



Bridge Road, Corowa
(former Corowa Bowling Club site)

PLANNING PROPOSAL

Corowa Shire Council



JULY 2010

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Member – NSW Consulting Planners



Document Control

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1. INTRODUCTION

This is a Planning Proposal relating to a parcel of land in Bridge Road, Corowa (see Figure 1). The subject land is described as Lot 541 in DP 1152549 and contains the greens, building and car park associated with the former Corowa Bowling Club (see Figure 2).

The Planning Proposal seeks to change the zoning of the subject land to allow the reuse of a former bowling club as a Civic Centre by Corowa Shire Council.

The Planning Proposal has been prepared in accordance with the Department of Planning's *A Guide to Preparing Planning Proposals* ("the Guide") and other information specified in Council's consultant brief.

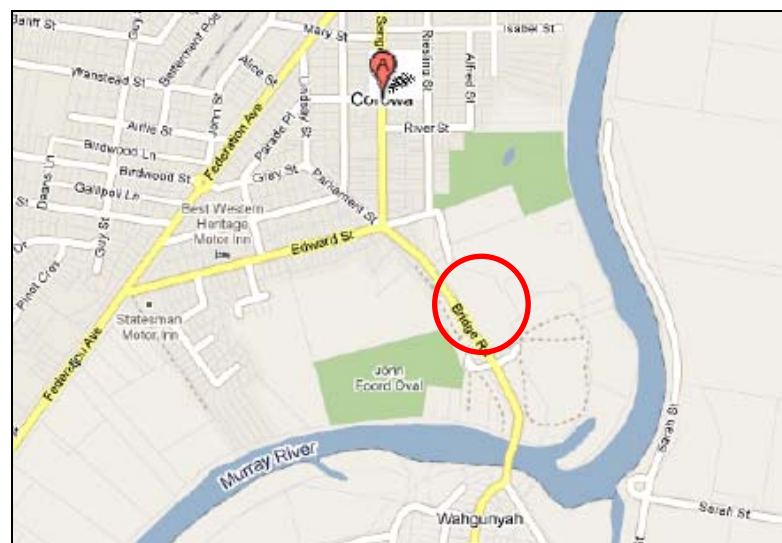


Figure 1 – Location of subject land within the context of Corowa (Source: Google Maps 2010).



Figure 2 –Subject land (Source: Six Viewer)

1.1 BACKGROUND

The Shire of Corowa is situated in southern New South Wales on the Murray River. It covers an area of 2,324km² and includes the towns of Corowa, Mulwala, and Howlong, the villages of Balldale and Daysdale and the rural localities of Rennie, Coreen, Savernake, Hopefield and Buraja. The Corowa local government area supports an estimated 2008 resident population of 11,481 (ABS, 2009). The Murray River forms the southern boundary of the Shire while the Riverina Highway divides the LGA on an east west axis.

Following public consultation in December 2007 and January 2008 regarding the establishment of a new Civic Centre, Corowa Council resolved on 18 March 2008 to acquire the Corowa Bowling Club to enable the site to be utilised for a new Civic Centre and for the site to be classified as operational land upon acquisition.

Lot 541 in DP 1152549 was subsequently acquired from the Department of Lands by Corowa Council and a notice of acquisition was placed in the Government Gazette of 24 July 2009 (refer Appendix A).

The subject site is zoned part 6(a) Public Recreation and Part 6(b) Private Recreation (see Figure 3) under *Corowa Local Environmental Plan 1989* ("the Corowa LEP"). The current zoning configuration does not reflect the development undertaken on the site and the zoning boundary is located through the middle of the existing club building on the site.

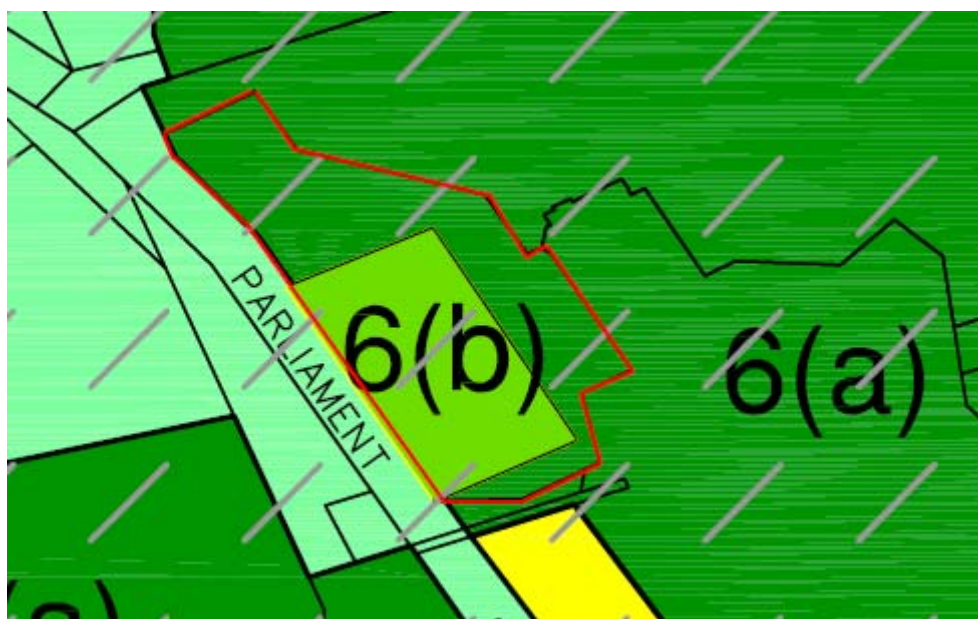


Figure 3 – Current zoning of subject land (Note the map incorrectly labels the street as Parliament)

The amendment seeks to rezone the site to Zone 3(a) (Commercial Zone) under the CLEP.

The site has been developed and improved for a registered club, bowling greens, associated facilities and car parking. The purchase of the site has been extensively reported upon by Council and the local media and the proposal is generally supported by the community.

Utilising the existing building on the site, the new Civic Centre will comprise the following:

- Council administration office;
- Council Chambers/Committee room;
- Community meeting rooms;
- Library;
- Art Gallery;
- Tourist information centre;
- RTA office/agency;
- Internet café;
- Rural service centre;
- Landcare office; and
- Function Room (existing) for up to 480 persons.

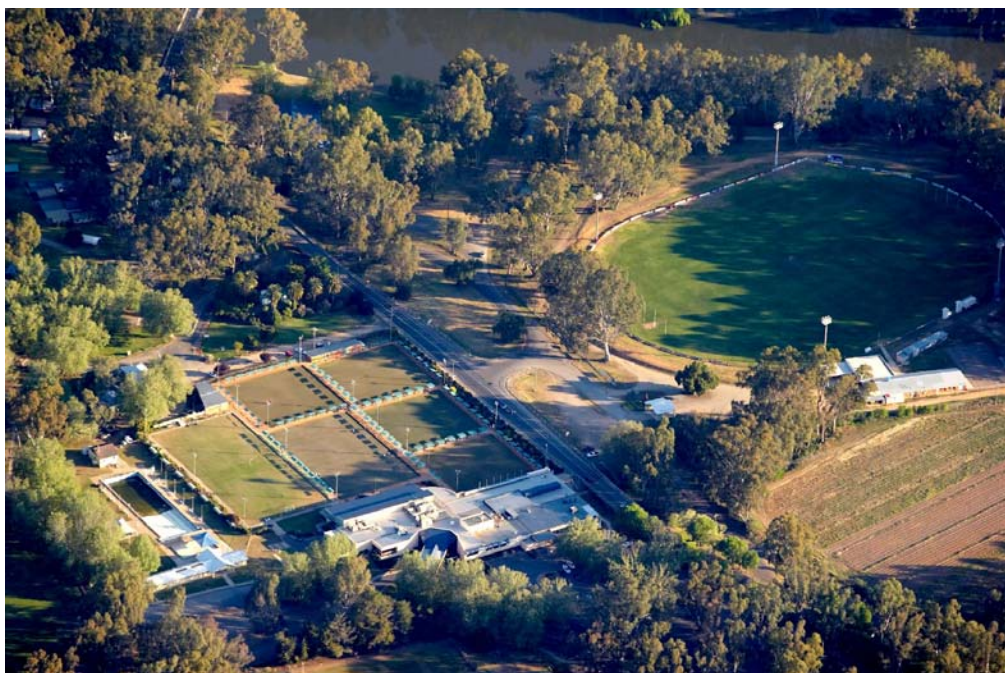


Figure 4 – Aerial view of subject land in left foreground (Source: Corowa Shire Council)

2. INTENDED OUTCOMES

The intended outcome of this planning proposal is the development of a Civic Centre, reusing the existing building and car parking facilities on the site.

3. EXPLANATION OF THE PROVISIONS

The site is proposed to be zoned 3(a) (Commercial Zone) under the Corowa LEP. The objectives of the 3(a) zone are:

- (a) to provide for commercial development to serve the needs of the surrounding area,
- (b) to ensure that commercial development is compatible with the historic character and visual quality of streetscapes and developments, and
- (c) to promote orderly and efficient development of commercial and service areas to service community needs.

The use of the former bowling club for a civic centre is consistent with these objectives largely because it represents an efficiency of development through reuse of an existing resource and clearly it will service the needs of the community.

The proposed zoning allows for the development of a Civic Centre (a use permissible with consent in the zone) and is in keeping with objective (c) of Zone No 3(a) (Commercial Zone) *to promote orderly and efficient development of commercial and service areas to service community needs.*

4. 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 Guide.

4.1 NEED FOR THE PLANNING PROPOSAL

Is the Planning Proposal a result of any strategic study or report?

Establishment of a new Civic Centre has been an ongoing long term strategy for the Council and has been considered over many years. The need for the new facilities has been well established through community needs surveys and public consultation. Existing Council facilities do not provide the range of services that communities in regional areas require of their Councils. Remaining in their current location will not allow the Council to deliver these facilities in a cost effective manner, nor in a single location.

The most recent community consultation concluded in January 2008 and showed a significant level of public support for the project. During the process of acquisition, the residents of the Shire were kept informed of the intentions of the Council in acquiring the land.

Purchase of the site from the Department of Lands was made on the basis that the site was to be used for a Civic Centre, enabling the reuse of existing buildings and facilities and capitalising on the location of the site amongst significant Council open space assets.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The objective of reusing the former bowling club building for a Civic Centre cannot be achieved under the current zoning of the site. Further, retention of the current zoning would not provide a clear and understandable indication of the intention to utilise the site for a range of civic and administrative functions.

The site is currently subject to two separate open space zones, one of which relates to private open space. It is clearly a more satisfactory planning outcome for the site to be subject to one zone that reflects the proposed use and the various components which contribute to the provision of a comprehensive range of services to the residents of the Shire.

Is there a net community benefit?

A Net Community Benefit Test of the Planning Proposal reveals:

- A new Civic Centre would enable Corowa Council to provide a wider range of facilities.
- Location of civic offices and state government services in the one location provides a better service to the residents of the Shire (a 'one stop shop').
- Reuse of a significant existing asset is not only cost effective, but also sustainable in the longer term.
- The location of the building amongst other Council facilities is appropriate and provides opportunities for a wider section of the community to access the Civic Centre and the open space/recreational facilities surrounding it.
- The sale of the existing Civic Centre site will assist in reducing the overall cost of the refurbishment of the former bowling club building. If Council were to opt to build these facilities as new buildings, the cost would far outweigh any return the Council would generate from the sale of the existing Civic Centre site.

On balance, there is a net community benefit to be had from the Planning Proposal.

4.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including exhibited draft strategies)?

There is no adopted regional strategy applicable to the Planning Proposal.

However a draft *Murray Regional Strategy* was prepared ("the draft Strategy") by the Department of Planning (DoP) in October 2009. The draft Strategy sets out a number of objectives and actions relating to areas such as employment, housing, transport, environment and public places. In terms of the proposal, there are few specific objectives included in the draft Strategy that relate to civic functions; however the draft Strategy includes the following visions:

- A prosperous and resilient region, which adapts to the changes it confronts

- A region that is sustainable and invests now for the future
- A region with liveable and diverse communities, offering a high quality of life.

The reuse of the former bowling club is a lateral solution to two issues facing Corowa Shire – firstly, the need to provide a broader range of Council services in close proximity to the town centre and secondly, the need to ensure that a significant asset is retained and reused in a sustainable way.

In varying degrees, the proposal to reuse the former bowling club for the new Civic Centre is in keeping with the visions for the Region outlined in the draft Strategy.

Further, the draft Strategy recognises that provision of services to regional communities is becoming a greater challenge for all levels of government. The Strategy recognises that resident access to services within a reasonable distance of their place of residence is a desirable outcome for the Region. The draft Strategy states (at page 30):

A challenge for the Region, particularly for areas outside the regional centres is maintaining or improving the range of facilities and services.

Corowa Shire has recognised the need to improve the range of services and facilities it offers to its residents and visitors and has also recognised the need to do so cost effectively and sustainably. The proposal is therefore assists to address one of the key challenges identified in the draft Strategy and deliver the residents of Corowa Shire and surrounding districts access to a broad range of services, facilities and recreational/cultural pursuits and contributing to a diverse and improved lifestyle for the Region.

The co-location of local and some state agency functions in the same building also addresses the service provision challenges of two levels of government and is an integrated and appropriate response to this issue.

Is the Planning Proposal consistent with the local Council's community strategic plan or other local strategic plan?

The *Corowa Shire Strategic Land Use Plan 2008-2030* (SLUP) has been adopted for exhibition by Council as part of the preparation of a new Standard Instrument Local Environmental Plan for the Shire. This new LEP is in its early stages of preparation and will not be complete within the project timeframe for relocation of the Civic Centre to the former bowling club site. Timing and delivery of this project is dependent upon using allocated funds within the next 12 months and therefore cannot be delayed until after gazettal of the new LEP.

The SLUP recognises that Corowa is the primary service centre of the Shire and is the largest settlement in the Shire. Of the estimated 2008 resident population of 11,481 of Corowa Shire, an estimated 5,628 (ABS, 2006) persons reside in Corowa township. There was a net increase of 376 persons (or 7.2%) in the five year period between 2001 and 2006. This represents a 1.4% per annum increase.

The township is predicted to continue its strong growth over the next 25 years with the population expected to reach about 7,900 by the year 2031. This represents a net increase of approximately 2,700 persons over the 30 year period from 2001, at the net rate of about 90 persons per year. These growth estimates indicate that there will be an increased demand for easily accessible services of the standard expected of a sub-regional centre.

In recognition of this, the Corowa Shire SLUP includes a strategic outcome for Corowa township to *provide for re-use of former Corowa Bowling Club site*.

Consequently, the proposal is entirely consistent with Council's draft strategic land use plan.

Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

There are a number of State Environmental Planning Policies (SEPP's) relevant to the Planning Proposal.

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP55)

A preliminary assessment of land for potential soil contamination is required by SEPP55 where Council has no knowledge of the historical use of the site, or there is knowledge that it is potentially contaminated. In this case the subject land is located on the Murray River floodplain, within an environment used for open space and related facilities. The Club was constructed in 1974 and, according to Council records, no potentially contaminating uses have ever been conducted on site.

Based on the known history of the site, it is not considered necessary to undertake further assessment of the site in accordance with this SEPP.

Murray Regional Environmental Plan No. 2 – Riverine Land (MREP2)

MREP2 is now deemed to be a SEPP for the purposes of the *Environmental Planning and Assessment Act 1989* (EP&A Act). The aims of MREP2 are to conserve and enhance the riverine environment of the River Murray for all users. This environment includes all waterways, river beds and banks, associated tributaries, wetlands and water bodies.

MREP2 requires at clause 4 for Council to consider the objectives and planning principles expressed in it when preparing an LEP.

The specific principles in MREP2 applicable to the Planning Proposal include access, flooding, landscape, and river related uses.

MREP2 specifically includes the following matters to be taken into account in regard to those specific principles, which are relevant to the proposal:

- The waterway and much of the foreshore of the River Murray is a public resource. Alienation or obstruction of this resource by or for private purposes should not be supported.
- Development along the main channel of the River Murray should be for public purposes.
- Where land is subject to inundation by floodwater:
 - a) the benefits to riverine ecosystems of periodic flooding,
 - b) the hazard risks involved in developing that land,
 - c) the redistributive effect of the proposed development on floodwater,
 - d) the availability of other suitable land in the locality not liable to flooding,
 - e) the availability of flood free access for essential facilities and services,
 - f) the pollution threat represented by any development in the event of a flood,
 - g) the cumulative effect of the proposed development on the behaviour of floodwater, and

- h) the cost of providing emergency services and replacing infrastructure in the event of a flood.
- Flood mitigation works constructed to protect new urban development should be designed and maintained to meet the technical specifications of the Department of Water Resources.
- Development should seek to avoid land degradation processes such as erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salination and soil acidity, and adverse effects on the quality of terrestrial and aquatic habitats.
- Measures should be taken to protect and enhance the riverine landscape by maintaining native vegetation along the riverbank and adjacent land, rehabilitating degraded sites and stabilising and revegetating riverbanks with appropriate species.
- Only development which has a demonstrated, essential relationship with the river Murray should be located in or on land adjacent to the River Murray. Other development should be set well back from the bank of the River Murray.
- Development which would intensify the use of riverside land should provide public access to the foreshore.

An assessment of the Planning Proposal against these principles reveals the following:

- The subject site is located within a parkland environment adjacent to the Murray River. The existing building, at its closest point, is located approximately 300 metres from the river bank. Given the course of the river in this location, the building varies in setback between 300 metres and over 500 metres from the bank and its location has no adverse affect on the bank of the Murray River. Occupation of the building for a Civic Centre will have no greater impact than the use as a bowling club over many years.
- Minimal ground works are required in the environs of the building as sufficient public car parking exists on the site and the building is located within attractive landscaped surrounds.
- The reuse of the building will remove the private occupation of this significant riverfront building and enable it to be utilised as a public building. No alteration to the extensive public access to the foreshore is proposed.
- The subject site is located within a flood prone area, however the building itself is not subject to inundation. Access to the building is available, albeit by a less direct route, in the event of a flood and there are no adverse impacts anticipated as a result of flooding in the riverfront lands surrounding the building.

In conclusion, the Planning Proposal can satisfy the relevant planning principles expressed in MREP2.

Is the Planning Proposal consistent with applicable Ministerial Directions (S.117 Directions)?

Section 117 of the EP&A Act allows the Minister for Planning to give directions to Councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft LEPs. A Planning Proposal needs to be consistent with the requirements of the Direction but can be inconsistent if justified using the criteria stipulated such as a Local Environmental Study or the proposal is of “*minor*

significance". Those S117 Directions considered relevant to this Planning Proposal are as follows:

4.3 Flood Prone Land

This Direction is applicable because parts of the subject land are identified in the LEP as flood prone.

This Direction prohibits rezoning flood prone land from recreation to business, notwithstanding that the bowling club and much of the surrounding area is already developed for urban purposes. The rezoning is from an open space zone to a commercial zone and therefore the Planning Proposal may be inconsistent with this Direction.

However this inconsistency is justified on the basis the Planning Proposal is of "*minor significance*" in regards to flooding given that it is the reuse of an existing building that is not inundated by floodwaters; will not increase the flood risk to nearby land, nor impede floodwaters; and will pose no greater risk to water quality than the existing development.

4.4 Planning for Bushfire Protection

This Direction is applicable because the subject site includes land that is mapped on the Bushfire Prone Land Map for Corowa Shire. The subject site is affected by the 100 metre buffer to adjacent Category 1 vegetation (adjacent to the river). The site does not contain Category 1 vegetation and no additional buildings or vegetated areas are proposed to be located between the subject site and the bushfire prone land. Consequently consideration as to whether the bush fire risk is increased by additional development in the proposed zone is not necessary.

The Planning Proposal does not propose to introduce the specific provisions required by this Direction, as the existing Corowa LEP has a clause relating to *Land subject to bushfire hazards*. Given that the new LEP will contain standard instrument clauses relating to bushfire prone land and that this proposal relates only to a rezoning to allow civic uses within an existing building, it is not considered necessary to introduce the newer provisions as part of this amendment.

The proposal is therefore technically inconsistent with this Direction. To satisfy the Direction the RFS will need to sign off on the suitability of the change of land use.

4.3 ENVIRONMENTAL, SOCIAL & ECONOMIC IMPACT

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?

The proposal will not result in any disturbance of habitat areas or natural features of the area because it relates to the reuse of an existing building.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are few environmental effects anticipated as a result of the Planning Proposal. The existing building and car parking areas are to be reused. The natural and

embellished recreational areas surrounding the site are not affected by the occupation of the building for a Civic Centre.

The number of visitors to the site is anticipated to be less in number and less concentrated than the visitor numbers generated by the Club when operating at its busiest times.

As there are no ground works required for the provision of access or car parking, no site disturbance is necessary.

How has the Planning Proposal adequately addressed any social and economic effects?

The social and economic benefits of the Planning Proposal are considered to be positive (see assessment earlier in the report). The Planning proposal relates to the delivery of a broader range of services to the community in one location, by both state agencies and the local authority. Reuse of the former bowling club building is economically and environmentally sustainable.

The social and economic effects of the Planning proposal are considered to be entirely positive.

4.4 STATE & COMMONWEALTH INTERESTS

Is there adequate public infrastructure for the Planning Proposal?

Yes, and the proposal relates to the provision of additional public infrastructure in the form of administrative and cultural facilities.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Response not required until after the Gateway determination.

5. COMMUNITY CONSULTATION

Community consultation has been undertaken specifically on the proposal to purchase the former bowling club for the Civic Centre and has been undertaken more generally in regard to:

- the need for a new Civic Centre;
- the SLUP which identifies the site for this purpose;
- the acquisition process;
- the options for the redevelopment of the site; and
- a community needs surveys to identify the range of services offered by the Council and their adequacy.

Having regard for this previous consultation, it is Council's position that further community consultation as to the future use of the bowling club is unnecessary and will contribute little to the rezoning process.

6. CONCLUSION

Council has resolved to support a Planning Proposal for the rezoning of the former Corowa Bowling Club site to the 3(a) (Commercial Zone) under the Corowa LEP. The location of the subject land within the context of Corowa and the accessibility of the site and surrounds was a key factor in the decision to acquire the land specifically for the purpose of a new Civic Centre. The reuse of an existing building and facilities for this purpose is also economically and environmentally responsible and sustainable.

The Planning Proposal enables both Corowa Council and state government agencies to address the challenge of providing a suitable level of service to regional communities, in readily accessible and proximate locations. The Planning Proposal also allows the fulfilment of the stated intentions of the Council in acquiring the site.

In conclusion, the Planning Proposal is worthy of support and will deliver a net positive social and economic outcome for the residents of Corowa Shire.

APPENDIX A

Notice of Acquisition & Gazetta

PRESENT.

The Mayor, Councillor GJ Poidevin (Chairperson), Councillors KH Barber, WB Bott AM, WP Gorman, RJ Lane, FT Longmire, ME Macqueen, LL Smith, PA Talbot and NW Wales.

ALSO PRESENT.

Mr BJ Corcoran (General Manager), Mr B Parr (Director Environmental Services), Mr JJ Babbs (Director Engineering Services) and Mr ID Rich (Director Corporate Services).

BEREAVEMENTS.

One minutes silence was observed in sympathy for the passing of :-

Alexander Xavier Barnard
Brian William Cleary
David Wood Dickins
Nola Mary Smith
Eileen Terese Nagle
Callum Angus McDonald
Christina Florence Culver
Gwenneth Grace Clark

MINUTES.

81/08 RESOLVED on the motion of Councillors Longmire and Wales that the Minutes of the Ordinary Meeting held on 19 February 2008 be confirmed including the amendment to the HML resolution that Council approve the routes in Minute Resolution 51/08 as HML routes.

GENERAL MANAGER'S REPORT.

82/08 RESOLVED on the motion of Councillors Macqueen and Bott that the General Manager's Report be dealt with.

2. PAYMENT OF EXPENSES AND PROVISION OF FACILITIES TO THE MAYOR AND COUNCILLORS POLICY

83/08 RESOLVED on the motion of Councillors Gorman and Macqueen that Council formally adopt the Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy and forward it to the Department of Local Government as required.

3. CIVIC CENTRE

84/08 RESOLVED on the motion of Councillors Longmire and Smith that Council confirms its intention to acquire the freehold title of the Crown land described as Lot 541 DP 726178 in terms of the Land Acquisition (Just Terms Compensation) Act and application be made to both the Minister and the Governor for approval to acquire Lot 541 DP 726178 for the purpose of further developing the existing land by compulsory acquisition and further on Council acquiring the land it be classified as Operational Land under Section 31 of the Local Government Act 1993.

4. 2008/2009 MANAGEMENT PLAN

85/08 RESOLVED on the motion of Councillors Gorman and Wales that Council hold a Management Plan Working Party meeting on Thursday 3 April 2008.

PRIVATE ADVERTISEMENTS

COUNCIL NOTICES

ALBURY CITY COUNCIL

Local Government Act 1993

Notice Vesting Drainage Reserve

NOTICE is given that AlburyCity Council, in pursuance of section 50 (4) of the Local Government Act 1993, has hereby vested the Drainage Reserve described in the schedule below in its ownership. Mr LESLIE G. TOMICH, General Manager, Albury City Council, PO Box 323, Albury NSW 2640.

SCHEDULE

- Lot 1, DP 1138276 [4724]

COROWA SHIRE COUNCIL

Local Government Act 1993

Land Acquisition (Just Terms Compensation) Act 1991

Notice of Compulsory Acquisition of Land

COROWA SHIRE COUNCIL declares, with the approval of Her Excellency the Governor, that the land described in the Schedule below, excluding any mines or deposits of minerals in the land, is acquired by compulsory process in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act 1991, for the purpose of a Civic Centre. Dated at Corowa, 16 July 2009. BRUCE CORCORAN, General Manager, Corowa Shire Council, 233 Honour Avenue (PO Box 77), Corowa NSW 2646.

SCHEDULE

- Lot 541, DP 726178. [4725]

FAIRFIELD CITY COUNCIL

Felton Street, Horsley Park – Light Traffic Thoroughfare

NOTICE is hereby given that Council proposes to implement a "5 Tonne Load Limit" restriction for the full length of Felton Street to enhance residential amenity.

The proposed load limit does not prevent drivers from using the section of road to access properties for delivering or collecting goods/people. However, the proposed load limit restriction will prohibit vehicles over 5 tonne, which do not have a destination in Felton Street (i.e. through traffic).

Council is now seeking comments on the proposal from the residents and other organisations affected by the proposal. Submissions in writing by way of support or objection to the proposal must reach Council by 12 August 2009 (Please quote reference G10-86-022 in reply).

Further information can be obtained by contacting (02) 9725 0240.

Alan Young, City Manager, Fairfield City Council, PO Box 21, Fairfield NSW 1860. [4726]

LACHLAN SHIRE COUNCIL

Roads Act 1993

Land Acquisition (Just Terms Compensation) Act 1991

Notice of Compulsory Acquisition of Land

THE Lachlan Shire Council declares, with the approval of Her Excellency the Governor, that the land described in the Schedule below, excluding any mines or deposits of minerals in the land, is acquired by compulsory process in accordance with the provision of the Land Acquisition (Just Terms Compensation) Act 1991, for the purpose of erecting a new public hall. GEORGE COWAN, General Manager, Lachlan Shire Council, PO Box 216, Condobolin NSW 2877.

SCHEDULE

- Lot 3, DP 1131213; Lot 4, DP 1131213 and Lot 2, DP 1131223. [4727]

TWEED SHIRE COUNCIL

Roads Act 1993, Section 162

Naming of Public Road

NOTICE is hereby given that the Tweed Shire Council, in pursuance of section 162 of the Roads Act 1993, has approved the name of the roads to be dedicated in a plan of subdivision of Lot 401 in DP 1035061 at Terranora, in the Shire of Tweed as shown below:

Campfire Court and Shearer Court.

Authorised by the delegated officer. GENERAL MANAGER, Tweed Shire Council, Civic Centre, Tumbulgum Road, Murwillumbah NSW 2484. [4728]

ESTATE NOTICES

NOTICE of intended distribution of estate.—Any person having any claim upon the estate of SHIRLEY AGNES MALLEY, late of 23 Kerrigan Street, Nelson Bay NSW 2315, in the State of New South Wales, widow, who died on 27 February 2009, must send particulars of his claim to the executors, Neville Arthur Lucan, Barry Leslie Malley and Terrence Gordon Malley, c.o. Steve Masselos & Co., Solicitors, PO Box A988, Sydney South NSW 1235, within one (1) calendar month from the publication of this notice. After that time the executors may distribute the assets of the estate having regard only to the claims of which at the time of distribution they have notice. Probate was granted in New South Wales on 3 June 2009, as number 109143/09. STEVE MASSELOS & CO., A Solicitor Corporation, 2nd Floor, 114-120 Castlereagh Street, Sydney NSW 2000 (PO Box A988, Sydney South 1235), (DX 305, Sydney), tel.: (02) 9264 7022. Reference: Mr Fitzgerald:sw:18760. [4729]

NOTICE of intended distribution of estate.—In the Supreme Court of New South Wales, Equity Division Probate.—Any person having any claim upon the estate of JOHN NEOPHYTON, late of Gynea Bay, in the State of New South Wales, doctor, who died on 10 January 2009, must send particulars of their claim to the executors, Averil Joan Kavanagh, David John Neophyton and Joanna Maree Neophyton, c.o. John de Mestre & Co., Level 10, 99

APPENDIX B

Community Consultation Report

COROWA SHIRE CIVIC CENTRE CONCEPT

SUMMARY OF CONSULTATION OUTCOMES

AIM:

The purpose of the community consultation process has been to gain an understanding of the view by the 'broad community' in respect to the concept to create a Corowa Shire Civic Centre.

TACTIC:

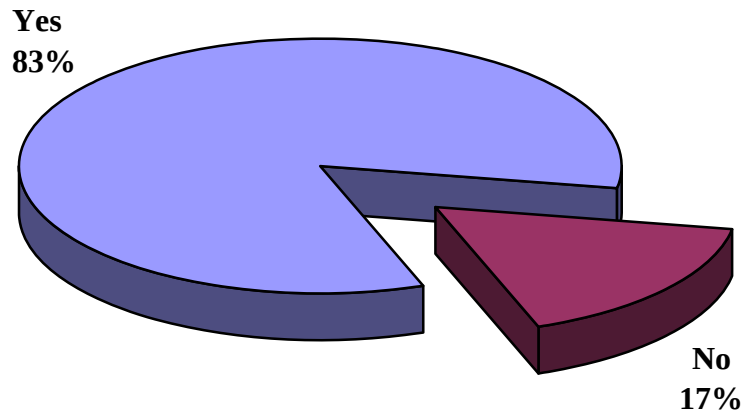
- Hard copy survey distributed to all Corowa Shire households along with the option to complete the survey online at www.corowa.nsw.gov.au
- An overview of the concept was provided along with the survey in the Christmas Edition Community Matters Newsletter – distributed from December 1 2007.
- To encourage a less biased result and to ensure surveys were fully completed a competition has been held in conjunction with the survey. Those that fully completed the survey (online or hard copy) and returned by the due date of January 7 go into the draw to win one of 20 X \$50 local supermarket shopping vouchers.

SURVEY OUTCOMES/FINDING'S:

- A total of 187 feedback forms were received.
 - Feedback forms were received from a good cross section of the community but were predominately Corowa based residents. Representation was however made from all of our rural villages, Mulwala, Howlong, Wahgunyah and Rutherglen. There were also a number of regular visitors/tourists who completed the feedback forms.
 - Few feedback forms were submitted by representatives of key stakeholder groups which would indicate a less biased result.

QUESTION 1) DO YOU SUPPORT THE CIVIC CENTRE CONCEPT?

- 156 respondents (or 83% of the total) answered YES to this question.
- 31 respondents (or 17% of the total) answered NO to this question.



QUESTION 2) IN A FEW WORDS CAN YOU EXPLAIN YOUR OPINION?

- Of those that did not support the concept the most commonly noted reasons were:
 - That Council are providing the RSL Club with an easy way out *“The proposed purchase of the Sports Club is nothing more than a bail out of the R.S.L”*.
 - That the location is not suitable and that the Ball Park area should only be utilised for sport and recreation or tourism related businesses. *“The area should only be for Sport and Recreation (as planned many years ago). If any proposal is not along this line it should not be considered”* or *“The proposed location is in the centre of a sports and entertainment precinct and should be kept for that purpose for locals and tourists alike. Offices in that area will do nothing to attract tourism which is very important to the survival of our town.”*
 - That the location and building will not be suitable for the disabled or aged due to its location and building access *“Too far for elderly people to go there. Will transport be available? Taxis are not always available and too expensive for pensioners and low income earners.”*
 - It was also thought that the location was not suitable due to it being in a flood prone area.
 - The financial burden was a strong concern and a number of respondents felt that the money was needed elsewhere. The Corowa Swimming Pool was strongly noted as an alternative need. Curb and gutter and beautifying streets were also noted.
 - The overall financial burden of the new Centre was identified as a serious concern based on the current economic climate and that this would be an unfair financial burden for ratepayers *“This is an expense that Council can ill afford, especially in the current economic climate.”*
 - One respondent noted that they were concerned Council may sell the Memorial Hall.

- One respondent suggested that the RSL Club should relocate its operations to the Sports Club site.
- While there were 31 respondents that expressed concern towards the concept the greater proportion of respondents expressed an overwhelming sense of praise for the concept. A number of reasons were provided to substantiate this praise with most comments noting the following reasons for their support:
 - Financial and customer benefit of centralised services.
 - Existing facilities no longer being appropriate due to their diminished condition, inappropriate location, access to parking, expansion being needed, levels of service, etc.
 - Need to protect the area and the entrance to the township.
 - Need to establish a focal point for the township to progress into the future and raise Corowa Shire's profile.
 - Need to protect the interests of the Sports Club and that important area of the township.
- Some example comments which are representative of the majority view are:
 - *"A professional, efficient, community friendly civic centre is desperately needed for Corowa Shire. The centralisation of services to one venue with sufficient parking has to be a plus for the community."*
 - *"In all progressive communities a strong representational focus is paramount. The need for all community based activities to be centralized assists in the community working as a whole and this appears to have been achieved."*
 - *"I think in the long-term it will be a big plus to both the shire and the ratepayers."*
 - *"I think it is a wonderful venue for the shire and community facilities. It is in a beautiful setting with plenty of parking. It will create a sense of community as a meeting place for the people of Corowa and surrounds as well as being an welcoming place."*
 - *"Provides a central location for community activities and services. In many cases existing facilities are either inadequate or are in need of rejuvenation."*
 - *"It is a great idea - Corowa shire desperately needs a focal point and the River and its surrounds is ideal - Go for it."*
 - *"This concept I believe is once in a lifetime opportunity for the Corowa Shire Council."*
 - *"It should have been done 10 years ago, but nobody would listen."*
 - *"The town definitely needs to lift its profile. When approaching via the John Foord Bridge from Victoria you first see "tent city" which needs to be addressed by relocating it to another site and making the park more inviting for residents and visitors alike."*
 - *It would be great to have a bigger library, particularly the kids section."*
 - *"Better than having another white elephant in town such as the Flour Mill."*

- *“Fantastic gateway to our beautiful town.”*
- *“As I live in Howlong the concept of one stop shop access is more appealing than travelling to Albury – due to access and too busy.”*
- *“Excellent idea if you can come up with the funding.”*
- *“The present building has long passed its used by date.”*
- *“Supervised it would keep young people off the Street.”*
- *“Being physically restricted, the concept of adequate parking is very attractive and combining facilities is always beneficial.”*
- Again, as with those that did not support the concept – some of those that supported the concept also suggested that the RSL Club should shift its operation to the Sports Club site and that Council should utilise the existing RSL Club site.
- Some respondents again noted their disappointment in the building being vacated by the RSL.

QUESTION 3) IF THE CIVIC CENTRE WERE REALISED, WOULD YOU USE ITS FACILITIES?

- 157 respondents (84%) answered yes to this question.
- Two respondents noted that they felt this was a biased question.

QUESTION 4) WHAT PARTS OF THE CIVIC CENTRE DO YOU THINK HAVE THE GREATEST NEED?

- All components of the proposed concept were highly rated.
- The need for a new library was overwhelmingly supported and usually justified with the need for a better level of service for children, the aged or disabled as well as a larger space/more books being made available.
- The need for a new Council office was strongly supported. Comments were made here regarding the lack of space staff seemed to have, the poor impression the current office gives visitors or residents, the congestion in the waiting area and the strongest view expressed related to the lack of privacy for enquiries. Results indicate that more urgent attention is needed to address the lack of privacy in the immediate future.
- A new tourism office/precinct was very well supported and it was noted that residents would also use this facility.
- The new Art Gallery rated well however very few respondents with an interest in this facility (such as Curlew Arts Group) completed the survey. Generally, positive feedback was provided towards the idea of a cultural precinct, which would incorporate the art gallery but needed to include programs and performances etc.
- The Rural and Environmental Centre, Training Centre, Public Meeting Rooms and the needs of the Bowlers were all highly rated.
- Generally, no element of the proposed Civic Centre concept was not supported – other than from those that did not support the concept as a whole (17%).
- A number of suggestions were also made that child minding facilities should be included, disabled/pram access assured, the Toy Library included and that health related services should also be considered.

QUESTION 5) ARE THERE ANY SERVICES, PROGRAMS OR FACILITIES THAT YOU WOULD LIKE TO SEE PROVIDED AS A PART OF THE CIVIC CENTRE?

- A large number of respondents thought that the Concept was sound as it was.
- A number of respondents felt that they were not in a position to comment.
- The greatest proportion of respondents did provide feedback to this question and generally suggestions fell within the following areas:
 - Youth related facilities or programs – child minding, youth friendly spaces generally, space for youth programs such as holiday programs, movie nights and playgroup activities, incorporation of the Toy Library and to ensure the Library has a specific children's area/child friendly areas.
 - There was a strong theme relating to the incorporation of sport and recreational facilities/services. Most highly rated in this area was to incorporate a gym and indoor pool. Other mentions were an indoor bowling centre and sports clubrooms.
 - Greater focus on the centre as a cultural/arts precinct and to include a permanent focus on the history of Federation to the area.
 - Suggestions were made to run a bus service to the new Centre.
 - Suggestions were made that the Civic Centre could provide for the requirements of a Town Hall and therefore alleviate the need for the Memorial Hall – which was thought to be debilitated.
 - An upgrade to the proposed café was suggested to incorporate an outdoor area and possibly a restaurant.
 - Respondents felt the outdoor areas should be better incorporated into the concept to maximise the potential of the area and to profile the river and allow full enjoyment of this environment
 - A number of respondents also suggested that the provision of health related services would be relevant from the Civic Centre.
 - Many respondents reinforced the need for facilities or services already proposed within the concept, such as public meeting rooms, consultation rooms, additional rural support services, disabled access, etc.

QUESTION 6) WOULD YOU PROVIDE A LETTER OF SUPPORT TO ASSIST COUNCIL IN SECURING GRANTS?

- 134 respondents (72%) said they would provide a letter of support .

QUESTION 7) DO YOU BELONG TO A COMMUNITY GROUP OR ORGANISATION THAT COULD BENEFIT FROM THE CIVIC CENTRE CONCEPT?

- 62 (33%) respondents said they belonged to a community group that would utilise the Centre.

QUESTION 7B) PLEASE PROVIDE THE NAME OF THE GROUP ALONG WITH THE CONTACT DETAILS

- Of the 62 respondents who answered yes to question 7 (that they did belong to a community group that would utilise the Centre) there were 50 different community groups listed in total.

- This large number of different community groups indicates that a very good cross section of the community is represented in the survey findings.

QUESTION 8) WOULD YOU LIKE TO BE KEPT UP TO DATE ON THE PROGRESS OF THE CIVIC CENTRE ALONG WITH OTHER COUNCIL INITIATIVES?

- 30 respondents (16%) did not wish to be kept up to date on the progress of the Centre and other Council initiatives. The remainder (84%) would like to be.

QUESTION 9) PLEASE PROVIDE YOUR FULL CONTACT DETAILS

- There were only 6 respondents who did not provide their name and address and are therefore ineligible to win a prize.
- These respondents were also generally those that were negative towards the concept.

QUESTION 10) ARE THERE ANY OTHER COMMENTS YOU WISH TO MAKE?

- Generally respondents reinforced the views previously expressed in the earlier parts of the survey.
 - Numerous constructive suggestions were made that would need to be carefully considered if the concept were to progress and a final implementation plan completed such as:
 - If the coffee shop were leased out that this was a transparent process.
 - To ensure that a safe and convenient route for pedestrian access from Sanger Street was available.
 - To ensure the computer room could be kept cool and is big enough.
 - That the Library is open plan.
 - To ensure the centre can cope with future needs for growth/expansion.
 - That suitable disabled access is provided.
 - That the Centre be fitted with state of the art communications equipment, etc.
- Those that did not support the concept used this section to suggest some alternatives that Council should explore as many of the negative respondents still recognised the need for many of the proposed facilities. Some respondents suggested that Council utilise Karinya House for the new Civic Centre and a number suggested that Council explore ways of expanding the existing facilities/sites or a green field site.
- The view was also expressed that it should not be Council's responsibility to upgrade the RTA service.
- Those that did not support the concept also used this opportunity to highlight other needs that they felt were more important than the Civic Centre such as the promotion of tourism, the need for a new Yarra/Mulwala Bridge and most of all a new Swimming Pool in Corowa.

CONSIDERATIONS:

It should be noted that while every care has been taken to present the results of the survey in an unbiased fashion – due to the number of respondents and varying nature of the responses provided, this summary does not cover the views expressed in every response. It does attempt to summarise the broad views expressed.

A number of respondents have gone to a great effort to provide a well thought out and detailed response and constructive suggestions have been provided which should be considered if the concept were to be realised. It is recommended that the project manager refer to the individual responses provided by respondents rather than depending only on the summary provided here as some useful insights will be gained from this.

A number of non-related issues have been raised as a result of this feedback process – generally to express dissatisfaction over an issue of the past or current service levels provided. These findings should be carefully considered as a separate process as in some cases these non related issues may be resolved with follow up.

NEXT STEP:

The public consultation process was undertaken to gauge the views of the general community on the Civic Centre concept. Of those who have responded the majority favour the project.

The stakeholder consultation which was undertaken separately from the public survey provided overwhelming support for the project.

Council now has to consider its position in going forward with the proposal.

Council's current recommendation is:

“THAT Council support the Corowa Shire Civic Centre Concept of the redevelopment of the RSL Sports Club into a Civic Centre and the concept be presented to the stakeholders and community for consultation and implementation if agreed upon.”

and if Council wishes to continue with the Concept Proposal taking into account the many issues that need to be addressed should consider moving a recommendation along the following lines:

That Council continue to support the Civic Centre concept based on the outcomes of the consultation process and commence implementation of the necessary actions and milestones to achieve its implementation.