



## **Minutes from Special Meeting of: COUNCIL**

**Held  
Thursday 24 July 2008  
10.00am  
Council Chambers, Civic Centre  
184 - 194 Bourke Street, Goulburn**

### **VISION**

*A sustainable vibrant community protecting, enhancing and enjoying Goulburn Mulwaree's rich social, environmental and economic heritage.*

### **Mission**

*To serve the Community*

**Minutes of the Special Meeting of Council held Thursday 24 July 2008  
commencing at 10am in the Council Chambers**

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## **Minutes of the Special Meeting of Council held Thursday 24 July 2008 commencing at 10am in the Council Chambers**

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### **Present**

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His Worship the Mayor – Cr P Stephenson, Cr M O’Neill, Cr R Craig, Cr M Eddy, Cr D Sturgiss, Cr S Harris & Cr M Hadlow.

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### **Also Present**

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General Manager (Mr L Johnson), Director Planning and Community Services (Mr C Berry), Director Engineering Services (Mr P Hansen), Director Corporate Services (Mr D Holwerda), Strategic Planning Manager (Mr John Massey), Public Relations Officer (Mr P Oliver) Strategic Planning Support Assistant (Ms Crystal Golden) & Executive Assistant (Mrs Debbie McCarthy).

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### **Opening Prayer**

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Read by Cr Hadlow.

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### **Apologies**

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Cr Sullivan and Cr Lamarra

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### **Disclosure of Interest**

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Cr P Stephenson declared a non-pecuniary interest in Item 29 of the Planning & Community Services Report to Council due to ownership of land in Middle Arm Road.

Cr Eddy declared a non-pecuniary interest in Item 54 of the Planning & Community Services Report to Council due to a relationship with a submitter.

Cr Craig declared a non-pecuniary interest in Item 47 and 48 of the Planning & Community Services Report to Council due to relationships with the submitters and as a joint owner of a property at 49 River Street.

Cr Hadlow declared a pecuniary interest due to ownership of 22 Bradley Street.

Staff Members, Chris Berry, Jack Miller, John Massey and Crystal Golden also declared non-pecuniary interests in the reports due to their ownership or relatives’ ownership of land within the local government area.

**Resolved 08/467**

**Cr O’Neill/Cr Craig**

*That Item 78 be discussed prior to the reports on LEP submissions.*

## **Planning & Community Services Report**

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### **Item 78 Interim Conduct Review Committee**

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#### **Reporting Officer**

Acting General Manager – Chris Berry

#### **Purpose of Report**

To establish an interim Conduct Review Committee to be able to examine complaints, if necessary, until Council has had the opportunity to review membership following the local government elections.

#### **Recommendation**

That Don Elder, Gerry Holmes and Kath Roach be appointed to an Interim Conduct Review Committee to operate until a review has been conducted following the 2008 Local Government Elections.

#### **Resolved 08/468**

**Cr O'Neill/Cr Craig**

*That Don Elder, Gerry Holmes and Kath Roach be appointed to an Interim Conduct Review Committee to operate until a review has been conducted following the 2008 Local Government Elections.*

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### **Item 1 Declarations of Interests – Draft LEP 2008**

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#### **Reporting Officer**

Director Planning & Community Services – Chris Berry  
Governance Officer – Simone Blay

#### **Purpose of Report**

To provide a reminder of responsibilities under the *Local Government Act 1993* regarding pecuniary and non-pecuniary interests.

#### **Recommendation**

That the report on the declaration of interests relating to the Draft LEP 2008 and associated planning documents be noted.

**Resolved 08/469**

**Cr Craig/Cr Eddy**

*That the report on the declaration of interests relating to the Draft LEP 2008 and associated planning documents be noted.*

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**Item 2    Introductory Report**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Recommendation**

That the grouping of submissions for assessment be noted.

*Several late submissions relating to the Business Paper reports were tabled and distributed to all Councillors at the Meeting for consideration in conjunction with the appropriate item.*

**Resolved 08/470**

**Cr Sturgiss/Cr Harris**

*That the grouping of submissions for assessment be noted.*

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**Item 3    Group: Supporting Submissions**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Ken Wheeldon (Submission No 11)  
D M Foster (Submission No. 18)  
Beryl Ruth McKinnon (Submission No. 23)  
R Lee (Submission No. 27)  
Laterals Planning (Submission No. 120)  
Foti Pyrotechnics Corporation Pty Ltd (Submission No. 315)

**Recommendation**

That:

- A.    The supporting submissions be noted
- B.    The “IN3 Heavy Industrial” zoning at Marulan be assessed with other submissions on the issue.

**Resolved 08/471**

**Cr Craig/Cr Eddy**

*That:*

- A. *The supporting submissions be noted*
- B. *The “IN3 Heavy Industrial” zoning at Marulan be assessed with other submissions on the issue.*

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**Item 4 Group: Agencies - NSW Rural Fire Service**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

NSW Rural Fire Service (Submission No 32)

**Recommendation**

That the following matters to be provided in the planning stages of any development be added to Draft DCP, Chapter 3.16 “Bushfire Risk Management”

- The future management regimes for any areas of hazard remaining within the subject area. This should focus on the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development.
- Minimising the impact of radiant heat and direct flame contact by separating the development from the bush fire hazard by identifying the extent of which future development can provide for asset protection zones in accordance with *Planning for Bush Fire Protection 2006*. Setbacks will depend on proximity to vegetation, vegetation type and slope.
- Substantial revegetation of a property, a riparian or wildlife corridor may increase bushfire risk to proposed or existing development. Any proposed revegetation should be undertaken in such a way that limits the spread and occurrence of fire.
- A plan of management will need to include fuel management within the development and maintenance of asset protection zones in accordance with *Planning for Bush Fire Protection 2006* and the Service’s document ‘*Standards for asset protection zones*’.
- Roads within new development areas are designed to comply with Section 4.1.3 of *Planning for Bush Fire Protection 2006*.

**Resolved 08/472**

**Cr Sturgiss/Cr Eddy**

*That the following matters to be provided in the planning stages of any development be added to Draft DCP, Chapter 3.16 “Bushfire Risk Management”*

- *The future management regimes for any areas of hazard remaining within the subject area. This should focus on the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development.*
- *Minimising the impact of radiant heat and direct flame contact by separating the development from the bush fire hazard by identifying the extent of which future development can provide for asset protection zones in accordance with Planning for Bush Fire Protection 2006. Setbacks will depend on proximity to vegetation, vegetation type and slope.*
- *Substantial revegetation of a property, a riparian or wildlife corridor may increase bushfire risk to proposed or existing development. Any proposed revegetation should be undertaken in such a way that limits the spread and occurrence of fire.*
- *A plan of management will need to include fuel management within the development and maintenance of asset protection zones in accordance with Planning for Bush Fire Protection 2006 and the Service’s document ‘Standards for asset protection zones’.*
- *Roads within new development areas are designed to comply with Section 4.1.3 of Planning for Bush Fire Protection 2006.*

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**Item 5      Group: Agencies - Goulburn Rural Lands Protection Board**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Goulburn Rural Lands Protection Board (Submission No 189)

**Recommendation**

That:

- A.    The minimum rural lot size remain as 100ha in the Draft LEP 2008
- B.    The special investigation working group continue to review rural lot sizes with the outcomes proceeding as a first amendment to Draft LEP

**Resolved 08/473**

**Cr Harris/Cr Craig**

*That:*

- A. *The minimum rural lot size remain as 100ha in the Draft LEP 2008*
- B. *The special investigation working group continue to review rural lot sizes with the outcomes proceeding as a first amendment to Draft LEP.*

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**Item 6 Group: Agencies - Department of Primary Industries**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

NSW Department of Primary Industries (Submission No 295)

**Recommendation**

That:

- A. Additional detailed key fish habitat controls be included in the DCP.
- B. Goulburn Mulwaree Summary Strategy 2020 document be clarified and amended as requested.
- C. Add to zone “RU3 Forestry” in “permitted without consent” – and *Plantations and Reafforestation Act 1999*.
- D. Add the properties “Hillingdon”, “Ravenswood”, “Coolabah Park”, “Kooringal” and “Lumley Park” to the “RU1 Primary Production” zone.

**Resolved 08/474**

**Cr Sturgiss/Cr Harris**

*That:*

- A. *Additional detailed key fish habitat controls be included in the DCP.*
- B. *Goulburn Mulwaree Summary Strategy 2020 document be clarified and amended as requested.*
- C. *Add to zone “RU3 Forestry” in “permitted without consent” – and Plantations and Reafforestation Act 1999.*
- D. *Add the properties “Hillingdon”, “Ravenswood”, “Coolabah Park”, “Kooringal” and “Lumley Park” to the “RU1 Primary Production” zone.*

**Item 7 Group: Agencies - Sydney Catchment Authority**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Sydney Catchment Authority (Submission No 300)

**Recommendation**

That:

- A. The following adjustments be made to the exhibited planning documents:
- The additional stated aim be added to Clause 2.2 of Draft LEP
  - Hydrological catchment map be included in Draft DCP
  - The additional stated objective be added to the Land Use Table of the “RU5 Village” zone
  - The additional use requested (i.e. uses authorised under the *Sydney Water Catchment Management Act 1998*) be added to the Land Use Table, “E2 Environmental Conservation” zone in “permitted without consent” and to correct the error in “prohibited” by adding item 3 not 4.
  - Add to clause 50 (5) – (d) Stormwater Management
  - Delete from Clause 46, reference to “E2 Environmental Conservation” zone.
  - Add following note to Clause 48:  
*“Environmental impacts include impacts on high conservation value vegetation, watercourses, riparian habitats, and water quality objectives”.*
  - Delete reference to sheet numbers in Clause 50 (1)(a) and (b).
  - Areas identified as Special Areas or areas owned by the Sydney Catchment Authority be rezoned “E2 Environmental Conservation”.
- B. A major review of the application of “E2 Environmental Conservation” and “E3 Environmental Management” zones be undertaken at the LEP’s first review period at which time more accurate and reliable information should be made available to Council from the concerned Agencies.
- C. The listed and foreshadowed SCA recommendations be included in the DCP as requested (other than the comments on minimum lot sizes for unsewered “village” zones in which the general standard of 1,500m<sup>2</sup> be maintained).

*A late item relating to this matter was tabled and distributed to all Councillors at the Meeting and was considered in conjunction with the report.*

**Resolved 08/475**

**Cr Hadlow/Cr Craig**

*That:*

- A. *The following adjustments be made to the exhibited planning documents:*
- *The additional stated aim be added to Clause 2.2 of Draft LEP*
  - *Hydrological catchment map be included in Draft DCP*
  - *The additional stated objective be added to the Land Use Table of the “RU5 Village” zone*
  - *The additional use requested (i.e. uses authorised under the Sydney Water Catchment Management Act 1998) be added to the Land Use Table, “E2 Environmental Conservation” zone in “permitted without consent” and to correct the error in “prohibited” by adding item 3 not 4.*
  - *Add to clause 50 (5) – (d) Stormwater Management*
  - *Delete from Clause 46, reference to “E2 Environmental Conservation” zone.*
  - *Add following note to Clause 48:*
    - “Environmental impacts include impacts on high conservation value vegetation, watercourses, riparian habitats, and water quality objectives”.*
  - *Delete reference to sheet numbers in Clause 50 (1)(a) and (b).*
  - *Areas identified as Special Areas or areas owned by the Sydney Catchment Authority be rezoned “Environmental”.*
- B. *A major review of the application of “E2 Environmental Conservation” and “E3 Environmental Management” zones be undertaken at the LEP’s first review period at which time more accurate and reliable information should be made available to Council from the concerned Agencies.*
- C. *The listed and foreshadowed SCA recommendations be included in the DCP as requested (other than the comments on minimum lot sizes for unsewered “village” zones in which the general standard of 1,500m<sup>2</sup> be maintained).*

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**Item 8    Group: Agencies - Department of Environment & Climate Change**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Department of Environment & Climate Change (DECC) (Submission No 301)

## **Recommendation**

That:

- A. "E1 National Parks & Nature Reserves" zoned land be adjusted as recommended by DECC
- B. Voluntary conservation agreement land be included in the "E2 Environmental Conservation" zone
- C. Identified Crown wet lands including Lake Bathurst, Morass, Shoalhaven Gorge and river corridor adjacent to the Sydney Catchment Authority Land be included in the "E3 Environmental Management" zone.
- D. Part of Council's waste management area, as identified by Council be zoned "E2 Environmental Conservation".
- E. Land use table to "E2 Environmental Conservation" be amended to remove "roads" from "permitted with consent".
- F. Replace the conservation value objective to "RU1 Primary Production" zone with:  
*"Avoid and minimise impacts on the natural environment and to protect environmentally sensitive land"*
- G. Land use table to zone "E1 National Parks & Nature Reserves" be amended to remove "roads" from "permitted without consent"
- H. Replace the conservation value objective to zone "E4 Environmental Living" with:  
*"Avoid and minimise impacts on the natural environment and to protect environmentally sensitive land"*
- I. Delete the ridge top objectives from zone "E4 Environmental Living"
- J. Delete reference to zone "E2 Environmental conservation" from Clause 46
- K. Amend the Draft DCP as recommended.
- L. Comments on Floodplain risk management be referred to the Department of Planning for consideration
- M. Major review of the application of "E2 Environmental Conservation" and "E3 Environmental Management" zones be undertaken at the Plan's first review period at which time more accurate and reliable information should be made available to Council from the Concerned Agencies.

**Resolved 08/476**

**Cr Harris/Cr Craig**

*That:*

- A. *"E1 National Parks & Nature Reserves" zoned land be adjusted as recommended by DECC*
- B. *Voluntary conservation agreement land be included in the "E2 Environmental Conservation" zone*
- C. *Identified Crown wet lands including Lake Bathurst, Morass, Shoalhaven Gorge and river corridor adjacent to the Sydney Catchment Authority Land be included in the "E3 Environmental Management" zone.*
- D. *Part of Council's waste management area, as identified by Council be zoned "E2 Environmental Conservation".*
- E. *Land use table to "E2 Environmental Conservation" be amended to remove "roads" from "permitted with consent".*

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- F. Replace the conservation value objective to “RUI Primary Production” zone with:  
“Avoid and minimise impacts on the natural environment and to protect environmentally sensitive land”*
- G. Land use table to zone “E1 National Parks & Nature Reserves” be amended to remove “roads” from “permitted without consent”*
- H. Replace the conservation value objective to zone “E4 Environmental Living” with:  
“Avoid and minimise impacts on the natural environment and to protect environmentally sensitive land”*
- I. Delete the ridge top objectives from zone “E4 Environmental Living”*
- J. Delete reference to zone “E2 Environmental conservation” from Clause 46*
- K. Amend the Draft DCP as recommended.*
- L. Comments on Floodplain risk management be referred to the Department of Planning for consideration and that this be considered by Council at the first LEP review.*
- M. Major review of the application of “E2 Environmental Conservation” and “E3 Environmental Management” zones be undertaken at the Plan’s first review period at which time more accurate and reliable information should be made available to Council from the Concerned Agencies.*

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**Item 9 Group: Agencies - Southern Rivers CMA**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Southern Rivers Catchment Management Authority (Submission No 312)

**Recommendation**

That:

- A. The Land Use Table in “E2 Environmental Conservation”, “E3 Environmental Management” and “E4 Environmental Living” be amended to remove “roads” from being “permitted without consent” and included in “permitted with consent”.*
- B. Climate change objective, as outlined by the CMA be added to Part 3 of the DCP.*

**Resolved 08/477**

**Cr Sturgiss/Cr Eddy**

*That:*

- A. The Land Use Table in “E2 Environmental Conservation”, “E3 Environmental Management” and “E4 Environmental Living” be amended to remove “roads” from being “permitted without consent” and included in “permitted with consent”.*
- B. Climate change objective, as outlined by the CMA be added to Part 3 of the DCP.*

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**Item 10 Group: Agencies - Department of Lands**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Department of Lands (Submission No 313)

**Recommendation**

That:

- A. Lot 7009 DP 94414, Reserve R42683 for Rifle Range, notified 29 April 1908 with Trustee being Goulburn Mulwaree Council be zoned “RE1 Public Recreation.
- B. Lot 106 DP 750033 & Lot 7010 DP 1020989, Reserve R68707, Tarago for Rubbish Depot, notified 13 October 1939 with Trustee being Goulburn Mulwaree Council be zoned “SP2 Infrastructure” for Waste Management Facility.
- C. Lot 5 DP 222748, Reserve R1003021, Tarago for Showground and Public Recreation, notified 2 November 2001 with Trustee being Tarago & District Showground Reserve Trust be zoned “RE1 Public Recreation”.
- D. The following land being part of the “Oallen Ford Camping and Receptions Area” be zoned “RE1 Public Recreation”:
  - Lot 35 DP 725503 Licence No. 308381/R 92798 for Future Public Requirements notified 20 June 1980
  - Lot 7002 DP 1030834 & Lot 7001 DP 1109580 Reserve R96332 for Environmental Protection, notified 10 September 1982
  - Lot 7003 DP 93504 Reserve R90152 for Future Public Requirements notified 15 September 1972
  - Lots 94 & 95 DP 704210, Lot 2 DP 704214 & Lot 2 DP 704213 Licence 173749 (PO 1988/10 Goulburn) /part R130015 for Access, notified 24 April 1987
  - Lot 93 DP 750041, part R130015 for Access, notified 24 April 1987

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**Resolved 08/478**

**Cr Craig/Cr Sturgiss**

*That:*

- A. *Lot 7009 DP 94414, Reserve R42683 for Rifle Range, notified 29 April 1908 with Trustee being Goulburn Mulwaree Council be zoned "RE1 Public Recreation.*
- B. *Lot 106 DP 750033 & Lot 7010 DP 1020989, Reserve R68707, Tarago for Rubbish Depot, notified 13 October 1939 with Trustee being Goulburn Mulwaree Council be zoned "SP2 Infrastructure" for Waste Management Facility.*
- C. *Lot 5 DP 222748, Reserve R1003021, Tarago for Showground and Public Recreation, notified 2 November 2001 with Trustee being Tarago & District Showground Reserve Trust be zoned "RE1 Public Recreation".*
- D. *The following land being part of the "Oallen Ford Camping and Recreations Area" be zoned "RE1 Public Recreation":*
- *Lot 35 DP 725503 Licence No. 308381/R 92798 for Future Public Requirements notified 20 June 1980*
  - *Lot 7002 DP 1030834 & Lot 7001 DP 1109580 Reserve R96332 for Environmental Protection, notified 10 September 1982*
  - *Lot 7003 DP 93504 Reserve R90152 for Future Public Requirements notified 15 September 1972*
  - *Lots 94 & 95 DP 704210, Lot 2 DP 704214 & Lot 2 DP 704213 Licence 173749 (PO 1988/10 Goulburn) /part R130015 for Access, notified 24 April 1987*
  - *Lot 93 DP 750041, part R130015 for Access, notified 24 April 1987*

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**Item 11 Group: Council - Amending Order**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Goulburn Mulwaree Strategic Planning Business Unit

**Recommendation**

That the following changes be made to the exhibited Draft LEP:

1. Land Use Table

(a) Zone “RU1 Primary Production”

- Need to add to “Permitted without consent” – environmental protection works; farm building; roads
- Need to delete – horticulture (*Note: forms part of new definition, intensive plant agriculture*).
- Need to add to “Permitted with Consent” – road side stalls.
- Need to add to “Prohibited” – attached dwellings; exhibition homes; exhibition village, industries (except light industrial and rural industries); nightclubs; retail premises (except cellar door premises; kiosks; markets; roadside stalls; rural supplies); self storage units; semi detached dwellings.
- Need to delete – caravan parks; food and drink premises; neighbourhood shops; restricted premises (*Note: part of ‘group’ definitions*) and light industry.

(b) Zone “RU2 Rural Landscape”

- Need to add to “Permitted without consent” – environmental facilities; environmental protection works; farm buildings; roads.
- Need to add to “Prohibited” – attached dwellings; exhibition homes; exhibition village; hotel and motel accommodation; nightclubs; resource recovery facilities; retail premises (except cellar door premises; kiosks; markets; roadside stalls); rural workers dwellings; self storage units; semi detached dwellings; storage premises; waste or resource management facilities; wholesale supplies.
- Need to delete – electricity generating works; waste disposal land fill operations (*Note: part of SEPP or removed from definitions*); bulky goods premises; food and drink premises; neighbourhood shops; pubs; take away food or drink premises; vehicle showrooms; livestock processing industry; sawmill or log processing works (*Note: part of “group” definitions*).

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- (c) Zone "RU5 Village"
- Need to add to "Permitted without consent" – roads.
  - Need to add to "Prohibited" – air transport facility; farm stay accommodation; rural industries; waste or resource management facility.
  - Need to delete – livestock processing industries; waste disposal land fill operations (*Note: part of "group" definitions or removed from definitions*).
- (d) Zone "RU6 Transition"
- Need to add to "Permitted without consent" – roads.
  - Need to add to "Prohibited" – air transport facility; attached dwellings; exhibition homes; exhibition village; highway service centres; night clubs; rural workers dwellings; self storage units; semi detached dwellings; storage premises; wholesale supplies; waste or resource management facility.
  - Need to delete – waste disposal land fill operations (*Note: removed from definitions*).
- (e) Zone "R1 General Residential"
- Need to add to "Permitted without consent – roads.
  - Need to add to "Prohibited" – air transport facility; farm stay accommodation; highway service centres; nightclubs; self storage units; storage premises; waste or resource management facility; wholesale supplies.
  - Need to delete – waste disposal landfill operations (*Note: removed from definitions*).
- (f) Zone "R2 Low Density Residential"
- Need to add to "Permitted without consent" – roads.
  - Need to add to "Prohibited" – air transport facility; farm stay accommodation; highway service centres; nightclubs; self storage units; storage premises; waste or resource management facility; wholesale supplies.
  - Need to delete – residential care facility; waste disposal land fill operations (*Note: latter removed from definitions*).
- (g) Zone "R5 Large Lot Residential"
- Need to add to "Permitted without consent" – roads.
  - Need to add to "Prohibited" – air transport facility; attached dwellings; highway service centres; hotel or motel accommodation; intensive plant agriculture; nightclubs; self storage units; storage premises; waste or resource management facility; wholesale supplies.
  - Need to delete – waste disposal land fill operations (*Note: removed from definitions*).
- (h) Zone "B2 Local Centre"
- Need to add to "Permitted without consent" – roads.
  - Need to add to "Prohibited" – air transport facility; exhibition village; farm stay accommodation; waste or resource management facility.
  - Need to delete – waste disposal land fill operations (*Note: removed from definitions*).

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- (i) Zone “B3 Commercial Core”
- Need to add to “Permitted without consent” – roads.
  - Need to add to “Prohibited” – air transport facility; exhibition homes; exhibition village; farm stay accommodation; highway service centres; industries; self storage units; waste or resource management facility.
  - Need to delete – waste disposal land fill operations (*Note: removed from definitions*)
- (j) Zone “B4 Mixed Use”
- Need to add to “Permitted without consent” – roads.
  - Need to add to “Prohibited” – air transport facility; farm stay accommodation; self storage units; waste or resource management facility.
  - Need to delete – correctional centre (*Note: SEPP applies*); waste disposal land fill operations (*Note: removed from definitions*).
- (k) Zone “B6 Enterprise Corridor”
- Need to add to “Permitted with consent” – roads.
  - Need to add to “Prohibited” – air transport facility; rural industries; shop; shop top housing; waste or resource management facility.
  - Need to delete – livestock processing industries; sawmills or log processing works; sex services premises, stock and sale yards; waste disposal land fill operations (*Note: part of “group” definitions or removed from definitions*).
- (l) Zone “IN1 General Industrial”
- (*Note: the following changes to the zone are a result of the Amending Order and the need to accommodate agriculture, extractive industries, mining and the like as development “Permitted with consent” in the zone*).
- Need to add to “Permitted without consent” – roads.
  - Need to add to “Prohibited” – air transport facility; animal boarding or training establishments; aquaculture; exhibition homes; exhibition village; farm stay accommodation; feedlots; highway service centres; intensive livestock agriculture; nightclubs; waste or resource management facility; wholesale supplies.
  - Need to delete – agriculture; airstrips; electricity generating works; extractive industries; farm buildings; forestry; hospitals; mining; sawmills or log processing works; stock and sale yards; waste disposal land fill operations.
- (m) Zone “IN2 Light Industrial”
- Need to add to “Permitted without consent” – roads.
  - Need to add to “Prohibited” – agriculture (except extensive agriculture); air transport facility; attached dwellings; exhibition homes; exhibition village; farm stay accommodation; highway service centres; nightclubs; sex services premises, waste or resource management facility.
  - Need to delete – waste disposal landfill operations (*Note: removed from definitions*).
- (n) Zone “IN3 Heavy Industrial”
- Need to add to “Permitted without consent” – roads.
  - Need to add to “Prohibited” – air transport facility; highway service

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- centres; nightclubs; wholesale supplies.
- Need to delete – agriculture; veterinary hospitals.
- (o) Zone “SP2 Infrastructure”
  - Need to add to “Permitted without consent” – roads.
  - Need to delete from “Permitted with consent” – utility installations  
(*Note: SEPP applies*).
- (p) Zone “RE1 Public Recreation”
  - Need to add to “Permitted with consent” – public utility undertakings.
  - Need to delete – utility installations.
- (q) Zone “RE2 Private Recreation”
  - Need to add to “Permitted with consent” – public utility undertakings, water recycling facility.
  - Need to delete – utility installations.
- (r) Zone “E2 Environmental Conservation”
  - Need to add to “Permitted with consent” – public utility undertakings, roads.
  - Need to delete – utility installations.
- (s) Zone “E3 Environmental Management”
  - Need to add to “Permitted without consent” – environmental protection works; extensive agriculture.
  - Need to add to “Permitted with consent” – agriculture (except intensive livestock agriculture); advertising structures; air strips; boarding houses; cellar door premises; cemetery; community facility; dwelling houses; depots; environmental facility; farm buildings; farm stay accommodation; forestry; home bases child care; home business; home industry; mining; public administration buildings; public utility undertakings; roads, roadside stalls; recreation area; recreation facility (outdoor); research station; secondary dwellings; signage; telecommunications facility; tourist and visitor accommodation; water recycling facilities.
  - Need to add to “Prohibited” – retail premises (except cellar door premises; kiosks; markets; roadside stalls).
- (t) Zone “E4 Environmental Living”
  - Need to add to “Permitted without consent” – environmental protection works.
  - Need to add to “Permitted with consent” – public utility undertaking; secondary dwelling, roads.
  - Need to delete – environmental protection works; utility installations.

2. Clause amendments

- (a) 4.1 Minimum subdivision lot size
  - Need to add objective:
    - 1(a) To set out a minimum lot size for the subdivision of land.
  - New subclause
    - (5) This clause does not apply in relation to the subdivision of individual lots that are to be used for attached dwellings, multi dwelling housing or semi-detached dwellings.

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- (b) 5.4 Controls relating to miscellaneous permissible uses opposed (compulsory).
- Add in:
    - (1) Bed and breakfast accommodation – 7 bedrooms.
    - (2) Home businesses – 30 square metres of floor area.
    - (3) Home industries – 30 square metres of floor area.
    - (4) Industrial retail outlets – (a) 40% (b) 400 square metres.
    - (5) Farm stay accommodation – 7 bedrooms.
    - (6) Kiosks – 100 square metres.
    - (7) Neighbourhood shops – 1000 square metres.
    - (8) Roadside stalls – 20 square metres.
    - (9) Secondary dwellings – (b) 100%.
- (c) Adopt new clause  
5.6 Architectural roof features (optional)  
1(a) Add provision for flexibility in the application of standards for height limitations to allow architectural roof features to exceed that standard in certain circumstances.
- (d) Delete old Clause 49 [has now been included in new Clause 4.1(4)]
- (e) Amend old Clause 50 (now Clause 7).
- Subclause 1 (a) and (b) delete reference to sheets
  - Subclause 2 delete “except as provided by subclause (3)”
  - Subclause 3 delete all of subclause and renumber following subclauses.
- (f) Schedule 2 – Exempt development
- Add new item 18 – ‘Filming’ as detailed in amending order.
  - Add new item 33 – ‘Tents and marquees used solely for filming purposes’.
- (g) Schedule 3 – Complying Development Part 1 types of development.
- Add 2 – Subdivision of land.
  - Subdivision of land which does not require development consent to be granted under the provisions of this Plan.

**Resolved 08/479**

**Cr Eddy/Cr Harris**

*That the following changes be made to the exhibited Draft LEP:*

**1. Land Use Table**

- (a) **Zone “RUI Primary Production”**
- ***Need to add to “Permitted without consent” – environmental protection works; farm building; roads***
  - ***Need to delete – horticulture (Note: forms part of new definition, intensive plant agriculture).***
  - ***Need to add to “Permitted with Consent” – road side stalls.***
  - ***Need to add to “Prohibited” – attached dwellings; exhibition homes; exhibition village, industries (except light industrial and rural industries); nightclubs; retail premises (except cellar door premises; kiosks; markets; roadside stalls; rural supplies); self storage units; semi detached dwellings.***

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- *Need to delete – caravan parks; food and drink premises; neighbourhood shops; restricted premises (Note: part of ‘group’ definitions) and light industry.*
- (b) **Zone “RU2 Rural Landscape”**
  - *Need to add to “Permitted without consent” – environmental facilities; environmental protection works; farm buildings; roads.*
  - *Need to add to “Prohibited” – attached dwellings; exhibition homes; exhibition village; hotel and motel accommodation; nightclubs; resource recovery facilities; retail premises (except cellar door premises; kiosks; markets; roadside stalls); rural workers dwellings; self storage units; semi detached dwellings; storage premises; waste or resource management facilities; wholesale supplies.*
  - *Need to delete – electricity generating works; waste disposal land fill operations (Note: part of SEPP or removed from definitions); bulky goods premises; food and drink premises; neighbourhood shops; pubs; take away food or drink premises; vehicle showrooms; livestock processing industry; sawmill or log processing works (Note: part of “group” definitions).*
- (c) **Zone “RU5 Village”**
  - *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; farm stay accommodation; rural industries; waste or resource management facility.*
  - *Need to delete – livestock processing industries; waste disposal land fill operations (Note: part of “group” definitions or removed from definitions).*
- (d) **Zone “RU6 Transition”**
  - *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; attached dwellings; exhibition homes; exhibition village; highway service centres; night clubs; rural workers dwellings; self storage units; semi detached dwellings; storage premises; wholesale supplies; waste or resource management facility.*
  - *Need to delete – waste disposal land fill operations (Note: removed from definitions).*
- (e) **Zone “R1 General Residential”**
  - *Need to add to “Permitted without consent – roads.*
  - *Need to add to “Prohibited” – air transport facility; farm stay accommodation; highway service centres; nightclubs; self storage units; storage premises; waste or resource management facility; wholesale supplies.*
  - *Need to delete – waste disposal landfill operations (Note: removed from definitions).*
- (f) **Zone “R2 Low Density Residential”**
  - *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; farm stay accommodation; highway service centres; nightclubs; self storage units; storage premises; waste or resource management facility; wholesale supplies.*
  - *Need to delete – residential care facility; waste disposal land fill operations (Note: latter removed from definitions).*

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- (g) **Zone “R5 Large Lot Residential”**
- *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; attached dwellings; highway service centres; hotel or motel accommodation; intensive plant agriculture; nightclubs; self storage units; storage premises; waste or resource management facility; wholesale supplies.*
  - *Need to delete – waste disposal land fill operations (Note: removed from definitions).*
- (h) **Zone “B2 Local Centre”**
- *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; exhibition village; farm stay accommodation; waste or resource management facility.*
  - *Need to delete – waste disposal land fill operations (Note: removed from definitions).*
- (i) **Zone “B3 Commercial Core”**
- *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; exhibition homes; exhibition village; farm stay accommodation; highway service centres; industries; self storage units; waste or resource management facility.*
  - *Need to delete – waste disposal land fill operations (Note: removed from definitions)*
- (j) **Zone “B4 Mixed Use”**
- *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; farm stay accommodation; self storage units; waste or resource management facility.*
  - *Need to delete – correctional centre (Note: SEPP applies); waste disposal land fill operations (Note: removed from definitions).*
- (k) **Zone “B6 Enterprise Corridor”**
- *Need to add to “Permitted with consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; rural industries; shop; shop top housing; waste or resource management facility.*
  - *Need to delete – livestock processing industries; sawmills or log processing works; sex services premises, stock and sale yards; waste disposal land fill operations (Note: part of “group” definitions or removed from definitions).*
- (l) **Zone “I1 General Industrial”**
- (Note: the following changes to the zone are a result of the Amending Order and the need to accommodate agriculture, extractive industries, mining and the like as development “Permitted with consent” in the zone).*
- *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; animal boarding or training establishments; aquaculture; exhibition homes; exhibition village; farm stay accommodation; feedlots; highway service centres; intensive livestock agriculture; nightclubs; waste or resource management facility; wholesale supplies.*
  - *Need to delete – agriculture; airstrips; electricity generating works; extractive industries; farm buildings; forestry; hospitals; mining; sawmills or log processing works; stock and sale yards; waste disposal land fill operations.*

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- (m) **Zone “IN2 Light Industrial”**
- *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – agriculture (except extensive agriculture); air transport facility; attached dwellings; exhibition homes; exhibition village; farm stay accommodation; highway service centres; nightclubs; sex services premises, waste or resource management facility.*
  - *Need to delete – waste disposal landfill operations (Note: removed from definitions).*
- (n) **Zone “IN3 Heavy Industrial”**
- *Need to add to “Permitted without consent” – roads.*
  - *Need to add to “Prohibited” – air transport facility; highway service centres; nightclubs; wholesale supplies.*
  - *Need to delete – agriculture; veterinary hospitals.*
- (o) **Zone “SP2 Infrastructure”**
- *Need to add to “Permitted without consent” – roads.*
  - *Need to delete from “Permitted with consent” – utility installations (Note: SEPP applies).*
- (p) **Zone “RE1 Public Recreation”**
- *Need to add to “Permitted with consent” – public utility undertakings.*
  - *Need to delete – utility installations.*
- (q) **Zone “RE2 Private Recreation”**
- *Need to add to “Permitted with consent” – public utility undertakings, water recycling facility.*
  - *Need to delete – utility installations.*
- (r) **Zone “E2 Environmental Conservation”**
- *Need to add to “Permitted with consent” – public utility undertakings, roads.*
  - *Need to delete – utility installations.*
- (s) **Zone “E3 Environmental Management”**
- *Need to add to “Permitted without consent” – environmental protection works; extensive agriculture.*
  - *Need to add to “Permitted with consent” – agriculture (except intensive livestock agriculture); advertising structures; air strips; boarding houses; cellar door premises; cemetery; community facility; dwelling houses; depots; environmental facility; farm buildings; farm stay accommodation; forestry; home bases child care; home business; home industry; mining; public administration buildings; public utility undertakings; roads, roadside stalls; recreation area; recreation facility (outdoor); research station; secondary dwellings; signage; telecommunications facility; tourist and visitor accommodation; water recycling facilities.*
  - *Need to add to “Prohibited” – retail premises (except cellar door premises; kiosks; markets; roadside stalls).*
- (t) **Zone “E4 Environmental Living”**
- *Need to add to “Permitted without consent” – environmental protection works.*
  - *Need to add to “Permitted with consent” – public utility undertaking; secondary dwelling, roads.*
  - *Need to delete – environmental protection works; utility installations.*

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**2. Clause amendments**

**(a) 4.1 Minimum subdivision lot size**

- **Need to add objective:**
  - 1(a) To set out a minimum lot size for the subdivision of land.**
- **New subclause**
  - (5) This clause does not apply in relation to the subdivision of individual lots that are to be used for attached dwellings, multi dwelling housing or semi-detached dwellings.**

**(b) 5.4 Controls relating to miscellaneous permissible uses opposed (compulsory).**

- **Add in:**
  - (1) Bed and breakfast accommodation – 7 bedrooms.**
  - (2) Home businesses – 30 square metres of floor area.**
  - (3) Home industries – 30 square metres of floor area.**
  - (4) Industrial retail outlets – (a) 40% (b) 400 square metres.**
  - (5) Farm stay accommodation – 7 bedrooms.**
  - (6) Kiosks – 100 square metres.**
  - (7) Neighbourhood shops – 1000 square metres.**
  - (8) Roadside stalls – 20 square metres.**
  - (9) Secondary dwellings – (b) 100%.**

**(c) Adopt new clause**

**5.6 Architectural roof features (optional)**

**1(a) Add provision for flexibility in the application of standards for height limitations to allow architectural roof features to exceed that standard in certain circumstances.**

**(d) Delete old Clause 49 [has now been included in new Clause 4.1(4)]**

**(e) Amend old Clause 50 (now Clause 7).**

- **Subclause 1 (a) and (b) delete reference to sheets**
- **Subclause 2 delete “except as provided by subclause (3)”**
- **Subclause 3 delete all of subclause and renumber following subclauses.**

**(f) Schedule 2 – Exempt development**

- **Add new item 18 – ‘Filming’ as detailed in amending order.**
- **Add new item 33 – ‘Tents and marquees used solely for filming purposes’.**

**(g) Schedule 3 – Complying Development Part 1 types of development.**

- **Add 2 – Subdivision of land.**
- **Subdivision of land which does not require development consent to be granted under the provisions of this Plan.**

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**Item 12 Group: Council – General (Attachments)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Goulburn Mulwaree Strategic Planning Business Unit

**Recommendation**

That:

- A. Part Lot 2 DP 833561, Marulan and Lot 1 DP 1047996, Goulburn be rezoned from “RU2 Rural Landscape” to “SP2 Infrastructure” with the purpose to be shown on the land zoning map being “Public Utility Undertaking”.
- B. The Floor Space Ratio map (Sheet FSR-003), Category D 0.5:1 be changed to 1.5:1.
- C. The lot size maps be adjusted as follows:
  - (i) Lot Size Maps LSZ 002 and 003  
Run-O-Waters part “R5 Large Lot Residential” zone to be adjusted to a 2 hectare minimum lot size (partially serviced).
  - (ii) Lot Size Map LSZ 012  
Tarago “R5 Large Lot Residential” zone to be adjusted to 10 hectares (unserviced).
  - (iii) Lot Size Maps LSZ 018 and 019  
Tallong “R5 Large Lot Residential” zone to be adjusted to 10 hectares (unserviced).

*(Note: This decision can be deferred to later in the report when changes to the lot size maps are discussed).*
- D. Clause 50 be amended by the deletion of subclause (3) and the reference to sheets in subclause (i).
- E. The western zone boundary between zones “RU6 Transition” and “RU1 Primary Production” at Goulburn be adjusted in accordance with the latest available aerial photo information.
- F. The option of replacing the “IN3 Heavy Industrial” zone at Marulan with either an “IN1 General Industrial” zone or “RU1 Primary Production” zone be considered in relation to other submissions on this issue.
- G. The zoning for Lot 72 DP 1006688 and Pt Lot 71 DP 1006688 be changed from “E3 Environmental Management” to “E4 Environmental Living” zone and the lot size map for the subject land be changed from AD - 100 hectares to AB - 10 hectares (on Map sheets LSZ – 004 and 005)

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- H. “RU6 Transition” zone between Run-O-Waters and Coles Distribution Centre in accordance with attached map be adopted.
- I. “RU6 Transition” zone depicted by the landscape corridor in the Draft DCP Figure 8.6.1 be adopted.
- J. The use of either the “RU6 Transition” zone or “RE2 Private Recreation” zone at Wilson Drive, Marulan be considered in relation to other later submissions on the proposed development at Wilson Drive
- K. Additional matters be included in the Draft DCP relating to:
- Existing use rights development changes must satisfy the objectives of their respective zone.
  - Chapter 4.2.8 to include 9m setbacks between residential and industrial buildings at the zone interface between industrial and residential.
  - Height of industrial buildings at this zone interface are to be consistent with nearby housing.
  - Traffic management and calming measures are to be recommended on roads shared by both residential and industrial traffic.
  - Changes of uses in mixed industrial and residential development areas are to include amenity protection measures for existing residential development.
- L. The following Exempt provisions be changed:
- 10. Carports - Replace (3) with “Must be behind the front dwelling alignment”.
  - 32. Swimming pools - Add note “Attention is drawn to the requirement of the *Swimming Pools Act 1992*, *Swimming Pools Regulation 1998*, Australian Standard AS1926 and the need to notify Council on completion of the Pool for inclusion in Council’s register of Swimming Pools.
- M. The Draft DCP Section 3.42 “residential, multi-unit development” be replaced with reference to small, medium and large dwellings with 2 spaces per dwelling unit.
- N. The following be added in the Draft DCP Chapter 3:  
Noise generating and noise sensitive development.  
Council is the appropriate regulatory authority for noise related activities, such as heavy industries, mining, extractive industry, motor racing tracks and the like under the *Protection of the Environment Operations Act 1997*. If development sensitive to noise were to be approved on adjacent properties to the noise source, Council will be responsible for regulating any resulting noise impacts.

Council recommends applicants utilise the following documents to assist them in making decisions relating to acceptable noise levels for noise generating and noise sensitive developments:

- NSW Industrial Noise Policy
- Environmental Criteria for Road Traffic Noise

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- Noise Guide for Local Government

The above documents are available from the Department of Environment and Climate Change website: [www.environment.nsw.gov.au/noise](http://www.environment.nsw.gov.au/noise)

Note: Cross reference Chapter 4.2.15

- O. The following be added into the Draft DCP Table 5.1 “Buffers between rural activities and rural dwellings”:
- “Recreation Facilities (Major) – 1,000 metres.”
- P. The following be added in the Draft DCP Chapter 5.8 (a):
- “Buffer distances” – in the case of major recreation facilities (eg. motor racing tracks), dwellings proposed closer than the recommended buffer distance, at a minimum should comply with industry best noise insulation standards.
- Q. On determination of the range of rural lot sizes in the review of rural zones, the “RU6 Transition” zone be considered for lot size of 10-20 hectares other than where existing and proposed 10 hectare lots are included in an “E4 Environmental Living” zone.

**Resolved 08/480**

**Cr Harris/Cr Eddy**

*That:*

- A. *Part Lot 2 DP 833561, Marulan and Lot 1 DP 1047996, Goulburn be rezoned from “RU2 Rural Landscape” to “SP2 Infrastructure” with the purpose to be shown on the land zoning map being “Public Utility Undertaking”.*
- B. *The Floor Space Ratio map (Sheet FSR-003), Category D 0.5:1 be changed to 1.5:1.*
- C. *The lot size maps be adjusted as follows:*
- (i) *Lot Size Maps LSZ 002 and 003*
  - (ii) *Run-O-Waters part “R5 Large Lot Residential” zone to be adjusted to a 2 hectare minimum lot size (partially serviced).*
  - (iii) *Lot Size Map LSZ 012*
  - (iv) *Tarago “R5 Large Lot Residential” zone to be adjusted to 10 hectares (unserviced).*
  - (v) *Lot Size Maps LSZ 018 and 019 Tallong “R5 Large Lot Residential” zone to be adjusted to 10 hectares (unserviced).*
- D. *Clause 50 be amended by the deletion of subclause (3) and the reference to sheets in subclause (i).*

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- E.** *The western zone boundary between zones “RU6 Transition” and “RU1 Primary Production” at Goulburn be adjusted in accordance with the latest available aerial photo information.*
- F.** *The option of replacing the “IN3 Heavy Industrial” zone at Marulan with either an “IN1 General Industrial” zone or “RU1 Primary Production” zone be considered in relation to other submissions on this issue.*
- G.** *The zoning for Lot 72 DP 1006688 and Pt Lot 71 DP 1006688 be changed from “E3 Environmental Management” to “E4 Environmental Living” zone and the lot size map for the subject land be changed from AD - 100 hectares to AB - 10 hectares (on Map sheets LSZ – 004 and 005)*
- H.** *“RU6 Transition” zone between Run-O-Waters and Coles Distribution Centre in accordance with attached map be adopted.*
- I.** *“RU6 Transition” zone depicted by the landscape corridor in the Draft DCP Figure 8.6.1 be adopted.*
- J.** *The use of either the “RU6 Transition” zone or “RE2 Private Recreation” zone at Wilson Drive, Marulan be considered in relation to other later submissions on the proposed development at Wilson Drive*
- K.** *Additional matters be included in the Draft DCP relating to:*
- Existing use rights development changes must satisfy the objectives of their respective zone.*
  - Chapter 4.2.8 to include 9m setbacks between residential and industrial buildings at the zone interface between industrial and residential.*
  - Height of industrial buildings at this zone interface are to be consistent with nearby housing.*
  - Traffic management and calming measures are to be recommended on roads shared by both residential and industrial traffic.*
  - Changes of uses in mixed industrial and residential development areas are to include amenity protection measures for existing residential development.*
- L.** *The following Exempt provisions be changed:*
- 10. Carports - Replace (3) with “Must be behind the front dwelling alignment”.*
  - 32. Swimming pools - Add note “Attention is drawn to the requirement of the Swimming Pools Act 1992, Swimming Pools Regulation 1998, Australian Standard AS1926 and the need to notify Council on completion of the Pool for inclusion in Council’s register of Swimming Pools.*
- M.** *The Draft DCP Section 3.42 “residential, multi-unit development” be replaced with reference to small, medium and large dwellings with 2 spaces per dwelling unit.*
- N.** *The following be added in the Draft DCP Chapter 3:  
Noise generating and noise sensitive development.  
Council is the appropriate regulatory authority for noise related activities, such as heavy industries, mining, extractive industry, motor racing tracks and the like under the Protection of the Environment Operations Act 1997. If development*

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*sensitive to noise were to be approved on adjacent properties to the noise source, Council will be responsible for regulating any resulting noise impacts.*

*Council recommends applicants utilise the following documents to assist them in making decisions relating to acceptable noise levels for noise generating and noise sensitive developments:*

- *NSW Industrial Noise Policy*
- *Environmental Criteria for Road Traffic Noise*
- *Noise Guide for Local Government*

*The above documents are available from the Department of Environment and Climate Change website: [www.environment.nsw.gov.au/noise](http://www.environment.nsw.gov.au/noise)*

*Note: Cross reference Chapter 4.2.15*

- O. The following be added into the Draft DCP Table 5.1 “Buffers between rural activities and rural dwellings”:*

*“Recreation Facilities (Major) – 1,000 metres.”*

- P. The following be added in the Draft DCP Chapter 5.8 (a):*

*“Buffer distances” – in the case of major recreation facilities (eg. motor racing tracks), dwellings proposed closer than the recommended buffer distance, at a minimum should comply with industry best noise insulation standards.*

- Q. On determination of the range of rural lot sizes in the review of rural zones, the “RU6 Transition” zone be considered for lot size of 10-20 hectares other than where existing and proposed 10 hectare lots are included in an “E4 Environmental Living” zone.*

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**Item 13 Group: Council - Adjoining Local Government Areas**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Shoalhaven City Council (Submission No 148)

Wingecarribee Shire Council (Submission No. 213)

**Recommendation**

That:

- A. A buffer of 150 metres within the proposed “IN3 Heavy Industrial” zone adjacent to the National Park be zoned “E3 Environmental Management”.
- B. Crown land within 150 metres adjacent to the Shoalhaven River not already zoned environmental be zoned “E3 Environmental Management”.

**Resolved 08/481**

**Cr Sturgiss/Cr Harris**

*That:*

- A. A buffer of 150 metres within the proposed “IN3 Heavy Industrial” zone adjacent to the National Park be zoned “E3 Environmental Management”.*
- B. Crown land within 150 metres adjacent to the Shoalhaven River not already zoned environmental be zoned “E3 Environmental Management”.*

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**Item 14 Group: Development Control Plan**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

David Humphreys (Submission No 139 part)

Carolyn Samsa – Outdoor Media Association (Submission No. 254 part)

Jason Mikosic (Submission No. 288)

**Recommendation**

That:

- A. That the submissions and report be noted.
- B. Area zoned “B2 Local Centre” at Marulan be included as a site specific provision in Chapter 8.4 of the Draft DCP.
- C. The Outdoor Media Association’s submission be referred to the Roads and Traffic Authority for consideration and any outcomes be implemented via the first review.

**Resolved 08/482**

**Cr Eddy/Cr Craig**

*That:*

- A. *That the submissions and report be noted.*
- B. *Area zoned “B2 Local Centre” at Marulan be included as a site specific provision in Chapter 8.4 of the Draft DCP.*
- C. *The Outdoor Media Association’s submission be referred to the Roads and Traffic Authority for consideration and any outcomes be implemented via the first review.*

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**Item 15 Group: Goulburn (Business) – Manfred Park  
(Attachment)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

M Milne (Submissions 12 & 126)  
M & P Manfred (Submission No. 170)

**Recommendation**

That the submissions on Manfred Park, Goulburn be noted.

**Resolved 08/483**

**Cr Harris/Cr Sturgiss**

*That the submissions on Manfred Park, Goulburn be noted*

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**Item 16 Group: Goulburn (Business) – Marys Mount**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Southern Cross Consulting Surveyors (Submission No 75)

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**Recommendation**

That:

- A. The floor space limit be increased to 1,000m<sup>2</sup> in the Draft LEP for the new Clause 5.4 (1) (7) – Neighbourhood Shops.
- B. Sections 4.2.1 and Section 8.1.3 (d) of the Draft DCP be amended to include the total floor areas for neighbourhood shops in “R1 General Residential” and “R2 Low Density Residential” zones not to exceed 1,000m<sup>2</sup> of which a small supermarket shall be no more than 800m<sup>2</sup>.

**Resolved 08/484**

**Cr Harris/Cr Craig**

*That the site of approximately 7 hectares on the corner of Marys Mount and Crookwell Roads be zoned “B1 Neighbourhood Centre”.*

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**Item 17 Group: Goulburn (Business) – Brewer Street**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Laterals Planning (Submission No 186)

**Recommendation**

That:

- A. The floor space limit be increased to 1,000m<sup>2</sup> in the Draft LEP for the new Clause 5.4 (1) (7) – Neighbourhood Shops.
- B. Sections 4.2.1 and Section 8.1.3 (d) of the Draft DCP be amended to include the total floor areas for neighbourhood shops in “R1 General Residential” and “R2 Low Density Residential” zones not to exceed 1,000m<sup>2</sup> of which a small supermarket shall be no more than 800m<sup>2</sup>.

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**Resolved 08/485**

**Cr O'Neill /Cr Harris**

*That:*

- A. The floor space limit be increased to 1,000m<sup>2</sup> in the Draft LEP for the new Clause 5.4 (1) (7) – Neighbourhood Shops.*
- B. Sections 4.2.1 and Section 8.1.3 (d) of the Draft DCP be amended to include the total floor areas for neighbourhood shops in “R1 General Residential” and “R2 Low Density Residential” zones not to exceed 1,000m<sup>2</sup> of which a small supermarket shall be no more than 800m<sup>2</sup>.*

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**Item 18 Group – Goulburn (Business) – Marys Mount  
Release Area**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

G Irving (Submission No 252)

**Recommendation**

That:

- A. The minimum lot size map for the “R2 Low Density Residential” zone be adjusted to 700m<sup>2</sup>*
- B. The floor space limit be increased to 1,000m<sup>2</sup> in the Draft LEP for the new Clause 5.4 (1) (7) – Neighbourhood Shops.*
- C. Sections 4.2.1 and Section 8.1.3 (d) of the Draft DCP be amended to include the total floor areas for neighbourhood shops in “R1 General Residential” and “R2 Low Density Residential” zones not to exceed 1,000m<sup>2</sup> of which a small supermarket shall be no more than 800m<sup>2</sup>.*

**Resolved 08/486**

**Cr Craig/Cr Eddy**

*That:*

- A. The minimum lot size map for the “R2 Low Density Residential” zone be adjusted to 700m<sup>2</sup>*
- B. The floor space limit be increased to 1,000m<sup>2</sup> in the Draft LEP for the new Clause 5.4 (1) (7) – Neighbourhood Shops.*

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- C. Sections 4.2.1 and Section 8.1.3 (d) of the Draft DCP be amended to include the total floor areas for neighbourhood shops in “R1 General Residential” and “R2 Low Density Residential” zones not to exceed 1,000m<sup>2</sup> of which a small supermarket shall be no more than 800m<sup>2</sup>.*

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**Item 19 Group: Goulburn (Business) - Kenmore**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Laterals Planning (Submission No 314)

**Recommendation**

That:

- A. The exhibited zoning for the “Kenmore” site in the Draft LEP be maintained.
- B. The floor space limit be increased to 1,000m<sup>2</sup> in the Draft LEP for the new Clause 5.4 (1) (7) – Neighbourhood Shops.
- C. Sections 4.2.1 and Section 8.1.3 (d) of the Draft DCP be amended to include the total floor areas for neighbourhood shops in “R1 General Residential” and “R2 Low Density Residential” zones not to exceed 1,000m<sup>2</sup> of which a small supermarket shall be no more than 800m<sup>2</sup>.

**Resolved 08/487**

**Cr Harris/Cr Hadlow**

*That:*

- A. The exhibited zoning for the “Kenmore” site in the Draft LEP be maintained.*
- B. The floor space limit be increased to 1,000m<sup>2</sup> in the Draft LEP for the new Clause 5.4 (1) (7) – Neighbourhood Shops.*
- C. Sections 4.2.1 and Section 8.1.3 (d) of the Draft DCP be amended to include the total floor areas for neighbourhood shops in “R1 General Residential” and “R2 Low Density Residential” zones not to exceed 1,000m<sup>2</sup> of which a small supermarket shall be no more than 800m<sup>2</sup>.*

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**Item 20 Group: Goulburn - Flood Planning Map**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

E & M Weston including petition (Submission No 267)

**Recommendation**

That the submission and petition in relation to flooding in Goulburn be noted.

**Resolved 08/488**

**Cr Sturgiss/Cr Craig**

*That the submission and petition in relation to flooding in Goulburn be noted.*

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**Item 21 Group: Goulburn (General) – Auburn Street Closure  
& Saleyards**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

J McCurley (Submission No 17)

Southern Meats (Submission No 304)

**Recommendation**

That the submissions on the road closure for Auburn Street, Goulburn and the strategic direction of the saleyards in Goulburn be noted.

**Resolved 08/489**

**Cr Eddy/Cr Craig**

*That the submissions on the road closure for Auburn Street, Goulburn and the strategic direction of the saleyards in Goulburn be noted*

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**Item 22 Group: Goulburn (General) – Lagoon Street /  
Fenwick Crescent**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Dutailis Architects (Submission Nos 16 & 24)

**Recommendation**

That the submissions on planning controls affecting land at Lagoon Street and Fenwick Crescent, Goulburn be noted.

**Resolved 08/490**

**Cr Craig/Cr Eddy**

*That the submissions on planning controls affecting land at Lagoon Street and Fenwick Crescent, Goulburn be noted*

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**Item 23 Group: Goulburn (General) – Environmental  
Sustainability**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

C Falk (Submission No 161)

**Recommendation**

That the submission on environmental sustainability be noted and issues relating to economic development of the local government area be referred to the Economic Development and Tourism Advisory Committee for consideration.

**Resolved 08/491**

**Cr Harris/Cr Sturgiss**

*That the submission on environmental sustainability be noted and issues relating to economic development of the local government area be referred to the Advisory Committees for consideration*

**Item 24 Group: Goulburn (General) – Sex Services & Places  
of Worship**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Richard Ellis – CVS Equipment (Submission No 163)  
Geoff Gulson (Submission No 169)  
Ronald Arckoll (Submission No 255)  
Phillip Sneddon – The Hipac Group (Submission No 256)  
Andrew Ohlmeyer – Argyle Commercial Enterprises (Submission No 257)  
Graham & Ruth Pugh – Berkeley Engineering (Submission No 258)  
Roger Bulloch – Rapid Industrial (Submission No 259)  
Goulburn Gospel Trust (Submission No 260)  
Ian Gulson (Submission No 262)  
Ron Kennard – Supex Products (Submission No 270)  
Mr & Mrs Kennard (Submission No 271)  
Andrew Ohlmeyer (Submission No 272)  
Stephen Ohlmeyer (Submission No 273)  
Mr & Mrs Stead (Submission No 274)  
Tim & Naomi Crutcher (Submission No 275)  
Mr & Mrs Wilson (Submission No 276)  
Timothy M Crutcher – General Pump Company (Submission No 277)  
Malcolm Kennard – M.E.T School Goulburn (Submission No 278)  
Stan Eagle – Central Saws (Submission No 279)  
Stephen C Bird – IVR Equipment (Submission No 280)

**Recommendation**

That:

- A. The Draft LEP be amended by prohibiting “sex services premises” in the “B6 Enterprise Corridor” and “IN2 Industrial” zones.
- B. Additional controls be developed in the Draft DCP restricting the development of “sex services premises” within 250 metres of any place of worship, school, community facility, child care centre, hospital, rail station, bus stop, taxi stand, or any place regularly frequented by children.
- C. The Draft LEP be amended to permit “residential care facilities” and “places of public worship” in the “R2 Low Density Residential” zone.
- D. Additional controls be developed in the Draft DCP restricting the development of “places of public worship” to 150m<sup>2</sup>.

**Resolved 08/492**

**Cr Craig/Cr Hadlow**

*That:*

- A. The Draft LEP be amended by prohibiting “sex services premises” in the “B6 Enterprise Corridor” and “IN2 Industrial” zones.*
- B. Additional controls be developed in the Draft DCP restricting the development of “sex services premises” within 250 metres of any place of worship, school, community facility, child care centre, hospital, rail station, bus stop, taxi stand, or any place regularly frequented by children.*
- C. The Draft LEP be amended to permit “residential care facilities” and “places of public worship” in the “R2 Low Density Residential” zone.*
- D. Additional controls be developed in the Draft DCP restricting the development of “places of public worship” to 150m<sup>2</sup>.*

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**Item 25 Group: Goulburn (Heritage)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

D M Foster (Submission No 132)  
Goulburn Heritage Group (No 203)  
David Penalver (No 219)  
Ian & Anna McCormack (No 293)

**Recommendation**

That:

- A. The submissions on heritage issues be noted.
- B. The Draft DCP be amended to incorporate the design principles from the “Good Design Statement”
- C. The CBD Master Plan be used to inform any adjustment to the heritage and design requirements of the Draft DCP
- D. Planning staff continue to work with community groups such as the Goulburn Heritage Group on the refinement of heritage planning controls.

**Resolved 08/493**

**Cr Hadlow/Cr Sturgiss**

*That:*

- A. *The submissions on heritage issues be noted.*
- B. *The Draft DCP be amended to incorporate the design principles from the “Good Design Statement”*
- C. *The CBD Master Plan be used to inform any adjustment to the heritage and design requirements of the Draft DCP*
- D. *Planning staff continue to work with community groups such as the Goulburn Heritage Group on the refinement of heritage planning controls.*

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**Item 26 Group: Goulburn (Industrial) – Murrays Flat**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Urbis Pty Ltd (Submission Nos 5, 50, 119, 252 & 292)

**Recommendation**

That:

- A. The zoning for Lot 1 DP 809814, Lot 3 DP 251779 and Lot 4 DP 251774 be amended from “RU6 Transition” to “IN1 General Industrial”
- B. The lot size map for Lot 1 DP 809814, Lot 3 DP 251779 and Lot 4 DP 251774 be changed from 100ha (AD) to “Not subjected to standard”.
- C. The zoning for Lot 2 DP 747969 and Lot 20 DP 806869 be amended from “RU1 Primary Production” to “RU6 Transition”.

**Resolved 08/494**

**Cr Harris/Cr Craig**

*That:*

- A. *The zoning for Lot 1 DP 809814, Lot 3 DP 251779 and Lot 4 DP 251774 be amended from “RU6 Transition” to “IN1 General Industrial”*
- B. *The lot size map for Lot 1 DP 809814, Lot 3 DP 251779 and Lot 4 DP 251774 be changed from 100ha (AD) to “Not subjected to standard”.*

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- C. The zoning for Lot 2 DP 747969 and Lot 20 DP 806869 be amended from “RU1 Primary Production” to “RU6 Transition”.*

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**Item 27 Group: Goulburn (Industrial) – Wayo Street**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

P Raft (Submission No 13)

**Recommendation**

That:

- A. The zoning of Nos 64, 66 and 70 Wayo Street remain “IN2 Light Industrial”.
- B. The zoning of No 59 Chantry Street (current transport depot) be amended to a “IN2 Light Industrial” zone.
- C. The zoning of Nos 46 to 60 Wayo Street be amended to a “R1 General Residential” zone.

*A late item relating to this matter was tabled and distributed to all Councillors at the Meeting and was considered in conjunction with the report.*

**Resolved 08/495**

**Cr Hadlow/Cr O’Neill**

*That:*

- A. The zoning of Nos 64, 66 and 70 Wayo Street remain “IN2 Light Industrial”.*
- B. The zoning of No 59 Chantry Street (current transport depot) be amended to an “IN2 Light Industrial” zone.*

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**Item 28 Group: Goulburn (Peri Urban Development) –  
“Wollonhill”**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

LC & JR Maroya (Submission Nos 1 & 103)

**Recommendation**

That the decision on minimum rural lot sizes at “Wollonhill”, 235 Gurrundah Road be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/496**

**Cr Sturgiss/Cr Eddy**

*That the decision on minimum rural lot sizes at “Wollonhill”, 235 Gurrundah Road be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

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**Item 29 Group: Goulburn (Peri Urban Development) – 78  
Middle Arm Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

J G L Dowle (Submission No 30)

**Recommendation**

That 78 Middle Arm Road, Goulburn be considered for urban release purposes at the first five year LEP review period.

**Resolved 08/497**

**Cr Harris/Cr Eddy**

*That 78 Middle Arm Road, Goulburn be considered for urban release purposes within the first five year LEP review period.*

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**Item 30 Group: Goulburn (Peri Urban Development) – 28  
Kingsdale Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

S Galea (Submission No 30)

**Recommendation**

That the decision on minimum rural lot sizes at 28 Kingsdale Road this location be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/498**

**Cr Harris/Cr Craig**

*That the decision on minimum rural lot sizes at 28 Kingsdale Road be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

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**Item 31 Group: Goulburn (Peri Urban Development) – Marys  
Mount Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Southern Cross Consulting Surveyors (Submission Nos 147 & 235)

**Recommendation**

That:

- A. The zoning of the land Lots 3 & 4 DP 42250 and Lot 71 DP 1006688, Marys Mount Road, Goulburn be amended to “E4 Environmental Living”
- B. The minimum lot size for the subject land be confirmed at 10ha.

**Resolved 08/499**

**Cr Hadlow/Cr Craig**

*That:*

- A. *The zoning of the land Lots 3 & 4 DP 42250 and Lot 71 DP 1006688, Marys Mount Road, Goulburn be amended to “E4 Environmental Living”*
- B. *The minimum lot size for the subject land be confirmed at 10ha.*

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**Item 32 Group: Goulburn (Peri Urban Development): Ridge Street/Shannon Drive/Bushs Lane**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Southern Cross Consulting Surveyors (Submission No 151)

**Recommendation**

That the Draft LEP be amended to set a minimum lot size of 2 hectares for unsewered residential development in the Ridge Street/Shannon Lane/Bushs Lane area.

**Resolved 08/500**

**Cr O’Neill /Cr Hadlow**

*That:*

- A. *The Draft LEP be amended to set a minimum lot size of 2 hectares for unsewered residential development in the Ridge Street/Shannon Lane/Bushs Lane area.*
- B. *The zoning of this area be reconsidered as soon as practical following completion of an infrastructure network analysis.*

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**Item 33 Group: Goulburn (Peri Urban Development) – Ridge Street/Gurrundah Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Southern Cross Consulting Surveyors (Submission No 152)

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**Recommendation**

That the decision on minimum rural lot sizes at Ridge Street and Gurrundah Road be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/501**

**Cr Harris/Cr Craig**

*That the decision on minimum rural lot sizes at Ridge Street and Gurrundah Road be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

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**Item 34 Group: Goulburn (Peri Urban Development) – Middle Arm Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

W & L Murdoch (Submission No 153)

**Recommendation**

That 44 Middle Arm Road, Goulburn be considered for urban release purposes at the first five year Local Environmental Plan review period.

**Resolved 08/502**

**Cr Harris/Cr Sturgiss**

*That 44 Middle Arm Road, Goulburn be considered for urban release purposes within the first five year Local Environmental Plan review period.*

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**Item 35 Group: Goulburn (Peri Urban Development) – Crookwell Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Laterals Planning (Submission No 172)

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**Recommendation**

That 407 & 457 Crookwell Road, Goulburn be considered for urban release purposes at the first five year Local Environmental Plan review period.

**Resolved 08/503**

**Cr O'Neill /Cr Craig**

*That 407 & 457 Crookwell Road, Goulburn be considered for urban release purposes within the first five year Local Environmental Plan review period.*

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**Item 36 Group: Goulburn (Peri Urban Development) –  
Charles Valley**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Laterals Planning (Submission Nos 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183)

**Recommendation**

That the minimum lot size for “Charles Valley” be amended to 2 hectares subject to the availability of a reticulated water supply, suitability for onsite waste water disposal and the preparation of a DCP and Infrastructure Plan.

*A late item relating to this matter was tabled and distributed to all Councillors at the Meeting and was considered in conjunction with the report.*

**Resolved 08/504**

**Cr O'Neill /Cr Hadlow**

*That the minimum lot size for “Charles Valley” be amended to 2 hectares subject to the availability of a reticulated water supply, suitability for onsite waste water disposal and the preparation of a DCP and Infrastructure Plan.*

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**Item 37 Group: Goulburn (Peri Urban Development) –  
Foorde Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Laterals Planning (Submission No 184)

**Recommendation**

That the minimum lot size for the Foorde Road area be set at 2 hectares subject to the availability of reticulated water supply and suitability of land for onsite wastewater disposal.

**Resolved 08/505**

**Cr Sturgiss/Cr Harris**

*That the minimum lot size for the Foorde Road area be set at 2 hectares subject to the availability of reticulated water supply and suitability of land for onsite wastewater disposal.*

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**Item 38 Group: Goulburn (Peri Urban Development) – Carr  
Street/Ducks Lane**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Laterals Planning (Submission No 185)

**Recommendation**

That the minimum lot size Carr Street and Ducks Lane be set at 2 hectares.

**Resolved 08/506**

**Cr Eddy/Cr Sturgiss**

*That the minimum lot size Carr Street and Ducks Lane be set at 2 hectares.*

**Item 39 Group: Goulburn (Peri Urban Development) -  
Bishopthorpe**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Laterals Planning (Submission No 187)

**Recommendation**

That 32 Bishopthorpe Lane, Goulburn be considered for urban release purposes at the first five year LEP review period.

**Resolved 08/507**

**Cr O'Neill /Cr Eddy**

*That 32 Bishopthorpe Lane, Goulburn be considered for urban release purposes within the first five year LEP review period.*

**Item 40 Group: Goulburn (Peri Urban Development) – “Run-O-Waters”**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Viewcarp Pty Ltd and Laterals Planning (Submission Nos. 244 & 93)

**Recommendation**

That the minimum lot size for the “Run-O-Waters” area be set at 2 hectares.

**Resolved 08/508**

**Cr O'Neill /Cr Eddy**

*That:*

- A. The minimum lot size for the “Run-O-Waters” area be set at 2 hectares and that this area be reviewed within the first 5 year LEP review.*
- B. The minimum lot size be reconsidered following completion of an infrastructure network analysis.*

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**Item 41 Group: Goulburn (Peri Urban Development) –  
Brisbane Grove**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

P and A Taylor (Submission No. 263)

**Recommendation**

That decision on minimum rural lot size and appropriate zone for the Brisbane Grove area be deferred pending consideration of the recommendations of its special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/509**

**Cr Sturgiss/Cr Hadlow**

*That decision on minimum rural lot size and appropriate zone for the Brisbane Grove area be deferred pending consideration of the recommendations of its special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

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**Item 42 Group: Goulburn (Peri Urban Development) –  
Windellama & Mountain Ash Roads**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

M and M Hazelgrove (Submission No. 269)

**Recommendation**

That the submission on the major project approval in the vicinity of Windellama and Mountain Ash Roads be noted.

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**Resolved 08/510**

**Cr O'Neill /Cr Hadlow**

*That the submission on the major project approval in the vicinity of Windellama and Mountain Ash Roads be noted.*

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**Item 43 Group: Goulburn (Peri Urban Development) –  
Airport & Corrinyah Roads**

---

**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Elevate Planning & Design (Submission No. 289)

**Recommendation**

That the submission relating to 28 Airport Road and 139 Corrinyah Road be noted

**Resolved 08/511**

**Cr O'Neill /Cr Craig**

*That the submission relating to 28 Airport Road and 139 Corrinyah Road be noted.*

---

**Item 44 Group: Goulburn (Peri Urban Development) -  
Windellama and Mountain Ash Roads**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Proponent**

R J Lawrence (Submission No. 294)

**Recommendation**

That the submission on the major project approval in the vicinity of Windellama and Mountain Ash Roads be noted.

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**Resolved 08/512**

**Cr Hadlow/Cr Craig**

*That the submission on the major project approval in the vicinity of Windellama and Mountain Ash Roads be noted.*

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**Item 45 Group: Goulburn (Peri Urban Development) –  
Crookwell Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Harper Somers O’Sullivan (Submission No. 298)

**Recommendation**

That Lots 103 & 104 DP 1007433, Crookwell Road, Goulburn be considered for urban release purposes at the first five year LEP review period.

**Resolved 08/513**

**Cr O’Neill /Cr Hadlow**

*That Lots 103 & 104 DP 1007433, Crookwell Road, Goulburn be considered for urban release purposes within the first five year LEP review period.*

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**Item 46 Group: Goulburn (Peri Urban Development) –  
“South Hill”**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

R & L Gumbert (Submission No. 311)

**Recommendation**

That the submission in relation to “South Hill” be noted.

**Resolved 08/514**

**Cr Sturgiss/Cr Eddy**

*That the submission in relation to “South Hill” be noted.*

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**Item 47 Group: Goulburn (Residential) – Progress Street & Middle Arm Road, Marys Mount**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

I Shuttle (Submission No. 3, 10, 122 & 286)

**Budget Implications**

Any servicing maintenance and replacement costs associated with the higher residential density reflected in the 700m<sup>2</sup> lot size must be considered.

**Policy Considerations**

- Goulburn Mulwaree Strategy 2020

**Recommendation**

That:

- A. The Draft LEP be amended to adjust the exhibited lot size maps for Goulburn and Marulan, being sheets LSZ 004, 005, 006, 007, 008, 016 and 017 from ‘U’ – 1,000m<sup>2</sup> and to ‘Q’ – 700m<sup>2</sup>.
- B. The Draft DCP be amended as follows:
  - (a) The “Note” contained in Chapter 8.1.3 “Development Potential” be removed.
  - (b) The lot sizes be adjusted to reflect the changes to the Draft LEP.

*Cr Craig left the Meeting at 12.30pm as a result of his declared interest.*

**Resolved 08/515**

**Cr O’Neill /Cr Harris**

*That:*

- A. *The Draft LEP be amended to adjust the exhibited lot size maps for Goulburn and Marulan, being sheets LSZ 004, 005, 006, 007, 008, 016 and 017 from ‘U’ – 1,000m<sup>2</sup> and to ‘Q’ – 700m<sup>2</sup>.*
- B. *The Draft DCP be amended as follows:*
  - (a) *The “Note” contained in Chapter 8.1.3 “Development Potential” be removed.*
  - (b) *The lot sizes be adjusted to reflect the changes to the Draft LEP.*

**Item 48 Group: Goulburn (Residential) – Slocombe Street**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

I & J Shuttle (Submission No. 31)

**Recommendation**

That the submission on minimum lot sizes at Slocombe Street be noted.

**Resolved 08/516**

**Cr Sturgiss/Cr Eddy**

*That the submission on minimum lot sizes at Slocombe Street be noted.*

*Cr Craig returned to the Chamber at 12.42pm*

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**Item 49 Group Marulan (Industrial) – Heavy Industrial  
Zoning**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Robert Kellett (Submission No 22)  
Alison Hickey (Submission No 29)  
KM & AM Wray (Part Submission No 96)  
Suzanne & Russell Montgomery (Submission No 118)  
Anne Williams (Part Submission No 123)  
Ebony Metz (Submission No 127)  
Kata Carruthers (Submission No 128)  
Sharon Williams (Submission No 129)  
Ursula O'Leary (Submission No 130)  
Lyn Seckold (Submission No 131)  
Mario & Margaret Botticchio (Part Submission No 134)  
Robert & Pamela Maynard (Submission No 135)  
David Humphreys (Part Submission No 139)  
Tim Laird (Submission No 145)  
Patrick & Bridgette Mulligan (Part Submission No 158)  
Ray & Shirley Bateman (Submission No 192)  
Robin & Mike Freestone (Submission No 204)

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Patrick & Inda Evans (Part Submission No 211)  
Michael Bennett (Submission No 225)  
Patrick & Bridgette Mulligan (Part Submission No 230)  
Tallong Community Focus Group (Submission No 234)  
Patrick & Inda Evans (Submission No 283)  
Justyn & Kathy Baker (Submission No 284)  
Wolfgang & Verena Kurr (Submission No 303)

**Recommendation**

That:

- A. The Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with an “IN1 General Industrial” or
- B. The Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with a “RU1 Primary Production” zone coupled:
  - (a) With an associated overlay map which identifies the Cemex and Boral resource areas
  - (b) The following local clause which places restrictions on development in the vicinity of the identified sites:

***Restrictions on developments in the vicinity of mineral and extractive resource sites.***

- (1) *Objective of this clause is to provide for the proper management and development of mineral and extractive resources for the purpose of promoting the social and economic welfare of the Local Government Area.*
- (2) *This clause applies to land identified in the vicinity of land described as being the location of significant resources of minerals or extractive materials on the minerals, extractive materials land map*
- (3) *In deciding whether to grant development consent, the consent authority must take into consideration the following matters:*
  - (a) *the impact the proposed development would have on the availability of mineral or extractive materials, and*
  - (b) *the proposed development will not be adversely affected by noise, dust, vibration or reduced visual amenity from any nearby mine or extractive industry.*

**Resolved 08/517**

**Cr Harris/Cr Eddy**

*That the Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with a “RU1 Primary Production” zone coupled:*

- (a) With an associated overlay map which identifies the Cemex and Boral resource areas*
- (b) The following local clause which places restrictions on development in the vicinity of the identified sites:*

*Restrictions on developments in the vicinity of mineral and extractive resource sites.*

- (1) Objective of this clause is to provide for the proper management and development of mineral and extractive resources for the purpose of promoting the social and economic welfare of the Local Government Area.*
- (2) This clause applies to land identified in the vicinity of land described as being the location of significant resources of minerals or extractive materials on the minerals, extractive materials land map*
- (3) In deciding whether to grant development consent, the consent authority must take into consideration the following matters:*
  - (a) the impact the proposed development would have on the availability of mineral or extractive materials, and*
  - (b) the proposed development will not be adversely affected by noise, dust, vibration or reduced visual amenity from any nearby mine or extractive industry.*

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**Item 50 Group: Marulan (Industrial) – Foti Site**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

BG Planning (Submission No. 74).  
Patrick & Bridgette Mulligan (Part Submission No 230)  
Department of Lands (Submission No 315)

**Recommendation**

That:

- A. The “IN3 Heavy Industrial” zone over Lots 11 and 12 be replaced with “IN1 General Industrial” zone.
- B. There be no public hearing pursuant to Section 68(1) *Environmental Planning and Assessment Act 1979*.

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*A late item relating to this matter was tabled and distributed to all Councillors at the Meeting and was considered in conjunction with the report.*

**Resolved 08/518**

**Cr Hadlow/Cr Sturgiss**

*That:*

- A. The “IN3 Heavy Industrial” zone over Lots 11 and 12 be replaced with “IN1 General Industrial” zone.*
- B. There be no public hearing pursuant to Section 68(1) Environmental Planning and Assessment Act 1979.*

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**Item 51 Group: Marulan (Industrial) – George Street & Portland Avenue**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

M Biddlecombe (Submission No. 138)

**Recommendation**

That the site at the corner of George Street and Portland Avenue be included in an “IN1 General Industrial” at the owners request, however this zone be reviewed at the first five year review period of the LEP.

**Resolved 08/519**

**Cr Sturgiss/Cr Eddy**

*That the site at the corner of George Street and Portland Avenue be included in an “IN1 General Industrial” at the owners request, however this zone be reviewed within the first five year review period of the LEP.*

**Item 52 Group: Marulan (Industrial / Residential) - CEMEX**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

CEMEX - formerly Rinker Aust. Pty Ltd trading as Readymix (Submission Nos 160, 231, 282).

**Recommendation**

That:

- A. Support for both the “Lynwood Quarry” and Marulan Estates residential proposal be confirmed.
- B. The Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with an “IN1 General Industrial” OR
- C. The Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with a “RU1 Primary Production” zone coupled with a local clause and overlay map identifying both the CEMEX and Boral resource areas.

*Late items relating to this matter were tabled and distributed to all Councillors at the Meeting and were considered in conjunction with the report.*

**Resolved 08/520**

**Cr Harris /Cr Craig**

*That the Meeting adjourn for lunch until 1.30pm.*

*The Meeting reconvened at 1.34pm.*

**Resolved 08/521**

**Cr O'Neill /Cr Craig**

*That:*

- A. Support for both the “Lynwood Quarry” and Marulan Estates residential proposal be confirmed.*
- B. The Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with a “RU1 Primary Production” zone coupled with a local clause and overlay map identifying both the CEMEX and Boral resource areas.*

**Item 53 Group: Marulan (Industrial / Residential) - Boral**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Boral Resources (Submission No. 251 & 296)

**Recommendation**

That:

- A. The Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with an “IN1 General Industrial” OR
- B. The Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with a “RU1 Primary Production” zone coupled with a local clause and overlay map identifying Boral’s resource area.
- C. Adjustments be made to the ESL -003 Map as requested
- D. Marulan Estates provide, as part of their proposal at Lot 13 DP 715105, Wilson Drive, Marulan for larger lots and an acoustic buffer adjoining the extractive industry sites.

**Resolved 08/522**

**Cr Sturgiss/Cr Harris**

*That:*

- A. *The Draft LEP be amended to replace the “IN3 Heavy Industrial” zone with a “RU1 Primary Production” zone coupled with a local clause and overlay map identifying Boral’s resource area.*
- B. *Adjustments be made to the ESL -003 Map as requested*
- C. *Marulan Estates provide, as part of their proposal at Lot 13 DP 715105, Wilson Drive, Marulan for larger lots and an acoustic buffer adjoining the extractive industry sites.*

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**Item 54 Group: Marulan (Residential) – Marulan Estates  
Support**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Eyvonne Stewart (Submission No 34)  
Marulan Property Sales – Susan Embleton (Submission No 35)  
Dave Chambers (Submission No 36)  
Geoff Kettle & Sharyn Ward – Marulan Newsagency & General Store (Submission No 37)  
Pan & Angelo Ferrari (Submission No 38)  
Robert & Allison Hickey (Submission No 40)  
Don Luke (Submission No 41)  
Dale Ridley & Sandy Matthews – Jasmine Cottage (Submission No 42)  
John & Carmen Bezinna – Shepherds Hill Nursery (Submission No 43)  
Adam Tilley – Terminus Hotel (Submission No 44)  
Ian Toy (Submission No 45)  
Tony Bodel (Submission No 46)  
Patrick Mulligan – Marulan & Districts Business & Tourism Association Inc. (Submission No 47)  
Craig Daly (Submission No 48)  
Jeff MaGuire (Submission No 51)  
Tim Larkham (Submission No 52)  
Darren Brimmer (Submission No 53)  
Clive Collier (Submission No 54)  
Debbie Roberts (Submission No 55)  
Dean Murray (Submission No 56)  
Craig Roberts (Submission No 57)  
David Field (Submission No 58)  
Sharon Hancock (Submission No 59)  
Geoff McCallum (Submission No 60)  
Nigel Penfold (Submission No 61)  
Alex McQueen (Submission No 62)  
Abu Bader (Submission No 63)  
Jason Larkham (Submission No 64)  
Dean White (Submission No 65)  
Anna White (Submission No 66)  
John Hurry (Submission No 67)  
P Bartolo (Submission No 68)  
Scott Stephens (Submission No 69)  
Leonie Hurry (Submission No 70)  
Graeme Eddy (Submission No 77)  
Jonica Perano / Daly (Submission No 78)  
William H Feast (Submission No 79)  
Nicole Rae (Submission No 80)  
Keegan Lee (Submission No 81)

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Drago Lorkovic (Submission No 82)  
Martin Rae (Submission No 83)  
Kim Hall (Submission No 84)  
Geoff Pender (Submission No 85)  
Katie Latham (Submission No 86)  
Sam Ryan (Submission No 87)  
Sam O'Malley (Submission No 88)  
Luke Trevanon (Submission No 89)  
John Hurry – Marulan Soccer Club (Submission No 90)  
Chris & Julie Grills – Marulan Rural Supplies (Submission No 91)  
Gerry Exner – Brides & Blooms Marulan (Submission No 92)  
Trish Cunningham (Submission No 94)  
Darryl Lee (Submission No 95)  
Wayne McCallum (Submission No 97)  
David & Karen Berger – Ploughmaster Equipment (Submission No 98)  
Ruby Peterson – Marulan Veterinary Hospital (Submission No 99)  
Harvey Grennan (Submission No 102)  
Terri Gomes (Submission No 104)  
Donna Eddy (Submission No 105)  
Allanah McGee (Submission No 106)  
Leah Watterston (Submission No 107)  
Emma Feld (Submission No 108)  
Frank Wilcomes (Submission No 109)  
Rebecca Williams (Submission No 110)  
Bernadette Richardson (Submission No 111)  
James McKeller (Submission No 112)  
Garth Cox (Submission No 113)  
Luke Trevanon (Submission No 114)  
David & Karen Berger – Ploughmaster Equipment (Submission No 115)  
Dean Benton (Submission No 116)  
Daniel Cooper (Submission No 117)  
Adam Jakobson – Marulan Plasterboard (Submission No 142)  
W Bethge (Submission No 146)  
John Nicastri (Submission No 149)  
Michelle Brand (Submission No 150)  
Terry Biscoe (Submission No 193)  
Cheryl Bell (Submission No 194)  
Hayley Evans (Submission No 195)  
Ollie Aspervick – Ollie's Transport (Submission No 196)  
Adam Hale (Submission No 197)  
Cecile Gaziazzo (Submission No 198)  
Lorna Parr (Submission No 199)  
Phyllis Aspervick (Submission No 200)  
Rick Airs (Submission No 201)  
Dane Trevanon (Submission No 208)  
Matt Neill (Submission No 210)  
Patrick & Inda Evans (part Submission No 211)  
Lin Turnbull (Submission No 212)  
Garry Willmington (Submission No 214)  
Dean McCallum (Submission No 215)  
Simon Green (Submission No 222)

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Scott & Cathy Marsh (Submission No 228)  
Leanne Bush (Submission No 229)  
S Smith (Submission No 236)  
Phillip Clarke (Submission No 237)  
Lance Robert (Submission No 238)  
D Berger (Submission No 239)  
Dean Causbrooke (Submission No 240)  
Chris Ryan (Submission No 241)  
Bruce Bugden (Submission No 242)  
Lisa Romano (Submission No 243)  
S J Jongsma (Submission No 245)  
Mitchell Croak (Submission No 248)  
Heather Landow (Submission No 310)

**Recommendation**

That:

- A. The minimum lot size for “R1 General Residential” and “R2 Low Density Residential” zones be confirmed as 700m<sup>2</sup>.
- B. New Clause 4.1(5) be amended to included that the minimum subdivision lot size provisions will not apply to the subdivision of individual lots for Torrens title in a “attached dwelling”, “multi dwelling housing” or “semi detached dwelling” development proposals.
- C. The eastern portion of the Marulan Estates land at Wilson Drive (i.e. generally east of the natural drainage line through the property) be rezoned to “R1 General Residential”.
- D. Consideration be given to allowing the clustering of the 350m<sup>2</sup> lots to enable their inclusion into the lot size map.

*Late items relating to this matter were tabled and distributed to all Councillors at the Meeting and were considered in conjunction with the report.*

*Cr Eddy left the Meeting at 1.40pm as a result of her declared interest.*

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**Resolved 08/523**

**Cr O'Neill /Cr Craig**

*That:*

- A. *The minimum lot size for “R1 General Residential” and “R2 Low Density Residential” zones be confirmed as 700m<sup>2</sup>.*
- B. *New Clause 4.1(5) be amended to included that the minimum subdivision lot size provisions will not apply to the subdivision of individual lots for Torrens title in a “attached dwelling”, “multi dwelling housing” or “semi detached dwelling” development proposals.*
- C. *The eastern portion of the Marulan Estates land at Wilson Drive (i.e. generally east of the natural drainage line through the property) be rezoned to “R1 General Residential”.*

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**Item 55 Group: Marulan (Residential) – Marulan Estates**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Matt Daniel – Director Tailored Property Capital (Submission Nos. 73, 159, 191)

**Recommendation**

That:

- A. The proposed “R2 Low Density Residential” zone be changed to “R1 General Residential” for the Marulan Estates site.
- B. The minimum residential lot size be confirmed as 700m<sup>2</sup> and the lot size maps be amended accordingly.
- C. Clause 4.1(5) of the Draft LEP be amended by adding that minimum subdivision lot size provisions will not apply to the subdivision of individual lots for Torrens title in a “attached dwelling”, “multi dwelling housing” or “semi detached dwelling” development proposal.
- D. The proposed “RU2 Rural Landscape” zone on the western boundary of the residential area be changed to “RE2 Private Recreation” or “RU6 Transition” zone.

*Note: Council’s direction is sought as Council’s Community Services Advisory Committee has recommended the use of the transition zone at this location between the new release residential area and proposed industrial area.*

- E. The accuracy of the base mapping, the cadastral and zoning boundaries be checked for correct alignment as per Department of Planning requirements.

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- F. The western boundary of the proposed “residential” zone be amended in accordance with the Marulan Estates Master Plan.
- G. The proposed playing fields in the south east corner to be relocated to the north east corner and consolidated with the adjoining fields off Portland Avenue as part of a future Development Application. These playing fields be included in the “residential” zone.
- H. Consideration be given to allowing the clustering of the 350m<sup>2</sup> lots to enable their inclusion into the lot size map.

*A late item relating to this matter was tabled and distributed to all Councillors at the Meeting and was considered in conjunction with the report.*

*Cr Eddy returned to the Chamber at 1.43pm.*

**Resolved 08/524**

**Cr Craig/Cr Hadlow**

*That:*

- A. *The proposed “R2 Low Density Residential” zone be changed to “R1 General Residential” for the Marulan Estates site.*
- B. *The minimum residential lot size be confirmed as 700m<sup>2</sup> and the lot size maps be amended accordingly.*
- C. *Clause 4.1(5) of the Draft LEP be amended by adding that minimum subdivision lot size provisions will not apply to the subdivision of individual lots for Torrens title in a “attached dwelling”, “multi dwelling housing” or “semi detached dwelling” development proposal and the final wording of the clause be determined with the Department of Planning.*
- D. *The proposed “RU2 Rural Landscape” zone on the western boundary of the residential area be changed to “RU6 Transition” zone.*
- E. *The accuracy of the base mapping, the cadastral and zoning boundaries be checked for correct alignment as per Department of Planning requirements.*
- F. *The western boundary of the proposed “residential” zone be amended in accordance with the Marulan Estates Master Plan.*
- G. *Notwithstanding Clause B hereof, the minimum lot size map be changed to include locations where lots with an area of 350 square metres would be permissible in accordance with the Marulan Estates Master Plan, and subject to submission and approval of a housing design plan/s in accordance with the usual DA approval process .*

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**Item 56 Group: Marulan (Residential) – Medway**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Proponent**

K Clarke – Xcel Properties (Submission Nos. 250)  
JW Planning Pty Ltd (Submissions 249 and 299)  
Macro Plan Australia (Submission No 250)  
Marulan Progress Association (Submission No 100)  
Patrick and Inda Evans (Part Submission No 211)

**Recommendation**

That the “Medway” land be considered for urban release purposes at the first five year LEP review period.

*A late item relating to this matter was tabled and distributed to all Councillors at the Meeting and was considered in conjunction with the report.*

**Resolved 08/525**

**Cr Sturgiss/Cr Harris**

*That the “Medway” land be considered for urban release purposes within the first five year LEP review period.*

**Item 57 Group: Marulan (Rural) – 437 Brayton Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

L M Neville (Submission No. 224)

**Recommendation**

That the decision on minimum rural lot sizes around Marulan be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/526**

**Cr Hadlow/Cr Sturgiss**

*That the decision on minimum rural lot sizes around Marulan be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

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**Item 58 Group – Rural (Dwelling Entitlement) 112  
Bullamalita Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

W & L Smith (Submission No. 143)

**Recommendation**

That:

- A. The submission relating to dwelling entitlements at 1112 Bullamalita Road, Quialigo be noted
- B. The submitter be advised that once the current Consent is acted upon the subject land qualifies for a “secondary dwelling”.

**Resolved 08/527**

**Cr Harris/Cr Sturgiss**

*That:*

- A. *The submission relating to dwelling entitlements at 1112 Bullamalita Road, Quialigo be noted*
- B. *The submitter be advised that once the current Consent is acted upon the subject land qualifies for a “secondary dwelling”.*

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**Item 59 Group: Rural (Dwelling Entitlements) Rural &  
Environmental Areas**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

CPC – Land Development Consultants (Submission No. 168)

**Recommendation**

That the submission relating to building entitlements in rural and environmental areas be noted.

**Resolved 08/528**

**Cr Sturgiss/Cr Harris**

*That the submission relating to building entitlements in rural and environmental areas be noted*

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**Item 60 Group: Rural (Dwelling Entitlements) 345 Jacqua  
Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

K & J Lawrie (Submission No. 217)

**Recommendation**

That:

- A. The submission relating to the dwelling entitlement at 345 Jacqua Road be noted
- B. The submitter be advised that their dwelling entitlement remains under Clause 46 of the Draft LEP.

**Resolved 08/529**

**Cr Sturgiss/Cr Craig**

*That:*

- A. *The submission relating to the dwelling entitlement at 345 Jacqua Road be noted*
- B. *The submitter be advised that their dwelling entitlement remains under Clause 46 of the Draft LEP.*

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**Item 61 Group: Rural (Dwelling Entitlement) – Shaws Creek Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

C Johnson (Submission No. 265)

**Recommendation**

That the submission seeking a variation to the minimum rural lot sizes at Shaws Creek Road and around Goulburn be noted.

**Resolved 08/530**

**Cr Harris/Cr Eddy**

*That the submission seeking a variation to the minimum rural lot sizes at Shaws Creek Road and around Goulburn be noted.*

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**Item 62 Group: Rural (Dwelling Entitlement) – Canyonleigh Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

L, M & P Bethencourt (Submission No. 287)

**Recommendation**

That the submission seeking retention of building entitlements in Canyonleigh Road be noted.

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**Resolved 08/531**

**Cr Sturgiss/Cr Harris**

*That the submission seeking retention of building entitlements in Canyonleigh Road be noted.*

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**Item 63 Group: Rural (General) Bungonia & Windellama**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

A Williams (part Submission No. 123)

**Recommendation**

That the submission relating to general issues in the Bungonia and Windellama area be noted.

**Resolved 08/532**

**Cr Eddy/Cr Sturgiss**

*That the submission relating to general issues in the Bungonia and Windellama area be noted.*

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**Item 64 Group: (Rural & Urban)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

B & D Herrett (Submission No. 125)

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**Recommendation**

That additional matters be included in the Draft DCP relating to managing conflicts at the interface of different zones and land uses i.e.:

- Changes to development involving existing use rights to satisfy the objectives of their respective zone.
- Chapter 4.2.8 to include 9m setbacks between residential and industrial buildings at the zone interface between industrial and residential.
- Height of industrial buildings at this zone interface are to be consistent with nearby housing.
- Traffic management and calming measures are to be recommended on roads shared by both residential and industrial traffic.
- Changes of uses in mixed industrial and residential development areas are to include amenity protection measures for existing residential development.

**Resolved 08/533**

**Cr Sturgiss/Cr Craig**

*That additional matters be included in the Draft DCP relating to managing conflicts at the interface of different zones and land uses i.e.:*

- *Changes to development involving existing use rights to satisfy the objectives of their respective zone.*
- *Chapter 4.2.8 to include 9m setbacks between residential and industrial buildings at the zone interface between industrial and residential.*
- *Height of industrial buildings at this zone interface are to be consistent with nearby housing.*
- *Traffic management and calming measures are to be recommended on roads shared by both residential and industrial traffic.*
- *Changes of uses in mixed industrial and residential development areas are to include amenity protection measures for existing residential development.*

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**Item 65 Group: Rural (General)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

D & K Moran (Part Submission No. 137)

**Recommendation**

That the submission in relation to rural land use conflict, buffer areas, environmental zones and vegetation controls be noted.

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**Resolved 08/534**

**Cr Hadlow/Cr O'Neill**

*That the submission in relation to rural land use conflict, buffer areas, environmental zones and vegetation controls be noted*

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**Item 66 Group: Rural (General)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

J Laybutt (Part Submission No. 140)

**Recommendation**

That the submission in relation to Places of Aboriginal Significance Mapping, Exempt and Complying Development and vegetation management be noted.

**Resolved 08/535**

**Cr O'Neill/Cr Eddy**

*That the submission in relation to Places of Aboriginal Significance Mapping, Exempt and Complying Development and vegetation management be noted*

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**Item 67 Group: Rural (General) – Rural Dwellings**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

J Mikosic (Part Submission No. 288)

**Recommendation**

That the submission in relation to rural dwelling entitlements be noted.

**Resolved 08/536**

**Cr Hadlow/Cr Eddy**

*That the submission in relation to rural dwelling entitlements be noted.*

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**Item 68 Group: Rural (Land Use Tables) - Farm Produce  
Sales**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

R Howitt (Submission No. 26)

**Recommendation**

That the previous recommended changes to the land use tables for retail sales from rural properties in accordance with the amended Standard Instrument be confirmed.

**Resolved 08/537**

**Cr Harris/Cr Craig**

*That the previous recommended changes to the land use tables for retail sales from rural properties in accordance with the amended Standard Instrument be confirmed*

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**Item 69 Group" Rural (Land Use Table) – Public  
Entertainment**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Roland Zopf (Submission No 226)  
R.E.G.E.N Incorporated (Submission No 227)  
Sean Chiddy (Submission No 247)  
Kate Breen (Submission No 286)  
Gary Pate (Submission No 297)

**Recommendation**

That “public entertainment” be deleted from “prohibited” activities in the land use table to the “RU2 Rural Landscape” and the Draft DCP be amended to include requirements for such events.

**Resolved 08/538**

**Cr Sturgiss/Cr Hadlow**

*That “public entertainment” be deleted from “prohibited” activities in the land use table to the “RU2 Rural Landscape” and the Draft DCP be amended to include requirements for such events*

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**Item 70 Group: Rural (Minimum Rural Lot Size) – 474  
Towrang Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Laterals Planning (Submission Nos. 171 & 221)

**Recommendation**

That decision on minimum rural lot sizes for 474 Towrang Road be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/539**

**Cr Sturgiss/Cr Harris**

*That decision on minimum rural lot sizes for 474 Towrang Road be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP*

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**Item 71 Group: Rural (Minimum Rural Lot Size)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

Alex McQueen (Part Submission No 62)

E F Gale (Submission No 71)

KM & AM Wray(Part Submission No 96)

Angus Gibson on behalf of Tirranna Properties (Submission No 101)

Anne Williams (Part Submission No 123)

Philip C Sykes – Pelican Sheep Station (Submission No 124)

R & H Kammer (Submission No 133)

Mario & Margaret Botticchio (Part Submission No 134)

David Humphreys (Part Submission No 139)

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Julia Laybutt (Part Submission No 140)  
Walter & Lorraine Smith (Submission No 143)  
Bill Dobbie (Part Submission No 156)  
Randolph Griffiths (Submission No 157)  
Patrick & Bridgette Mulligan (Part Submission No 158)  
Tony Morrison – Quambi Pastoral Co. (Submission No 162)  
Southern Cross Consulting Surveyors (Submission No 164)  
Ian McLennan (Submission No 166)  
CPC Land Development Consultants Pty Ltd No (Submission No 167)  
CPC Land Development Consultants Pty Ltd (Submission No 168)  
J E & J M Cordukes (Submission No 188)  
W C & J A Bradley (Submission No 190)  
Charlie & Kerrie Klein (Submission No 202)  
G C Mitchell – Grazier & Livestock Breeder (Submission No 209)  
Patrick & Inda Evans (part Submission No 211)  
Greg & Pamela Cooper (Submission No 216)  
Mr M J Manning (Part Submission No 218)  
Allan J Christie (Submission No 220)  
James Reynolds (Submission No 223)  
Patrick and Bridgette Mulligan (Part Submission No 230)  
Elaine Blackall (Submission No 233)  
Milson Family Partnership (Submission No 246)  
Margaret Cameron – NSW Farmer’s Association Goulburn (Submission No 261)  
Howard & Elly Spark (Submission No 264)  
Carole Johnson (Submission No 265)  
Luis, Mabel & Paul Bethencourt (Submission No 287)  
Peter Hoskins (Submission No 290)  
James Maple-Brown (Submission No 291)

**Recommendation**

That:

- A. A decision on minimum rural lot sizes be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.
- B. Further to A, Council, pursuant to Section 54 of Environmental Planning and Assessment Act resolve to prepare a draft Local Environmental Plan amendment revising the exhibited 100 hectare minimum lot size.
- C. The lack of any design guidelines for rural dwellings has been noted.

**Resolved 08/540**

**Cr Sturgiss/Cr Craig**

*That:*

- A. A decision on minimum rural lot sizes be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*
- B. Further to A, Council, pursuant to Section 54 of Environmental Planning and Assessment Act resolve to prepare a draft Local Environmental Plan amendment revising the exhibited 100 hectare minimum lot size.*
- C. The lack of any design guidelines for rural dwellings has been noted*

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**Item 72 Group: Rural (Various) – Rural Lot Sizes, Rural,  
Environmental & Heavy Industrial Zones**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Goulburn Branch NSW Farmers Association – M Cameron (Submission No. 261)

**Recommendation**

That:

- A. The report and submission be noted and the proponent be advised of the action taken on the “IN 3 Heavy Industrial” zoning and other issues raised.*
- B. Decision on minimum rural lot size be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

**Resolved 08/541**

**Cr O'Neill /Cr Eddy**

*That:*

- A. The report and submission be noted and the proponent be advised of the action taken on the “IN 3 Heavy Industrial” zoning and other issues raised.*
- B. Decision on minimum rural lot size be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

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**Item 73 Group – Rural (Various) - 745 Crookwell Road**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

H & E Spark (Submission No. 264)

**Recommendation**

That:

- A. The submission on the exhibited Draft LEP in relation to 745 Crookwell Road be noted.
- B. The submitter be advised that their dwelling entitlement remains under Clause 46 of the Draft LEP.

**Resolved 08/542**

**Cr Sturgiss/Cr Eddy**

*That:*

- A. *The submission on the exhibited Draft LEP in relation to 745 Crookwell Road be noted.*
- B. *The submitter be advised that their dwelling entitlement on Lot 22 DP1069310 remains under Clause 46 of the Draft LEP.*

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**Item 74 Group – Village (Bungonia - Heritage)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submissions**

M A Durack (Submission No 49)

A Williams (Submission No 155)

### **Recommendation**

That:

- A. Former "Hope Inn" be retained as a Heritage Item in the Draft LEP
- B. The Bungonia village not be included in a Heritage Conservation Area in the Draft LEP.

**Resolved 08/543**

**Cr Sturgiss/Cr Craig**

*That:*

- A. Former "Hope Inn" be retained as a Heritage Item in the Draft LEP*
- B. The Bungonia village not be included in a Heritage Conservation Area in the Draft LEP.*

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### **Item 75 Group: Village (Bungonia – Lot size)**

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#### **Reporting Officer**

Manager Strategic Planning – John Massey

#### **Submissions**

J C Walsh & Sons on behalf of M A Durack (Submission No 121)  
Anne Williams (Part Submission No 123)  
Olga & Emanuel Anasis (Submission No 136)  
Diana & Ken Moran (Part Submission No 137)  
Phillip & Diane Broadhead (Submission No 154)  
Bill Dobbie (Part Submission No 156)  
Edward Cordingley (Submission No 165)  
Glennis Wright (Submission No 205)  
Phillip & Dianne Broadhead (Submission No 206)  
Phillip & Dianne Broadhead (Submission No 207)  
Mr M J Manning (Part Submission No 218)  
Mrs M Durack (Submission No 232)  
Max Wright (Submission No 309)

**Minutes of the Special Meeting of Council held Thursday 24 July 2008  
commencing at 10am in the Council Chambers**

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**Recommendation**

That:

- A. Confirmation of the amendment to clause 50 by the deletion of subclause (3).
- B. Decision on minimum rural lot sizes and appropriate zone be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/544**

**Cr Harris/Cr Sturgiss**

*That:*

- A. Confirmation of the amendment to clause 50 by the deletion of subclause (3).*
- B. Decision on minimum rural lot sizes and appropriate zone be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

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**Item 76 Group – Village (Tallong – Peri Urban)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

R Podovac (Submission No. 268)

**Recommendation**

That decision on minimum rural lot size for 618 Highland Way be deferred pending consideration of the recommendation of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/545**

**Cr Harris/Cr Hadlow**

*That decision on minimum rural lot size for 618 Highland Way be deferred pending consideration of the recommendation of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP*

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**Item 77 Group – Village (Tarago)**

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**Reporting Officer**

Manager Strategic Planning – John Massey

**Submission**

Tarago & District Progress Association (Submission No. 281)

**Recommendation**

That:

- A. The two separate parts of the village be linked with a “RU5 Village” zone which will replace the “R5 Large Lot Residential” zone and that the minimum lot size for this new area be set at 1 hectare.
- B. The decision on minimum rural lot size and appropriate zone for Tarago village be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.

**Resolved 08/546**

**Cr Sturgiss/Cr Craig**

*That:*

- A. *The two separate parts of the village be linked with a “RU5 Village” zone which will replace the “R5 Large Lot Residential” zone and that the minimum lot size for this new area be set at 1 hectare.*
- B. *The decision on minimum rural lot size and appropriate zone for Tarago village be deferred pending consideration of the recommendations of the special investigation working group with the outcomes being implemented as the first amendment to the Draft LEP.*

*Note:*

*The Manager Strategic Planning advised that:*

- 1. *Amendments would be now made to the exhibited documents as resolved at this Meeting.*
- 2. *The following exhibited documents, as amended will be forwarded to the Minister for Planning for approval and adoption:*
  - *Draft Goulburn Mulwaree Strategy 2020*
  - *Draft Goulburn Mulwaree Local Environmental Plan 2007*

## Minutes of the Special Meeting of Council held Thursday 24 July 2008 commencing at 10am in the Council Chambers

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- *Draft Goulburn Mulwaree Development Control Plan 2007*
  - *Draft Goulburn Mulwaree S94 Contributions Plan 2007 and S94A Contributions Plan 2007*
3. *Director-General of the Department of Planning will review all submissions, reports and documents associated with the exhibition process and shall finish a report to the Minister of Planning.*
4. *After considering the Director-General's report the Minister may or may not make the Local Environmental Plan, make alterations to it or exclude part of the land from the draft plan, as the Minister thinks fit.*
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### Questions Without Notice

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Cr O'Neill	Nil
Cr Hadlow	Nil
Cr Harris	Nil
Cr Sturgiss	Nil
Cr Sullivan	Nil
Cr Eddy	Nil
Cr Craig	Nil

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### Task List

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Responsible Directorate	Responsible Officer	Item No	Task
Executive	General Manager	78	Appoint interim conduct committee
Planning & Community Services	Director Planning & Community Services	1-77	<ul style="list-style-type: none"><li>• Adjust planning documents in accordance with determinations</li><li>• Submit documents to Department of Planning</li><li>• Advise submitters of determinations</li></ul>

*Meeting closed at 2.40pm.*

The minutes were confirmed at the Council meeting on 19 August 2008 at which this signature was endorsed.

.....  
Cr Paul Stephenson  
Mayor

.....  
Mr Luke Johnson  
General Manager