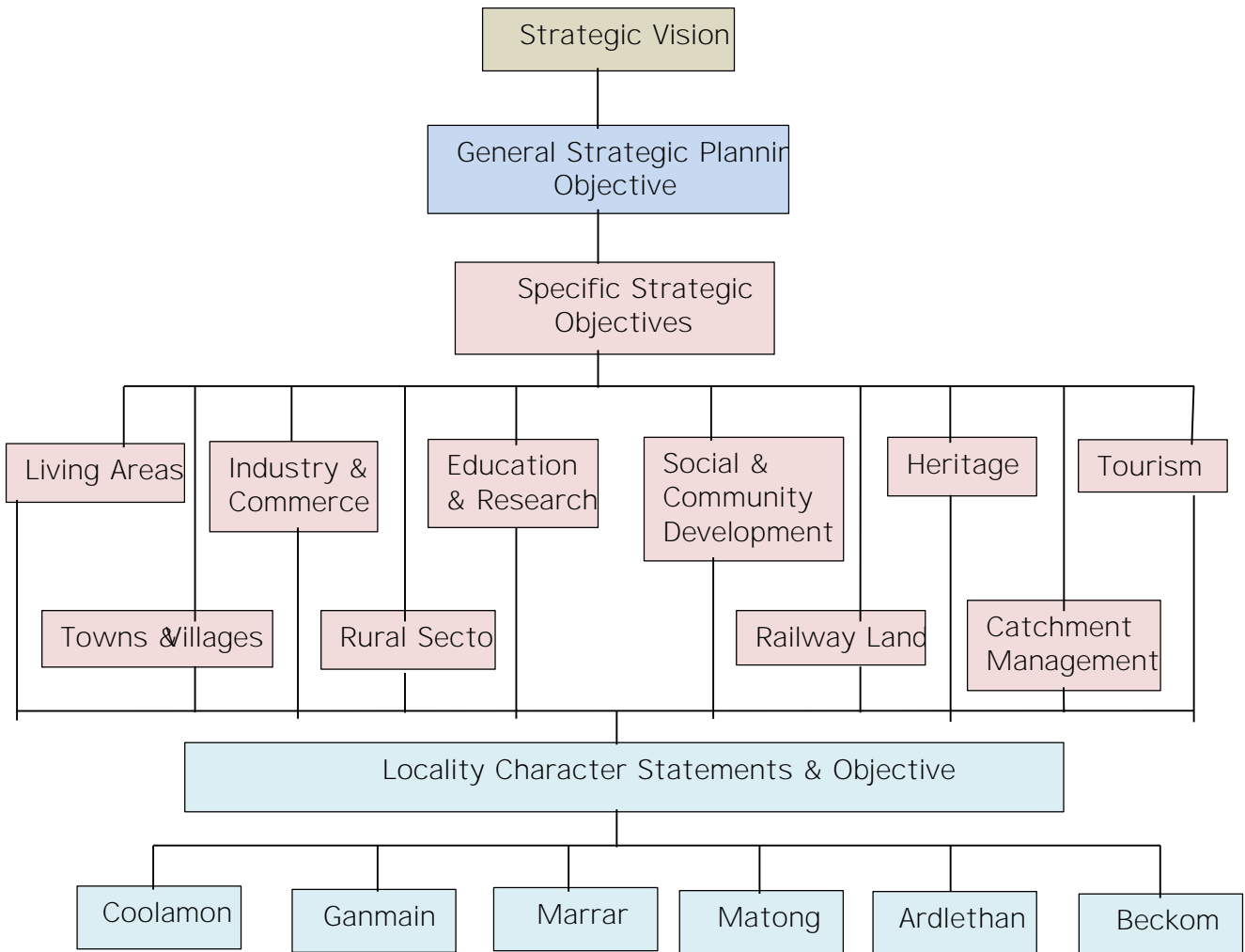


PART B: VISION STATEMENTS

The following statements are intended to guide development across the Shire and take into account the qualities and characteristics of the individual villages and localities. The statements themselves have been derived from the Strategic Plan 2010 shaped throughout the planning and development of the Coolamon Local Environmental Plan 2011

The relationship between Vision and the Objectives is outlined in the following diagram:



10. Strategic Vision

The strategy seeks to promote and encourage sustainable development practices across the Shire's economy, and to stimulate civic, community and business opportunities while and protect the Shire's special features and characteristics.

Water, soils, minerals, land, native vegetation, scenery, landscape, cultural and biologic communities are recognised by the Council as valued resources requiring diligent and management to ensure their survival in ways which will not disadvantage future generations.

The sustainability principle underpins a key objective of marshalling the land and other resources needed to provide jobs and commercial opportunities without risking adverse consequences for future generations.

11. General Strategic Planning Objectives

The strategy adopts the objectives of the current Riverina Tourism Strategy and of the Murrumbidgee Catchment Action Plan insofar as they relate to Coolamon Shire.

The strategy seeks to provide housing choice supplemented by suitable support facilities for a changing residential community.

Wherever and whenever possible, social health, informal security and support networks are strengthened, along with social and cultural infrastructure consistent with the needs of the population.

12. Specific Strategic Objectives

12.1 Living areas : Urban Services

The Council, through this strategy, will encourage the more efficient utilisation of land provision for development in new areas subject to compliance with adopted subdivision and building design based on the principles of ecological sustainability.

Newcomers to the Shire and region will be encouraged to settle in Coolamon/Marrarr as a preferred alternative to Wagga Wagga and other larger centres.

The strategy confirms the primacy of Coolamon town as the principle centre for his services and facilities in the Shire, whilst recognising the importance of growth in Ganmain, Ardlethan and Marrarr.

12.2 Industry and Commerce

There are several industrial enterprises established in Coolamon and Council recognises their importance as sources of employment and as anchors in the local economy.

- < Encourage the more efficient utilisation of existing industrial land resources throughout the Shire.
- < Where appropriate, identify localities in which special provisions designed for development would apply from time to time.

12.3 Education and Research

The progress and enhancement of all the schools in Coolamon, Ganmain, Ardlethan, Matong and Beckom will continue to be strongly supported. Ties with Charles Sturt Agricultural Research Stations in Temora and Wagga Wagga, nearby colleges of TAFE and tertiary institutions will be strengthened whenever and wherever possible.

12.4 Social and Community Development

The Council will continue to create conditions conducive to the enhancement of the social infrastructure and services.

The supply of appropriately designed housing and ancillary facilities for seniors are encouraged to remain in the Coolamon Shire within their chosen localities will continue to be encouraged, as will the provision of services and facilities for young people and their families.

12.5 The Towns and Villages

Plans and policies will ensure the continuing provision of town as the principle centre higher order urban services and facilities in the Shire. In the town centre, the Urban Area focussed on Cowabbie Street will continue to be developed by means of quality urban and sensitive heritage conservation with a view to helping the precinct to reach its meeting place, community heart and tourist attraction.

In Ganmain opportunities for encouraging new residential development and attracting jobs will be pursued. Support for unique local enterprises such as the sheaf hay industry, gou heritage based tourism will continue. The amenity of the main street precinct will be maintained through quality urban design and landscaping. Additional land on the outskirts of the town will progressively be made available to cater for limited use holdings and farmlets.

In Marrar and Matong the important role these two small villages play as focal points for community action will continue to be recognised. Consistent with the availability of land they will be assisted to continue to provide housing alternatives whilst relying on town services in the Shire for higher order facilities.

Ardlethan

The attractiveness of the main street environment will continue to be upgraded through design and landscaping. The installation of a sewage treatment plant is being investigated. The planned improvement of the entrance to the town from the Newell Highway has been completed, thereby encouraging new highway oriented development in that locality. In the adjoining village of Beckom heritage qualities and community functions will continue to be protected in accordance with policy.

12.6 The Rural Sector

Across the broadacre farming areas of the Shire the stock of prime crop and pasture lands will be maintained. Several small areas in the immediate proximity of Coolamon and Ganmain will be set aside for small farmlets.

Farmgate sales of local produce will be encouraged, as will the provision of farm tourism attractions and visitor accommodation on working farms. New and existing rural enterprises such as tours for specialist groups (eg: those interested in grain harvests and lamb production) will also be encouraged.

The Council seeks to retain the existing minimum of 200ha as the minimum area for subdivisions carrying dwelling entitlements. This figure has been endorsed by the Shire community, and is consistent with research recently carried out by Council officers.

The 200ha minimum is seen by Council as a considered response to the need for a balance between economic, social and environmental considerations relating to farmland use objectives whilst not jeopardising the economic base that agriculture contributes to the Shire.

For the rural sector the specific planning objectives are to:

- < Protect prime crop and pasture lands from inappropriate subdivision and fragmentation whilst recognising the need to cater for and encourage legitimate forms of agricultural related businesses including agrism;
- < Progressively develop and extend habitat corridors to link environmentally sensitive areas and roadside vegetation as part of a Shire wide commitment to responsible management of native vegetation;

- ◁ Identify non-urban heritage sites and properties, encouraging owners to a maintenance practices;
- ◁ Where appropriate, places of tourist interest to be promoted consistent with the Eastern Riverina Tourism Strategy.
- ◁ Ensure consistency of Shire development with relevant action plans and the Murrumbidgee Catchment Management Blueprint.
- ◁ Enhance and beautify the main entry points to the Shire.



Right

Agriculture is an important element to the economy of the Coolamon Shire. (20

12.7 Railway Land

The Council will engage with and seek partnerships with the relevant rail authorities reaching agreement on productive alternative uses for disused or derelict railway land in Coolamon, Ganmain, Ardlethan, Matong, Marrar and Beckom.

12.8 Tourism

The strategy will seek to progressively improve the Shire's image and attractiveness as a destination for day trippers and tourists visiting the eastern Riverina.

The development of quality night accommodation, to provide and relevant sources of information, and quality service from local businesses will all be encouraged and facilitated where possible. The strategy recognises the important economic development potential associated with the links between tourism and heritage conservation. A flexible approach will be used in assessing applications for novel and imaginative development proposals, balancing environmental and conservation needs with the need to attract investment and create jobs. The Council will support and work with the current regional tourism plan.

12.9 Heritage

The strategic aim is to continue to promote the Shire's heritage through education, promotion and research. Owners of heritage properties and items will be encouraged to support heritage policies and programmes. Strong policy support for local heritage projects and initiatives will be provided.

12.10 Managing the Murrumbidgee Catchment

The Council will continue to work with the Local Land Services department on projects of mutual benefit.

12.11 The Environment

The Council will work closely with the NSW Office of Environment and Heritage and other relevant agencies to redress the loss of native vegetation throughout the Shire. Through this Council will ensure that further loss of sensitive habitats and threatened species is prevented and that remediation of areas degraded by excessive clearing, salinity or other adverse impacts is encouraged.

13. Locality Character Statements & Objectives

13.1 Ardlethan

History

Ardlethan is a rural service town located at the northern gateway to the Shire. Originally known as Rosebank, Ardlethan was proclaimed a village in 1908. Ardlethan is the birthplace of the Australian kelpie.

Existing Character

Ardlethan is located at the junction of the Burley Griffin Highway and the Newell highway. The Temora Griffith rail corridor runs west through the village.

The village centre is located in Aria Street between Myrtle and Yithan Streets with grain silos opposite on the rail line.

Desired Future Character

Ardlethan is to remain a rural village but is strategically important as the northern gateway to the Shire provides an opportunity for highway orientated development (e.g. fuel and food stores) at the new entrance from the Newell Highway.

Whilst the proximity of this infrastructure junction is positive, the fact that the main commercial precinct is located off the highway remains a challenge.

The village centre will continue to focus on Aria Street and streetscape and heritage elements to be retained.

Heritage elements.

Housing will be consolidated in existing residential areas and its expansion is limited by lack of sewer infrastructure, flooding and bushfire constraints, as well as road and street infrastructure.

Rural residential development is limited to the west of the village.

Opportunities for the progressive rehabilitation of the Yithan tin mine (including possible alternate uses for the site).

The Strategic Plan for Ardlethan is included in Figure 13.3.



Figure 13.1:
Ardlethan Home of the Kelpie (2013)



Figure 13.2:
Aria Street, Ardlethan (2011)

Figure 13.3: Ardlethan Strategic Plan



13.2 Beckom

History

Beckom is a village situated approximately 5 kms north east of Ardlethan. The village is located on the bank of the Mirrool off the Newell Highway.

Beckom was proclaimed a village in 1909 following the arrival of the rail line.

Existing Character

Beckom is a small rural village. It provides a focal point for community activity via its school, churches and community hall.

The Temora Griffith rail corridor runs through the village. The village previously played a role as a rail head for grain harvest. It is intermittently used as a grain silo, the tallest built structure in the landscape.

The village centre is located in Aria Street between M Deakin Streets with the village park located opposite a feature by travellers of the Newell Highway

Desired Future Character

Beckom is to remain a rural village and community focal point.

Heritage buildings and the village centre streetscape are to retain these heritage elements.

Housing will be consolidated in existing residential areas.

The Strategic Plan for Beckom is included in 13.7.



Figure 13.4:
Beckom Hotel (2011)

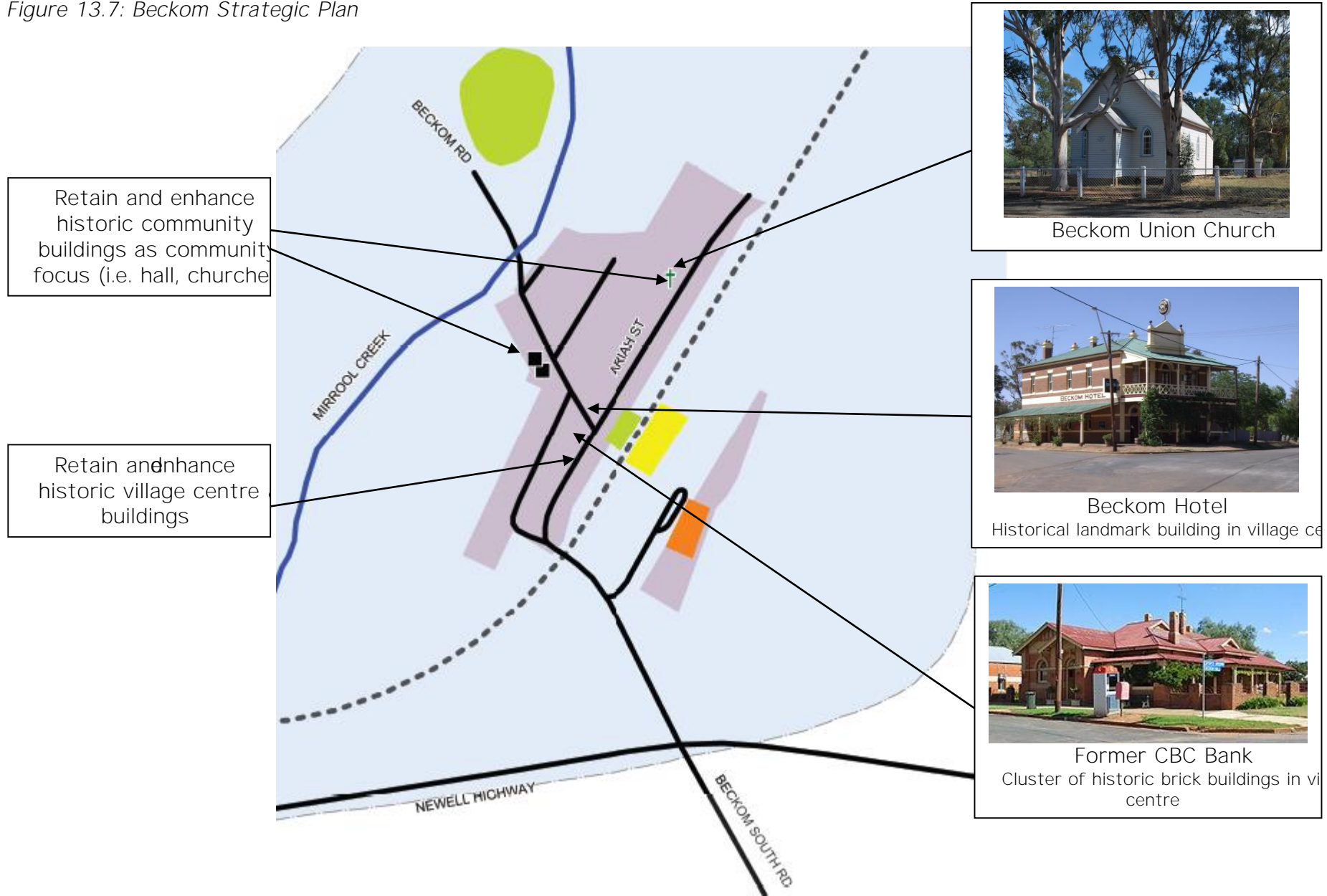


Figure 13.5:
Former CBC Bank (2011)



Figure 13.6:
Mirrool Cree (2006)

Figure 13.7: Beckom Strategic Plan



13.3 Coolamon

History

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opened up to agricultural expansion into the Riverina. Following the arrival of the railway in February 1881 Coolamon was gazetted as a town in October 1881. The Shire Council was established in 1882 and the town grew into a rural service centre.

Existing Character

Coolamon is a rural service centre for the surrounding agricultural community and smaller villages. It is the principal centre for order urban services and facilities within the Shire including retail services, schools and sporting facilities.

The town is at the junction of the Canola Way and both the Coolamon and Ardlethan Roads. The former links Wagga and the Newell Highway at Ardlethan whilst the Canola Way links Junee to the east with the Newell Highway at Grong Grong to the west.

The Junee Griffith rail corridor runs through the town. This plays a role as a rail head for grain harvesting.

The town business centre is focused on Cowabbie Street, Stinson and Loughnan Streets. This area combines a heritage precinct on a sloping main street providing a unique and attractive corridor from the southern approach.

Desired Future Character

Coolamon is to remain as the principal settlement in the Shire and is promoted as a rural living alternative to the nearby city of Wagga.

Residential development is primarily to be consolidated within the town area with additional rural residential areas to the north and south west.

Local industry will be focused along the Canola Way and the rail corridor.

The town centre and business precinct is located in Cowabbie Street North (refer Figure 28.1) and is to remain as the principal commercial focus for both the town itself and the Shire as a whole.

The Cowabbie Street area south of the rail line is to be a health precinct reflective of the community facilities already in this area. Health care facilities including dementia and aged care housing needs are to be strengthened and expanded in this precinct. A site for future multi-purpose civic centre is identified.

Heritage buildings and streetscape (especially Cowabbie Street) are to be retained throughout the town and any new development



Figure 13.8
Hotel Coolamon (2010)

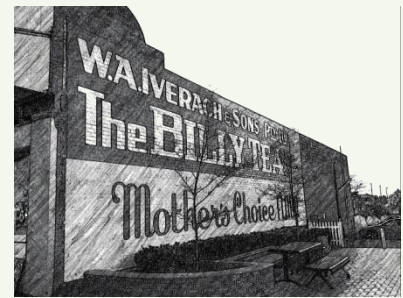


Figure 13.9
" u " (2014)



Figure 13.10
Up-To-Date Store, Coolamon (2008)

A green corridor around the urban boundary will provide a visual delineation between the town itself and the surrounding activities.

The Strategic Plan for Coolamon is included in 3.11



Figure 3.11:
An aerial view of Cowabbie Street looking South (2013)

Figure 13.1: Coolamoor Strategic Plan



13.4 Ganmain

History

Ganmain was first known as Boggy Creek and status as a village was proclaimed in 1894.

Ganmain is regarded as a centre for sheep and chaff production for the race horse industry.

Existing Character

Ganmain is located on the main east west (Caddick Way) and straddles both the Jubilee rail line and Boggy Creek. The main entrance from the east brings visitors through the Gan Forest.

Ganmain remains a rural village to the surrounding agricultural community providing a focal point for community activity via its school, churches and community hall.

Importantly the village is home to the rural transaction centre allowing local people to do banking, search the internet and access counselling services the Centre is also a Medicare and health outlet and has a small meeting room.

The grain silos dominate the village landscape reflective of its history as a rail head for grain harvesting.

The village centre is located in Ford Street between Lar and Lakes Streets.

Desired Future Character

Ganmain is to remain a rural village and community focal point.

Housing is to be consolidated in the existing village centre commensurate with sewer availability. Additional rural residential allotments are to be located to the south and east of the village.

Landscaping beautification will be focused on the Boggy Creek environs.

The village centre will continue to be focused on Ford Street. Buildings and the village centre streetscape are to be refined to be sympathetic to these heritage elements.

The Strategic Plan for Ganmain is included in Figure 13.4



Figure 3.12
Haystacks at Ganmain. (2006)

Figure 13.2
Waterview Street shopfront incorporating traditional verandah and signage (2014)

Figure 13.3
Ford Street, Ganmain

