continue to grow every year.

The cost to members is calculated on a percentage of each CNSWJO staff member and their corresponding workload on procurement and contract management. This figure is updated quarterly in line with the cost savings.

Spend and Cost Savings

The table following reflects the **spend** by members for the **22/23 financial year**:

SPEND	Water Utilities Alliance Contracts	HR Contracts	WHS contracts	IT contracts	Supply contracts	Roads/ Transport contracts	Energy contracts	RDOCS contracts	Other contracts	Training	Total
Bathurst	\$18,900	\$69,842	\$13,043	\$0	\$1,725,583	\$0	\$3,331,941	\$56,480	\$0	\$370	\$5,216,158
Blayney	\$6,700	\$17,705	\$0	\$0	\$674,947	\$0	\$316,289	\$6,227	\$0	\$0	\$1,021,868
Cabonne	\$21,430	\$33,583	\$280	\$0	\$2,016,501	\$0	\$478,581	\$2,863	\$0	\$1,650	\$2,554,889
Central Tablelands Water	\$14,023	\$604	\$0	\$0	\$0	\$0	\$321,534	\$5,395	\$0	\$0	\$341,555
Cowra	\$14,323	\$44,090	\$13,905	\$0	\$826,701	\$0	\$952,990	\$3,000	\$0	\$6,470	\$1,861,480
Forbes	\$7,000	\$33,768	\$0	\$0	\$1,516,762	\$0	\$918,823	\$32,423	\$0	\$6,010	\$2,514,786
Lachlan	\$7,000	\$28,538	\$0	\$0	\$1,148,259	\$0	\$410,575	\$2,343	\$0	\$12,480	\$1,609,195
Lithgow	\$7,000	\$9,802	\$0	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$36,802
Oberon	\$7,000	\$14,527	\$0	\$0	\$881,172	\$0	\$280,250	\$19,142	\$0	\$3,585	\$1,205,676
Orange	\$55,068	\$98,525	\$14,148	\$0	\$979,441	\$0	\$3,687,729	\$34,228	\$0	\$26,445	\$4,895,583
Parkes	\$21,430	\$37,658	\$0	\$0	\$1,499,540	\$0	\$1,629,480	\$40,174	\$0	\$14,615	\$3,242,897
Upper Macquarie County Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Weddin	\$17,418	\$2,014	\$0	\$0	\$592,025	\$0	\$197,294	\$3,460	\$0	\$370	\$812,580
Total	\$197,291	\$380,657	\$41,376	\$0	\$11,860,931	\$0	\$12,525,487	\$225,733	\$0	\$71,995	\$25,313,470

The table following reflects the **savings** by members for the **22/23 financial year**. It is noteworthy the savings achieved through the electricity contract have been calculated and included, where the previous report did not include these. As such, there is an additional \$2.3m in savings shown for the last financial year. Further details can be found in the Energy Report. See pie graph over the page.

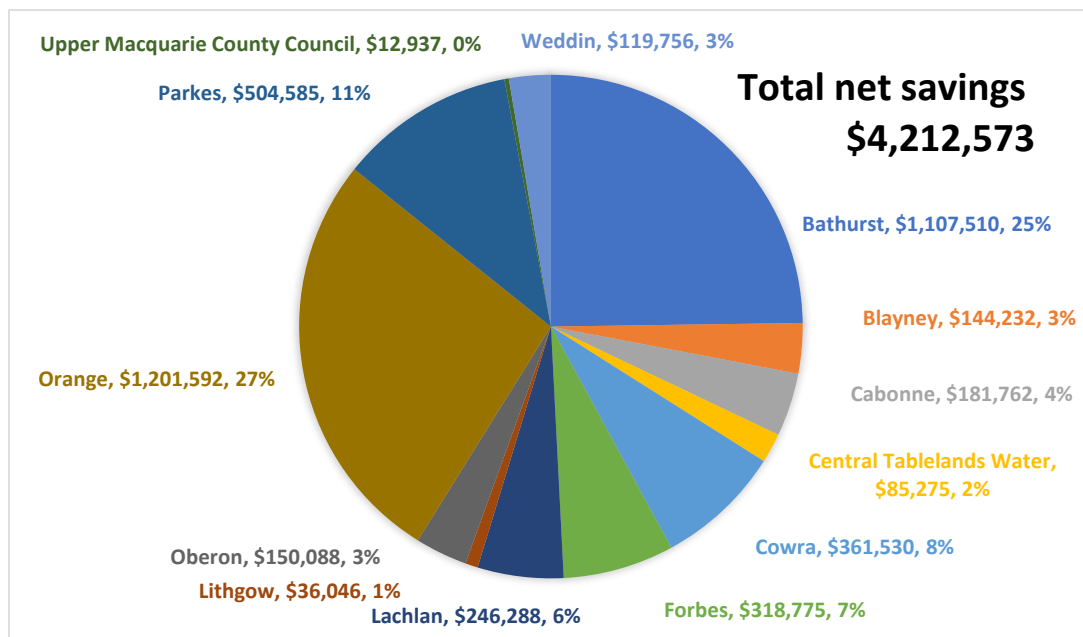
SAVINGS	Water Utilities Alliance Contracts	HR Contracts	WHS contracts	IT contracts	Supply contracts	Roads/ Transport contracts	Energy contracts	RDOCS contracts	Other contracts	Training	Legal advice re Procurement	Participation in regional procurement	Total
Bathurst	\$1,500	\$48,996	\$2,302	\$0	\$21,026	\$0	\$987,394	\$15,647	\$0	\$100	\$5,546	\$25,000	\$1,107,510
Blayney	\$1,500	\$12,661	\$0	\$0	\$11,481	\$0	\$84,946	\$1,099	\$0	\$0	\$5,546	\$27,000	\$144,232
Cabonne	\$1,500	\$13,372	\$49	\$0	\$41,138	\$0	\$86,983	\$1,388	\$0	\$5,786	\$5,546	\$26,000	\$181,762
Central Tablelands Water	\$1,500	\$107	\$0	\$0	\$0	\$0	\$46,540	\$2,191	\$0	\$0	\$4,937	\$30,000	\$85,275
Cowra	\$1,500	\$25,660	\$2,454	\$0	\$51,380	\$0	\$224,910	\$1,455	\$0	\$3,625	\$5,546	\$45,000	\$361,530
Forbes	\$1,500	\$13,509	\$0	\$0	\$59,982	\$0	\$196,440	\$8,584	\$0	\$10,215	\$5,546	\$23,000	\$318,775
Lachlan	\$1,500	\$21,716	\$0	\$0	\$32,483	\$0	\$134,552	\$1,136	\$0	\$10,356	\$5,546	\$39,000	\$246,288
Lithgow	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$5,546	\$23,000	\$36,046
Oberon	\$1,500	\$19,774	\$0	\$0	\$29,569	\$0	\$51,680	\$4,019	\$0	\$0	\$5,546	\$38,000	\$150,088
Orange	\$1,500	\$72,097	\$2,497	\$0	\$30,640	\$0	\$1,052,070	\$9,425	\$0	\$5,818	\$5,546	\$22,000	\$1,201,592
Parkes	\$1,500	\$6,130	\$0	\$0	\$51,529	\$0	\$395,878	\$8,428	\$0	\$7,574	\$5,546	\$28,000	\$504,585
Upper Macquarie County Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,937	\$8,000	\$12,937
Weddin	\$1,500	\$355	\$0	\$0	\$10,539	\$0	\$53,624	\$611	\$0	\$5,582	\$5,546	\$42,000	\$119,756
Sub Total	\$18,000	\$234,377	\$7,302	\$0	\$339,767	\$0	\$3,315,016	\$59,982	\$0	\$49,055	\$70,875	\$376,000	\$4,470,373
											Cost to members		\$257,800
											Total		\$4,212,573

The table below reflects the **spend** by members for the **23/24 financial year** as of 15 November 2023:

SPEND	Water Utilities Alliance Contracts	HR Contracts	WHS contracts	IT contracts	Supply contracts	Roads/ Transport contracts	Energy contracts	RDOCS contracts	Other contracts	Training	Total
Bathurst	\$0	\$14,814	\$0	\$0	\$384,391	\$0	\$0	\$9,891	\$0	\$4,310	\$413,407
Blayney	\$0	\$865	\$0	\$0	\$175,576	\$0	\$0	\$3,477	\$0	\$4,310	\$184,227
Cabonne	\$0	\$4,683	\$0	\$0	\$477,045	\$0	\$0	\$0	\$0	\$11,910	\$493,638
Central Tablelands Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cowra	\$0	\$4,397	\$8,174	\$0	\$279,849	\$0	\$0	\$0	\$0	\$6,15	\$293,035
Forbes	\$0	\$3,613	\$0	\$0	\$608,921	\$0	\$0	\$3,021	\$0	\$15,295	\$630,850
Lachlan	\$0	\$2,963	\$0	\$0	\$525,272	\$0	\$0	\$0	\$0	\$8,280	\$536,515
Lithgow	\$0	\$0	\$0	\$0	\$395	\$0	\$0	\$0	\$0	\$5,540	\$6,498
Oberon	\$0	\$2,248	\$502	\$0	\$225,887	\$0	\$0	\$2,197	\$0	\$7,970	\$238,604
Orange	\$0	\$21,109	\$13,675	\$0	\$285,594	\$0	\$0	\$11,308	\$0	\$24,320	\$356,006
Parkes	\$0	\$6,630	\$0	\$0	\$509,506	\$0	\$0	\$7,776	\$0	\$5,540	\$529,452
Upper Macquarie County Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Weddin	\$0	\$726	\$0	\$0	\$93,974	\$0	\$0	\$1,318	\$0	\$5,230	\$101,248
Total	\$0	\$62,049	\$22,351	\$0	\$3,566,775	\$0	\$0	\$38,988	\$0	\$93,320	\$3,783,482

The table below reflects the **savings** by members for the **23/24 financial year** as of 15 November 2023:

SAVINGS	Water Utilities Alliance Contracts	HR Contracts	WHS contracts	IT contracts	Supply contracts	Roads/ Transport contracts	Energy contracts	RDOCS contracts	Other contracts	Training	Legal advice re Procurement	Participation in regional procurement	Total	Cost to members	Not savings
Bathurst	\$0	\$1,660	\$0	\$0	\$136,785	\$0	\$0	\$1,746	\$0	\$1,617	\$0	\$9,000	\$150,807	\$0	\$150,807
Blayney	\$0	\$48	\$0	\$0	\$140,097	\$0	\$0	\$614	\$0	\$1,681	\$0	\$6,000	\$148,380	\$0	\$148,380
Cabonne	\$0	\$785	\$0	\$0	\$128,559	\$0	\$0	\$0	\$0	\$2,990	\$0	\$6,000	\$138,335	\$0	\$138,335
Central Tablelands Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$8,000	\$0	\$8,000
Cowra	\$0	\$423	\$3,503	\$0	\$186,663	\$0	\$0	\$0	\$0	\$100	\$0	\$10,000	\$200,689	\$0	\$200,689
Forbes	\$0	\$461	\$0	\$0	\$239,346	\$0	\$0	\$533	\$0	\$4,399	\$0	\$2,000	\$246,740	\$0	\$246,740
Lachlan	\$0	\$430	\$0	\$0	\$248,655	\$0	\$0	\$0	\$0	\$3,182	\$0	\$4,000	\$256,267	\$0	\$256,267
Lithgow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,626	\$0	\$5,000	\$6,626	\$0	\$6,626
Oberon	\$0	\$291	\$215	\$0	\$10,749	\$0	\$0	\$388	\$0	\$2,211	\$0	\$6,000	\$19,854	\$0	\$19,854
Orange	\$0	\$2,332	\$5,861	\$0	\$159,743	\$0	\$0	\$1,995	\$0	\$4,707	\$0	\$6,000	\$180,638	\$0	\$180,638
Parkes	\$0	\$1,079	\$0	\$0	\$15,021	\$0	\$0	\$1,372	\$0	\$1,986	\$0	\$6,000	\$25,459	\$0	\$25,459
Upper Macquarie County Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$8,000	\$0	\$8,000
Weddin	\$0	\$34	\$0	\$0	\$109,948	\$0	\$0	\$233	\$0	\$1,493	\$0	\$6,000	\$117,707	\$0	\$117,707
Sub Total	\$0	\$7,544	\$9,579	\$0	\$1,575,506	\$0	\$0	\$6,880	\$0	\$25,592	\$0	\$62,000	\$1,507,502	\$0	\$1,507,502
											Cost to members		\$0		
											Total		\$1,507,502		



Please contact Ms Jennifer Bennett, Executive Officer, 0428690935, with any queries regarding this advice or in her absence Acting Executive Officer, Kate Barker, 0428 604 513

Attachments

1. Minutes of the CNSWJO Board meeting 23 November
2. Report from Policy Lab#1

Minutes of the CNSWJO Board Meeting 23 November 2023 held in Sydney

Minutes of the CNSWJO Board Meeting 23 November 2023 held in Sydney

In Attendance*

Cr J Jennings	Bathurst Regional Council	Cr J Hamling	Orange City Council
Cr D Somerville	Blayney Shire Council	Cr M Statham	Lithgow City Council
Cr K Beatty	Cabonne Council	Cr M Kellam	Oberon Council
Cr R Fagan	Cowra Shire Council	Cr N Westcott	Parkes Shire Council
Cr P Miller OAM	Forbes Shire Council	Cr P Best	Weddin Shire Council
Cr P Phillips	Lachlan Shire Council		

Mr D Sherley	Bathurst Regional Council	Mr G Rhodes	CTW
Mr B Byrnes	Cabonne Council	Ms K Annis-Brown	OLG
Mr P Devery	Cowra Shire Council	Ms O West	Regional NSW
Mr S Loane OAM	Forbes Shire Council	Ms J Bennett	CNSWJO
Mr G Tory	Lachlan Shire Council	Ms M Macpherson	CNSWJO
Mr R Gurney	Lithgow City Council	Ms K Barker	CNSWJO
Mr G Wallace	Oberon Council	Ms C Griffin	CNSWJO
Mr D Waddell	Orange City Council		
Mr K Boyd PSM	Parkes Shire Council		
Ms N Vu	Weddin Shire Council		

*Voting members in bold

Meeting opened at 9.00am by Chair Cr Kevin Beatty

1. Welcome

Cr Beatty noted this was the 10th visit to NSW Parliament by the region and thanked both Mr Phil Donato, Member for Orange and Roy Butler, Member for Barwon, for their supporting in hosting this meeting.

2. Acknowledgement of Country

Acknowledgment to Country

3. Apologies applications for a leave of absence by Joint Voting representatives

Cr S Ferguson, Cr C Bembrick, Mr M Dicker, Cr A McGibbon, Mr C Butler and Mr T Johnson.

Resolved	Cr J Hamling/Cr P Miller
That the apologies for the Central NSW Joint Organisation Board meeting 23 November 2023 listed above be accepted.	

4. Conflicts of Interest

Resolved	Cr P Miller/Cr J Hamling
Nil declared	

5. Speakers

1. Ernst & Young

Presentation on the Business Case for the Priority Investments in the Nexus Between Emissions Reduction and Energy Security in Central NSW

Resolved	Cr M Kellam/Cr J Jennings
That items 8L and 8K be brought forward.	

Priority Seven: Transition to a sustainable, secure and affordable energy future**8I Just Transition to a Renewable Energy Future Report**

Resolved	Cr J Jennings/Cr P Miller
<p>That the Board note the Just Transition to a Renewable Energy Future Report and;</p> <ol style="list-style-type: none"> 1. call on the NSW Government to, as a matter of urgency; <ol style="list-style-type: none"> a. provide a whole of government approach to the logistics of the infrastructure effort to rewire regional NSW; b. review the State Significant Development Process particularly with regard to <ol style="list-style-type: none"> i. cumulative impacts; ii. its applicability to the large-scale infrastructure effort in rewiring NSW; iii. timeframes for the post consultation period; iv. additional compulsory pre consultation requirements v. a fit for purpose mandated planning agreement policy and process; and c. identify all cumulative impacts of rewiring of regional NSW including transport and housing; d. note development outside the Renewable Energy Zone and Energy Co remit is also substantial; e. provide just compensation to communities for these impacts where this compensation includes consideration of the ongoing, cumulative impacts of poor processes to date; f. direct NSW Government agencies and State-Owned Corporations to develop and implement policy that better engage and inform community on State Significant Development; g. provide assurance for energy security for the communities of Central NSW through the next decade of transition and beyond; h. ensure that there is sufficient water for urban communities leading into the next drought and that they have priority over the energy transition effort; and i. develop and implement policy that allows for optimal outcomes for agriculture co-located with large scale renewable energy generation; j. royalties on power generation from renewable energy productions go to all affected communities including those responsible for and impacted by the transport task; k. freight impacts for the Central NSW region be urgently assessed; 2. advocate for more funding for distributed energy generation, including seeking support for roll-out in the Central NSW region from Essential Energy, Endeavour Energy and Iberdrola; 3. advocate for incentivising domestic battery uptake in region, to help both support the energy transition and energy security; 4. note in particular the advice regarding windfarm projects in Forestry Corporation softwood forests in Bathurst, Lithgow, Oberon and Orange; 5. update the advocacy policy and the CNSWJO Risk Management Plan in line with the resolve above; and 6. ask the Advocacy Subcommittee of Mayors to monitor the situation closely and act in the interest of the region between Board meetings with an ongoing focus on supporting communities through this difficult period including seeking recompense and energy security. 	

10:50 Crs Westcott and Miller left the meeting to attend Question Time

8k Energy Report

Resolved	Cr M Kellam/Cr J Jennings
<p>That the Board note the Energy Program Report and;</p> <ol style="list-style-type: none"> note the progress of the business case on the nexus between energy security and emissions reduction and <ol style="list-style-type: none"> note the draft business case document and the appendices; endorse option 3 of the business case as the recommended option; endorse the business case 'placemat'; advocate to the NSW OECC to extend the JONZA program to ensure embedment and efficient implementation of activities that support the region's net zero aspirations into the future; advocate to the EPA and the OECC for support and funding to progress activities that will assist councils in reducing emissions from landfill; approve a regional application by CNSWJO for interested member councils for the Community Energy Upgrades Fund; note the estimated cost savings of \$2.37m for members between January to June 2023 under the large sites and streetlighting electricity contract; note the AER's draft determination in relation to Essential Energy's pricing proposal for public lighting was not approved and note the importance of the ongoing work that the Southern Lights Group continues to conduct on behalf of members, where it was the only submission received in relation to public lighting; and make a submission to the Renewable Energy Framework consultation. 	

11:50 Crs Westcott and Miller returned from Question time

Speaker: The Hon. Penny Sharpe, MLC, Minister for Climate Change, Minister for Energy Minister for the Environment, Minister for Heritage and Leader of the Government in the Legislative Council

Action/s: Minister Sharpe welcomed spending more time early in the New Year on the Ernst and Young Business Case. CNSWJO staff to follow-up.

Speaker: The Hon. Chris Minns, MP
Premier, Member of the Legislative Assembly, Member for Kogarah

Action/s: Follow-up to be provided on disaster funding.

Speaker: The Hon. Daniel Mookhey, MLC, Treasurer

Action/s: Follow up on population projections review and water & sewer disaster funding.

6. Minutes**6a. Noting of the Minutes of the CNSWJO GMAC Meeting 26 October in Forbes**

Resolved	Cr R Fagan/Cr P Miller
That the Central NSW Joint Organisation Board confirm the Minutes of the CNSWJO GAMC Meeting 23 October 2023 held in Forbes	

6b. Confirmation of the Minutes of the CNSWJO Board Meeting 23 August held in Sydney

Resolved	Cr P Miller/Cr R Fagan
That the Central NSW Joint Organisation Board confirm the Minutes of the CNSWJO Board Meeting 23 August 2023 held in Sydney	

7. Business Arising from the Minutes – Matters in Progress

Resolved	Cr P Miller/Cr M Kellam
That the Central NSW Joint Organisation Board note the Matters in Progress, making deletions as suggested.	

8. Reports on Statement of Regional Strategic Priority

Priority One: Inter-Council Co-operation

a. Financial Report

Resolved	Cr M Kellam/Cr P Miller
That the Board note the Financial Report.	

b. Adoption of the Audited Financial Statements for the year ended 30 June 2023

Resolved	Cr J Hamling/Cr M Kellam
That the Board note the Compliance Report	

c. Annual Compliance and CNSWJO Meeting dates for 2024

Resolved		Cr N Westcott/Cr P Miller		
That the Board note the Compliance report and;				
1. note the Calendar of Compliance and Reporting-Requirements update;				
2. endorse the 2023 Annual Performance Statement and place it on the website;				
3. note the advice from the Chair and Executive Officer that this is summarised in the Annual Performance Statement;				
4. note the report to on code of conduct complaint statistics;				
5. note the Pecuniary Interest Returns under clause 4.21 of the Model Code of Conduct;				
6. determine the dates for GMAC and Board meetings for 2024 be:				
Board	29 February	30 May	29 August	28 November
Location	Lachlan	State Parliament	Federal Parliament	Lithgow
GMAC	1 February	2 May	25 July	31 October
Location	Orange	Oberon	Parkes	Orange

d. Policy and Procedure Annual Review

Resolved	Cr P Miller/Cr M Statham
That the Board note the CNSWJO Policy Procedure Annual Review report and adopt the updated Policy and Procedure Manual noting it includes;	
1. a new policy on the JO making applications through competitive grants processes;	
2. policy aligning with Modern Slavery Legislation;	
3. inclusion in the Charter an annual fee for the Chair of \$10K;	
4. changes to the credit card use to allow for increased programming; and	
5. updates associated with policy in procurement adopted in May of this year	

e. The CNSWJO Governance and Advocacy Report

Resolved	Cr P Phillips/Cr M Kellam
That the Board note the Governance and Advocacy Report and;	
1. nominate Portfolio Mayors as follows:	
a. Cr J Jennings to Energy, Water and Transport; and	
b. Cr R Fagan to Regional Prosperity; and	
2. note that a report will be received from the Rural Doctors' Network workshop in Forbes 31 October and encourage members to take up the "State of Play" opportunity in the interim;	
3. endorse the activities of the Opt in Advocacy Subcommittee of Mayors, that being;	
a. developing a media campaign on Council sustainability;	
b. progressing advocacy for a Safe Swift and Secure Link between Sydney and Central NSW; and	
c. providing oversight of advocacy for on the renewable energy transition and council financial sustainability;	
4. provide a letter of support for Cr J Jennings for his fact finding visit to the United States;	
5. develop policy on the need for national strategy for the Safe Swift and Secure Link between Sydney and Central NSW;	

6. adopt the response to the Inquiry into the performance of the Regional Investment Activation Fund and the Regional Job Creation Fund; and
7. endorse the following submissions that have been lodged to:
 - a. AEMC on Enhancing Community Engagement in Transmission Building;
 - b. the Inquiry into the implementation of recommendations relating to workforce issues, workplace culture and funding considerations for remote, rural and regional health; and
 - c. IPART Water NSW Operating Licence Review;
 - d. Water Infrastructure NSW 91 Proposed New Indicators for LWUs; and
 - e. The Planning system and the Impacts of Climate Change on the Environment and Communities.
 - f. the Inquiry into Protecting Local Water Utilities from privatisation

f. Report from Policy Labs for dissemination to attendees

Resolved	Cr J Hamling/Cr R Fagan
<p>That the Board note the Report from Policy Lab#1 with Charles Sturt University adopt policy, update advocacy plans and receive advice on programming for;</p> <ol style="list-style-type: none"> 1. reframing the rhetoric – speak about local government in terms of capability, opportunity etc; 2. encouraging a ‘big conversation’ about expanding regional collaboration – consider a more authoritative regional board (representing member councils) that’s better placed to advise/negotiate with state and federal agencies; 3. using a regional strategy to build trust in/respect for local government and improve its status in the overall system of government while not glossing over the difficult issues for example financial sustainability; 4. removing red tape barriers to more regional action while avoiding raising amalgamations; 5. leveraging available resources and talent more effectively; 6. reviewing financial sustainability, addressing ‘spatial fiscal imbalance’ particularly between Western Sydney and Central NSW where this is to include a review Federal Assistance Grants system and distribution of other grants to improve equity; avoid competitive grants; 7. expanding self-regulation (eg in planning, environment, water) – Audit Risk and Improvement Committees could be useful but must have effective local representation; 8. supporting the primary democratic role of councillors; 9. providing more background information on election candidates; 10. exploring opportunities for improving candidacy; 11. optimising the Integrated Planning & Reporting framework including as a basis for enhanced community engagement and making the cycle a better fit for newly elected councils; 12. rejecting <ol style="list-style-type: none"> a. mandatory popular election of mayors or wards; b. amalgamations c. changes that might increase oversight and d. changing the councillor-executive relationship at least in the short term pending needed changes; and regarding social media; 13. the Board provide the advice on social media to Council as a proforma report; and 14. that this advice include; <ol style="list-style-type: none"> a. canvassing the idea of a shared resource in social media support; and b. consideration of Councils’ other regulatory obligations relevant to social media under the Local Government Act, Work Health and Safety Act and other material legislation and 15. the Mayoral Board report to Councils include advice from this report 	

g. Regional Procurement and Contracts

Resolved	Cr P Miller/Cr N Wescott
<p>That the Board note the report on Procurement and Contract Management and that it;</p> <ol style="list-style-type: none"> 1. note the use of delegations under the procurement policy between Board meetings; 2. note the procurement activity report since the last meeting; 	

3. approve a 12-month extension of the Supply of Linemarking Services Contract;
4. approve to seek a variation to the current TLD1_2021 Safety Compliance Training Contract for Admire Workplace Safety, enabling the delivery of Traffic Control Training Services under the TLD1_2021 Contract; and
5. approve the additional procurement processes added to the CNSWJO regional procurement plan for 2023/2024.

h. Disaster Risk Reduction Fund (DRRF) Program report

Resolved	Cr P Miller/Cr M Kellam
That the Board note the Disaster Risk Reduction Fund Program report and note;	
<ol style="list-style-type: none"> 1. the progress on the needs analysis currently underway; 2. the progress on the Regional Resilience Program working groups; <ol style="list-style-type: none"> a. including the commencement of a collaborative procurement for the technology deliverable; 3. the update and upcoming commencement of the Transport for NSW Customer Resilience Journey Plans project; and 4. the progress of the 'Fix Me' project 	

Priority Five: Transport and Infrastructure

i. Transport Advocacy

Resolved	Cr J Hamling/Cr J Jennings
That the Board note the Transport report and adopt the 'plan on a page' for the recently adopted CNSWJO Regional Transport Technical Committee Strategy 2023-2028.	

Priority Six: Regional Water Security and Productive Water

j. Regional Water Report

Resolved	Cr J Jennings/Cr P Best
That the Board note the Regional Water Report and	
<ol style="list-style-type: none"> 1. endorses the Priority Water Infrastructure brochure; and 2. notes the renegotiation of the agreement with Smart Water for the provision water efficiency collateral for member councils. 	

9. Quarterly Review of the Central NSW JO Strategic Plan and Statement of Regional Strategic Priority 2022-2025

Resolved	Cr M Kellam/Cr J Jennings
That the Board note the Quarterly Review of the Central NSW JO Strategic Plan and Statement of Regional Strategic Priority 2022-2025; and	
<ol style="list-style-type: none"> 1. note that Councils have been sent their PlaceMats for the pre-Community Strategic Plan consultation period; 2. receive a report from State agency consultations to inform Community Strategic Plans and in the interim circulate this to members for feedback; 3. note costs saving of \$4.2m and ROI of 9.4:1 for members in the 2022/2023 financial year; 4. progress an application to the Round Two EOI for the Disaster Risk Reduction Fund to be developed by the sponsoring General Managers under the hand of the Chair; 5. employ a new staff member under the auspices of the Chair to <ol style="list-style-type: none"> a. provide continuity of service during a maternity leave period and b. provide a greater level of operational support to the water priority; 6. note that a briefing is being sought for members regarding budgetary implications of 4 and 5 above and work arrangements of the Executive Officer give her family commitments where the Chair will make his final decisions based on member feedback; and 7. a full report on the Executive Officer transition will be provided to the Board in February in the context of the overall budget going forward. 	

10. Late reports – Regional NSW will circulate reports for members in due course

11. Matters raised by Members and attendees

OLG advised there is a JO review and an IP&R leading practice program in progress.

12. Speakers to the next meeting.

Saul Griffith or suitable alternative, Alistair Lunn and Ant Hayes from TfNSW

13. Next meetings:

GMAC: 1 February 2024 – Orange.

Board: 29 February 2024 – Lachlan

Speaker: The Hon. Rose Jackson, MLC, Minister for Water, Minister for Housing, Minister for Homelessness, Minister for Mental Health, Minister for Youth, and Minister for the North Coast

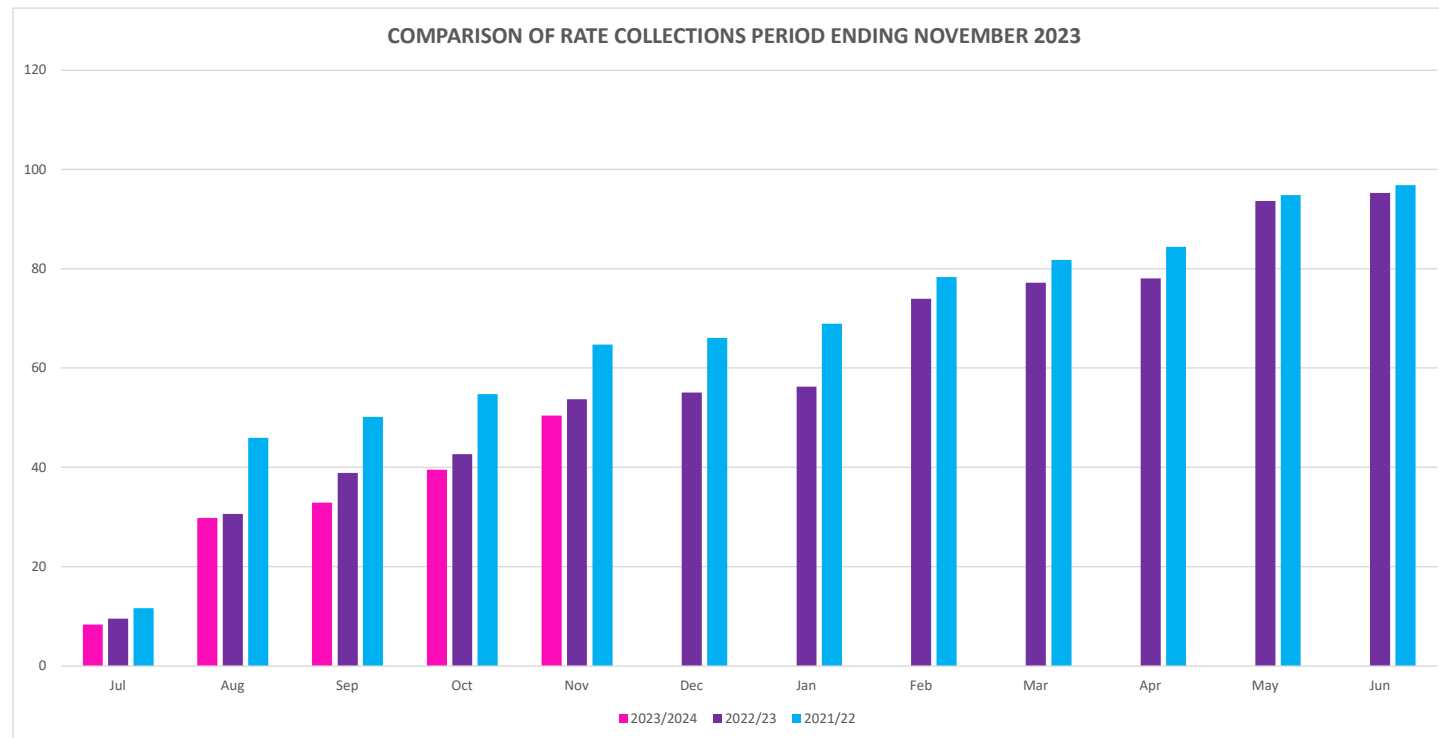
Action/s: The region will continue to provide follow-up on priority water projects and preparedness for the upcoming drought.

Speaker: The Hon. Jenny Aitchison, Member for Maitland and Minister for Regional Transport and Roads

Action/s: Follow-up on the challenges of freight from the rewiring of NSW construction task will be provided.

14. Meeting closed 4:40pm

Page 7 is the last page of the Central NSW Joint Organisation meeting 23 November 2023 at Sydney





Investment Report

01/11/2023 to 30/11/2023



Portfolio Valuation as at 30/11/2023

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Face Value	Accrued	Accrued MTD
BOQ	BBB+	TD	GENERAL	At Maturity	17/07/2023	15/01/2024	5.4500	500,000.00	500,000.00	10,228.08	2,239.73
IMB Bank	BBB+	TD	GENERAL	At Maturity	10/07/2023	15/01/2024	5.3500	500,000.00	500,000.00	10,553.42	2,198.63
IMB Bank	BBB+	TD	GENERAL	At Maturity	10/07/2023	15/01/2024	5.3500	250,000.00	250,000.00	5,276.71	1,099.32
ANZ Bank	AA-	TD	GENERAL	At Maturity	29/05/2023	24/01/2024	4.6000	2,000,000.00	2,000,000.00	46,882.19	7,561.64
NAB	AA-	TD	GENERAL	At Maturity	19/06/2023	19/02/2024	5.4000	3,000,000.00	3,000,000.00	73,232.88	13,315.07
Suncorp	A+	TD	GENERAL	At Maturity	31/07/2023	26/04/2024	5.3500	2,000,000.00	2,000,000.00	36,057.53	8,794.52
BOQ	BBB+	TD	GENERAL	At Maturity	31/07/2023	26/04/2024	5.4000	1,500,000.00	1,500,000.00	27,295.89	6,657.53
Commonwealth Bank	AA-	TD	GENERAL	At Maturity	19/07/2023	20/05/2024	5.2500	2,000,000.00	2,000,000.00	38,835.62	8,630.14
NAB	AA-	TD	GENERAL	At Maturity	28/08/2023	28/05/2024	5.1600	1,000,000.00	1,000,000.00	13,430.14	4,241.10
Westpac	AA-	TD	GENERAL	At Maturity	15/06/2023	17/06/2024	5.3800	1,000,000.00	1,000,000.00	24,910.14	4,421.92
NAB	AA-	TD	GENERAL	At Maturity	04/09/2023	04/09/2024	5.1500	2,000,000.00	2,000,000.00	24,832.88	8,465.75
Westpac	AA-	TD	GENERAL	At Maturity	11/09/2023	11/09/2024	5.2100	1,000,000.00	1,000,000.00	11,561.92	4,282.19
Unity Bank	Unrated	TD	GENERAL	At Maturity	22/09/2023	23/09/2024	5.3500	500,000.00	500,000.00	5,130.14	2,198.63
Unity Bank	Unrated	TD	GENERAL	At Maturity	31/10/2023	31/10/2024	5.5000	250,000.00	250,000.00	1,167.81	1,130.14
Suncorp	A+	TD	GENERAL	At Maturity	16/11/2023	15/11/2024	5.4400	2,000,000.00	2,000,000.00	4,471.23	4,471.23
Westpac	AA-	TD	GREEN	Quarterly	16/11/2023	18/11/2024	5.4400	2,000,000.00	2,000,000.00	4,471.23	4,471.23
Westpac	AA-	TD	GREEN	At Maturity	20/11/2023	20/11/2024	5.3800	2,000,000.00	2,000,000.00	3,242.74	3,242.74
Westpac	AA-	TD	GREEN	Quarterly	16/11/2023	17/11/2025	5.3400	1,000,000.00	1,000,000.00	2,194.52	2,194.52



Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Face Value	Accrued	Accrued MTD
Suncorp	A+	TD	GENERAL	At Maturity	20/11/2023	20/11/2025	5.3100	1,000,000.00	1,000,000.00	1,600.27	1,600.27
AMP Bank	BBB	TD	GENERAL	Annual	08/08/2023	10/08/2026	5.2500	2,500,000.00	2,500,000.00	41,352.74	10,787.67
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	30/11/2023	30/11/2023	4.3500	15,808,000.00	15,808,000.00	24,061.26	24,061.26
TOTALS								43,808,000.00	43,808,000.00	410,789.34	126,065.23



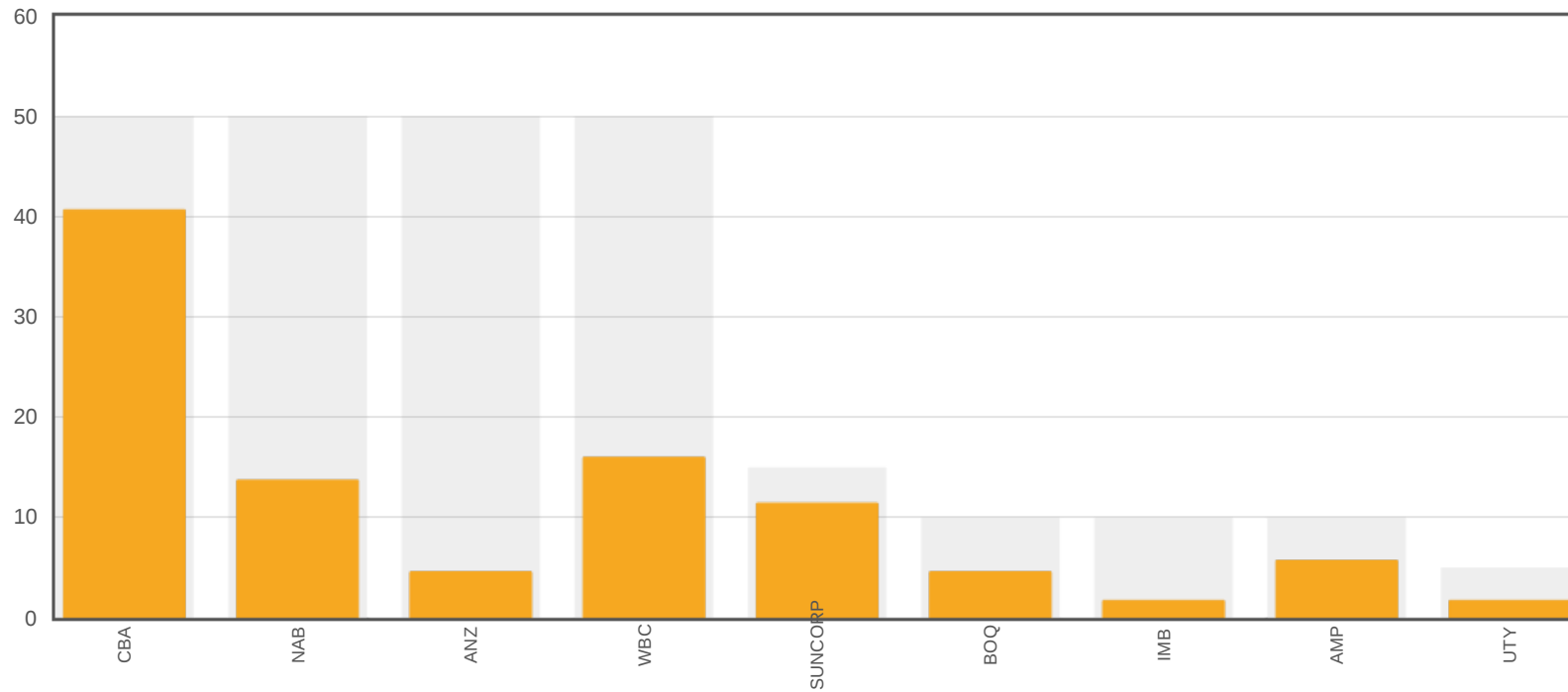
Counterparty Compliance as at 30/11/2023

Long Term Investments

Compliant	Bank Group	Term	Rating	Invested	Invested (%)	Limit (%)	Limit (\$)	Available
✓	Commonwealth Bank	Long	AA-	17,808,000.00	40.65	50.00	-	4,096,000.00
✓	NAB	Long	AA-	6,000,000.00	13.70	50.00	-	15,904,000.00
✓	ANZ Bank	Long	AA-	2,000,000.00	4.57	50.00	-	19,904,000.00
✓	Westpac	Long	AA-	7,000,000.00	15.98	50.00	-	14,904,000.00
✓	Suncorp	Long	A+	5,000,000.00	11.41	15.00	-	1,571,200.00
✓	BOQ	Long	BBB+	2,000,000.00	4.57	10.00	-	2,380,800.00
✓	IMB Bank	Long	BBB+	750,000.00	1.71	10.00	-	3,630,800.00
✓	AMP Bank	Long	BBB	2,500,000.00	5.71	10.00	-	1,880,800.00
✓	Unity Bank	Long	Unrated	750,000.00	1.71	5.00	-	1,440,400.00
TOTALS				43,808,000.00	100.00			



Counterparty Compliance - Long Term Investments



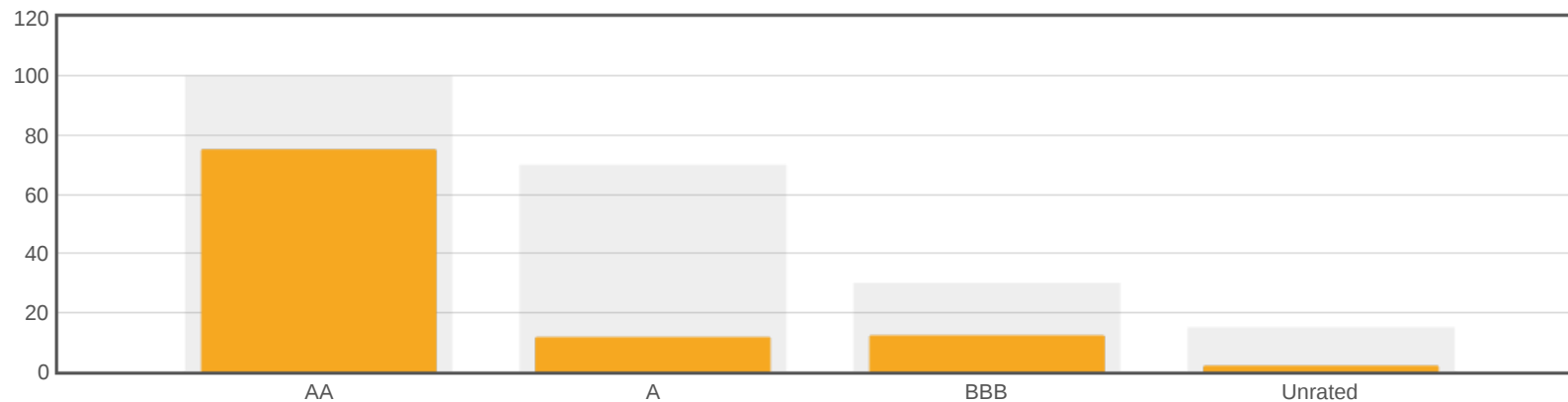


Credit Quality Compliance as at 30/11/2023

Long Term Investments

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available
✓	AA	32,808,000.00	74.89	100.00	11,000,000.00
✓	A	5,000,000.00	11.41	70.00	25,665,600.00
✓	BBB	5,250,000.00	11.98	30.00	7,892,400.00
✓	Unrated	750,000.00	1.71	15.00	5,821,200.00
TOTALS		43,808,000.00	100.00		

Credit Quality Compliance - Long Term Investments

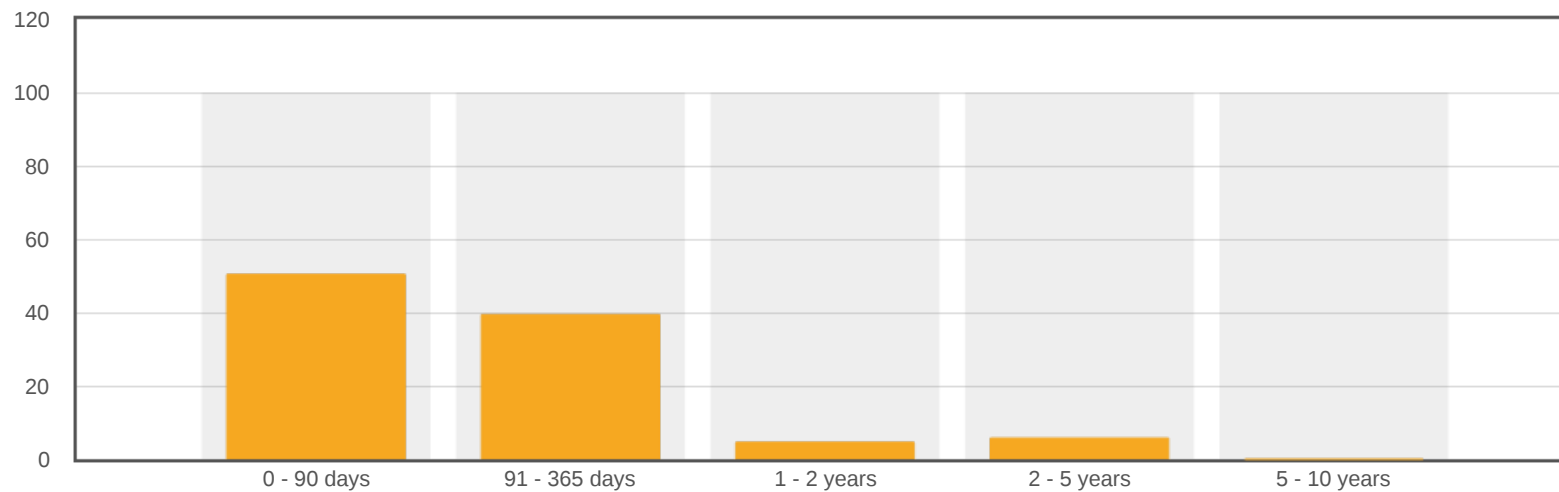




Maturity Compliance as at 30/11/2023

Compliant	Term	Invested	Invested (%)	Min Limit (%)	Max Limit (%)	Available
✓	0 - 90 days	22,058,000.00	50.35	0.00	100.00	21,750,000.00
✓	91 - 365 days	17,250,000.00	39.38	0.00	100.00	26,558,000.00
✓	1 - 2 years	2,000,000.00	4.57	0.00	100.00	41,808,000.00
✓	2 - 5 years	2,500,000.00	5.71	0.00	100.00	41,308,000.00
✓	5 - 10 years	-	0.00	0.00	100.00	43,808,000.00
TOTALS		43,808,000.00	100.00			

Maturity Compliance





Portfolio Comparison

From: 31/10/2023 To: 30/11/2023

Issuer	Rating	Type	Rate	Purchase	Maturity	Interest	31/10/2023	30/11/2023	Difference
ANZ Bank	AA-	TD	4.8000	13/07/2023	10/11/2023	At Maturity	1,000,000.00	-	-1,000,000.00
Commonwealth Bank	AA-	TD	4.5900	15/05/2023	14/11/2023	At Maturity	2,000,000.00	-	-2,000,000.00
Suncorp	A+	TD	4.8400	16/05/2023	16/11/2023	At Maturity	2,000,000.00	-	-2,000,000.00
Suncorp	A+	TD	4.8600	23/05/2023	20/11/2023	At Maturity	1,000,000.00	-	-1,000,000.00
NAB	AA-	TD	4.8500	22/05/2023	20/11/2023	At Maturity	2,000,000.00	-	-2,000,000.00
BOQ	BBB+	TD	5.4500	17/07/2023	15/01/2024	At Maturity	500,000.00	500,000.00	-
IMB Bank	BBB+	TD	5.3500	10/07/2023	15/01/2024	At Maturity	500,000.00	500,000.00	-
IMB Bank	BBB+	TD	5.3500	10/07/2023	15/01/2024	At Maturity	250,000.00	250,000.00	-
ANZ Bank	AA-	TD	4.6000	29/05/2023	24/01/2024	At Maturity	2,000,000.00	2,000,000.00	-
NAB	AA-	TD	5.4000	19/06/2023	19/02/2024	At Maturity	3,000,000.00	3,000,000.00	-
Suncorp	A+	TD	5.3500	31/07/2023	26/04/2024	At Maturity	2,000,000.00	2,000,000.00	-
BOQ	BBB+	TD	5.4000	31/07/2023	26/04/2024	At Maturity	1,500,000.00	1,500,000.00	-
Commonwealth Bank	AA-	TD	5.2500	19/07/2023	20/05/2024	At Maturity	2,000,000.00	2,000,000.00	-
NAB	AA-	TD	5.1600	28/08/2023	28/05/2024	At Maturity	1,000,000.00	1,000,000.00	-
Westpac	AA-	TD	5.3800	15/06/2023	17/06/2024	At Maturity	1,000,000.00	1,000,000.00	-
NAB	AA-	TD	5.1500	04/09/2023	04/09/2024	At Maturity	2,000,000.00	2,000,000.00	-
Westpac	AA-	TD	5.2100	11/09/2023	11/09/2024	At Maturity	1,000,000.00	1,000,000.00	-



Issuer	Rating	Type	Rate	Purchase	Maturity	Interest	31/10/2023	30/11/2023	Difference
Unity Bank	Unrated	TD	5.3500	22/09/2023	23/09/2024	At Maturity	500,000.00	500,000.00	-
Unity Bank	Unrated	TD	5.5000	31/10/2023	31/10/2024	At Maturity	250,000.00	250,000.00	-
Suncorp	A+	TD	5.4400	16/11/2023	15/11/2024	At Maturity	-	2,000,000.00	2,000,000.00
Westpac	AA-	TD	5.4400	16/11/2023	18/11/2024	Quarterly	-	2,000,000.00	2,000,000.00
Westpac	AA-	TD	5.3800	20/11/2023	20/11/2024	At Maturity	-	2,000,000.00	2,000,000.00
Westpac	AA-	TD	5.3400	16/11/2023	17/11/2025	Quarterly	-	1,000,000.00	1,000,000.00
Suncorp	A+	TD	5.3100	20/11/2023	20/11/2025	At Maturity	-	1,000,000.00	1,000,000.00
AMP Bank	BBB	TD	5.2500	08/08/2023	10/08/2026	Annual	2,500,000.00	2,500,000.00	-
Commonwealth Bank	AA-	CASH	4.1000	31/10/2023	31/10/2023	Monthly	6,808,000.00	15,808,000.00	9,000,000.00
TOTALS							34,808,000.00	43,808,000.00	9,000,000.00



Trades in Period

From: 01/11/2023 To: 30/11/2023

New Trades

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Value	Ref
Suncorp	A+	TD	GENERAL	At Maturity	16/11/2023	15/11/2024	5.4400	2,000,000.00	
Westpac	AA-	TD	GREEN	Quarterly	16/11/2023	17/11/2025	5.3400	1,000,000.00	
Westpac	AA-	TD	GREEN	Quarterly	16/11/2023	18/11/2024	5.4400	2,000,000.00	
Suncorp	A+	TD	GENERAL	At Maturity	20/11/2023	20/11/2025	5.3100	1,000,000.00	
Westpac	AA-	TD	GREEN	At Maturity	20/11/2023	20/11/2024	5.3800	2,000,000.00	
TOTALS								8,000,000.00	



Sell Trades

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Sell	Yield/Margin	Face Value	Gross Value	Capital Value	Ref
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No entries for this item



Matured Trades

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Value	Ref
ANZ Bank	AA-	TD	GENERAL	At Maturity	13/07/2023	10/11/2023	4.8000	1,000,000.00	
Commonwealth Bank	AA-	TD	GENERAL	At Maturity	15/05/2023	14/11/2023	4.5900	2,000,000.00	
Suncorp	A+	TD	GENERAL	At Maturity	16/05/2023	16/11/2023	4.8400	2,000,000.00	
Suncorp	A+	TD	GENERAL	At Maturity	23/05/2023	20/11/2023	4.8600	1,000,000.00	
NAB	AA-	TD	GENERAL	At Maturity	22/05/2023	20/11/2023	4.8500	2,000,000.00	
TOTALS								8,000,000.00	



Unrealised Gains / Losses as at 30/11/2023

Issuer	Rating	Type	Purchase	Maturity	Allocation	Cost	Value	Purchase	Current	Unrealised
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No entries for this item



Realised Gains / Losses

From: 01/11/2023 To: 30/11/2023

Issuer	Rating	Type	Purchase	Maturity	Sale	Cost	Current	Purchase	Sale	Realised	Type
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No entries for this item



Interest Received in Period

From: 01/11/2023 To: 30/11/2023

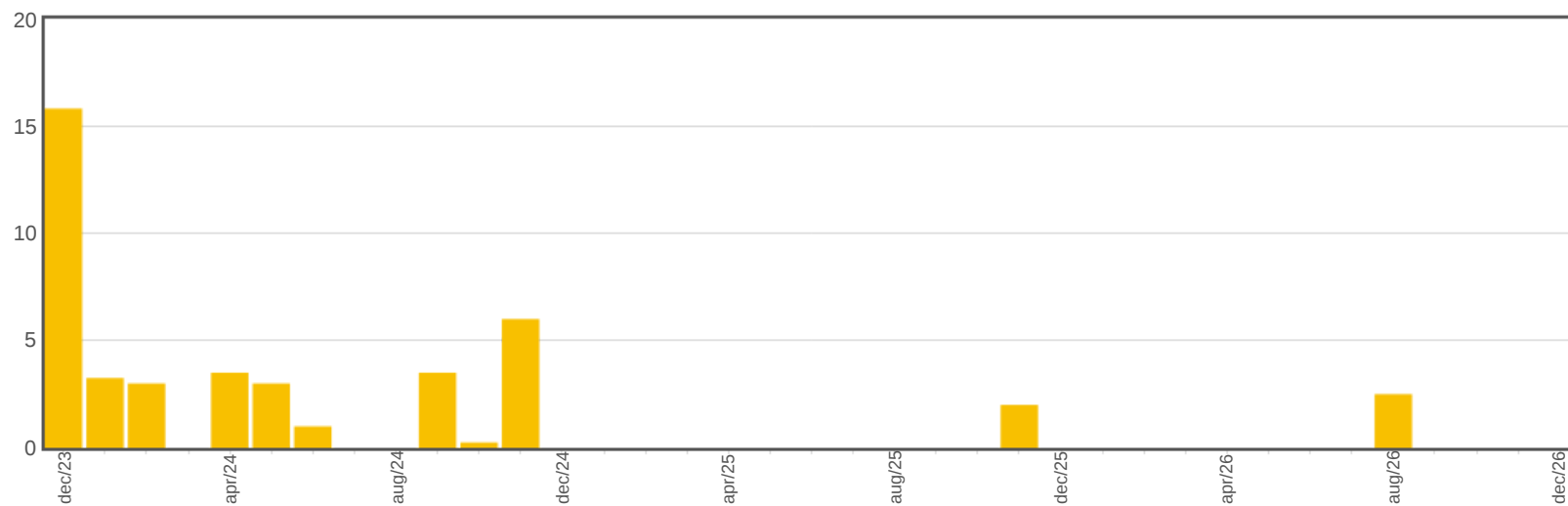
Periodic Interest

Issuer	Rating	Type	Alloc	Frequency	Value	Purchase	Maturity	Coupon Date	Type	Rate	Received
ANZ Bank	AA-	TD	GENERAL	At Maturity	1,000,000.00	13/07/2023	10/11/2023	10/11/2023	Maturity	4.8000	15,780.82
Commonwealth Bank	AA-	TD	GENERAL	At Maturity	2,000,000.00	15/05/2023	14/11/2023	14/11/2023	Maturity	4.5900	46,025.75
Suncorp	A+	TD	GENERAL	At Maturity	2,000,000.00	16/05/2023	16/11/2023	16/11/2023	Maturity	4.8400	48,797.81
Suncorp	A+	TD	GENERAL	At Maturity	1,000,000.00	23/05/2023	20/11/2023	20/11/2023	Maturity	4.8600	24,100.27
NAB	AA-	TD	GENERAL	At Maturity	2,000,000.00	22/05/2023	20/11/2023	20/11/2023	Maturity	4.8500	48,367.12
TOTALS					8,000,000.00						183,071.78



Maturity Cashflow as at 30/11/2023

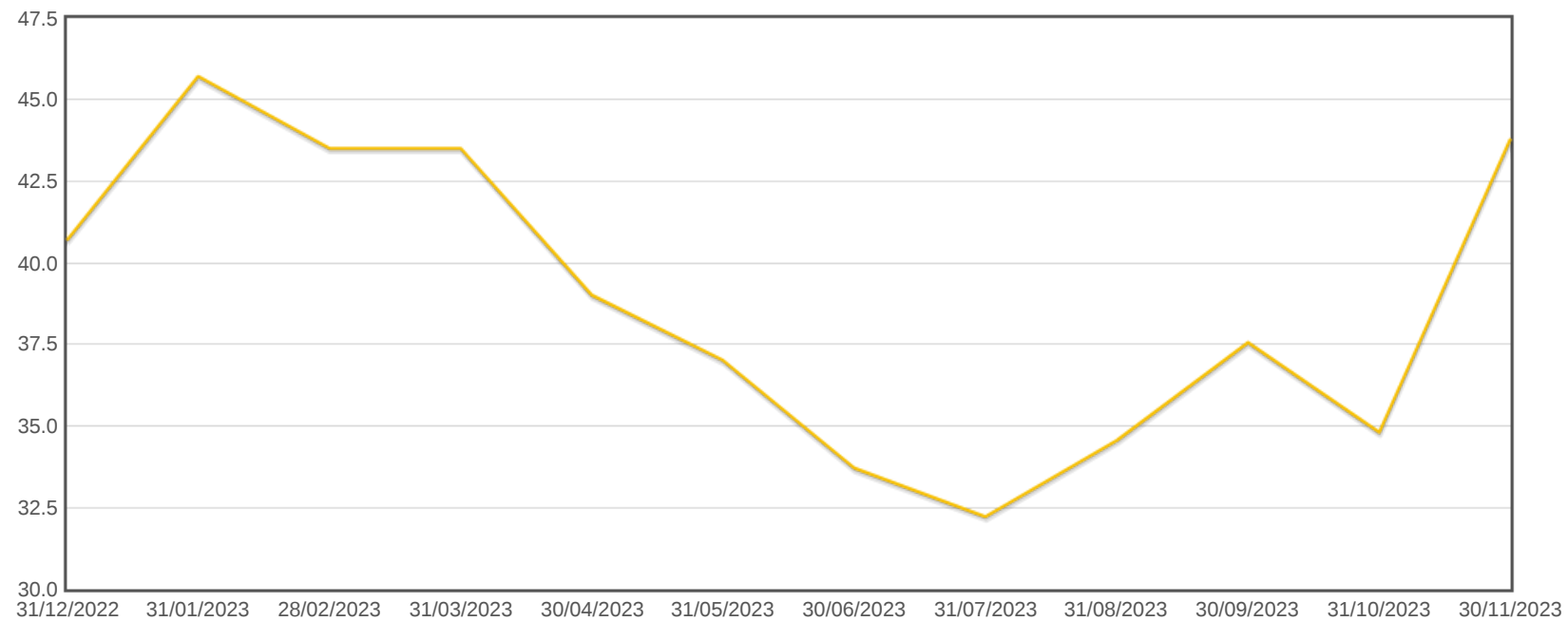
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2023	-	-	-	-	-	-	-	-	-	-	-	15,808,000	15,808,000.00
2024	3,250,000	3,000,000	-	3,500,000	3,000,000	1,000,000	-	-	3,500,000	250,000	6,000,000	-	23,500,000.00
2025	-	-	-	-	-	-	-	-	-	-	2,000,000	-	2,000,000.00
2026	-	-	-	-	-	-	-	2,500,000	-	-	-	-	2,500,000.00
TOTALS													43,808,000.00





Historical Portfolio Balances (in MM) as at 30/11/2023

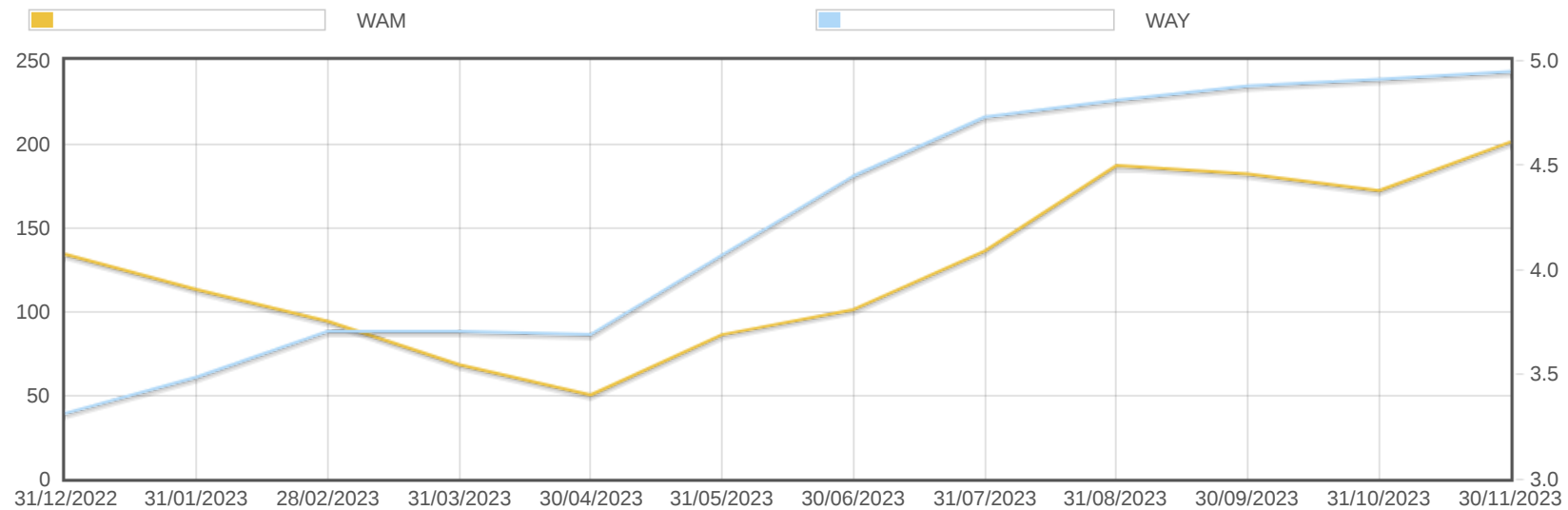
31/12/2022	31/01/2023	28/02/2023	31/03/2023	30/04/2023	31/05/2023	30/06/2023	31/07/2023	31/08/2023	30/09/2023	31/10/2023	30/11/2023
40.69	45.71	43.51	43.51	39.01	37.01	33.71	32.22	34.56	37.56	34.81	43.81





Historical Ratios as at 30/11/2023

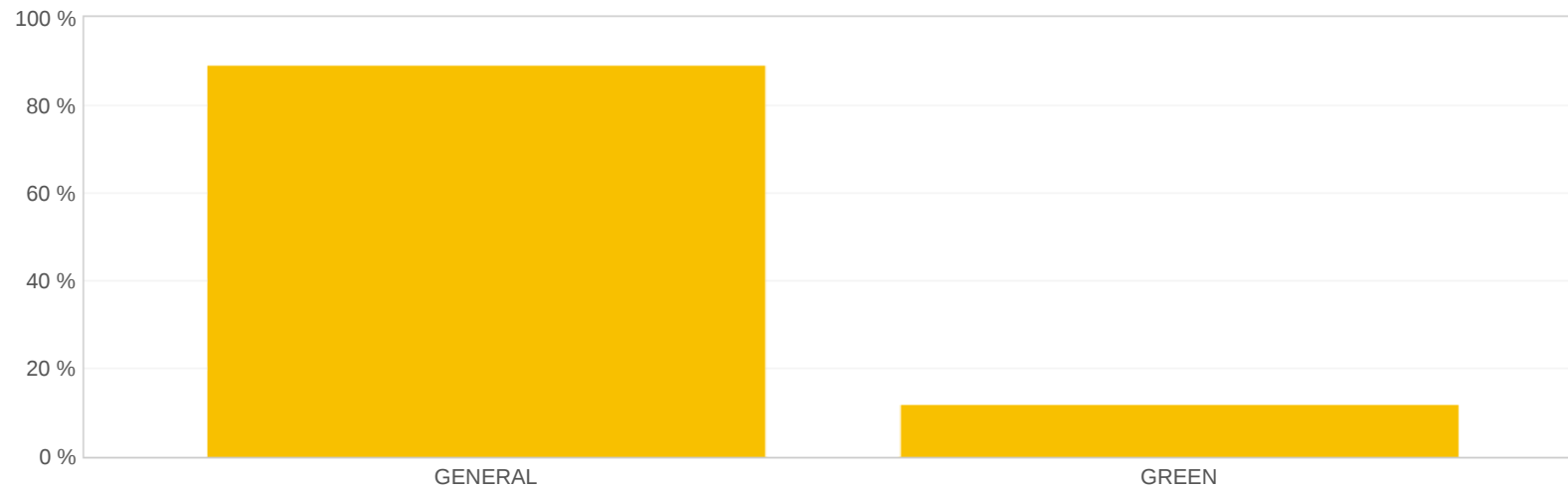
	31/12/2022	31/01/2023	28/02/2023	31/03/2023	30/04/2023	31/05/2023	30/06/2023	31/07/2023	31/08/2023	30/09/2023	31/10/2023	30/11/2023
WAM	134	113	94	68	50	86	101	136	187	182	172	201
WAY	3.3119	3.4850	3.7043	3.7043	3.6888	4.0686	4.4464	4.7275	4.8079	4.8761	4.9068	4.9442





Allocation as at 30/11/2023

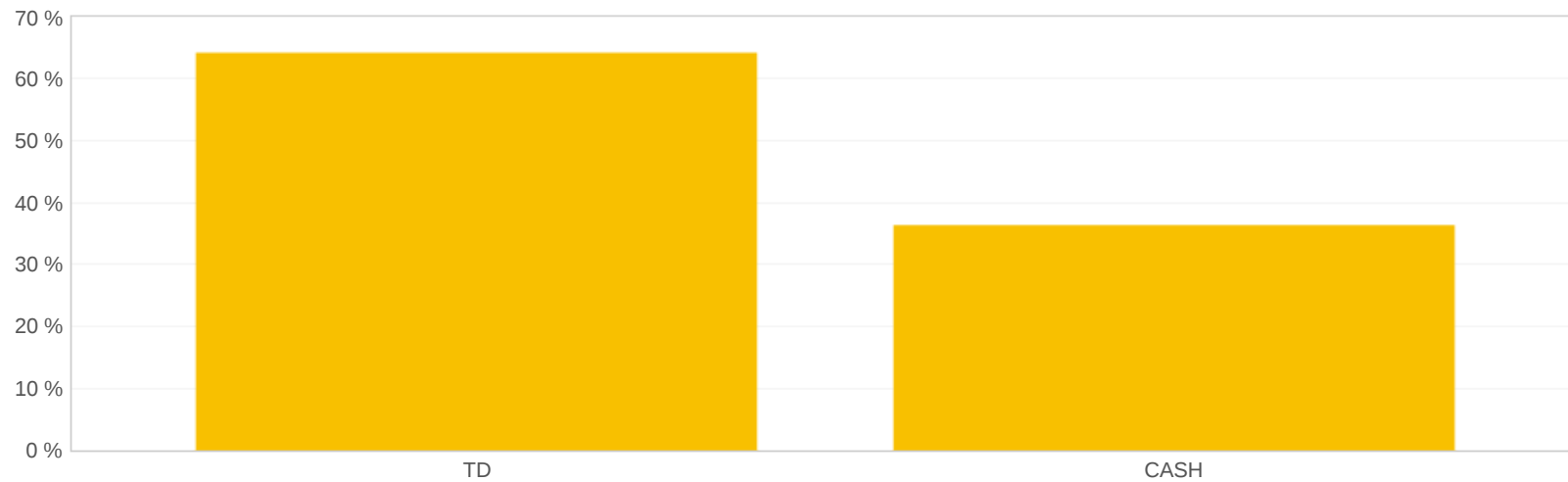
Code	Number of trades	Invested	Invested (%)
GENERAL	19	38,808,000.00	88.59
GREEN	3	5,000,000.00	11.41
TOTALS	21	43,808,000.00	100.0





Asset Class as at 30/11/2023

Code	Number of Trades	Invested	Invested (%)
TD	20	28,000,000.00	63.92
CASH	3	15,808,000.00	36.08
TOTALS	21	43,808,000.00	100.0





ADIs funding fossil fuels as at 30/11/2023

	Number of Trades	Invested	Invested (%)
Not funding fossil fuels	9	8,500,000.00	19.4
Funding fossil fuels	14	35,308,000.00	80.6

