

**CLAUSE 8A – NEWHEY PLANNING PROPOSAL**

**FILE: T5-17**

**AOP REFERENCE: 4.4.3**

**ATTACHMENT: YES  
(UNDER SEPARATE COVER)**

**AUTHOR: *Director of Planning & Environmental Services, Garry Ryman***

**Purpose**

The purpose of this report is for Council:

- i. To consider the submissions received following exhibition and consultation in respect of Planning Proposal PP\_2018\_COBAR\_001\_00\_Additional permitted use for Newey Reserve, Cobar (Lot 25 in DP837494).
- ii. To determine whether to request the Department of Planning and Environment to amend the *Cobar Local Environmental Plan 2012* in accordance with the Planning Proposal prepared by Eco Logical Australia Pty Ltd dated June 2018.

**Background**

Council at its Ordinary Meeting held on 28 June 2018 resolved:

1. *“That Council authorises the Director of Planning and Environmental Services on behalf of the Council to request a gateway determination from the NSW Department of Planning and Environment in respect of the Gateway Planning Proposal Report prepared by Rebecca Ben-Haim, Eco Logical Australia Pty Ltd and dated June 2018.*
2. *That voting on this matter to be recorded on the basis of an automatic division as required by legislation.”*

A Gateway Determination was issued by the Department of Planning and Environment on 13 August 2018. A copy of the determination together with the covering letter received from the Department and a copy of the Planning Proposal are provided as Attachment 1.

In accordance with the determination, the Planning Proposal was placed on public exhibition. A Public Notice was posted on Council’s website and social media pages on 22 August 2018 and was also advertised in the Cobar Weekly on 22, 29 August 2018 and 5, 12 and 19 September 2018.

Further, the following public authorities were consulted as required by the determination:

- Office of Environment and Heritage;
- Department of Industry – Crown Lands and Water;
- Rural Fire Service; and
- NSW Police.

A copy of the submissions received following the exhibition and consultation period are provided in Attachment 2.

Comments regarding matters raised in the submissions are included elsewhere in this report for consideration in conjunction with each submission included in the attachment and forming part of this report.

### Issues

Should the Council determine to progress the Planning Proposal by requesting the Department to amend the Cobar Local Environmental Plan 2012 such action in itself will not approve the use of the subject land for the purpose of a camping ground. An amendment of the Cobar Local Environmental Plan will make a camping ground a permissible use, it will not authorise, approve or consent to the land being used as a camping ground. The use of the land as a camping ground will only be possible subject to the preparation of a Plan of Management as community under the *Local Government Act 1993* and obtaining required consent and/or approvals under both the *Environmental Planning and Assessment Act 1979* and the *Local Government Act 1993*.

Matters raised in the submissions received from the community are summarised below:

- Benefit to Cobar economy and tourism.
- Pleasant area for a campground.
- Attracts people to visit Cobar and Surrounds.
- Direct competition against Cobar Caravan Park.
- Financial impact on rate payers and Council.
- Unsafe for children – large manoeuvring vehicles and potential predators.
- Close to residential area.
- Increase in cost and time of maintaining facilities.
- Heavy traffic volumes around surrounding streets.
- Environmental concerns – grey water discharge, camp fires, litter, noise and waste.
- Interference with local activities for example Cobar Park Run.
- Traffic management at site and adjoining residential streets.
- Emergency management – evacuation (road access), high volume of traffic in small area.
- Regulation of campers – length of stay and complying with rules.

The matters raised by government agencies are highlighted below:

The Office of Environment and Heritage reviewed the Planning Proposal document and advised that it has no specific comments to make.

The Property Management section of the Department of Industry, Lands and Water reviewed the Planning Proposal document and its comments are summarised below:

- While the Department is not in opposition to the proposal, it must ensure that free camping is consistent with the Principles of Crown Land management and is in the public interest.
- Noted required additional actions as being gazettal of additional reserve purpose and preparation and adoption of a Plan of Management.
- Highlighted a potential adverse economic impact on the Cobar Caravan Park.
- Advice that Council must comply with relevant legislation relating to the operation of a camping ground, specifically the *Local Government (Manufactured Home Estates, Caravans Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* and the *Local Government Act 1993*.

The following comments are relevant in terms of these items:

If the *Cobar Local Environmental Plan 2012* is amended such action will not in any way change or reduce obligations on Council under all relevant Crown Land and local government legislation.

Further written advice has been obtained from the Department of Industry – Land and Water that there is no need for the gazettal of an additional reserve purpose on the basis that under the current reserve of Public Recreation camping is allowed provided the Plan of Management for the reserve specifies that camping is an allowable activity and the area(s) available for camping are clearly delineated.

It is important to note that the High Court decision of *Kentucky Fried Chicken Pty Ltd V Gantidis (1979)* has established that “the mere threat of competition to existing businesses, if not accompanied by a prospect of a resultant and overall adverse effect upon the extent and adequacy of facilities available to the local community if the development be proceeded with, will not be a relevant town planning consideration.” The Planning Proposal relates to an additional permitted land use and does not relate to a specific development proposal.

The Department of Industry, Natural Resources Access Regulator has provide comments in respect of its review of the Planning Proposal as summarised below:

- Confirmed previous advice in relation to waterfront land under the *Water Management Act 2000* and has highlighted the Guidelines for Controlled Activities on Waterfront Land.
- Recommended consideration be given to any future additional demands for water.

The comments have been discussed with staff at the Natural Resources Access Regulator and it has been confirmed that Council is exempt from the need to obtain a controlled activity approval under the *Water Management Act 2000*.

No comments were received from NSW Police and Rural Fire Service.

As a separate project to the Planning Proposal, work has been progressing on the preparation of a draft Plan of Management for the subject reserve under the *Local Government Act 1993* pursuant to Section 3.23 of the *Crown Land Management Act 2016*. This draft plan is not ready for release to Councillors for comment and approval to refer to the Minister of Lands. Minister's consent is required to place the draft plan on public exhibition. However, the background information gathered to date in respect environmental, ecological and cultural heritage assessment has not identified any matters that would prevent parts of the reserve being used for the purpose of a camping ground. Again, please note that any decision to progress the Planning Proposal cannot authorise or approve the use of the reserve as a camping ground.

Similarly, the matters identified as part of the exhibition and required consultation in respect of the Planning Proposal are not considered to be of such significance to prevent Council from proceeding with the Planning Proposal to amend the *Cobar Local Environmental Plan 2012*.

### **Legal Situation**

In preparing this report an inconsistency between two relevant planning instruments under the *Environmental Planning and Assessment Act 1979* was identified. This inconsistency was created post issuing of the Gateway Determination on 13 August 2018 and is worthy of being noted in this report.

*State Environmental Planning Policy (Infrastructure) 2007* was amended effective from 31 August 2018 by referencing the *Crown Land Management Act 2016* and related Plans of Management adopted in accordance with the *Local Government Act 1993* in clauses 64 and 65.

The effect of the amendment is that if development is for the purpose of implementing a plan of management then such development may be carried out without development. However, it should be noted that an environmental assessment and activity approval would still be required under Part 5 of the *Environmental Planning and Assessment Act 1979*. However, under State Environmental Planning Policy No. 21 – Caravan Parks development for the purpose of a caravan park which by definition includes a camping ground may only be carried out with the development consent of Council.

A legal opinion was obtained on 19 November 2018 in respect of this inconsistency with particular reference to section 3.28 of the *Environmental Planning and Assessment Act 1979*.

For the purpose of preparing this report it is submitted that it is likely that if a camping ground is to be developed on the reserve the provisions of State Environmental Planning Policy No. 21 will apply.

Therefore, a position of not proceeding with the Planning Proposal on the basis of solely relying on *State Environmental Planning Policy (Infrastructure) 2007* as the planning approval pathway for any future camping ground is not supported.

### **Financial Implications**

All external costs associated with the Planning Proposal project have already been incurred and costs to complete the project will be staff time reporting to the Department of Planning and Environment.

### **Options**

The recommended option if Council decides to proceed with the Planning Proposal is set out in the recommendation.

Council may determine to not proceed with the proposal to amend the *Cobar Local Environmental Plan 2012* to make a camping ground an additional permitted use on the subject reserve.

Given the delayed completion of this report pending receipt of legal advice there is an option to hold this matter over to the Ordinary Meeting to be held on Thursday, 13 December 2018.

### **RECOMMENDATION**

- 1) That Council authorises the Director of Planning and Environmental Services on behalf of the Council to request the NSW Department of Planning and Environment that a draft Local Environmental Plan be prepared to amend the Cobar Local Environmental Plan 2012 in accordance with the Planning Proposal Report prepared by Rebecca Ben-Haim, Eco Logical Australia Pty Ltd and dated June 2018.**
- 2) That voting on this matter to be recorded on the basis of an automatic division as required by legislation.**

Mr Peter Vlatko  
General Manager  
Cobar Shire Council  
PO Box 223  
COBAR NSW 2835

Attention: Melissa Gunn, Environmental Supervisor

Dear Mr Vlatko

Planning proposal (PP\_2018\_COBAR\_001\_00) – Additional permitted use for Newey Reserve, Cobar (Lot 25 DP 837494)

I am writing in response to Council's request for a Gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 31 July 2018 in respect of the planning proposal to amend Cobar Local Environmental Plan 2012 by inserting 'camping ground' as an additional permitted use within the Newey Reserve (Lot 25 DP 837494), Cobar under Schedule 1.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The Minister delegated plan making powers to Councils in October 2012. It is noted that Council has not requested to exercise plan making delegations. I have considered that nature of Council's planning proposal and have decided that Council should not exercise plan making functions in this instance, due to Council's interest in the land.

The Department acknowledges that consultation with Crown Lands and Water has already taken place. It is recommended that Council continue to consult with Crown Lands and Water about their legislative requirements prior to the land being used as a camping ground.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 10 weeks before the projected publication date.

All related files for LEP Amendment, including PDF Maps, Map Cover Sheet, planning proposal document and GIS Data, if available, must be submitted to the Department via the Planning Portal Website at <https://www.planningportal.nsw.gov.au/planning-tools/online-submission-planning-data>. To submit the data, Council is required to create an account and log in using these details.

In accordance with "A guide for the preparation of local environmental plans" Authorised plan making reporting template (**Attachment B**) is enclosed for Council's information. Table 2 of the attachment is to be completed and included in Council's section 3.36 submission when requesting the planning proposal be finalised.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Tim Collins, Planning Officer, Department of Planning and Environment, Western Region, to assist you. Mr Collins can be contacted on 6841 2180.

Yours sincerely



13.8.18

Damien Pfeiffer  
**Director Regions, Western  
Planning Services**

Encl: Gateway determination  
Authorised Plan Making Reporting Template



## Gateway Determination

**Planning proposal (Department Ref: PP\_2018\_COBAR\_001\_00):** camping ground as an additional permitted use for Newey Reserve (Lot 25 DP 837494), Cobar.


I, the Director Regions, Western at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979 (the Act)*, that an amendment to the Cobar Local Environmental Plan (LEP) 2012 to insert 'camping ground' as an additional permitted use within the Newey Reserve Lot 25 DP837494), Cobar under Schedule 1, should proceed subject to the following conditions:

1. Community consultation is required under sections 2.22 and 3.34(2)(c) of the Act as follows:
  - a. The planning proposal is required to be made publicly available on exhibition for 28 days as described in *A Guide to Preparing LEPs* (Department of Planning and Environment, 2016).
  - b. The relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs*.
2. Consultation is required with the following public authorities under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Office of Environment and Heritage;
  - Department of Industry – Crown Lands and Water;
  - Rural Fire Service; and
  - NSW Police.
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's *Standard Technical Requirements for Spatial Datasets and Maps' 2017*.



5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 13<sup>th</sup> day of AUGUST 2018.



**Damien Pfeiffer**  
**Director Regions, Western**  
**Planning Services**  
**Department of Planning and**  
**Environment**

**Delegate of the Minister for Planning**



## Attachment 5 – Authorised plan-making reporting template

### Reporting template for authorised LEP amendments

#### Notes:

- The planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal.
- The Department will fill in the details of Tables 1 and 3.
- The local plan-making authority is to fill in the details of Table 2.
- If the planning proposal is exhibited more than once, the local plan-making authority should add rows to **Table 2** to include this information.
- The local plan-making authority must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date.
- The plan should be signed using the following format:  
 [Name]  
 [Title]  
 [Council name]  
 Delegate of [Council name], the local plan-making authority [date]
- A copy of this completed report must be provided to the Department with the local plan-making authority's request to have the LEP notified.

**Table 1: To be completed by the Department of Planning and Environment**

Stage	Date/Details
Planning proposal number	PP_2018_COBAR_001_00
Date sent to DPE under section 3.34(1)	31/07/2018
Gateway determination date	13/08/2018

**Table 2: To be completed by the local plan-making authority**

Stage	Date/Details	Notified regional office
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date draft LEP requested from PCO		
Date draft LEP received from PCO		
Date PCO Opinion requested		
Date PCO Opinion received		
Date GIS data or maps provided/requested		
Date ePlanning confirmed mapping is suitable and sent to PCO		
Date LEP finalised		
Date sent to DPE requesting notification		

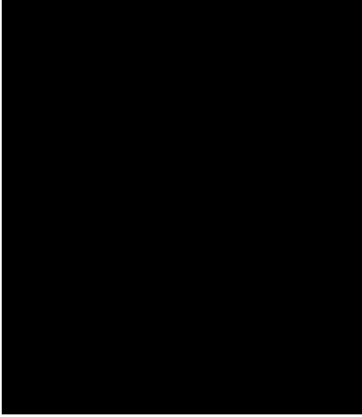


# Planning & Environment

**Table 3: To be completed by the Department of Planning and Environment**

<b>Stage</b>	<b>Date/Details</b>
Notification date and details	



**Additional relevant information:**



8 September 2018

Mr Peter Vlatko  
General Manager  
Cobar Shire Council  
Email to: [mail@cobar.nsw.gov.au](mailto:mail@cobar.nsw.gov.au)

Cc:   
Dept of Planning & Environment  
Western Planning Services  
[westernregion@planning.nsw.gov.au](mailto:westernregion@planning.nsw.gov.au)

  
Dept of Industry  
Crown Lands and Water  


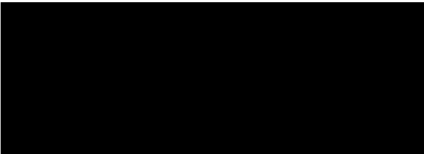
Dear Sir,

**Objection to Planning proposal (PP\_2018\_COBAR\_001\_00) - Additional permitted use for Newey Reserve, Cobar (Lot 25 DP 837494)**

We write to object to the abovementioned planning proposal as we believe it does not meet the required levels of justification necessary to amend the existing Local Environment Plan. We further contend it is contrary to National Competition Policy in that it attacks an existing orderly marketplace and will be economically detrimental to the ratepayers of Cobar Shire. We detail below our grounds for this objection: -

**Economic Justification**

The Newey Reserve - Planning Proposal (NRPP) prepared by Eco Logical Australia Pty Ltd at page 4 Table 1: states *"In the event the Planning Proposal is approved, the allowance of primitive camping within the Newey Reserve will further encourage the increasingly (sic) popularity of camping holidays in turn, promoting further tourism opportunities within both the LGA and the region"*. Firstly, where is the evidence to support this statement, anecdotes are mere opinion, not justification. Secondly, given that this Planning Proposal advocates allowance of Primitive Camping which is limited to 2 sites per hectare, this proposal will in fact reduce the number of camp sites (previously allowed despite Council acknowledging it did not have the required consent and knowing it to be contrary to the Crown Lands Act and Policy). Council



needs to explain how allowing a reduced number of free campers will achieve the claim of *"further encourage ... camping ... promoting further tourism opportunities ..."*.

The NRPP at page 9 Table 3 1.1 states *"This Planning Proposal will not affect land within an existing or proposed business ..."*. This is clearly incorrect as providing a number of free camp sites will cause some travelers to accept the ratepayer subsidized free camp sites in preference to paying market rates applicable at the existing, Council owned, fully compliant caravan park. Council's own Tourism Manager estimated the cost to the Cobar Caravan Park of Council allowing unauthorized free camping to be in the order of \$200,000 per annum. See Cobar News article attached. This loss of income has a very significant effect on the profitability of the Cobar Caravan Park as all fixed costs have already been accounted for and therefore only variable costs need be deducted to arrive at the profit. It is reasonable to assume that 50% of the lost income would become profit. At a capitalisation rate of 10% this equates to a loss of \$1M to the value of Councils/ratepayers asset. How can Council justify this? Where is this disclosed to the community?

The NRPP outlines a series of works that Council commits to undertake in the event the Planning Proposal is approved, for example: -

Table 1 page 5: -

Protect and manage environmental assets by conserving and restoring native vegetation and fauna,

Introduce measures to manage bushfire risk, control weeds, feral animals and threatened species,

Undertake an Aboriginal Due Diligence assessment.

With respect to the Aboriginal Due Diligence assessment we are surprised this is proposed to be undertaken after the Planning Proposal is approved. The fact that the Newey is *"man made"* does not in itself extinguish or deny that Aboriginal cultural heritage may exist over the site. Accordingly we suggest the Planning Proposal should be deferred until this important assessment is completed.

Page 8

*"(g) Council to provide such firefighting facilities as may be specified in the approval,"*

Page 21

3.2.2 Council will manage the impacts of increased use of the Newey, such as impacts on amenity (views, noise), overcrowding and increased pressures on infrastructure,

Page 22

3.4.1 Provision of infrastructure to support primitive camping, such as additional picnic and barbeque areas, upgrading and extension of existing toilet block, possibly including the addition of more toilet compartments and facilities such as showers and changing rooms.

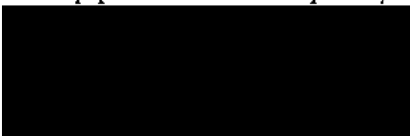
Each of the above actions entails significant expenditure. How is this to be funded given that the camp sites are to be provided free of charge?

Additionally, we cannot find any meaningful disclosure within the publicly available material that addresses the cost to Council for provision of the necessary: -

health/hygiene services, i.e. waste collection, water and sewer charges, cleaning and repairs, etc,

security/regulatory services to ensure good behavior, proper use of Reserve, no excess camping, etc,

dump point for the disposal/discharge of campers waste,



Increased insurance costs given duty of care arising from new risk element and additional assets.

What are these costs and how are they to be funded?

The NSW Planning & Environment Gateway Determination Report number PP\_2018\_COBAR\_001\_00

at page 5 – Economic, states *"It is considered that economic benefits will be realised through potential increase in tourism upon the allowance of primitive camping in Newey Reserve"*. Considered by whom and on what basis? Where is the factual evidence to justify this claim?

The Macquarie dictionary definition of *"economic"* is *"relating to the production, distribution and use of income and wealth"*. As the Planning Proposal seeks to legitimize the provision of a limited number of camp sites that will be provided to non-ratepayers, free of charge and at some considerable cost, we contend that there is absolutely no economic justification to this Planning Proposal.

### **Environmental Justification**

The NRPP page 21 3.3.1 states *"No impact to threatened ecological communities, flora or fauna is anticipated"*. This statement is difficult to accept when you refer to the NSW Planning & Environment Gateway Determination Report number PP\_2018\_COBAR\_001\_00, which at page 5 – Environmental, reports *"The planning proposal acknowledges the presence of known threatened bird species on the lot, which could be impacted through construction of amenities and roads, as well as increased human occupation of the site"*.

The NSW Planning & Environment Gateway Determination Report number PP\_2018\_COBAR\_001\_00 at page 5 – Environmental, states *"Camping in Newey Reserve has the potential to impact on other environmental factors including visual amenity through litter and degradation of the area, noise, overcrowding of the reserve's facilities and increased pressure on the reserve's infrastructure"*. The NRPP page 21 3.3.2 states *"Such environmental effects will be addressed and managed in accordance with the POM"*. Has the POM been prepared? If so why is it not included in the publicly available documents associated with this application? How does the POM propose to mitigate these impacts, at what cost and how is it funded? If the POM is yet to be prepared how can this Planning Proposal be considered in the absence of such an important document?

The Newey Reserve has been used for camping for some years, with Council's full knowledge and in fact promotion, despite Council knowing it did not have the required approvals and was in fact in breach of a variety of legislation and policies. Given Council was the Trust manager and the local regulatory authority how can it justify primitive camping at the Newey when in the recent past it has failed to enforce the most basic health and hygiene standards? For example, there are numerous instances of unauthorized campers discharging grey and black water directly into the Newey watercourse. See photos attached. Further, many campers travel with dogs who can disturb native fauna and cause noise issues.

The Cobar waste water treatment station is located proximate to the Newey. Is this acceptable in the context of noise and odor? Further, would the approval of primitive camping at the Newey constrain any expansion of the works?

### **Social Justification**

The NRPP page 21 3.3.3 states *"The provision of primitive camping in the Newey Reserve will encourage both locals and tourists to utilize further recreational facilities within Cobar"*. On the contrary we are aware of locals who have been abused and /or hindered in using the Newey by campers who don't want people interrupting their use of the area. It is common to see cars and caravans' parking on the walking paths See additional photos attached and in such alignments to prohibit access to the path ways and the water area. Also, note the use of *"further"* in above sentence. This infers that these further recreational facilities must be first provided to encourage such use. Again, what is the extent of these *"further recreational facilities"*, what is the capital and recurring cost of same? And how is it to be funded?

This same section of the NRPP states *"The Planning Proposal has been prepared to address the wishes of the Cobar community"*. Where is the support for this statement? We are members of the Cobar community and vehemently oppose this proposal, as we know do other members of the community and a number of Councilors. Such general and sweeping statements lack merit and do not constitute justification.

### **Governance Consistency with other strategic plans.**

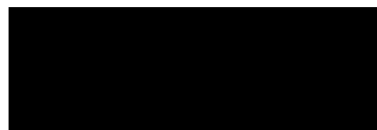
The Department of Industry letter of 1 December 2017 to the General Manager, Cobar Shire Council, advises *"Formal community consultation is required as part of development of a Plan of Management for the Reserve"*. As a significant stakeholder and effected party, we question why no contact from the consultant preparing the Plan of Management was made to us. Not only is this a contravention of the Department of Industry direction it is also contrary to Council's obligations for the conduct of community consultation.

Our confidence in Council's ability/interest in delivering a fair and reasonable proposal is understandably coloured by Council's past actions. In this respect we note that over the last few years a number of reports from senior Council staff have advised Council that unauthorized camping at the Newey was unlawful as the required consents were not to hand and that as such this activity was contrary to Crown Lands policy. We note that Council took no action in this respect until Crown Lands, through its Property Management Project Officer, [REDACTED] sent an email, undated but possibly on 1 December 2017 to Cobar Shire Council, wherein she states *"Council as Trust Manager has been advised, and have acknowledged, that their support of unauthorized free camping at the Newey Reserve is in breach of the above-mentioned Acts and Regulations"*. The Acts and Regulations cited were *Crown Lands Act 1989, Local Government Act 1993, and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

We further advise in relation to the above comment, that Council's Cobar Community Strategic Plan 2030 detailed on page 6 Table 2 details an outcome as *"Well managed public and private land"*. Attainment of this outcome is by the strategy of *"Manage the crown land and commons"*. The above described sequence of breach makes a mockery of this outcome and strategy and gives us little faith in Council's good intent.

In the event the Planning Proposal is approved, it is then incumbent upon Council to deliver it. As submitted above we believe delivery will entail the provision of many capital works and then recurrent operational maintenance costs. It is implicit in having this Planning Proposal exhibited for public consultation that sufficient information be provided for interested parties to form a reasonable opinion. In the absence of a detailed works program and ongoing budget together with description of how these costs are to be met, how can the public form this reasonable view?

Yours faithfully,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the signature area.



## Latest figures show more tourists are visiting Cobar

The number of visitors to Cobar has grown this year with the Great Cobar Heritage Centre reporting an increase of three percent on last year.

Cobar Shire Council tourism officer John Martin said recent figures from Tourism Research Australia show in 2015 caravan and motorhome registrations have increased for the 10th consecutive year and now total over 580,000 nationwide.

"In Cobar, visitation numbers during the first three months of 2016 are up on the same period last year and last year was the best year for five years," Mr Martin reported to council.

He said based on their figures, spending by visitors is down about one per cent on last year, particularly in the area of souvenirs, however the museum revenue is up a couple of per cent on last year.

Mr Martin attributes the visitor increase to the good response he has been receiving at caravan and camping shows where he's been showcasing Cobar and the Kidman Way.

He estimates that 30 per cent of the caravanners who visit Cobar are freedom campers.

"One night last week there were 38 vans at the Newey," Mr Martin said.

He said the Cobar Caravan Park is currently operating at 60-70 per cent capacity compared to 85-95 per cent capacity five years ago.

"Based on prices at the Cobar Caravan Park, that equates to about \$1,200 per night, \$8,400 each week that the Cobar Caravan Park is missing out on," Mr Martin said.

"As the number of free campers increase, the management of free camping may need to be addressed again in the future," Mr Martin warned council in his report.

## — Army band entertains at markets



The Australian Army Band Kapooka provided some great entertainment at Market Day on Sunday in Drummond Park. Pictured is one section of the band's Pep Band, who were popular with the audience, playing a number of new rock and pop songs.

3 Blakey Street (No. 1 Struggle Street)

## Copper City Tyre Service

- Wheel alignments
- Century Batteries - sales & service  
*Batteries made right here in Australia*
- Steering & suspension component replacement & upgrades

Jason Holmgren  
0438 451 176

b/h 6836 1251

# LANDMARK Real Estate Sales Russell

P: (02) 6836 2234 M: 0408 362 268 W: www.landmarkrussell.com.au



2 BALDRY CLOSE

QUIET CUL-DE-SAC LIVING  
\$349,000 NEGOTIABLE

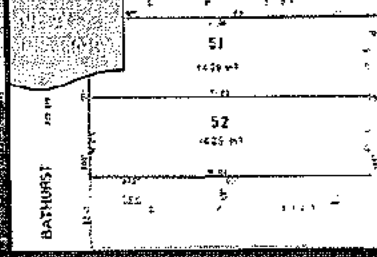
Four brick home located in a well established quiet neighbourhood, BIRs to all bedrooms, master with large ensuite, 3-way main bathroom, modern open kitchen, wood heater, good sized backyard with side access, approx 6m x 6m shed, paved undercover entertainment area, solar panels & lock-up garage.



10 WETHERELL CRESCENT

UPDATED AFFORDABLE COTTAGE  
\$165,000

Two generous sized bedrooms with BIRs, new kitchen with dishwasher, split system to lounge with fans throughout & 2 x window air cons to bedrooms, updated bathroom, new laundry, double carport with new roof, new fencing to both sides, positioned on a 670m<sup>2</sup> block.



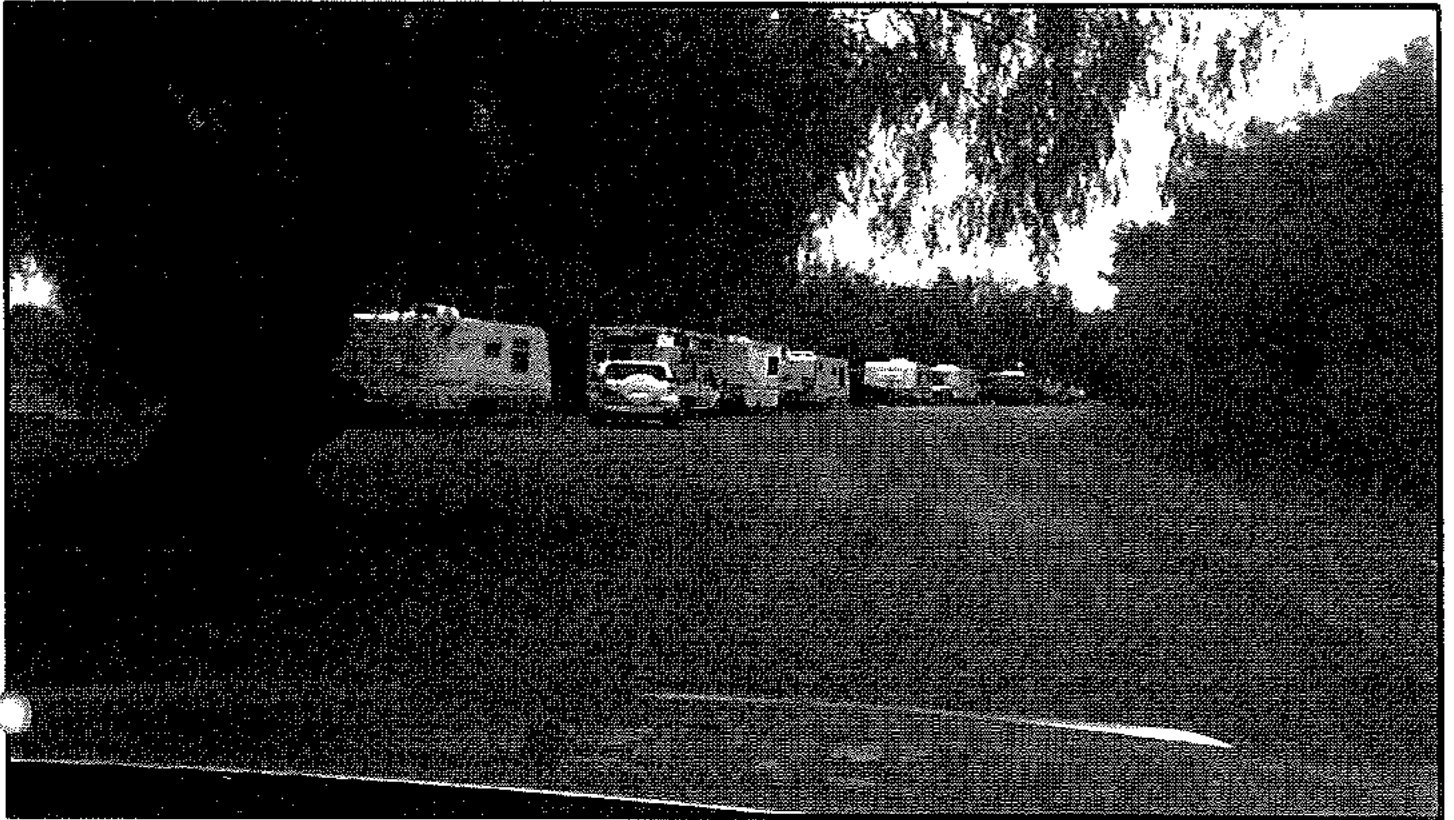
22 BATHURST STREET

POTENTIAL, POTENTIAL  
\$44,000

Rare opportunity to purchase this extra large 1,429m<sup>2</sup> vacant block in well-established Bathurst Street. Vacant lots of this size become available everyday, now is your chance to secure a prime piece of land for your dream home.

RESIDENTIAL / RURAL REAL ESTATE SALES - LIVESTOCK SALES - RURAL MERCHANDISE - RENTALS - AUCTIONS / CLEARING

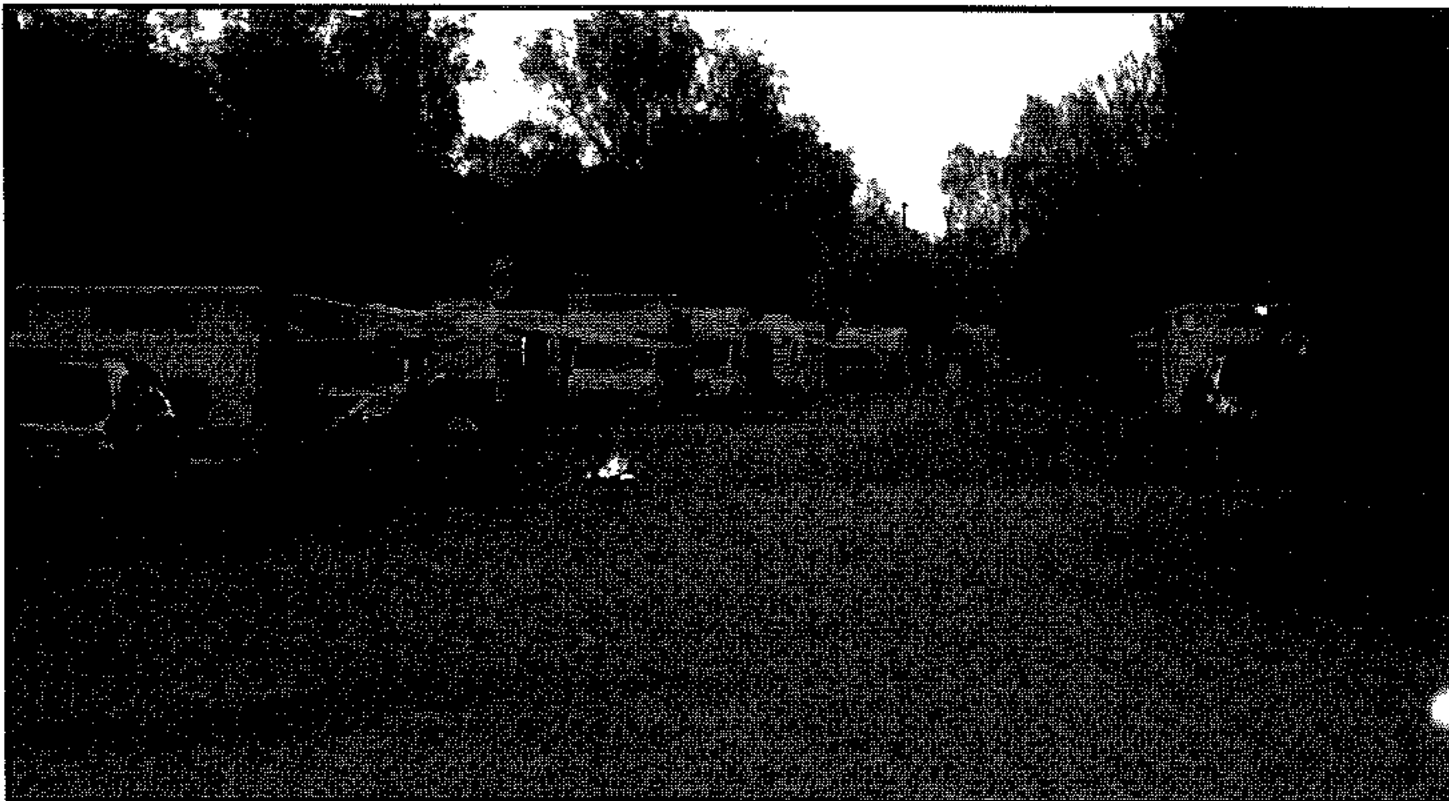
Wednesday June 1, 2016 The Cobar Weekly



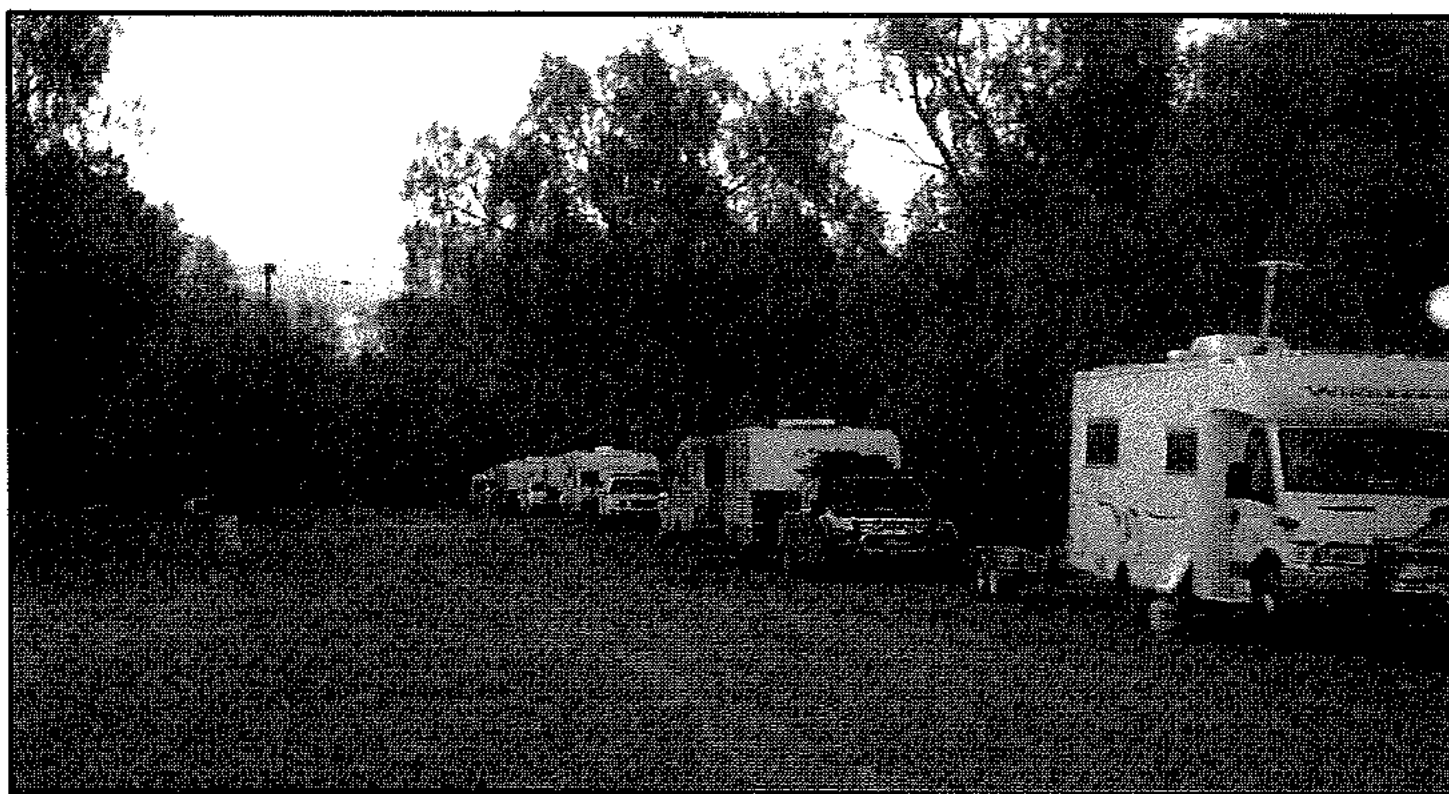
*Figure 1 Up to 30-40 vans illegally parked nightly during season (Newey Reserve)*



*Figure 2 Practice of dumping of Grey and/or Black Waste directly into Newey water Reserve – Environmental Impact*



*Figure 3 Continual breach of sign posted Fire Restrictions (Newey Reserve)*



*Figure 4 Newey Reserve – units are “hitched” for quick departure – prohibits easy town access*



*Figure 2 Newey Reserve (Vehicles remain hitched)*



*Figure 6 Newey Reserve – Itinerant and semi-permanent free campers – no monitoring of length of stay (Residential Tenancy Act)*

20 SEP 2018

Newey Submission

16.09.2018

I like to ride my bike around the Newey for exercise.

I don't like riding near the caravanners because they make me feel frightened and nervous.

They light fires, say swear words, hang their inappropriate clothes on tree branches and smoke cigarettes.

I have also smelt their poo in the bushes. I saw a man standing on the track and peeing onto a tree. I didn't like what I saw.

This is why I don't want them at the Newey.

From [REDACTED]

TS-17		117250	
		DPES	

Newey Submission

Monday, September 17, 2018

20 SEP 2018

I am a grandmother of young children and reside in Tindera Street.

During caravan peak season our street is affected by increased traffic. In particular, early mornings and evenings as the caravanners arrive and depart from the Newey. Extra caution is required during these times.

The Newey itself is also affected. The caravans when in excessive numbers add significant risk to pedestrians, cyclists and other vehicles. One of my main concerns is constant reversing and maneuvering of their large vessels with obvious blind spots and disregard to the allocated recreational track.

In my opinion, the Newey can be unsafe for children. There is no way I would allow my grandchildren to play within vicinity of bumper to bumper caravans without close supervision. I feel the need to constantly hold their hands. I fear that there could be an accident, whether it be falling from a bike due to track obstructions (such as hoses/cords) or catastrophic should a caravan back into a child.

There is also concern regarding other types of campers set up in secluded areas. Who is to say they aren't a child predator? There is no regulation or security in place.

I think it is disgraceful the way caravanners are occupying the car park behind the supermarket – opposite the skate park. There are hazards and concerns toward children welfare, as well as other concerns in general. I hear comments from disgruntled locals with similar views. The stand out location seems to draw attention. Just because the Newey is out of sight does not make it OK for the issue to be relocated. The Newey should not be stricken to the same unpleasant conditions.

However, the answer is not pouring money into a project to provide better conditions such as site maintenance, shower facilities & electricity etc. at the rate payers expense. I believe it is unjust that free campers are supplied free unlimited amenities, when I still have to pay my water bills and the like. I spend money at the local businesses, so why don't I get my water for free?

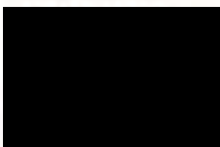
I have an idea of how many campers take advantage of the Newey. I also know how much a kj of water is and the average liter consumption per shower. I hate to think how much it will cost on water for showers alone over time.

I can't imagine local businesses will offer contribution to fund the upkeep of the Newey.

There is also a lot of noise to support free camping at the Newey to save our local businesses. Last time I checked, the Cobar Caravan Park was a local business. Why does this business seem to be treated as unworthy?

I don't support free camping at the Newey. In my opinion caravanners should be contained in a caravan park – which I believe requires support.

Regards,



TS-17		117238	
OPES			
NAME	ADDRESS	PHONE	POSTCODE

20 SEP 2018

Newey Submission

16.09.2018

"What does tranquility mean Mummy", my young daughter asked recently.

I responded with, "Picture the Newey as it is today and describe it and tell me how it makes you feel and why we like spending time there".

My daughter described the Newey as peaceful, beautiful scenery, fresh air and a nice quiet place. She went on to say that she feels relaxed and calm in her heart and mind. The natural state of nature makes her feel free and happy. It is an enjoyable place to go for a walk or bike ride without disturbance, obstacles and traffic.

I believe her interpretation was perfect.

Our family live quite close to the Newey and we utilize it on regular basis – that is, currently and before the domination of "illegal campers". We enjoy our time and have had many great experiences including teaching our children how to ride their bikes and nowadays daily rides as a family around the track, climbing trees, feeding ducks, picnics and birthday parties.

Once the excessive, unregulated hordes of caravanners arrived in numbers, the Newey became a continuous unpleasant and unsafe experience for our family. Unfortunately, disturbing factors accumulated and we found we opted to stay away.

This is upsetting for many reasons but in particular myself and both my children have anxiety disorders. Regular exercise such as jogging and bike riding around the Newey was beneficial to our wellbeing and over time noticed a significant change in our health and state of mind.

This all changed when the caravanners invaded the Newey. When the caravanners are in numbers I feel intimidated and on occasions I felt as though I was the one intruding their space. I now share some examples I've had the displeasure of enduring. Whilst jogging I have tripped on grey water hoses, welcome mats and shoes. I have choked on heavy smoke from their fires – which I thought was prohibited as per established signs. I have dodged people sitting in their chairs in the middle of the walking track and narrowly missed a washing line (neck height) whilst on my bike. I have had intoxicated people stop me mid-workout to offer me alcohol or just feel the need to remark obnoxiously. I have also experienced many other upsetting comments. I remember on one occasion when I was setting up a scavenger hunt for my children and a lady occupying a caravan made it quite clear that she was not impressed that noisy children would soon be on the scene. It seems to me that the caravanners are territorial and at times I feel as though they believe they have rights and demanding expectations.

Might I add whilst setting up the scavenger hunt I came across rubbish such as used tea bags and tissues – clearly disposed of by the occupants within close proximity. I felt disgusted and thought to myself that I may be exposing myself to other unhygienic factors that are not obvious to the naked eye. I have witnessed dumping of grey water, spitting of toothpaste and urination within public area vicinity including on and very close to the walking track. How disgusting!!

No wonder I return home in a distressed manner.

T5-17 117241

OPES

I am so concerned for my children. When the caravanners are present I deem the Newey to be unsafe. Reason being - the traffic increases on our street Tindera- and that is just our journey to the Newey. Once arriving at the Newey, we need to be cautious at all times as caravanners are constantly backing up to park etc. and I feel we are at risk. Stranger danger increases significantly – in particular the odd types living out of their cars and tents set up in the bushes. There are fires inches from the walking track. God forbid a child falling from his/her bike.

In my opinion, more often than not I feel the free camping privilege is abused. The rate payers and their families suffer in silence.

The walking track is in an improved condition now. However, I fear once the caravanners return the track will be destroyed and derelict once again.

The tranquil Newey is once again appreciated, admired and utilized by our family.

I dread the day the slum-like Newey returns. So much so I even consider leaving town. I live here for the peaceful rural lifestyle. What is the point? Where do we go for serenity?

In conclusion – “NO” to free camping at the Newey. In a rural destination I believe it is not ideal or fair that unlimited caravans inhabit so close to residential living. They should be ID checked and restricted to an extent. Therefore, I support our local business – Cobar Caravan Park and strongly encourage utilization of it.

Yours sincerely,

A solid black rectangular box redacting the signature of the sender.





20 SEP 2018

10<sup>th</sup> September, 2018

## GATEWAY DETERMINATION "NEWHEY" Free Camping Proposal.

Well after all the "whoar" and the "toing and froing" from both sides of the argument in our local paper, there can only be one solution in my opinion.

**NO** to free campers at the Newey Reserve, as it belongs to the people of Cobar, not some tight arse penny pinching traveller who wants Cobar to supply them something for nothing.

Everybody in Australia should have to pay their way, not expect handouts from all and sundry.

Yes I support the belief that we should due to our isolation from the next reasonable town in any direction you look, we should be trying to get travellers to stop in Cobar, and spend some time here.

Give them what they want, a place to rest, explore, participate in, and communicate to some of their travelling compatriots to do the same in Cobar.

It makes you wonder why people travel around the country if they cannot pay their way, living from town to town's generosity, while being mostly fully self contained with solar panels, generators, spare parts, showers, toilets and long range fuel tanks..

Most of the combined vehicle and caravans would cost well into the six figures, so why the few cheap skates.

A person only has to look at those travellers that use our caravan park in Cobar, and one has to wonder why a **minority** want to use free camping as a cursor to stop and camp in Cobar.

Just go to the areas out of Cobar to see them camped at all the Rest Areas at night in groups, in their self contained amenities.

Places like rest areas at Bulla Park, Mt Gap, Florida, 82Km Truck rest area on the Bourke road, Hermidale, Gilgunnia, Mt Hope, Lachlan River, and even the truck stop 400 metres west of the Cobar Caravan park.

Even the "**truck rest stop**" at the Cobar sign on the eastern entrance to town, where I personally counted 15 caravans / motorhomes early one morning on my way to work, with no room for the trucks to park.

Campers that had encircled the tables and toilets with vehicles, and some even had done their washing and it was hung off the table/ seating shade structures.

So where did the trucks go, they were down along the Salty tank fence, in the entrance to the Union club, either side of the road south of the Union Club, two were on the edge of the road at the Heritage Park, and even one parked up the Fort Bourke lookout road at the old truck wash bay.

Well as far as the "eye saw" goes at the rear of and on the western side of the RSL it begs to believe what is the motive for this.

The RSL club is held by a lot of people in Cobar in sheer reverence of the memory of many who gave so much for their king, country, community and family, I'm lost for words.

Recently there were three campers using the cement area at the old Mobil Service station in the main street for a nights free camping.

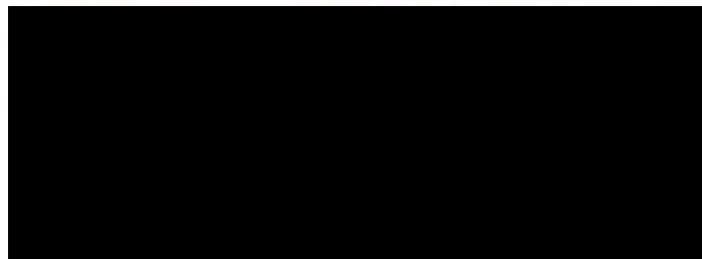
But the ones that take the cake are the two campers that used the lane north of the old Occidental Hotel as a place to set up for a night of bliss in solitude, hidden by the tin fence from the RSL club.

So it is alright to "whinge" and have your say, but you have to back your words with ideas and actions.

1. Extend the Caravan Park right out to the Tom Knight Oval security fence, putting in more drive in 45 degree parking drive out cement slabs, shade trees, BBQ, Astro turf (does not need watering or mowing)
2. **Buy a bus** run tours to Peak Gold mine / CSA Mine for tours as Ian Settredid, run tours to Mt Grenfell caves, tour to the Newey, Heritage Centre, Historic walk through the cemetery and Fort Bourke Lookout (both day and night)
3. Use that bus to take people from the Caravan Park to the RSL Club, Golf Club, Empire Hotel, and Great Western Hotel for nightly meals, market nights and entertainment.
4. Discount bus vouchers for multiple use, the more you use it the cheaper it is.
5. Place the entertainment / what's on / menus / prices up on a large noticeboard at the Caravan Park behind clear thick plastic so no one can take them for visitors to read.
6. Offer take away meals, phone numbers or deliveries to Campers if they want them.
7. Install an **easy access** caravan / vehicle wash at the Caravan Park, with the water recycled over and over again.
8. Continue to advertise on computer "What's on in Cobar" as is presently done, but grab every piece of community involvement with visitors in the fore front.
9. Do up the Newey area, the seating poles (replace the u/s ones, paint the rest), fix the fence on the Sewerage side of the Newey and stop the ratbags from driving out that direction, burn the dead Cabungi,

**and definitely**

**NO FREE CAMPING at the NEWHEY**



117243  
DPES

10 September 2018

Re: Public Consultation-Newey Reserve Planning proposal.

I would like to make a submission to Cobar Shire Council regarding the Gateway determination for the Newey Reserve.

I do not support an amendment to the Cobar LEP 2012 to insert "camping ground" as an additional permitted use within the Newey Reserve Lot 25 DP837494, Cobar under Schedule 1.

I understand the request to amend the LEP is to allow a Primitive Camp Site to accommodate Free Camping at the Newey Reserve.

The area for Lot 25 is listed as 49.53 hectares. As you can see on the map 2/5 of this area is usually covered by water, 2/5 include sections of Ward Oval and the Cobar Golf Course which leaves 1/5 of unconnected land to set up a Primitive Camping site.

Approval can only be granted when relevant health, safety and amenity requirements are met under Local Government Regulations

The Department Of Planning recommend smaller sites to encourage the quiet enjoyment of camping.

Camp sites are to be defined by signs ,pegs or perimeter logs. Camping is not permitted outside PCG designated areas. Separation requirements are also to be addressed as per Planning Circular.

My reasons for opposing this is as listed below.

I consider the costs associated with maintaining and managing a camping ground of such a small number of sites would not be viable.

Currently the cost of maintaining the Newey is close to \$60.000 ( including removal of rubbish.) This cost would increase significantly with a PCG.

To erect new and suitable facilities such as an ablution block, supply of electricity, fresh water and site preparation could be funded by grants , however ongoing maintenance, cleaning the amenities, removing rubbish , policing the site , increased insurance premiums , water and electricity costs would be funded by the ratepayer.

Recently according to the Council Service Delivery Report it was suggested Council does not have a true understanding of the cost of providing each park and garden and maybe we should look at less parks to reduce maintenance costs so why would we look to add to this expense.

Allowing Free Camping also takes revenue away from the Council owned Caravan Park.

Unlike Caravan Parks which have a register of persons staying at their premises with Primitive Camp Sites there is no record of who these people are or the length of their stay.

Safety is also a concern.

Since camping was suspended I have noticed a lot more children riding bikes, exploring, fishing and just enjoying the Newey .

T5-17 117244  
DPES

The Park Run and other Charities also conduct regular activities at the Newey.

There is only one way into the Newey and the safety of Newey users should not be compromised by trundling heavy vehicles such as caravans, sharing the egress with pedestrians and cyclists.

Historically there were numerous risks associated with campers not being compatible with other Newey users. These included trip hazards such as solar panels, clotheslines, dogs, barbeques, chairs and tables, awnings, fires, mats and steps obstructing the walking/ cycling track.

Encouraging campers to use the Newey would also increase heavy vehicle flow along Tindera and Belagoy Street.

There are schools situated in Blakey Street and Woodiwiss Ave which would also be impacted by an increased heavy vehicle traffic flow.

Environmentally there was grey water discharged onto the ground and into the Newey itself.

Campers were observed urinating into the Newey and returning from the bush with toilet paper and a shovel.


Trees were cut for firewood, fires not properly extinguished.

Many years ago the Cobar residents took part in a tree planting project to address soil erosion at the Northern section of the Newey. It would be a great shame to remove any more vegetation from around the Newey even if they are not native trees.

As there is less than 100 metres separating the Newey perimeter and some residents backyards I feel people's privacy could be compromised.

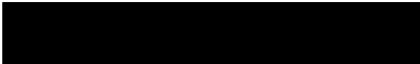
In conclusion the Newey is our only water recreation area in close proximity to the town and we should carefully consider if we want to destroy the natural environment and current usage which we now enjoy and allow a camping ground to be installed.

██████████



19 September 2018

Mr P Vlatko  
General Manager  
Cobar Shire Council  
PO Box 233  
COBAR NSW 2835

E: [mail@cobar.nsw.gov.au](mailto:mail@cobar.nsw.gov.au) 

Dear Sir

**Re: Public Consultation – Newey Reserve Planning Proposal**

Attached are my written submissions in relation to the proposal to amend the Cobar Local Environmental Plan (LEP) 2012 to insert 'camping ground' as an additional permitted use within Newey Reserve Lot 25 DP837494, Cobar under Schedule 1.

I understand the proposal to amend the LEP is to allow a Primitive Camp Site to accommodate Free Camping at the Newey Reserve. I do not support the proposal. My reasons for not supporting the proposal are included in the attached submissions.

I have relied on a Letter to the Resident dated 22 August 2018 which states submissions are to be forwarded to you by 4.30pm Wednesday 29 September 2018.

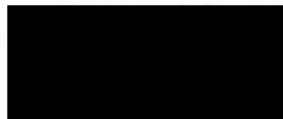
If required I can verbally elaborate on these submissions. If you deem it necessary, please contact me to arrange a meeting.

Yours faithfully



10. The Newey is used by local not-for-profit organisations to run events such as the Park Run and RSPCA Million Paws Walk. Campers would interfere with these types of local events.
11. There is just one entry to the Newey which will create safety concerns. The safety of the users should not be compromised by trundling heavy vehicles towing caravans sharing the entrance and exit with pedestrians and cyclists.
12. There are risks associated with campers not being compatible with other users of the Newey. Trip hazards such as solar panels, clotheslines, dogs, barbecues, chairs and tables, awnings, fires, mats and steps obstructing the walking/cycling track pose risks to other campers and other users at the site.
13. Increased traffic in Blakey Street, Woodiwiss Avenue, Tindera Street and Belagoy Street due to campers using the Newey will impact on the residents of the area. Schools and schoolchildren using Blakey Street (Cobar Public School) and Woodiwiss Avenue (Cobar High School) will especially be affected by the increased traffic.
14. The discharge of grey water will need to be environmentally controlled. Previous campers discharged grey water onto the ground and into the Newey itself.
15. Previous campers were observed urinating into the Newey and returning from the surrounding bush with toilet paper and a shovel.
16. In the past, trees in the vicinity had been cut by campers for firewood. Fires were not properly extinguished.
17. Many years ago, Cobar residents participated in a tree planting project to address soil erosion at the northern section of the Newey. Removing any vegetation from the Newey would be detrimental to the area, even if they are not native trees.
18. The privacy of nearby residents will be compromised by camping at the Newey. Some of the residents' backyards are within 100 metres of the Newey perimeter.
19. The Newey is Cobar's only water recreation area in near to the town. There is a good chance the natural environment will be destroyed if a primitive camping area is established. The amenity of the area will also be adversely affected by a camping area.
20. I have observed the complete Newey area choked with caravans and campers. There was no room left for local residents to walk, ride their bikes, walk their dogs and enjoy a quiet barbecue. When the caravans and campers arrive, as they can, there might as well be a sign "All Full. Locals Keep Out"!!

Cobar Council  
36 Linsley Street  
Cobar NSW 2835



18<sup>th</sup> September 2018

20 SEP 18

**RE: Camping at the Cobar Newey Reserve**

To Cobar Shire Council,

I am writing you today to express my opinion regarding using the Newey reserve as a camp ground for travellers. I'm a Cobar local born and bred 30 years have I watched this community go through so many ups and downs, but we have always continued to stay a great little tourist town.

Before we experienced the issue with the free camping and it was banned from the Newey, I used to love taking my dog Ace for a walk around the Newey and get to meet people from all over Australia. They were all so lovely and were interested in our town, so it gave me the opportunity to talk about and promote the town I have been proud to grow up in and pass on some of my knowledge about where they should go and what shops we have.

I think the Newey reserve is the perfect place for a camp ground as it's a space that isn't very utilised, with lots of space for travellers to spread out and relax in a natural environment.

I'm 100% for making the Newey a camp ground as I would like to see the tourist population double in size, which will bring in so much more economy, help our local amazing businesses and maybe even see new businesses open. Not to mention some of these travellers may fall in love with Cobar and possibly make Cobar their home.

Kind regards



TS-17 117242

DPES




The General Manager  
Cobar Shire Council  
Cobar NSW 2835



17.9.2018

17 SEP 2018

To whom it may concern,

This letter is in regards to the Gateway Determination to insert the words 'camping ground' as an additional permitted use within the Newey Reserve. As past residents of Cobar we believe this area would benefit from camping grounds as it is a wonderful area to stop over for the night or perhaps a week, which would hopefully bring more tourists and coax them to spend more money elsewhere in town, many places we have been to use an honesty box, which, most people are honest and use them.

Since our move from Cobar, we have retired and become travellers ourselves using a caravan. Although we use paid camping sites predominantly in our travels, many people ask us good free camping spots. If this does get approved by Council and the camp grounds are made available we will be promoting Cobar as a caravan/tourist friendly town to those whom we meet.

The creation of a campground at the Newey would greater utilise the area, although, it would be of benefit if it was away from the locals area of activity.



T5-17 117239  
DPES


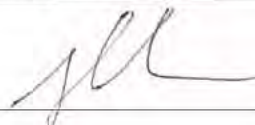
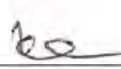
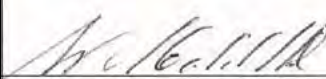
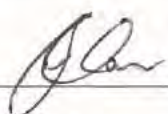
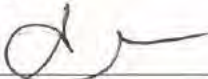

The General Manager  
Cobar Shire Council  
36 Linsley Street  
Cobar NSW 2835

20 SEP 2018

8<sup>th</sup> September 2018

RE: NEWEY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

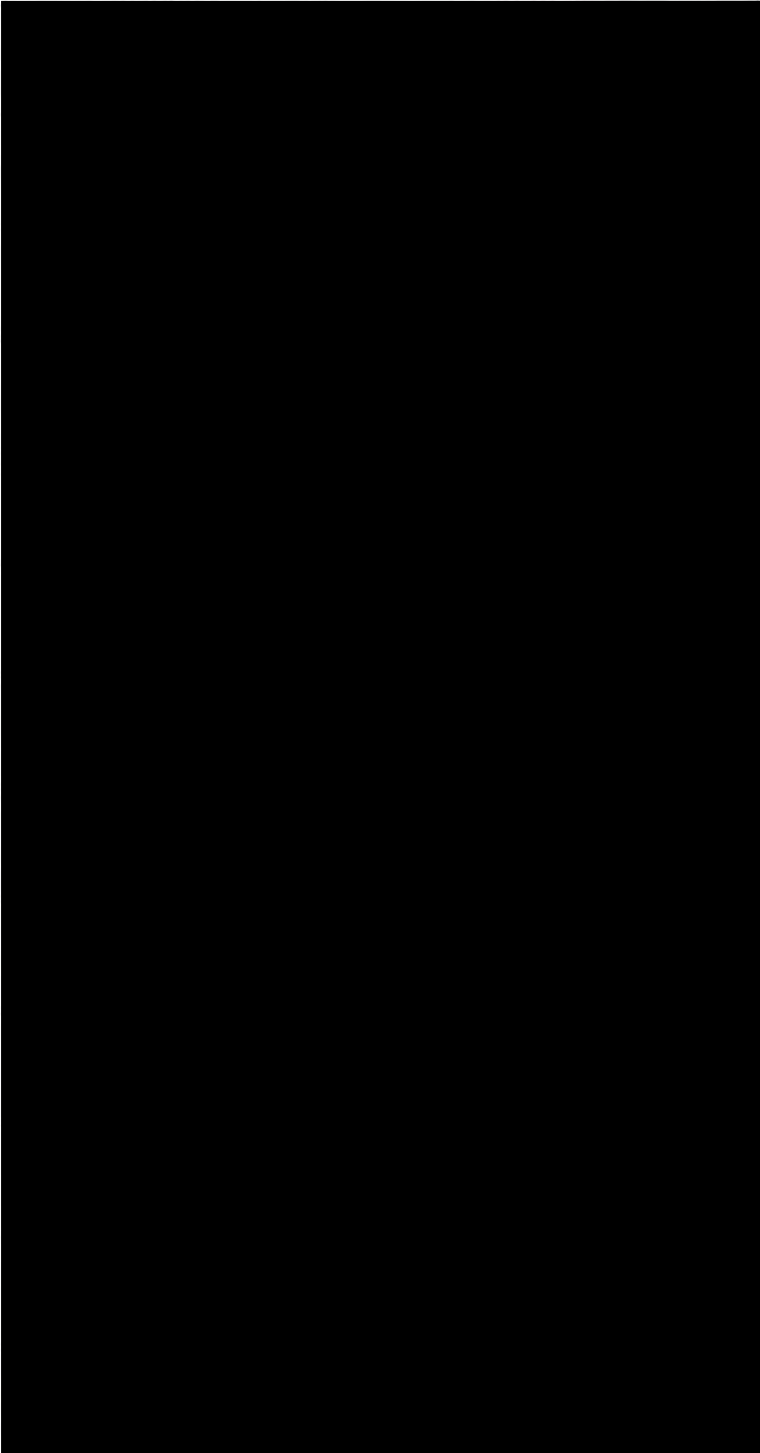


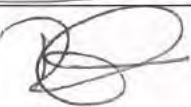


Name	Address	Signature	Date
			8/9/18
			8-9-18
			8-9-18
			08.09.18
			08/9/18
			8/9/18
			8/9/18
		Al Rogers	8/9/18
		Daniel Bilby	9/9/18

T5-17 117251

DPES

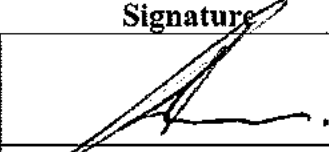

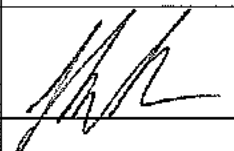
RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			8/9/18
			8/9/18
			8/9/18
		Hal Knight	8/9/18
		Bradley	8-9-18
		h.l.t.	8/9/18
			8/9/18
		Df	8/9/18
		T. Ound.	8/9/18
		Dave Clements	8/9/18
		ar ho	8-9-18
		Stella L	8.09.18
			8.9.18

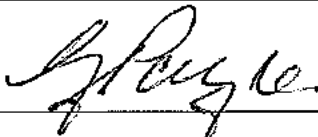
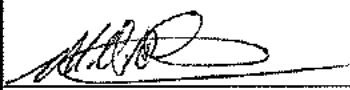
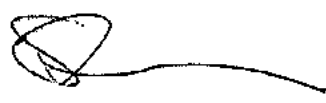

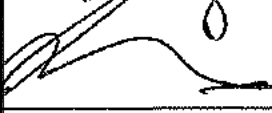

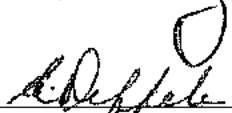
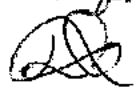
RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			9/9/18
		Staw	9/9/18
		<del>W. Collins</del>	9-9-18
		Keating	9-9-18
		J. Harris	9-9-18
		J. Bellis	9-9-18
		J. Wilson	9.9.18.
		M. Williams	9.9.18
		W. Carrick	9.9.18
		P. O'Leary	9-9-18
			10/9/18
			10/9/18
		Liz Dawby	10/9/18

RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			10-9-18
		Virginia Knight	10-9-18
		M. Addison	10-9-18
		J. R. Buer	10-9-18
			10-9-18
			10-9-18
		Melissa Rowston	10-9-18
		Jill Wearing	10-9-18
			10/9/18
			10/9/18
			10-9-18
			10/9/18
			10/9/18

RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
		[Signature]	10-9-18
		[Signature]	10.9.18
		[Signature]	10-9-18
		[Signature]	10-9-18
		[Signature]	10.9.18
		[Signature]	10-9-18
		[Signature]	10-9-18
		[Signature]	10.9.18
		[Signature]	10-9-18
		[Signature]	10-9-18
		[Signature]	10-9-18
		[Signature]	10-9-18
[Signature]	11-9-18		





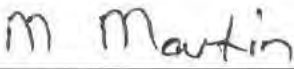


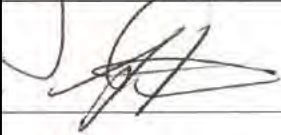
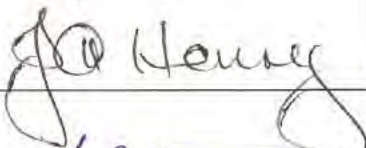

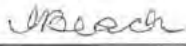


RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
		D. Finch	11/9/18
		Wardell	11/9/18
		L. Brown	11/9/18
		J. ...	11-9-18
		Judith Tasmey	11.9.18
		S.M.	11.9.18
		P.	11.9.18
		B.G.	11-9-18.
		A.P.	11.9.18
		M.M.	11.9.18
		M.A.	11/9/18
		J. ...	11/9/18
		D.	11/9/18

RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
[REDACTED]			11-9-18
			11-9-18
			11-9-18
			11-9-18
			11-9-18
			11-9-18
			11-9-18
			12-9-18
			12-9-18
			12/9/18
			12-9-18
			13-9-18
			13-9-18



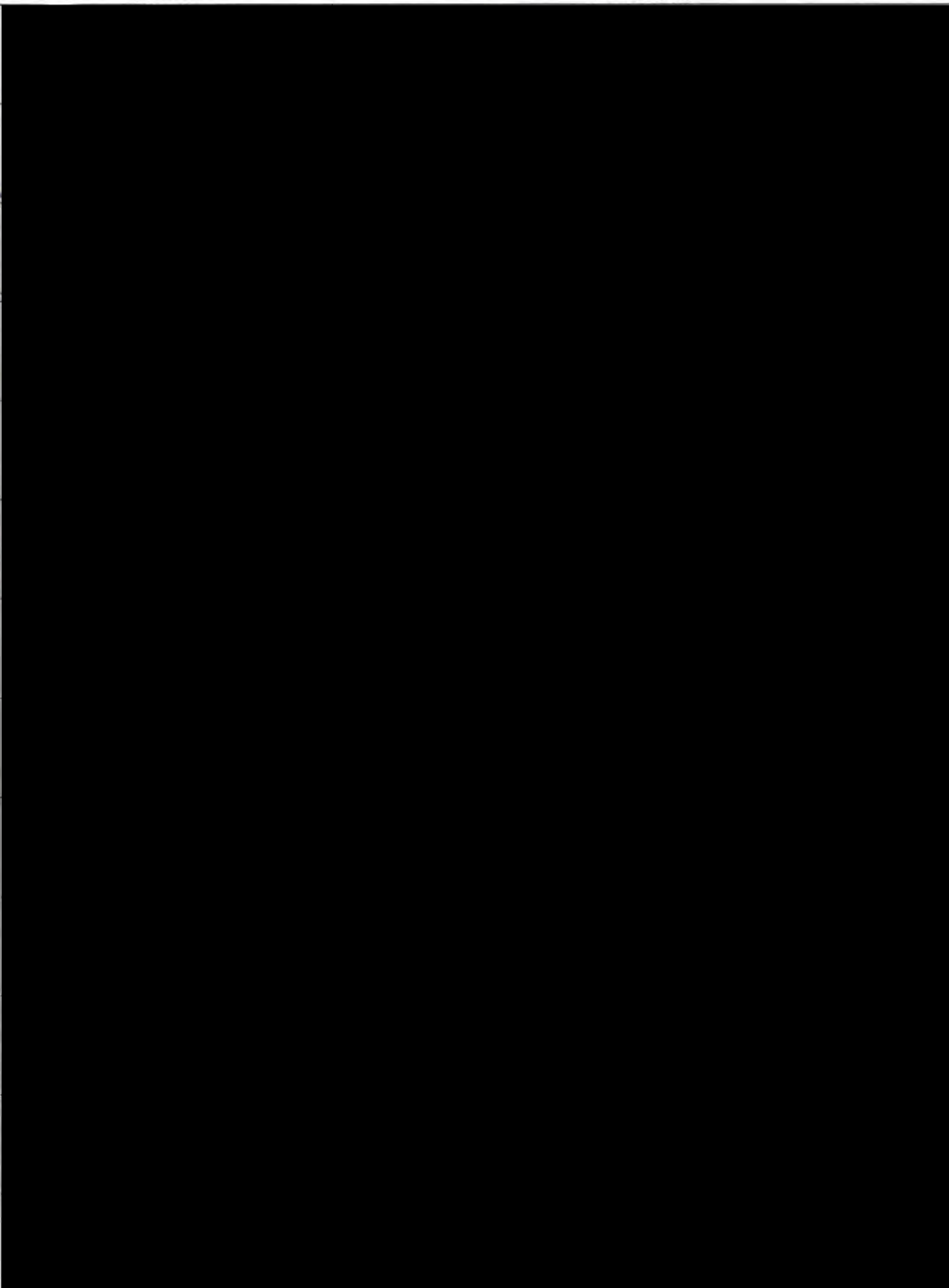
RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date		
[REDACTED]		<i>L M Roberts</i>	8/9/2018		
		<i>COBAR [Signature]</i>	8/9/18		
		<i>[Signature]</i>	8.9.18		
		<i>[Signature]</i>	9-9-18		
		<i>[Signature]</i>	9-9-18.		
		<i>[Signature]</i>	10.9.18		
		<i>[Signature]</i>	11-9-18		
			11-9-18		
		<i>[Signature]</i>	12/9/18		
		<i>[Signature]</i>	12/9/18		

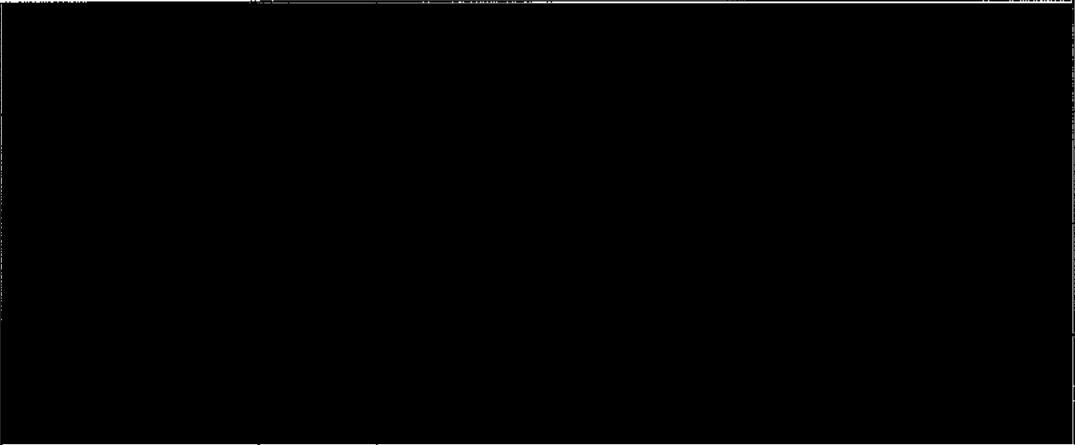
RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Date
		8-9-18
		8/9/18
		8/9/18
		10/9/18
		10/9/18
		12/9/18
		14/9/18
		14-9-18
		14-9-18
		14/9/18
		14/9/18
		14/9/18
		15/9/18






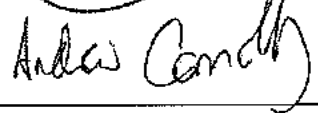
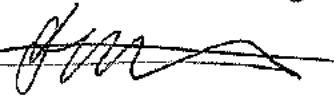
RE: NEWEY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Date
		12-9-18
		15/9-18
		15.9.18
		15.9.18

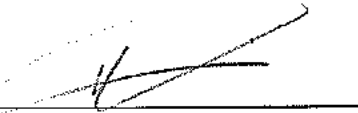

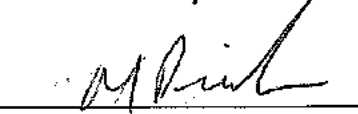
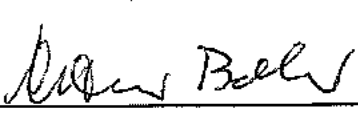

RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			14.9.18
			15.9.18
			15.9.18
			15.9.18
		 Andrew Connolly	15.9.18
			17.9.18


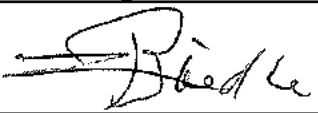

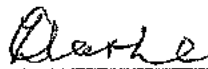
RE: NEWHEY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
[Redacted]			14/9/18
		D R Page	14.9.18
			14-9-18
		Anna Bell	14-9-18
			14.9.18
		J Butler	15.9.18
		K Butler	15-9-18
			15/9/18.
			15/9/18






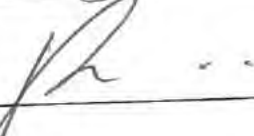
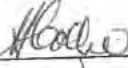
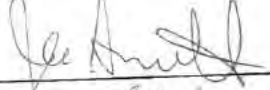
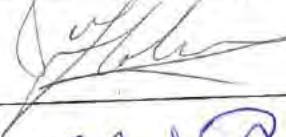

RE: NEWHEY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			14-9-18
			14-9-18
			15-9-18

RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			12-9-18
		Bruce O'Brien	12.9.18.
			12-9-18
			12-9-18
		V. Archer	12-9-18
			13-9-18
			13-9-18
			14/9/18
			14/9/18
			17/9/18
			17/09/18
			17/9/18

RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION







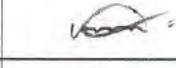

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
		July [Signature]	16/9/18
		Abramo	16/9/18
		<del>[Signature]</del>	16/9/18
		Miri	17/9/18
		Dennis	17/9/18
		K. Mc Guinness	17/9/18
		S. Campbell	17/9/18
		M [Signature]	17/9/18
		R Powell	17/9/18
		Smuel [Signature]	17/9/18



RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			14/9/18
			14.9.18
		Kylie	14.9.18
		P. J. McFunnell	15.9.18
			14.9.18
			15-9-18
			15.8.18
			16.9.18
			16.9.18
		M. von	16.9.18
		M. Kerstner	16.9.18
			16/9/18
		C. Reigton	16/9/18


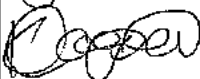




RE: NEWHEY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
		J. Gourlay	12-9-18
		[Signature]	12.9.18
		T. Hoell	12.9.18
		[Signature]	12/9/18
		K. Pagett	12-9-18
		Maree Griffiths	12/9/18
		C. Dighton	12/9/18
		S. Mille	12.9.18
		[Signature]	13-9-18
		[Signature]	13-9-18
		[Signature]	13-9-18
		[Signature]	13-9-18
		Donna Huggins	13.9.18

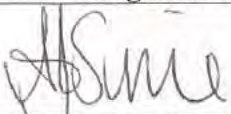
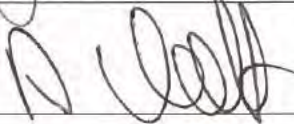
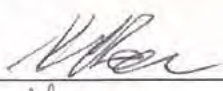

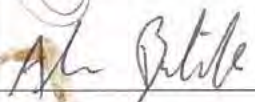
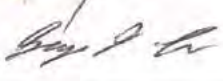
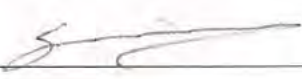

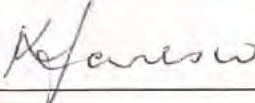

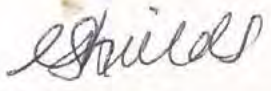
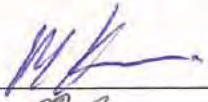
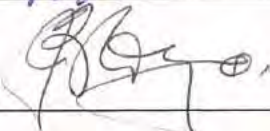
RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			13-9-18
		J. Flynn	"
			13-9-18
		KDQ	13-9-18
			13.09.18.
			
		Leslie Bennett	13.9.18
			14/9/18
		KH	14/9/18
		G.L.B.	14/9/18-
		KHuth	14-9-18
		Allen	14-9-18
			14-9-18
		Hannan	15.9.18
		St Barendse	15.9.18



RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
[REDACTED]			10/9/18
			10/9/18
			10/9/18
			11/9/18
			11/9/18
			11/9/18
			12/9/18
			12/9/18
			12/9/18
			13/9/18
			13/9/18
			13-9-18
			14/9/18







RE: NEWHEY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
[REDACTED]			12/9/18
[REDACTED]			12/9/18

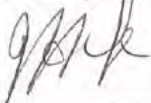
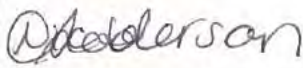
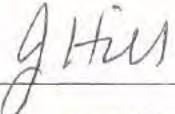
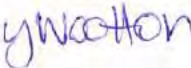
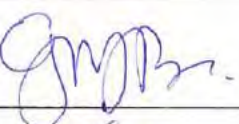


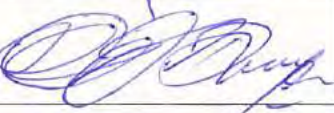

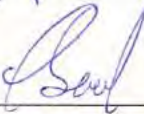
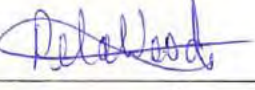

RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
[REDACTED]			9-9-18
		Setman	10/9/18
			10/9/18
		Elton	10-9-18
			10-9-18
		Reinhold	11-9-18
			12/9/18
			11/9/18
		Jwells	11/9/18
			12/9/18
		w. Griffiths	12/9/18
		Dave Cox	12-9-18

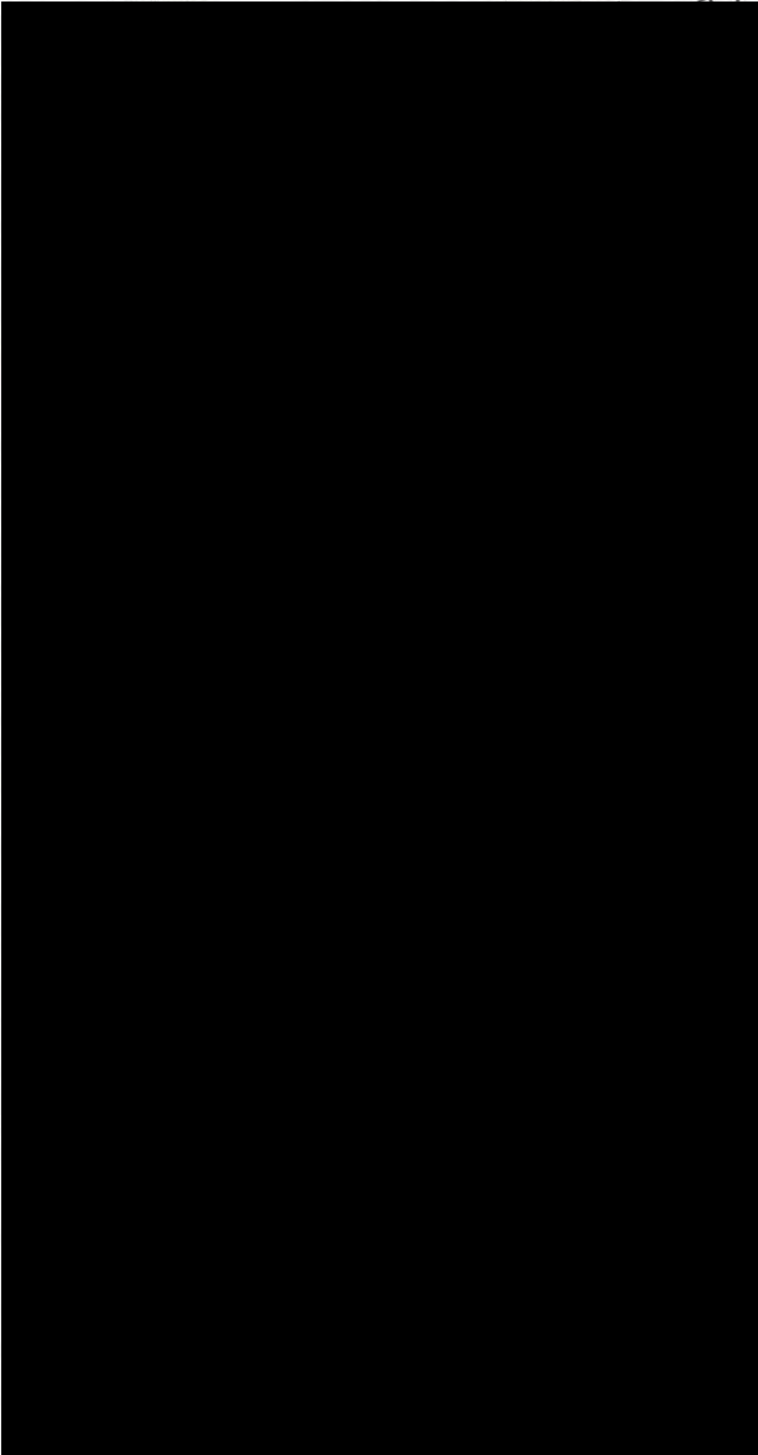
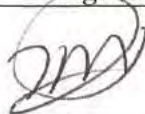


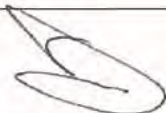
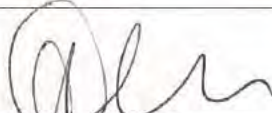
RE: NEWWEY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newwey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newwey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			13/9/18
			13/9/18
			13/9/18
			14/9/18
			14/9/18
			14/9/18
			14/9/18
			14/9/18
			14.9.18
			14.9.18
			14/9/18
			14.9.18

RE: NEWHEY RESERVE PLANNING PROPOSAL SUBMISSION

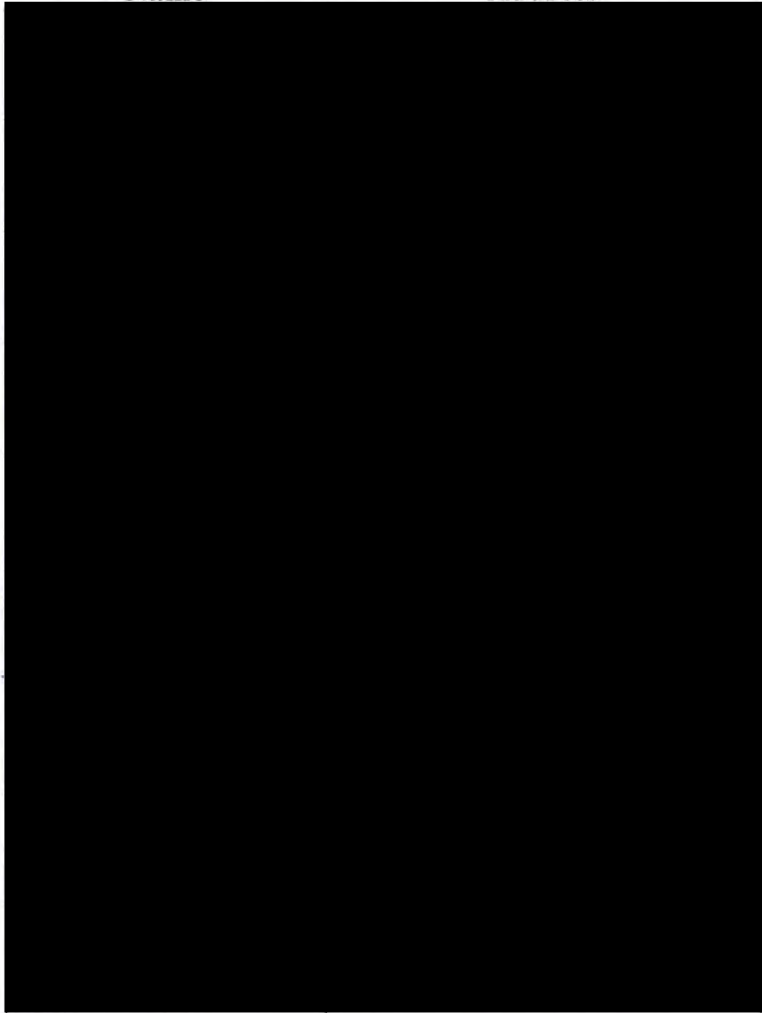
We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
			13/9.
			13/9.
		B. Fredson	13/9
			13/9
		H. Prosser	14/9.
		entwick	14/9.
		ad1	15/9.
			15-9-18
		kl	15-9-18
			15-9-18
		J. Davis	15-9-18
		C. Chalkley	17-9-18




RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
		F. Roberts	12.9.18
		S.M. Miller	12.9.18
		B. Smith	12.9.18
		M. L. L.	12.9.18
		J. K. K. K.	13.9.18.
		L. L. L.	14.9.2018.
		C. C. C.	15.9.18
		R. R. R.	15/9/18.
		H. H. H.	18.9.18

RE: NEWY RESERVE PLANNING PROPOSAL SUBMISSION

We the undersigned support the Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council. We believe that providing for primitive camping within the Newey Reserve will support tourism within Cobar, encourage tourists to stay and enjoy Cobar attractions for longer periods and substantially improve the long term viability of many local businesses.

Name	Address	Signature	Date
[Redacted]			17 Sep 18
[Redacted]		Kerrie Peos.	17/9/18.

## mail CSC

---

**From:** [REDACTED]  
**Sent:** Monday, 10 September 2018 3:18 PM  
**To:** mail CSC; [REDACTED]  
**Subject:** Public Notice for Newey Reserve Planning Proposal - feedback from Cobar parkrun  
**Attachments:** parkrun feedback re newey camping.docx

Good afternoon,

I am writing on behalf of Cobar parkrun in regards to the Public Notice for Newey Reserve Planning Proposal that is currently on exhibition.

We wanted to make some suggestions regarding the future management of campers at the Newey Reserve if the determination is successful.

Cobar parkrun takes place every Saturday morning at the Newey from 7:45am until 9:15am. During this time we put up signage and ask vehicles to please not park or enter the roadway towards the BBQ area and turning section (see image attached) if possible, in order to minimise/eliminate the interaction between parkrunners and motor vehicles. People are on the course running/walking between 0800 and 0900am.

Our parkrunners utilise the existing bitumen heritage track. We have between 30 to 60 people attend our weekly events, so it becomes a high traffic area, particularly as everyone starts at 0800am, and as the majority start returning between the period 8.30am and 9am. If campers are going to utilise the area, it would be ideal to put some kind of 'buffer zone' between the campers and the pedestrians. For example, a 'no parking/camping within 2 metres of the bitumen path' rule or similar. This would also include not allowing the caravans to have any pipes/leads running across the bitumen path as these present a trip hazards to pedestrians, which has been a concern in the past when camping was previously allowed in the area.

If camping goes ahead at the Newey in the future, these 2 additional aspects of managing the campers that should please be considered in setting the rules/restrictions and advertising on any new signage that may be erected in the area.

I am more than happy to further discuss / explain if needed. Please do not hesitate to contact me on this [REDACTED]

Thank you in advance for taking this information on board.

Kind regards,

[REDACTED]

T5-17 117237  
OPES



We discourage any vehicles moving past this point between 0800 – 0900am. The Blue line is the course of pedestrians, where we don't want moving traffic.

Consider introducing a 'buffer zone' along this section to ensure sufficient segregation between pedestrians using the heritage track and campers.

20 SEP 2018

I walk at the Newey every day. I was against approving the area for camping mainly because of the overcrowding which had been going on.

Having read the provisions regarding the limit on the numbers of campers allowed per hectare and the proximity to other campers I now think things can be managed ok as long as those provisions are enforced. We will need a ranger or other employee to police the area.

I am not in favour of having showers provided because of the cost of having hot water available at all times. These would also be a target for vandals and water wastage.

Many caravans and campervans have their own facilities and this is supposed to be "primitive camping" after all.

The walking track at the southern end needs to swing out wider before it meets the yellow gate and be clearly marked off. This should allow for a small turning circle for ~~the~~ vehicles and keep them off the track.

FILE T517 117240

OPES

The toilet block already on site seems to have coped ok even with up to 40 campers previously using the area. Should be adequate for the reduced numbers to be allowed now.



2 September, 2018

The General Manager  
Cobar Shire Council  
Linsley Street  
COBAR NSW 2835



Dear sir,

I write in relation to 'Eco Logical Australia 2018. Newey Reserve Planning Proposal. Prepared for Cobar Shire Council.'

I refer to page 22 heading 5 Community Consultation. I am a resident of Cobar Shire Council LGA. I have no financial or pecuniary interest in the Newey Reserve or in tourism or camping. I comment upon the documentation and plans for management of the Newey Reserve as follows:

#### GATEWAY DETERMINATION

3. I submit that the written comments of residents be available to a public hearing if such a hearing is called.

#### INTRODUCTION

##### Study Area

Figure 1 location plan provides a scale in metres. It does not give information that I as a layman can determine area in square metres available for "primitive camping".

#### PROPOSAL JUSTIFICATION

3.1.1 Some members of the Cobar community, not all, advocated for the allowance of primitive camping within the Newey Reserve.

TS-17 117231  
DPES

3.2.1 Table 1 The proposal does not provide any evidence or justification that the allowance of primitive camping will further encourage the increasing popularity of camping holidays in turn, promoting further tourism opportunities. That is a statement without objective foundation and appears to be the subjective assessment of the author.

3.2.2 Table 2 The proposal does not provide any evidence or justification that "This will then encourage the community to participate in recreational activities, creating a healthy and active community." It is a statement without objective foundation and appears to be the subjective assessment of the author. My objective observation is that when caravans camped on the road on the point of land that juts out into the Tank they actually hindered me from using that area for recreation. I observed as many as 8 caravans camped in that area at one time and taking up all parking and inhibiting access to the barbecue area. I observed a caravan abutting the covered barbecue area which the caravaners used as part of their camp.

There is no estimate given as to cost of upgrading toilet block and existing walking tracks, nor cost of addressing such issues as waste, noise and traffic generation.

3.2.3 page 7 There is no evidence that the Newey Reserve has adequate facilities to support the camping.

Local Government ( Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings ) Regulation 2005

There is no indication of the maximum number of caravans, campervans and tents that the area will be able to accommodate and adhere to the conditions as set out in the regulation.

3.3.2 The potential impact on the area and increased pressure on the infrastructure outlined herein is a cause for reflection and caution. The interest of the Cobar ratepayers should take precedence over the convenience of casual travellers who use the area for free accommodation whilst on holidays and use the water freely available at the barbecue to carry away with them on departure in jerry cans.

3.3.3 The presence of free campers at the Newey Reserve runs the risk of limiting its use and enjoyment by locals.

3.4.1. para 1 foreshadows further costs in satisfying the regulations and there is no indication what they will be.

## COMMUNITY CONSULTATION

I welcome the opportunity for residents to comment and I ask Council to note my comments.

## MY PROPOSAL

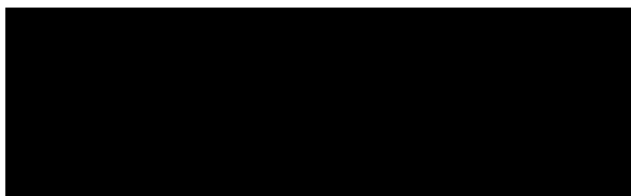
I am concerned that unlimited camping on the Newey Reserve will deprive locals of usage and enjoyment of the area. I used the area for swimming and recreation in childhood and have a photograph of my late Mother and her friends and relatives there as young adults in

the nineteen twenties. Many Cobar residents have used the area for their recreation for generations. It has a fond place in the minds of people who live and work here.

I visit the area at least several days a week for lunch, bird watching, walking and reflection. I observe local residents at the area for similar reasons as my own and with their families and children at rest and at play. It is a popular retreat for local residents. It is an attractive recreational area which does not need to be cluttered by unsightly camping.

I wrote to Council on 20 March, 2017 and enclose a copy of my letter. I confirm my comments therein. In addition, if caravans, campervans and tents are to be permitted in the Newey Reserve I submit that they be restricted in numbers and all camping be prohibited on the point of land jutting out into the Tank on which the present barbecue area is situated. There should be at least 10 metres separation from the toilets. Where they are permitted they should abide by the separation conditions set out in the regulation.

Yours faithfully,

A large black rectangular redaction box covering the signature area.



COPY



20 March, 2017

The General Manager  
Cobar Shire Council  
Linsley Street  
COBAR NSW 2835

Dear Sir,

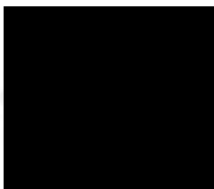
I write to you in relation to parking at the New Tank at Cobar. Council is fully aware of the enjoyment that the area gives to the residents and visitors on a daily basis.

A problem arises with campers and caravaners who have a bad habit of placing their rigs along the foreshore obstructing the parking and viewing of the water and wild life apart from those occupying the site.

I urge Council to liaise with RMS and arrange for limited parking times along the shore so as no one person can hog the amenity to the exclusion of others.

The New Tank may not be Mrs Macquarie's chair or Nielsen Park, but it is still important to the locals, their friends, and visitors. Limited parking, say, up to 2 hours, in the viewing/amenities area should overcome the problem.

Yours faithfully,





Office of  
Environment  
& Heritage

DOC18/661888

[REDACTED]  
Cobar Shire Council  
PO Box 223  
COBAR NSW 2835

[REDACTED]  
**Request for Comment – Newey Reserve Planning Proposal, Cobar NSW 2835**

I refer to your email dated 22 August 2018 seeking comments for the Newey Reserve Planning Proposal at Lot 25 of DP837494, Cobar, NSW 2835.

The Office of Environment and Heritage (OEH) has reviewed the document and has no specific comments to make. OEH notes that the additional permitted use of 'camping ground' is not intended to be permitted with or without consent in all RE1 (Public Recreation) zoned areas.

If you have any questions regarding this matter further, please contact [REDACTED] or email [REDACTED]

Yours sincerely

**DAVID GEERING**  
**A/Senior Team Leader Planning - North West**  
**Regional Operations Division**

10 SEPTEMBER 2018  
[REDACTED]



Peter Vlatko  
General Manager  
Cobar Shire Council  
36 Linsley Street  
COBAR NSW 2835  
Via email: [mail@cobar.nsw.gov.au](mailto:mail@cobar.nsw.gov.au)

**SUBJECT: Newey Reserve Planning Proposal**

Dear Peter,

I refer to the email (dated 22 August 2018) from Cobar Shire Council requesting comments on the Gateway Determination of the Newey Reserve Planning Proposal to amend the Cobar Local Environmental Plan (LEP) 2012 to insert 'camping ground' as an additional permitted use within the Newey Reserve (being Lot 25 DP837494) under Schedule 1.

The department has had the opportunity to review the Newey Reserve Planning Proposal.

As per previous written advice to Cobar Shire Council, while the Department is not in opposition to the proposal, it must ensure (including documentation) that free camping at the Newey Reserve is consistent with the Principles of Crown land management and is in the public interest.

Additional actions required also include:

- gazettal of additional reserve purpose(s) must be requested by Council to ensure that free camping (if appropriate) remains consistent with the gazetted reserve purpose; and
- preparation and adoption a Plan of Management under the *Local Government Act 1993* for this Crown reserve (as well as all other Crown reserves managed by Council) as required by Section 3.23 of the *Crown Land Management Act 2016*.

There is an economic impact that has not been considered in the Planning Proposal. The proposal is targeting the same demographic which would likely use the services of the Cobar Caravan Park, thus potentially having an adverse economic impact on the park. It is noted that a letter of objection (dated 8 September 2018) was lodged [REDACTED] via email on 12 September 2018 directly to Cobar Shire Council.

Please note that Council must comply with all other relevant legislation in regards to permitting free camping, inclusive of (but not limited to) the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* and the *Local Government Act 1993* regarding Section 68 approval to operate a camping ground.

If you have any queries in relation to this matter, please contact [REDACTED] Acting Natural Resource Management Project Officer, on 02 6883 5448 [REDACTED]

Yours sincerely

[REDACTED]  
Group Leader – Property Management

Date: 13 September 2018



## Natural Resources Access Regulator

[REDACTED]  
Cobar Shire Council  
Environmental Supervisor  
PO BOX 223  
COBAR NSW 2835

[REDACTED]  
Our ref V15/3876-2#84

[REDACTED]  
26 September 2018

[REDACTED]

### RE: Cobar Local Environmental Plan (LEP) 2012 Amendment.

I refer to your letter dated 22 August 2018 requesting consideration by the Natural Resources Access Regulator (NRAR) of a proposed amendment to the Cobar LEP 2012. It is understood the amendment purpose is to amend schedule 1 'Additional Permitted Uses' to include the land use 'camping ground' within the Newy Reserve located on Lot 25 DP 837494. The land subject of this planning proposal is zoned RE1 (Public Recreation) which currently prohibits 'camping ground' as a landuse. NRAR has reviewed the information and provides the following comments

- NRAR has previously provided advice to Cobar Shire Council regarding the subject land (Lot 25 DP 837494) and the location of the proposed camping ground location within the Newy Reserve in relation to waterfront land.
- The site is characterised by a watercourse and a dam. The land in or within 40 metres of the edge of the dam, or within 40 metres of the high banks of the creeks that flow into and out of the dam would constitute waterfront land under the *Water Management Act 2000*. Future development within waterfront land at this site would need to be consistent with the "Guidelines for Controlled Activities on Waterfront land (NRAR 2018)" and may require a Controlled Activity Approval under the *Water Management Act 2000*. The guidelines set out vegetated buffer distances to be maintained and standards for works within waterfront land. More information on controlled activities, including NRAR guidelines can be found at: <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>
- As per Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005), the camping ground must be provided with a water supply and toilet facilities. It is recommended confirmation be obtained of access to a secure water supply for this landuse. If town water supply is to be used it is recommended the additional demands be considered in terms of current entitlement. If an alternative supply is proposed, it is recommended confirmation be obtained of whether the demands will increase the existing impacts from the source and whether additional licensing or entitlement is required

Should you have any further queries in relation to this submission please do not hesitate to contact [REDACTED]

Yours sincerely

A handwritten signature in blue ink, appearing to read 'V. Chatfield', written over a large, light blue circular scribble.

**Vickie Chatfield**  
**Manager Water Regulatory Operations- West**  
**Department of Industry- Natural Resources Access Regulator**