

**GOULBURN  
MULWAREE  
COUNCIL**

**BUSINESS PAPER**

**ORDINARY COUNCIL  
MEETING TUESDAY  
18 JANUARY 2005**

**HIS WORSHIP THE MAYOR  
AND COUNCILLORS**

Members

Notice is hereby given that an Ordinary Meeting of Council is to be held on **Tuesday,  
18 January 2005** in the Council Chambers commencing at 6.00pm.

**Your presence is requested.**

**DON COOPER  
ACTING GENERAL MANAGER  
GOULBURN MULWAREE COUNCIL**

## GOULBURN MULWAREE COUNCIL

### ORDINARY MEETING OF COUNCIL – TUESDAY 18 JANUARY 2005

#### AGENDA

1. **APOLOGIES**
2. **DISCLOSURE OF INTERESTS**
3. **CALENDAR OF EVENTS**
4. **CONFIRMATION OF MINUTES**  
Ordinary Meeting of Council held 21 December 2004 1-96
5. **COMMITTEE REPORTS FOR ADOPTION**  
Airport Advisory Committee Meeting held 16.12.04 1-14  
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Community Transport Committee Meeting held 17.12.04 22-32  
Sporting Hall of Fame & Ray Harvey Sports Foundation Committee Meeting held 20.12.04 33-35
6. **DIVISION REPORTS**  

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**Finance and Information Technology Division Report** **B1-B3**  
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**Environment and Planning Division Report** **C1-C20**  

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7. **CONFIDENTIAL MATTERS FOR COMMITTEE OF THE WHOLE**  
Finance and Information Technology Division Report B1  
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## **MAYORAL MINUTE**

### **December 2004**

**29** Lions Club of Goulburn Inc. Art Union Draw

### **January 2005**

**11** Meeting Tim Lee, Steve Jones, Robert Rampton, Chris Berry  
Meeting Walker Corp

**14** Welcome Shibetsu delegation

**15** Shibetsu delegation dinner

**16** Remembrance Service St Saviour's Cathedral

**18** **COUNCIL MEETING**

# CALENDAR OF EVENTS JANUARY - FEBRUARY

<b>January</b>	
<b>18</b>	<b>Council Meeting</b>
19	Safety Committee Meeting
19	Environmental Committee Meeting

<b>February</b>	
1	Functional Committee Meeting
2	Recreation Area Committee Meeting
3	Traffic Committee Meeting
3	Roses Committee Meeting
7	Youth Council Committee Meeting
7	Sports Council Committee Meeting
9	Landcare Committee Meeting
10	Access Committee Meeting
10	Economic Development Committee Meeting
<b>15</b>	<b>COUNCIL MEETING</b>

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<u>3</u>	<u>Regional Art Gallery Report</u>	<u>A2 – A4</u>
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**ITEM 1**

<b>SUBJECT</b>	<b>DECLARATIONS OF POLITICAL CONTRIBUTIONS</b>
<b>REPORTING OFFICER</b>	<b>A/GENERAL MANAGER</b>

**PURPOSE OF REPORT**

To bring further declarations to Council's attention and to make available for public inspection.

**REPORT**

The Election Funding Authority has provided copies of declarations of political contributions and electoral expenditure received to date from candidates at the Local Government elections held on 26<sup>th</sup> June'2004.

Further declarations received since December '04 report are as follows::

**Ungrouped**

Lamarra	Tony	
Doyle	Desmond	Independent
Kettle	Geoffrey	Independent

In accordance with Section 12 (1) of the Local Government Act 2003, the above information is available for public inspection

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the information be noted**

**ITEM 2**

<b>SUBJECT</b>	<b>RESIGNATION – PETER MOWLE</b>
<b>REPORTING OFFICER</b>	<b>A/GENERAL MANAGER</b>

**PURPOSE OF REPORT**

To advise Council of Peter Mowle's resignation due to medical grounds

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**REPORT**

Peter Mowle, currently Director Utility Services has formally advised that he will be resigning from Council as a result of advice from his medical practitioners. His resignation takes effect from Monday 14<sup>th</sup> February '05, however he will be on leave from Monday 17<sup>th</sup> January '05 until his resignation date.

Peter has had a long and successful career with Goulburn City Council which commenced in May 1968 when he was appointed as a Junior Engineering Draftsman after 2 ½ years with the Department of Main Roads. He progressed through the organization to hold the positions of Director of Engineering and Director of Operations with the City Council and more recently as Director of Utility Services with the current Council.

Peter has been responsible for many engineering projects and infrastructure developments within the City and has been an exceptional employee providing loyal and dedicated service for nearly 37 years. I also understand that he worked on the meat chain at the Council abattoirs prior to his engineering career, so in fact he has worked for Council longer than this period.

I would like to personally record my appreciation to Peter for his loyalty and professional co operation during my time with Council in meeting the many challenges and ensuring many achievements

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT Council record its appreciation to Peter Mowle for his outstanding service and wish him all the very best for the future.**

**ITEM 3**

<b>SUBJECT</b>	<b>Regional Art Gallery Report</b>	
<b>REPORTING OFFICER</b>	<b>Gallery Director – Jennifer Lamb</b>	

**PURPOSE OF REPORT**

To advise Council of activities undertaken and planned by the Regional Art Gallery from 10 December 2004 to 4 February 2005

## **EXECUTIVE DIVISION REPORT TO ORDINARY MEETING OF COUNCIL HELD 18 JANUARY 2005**

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### **REPORT**

#### **Exhibitions in the Gallery (Gallery closed 24 December-3 January)**

11 Dec-9 Jan: *Wendy Ann Rose in Retrospect*. The exhibition represents the late Wendy Ann Rose's work as an artist over 25 years including works borrowed from private collections in Goulburn, Canberra and Sydney. Its opening was attended by 100 people. To date (6 Jan) it has been seen by 439 people.

11 Dec-24 Jan: *Selection from the Permanent Collection* Currently a small exhibition, it will be enlarged after the closing of *Wendy Ann Rose in Retrospect*

28 Jan-19 Feb: *Jon Lewis: Photographs of East Timor 2000-2001*.

Wombeyan photographer, Jon Lewis, visited East Timor directly after the vote for independence and spent 16 months meeting and photographing the people. The Gallery is planning to tour the exhibition in 2006-07. It will be opened at 6pm, Friday 28 January by the Ambassador for East Timor, His Excellency Jorge Teme.

#### **Touring Exhibition**

The Gallery's exhibition *Katthy Cavaliere: suspended moment* begins its tour to Campbelltown, Wagga Wagga and Bathurst, opening at Campbelltown Bicentennial City Gallery on 21 January and continuing until 27 February. The exhibition's tour was made possible by a grant of \$9,000 from Museums and Galleries Foundation of NSW which is managing the tour. The exhibition, initiated and curated by this Gallery, was shown here 29 May-19 June 2004

#### **Workshops**

- Weekly workshops for 11 adults with special needs continued until 20 December and will resume in February

#### **Upcoming workshops**

- 7 January: 2 printmaking workshops for children aged 4-8 years, conducted by Goulburn artist Daphne Gooley
- 10 January: fabric printing workshop for people aged 9 years and older, conducted by Daphne Gooley
- 18 and 20 January: series of 2 mosaic workshops for people aged 14 years and older, conducted by Braidwood artist, Suzie Bleach

#### **Outreach activity**

- 14 December: Christmas decoration workshop by Gallery's Public Programs Officer at Goulburn High School for 8 special education students

#### **Upcoming outreach activity**

- 30 January: free art workshops for children at Taralga Rodeo, conducted by Goulburn artist Kirstie Chalker and Gallery Director

#### **Upcoming event**

- 6pm, Tuesday 1 February: In partnership with the Queanbeyan Multi-Lingual Centre, the Gallery will co-ordinate a meeting for people interested in developing projects that encourage harmony across cultures.

#### **2004 attendances**

During the calendar year a total of 11,900 people attending exhibitions and activities in the Gallery and a further 3,080 participated in its outreach activities, plus an unknown number who viewed the its *Conversion* exhibition in public sites in Goulburn 30 Oct-14 Nov.

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**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the report be noted**

**ITEM 4**

<b>SUBJECT</b>	<b>DEPARTMENT OF LOCAL GOVERNMENT</b>
<b>REPORTING OFFICER</b>	<b>A/GENERAL MANAGER</b>

**PURPOSE OF REPORT**

To advise Councillors of Circulars received since the last Council Meeting and to provide Councillors with a copy of circulars requested.

**REPORT**

- 04 – 58**      Water Safety Issues
- 04 – 59**      Comparative Information Publication 2003/2004
- 04 – 60**      Policy on Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Other Councillors
- 04 – 61**      Asbestos Policies for Local Government
- 04 – 62**      Review of Local Government Regulations
- 04 – 63**      Local Government (Discipline) Amendment Act 2004

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

**EXECUTIVE DIVISION REPORT TO ORDINARY MEETING OF COUNCIL  
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**RECOMMENDATION:**

**THAT the information be noted**

**ITEM 5**

<b>STATUS REPORT ON COUNCIL MEETING ITEMS REQUIRING ACTION</b>		
<b>Executive Division</b>		
<b>Date</b>	<b>Item - Description</b>	<b>Action/Status</b>
<b>21.12.04</b>	<b>Item 8 – Blues Festival Advertising Sign at Collector</b>	<ul style="list-style-type: none"> <li>Information be received and noted.</li> </ul> <b>Status</b> – Awaiting contact from the owner and to be reviewed early 2005
<b>21.12.04</b>	<b>Item 6 – Regional Art Gallery Grant Application</b>	<ul style="list-style-type: none"> <li>A letter of concern be written to the Minister regarding the \$35000 grant reduction together with a request for the reasons the grant was unsuccessful.</li> </ul> <b>Status</b> – Letter to be forwarded
<b>21.12.04</b>	<b>Item 4 – Office of Fair Trading</b>	<ul style="list-style-type: none"> <li>No action be taken until advice has been received by the Office of Fair Trading regarding its proposal to establish a position in Goulburn.</li> </ul> <b>Status</b> – Waiting advice from OFT
<b>16.11.04</b>	<b>Item 12 – Part Lot 15 Sowerby Street Goulburn</b>	<ul style="list-style-type: none"> <li>Approximately 2,000m<sup>2</sup> of Part Lot 15 Sowerby Street Goulburn be leased to Mr Keith Woodman on the terms set out in the report and the seal be affixed to all documentation necessary to complete this matter.</li> </ul> <b>Status</b> – Written offer submitted to Mr Woodman
<b>16.11.04</b>	<b>Item 7 – Display of advertising Signs on Roadside Billboards</b>	<ul style="list-style-type: none"> <li>Variations to an existing contract agreement between Signageone Pty Ltd and Council as set out in the report be approved with the new agreement to be executed by the General Manager.</li> </ul> <b>Status</b> – Agreement signed by A/General Manager
<b>16.11.04</b>	<b>Item 3 – Lilac City Festival Report</b>	<ul style="list-style-type: none"> <li>Lilac Time Festival Committee be invited to meet with Council regarding ongoing future and format of Festival.</li> </ul> <b>Status</b> – No action at this stage
<b>17.08.04</b>	<b>Item 14 – Ellesmarket Barn closure</b>	<ul style="list-style-type: none"> <li>Demolish building.</li> </ul> <b>Status</b> - <u>Plant and Equipment auction held 13.10.04. EOI for demolition advertised 24.11.04</u>
<b>20.07.04</b>	<b>Item 13 – Service</b>	<ul style="list-style-type: none"> <li>Council to host appropriate service</li> </ul>

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	<b>Recognition Service</b>	<p>recognition function for Councillors of former Goulburn City and Mulwaree Shire. Apply to Local Government Association for relevant certificates.</p> <p><b>Status</b> – Certificates ordered to be programmed for early New Year</p>
20.07.04	<b>Item 4 – Strategic Tasks</b>	<ul style="list-style-type: none"> <li>Advise Council of strategic tasks that will need to be undertaken in coming months. There is a need to review and consolidate the former Council policies to form a single policy register for the Greater Argyle Council.</li> </ul> <p><b>Status</b> - Ongoing – Need to set a date for Workshop when GM’s position is finalised.</p>
15/06/04	<b>Item 3 – Sale of Pathway in Paton Place, Goulburn</b>	<ul style="list-style-type: none"> <li>Sell pathway on terms set out in report and affix seal to complete matter.</li> </ul> <p><b>Status</b> – applicant has accepted Council’s offer and contracts being prepared.</p>
18/11/03	<b>Item 6 – Blues Festival Highway Billboards</b>	<ul style="list-style-type: none"> <li>Further Report to Council</li> </ul> <p><b>Status</b> – Report to be submitted to 21.12.04 CM for information.</p>
19/08/03	<b>Item 4 – Sale of 31 Sydney Road</b>	<ul style="list-style-type: none"> <li>Legal Action regarding encroachment</li> </ul> <p><b>Status</b> – removal of encroachment now costed with agreement reached to meet 50% of these costs with McDonalds ie: approx \$2,500.</p>
<b>Environment and Planning Division</b>		
21.12.04	<b>Item 3 - Airport Motel, Airport Road Goulburn</b>	<ul style="list-style-type: none"> <li>That a legal opinion be sought regarding the avenues available for requiring completion of the development.</li> </ul> <p><b>Status</b> – Awaiting legal advice</p>
<b>Utilities Division</b>		
21.12.04	<b>Item 7 – Domestic Water Conservation Proposal From Nylex</b>	<ul style="list-style-type: none"> <li>That the presentation be noted.</li> </ul> <p><b>Status</b> – Council to make a decision as to whether it wishes to participate in Nylex’s proposal</p>
16.11.04	<b>Water Supply Status</b>	<ul style="list-style-type: none"> <li>A brief be prepared for design and documentation works to convert the Kingsdale bore field to production bores.</li> </ul> <p><b>Status</b> – Report presented to Council in Item 5 of the Utilities Services report.</p>
21/10/03	<b>Item 10 – Best Practice Management of Water Supply &amp; Sewerage</b>	<ul style="list-style-type: none"> <li>Implementation of Best Practice Management Plan. Strategic Business Plans being updated April 2004 – June 2004.</li> </ul> <p><b>Status</b> – Will be planned for early 2005</p>
<b>Finance and IT division</b>		
<b>Engineering Division</b>		
21/09/04	<b>Item 1 – Memorial for</b>	<ul style="list-style-type: none"> <li>Mayor to liaise with Sgt Regent on suitable</li> </ul>

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	<b>Constable Shelley Davis</b>	memorial <b>Status - ongoing</b>
<b>15.06.04</b>	<b>Item 1 – Railway Crossing Marulan</b>	<ul style="list-style-type: none"><li>• Letter received from RailCorp.</li></ul> <b>Status -</b> Further traffic analysis to be carried out
<b>20/01/04</b>	<b>Item 5 – Baileys Place Youth Centre</b>	<ul style="list-style-type: none"><li>• Negotiate draft lease with documentation to be finalised under seal;</li></ul> <b>Status –</b> Not proceeding, other alternatives now being investigated.

**DON COOPER**  
**ACTING GENERAL MANAGER**

**DIRECTOR FINANCE AND IT SERVICES REPORT TO ORDINARY  
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<u>2</u>	<u>Investment Performance Indicators Attachment</u>	<u>B1-B2 B4-B5</u>
<u>3</u>	<u>Monthly Financial Report – 2004/05 Management Plan</u>	<u>B2-B3</u>
<u>4</u>	<u>Rates Collection</u>	<u>B3</u>

**DIRECTOR FINANCE AND IT SERVICES REPORT TO ORDINARY  
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**ITEM 1**

**(Blue Attachments B1-B3)**

<b>SUBJECT</b>	<b>Statements of Investments and Bank Balances – Goulburn Mulwaree Council</b>
<b>REPORTING OFFICER</b>	<b>Manager of Finance – Brendan Hollands</b>

**PURPOSE OF REPORT**

To submit the Statements of Investments and Bank Balances as at 31<sup>st</sup> December 2004.

**REPORT**

The “Statement of Investments and Bank Balances as at 31<sup>st</sup> December 2004” showing the balance of funds held in Council’s bank accounts and details of all money that Council has invested as at that date under section 625 of the Local Government Act 1993, the Order (of the Minister) dated 16 November and the Local Government (Financial Management regulation 1999-Clause 16 is attached.

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

That the investments are in accordance with Council’s Investment Policy.

<b><u>RECOMMENDATION:</u></b>
<b>THAT the Statements of investments and the bank balances as at 31<sup>st</sup> December 2004 be noted.</b>

**ITEM 2**

**(Blue Attachment B4-B5)**

<b>SUBJECT</b>	<b>Investment Performance Indicators</b>
<b>REPORTING OFFICER</b>	<b>Manager of Finance – Brendan Hollands</b>

**PURPOSE OF REPORT**

To report monthly the Investment Performance Indicators

**REPORT**

Attached are the Investment Performance Indicators relating to Diversification and Credit Risk, Term Mix and Benchmark Interest Rates Performance. Also attached is Credit Risk Profile of Council Portfolio.

**DIRECTOR FINANCE AND IT SERVICES REPORT TO ORDINARY MEETING OF COUNCIL HELD 18 JANUARY 2005**

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As at 31<sup>st</sup> December 2004 Council's Investment Portfolio has achieved an average interest rate return of 6.06% compared the Benchmark interest rate of 5.412% realizing a net gain .648% over the benchmark.

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the monthly Investment Performances Indicators as at 30<sup>th</sup> November 2004 be noted.**

**ITEM 3**

<b>SUBJECT</b>	<b>Monthly Financial Report – 2004/05 Management Plan</b>
<b>REPORTING OFFICER</b>	<b>Manager of Finance – Brendan Hollands</b>

**PURPOSE OF REPORT**

To provide details on income and expenditure to date in relation to its original estimates. This report is made in compliance with the requirements of the Local Government (Financial Management) Regulation 1999, namely:

- Part 2, Clause 6 relating to Council's budgetary control,

**REPORT**

The "Monthly Financial Statement to 31 December 2004", enclosed as a bound document, is a report of incomes and expenditures recorded up till that date compared with the adopted estimates for the 2004/2005 financial year

**General Fund**

General Fund's budgeted surplus remains at \$8,455.

**Domestic Waste Management**

Domestic Waste Management's budgeted surplus remains at \$3,755.

**Water Services**

The Water Fund's budgeted surplus remains at \$30,185.

**Sewerage Services**

The Sewerage Fund's balanced surplus remains at \$464,751.

**DIRECTOR FINANCE AND IT SERVICES REPORT TO ORDINARY MEETING OF COUNCIL HELD 18 JANUARY 2005**

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**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the Financial Report be noted.**

**ITEM 4**

<b>SUBJECT</b>	<b>RATES COLLECTION</b>
<b>REPORTING OFFICER</b>	<b>Revenue Coordinator – Kristy Mason</b>

**GROUND FOR DISCUSSION IN CLOSED COMMITTEE**

*This report is dealt with in Closed Committee on the grounds that it contains information relating to the personal hardship of residents or ratepayers - Grounds for discussion in Closed Committee – Section 10A (2) (b)*

**PURPOSE OF REPORT**

To provide information on the collection of rates and charges for the properties in the city section with arrears outstanding of \$2000 and greater, and rural properties with arrears outstanding of \$1000 and greater.

**RECOMMENDATION:**

**THAT the item on rates collection be dealt with in Committee of the Whole.**

**PETER MACDONALD**  
**DIRECTOR FINANCE AND**  
**INFORMATION TECHNOLOGY**

**ENVIRONMENT & PLANNING DIVISION REPORT TO ORDINARY  
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**I N D E X**

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PAGE</b>
<u>1.</u>	<u>Proposed Environmental Planning &amp; Assessment</u> Amendment (Developer Contributions) Bill 2004	<u>C1 – C4</u>
<u>2.</u>	<u>Rivers and Foreshores Improvement Act –</u> Permit Exemptions <i>See Attachment Document C1 – C5</i>	<u>C4 – C5</u>
<u>3.</u>	<u>Significant Development Applications</u> & Recent Decisions <i>See Attachment Document C6 – C7</i>	<u>C5 – C7</u>
<u>4.</u>	<u>Development Statistics</u>	<u>C7 – C10</u>
<u>5.</u>	<u>DA 2004/0638/DA – Bullamalita Road Bungonia</u> <i>See Attachment Document C8 – C31</i>	<u>C10 – C12</u>
<u>6.</u>	<u>DA 162/0405 – 2 Combermere Street Goulburn</u> <i>See Attachment Document C32 – C49</i>	<u>C12 – C14</u>
<u>7.</u>	<u>DA 192/0405 – 131-139 George Street Marulan</u> <i>See Attachment Document C50 – C64</i>	<u>C14 – C16</u>
<u>8.</u>	<u>Fire Safety Upgrade Order – Dimmey &amp;</u> Harvey Norman Stores – 180 Auburn Street Goulburn	<u>C16 – C17</u>
<u>9.</u>	<u>107 Taralga Road Bradfordville – Orders to Stop</u> Activities and Remove Items	<u>C17 – C19</u>
<u>10.</u>	<u>Environment &amp; Planning Update</u>	<u>C19 – C20</u>
<u>11.</u>	<u>Distribution Centre Proposal, North &amp; South Goulburn</u>	<u>C20 – C22</u>

**ENVIRONMENT & PLANNING DIVISION REPORT TO ORDINARY  
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**ITEM 1**

**(No Attachment)**

<b>SUBJECT</b>	<b>PROPOSED ENVIRONMENTAL PLANNING &amp; ASSESSMENT AMENDMENT (DEVELOPER CONTRIBUTIONS) BILL 2004</b>
<b>REPORTING OFFICER</b>	<b><u>Manager Strategic Planning – John Massey</u></b>

**PURPOSE OF REPORT**

To inform of the proposed changes to development contributions currently before Parliament.

**REPORT**

The Minister for Infrastructure, Planning and Natural Resources, Craig Knowles has introduced to Parliament the Environmental Planning and Assessment Amendment (Development Contributions) Bill which will lay on the table for consultation and is not expected to be debated until the first session of Parliament in 2005.

**1. Overview of the Bill**

As an alternative to obtaining contributions through the imposition of conditions of development consent, a Council or other consent authority may (if authorised by a contribution plan) impose a condition of consent that requires applicants to pay a levy of the percentage of the proposed cost of development. In addition Planning Authorities (includes Minister, Development Corporation, Agency and Council) will be specifically authorised to obtain development contributions for any public purpose through voluntary Planning Agreements (PAs) with the developer.

**2. Voluntary Planning Agreements**

Planning Agreements (PA) may be brokered between Planning Authorities and Developers. These may cover the dedication of land free of cost, the payment of monetary contributions or the provision of material public benefits or a combination and are to be used for or applied towards a public purpose.

Public purpose means the provision of or recoupment of costs towards:

- Public amenities or public services (excludes water supply or sewerage services);
- Affordable housing;
- Transport or other infrastructure;
- Funding of resulting recurrent expenditure;
- The monitoring of the impacts of development; and
- Conservation or enhancement of the natural environment.

## **ENVIRONMENT & PLANNING DIVISION REPORT TO ORDINARY MEETING OF COUNCIL HELD 18 JANUARY 2005**

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The Amendment sets out the persons who may be parties to a PA and the matters for which provision must be made in a PA.

PAs may be registered on title and thereby bind successors in title to the land.

An environmental planning instrument or a consent authority cannot require that a PA is entered into before a development application is made or development consent is granted or has effect.

PAs will be made a matter for consideration at the development application stage (S79C of the Act).

The proposed amendment prevents merits appeals in connection with PAs, but does not affect general court remedies such as judicial review.

The Minister may determine or give directions to other planning authorities as to procedures for negotiating planning agreements and other standard requirements.

The regulations may also make provision with respect to the form, subject-matter, making, amendment, revocation and public inspection of planning agreements.

### **Comments on Planning Agreements**

- Supported in principle
- However the emphasis has been put on voluntary and the developer controls if an agreement will be entered into.

In this regard, it is noted that Council cannot direct either by an LEP Amendment or development consent that a PA should be negotiated “upfront”, before a DA is lodged or a rezoning commenced.

It is considered that this is unwarranted as the Minister has the control over procedures for negotiating and agreement requirements, including form, subject-matter, making etc of PAs.

Provided there are checks and balances in the negotiating phase Council should have the right to direct either at the rezoning or development phase that a developer enter into negotiations with Council for the brokering of a PA.

### **3. Section 94 and 94A Provisions**

- (i) Section 94 will continue to enable the consent authority to impose a condition requiring the dedication of land or payment of monetary contributions or both provided it is justified by a Contributions Plan.
- (ii) Recoupment of costs is included, indexation calculation method is clarified, funds collected for different purposes may be pooled and applied

## **ENVIRONMENT & PLANNING DIVISION REPORT TO ORDINARY MEETING OF COUNCIL HELD 18 JANUARY 2005**

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progressively, conditions which benefits an adjoining local government area are allowed, joint Council Contributions plans are also allowed and there is a three month limit on questioning the validity of any procedure followed in making or approving a contribution plan.

- (iii) Proposed Section 94A allows Council to impose as a condition, a requirement that the applicant pay a levy of the percentage, authorised by a contribution plan of the proposed cost of carrying out the development. Other changes applicable to Section 94 will also apply to the 'levy'.

Council cannot impose conditions pursuant to S94 and S94A, as conditions of the same development consent.

**Comment:** The proposed amendments are supported.

### **Local Government Association's Position**

The Local Government Associations have responded to the Bill, conditionally supporting greater flexibility in the system using these alternate mechanisms and a general reduction in the complexity of administration of Section 94. Notwithstanding, the Associations have raised the following concerns to the government:

- The Minister, development corporations and public authorities will be able to broker planning agreements directly with developers with no reference to the council in whose area the development is taking place.
- Developer agreements to change environmental planning instruments including rezoning, altering development standards or changing development controls will be able to avoid council scrutiny. This is because there are no requirements in the Bill for Councils to be formally notified before an agreement is entered into or to be a party to such an agreement.
- The legislation will require councils to include in their annual reports details of any planning agreements they have entered into during the year to which the report relates. The Associations consider that these reporting requirements should equally apply to other planning authorities and that they should be required to disclose such details in publicly available reports.
- The Regulation which will accompany this legislation proposes to set a maximum flat rate levy of 1%, along the lines of the City of Sydney model and potentially limit the types of matters to which a levy can be applied. This is unacceptable to the Associations as it will lead to a substantial decrease in the amount of contributions being collected by local government for important community facilities and services."

### **BUDGET IMPLICATIONS**

The funds derived from Section 94 are an important part of the Council's revenue base. It will be of concern if the amendments lead to a substantial decrease in the amount of contributions being collected.

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**POLICY CONSIDERATIONS**

The Contributions Plans are the policy and statutory framework on which Council justifies the imposition of conditions for contributions toward the provision of community infrastructure.

Changes to the preparation thereof will have to be reflected in the preparation of the Goulburn Mulwaree Council Strategy Plan 2020.

**RECOMMENDATION:**

**THAT the Local Member, Katrina Hodgkinson MP be requested to make representations to Parliament on Council's behalf in the context of this report.**

**ITEM 2**

**(See attachments Green C1 – C5)**

<b>SUBJECT</b>	<b>RIVERS AND FORESHORES IMPROVEMENT ACT – PERMIT EXEMPTIONS</b>
<b>REPORTING OFFICER</b>	<b>Manager Development Control – Tina Dodson</b>

**PURPOSE OF REPORT**

To inform of the gazetted Order relating to the *Rivers and Foreshore Improvement Act 1948*.

**REPORT**

The Department (DIPNR) has a statutory role under the *Rivers and Foreshores Improvement Act 1948* (RFIA) to issue permits for works within 40 metres of the high bank of a watercourse. This applies to all parts of the State except for the waters vested in the NSW Maritime Authority.

In order for the Department (DIPNR) to simplify development approvals, it was proposed that permits should no longer be required for specified minor works.

An Order was gazetted on 17 December 2004 (effective 24 December 2004) that sets out exemptions for the whole of the State. A copy of the Order and Question and Answer Sheet is attached for information.

Basically the Order exempts minor developments such as dwelling houses, dual occupancies, alterations and additions to a single dwelling house or dual occupancy and ancillary developments such as barbeques, pools and fences, detached sheds and driveways etc, proposed in areas where development for single dwellings is permitted.

Where these minor developments require Development Consent, they will continue to be assessed by local Councils (as local rather than integrated development) without any requirement to refer them to DIPNR or NSW Maritime Authority.

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Only those works defined in the Order will be exempt. All other proposed works in or within 40 metres of a watercourse will still need to be referred to DIPNR. This includes all commercial development, subdivisions and any instream works.

From the 24 December 2004, Council will no longer need to refer minor development (as defined in the Order) to DIPNR and will not be required to collect the integrated development assessment application fee and await the General Terms of Approval.

Ultimately the Water Management Act (WMA) will repeal the RFI Act. The Part 3A RFI Act provisions will be replaced by the “controlled activity” provisions of the WMA, and the list of exempt developments will be transferred into the WMA.

**BUDGET IMPLICATIONS**

Approximate loss of \$1,100 per year based on the \$110 integrated application processing fee.

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the information on the Rivers and Foreshores Improvement Act permit exemptions be noted.**

**ITEM 3**

**(See attachments Green C6 – C7)**

<b>SUBJECT</b>	<b>SIGNIFICANT DEVELOPMENT APPLICATIONS AND RECENT DECISIONS</b>
<b>REPORTING OFFICER</b>	<b>Customer Service Coordinator - Debbie McCarthy</b>

**PURPOSE OF THE REPORT**

To provide summary details of Significant Development Applications received along with details of recent decisions under the Goulburn and Mulwaree Local Environmental Plans (LEP).

**REPORT**

The Table below details current Development Applications involving, or potentially involving, matters of policy or of major concerns current at the time of preparing this Report. These applications are to be reported to Council for determination.

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<b>DA No</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Main Issues</b>
473/2003	Ganter Constructions	Crookwell Road / Mary's Mt Road, Goulburn	217 lot residential subdivision	<ul style="list-style-type: none"> <li>◆ Awaiting rezoning</li> <li>◆ Compliance with DCP</li> </ul>
159/2004	Longreach Capital Pty Ltd	"Kenmore", Taralga Road, Goulburn	Mixed use redevelopment	<ul style="list-style-type: none"> <li>◆ Heritage</li> <li>◆ Traffic</li> <li>◆ Infrastructure</li> <li>◆ Flooding</li> <li>◆ Awaiting transfer of land from State Government ownership</li> </ul>
270/2004	Goulburn Building Products P/L & Printrose P/L	1-3 Sowerby St (Hume Street), Goulburn	Fast Food outlet ('Red Rooster')	<ul style="list-style-type: none"> <li>◆ Traffic</li> <li>◆ Title restrictions</li> <li>◆ Awaiting legal opinion</li> </ul>
53/0405	S Jones	238 Sloane Street, Goulburn	Commercial building for 3 tenancies	<ul style="list-style-type: none"> <li>◆ Heritage</li> <li>◆ Previous contamination (Service Station site)</li> <li>◆ Awaiting heritage impact assessment</li> </ul>
2004/0568	RJ Kell & Co	382 Bullamalita Road, Quialigo	24 lot subdivision	<ul style="list-style-type: none"> <li>◆ Compliance with LEP</li> <li>◆ Development Contributions</li> <li>◆ Salinity</li> <li>◆ Threatened Species</li> <li>◆ Submissions</li> <li>◆ Awaiting additional information</li> </ul>
2004/0638	RJ Kell & Co	Bullamalita Road, Quialigo	6 lot subdivision	<ul style="list-style-type: none"> <li>◆ Refer report this Business Paper</li> </ul>
162/0405	Salvation Army Eastern Australian Territory	2 Combermere Street, Goulburn	103 bed aged care facility	<ul style="list-style-type: none"> <li>◆ Refer report this Business Paper</li> </ul>
179/0405	CPC Land Development Consultants	85 Komungla Siding Road, Currawang	32 Lot subdivision	<ul style="list-style-type: none"> <li>◆ Awaiting government agency responses</li> </ul>
189/0405	R J Kell & Co	1412 Carrick Road, Brayton	36 Lot subdivision	<ul style="list-style-type: none"> <li>◆ Comments from SCA &amp; DIPNR</li> </ul>

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<b>DA No</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Main Issues</b>
192/040 5	Richard Clarke	Lots 28 & 29 & Lot 16, George Street, Marulan	99 Storage units & 4 light industrial units	♦ Refer report this Business Paper
251/040 5	Charles Merriman	205-207 Faithfull Street, Goulburn	Multi-unit development (9 x 2 storey terrace style units)	♦ Urban design ♦ Submissions
274/040 5	John Atkinson	Pinebank Drive, Mayfield	12 lot subdivision	♦ Existing forestry industry operating
287/040 5	CPC Land Developm ent	1766 Oallen Ford Road, Oallen	29 lot subdivision	♦ Native vegetation
291/040 5	WK & LG Woodman	4 Sowerby Street, Goulburn	Bakehouse and 33 unit motel	♦ Traffic ♦ Landscaping
301-12- 2004 (DIPNR )	Solomon / Australan d Holdings Limited	302 Hume Street (Ducks Lane), Goulburn	Distribution Centre (Coles Myer)	♦ Traffic ♦ Noise ♦ Infrastructure
285-11- 2004 (DIPNR )	Walker Corporatio n	48 Common Street, Goulburn	Distribution Centre (Coles Myer)	♦ Traffic ♦ Noise ♦ Infrastructure
343/040 5	Goulburn Mulwaree Council	Cummins Close, Goulburn	10 lot subdivision	♦ OSMF approval ♦ Proximity to airport and navigational beacon
351/040 5	Anthony Vella	Shaws Creek Road, Gundry	Poultry farm	♦ Non compliance with DCP
353/040 5	Longreach Capital Pty Ltd	188-192 Taralga Road, Goulburn	Demolition of existing dwellings and construction of 39 townhouses	♦ Urban design ♦ Traffic ♦ Awaiting transfer of land from State Government ownership

The decisions in relation to Development Applications and Construction Certificates for the month of December are included in the attached table. A total of 68 Development Applications were approved, 36 Construction Certificates were issued, 1 Complying Development Certificate was issued and no applications were refused.

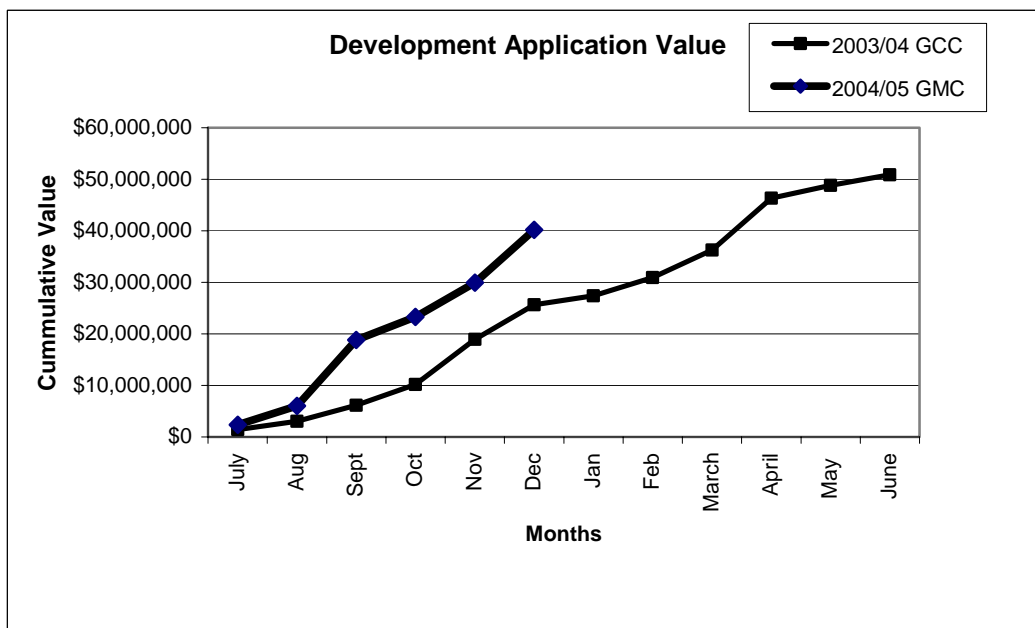
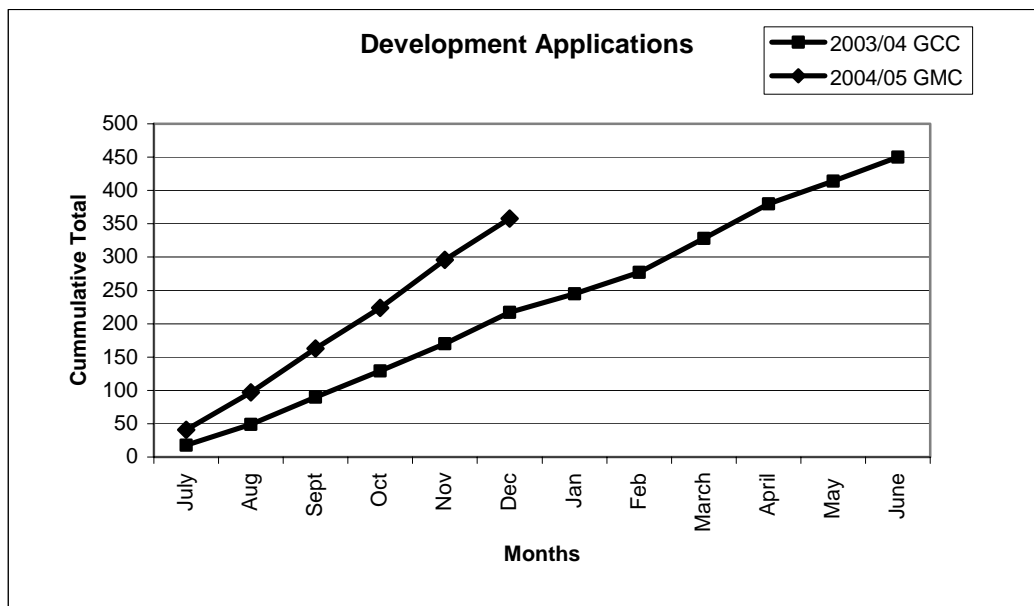


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Boundary adjust	0	0	0	0	0	0	0	0
Strata subdivision	2	0	6	0	0	0	0	0
<b>Total</b>	<b>14</b>	<b>53</b>	<b>50</b>	<b>490</b>	<b>3</b>	<b>410</b>	<b>16</b>	<b>583</b>

**Development Applications**

The level of development applications and the value is detailed in the following graphs.



- **Development Applications received –**  
2004/05 – 366

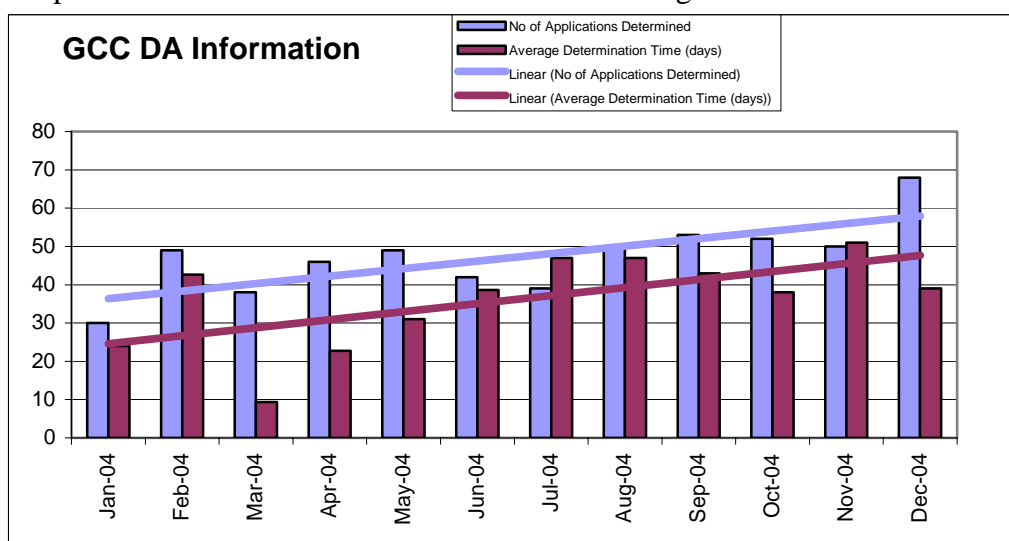
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2003/04 – 226

- **Development Application value –**  
 2004/05 – \$40,585,869  
 2003/04 – \$25,661,722

The number of applications is 140 greater than the same period last financial year. The value of work is \$15 million above the same period last year. Caution needs to be exercised in relation to the level of future residential development with forecasted interest rate rises and falling capital city residential prices and activities.

The impacts on service levels are shown in the following table –



The statutory turn around times for Development Applications is 40 days – for December the average turnaround time was 39 days. This is a significant improvement on the 51 days turn around reported for November 2004.

**Planning Certificates**

The number of Planning Certificates issued this financial year to date is detailed below.

Year	Certificates Issued
1 July 2003 to 30 June 2004*	1,367
1 July 2004 to 31 December 2004	591

\* Combined Mulwaree Shire and Goulburn City figures.

**BUDGET IMPLICATIONS**

Nil

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**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the information on development activity be noted.**

**ITEM 5**

**(See attachments Green C8 – C31)**

<b>SUBJECT</b>	<b>DEVELOPMENT APPLICATION NO. 2004/0638/DA – BULLAMALITA ROAD, BUNGONIA</b>
<b>REPORTING OFFICER</b>	<b>Manager Development Control – Tina Dodson</b>

**PURPOSE OF REPORT**

To present the Assessment Report for the above Development Application.

**REPORT**

A Development Application has been lodged for a 6-lot subdivision at Bullamalita Road, Bungonia. The development site is located in a rural area, which is characterised by cleared grazing land. The site is zone “General Rural” and the proposal is permissible in this zone. The proposal and locality plan of the development site is included in the attachments.

An assessment of the proposal has been completed in accordance with the planning legislation. The proposal complies with the relevant planning controls and policies.

**Submissions**

The development proposal was not required to be publicly notified however four submissions have been received from nearby landowners and residents. Copies of the submissions are included in the attachments. These submissions relate to several subdivision proposals in this locality not just this application. The key issues raised and the planning response are as follows:

***Increased traffic volumes***

The Bullamalita Road is currently a gravel paved public road. The subdivision proposal will allow Council the ability to collect developer contributions which will be allocated accordingly to the upgrade and maintain the road network. It should also be noted that the Bullamalita Road is also listed on Council’s current sealing of lightly trafficked road program.

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***Road Standard and Safety***

Improvements to the road via the development contributions and direct works by the applicant will assist in minimizing the dust impacts associated with traffic on the road.'

***Telecommunications***

Council currently does not have a policy regarding the provision of telecommunications for the rural areas and has had a practice of not requiring a developer to provide these facilities. It has always been accepted that the end user pursues the provision of this service with the appropriate service provider.

With this in mind, if Council wishes to take a different approach to the provision and timing of telecommunication infrastructure a policy framework will need to be developed. As a policy is yet to be formulated it is considered unreasonable to impose the provision of this service for this proposal at this stage.

**Conclusion**

From the assessment of the proposal and consideration of submissions conditional approval is recommended. Draft conditions are included in the attachments.

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

- Mulwaree Local Environmental Plan 1995 (as amended).
- Mulwaree Settlement Strategy
- Mulwaree Development Control Plan No 6 – Rural Subdivision for Dwelling Houses

**RECOMMENDATION:**

**THAT Conditional Development Consent be granted under delegation for Development Application No. 2004/0638/DA for a 6 lot subdivision at Lots 7, 8, 9, 10, 31, 58, 64, 65, 66 & 67 DP 750044, Bullamalita Road, Bungonia.**

**ITEM 6**

**(See attachments Green C32 – C49)**

<b>SUBJECT</b>	<b>DEVELOPMENT APPLICATION NO. 162/0405 – 2 COMBERMERE STREET GOULBURN</b>
<b>REPORTING OFFICER</b>	<b>Senior Town Planner – Dianne James</b>

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### PURPOSE OF REPORT

To present the Assessment Report for the above Development Application.

### REPORT

A Development Application has been received for a 103 bed aged care facility on the corner of Combermere and Mary Streets, Goulburn. The site is downslope of the existing "Waminda" aged care facility. The site is currently vacant grounds and gardens associated with the existing "Waminda" facility A Locality Plan of the development site is included in the attachments.

The site is zoned "Living Area" and is just located within the "Heritage Conservation Area". The proposal could be assessed under the *Goulburn Local Environmental Plan*, however *State Environmental Planning Policy Senior Living Policy* overrides the Local Environmental Plan and contains specific requirements to be satisfied.

The Development Application involves –

- Stage 1 proposes to relocate the existing 72 bed facility at "Waminda" to this new centre
- Stage 2 involves the provision of an additional 31 beds.

Plans of the proposal are included within the attachments.

The existing "Waminda" facility will be vacated and put to other uses in the future, which is not part of this application.

The proposal was placed on public exhibition and no submissions have been received.

An assessment of the proposal has been completed in accordance with the planning legislation. The proposed development satisfies the provisions of the SEPP, relevant provisions of the *Building Code of Australia* and accreditation standards under the *Commonwealth Aged Care Act 1997*.

While the overall building height is less than the 8m specified by the SEPP definition under the Goulburn LEP definition of height the building has a maximum height of 10.2m. Under the Goulburn LEP permission is required for any building greater than 8m in height. The applicant states the architectural form of the development is derived from typical local building stock and is detailed in such a way as to minimise its scale. The buildings are located to take advantage of existing ground levels, presenting a single storey scale at the main entry and at their closest points to the existing church and adjacent buildings. The proposed height is considered acceptable in these circumstances.

The design of the facility is sympathetic to the established architectural character of the area and is sufficiently located away from the existing "Waminda" building so as not to adversely impact on the curtilage of the building which was recently included

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on Council's Draft Heritage Inventory. In addition the design incorporates principles of energy conservation, water conservation, visual privacy and solar access.

From the assessment of the proposal conditional approval is recommended. Draft conditions are included in the attachments.

**BUDGET IMPLICATIONS**

Contributions are to be received in accordance with the City Wide Infrastructure Contributions Plan.

**POLICY CONSIDERATIONS**

- State Environmental Planning Policy (Seniors Living) 2004
- Goulburn Local Environmental Plan 1990 (as amended)
- Goulburn Development Control Plan No. 1 – Residential Development
- Goulburn Development Control Plan No. 3 – Off Street Parking
- Goulburn Development Control Plan No. 6 – Heritage Conservation Area
- Goulburn Development Control Plan No. 9 - Notifications
- City Wide Infrastructure Contributions Plan

**RECOMMENDATION:**

**THAT:**

- A. A Conditional Development Consent be granted under delegation for Development Application No. 162/0405/DA for Residential Aged Care Facility involving construction of a 103 bed facility at No. 2 Combermere Street, Goulburn.**
- B. Advice be provided in Planning Certificates on the relevant matters relating the SEPP (Senior Living) 2004 that apply to the land.**

**ITEM 7**

(See attachments Green C50 – C64)

<b>SUBJECT</b>	<b>DEVELOPMENT APPLICATION NO. 192/0405 – 131-139 GEORGE STREET, MARULAN</b>
<b>REPORTING OFFICER</b>	<b>Senior Town Planner – Dianne James</b>

**PURPOSE OF REPORT**

To present the Assessment Report for the above Development Application.

**REPORT**

A Development Application has been lodged for mixed use of part of the driveway of the former southbound Truck Checking Station at George Street, Marulan. The

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development site is located in the north-eastern part of Marulan, which is characterised by a mix of commercial and residential type uses and is currently vacant. The Freeway is located along the eastern boundary. A Locality Plan of the development site is included in the attachments.

The site is zoned “Village” and the proposal is permissible in this zone. The site is to be zoned as “Business – Service” under the *Greater Marulan Structure Plan* and the use is consistent with the future zone and permissible uses.

The proposed uses include four light industrial buildings and 99 storage units. Plans of the proposal are also included within the attachments.

An assessment of the proposal has been completed in accordance with the planning legislation. The proposal generally complies with the relevant planning controls, policies and requirements.

Public exhibition of the proposal resulted in a submission being received from the solicitor of a nearby landowner and resident. The objector has requested that their details remain confidential and any reference to the objector’s identity has been removed from the submission.

The key issues raised and the planning responses are as follows:

*Increase in traffic and noise*

The area accommodated larger volumes of traffic before it was bypassed therefore the roads can accommodate the likely traffic volumes expected and the noise can be minimised by conditioning the hours of operation. The applicant proposes that the lessees of the storage units will obtain conditions/guidelines of use including the preferred hours of 7am to 9pm which the tenants are requested to restrict their visiting hours to. This can be reinforced by Consent conditions.

*House depreciation in value*

This is not a relevant planning consideration without any supporting information.

*Existing storage sheds in Marulan currently vacant*

This is a commercial decision by the applicant/owner to consider.

*Removal of trees from the site*

The applicant has agreed to increase landscaping to include a depth of 1.5m to George Street, the eastern part of the northern boundary not currently sealed and a 1m depth along the southern boundary.

It is noted that no landscaping is proposed along the eastern boundary adjacent to the freeway. In response to the submission received and the *Environmental Planning and*

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*Assessment Act Model Provisions*, the development will be conditioned to include landscaping along the eastern boundary of the land.

*Impact on numerous residences in that locality*

The Structure Plan identifies the area as a mixed business area, which allows light industrial development together with an emerging commercial and retail character. Ancillary residential development is to be prohibited under the Strategy therefore minimising the future potential impact on residential amenity. The site is currently in a mixed-use area with large vehicles associated with the sand and soil business, furniture manufacturing and auto wreckers. Existing dwellings located about 50m to the south of the property boundary, 200m to the north and 60m to the west.

With the additional landscaping proposed and a restriction/limitation on the hours of operation the impact on the residences will be minimised.

From the assessment of the proposal and consideration of submissions a conditional approval is recommended. Draft conditions are included in the attachments.

**BUDGET IMPLICATIONS**

Contributions will be received for infrastructure provision and upgrades in accordance with the *Mulwree Shire Council Section 94 Development Contribution Plan 2003-2008*.

**POLICY CONSIDERATIONS**

- Mulwree Local Environmental Plan 1995 (as amended)
- Mulwree Settlement Strategy 2003
- Greater Marulan Structure Plan
- Draft Regional Environmental Plan – Sustaining the Catchments
- SEPP 58 – Protecting Sydney’s Water Supply

**RECOMMENDATION:**

**THAT conditional Development Consent be granted under delegation for Development Application No. 192/0405 for 4 industrial buildings and 99 storage units at Lots 28 & 28 DP 527657 & Lot 16 DP 701704 George Street, Marulan.**

**ITEM 8**

**(No attachments)**

<b>SUBJECT</b>	<b>FIRE SAFETY UPGRADE ORDER – DIMMEYS &amp; HARVEY NORMAN STORES, 180 AUBURN STREET, GOULBURN</b>
<b>REPORTING OFFICER</b>	<b>Senior Environmental Health Officer – Rod Diacono</b>

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**PURPOSE OF REPORT**

To provide an update in relation to fire safety actions at the Dimmeys building in Auburn Street, Goulburn.

**REPORT**

Following a fire at the above premises in late 2004 and complaints from the public, an inspection on 10 September 2004, was carried out with officers of the NSW Fire Brigade. The inspection revealed that a number of alterations had been carried out to the original building without prior consent. Fire exits have been blocked, locked or modified. There is a lack of emergency lighting, exit signs and warning systems. Consequently fire safety for persons using the building has been compromised severely. At the time the NSW Fire Brigade issued written Orders requiring upgrade works and other measures to be undertaken.

On 4 January 2005, a member of the NSW Fire Brigade advised that the situation had not improved and again there were major concerns with the Fire Exits in the building. As a result Council staff issued an Order on 6 January 2005 to the owners, Dimmeys Stores Pty Ltd, requiring a fire safety upgrade program and an implementation program to be provided by 3 February 2005. The owners were advised that if a satisfactory response was not received within the time period, the services of a fire safety consultant would be engaged to prepare a report and also the issue of an Emergency Order preventing the use of the building until the fire upgrade work is completed. A telephone call received from Dimmeys Head office, on 6 January 2005 indicated that a positive response would be made to the Order.

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the information on Fire Safety Upgrade Order for Dimmeys and Harvey Norman stores at 180 Auburn Street Goulburn be noted.**

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**ITEM 9**

(No attachments)

<b>SUBJECT</b>	<b>107 taralga road, BRADFORDVILLE – orders TO STOP ACTIVITIES AND REMOVE ITEMS</b>
<b>REPORTING OFFICER</b>	<b><u>Senior Environmental Health Officer – Rod Diacono</u></b>

**PURPOSE OF REPORT**

To provide a progress report on the status of clean up Orders served on the owner, Mr John Walker, of a property at 107 Taralga Road, Goulburn and seek a commitment to the next steps of enforcement.

**REPORT**

Further to the report to Council on 19 October 2004, the three Orders under Section 121B *Environmental Planning and Assessment Act 1979* have been served on the owner, Mr John Walker. The time to comply with the Orders has expired (10 December 2004) and no appeal against the Orders has been lodged with the Land and Environment Court. Details of the Orders are as follows:

Order Number 1:

- The cessation of the premises for educational use and as a steam museum
- Removal certain material and cease using the premises as a junkyard industry.

Order Number 2:

- The demolition of the shed addition as the building has been erected without the prior consent of Council.

Order Number 8:

- Ceasing to activate the boilers or machinery on the premises.

The owner has not removed certain material listed under Order No 1 and has not demolished the shed additions in accordance with Order No 2. There has been no report of a breach of Order No 8, that is the starting up and running of boilers and machinery. If a breach of this Order occurs, it is intended to instigate legal action.

Council has resolved to take steps to have a number of house blocks in the Bradfordville area to be cleared of metal and other material and to ensure that only residential type activities occur to ensure the amenity of the area is maintained.

The owner has failed to comply with the Order. Section 121ZJ *Environmental Planning and Assessment Act* gives Council the power to carry out the work irrespective of whether the owner required to comply with the Order has been prosecuted for an offence against this Act. The section also gives Council the

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authority to sell any of the material and recover any deficit from the exercise from the owner. If there is any surplus the amount must be paid to the owner. It should be noted that police presence is likely to be involved for Council to undertake the works required to achieve compliance with the Orders.

A quote has been received to remove the scrap material, rubbish and remove the unauthorised shed for \$2,750. Any additional costs to recover the amount may be recovered from the owner by a charge against the land.

It is also suggested that it is now the appropriate time for Council to take legal action against the owner for failing to comply with the Orders issued. This will ensure that the LEP objectives in regard to maintaining and enhancing residential areas are achieved and that residential areas are not change into quasi commercial /industrial areas. This will also support adjoining residents who are affected by these activities. It will send a message to other owners in similar situations that Council is serious about ensuring that activities are carried out in appropriately zoned areas and is willing to enforce the terms of the Order and recover any outstanding amounts from the owner.

The maximum penalty the Local Court may impose for non-compliance with an Order is \$110,000.

**BUDGET IMPLICATIONS**

There is \$2,500 remaining in the Public Health Service Area legal costs of the current Management Plan for enforcement action. The balance can be supplemented by revote from legal costs in the Development Control budget.

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT:**

- A. Appropriate steps be taken to enforce the terms of the Orders issued in respect of 107 Taralga Road, Goulburn and recover any outstanding amounts that may have been expended from the owner of the premises.**
- B. Legal proceedings be commenced against the owner of the premises for failing to comply with the Orders, after seeking legal advice on the possible costs and penalties that may be imposed by the local court and likely chances of recovery.**

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**ITEM 10**

**(No Attachment)**

<b>SUBJECT</b>	<b>ENVIRONMENT &amp; PLANNING UPDATE</b>
<b>REPORTING OFFICER</b>	<b>Director Environment &amp; Planning – Chris Berry</b>

**PURPOSE OF REPORT**

To advise of the progress with Management Plan activities within the Environment & Planning Service Functions December 2004.

**REPORT**

The major activities, progress and emerging key issues for the Environment and Planning Service Functions are summarised below:

<b>Service Provider: Environment and Planning Management Support</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>▪ Assistance to Development Control and Strategic Planning</li> <li>▪ CML Distribution Centre Development Applications</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>▪ Development of Service Standards and Indicators across Directorate</li> <li>▪ Performance Measurement Systems</li> </ul>

<b>Service Provider: Strategic and Environmental Planning</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>▪ Assessment of Expressions of Interest for new land use strategy</li> <li>▪ Animal Shelter contract finalised (construction to commence in January 2005)</li> <li>▪ Assessment of Heritage Advisor submissions</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>▪ New land use strategy and LEP</li> <li>▪ Heritage Advisor interviews</li> </ul>

<b>Service Provider: Development Control and Assessment</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>▪ DA/CC assessment</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>▪ Developing service standards</li> </ul>

<b>Service Provider: Public Health and Environment</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>▪ Rural water sampling</li> <li>▪ Development compliance</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>▪ Recruitment</li> </ul>

<b>Service Provider: Regulatory Services</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>▪ Parking patrols (including additional weekend patrols).</li> </ul>

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	<ul style="list-style-type: none"> <li>▪ Livestock and companion animal patrols</li> <li>▪ Response to complaints</li> <li>▪ Animal Shelter operation</li> <li>▪ Review of Noxious Weeds functions and resourcing with Upper Lachlan Council</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>▪ Reorganising Regulatory Programs to match available resources</li> </ul>

**Service Provider: Environment and Planning Customer Service**

<b>Major Activity</b>	<ul style="list-style-type: none"> <li>▪ Support to technical staff</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>▪ Developing service standards</li> </ul>

**BUDGET IMPLICATIONS**

As per Management Plan.

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the progress of Management Plan activities within the Environment & Planning Service Functions be noted.**

**ITEM 11**

**(No attachments)**

<b>SUBJECT</b>	<b>DISTRIBUTION CENTRE PROPOSAL, NORTH &amp; SOUTH GOULBURN</b>
<b>REPORTING OFFICER</b>	<b><u>Director Environment &amp; Planning – Chris Berry</u></b>

**PURPOSE OF REPORT**

To advise of the receipt of two referrals from Department of Infrastructure, Planning and Natural Resources (DIPNR) for the establishment of a Distribution Centre in Goulburn.

**REPORT**

DIPNR have referred for comment two Development Applications to Council for the establishment of a Distribution Centre in Goulburn.

As Council is aware Coles Myer Ltd is seeking to establish a new larger Distribution Centre in Goulburn. The proposed centre involves –

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- 4.7ha building
- Up to 308 employees in three shifts i.e. –
  - Day Shift 154 persons
  - Afternoon Shift 108 persons
  - Night Shift 46 persons
- 320-294 car parking spaces and 40 truck spaces
- 522-580 truck movements daily i.e. –
  - Day Shift 288-320 movements (in & out)
  - Afternoon Shift 196-222 movements
  - Night Shift 38 movements
- \$30 - \$45 million capital investment

While two separate applications have been lodged for different sites at either end of the City only one will proceed for Goulburn (provided Coles Myer Ltd are only look at Goulburn for a new Centre).

From a preliminary assessment the key issues associated with the projects are –

- Traffic impacts (especially truck movements)
- Noise levels
- Amenity impacts (especially at the interface with residential land uses)
- Infrastructure

For both locations utility infrastructure plans are in place and should not present a significant problem.

When preparing an Outline Plan for the Common Street area traffic implications was identified as a main constraint to development in that locality. The lack of a full interchange at the northern end of the City means that large vehicles originating from Common Street and traveling to the South of Goulburn must pass through the City. This is contrary to one of the original purposes for the bypass.

In comparison the Ducks Lane site has direct access to the southern interchange, which provides for traffic movements in all directions. This avoids large vehicle movements through the City. At this stage the capacity of this interchange to accommodate the additional truck movements has not been assessed nor have any comments been received from the Roads & Traffic Authority.

The Ducks Lane site is in close proximity to the existing rural residential estates of Bonnett Park and Run-O-Waters. Appropriately designed noise attenuation measures will be necessary in this locality. The Common Street property while presently isolated from major rural residential estates is adjacent to an area earmarked for future residential development. The submitted proposal does not appear to have provided for a buffer to the future residential area.

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From a traffic perspective the Ducks Lane site appears to be better located as it avoids truck movements through the City. The Common Street site is more isolated from existing rural residential and at this stage no firm commitment has been given to more residential development adjacent to the site.

A full assessment report is intended to be presented to the February 2005 Council Meeting for each proposal.

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

- Ducks Lane and Common Street Outline Plans

**RECOMMENDATION:**

**THAT the proponents of the Distribution Centres for North and South Goulburn be advised in terms of this report.**

**CHRIS BERRY  
DIRECTOR ENVIRONMENT & PLANNING**

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**I N D E X**

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PAGE</b>
	<a href="#"><u>Purchase of additional land for Sewage Effluent Management Scheme</u></a>	<a href="#"><u>D1-D3</u></a>
<a href="#"><u>2.</u></a>	<a href="#"><u>Goulburn Accelerated Sewerage Scheme</u></a>	<a href="#"><u>D3-D5</u></a>
<a href="#"><u>3.</u></a>	<a href="#"><u>Voluntary Waste Group in South East NSW</u></a>	<a href="#"><u>D5-D7</u></a>
<a href="#"><u>4.</u></a>	<a href="#"><u>Water Quality</u></a>	<a href="#"><u>D8-D10</u></a>
<a href="#"><u>5.</u></a>	<a href="#"><u>Water Supply Status</u></a> <i>See attachment document D1-D39</i>	<a href="#"><u>D10-D14</u></a>
<a href="#"><u>6.</u></a>	<a href="#"><u>Former Aquatic Centre Cottage – Deccan St</u></a>	<a href="#"><u>D14-D15</u></a>
<a href="#"><u>7.</u></a>	<a href="#"><u>Tallong Waste Services</u></a>	<a href="#"><u>D15-D16</u></a>
<a href="#"><u>8.</u></a>	<a href="#"><u>Progress Reports</u></a>	<a href="#"><u>D17-D26</u></a>
<a href="#"><u>9.</u></a>	<a href="#"><u>Acquisition of easements to drain sewage – Coromandel Street</u></a>	<a href="#"><u>D26-D27</u></a>

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**ITEM 1**

(see attachment COW 1)

<b>SUBJECT</b>	<b>PURCHASE OF ADDITIONAL LAND FOR THE SEWAGE EFFLUENT MANAGEMENT SCHEME</b>
<b>REPORTING OFFICER</b>	<b>Director Utility Services</b>

**PURPOSE OF REPORT**

To inform Council of the details of the valuations and to recommend a further review of the strategy for sewage effluent management.

**BACKGROUND**

The Council, at the 5 October 2004 Functional Committee Meeting considered a report regarding the possible purchase of four parcels of land for Goulburn sewerage scheme purposes.

The recommendations from the Functional Committee Meeting were adopted at the 19 October 2004 Council meeting and they were:-

**COMMITTEE'S DETERMINATION:**

**A. 144 GORMAN ROAD**

- (i) *That a valuation be obtained*
- (ii) *That the Mayor, Acting General Manager and the Director Utility Services be authorised to negotiate a purchase price*
- (iii) *That a further report be submitted to Council in Committee regarding the purchase price.*

*Cr Eddy/Cr O'Neill*

**B. 27 MURRAYS FLAT ROAD**

- (iv) *That a valuation be obtained*
- (v) *That the Mayor, Acting General Manager and the Director Utility Services be authorised to negotiate a purchase price*
- (vi) *That a further report be submitted to Council in Committee regarding the purchase price.*

*Cr Sturgiss/ Cr Eddy*

**C. RTA LAND SOUTH GOULBURN PT 102, LOTS 2 & 3**

- (vii) *That this land not be purchased.*

*Cr Sturgiss/ Cr Eddy*

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**D. CROWN LAND OFF TARALGA ROAD**

- (viii) *That a valuation be obtained*
- (ix) *That the Mayor, Acting General Manager and the Director Utility Services be authorised to negotiate a purchase price*
- (x) *That a further report be submitted to Council in Committee regarding the purchase price.*

*Cr Craig/ Cr Sturgiss*

**REPORT**

Three valuations have been received for:

- (i) Black Stag Deer Park – 144 Gorman Road
- (ii) Former Piggery – Part Lot 222, DP 750050 – 27 Murrays Flat Road
- (iii) Crown Land off Taralga Road – Lot 156, DP 821713

The valuation amounts for the three properties have been placed into the Committee of the Whole report in order to maintain confidentiality as the permission of the owners to release the valuation amount has not been sought.

The valuations range in value from \$18,900/ha to \$20,960/ha. By comparison the RTA land adjacent to the Goulburn bypass had a valuation of \$5,310/ha.

Provision has been made in the 04/05 Management Plan and the Goulburn Accelerated Sewerage Scheme for further land purchases of approximately one million dollars (\$1,065,000). The valuations are much higher than when the initial scheme proposal was developed and it is recommended that Council review the effluent management strategy.

There are several options that could be considered:

- (a) Sewer mining at Bradley Street
- (b) River water desalination Plant – then reuse plant at Bradley St
- (c) South Goulburn WWTP
- (d) New WWTP with the latest treatment technologies

**BUDGET IMPLICATIONS**

The total purchase price is over double the allocation and no funds are available at this stage for the additional purchase costs and the extra infrastructure costs incurred.

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**POLICY CONSIDERATIONS**

Rather than pursue an effluent management scheme based on reuse on pastures it is recommended that the expenditure be used for a higher quality treatment process.

**RECOMMENDATION:**

**THAT the purchase of additional land be deferred until Council considers the Item 2 report and its implications.**

**ITEM 2**

<b>SUBJECT</b>	<b>GOULBURN ACCELERATED SEWERAGE SCHEME</b>
<b>REPORTING OFFICER</b>	<b>Director Utility Services</b>

**PURPOSE OF REPORT**

To obtain a strategic direction from Council for investigations into increasing the long term capacity of the City of Goulburn Sewerage Scheme.

**BACKGROUND**

The sewage flow into the Ross Street WWTP is at 90% of the upper capacity of 27,000 ep. The existing process units have remaining service lives of between 10 and 40 years. The Ross Street WWTP was commissioned in 1918 and most of the original infrastructure has been replaced or upgraded in the 1970's and 1990's.

Council staff have developed a program of works to increase the capacity of the existing Ross Street Waste Water Treatment Plant (WWTP) and to improve the quality of the effluent. These proposed works were developed in 2001/02/03 in consultation with the Sydney Catchment Authority, the NSW Department of Energy and Utilities and the NSW Department of Commerce and have been accepted as backlog works under the Country Towns Water & Sewerage Subsidy Program.

Because of the relatively slow population growth these 3 state government agencies stipulated that the design capacity of the upgraded WWTP and effluent management scheme should be 27,000 equivalent population (ep) and that no further backlog funding is available.

The key outcomes of the proposed works were to be:

## **UTILITIES DIVISION REPORT TO ORDINARY MEETING OF COUNCIL HELD ON 18 JANUARY, 2005**

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- (a) Ross St WWTP – capacity 27,000 ep
- (b) South Goulburn WWTP – capacity 3,000 ep
- (c) Additional land for nutrient reduction and expansion of the effluent irrigation area.
- (d) Additional treatment processes at Ross Street
- (e) Phosphorus removal facility
- (f) Ultraviolet disinfection
- (g) Increased wet weather storage

### **REPORT**

From recent discussions with Council it is evident that a 30,000 design figure is considered too low in view of recent real estate trends and potential industrial development. Therefore a review of the various strategies for augmentation of the Goulburn sewerage scheme is warranted. A design capacity of 40,000 ep is recommended instead of the 30,000 as suggested by the Value Management Study.

The possible strategies are seen as:

- (i) increase the capacity of the existing Ross Street WWTP to 40,000 ep
- (ii) construct a modular WWTP on a new site with initial capacity of 10,000 ep and future modules of 5,000 ep and retain the Ross Street WWTP @ 27,000 ep capacity
- (iii) construct an entirely new WWTP on a new site with treatment processes that produce an effluent suitable for river discharge – design capacity 40,000 ep

### **FUNDING**

NSW State Government Agencies have previously advised Council that a 50% subsidy is available for up to a total design capacity of 27,000 ep. Any increase in capacity above that will be at full cost to Council.

The funding sources available are:

- Developer contributions
- Loan Funds
- Federal funding from environmental initiatives programs

Rate Revenue is presently fully committed to routine operations, maintenance and mains replacement.

### **PREFERRED OPTION**

The preferred features for an upgrade to the existing scheme are seen as:

- (A) High quality sewage effluent suitable for irrigation of sporting fields and passive recreation areas

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- (B) Modular construction to allow efficient treatment loading and lower initial establishment costs
- (C) Proximity to the larger areas of sporting fields and recreation areas i.e. Eastgrove
- (D) Proximity to wet weather/effluent storage basins
- (E) A site that will reduce the hydraulic load from the Sloane Street catchments into North Goulburn
- (F) Provide flexibility to repair some of the aged trunk sewers.

Strategy (iii) with a new WWTP in either Blackshaw Road or south Sloane Street is considered to be the most advantageous option.

**BUDGET IMPLICATIONS**

Not known at this stage. The pre-design indicative cost for a 10,000 ep WWTP suitable for river discharge is \$15.0M. If quotes can be obtained from a design brief then these could be considered by Council as part of the 05/06 Management Plan.

**POLICY CONSIDERATIONS**

Tenders would need to be called for a pre-design concept investigation and development of the various strategies as in-house resources are now not available due to staff resignations and vacant positions.

State Government agencies will need to review their current stance on river discharges.

**RECOMMENDATION:**

**THAT Council endorse the preparation of a concept brief for a 10,000 ep high quality WWTP to meet the criteria outlined in (A) to (F) and the calling of quotations from suitably experienced consultants.**

**ITEM 3**

<b>SUBJECT</b>	<b>VOLUNTARY WASTE GROUP IN SOUTH EAST NSW</b>
<b>REPORTING OFFICER</b>	<b>Manager of Facilities- Mr D Rayner</b>

**PURPOSE OF REPORT**

To advise Council of a request for funding to support the establishment and operations of a voluntary waste group in South East NSW

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### **REPORT**

Council has received a letter from the South East Region Resource Recovery Group regarding the establishment and funding of a voluntary waste group in South East NSW. It is proposed to hold a meeting in February in Jindabyne to consider the responses of the various Councils to the idea.

### **BACKGROUND**

Around 1990, Goulburn City Council became a member of a voluntary group known as the South East Region Recycling Group (SERRG). Its brief was to encourage recycling in the South East of the State and the Australian Capital Territory via exchange of information, and to provide links between Councils and interested organisations. Certainly there was a significant exchange of information and ideas, but there were only a few examples of significant co-operation at Council level. SERRG included community and waste business groups.

SERRG eventually evolved to take an interest in all aspects of waste management, changing its name to the South East Resource Recovery Group. The heavy involvement of community and business groups in SERRG brought in a variety of different ideas, but did not assist direct Council co-operation with other Councils.

Eventually a formal Waste Board known as the South East Waste Board was established in the region, with full funding from the State Government. It employed a staff of two, and had Directors appointed from various Council areas and the community. It had a brief to provide a regional waste plan, which it did, and showed much promise as a vehicle to co-ordinate Council grant applications and joint contracts.

It did not last long in that format. A reorganisation of State Government functions saw the Board staff absorbed into Resource NSW, and the Directors dismissed. Resource NSW staff were unable to provide the same level of assistance as had previously been the case. Recently, the entire Resource NSW Department has been incorporated into the Department of Environment and Conservation, effectively ending State Government assistance to regional waste functions in this part of the State.

SERRG has remained operational in this period, but with a quite limited practical capacity. With the demise of the South East Waste Board, and the subsequent Resource NSW operation, SERRG has suggested that a voluntary waste group be set up in the Region, and has written to all Councils in the area to ask them to consider the matter.

### **VOLUNTARY WASTE GROUPS**

Voluntary waste groups are Council formed and run regional groups that specialise in providing assistance to member Councils regarding waste management. Voluntary waste groups co-ordinate grant applications, distribute information, oversee joint

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tenders for services, assist waste planning, run regional campaigns, and provide specialist advice to Councils- particularly in regard to waste minimisation and education.

Voluntary waste groups are common in regional NSW, often being associated with Region of Council (ROC) organisations. Boards are made up of representatives from member Councils. A basic principle of such groups is that each Council maintains control over its own operations- everything that the group does which affects a member Council must have the agreement of that member Council. No powers are surrendered to the group.

The State Government endorses the concept, subsidising such groups up to half their running costs. Member Councils must cover the remaining costs, although this can include "in kind" contributions, such as office space. No budget amount has been mentioned, but it is likely that the level of contribution required from Council would be in the order of \$1 per head of population per year. If the number of staff and projects increase, the cost would as well. No allocation has been made in this year's management plan for such a contribution.

### **GOULBURN MULWAREE COUNCIL INVOLVEMENT**

Membership of a voluntary waste group in the South East Region is desirable. There are benefits to be gained from having a central group which can co-ordinate several Councils and assist with grant applications. Whether these benefits are worth the likely ongoing costs is questionable. Without having a defined list of functions and projects and a firm cost to Council for such services, it is difficult to assess the net worth to Council of membership of such a group.

### **SUGGESTED STRATEGY**

It is suggested that Council adopt the following approach:

- That Council send a staff member to the proposed meeting in Jindabyne to discuss formation of a voluntary waste group further
- The concept of a voluntary waste group is viewed positively
- No surrender of functions would be agreed to
- Council would need to be able to withdraw from such a group at any time of its choosing
- Council has serious concerns about providing ongoing funding for such a group, when the State Government has paid fully for such an organisation in the past
- Council will not agree to funding for participation at this time
- Council urges the meeting to lobby the State Government to fully fund such a voluntary waste group

### **BUDGET IMPLICATIONS**

No funds are available in this year's budget for membership costs.

### **POLICY CONSIDERATIONS**

Involvement in a voluntary waste group would not require surrender of functions, and Council should ensure that resignation at any time is possible.

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**RECOMMENDATION:**

**THAT the following position be adopted:**

- **That Council send a staff member to the proposed meeting in Jindabyne to discuss formation of a voluntary waste group further**
- **The concept of a voluntary waste group is viewed positively**
- **No surrender of functions would be agreed to**
- **Council would need to be able to withdraw from such a group at any time of its choosing**
- **Council has serious concerns about providing ongoing funding for such a group, when the State Government has paid fully for such an organisation in the past**
- **Council will not agree to funding for participation at this time**
- **Council urges the meeting to lobby the State Government to fully fund such a voluntary waste group**

**ITEM 4**

<b>SUBJECT</b>	<b>WATER QUALITY REPORT</b>
<b>REPORTING OFFICER</b>	<b>Jill Bartlett Environmental Officer</b>

**PURPOSE OF REPORT**

To inform Council of the drinking water quality in Goulburn.

**REPORT**

Routine water quality monitoring has been maintained to ensure Goulburn's drinking water meets The Australian Drinking Water Quality Guidelines 2004 and to monitor changing trends in Goulburn's drinking water.

Routine drinking water samples were taken on the 7<sup>th</sup> December 2004. Results indicate that all parameters, excluding Total Hardness, are below Guideline Values. Results and their associated Guideline values can be seen in the table below. Water Hardness is slightly above Australian Drinking Water Guidelines as well as Goulburn's 12-month average, however this guideline value is an aesthetic one with no health implications and the result indicated are still acceptable. Higher water hardness values are a result of catchment influences experienced by Goulburn's water storage dams and raised levels are a common occurrence.

<b>Parameter</b>	<b>Unit</b>	<b>Guideline Value Aesthetic</b>	<b>Guideline Value Health</b>	<b>Goulburn Drinking Water Quality</b>	<b>12 Month Average</b>
Aluminium	mg/L	0.2		0.09	0.2
Colour	HU	15		2	2.08 Pt.

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(true)					Co
Copper	mg/L	1	2	0.01	0.0071
Fluoride	mg/L		1.5	1.1	1.1
Iron	mg/L	0.3		<0.02	0.075
Lead	mg/L		0.001	0.0008	0.00048
Manganese	mg/L	0.1	0.5	0.008	0.017
Nitrate	mg/L		50	0.06	0.05
Nitrite	mg/L		3	<0.01	<0.01
pH		6.5-8.5		7.6	7.4
Sulphate	mg/L	250	500	76	58.8
Total Dissolved Solids	mg/L	500		460	418
Total Hardness as CaCO <sub>3</sub>	mg/L	200		221.5	180
Turbidity	NTU	5		0.2	1.37
Zinc	mg/L				

Bacteriological testing for drinking water have returned zero cell counts for E. coli and Total coliforms as is required by the Australian Drinking Water Quality Guidelines.

Chlorine monitoring results indicate chlorine levels in Goulburn's water reticulation system being maintained at between 0.2 to 0.7mg/L. Some reservoirs have required Chlorine dosing to ensure adequate levels. Higher levels of Chlorine ensure that with longer water retention times and warmer temperatures no bacteriological failures occur.

THM monitoring has indicated a range of 52-86µg/L. With Australian Drinking Water Quality Guidelines being at 250µg/L, these results are well below Guideline levels.

Blue-green algae testing was undertaken at both Sooley and Pejar Dams on the 14<sup>th</sup> December 2004. Results returned no blue-green algae in the dam, which is very good in relation to the time of year. Monitoring will continue to ensure any blooms can be managed quickly and effectively.

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

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**RECOMMENDATION:**

**THAT the information be noted.**

**ITEM 5**

**(see attachment cream 1-39)**

<b>SUBJECT</b>	<b>WATER SUPPLY STATUS</b>
<b>REPORTING OFFICER</b>	<b>Manager of Water Services – Matthew O'Rourke</b>

**PURPOSE OF REPORT**

To inform Council on the current status of Goulburn's water supply and provide an update on the drought contingency works.

**REPORT**

Following table shows the status of the water storages at 05 January 2005.

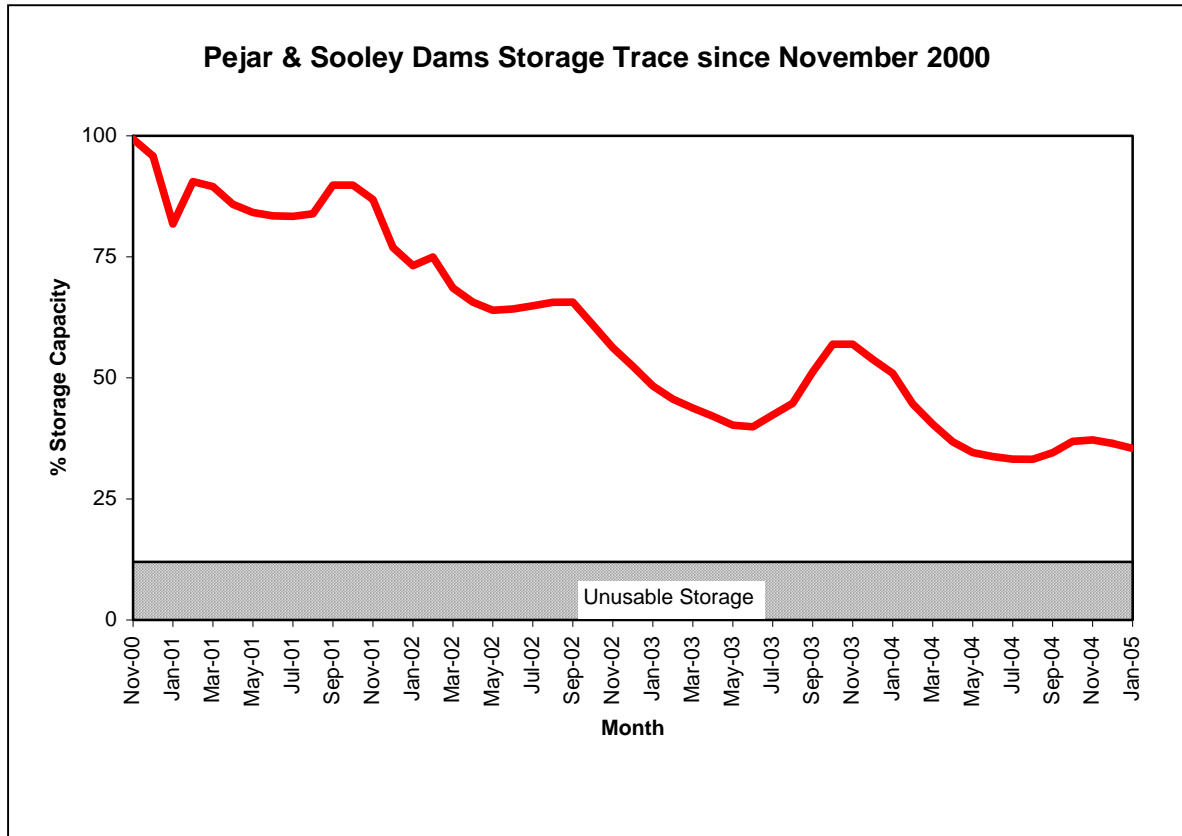
Storage	Capacity - MI	Current - MI	% of total
Pejar	9000	1655	18.4 %
Sooley	4140	2836	68.5 %
Rossi	330	272	82.5 %
<b>Total</b>	<b>13470</b>	<b>4763</b>	<b>35.4 %</b>

**Available water capacity 23.4 %**

The following graph illustrates the fall in total water storage capacity since November 2000 when the total capacity was at 99.4%.

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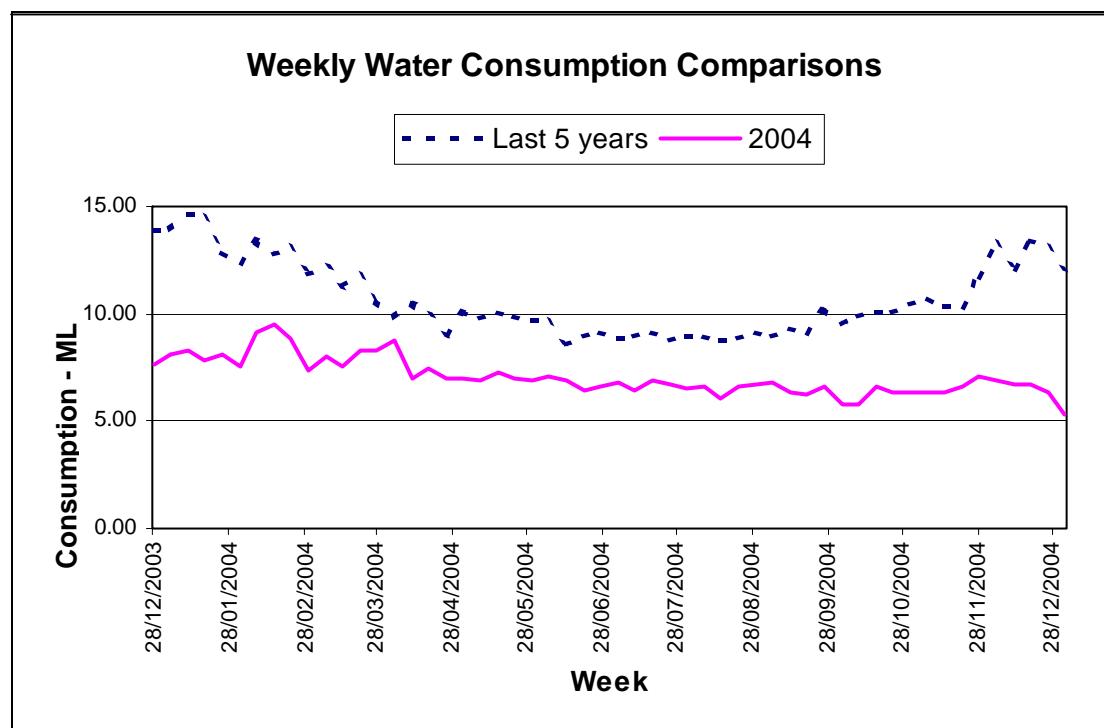
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The following table provides a monthly comparison of water consumption under water restrictions compared to the last 5 years.

Month	Consumption 5 yr average	Consumption 2003/04
Dec 03	14.16 MI/day	7.95 MI/day
Jan 04	13.79 MI/day	8.00 MI/day
Feb 04	12.76 MI/day	8.70 MI/day
Mar 04	11.31 MI/day	8.13 MI/day
Apr 04	9.80 MI/day	7.36 MI/day
May 04	9.94 MI/day	6.99 MI/day
Jun 04	9.01 MI/day	6.72 MI/day
July 04	8.95 MI/day	6.72 MI/day
Aug 04	8.95 MI/day	6.41 MI/day
Sept 04	9.51 MI/day	6.52 MI/day
Oct 04	10.03 MI/day	6.21 MI/day
Nov 04	10.98 MI/day	6.60 MI/day
Dec 04	12.74 MI/day	6.42 M//day

The following graph illustrates the above water consumption trend over the last 12 in comparison with the previous 5-year average (updated 5 January 2005).



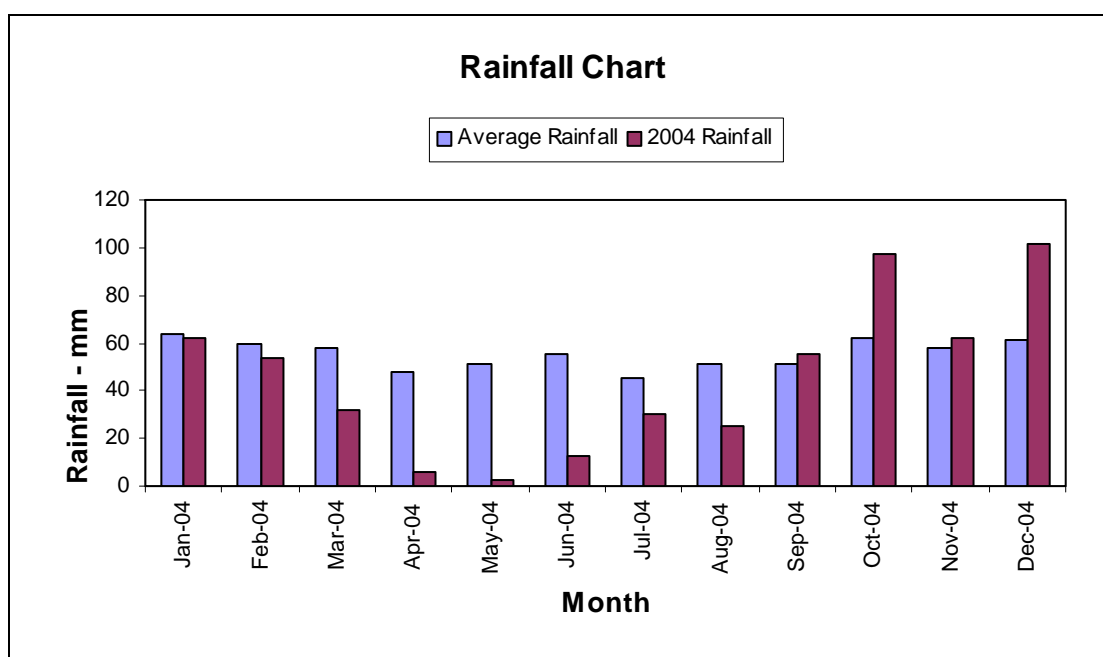
Total water consumption for the last 5 years is as follows:

- 2000 4,166 megalitres
- 2001 4,429 megalitres
- 2002 4,144 megalitres

- 2003 2,646 megalitres
- 2004 2,585 megalitres

Water restrictions were first introduced in September 2002. As a result there has been a significant drop in water consumption. The remaining water held in Pejar and Sooley Dam equates to approximately 1 year of non-restricted consumption. Should the drought continue throughout 2005, it will be necessary to have an alternative water supply option in place during the second half of 2005 to meet the ongoing water needs of the city.

The following graph compares rainfall received during the past 12 months to average rainfall (664 mm).



To 31 December 2004, 101.8 mm of rain has been received for the month, this is the fourth consecutive month of above average rainfall. This is also the highest monthly rainfall since February 2002. Much of this rainfall was received during the storm on 8 December 2004, however very little was recorded in raingauges at Pejar and Sooley Dams. The total rainfall for the last 5 years is as follows:

- 2000 575 mm
- 2001 651 mm
- 2002 374 mm
- 2003 564 mm
- 2004 540 mm

Average annual rainfall for Goulburn is 660 mm, therefore average annual rainfall has not been received during the last 5 years (1999 – 687 mm). In order for water storages to improve significantly above average rainfall must be received for a sustained

period. In the absence of this situation raw water storages will continue to remain low, requiring some level of water restrictions to be in place for a sustained period.

#### Drought Contingency Works

#### Groundwater

A copy of the Kingsdale Borefield Transfer Options Assessment report is complete and is included in the attachments for information. Three (3) options were identified and are presented in the report.

- Option 1 utilises the existing bores in the Kingsdale area plus requires two additional bores (larger). The pipe work follows the alignment of the surface water pipeline along Kingsdale Road to Sooley Dam.
- Option 2 also utilises the existing bores in the Kingsdale area plus requires two additional bores (larger). The pipe work follows the alignment of Marble Hill Road to Crookwell Road and then follows the alignment of the surface water pipeline to Sooley Dam.
- Option 3 considers meeting the entire flow rate from two new larger bores located in the Kingsdale area with pipe work to Sooley Dam.

### **BUDGET IMPLICATIONS**

#### **ESTIMATED PROJECT COSTS FOR 3 OPTIONS**

##### **CONSTRUCTION COSTS**

Item	Description	Option 1	Option 2	Option 3
1	Boreholes	41,500	41,500	41,500
2	Pumps & discharge lines	88,949	88,949	67,857
3	Power supply & controls	253,800	253,800	154,000
4	Rising mains from boreholes to common rising main	168,950	196,060	111,890
5	Rising main from borefield to Sooley Dam	443,350	339,660	300,920
6	Return pipeline (supply for Kingsdale residents)	167,450	295,290	0
7	Site establishment	10,000	10,000	10,000
8	CPI rates adjustments	41,090	42,884	24,016
	<b>Sub-total</b>	<b><u>1,215,089</u></b>	<b><u>1,268,143</u></b>	<b><u>710,183</u></b>

##### **PRECONSTRUCTION COSTS**

##### **INDIRECT CONSTRUCTION COSTS**

		160,446	167,321	95,010
		388,828	405,806	227,259
	<b><u>TOTAL</u></b>	<b><u>1,764,363</u></b>	<b><u>1,841,270</u></b>	<b><u>1,032,451</u></b>

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**OPERATIONAL COSTS**

1	Annual electricity costs - \$/year	23,285	21,254	22,982
2	Water tankering - \$/year	0	0	24,000
	<b>ANNUAL OPERATIONAL COSTS</b>	<b><u>23,285</u></b>	<b><u>21,254</u></b>	<b><u>46,982</u></b>

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the information be noted.**

**ITEM 6**

<b>SUBJECT</b>	<b>FORMER AQUATIC CENTRE COTTAGE- DECCAN STREET</b>
<b>REPORTING OFFICER</b>	<b>Manager of Facilities</b>

**PURPOSE OF REPORT**

To obtain Council approval in principle to demolish the former Aquatic Centre cottage in Deccan Street.

**REPORT**

The former Aquatic Centre cottage in Deccan Street was for many years occupied by Council staff associated with the Aquatic Centre. It is part of the Victoria Park reserve.

In recent years, the cottage has become less attractive to staff, and was earmarked for use with the Department of Health as a Youth Drop In Centre. This tied in with the close proximity to the Victoria Park skateboard facility.

Unfortunately, the Youth Centre proposal did not eventuate, and the building has remained vacant. It has been broken into a number of times, and has been extensively vandalised. Fence panels with the adjoining skatepark have been kicked down, and the yard used for alcohol consumption. Council faces unnecessary liability by maintaining the cottage. Prudent risk management requires action to reduce liability.

The question of what to do with the cottage must therefore be considered. Neither the Aquatic Centre, nor Parks & Gardens have any interest in using the cottage any more. No budget allocation has been made for maintenance. The cost of repairs for damage already done and clean up would likely exceed \$15,000. Vandalism and break-ins are likely to continue at current or accelerated rates.

No viable alternative use for the building is immediately apparent. The noise and language from the skateboard park users and repeated acts of vandalism preclude commercial or residential options.

As the building serves no purpose other than to attract vandalism, it is suggested that the building be demolished, and the area returned to parkland. Demolition will require development consent, and will cost in the order to \$15,000 to carry out.

### **BUDGET IMPLICATIONS**

No maintenance budget exists for this building.

No demolition budget exists for this building. It is proposed that the funds for demolition be sourced from Land and Property maintenance with the resulting vacant land to become part of Victoria Park.

### **POLICY CONSIDERATIONS**

Nil

<b><u>RECOMMENDATION:</u></b>
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<b>THAT in principle approval be given for the demolition of the former Aquatic Centre cottage, subject to development consent.</b>
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### **ITEM 7**

<b>SUBJECT</b>	<b>TALLONG WASTE SERVICES</b>
<b>REPORTING OFFICER</b>	<b>Manager of Facilities</b>

### **PURPOSE OF REPORT**

To obtain Council approval to proceed with public consultation with Tallong residents regarding waste services.

### **REPORT**

Tallong residents are part of the successful rural waste bins drop off service operated by Council.

Unfortunately the bins at Tallong have been so badly abused, that some residents are advocating the removal of the bins. The abuse appears to come from heavy usage of the bins by non-residents, including industrial and commercial groups, but also residents of the neighbouring Wingecarribee Shire.

Disposal charges are relatively high in the Wingecarribee Shire, and the prospect of free dumping in or near the Tallong bins appears to be irresistible. As the bins cannot accommodate all the waste being sent to them, the excess is dumped on the ground. There have reports to the EPA (Department of Environment and Commerce) regarding the pollution aspects of this. Council will need to take action of some sort regarding the situation.

Existing collection trucks are working at capacity. It will be difficult to increase frequency of collection until new equipment can be provided.

**Options to resolve the situation include:**

1. removing the bins entirely, and directing residents to the Marulan landfill. The gatekeeper can check whether residents are from Goulburn Mulwaree or not, and exclude non-residents. Users can pay for dumping. Vehicles to be excluded from the current drop off bin site.
2. remove the bins and provide a domestic garbage pick up service to Tallong and the immediate surrounds.
3. provide a manned transfer station at Tallong.

Tallong residents should be consulted to determine what they would like. In the interim, the area will be cleared by Council as best we can with the resources available.

**BUDGET IMPLICATIONS**

Option 1 can be carried out immediately within existing budgets.

Options 2 and 3 could not be carried out within existing budgets. There would be an increase in costs to users, but that cannot be quantified at this time.

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT Council undertake public consultation with Tallong residents regarding the future of waste services in their area.**

**ITEM 8**

<b>SUBJECT</b>	<b>SERVICE FUNCTIONS UPDATE</b>
<b>REPORTING OFFICER</b>	<b>UTILITY SERVICES MANAGERS</b>

**PURPOSE OF REPORT**

To advise Council of the progress of works as detailed in the 2004/2005 Management Plan activities within Utility Services.

**REPORT**

<b>Service Provider: 3.2 Traffic Management, Manager Technical Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Traffic Committee reports for February meeting.</li> <li>• Ellesmere Street upgrading added to design program.</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Bicycle Education facility being researched</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Various other Traffic Committee recommendations implemented.</li> <li>• Tallong Bus Bay</li> </ul>

<b>Service Provider: 3.3 Stormwater Drainage – Manager Technical Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Investigations for installation of GPT's in Fitzroy Street, Hoskins St, Buffalo Cres, Waterworks and Leggett Park.</li> <li>• Investigations for water quality control ponds at Brewer St Drainage Reserve.</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Initial meetings as part of consultation process with Partnership Councils for DEC Regional Sustainability Grant.</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Clearing of Amber Street Drainage Reserve of willows and other noxious weeds.</li> </ul>

<b>Service Provider: 3.4 Asset Management, Manager Technical Services</b>
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<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Updating infrastructure records with data from new subdivisions – ongoing.</li> <li>• Preparations in Mapinfo ongoing to import stormwater details into inquiry browser by assigning unique identifier.</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Investigations for Asset Management System software for Goulburn Mulwaree Council.</li> <li>• Liaison with Govt Departments for GIS data layers to assist Strategic Planning in preparing for mapping of new LEP and associated maps.</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• 70% upgrade of sewer layer on Corporate GIS to include junction and easement information.</li> <li>• SCA supplied information layers for Strategic Planning mapping.</li> </ul>

**Service Provider: 3.5 Design Projects – Manager Technical Services**

<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Development issues – especially DCP finalisation for Clyde Street area.</li> <li>• Cullala road roadworks design</li> <li>• Slocombe Street kerb and gutter design required soon</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Coordination of developer designs and construction for various sections of DCP areas of Marys Mount and Ducks Lane.</li> <li>• Full staff establishment not met until November</li> <li>• Airport subdivision design required soon</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Mary / Carr Streets roadworks and stormwater design</li> <li>• Oallen Ford road roadworks design</li> <li>• Hetherington Street Council depot survey</li> </ul>

**Service Provider: 3.6 Airport – Manager Technical Services**

<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Preparation of Development Application for Stage 2 subdivision</li> <li>• Runway lighting inspection by Airservices Australia</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Amenities block / terminal building for public area of airport.</li> <li>• A number of capital improvement projects to be assessed and prioritised.</li> </ul>
<b>Recently Completed</b>	<ul style="list-style-type: none"> <li>• Fuel facility purchase and leasing complete</li> </ul>

<b>Works</b>	<ul style="list-style-type: none"> <li>• Amenities block complete</li> <li>• Development strategy by Airservices and GHD completed and adopted by Council.</li> </ul>
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<b>Service Provider: 3.12 Goulburn Aquatic Centre – Manager Facilities</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Water saving measures</li> <li>• Leisure activities- swimming</li> <li>• Learn to swim programme</li> <li>• Swim squads</li> <li>• Fitness activities</li> <li>• Development of fitness and related classes</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Lack of lanespace due to water considerations</li> <li>• Lack of lanespace (long term)</li> <li>• Capital works improvements</li> <li>• Competition between various user groups for pool space</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Increase in Fitness classes</li> <li>• Increase in Learn to Swim</li> <li>• Water tank installation</li> </ul>

<b>Service Provider: 3.14 Saleyards (Infrastructure Provision) – Director, Utility Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Collation of sub-consultants reports into EIS</li> <li>• Development Application Process</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Completion of site irrigation analysis</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Road Pavement works in Mazamet Road</li> </ul>

<b>Service Provider: 3.15 Emergency Services - Director, Utility Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Drought contingency works</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Merging of after hours services for new Council area</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>

<b>Service Provider: 3.16 Operations Management Support – Director, Utility Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Waste Depot improvements</li> <li>• Preparation of brief for stabling estate Braidwood Road</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Completion of major management projects in Facilities Division</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>

<b>Service Provider: 3.17 Civic Buildings - Manager Facilities</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Maintenance of Council buildings</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Security enhancements</li> <li>• Air conditioning in Civic Centre is not meeting user needs</li> <li>• Full forward plan for maintenance needs to be developed</li> <li>• Office accommodation in limited space</li> <li>• Provision of adequate services with office changes and increased demands on infrastructure</li> <li>• Future redevelopment of the building</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Air conditioning survey preliminary report submitted</li> <li>• Water tank installation</li> </ul>

<b>Service Provider: 3.18 Plant &amp; Depot - Manager Facilities</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Ongoing fleet operational maintenance</li> <li>• Forward plan for plant replacement being adjusted</li> <li>• Fleet management</li> <li>• Stores operation</li> <li>• Works Depot management</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Security at the Depot needs to be improved.</li> <li>• Shortage of trained staff for Store and clerical functions</li> <li>• Maintenance needs of the Depot</li> <li>• Long term relocation of the Store</li> <li>• Plant Committee to begin meeting</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Interim Stores arrangements in place</li> </ul>

<b>Service Provider: 3.19 Waste Management - Manager Facilities</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Environmental works continuing at Waste Depot</li> <li>• Trade Waste agreement</li> <li>• Recycling education centre proposal</li> <li>• Waste Depot operations</li> <li>• Commercial waste operations</li> <li>• Street sweeping</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Need for customer service, educational, and environmental enhancements at the Waste Depot</li> <li>• Change of focus from waste disposal to waste recovery</li> <li>• Waste streaming to aid recovery</li> <li>• Need for better compaction equipment</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Weighbridge installation</li> <li>• Waste recovery at Waste Depot</li> </ul>

<b>Service Provider: 4.1 Domestic Waste Management - Manager Facilities</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Collection of domestic waste</li> <li>• Recycling operations</li> <li>• Bin tender being prepared</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Kerbside green waste recycling needs to be completed and implemented</li> <li>• Implementation of new technology</li> <li>• Waste minimisation measures being investigated</li> <li>• Council wide waste strategy needs to be carried out</li> </ul>

<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Two side loading domestic garbage trucks received</li> </ul>
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**Service Provider: 5.1 Raw Water Storage – Manager Water Services**

<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Dam safety surveillance</li> <li>• Maintenance of hydrology monitoring system</li> <li>• Monitor Sooley Dam foreshores for stock access</li> <li>• Rainwater tank rebate</li> <li>• Sooley Dam Upgrade construction contract</li> <li>• Blue green algae monitoring</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Flood warning capabilities for Sooley Dam works</li> <li>• Three phase power connection to Sooley Dam</li> <li>• Land acquisition for Wollondilly River/Sooley Dam pipeline proposal</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Sooley Dam foreshore vegetation grass seed collection</li> <li>• Kingsdale borefield concept development</li> </ul>

**Service Provider: 5.2 Water Treatment – Manager Water Services**

<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Water quality monitoring program</li> <li>• Wollondilly River water quality monitoring (Copford Reach)</li> <li>• AAA, dual flush, washing machines rebate program</li> <li>• Flocculation tank improvements</li> <li>• Data base for water quality monitoring data</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Level 5 water restrictions</li> <li>• Tender call for coagulation upgrade</li> <li>• Membrane replacement at Marulan MFP</li> <li>• Elevated manganese levels in Wollondilly River (above Rossi weir)</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Section 60 Approval for WFP upgrade works</li> <li>• Flow control valve on raw water pumping main</li> </ul>

**Service Provider: 5.3 Water Reticulation – Manager Water Services**

<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• 95 service replacements (to end Dec 04)</li> <li>• 35 new water services (to end Dec 04)</li> <li>• 15 backflow meters (to end Dec 04)</li> <li>• Water mains maintenance</li> <li>• Water meter maintenance</li> </ul>
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**UTILITIES DIVISION REPORT TO ORDINARY MEETING OF COUNCIL HELD ON 18 JANUARY, 2005**

	<ul style="list-style-type: none"> <li>• Dead end flushing program</li> <li>• Water main replacement (1600 m to end Dec 04)</li> <li>• Water restriction compliance monitoring</li> <li>• Subdivision inspection</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Minor reticulation improvements at Marulan</li> <li>• Water main cleaning program</li> <li>• Interview for vacant Project Engineer position</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Mains replacement in Clinton Street</li> <li>• Taralga Road water services</li> </ul>

<b>Service Provider: 5.4 Water Management Support &amp; Revenue – Manager Water Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Monitoring Level 5 water restrictions</li> <li>• Monitoring current water consumption trends</li> <li>• Emergency options – funding assistance request</li> <li>• Administration of water efficient rebate programs</li> <li>• Sooley Dam Upgrade works administration for GMC</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Incorporation of water conservation/efficiency programs into future Management Plans</li> <li>• Update strategic business plan for water supply (include Marulan)</li> <li>• Development of water supply options for 2020 strategy</li> <li>• Distribution of REF to Agencies for comment on Wollondilly/Sooley pipeline proposal</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Permanent appointment for Water &amp; Sewer Supervisor position</li> </ul>

<b>Service Provider: 6.1 Sewer Pumping – Manager Water Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Pump station (PS) OHS minor works</li> <li>• Pump station maintenance – Goulburn and Marulan</li> <li>• Design works for Ross Street PS</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Design review for Ross Street pump station</li> <li>• Connection of Mary’s Mount pump station</li> <li>• Connection of Marulan telemetry to Goulburn telemetry</li> <li>• Design for new irrigation PS at Gorman Road</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Duplicate rising main at WWTP from pumping station to stormflow pond</li> </ul>

<b>Service Provider: 6.2 Sewer Reticulation – Manager Water Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Sewer mains maintenance (415 sewer chokes to end Dec 04)</li> <li>• Sewer riser replacement program</li> <li>• Sewer mains cleaning program (28.0 km m of sewer main cleaned to end Dec 04)</li> <li>• Additional sewer main relining works</li> <li>• Various sewer main connections</li> <li>• Subdivision inspections</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• New agreement between SCA and GMC for sewer rehabilitation works</li> <li>• Trunk main from Marys Mount to Kenmore Bridge PS</li> <li>• Interview for vacant Project Engineer position</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Financial assistance request for SCA and GMC sewer rehabilitation works</li> </ul>

<b>Service Provider: 6.3 Waste Water Treatment – Manager Water Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• WWTP maintenance</li> <li>• Inspection of WWS in accordance OEMP requirements</li> <li>• Water quality monitoring for licence requirements</li> <li>• Goulburn Accelerated Sewerage Scheme</li> <li>• Expansion of effluent irrigation areas</li> <li>• Sludge removal works for Ross Street</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Development of irrigation area business plan</li> <li>• Development consent for GASS</li> <li>• Design for expansion of effluent irrigation area and infrastructure</li> <li>• Concept development for effluent pumping arrangement at Gorman Road</li> <li>• Development of OEMP for effluent management area</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Second cut for hay removal contract</li> <li>• Geotech investigations at Gorman Road</li> <li>• Machinery shed construction at Murrays Flat Road</li> </ul>

<b>Service Provider: 6.4 Sewer Management – Manager Water Services</b>	
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Property valuations for purchase of additional land for effluent irrigation</li> <li>• Modifications to sewer access charges as required</li> </ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"> <li>• Land negotiations to expand effluent irrigation area</li> <li>• Construction work for GASS works following EIS approval</li> <li>• Upgrade strategic business plan for sewerage (include Marulan)</li> <li>• Development of sewerage options for 2020 strategy</li> <li>• Concept development for future sewerage treatment options</li> <li>• Staff shortages</li> </ul>
<b>Recently Completed Works</b>	<ul style="list-style-type: none"> <li>• Public exhibition of EIS for GASS</li> <li>• Possible additional irrigation land at Goulburn Racetrack</li> </ul>

**RECOMMENDATION:**

**THAT the information be noted.**

**ITEM 9**

**(see attachment COW 2-4)**

<b>SUBJECT</b>	<b>ACQUISITION OF EASEMENTS TO DRAIN SEWAGE – COROMANDEL ST</b>
<b>REPORTING OFFICER</b>	<b>Director Utility Services</b>

**GROUNDS FOR DISCUSSION IN CLOSED COMMITTEE**

*This report is dealt with in Closed Committee on the grounds that it contains commercial information of a confidential nature that if disclosed may prejudice the commercial position of the person who supplied it – Section 10A (2) (d) (i) Local Government Act 1993.*

**PURPOSE OF REPORT**

To obtain Council approval to proceed with voluntary acquisition of easements to drain sewage for DA 104/2004.

## **BACKGROUND**

DA104/2004 was approved on 15 July 2004. Since that time there have been protracted and unsuccessful negotiations between the developer and the subject owners regarding the acquisition of the easements.

Council amended the Easement Acquisition Policy at its meeting on 21 September 2004 and consequently the owners were then approached by the Director of Utility Services.

## **REPORT**

Both owners have now supplied details of their requirements for compensation. These are considered satisfactory and are included as an attachment in the Committee of the Whole reports.

## **BUDGET IMPLICATIONS**

All costs are to be met by the developer.

## **POLICY CONSIDERATIONS**

Voluntary agreement has been reached and the acquisitions can proceed in accordance with the September 2004 policy.

## **RECOMMENDATION:**

**THAT Council advise the developers of the owners requirements and that Council considers that these requirements are reasonable.**

**PETER MOWLE  
DIRECTOR UTILITY SERVICES**

**ENGINEERING REPORT TO ORDINARY MEETING OF COUNCIL HELD  
18 JANUARY, 2005**

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**INDEX**

<b><u>ITEM</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE NO.</u></b>
1.	<u>Changi Artifacts</u>	<u>E1</u>
	<i>See Attachment Document</i>	E1 – E3
<u>2.</u>	<u>Service Function Update</u>	<u>E2</u>
<u>3.</u>	<u>Questions Without Notice</u>	<u>E4</u>

**ENGINEERING REPORT TO ORDINARY MEETING OF COUNCIL HELD  
18 JANUARY, 2005**

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**ITEM 1**

**(Mauve E1-E3)**

<b>SUBJECT</b>	<b>CHANGI ARTIFACTS</b>
<b>REPORTING OFFICER</b>	<b>Manager Parks and Recreation – Tim Geyer</b>

**PURPOSE OF REPORT**

To provide Council with an update on the donation of Artifacts, from Changi Prison, to Goulburn War Memorial Museum

**REPORT**

In October 2003 the Parks and Recreation Department received a Local Government Circular, that Changi Prison in Singapore was to be demolished and the RSL was asking all communities to express concern. At the time it was felt that it was inappropriate for Parks and Recreation staff or Museum “Friends” to become involved in this issue. Instead a request was made to the Minister of Foreign Affairs seeking assistance in obtaining artifacts should the prison be demolished. Minister Downer responded positively and a lengthy diplomatic process was put in place.

In June 2004 we were advised that the prison was to be demolished and artifacts would be donated to Goulburn, for the War Memorial Museum. The artifacts consist of a cell door and lock, brass cell number plate and a 1m x 1m section of the perimeter wall. It was also advised that, apart from the Australian War Memorial, Canberra, and British War Memorial Museums, London, Goulburn was apparently the only other Museum to receive artifacts.

The next phase of the exercise was transportation of the artifacts. After a request for assistance was sent to Rear Admiral Moffitt at Maritime Command, the artifacts were returned to Australia on HMAS Success at no cost to the Museum. The items are expected to arrive in Goulburn on Tuesday 18<sup>th</sup> January 2005.

The artifacts will be used as symbolic representation of the former WW2 POW camps located on Changi. 15,000 Australians were held at Changi, including approximately 33 from Goulburn. It is proposed to have a plaque commemorating these soldiers, mounted on the section of prison wall, and placed within the Remembrance Garden on Rocky Hill. The other artifacts and existing items in the museum collection will form a Changi exhibition, expected to be launched in March 2005.

A formal reception is planned for the launch as a means of thanking the various diplomats and Navy personnel involved in securing the artifacts for Goulburn.

**BUDGET IMPLICATIONS**

The Friends of the War Memorial will be seeking a Veteran’s Affairs Grant to cover the cost of the plaque. Other costs associated with the garden and exhibition are covered within existing budgets

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**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the information be received**

**ITEM 2**

<b>SUBJECT</b>	<b>SERVICE FUNCTION UPDATE</b>
<b>REPORTING OFFICER</b>	<b>Tim Geyer-Acting Director of Engineering Services.</b>

**PURPOSE OF REPORT**

To advise Council on the progress of works as detailed in the 2004/2005 Management Plan for Engineering Services.

**REPORT**

<b>Service Provider: 2.3.1 Roads and Street Infrastructure – Works Engineer</b>	
<b>Major Activities in Progress</b>	<ul style="list-style-type: none"><li>• Glebe Street Reconstruction - Completed</li><li>• Maintenance Grading unsealed roads in the Middle Arm Road Area</li><li>• Sealing of Oallen Ford Road - Completed</li><li>• Sealing of Longpoint Road - Completed</li><li>• Sealing of Mayfield Road - Completed</li><li>• Sealing of Bullamalita Road - Completed</li><li>• Sealing of Wesley Road – Completed</li><li>• Sealing/Reconstruction of Mazamet Road – Partially Completed</li><li>• Pothole maintenance various locations</li><li>• Maintenance of CBD area</li><li>• Footpath Reconstruction Auburn Street</li></ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"><li>• Provision of water for road works in suitable quantities.</li><li>• Wet weather has increased pavement defects – potholes, etc</li></ul>

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<b>Service Provider: 2.3.3 Stormwater Construction and Maintenance – Works Engineer</b>	
<b>Major Activities in Progress</b>	<ul style="list-style-type: none"> <li>• Newton/View Street Augmentation - Completed</li> <li>• Investigation of GPT locations</li> <li>• Maintenance of stormwater infrastructure</li> </ul>
<b>Emerging Issues/Priorities</b>	<ul style="list-style-type: none"> <li>• Increased blocking of stormwater mains after recent rain</li> <li>• Wet weather has increased stormwater requests</li> </ul>

<b>Service Provider: 3.7 Parks, Gardens &amp; Reserves – Manager Parks &amp; Recreation</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>• Peden Pavilion Ventilators</li> </ul>
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Rain water tanks at Recreation Area</li> </ul>

<b>Service Provider: 3.8 Sporting Fields &amp; Facilities</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>• Moving</li> </ul>
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Limited Sports fields mowing program</li> <li>• Cycle Track preparations</li> </ul>

<b>Service Provider: 3.9 Playgrounds</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>• New equipment quotations</li> </ul>
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Risk Management inspections</li> <li>• Playground burnt at Chisholm Park</li> </ul>

<b>Service Provider: 3.10 Street Trees</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>• Drought effected tree removal</li> </ul>
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Selected hazard reduction</li> <li>• Selected root pruning</li> </ul>

<b>Service Provider: 3.11 Nursery</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>• Sealing of access road, preparation</li> </ul>
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Construction of recycled water system</li> <li>• Fencing mulch storage area</li> </ul>

<b>Service Provider: 3.13 Museums</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"> <li>• Car Park and access road at waterworks</li> </ul>
<b>Works in Progress</b>	<ul style="list-style-type: none"> <li>• Willow control at Waterworks</li> <li>• Memorial Garden construction at War Memorial</li> <li>• Establish Friends of St Clair</li> <li>• Changi artifacts</li> </ul>

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<b>Service Provider: 3.17a Public Conveniences</b>	
<b>Major Activity</b>	<ul style="list-style-type: none"><li>• Obrien Park toilet improvements</li></ul>
<b>Works in Progress</b>	<ul style="list-style-type: none"><li>• Cistern replacements.</li></ul>
<b>Emerging Issues/ Priorities</b>	<ul style="list-style-type: none"><li>• Overall, Parks and Recreation Services are heavily impacted by the drought. Tree loss and deteriorating sports fields will take funds to recover.</li></ul>

**BUDGET IMPLICATIONS**

Included in the 2004/2005 budget.

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the information is noted.**

**ITEM 3**

<b>SUBJECT</b>	<b>QUESTIONS WITHOUT NOTICE.</b>
<b>REPORTING OFFICER</b>	<b>Tim Geyer – Acting Director Engineering Services</b>

**PURPOSE OF REPORT**

To respond to questions without notice from previous meetings.

**REPORT**

Cr Harris

- 1 Enquired as to whether a street has been named after Tim Mewburn and if not for his name to be placed on the proposed street name list.

Note by Director of Engineering Services.

- 2 Requested advice as to whether the rainwater tanks were connected on Council sites.

Tanks at the Civic Centre, Pool and the Peden Pavilion at the Recreation Area Showground are connected. The tank for the stables is in place but replacement gutters are still being installed.

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Cr O'Neil

**Requested a replacement "Pothole Book"**

**Note by Director of Engineering Services**, however Councilors are requested to phone requests, or send a note, for maintenance works direct to the relevant department as they receive them. These requests will be placed on Council Service Request System and forwarded direct to works supervisors. The Service Request System provides reports and jobs can be traced to assess progress.

Cr Sturgiss

- 1 Requested an update on Bradley Street
- 2 A fence at Tarago be removed

**Note by Director of Engineering Services**

Cr Eddy

Requested the Marulan area be mown and tidied before Australia Day

**Note by Director of Engineering Services**, the work has been programmed for completion before 26 January.

**BUDGET IMPLICATIONS**

Nil

**POLICY CONSIDERATIONS**

Nil

**RECOMMENDATION:**

**THAT the information be noted.**

**TIM GEYER**

**ACTING DIRECTOR ENGINEERING SERVICES**