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# **BUSINESS PAPER**

## **Ordinary Council Meeting**

**1 October 2019**

**Warwick Bennett**  
**General Manager**



We hereby give notice that an Ordinary Meeting of Council will be held on:

Tuesday, 1 October 2019 at 6pm  
in the Council Chambers, Civic Centre  
184 - 194 Bourke Street, Goulburn

**Order Of Business**

<b>1</b>	<b>Opening Meeting</b> .....	<b>5</b>
<b>2</b>	<b>Acknowledgement of Country</b> .....	<b>5</b>
<b>3</b>	<b>Councillors Declaration and/or Prayer</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
<b>5</b>	<b>Applications for a Leave of Absence by Councillors</b> .....	<b>5</b>
	Nil	
<b>6</b>	<b>Late Items / Urgent Business</b> .....	<b>5</b>
<b>7</b>	<b>Disclosure of Interests</b> .....	<b>5</b>
<b>8</b>	<b>Presentations</b> .....	<b>6</b>
	Nil	
<b>9</b>	<b>Public Forum</b> .....	<b>6</b>
<b>10</b>	<b>Confirmation of Minutes</b> .....	<b>7</b>
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<b>12</b>	<b>Mayoral Minute(s)</b> .....	<b>24</b>
	Nil	
<b>13</b>	<b>Notice of Motion(s)</b> .....	<b>24</b>
	Nil	
<b>14</b>	<b>Notice of Rescission(s)</b> .....	<b>24</b>
	Nil	
<b>15</b>	<b>Reports to Council for Determination</b> .....	<b>25</b>
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	There were no closed session reports for determination.	
<b>17</b>	<b>Conclusion of the Meeting .....</b>	<b>195</b>

**Cr Bob Kirk**  
**Mayor**

**Warwick Bennett**  
**General Manager**

**1 OPENING MEETING**

The Mayor will open the meeting and notify that this meeting is webcast live on the Council's website.

**2 ACKNOWLEDGEMENT OF COUNTRY**

The following acknowledgement will be made by the Mayor or General Manager.

"I would like to Acknowledge and pay our respects to the Aboriginal Elders both past and present, as well as emerging leaders, and Acknowledge the traditional custodians of the Land on which we meet today."

**3 COUNCILLORS DECLARATION AND/OR PRAYER**

The Mayor will ask a Councillor to read either the following Declaration or Prayer on behalf of the Councillors present.

Declaration

"On behalf of the elected Councillors present here tonight I solemnly and sincerely declare and affirm that we will undertake the duties of the office of Councillor in the best interests of the people of Goulburn Mulwaree and that we will faithfully and impartially carry out the functions, powers, authorities and discretions vested in us to the best of our ability and judgement."

OR

Prayer

"We thank thee, Lord, for this position of honour and trust. Give us the courage to serve our Council and community with honesty and integrity; and to discharge the duties entrusted to us for the common good of all mankind."

**4 APOLOGIES**

The Mayor will call for any apologies.

Council will resolve to accept any apology.

**5 APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS**

Nil

**6 LATE ITEMS / URGENT BUSINESS**

The Mayor will call for any Late Items, Information or Urgent Business.

Council may resolve to accept any late item, information or urgent business to be discussed and/or determined at this meeting.

**7 DISCLOSURE OF INTERESTS**

With reference to Chapter 14 Local Government Act 1993, and Council's Code of Conduct, Councillors are required to declare any conflicts of interest in the matters under consideration by Council at this meeting.

**8 PRESENTATIONS**

Nil

**9 PUBLIC FORUM**

- (1) In accordance with Council's Public Forum Guideline, Council permits members of the public to address Council meetings in open forum at every Ordinary Council meeting.
- (2) A person wishing to address a meeting must contact staff in Council's Executive Section by 5.00pm [either in writing or via telephone call] on the day of the meeting and provide their name, their contact details and summary details of the item they wish to speak about.
- (3) The Mayor or Chairperson will call members of the public to address the meeting in accordance with the order of business. The address should be for no more than 5 minutes duration.
- (4) Members of the public addressing Council must abide by similar standards that apply to Councillors under the Council's Code of Conduct and this Code of Meeting Practice.
- (5) If a member of the public addressing the meeting fails to comply with the Mayor or Chairperson's call to order, the Mayor or Chairperson may withdraw that person's right to address the meeting.
- (6) In making the address:
  - a. If the chairperson is the Mayor he or she should be addressed as 'Mr Mayor' or 'Madam Mayor' or 'Mayor Surname' or 'Mayor First Name'.
  - b. When the chairperson is not the Mayor they should be addressed as Mr. or Madam Chair or Mr. or Madam Chairperson.
  - c. Councillors must be addressed as 'Councillor Surname or Councillor First Name'.
  - d. Officers must be addressed as Mr. or Madam [job title or surname] e.g Mr. General Manager.

The general standards that apply in Council's Code of Conduct and Code of Meeting Practice (Section 4) are applicable to addresses made by the public in Public Forum.

**10 CONFIRMATION OF MINUTES**

**10.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 17 SEPTEMBER 2019**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Minutes of the Ordinary Meeting of Council held on 17 September 2019

**RECOMMENDATION**

That the Council minutes from Tuesday 17 September 2019 and contained in Minutes Pages No 1 to 13 inclusive and in Minute Nos 2019/353 to 2019/370 inclusive be confirmed.



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# MINUTES

## Ordinary Council Meeting

**17 September 2019**



**Order Of Business**

<b>1</b>	<b>Opening Meeting</b> .....	<b>5</b>
<b>2</b>	<b>Acknowledgement of Country</b> .....	<b>5</b>
<b>3</b>	<b>Councillors Declaration and/or Prayer</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
<b>5</b>	<b>Applications for a Leave of Absence by Councillors</b> .....	<b>6</b>
	The Mayor notified the meeting that leave of absence was granted to Cr Alfie Walker and Cr Sam Rowland at the last meeting of Council.	
<b>6</b>	<b>Late Items/Urgent Business</b> .....	<b>6</b>
<b>6</b>	<b>Disclosure of Interests</b> .....	<b>6</b>
<b>7</b>	<b>Presentations</b> .....	<b>6</b>
	Nil	
<b>8</b>	<b>Public Forum</b> .....	<b>6</b>
<b>9</b>	<b>Confirmation of Minutes</b> .....	<b>7</b>
	10.1 Minutes of the Ordinary Meeting of Council held on 3 September 2019 .....	7
<b>10</b>	<b>Matters Arising</b> .....	<b>7</b>
	11.1 Matters Arising from Council Meeting Minutes from the 3 September 2019.....	7
	11.2 Outstanding Task List from All Previous Meetings.....	7
<b>11</b>	<b>Mayoral Minute(s)</b> .....	<b>7</b>
	Nil	
<b>12</b>	<b>Notice of Motion(s)</b> .....	<b>7</b>
	Nil	
<b>13</b>	<b>Notice of Rescission(s)</b> .....	<b>7</b>
	Nil	
<b>14</b>	<b>Reports to Council for Determination</b> .....	<b>8</b>
	15.1 Proposed Quarry - 63 Curlewin Lane, Boxers Creek.....	8
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	15.5 Sloane Street Underpass Update.....	10
	15.6 Business Development Update .....	10
	15.7 Monthly Financial Report.....	11
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	15.13 Planning and Environment Directorate Report - August 2019.....	12

15.14 Councillor Briefing Session Summary ..... 12

**15 Closed Session ..... 13**

There were no closed session reports for determination.

**16 Conclusion of the Meeting ..... 13**

**MINUTES OF GOULBURN MULWAREE COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBERS, CIVIC CENTRE, 184 - 194 BOURKE STREET,  
GOULBURN  
ON TUESDAY, 17 SEPTEMBER 2019 AT 6PM**

**PRESENT:** Cr Bob Kirk (Mayor), Cr Peter Walker (Deputy Mayor), , Cr Leah Ferrara,  
Cr Carol James & Cr Denzil Sturgiss

**IN ATTENDANCE:** Warwick L Bennett (General Manager), Brendan Hollands (Director Corporate and Community Services), Marina Hollands (Director Utilities), Sarah Ainsworth (Acting Director Planning and Environment), Matt O'Rourke (Director Operations), Amy Croker (Executive Officer) & Caitlin Gifford (Executive Support Officer).

**1 OPENING MEETING**

Mayor Bob Kirk opened the meeting 6pm. The Mayor advised that the meeting would be webcast live.

**2 ACKNOWLEDGEMENT OF COUNTRY**

Mayor Bob Kirk made the following acknowledgement.

"I would like to Acknowledge and pay our respects to the Aboriginal elders both past and present as well as emerging leaders, and Acknowledge the traditional custodians of the Land on which we meet today."

**3 COUNCILLORS DECLARATION AND/OR PRAYER**

The declaration was read by Cr Carol James.

**4 APOLOGIES**

**RESOLUTION 2019/353**

**Moved: Cr Denzil Sturgiss**

**Seconded:Cr Leah Ferrara**

**That apologies from Cr Sam Rowland, Cr Margaret O'Neill, Cr Andrew Banfield and Cr Alfie Walker be received.**

**CARRIED**

**5 APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS**

The Mayor notified the meeting that leave of absence was granted to Cr Alfie Walker and Cr Sam Rowland at the last meeting of Council.

**RESOLUTION 2019/354**

**Moved: Cr Leah Ferrara**

**Seconded: Cr Denzil Sturgiss**

**That:**

- 1. Council grants leave of absence to Cr Margaret O'Neill for this meeting for health reasons.**
- 2. Council grants leave of absence to Cr Andrew Banfield for this meeting as his property has received storm damage from the snow this morning.**

**CARRIED**

**6 LATE ITEMS/URGENT BUSINESS****RESOLUTION 2019/355**

**Moved: Cr Peter Walker**

**Seconded: Cr Denzil Sturgiss**

**That Council withdraw item 15.3 Unlawful Building Works - 111 Knowlman Road, Run-O-Waters from consideration of this meeting to give the applicant an opportunity to give reasons why the unlawful building should remain and what remedial works could be undertaken if Council was of the mind to allow the building to be retained. The information to be supplied in writing to Council prior to Friday 4 October 2019 and the matter be placed on the agenda on Tuesday 15 October 2019.**

**CARRIED**

**7 DISCLOSURE OF INTERESTS**

Nil

**8 PRESENTATIONS**

Nil

**9 PUBLIC FORUM**

Nil

**10 CONFIRMATION OF MINUTES**

**10.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 3 SEPTEMBER 2019**

**RESOLUTION 2019/356**

**Moved: Cr Carol James**

**Seconded: Cr Denzil Sturgiss**

**That the Council minutes from Tuesday 3 September 2019 and contained in Minutes Pages No 1 to 21 inclusive and in Minute Nos 2019/334 to 2019/352 inclusive be confirmed.**

**CARRIED**

**11 MATTERS ARISING**

**11.1 MATTERS ARISING FROM COUNCIL MEETING MINUTES FROM THE 3 SEPTEMBER 2019**

Nil

**11.2 OUTSTANDING TASK LIST FROM ALL PREVIOUS MEETINGS**

**RESOLUTION 2019/357**

**Moved: Cr Denzil Sturgiss**

**Seconded: Cr Carol James**

**That Council notes the Matters Arising and authorises the deletion of completed tasks.**

**CARRIED**

**12 MAYORAL MINUTE(S)**

Nil

**13 NOTICE OF MOTION(S)**

Nil

**14 NOTICE OF RESCISSION(S)**

Nil

**15 REPORTS TO COUNCIL FOR DETERMINATION****15.1 PROPOSED QUARRY - 63 CURLEWIN LANE, BOXERS CREEK****RESOLUTION 2019/358****Moved: Cr Denzil Sturgiss****Seconded: Cr Peter Walker****That:**

- 1. The report from Business Manager Planning & Development on Council's submission to the Department of Planning & Environment in relation to the proposed basalt quarry located at 63 Curlewin Lane, Boxers Creek be received.**
- 2. The Department of Planning & Environment be notified that the following matters are of particular importance to Council and the community and should be included as part of an Environmental Impact Statement:**
  - (a) Road and traffic Impacts**
  - (b) Sustainability**
  - (c) Visual Impacts**
  - (d) Noise, vibration and air quality impacts**
  - (e) Biodiversity impacts**
  - (f) Impacts on heritage**
  - (g) Suitability of the site and**
  - (h) Community consultation**
- 3. Concerns be raised within correspondence to the Department of Planning Industry and Environment with regards to the history of previous unsuccessful applications for extractive industries at this site. In particular this application may be considered an abuse of process and that Council considers the latest proposal as unreasonable and not in the public interest.**
- 4. A copy of the judgement made by the Land & Environment Court in May 2019 be attached to Council's response to the Department of Planning Industry and Environment.**

**CARRIED**

**15.2 POTENTIAL SUBDIVISION OF 49-57 & 59-61 HOVELL STREET AND ACCESS TO ADJOINING PROPERTY****RESOLUTION 2019/359**

**Moved: Cr Leah Ferrara**  
**Seconded: Cr Peter Walker**

**That:**

- 1. The report from the General Manager and Business Manager Property & Community Services on the potential Subdivision of 49-57 and 59-61 Hovell Street and access to adjoining property be received.**
- 2. Council approves in principle, without prejudice, to provide access to the land described as Lot 1 DP1099324 (30A Sloane Street Goulburn) and that the General Manager be authorised to enter into a draft Voluntary Planning Agreement negotiation that will be attached to any development application if approved for the land owned by John Ibrahim.**
- 3. The draft Voluntary Planning Agreement to include a cash contribution to Council for the cost of the land required for the road, the cost of the construction of 70 metres of road and a cash contribution to the spine road proposed in the subdivision being Lot 8 and 9 DP 832816 (49- 57 and 59-61 Hovell Street Goulburn).**
- 4. The draft Voluntary Planning Agreement be negotiated in draft form without prejudice by the General Manager and then reported to Council for approval and endorsement before being placed on public exhibition.**
- 5. Council acknowledges that the access road to Lot 1 DP1099324 (30A Sloane Street Goulburn) could be relocated to proposed Lot 7 of Council's proposed subdivision in exchange for the adjacent laneway and the General Manager to have this option in negotiations in the report back to Council.**

**CARRIED**

**15.3 UNLAWFUL BUILDING WORKS - 111 KNOWLMAN ROAD, RUN-O-WATERS**

This matter was withdrawn from determination at this meeting.

**15.4 AQUATIC CENTRE EXPRESSION OF INTEREST EVALUATION****RESOLUTION 2019/360****Moved: Cr Denzil Sturgiss****Seconded: Cr Carol James****That :**

- 1. The report from the Project Manager (Grants) on the status of the Redevelopment of the Goulburn Aquatic Centre – Construction Stage 1 Project Expression of Interest Process be received.**
- 2. Council notes that Request For Tender documentation will be issued to the following companies:**
  - 1 - ADCO Constructions Pty Limited.**
  - 2 - Haslin Construction Pty Ltd**
  - 3 - Zauner Construction Pty Ltd**
  - 4 - Icon SI (Aust) Pty Ltd**
  - 5 - Lahey Constructions Pty Ltd**

**CARRIED****15.5 SLOANE STREET UNDERPASS UPDATE****RESOLUTION 2019/361****Moved: Cr Denzil Sturgiss****Seconded: Cr Peter Walker****That**

- 1. The report from the Director Operations on the Sloane Street Underpass update be received.**
- 2. Council install a vehicle activated height warning signs instead of height clearance bars at the Sloane Street rail underpass.**
- 3. \$28,000 be transferred from the Urban Road Construction budget to facilitate installation of vehicle activated height warning signs instead of \$50,000 approved at the 16 July 2019 Council meeting.**
- 4. Council accepts the change in direction from the 16 July 2019 decision of Council as this proposal will be more effective and less cost to Council.**

**CARRIED****15.6 BUSINESS DEVELOPMENT UPDATE****RESOLUTION 2019/362****Moved: Cr Peter Walker****Seconded: Cr Carol James****That the report from the Communications & Business Development Officer be received and noted for information.****CARRIED**



**15.7 MONTHLY FINANCIAL REPORT**

The Director of Corporate and Community Services did a Presentation to Council explaining the Monthly Financials.

**RESOLUTION 2019/363**

**Moved: Cr Denzil Sturgiss**  
**Seconded: Cr Carol James**

**That the report by the Director Corporate & Community Services and the Business Manager Finance & Customer Service on the Financial Statements to 31 August 2019 be received and noted for information.**

**CARRIED**

**15.8 STATEMENT OF INVESTMENTS AND BANK BALANCES****RESOLUTION 2019/364**

**Moved: Cr Leah Ferrara**  
**Seconded: Cr Peter Walker**

**That the report by the Director Corporate & Community Services and the Business Manager Finance & Customer Service on the Statement of Investments and Bank Balances report for the month of July 2019 be received.**

**CARRIED**

**15.9 EXTERNAL MEETING MINUTES****RESOLUTION 2019/365**

**Moved: Cr Carol James**  
**Seconded: Cr Denzil Sturgiss**

**That the report from the General Manger on the minutes below be noted:**

- 1. Peppertree Community Consultative Committee meeting held on 12 June 2019**
- 2. South East Australian Transport Strategy Inc annual general meeting held 15 August 2019**
- 3. South East Australian Transport Strategy Inc ordinary meeting held 15 and 16 August 2019**
- 4. Ardmore Park Quarry Community Consultative Committee meeting held on 16 August 2019**

**CARRIED**

**15.10 CORPORATE & COMMUNITY SERVICES DIRECTORATE REPORT AUGUST 2019**

**RESOLUTION 2019/366**

**Moved: Cr Leah Ferrara**

**Seconded: Cr Peter Walker**

**That the activities report by the Director Corporate & Community Services be received and noted for information.**

**CARRIED**

**15.11 UTILITIES DIRECTORATE REPORT - AUGUST 2019**

**RESOLUTION 2019/367**

**Moved: Cr Carol James**

**Seconded: Cr Denzil Sturgiss**

**That the report from the Director Utilities be received and noted for information.**

**CARRIED**

**15.12 OPERATIONS DEPARTMENTAL REPORT - AUGUST 2019**

**RESOLUTION 2019/368**

**Moved: Cr Peter Walker**

**Seconded: Cr Leah Ferrara**

**That the activities report by the Director Operations be received and noted for information.**

**CARRIED**

**15.13 PLANNING AND ENVIRONMENT DIRECTORATE REPORT - AUGUST 2019**

**RESOLUTION 2019/369**

**Moved: Cr Denzil Sturgiss**

**Seconded: Cr Carol James**

**That the activities report from the Director Planning and Environment be received and noted for information.**

**CARRIED**

**15.14 COUNCILLOR BRIEFING SESSION SUMMARY**

**RESOLUTION 2019/370**

**Moved: Cr Leah Ferrara**

**Seconded: Cr Denzil Sturgiss**

**That the report from the General Manager on Councillor Briefing Session Summary be received.**

**CARRIED**

**16 CLOSED SESSION**

Council must resolve to move into Closed Session to deal with any items under s10 *Local Government Act 1993*.

There were no closed session reports for determination.

**17 CONCLUSION OF THE MEETING**

The Meeting closed at 6.39pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 1 October 2019.

.....  
**Cr Bob Kirk**  
**Mayor**

.....  
**Warwick Bennett**  
**General Manager**

**11 MATTERS ARISING**

**11.1 MATTERS ARISING FROM COUNCIL MEETING MINUTES FROM THE 17 SEPTEMBER 2019**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** Nil

**11.2 OUTSTANDING TASK LIST FROM ALL PREVIOUS MEETINGS**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Matters Arising - 1 October 2019 [↓](#) 

**RECOMMENDATION**

That Council notes the Matters Arising and authorises the deletion of completed tasks.

Item/Task	Responsible Officer	Status
<p><u>Ducks Lane and Run-O-Waters Traffic Management Plan</u></p> <p>1. The General Manager to commence without prejudice to the determination by the Council of their development application to commence discussions with developers in the Shannon Drive area to determine their intended dates to commence physical works and seek if there is any appetite for the developers to enter into a voluntary planning agreement (VPA) that would allow Council to undertake the physical works generally known as Shannon Drive extension in the 2018/19 financial year.</p> <p>2. Future intersection improvement works along Hume Street be undertaken in consultation with RMS.</p>	<p>General Manager and Director of Operations</p>	<p>The DA for this subdivision will be presented to Council for determination when NSW Water and RFS issues have been addressed by the applicant and approved by those Government agencies.</p> <p>Discussions continue with RMS</p>
<p><u>Recreation Area</u></p> <p>Investigate promotional sign at VIC Centre</p>	<p>Director Corporate and Community Services</p>	<p>Report presented to 16 April Council meeting with further report requested</p>
<p><u>Draft Urban and Fringe Housing Strategy</u></p> <p>That Council endorse the Draft Urban and Fringe Housing Strategy for public exhibition subject to:</p> <ul style="list-style-type: none"> <li>(a) Further document editing/corrections;</li> <li>(b) The inclusion of the irrigation area for the decommissioned sewer treatment plant on Gorman Road for rezoning recommendations, including potential for residential development;</li> <li>(c) Inclusion of Water NSW constraint mapping; and</li> <li>(d) Further assessment of the planning proposal for E4 section of Mistful Park, including potential for residential development.</li> </ul> <p>That Council resolve to place the Draft Urban and Fringe Housing Strategy on Public Exhibition from 10 January 2019 to 22 February 2019.</p> <p>Council refer the Draft Strategy to relevant government and statutory agencies for comment.</p>	<p>Director Planning &amp; Environment</p>	<p>Report included in this Business Paper <b>RECOMMEND COMPLETION</b></p>
<p><u>Veolia Host Fee</u></p> <p>The Mayor and the General Manager be given delegated authority to negotiate with Veolia Australia. The Mayor and General Manager to report back to Council on the draft Host Fee agreement once the negotiations with Veolia have reached a stage where a firm recommendation can be made to enter into such an agreement.</p>	<p>General Manager</p>	<p>A document has been returned to Veolia with amendments that are representative of the Council resolution</p>

Item/Task	Responsible Officer	Status
<p><u>Draft Recreation Needs Strategy</u></p> <p>Council adopts the attached draft Recreation Needs Strategy and places the draft document on public exhibition for 28 days</p>	<p>Director Planning and Environment</p>	<p>Further consultation is underway and a further report will be presented via a Briefing Session to Council</p>
<p><u>Community Transport</u></p> <p>A working party be established to investigate the viability of a new community transport service to be funded by Council.</p> <p>An expression of interest be called for two community members for the 'Community Transport Service Working Party' and a report on nominations be presented to Council on 1 October 2019.</p>	<p>Director Corporate and Community Service</p>	<p>No expression of interest received. A report will be prepare for the 15 October Council Meeting.</p>
<p><u>Leasing of Council Property</u></p> <p>The policy for the Leasing of Council Properties to community organisations be put on public exhibition.</p>	<p>General Manager</p>	<p>The public consultation has commenced and closes 2 October 2019</p>
<p><u>Lansdowne Street</u></p> <p>Council forward the planning proposal to the Department of Planning, Industry and Environment for a gateway determination.</p> <p>The site specific amendment to the Goulburn Mulwaree Development Control Plan 2009 attached to this report be discussed at a Council Briefing before being placed on public exhibition.</p>	<p>Director Planning &amp; Environment</p>	<p>The matter has been referred to the Department of Planning and awaiting their response.</p> <p>This matter is programed for the 24 October Councillor Briefing</p>
<p><u>Draft Community Participation Plan</u></p> <p>Council place the Draft Community Participation Plan on public exhibition for a period of no less than 28 days.</p>	<p>Director Planning &amp; Environment</p>	<p>The public consultation has commenced and closes 11 October 2019</p>
<p><u>Potential Subdivision of 49-57 &amp; 59-61 Hovell Street and access to adjoining property</u></p> <p>Council acknowledges that the access road to Lot 1 DP1099324 (30A Sloane Street Goulburn) could be relocated to proposed Lot 7 of Council's proposed subdivision in exchange for the adjacent laneway and the General Manager to have this option in negotiations in the report back to Council.</p>	<p>General Manager</p>	<p>Consultation with the adjoining property owners is underway.</p>

**12 MAYORAL MINUTE(S)**

Nil

**13 NOTICE OF MOTION(S)**

Nil

**14 NOTICE OF RESCISSION(S)**

Nil



**15 REPORTS TO COUNCIL FOR DETERMINATION**

**15.1 DA/0294/1819, PLACE OF WORSHIP AT LOT 55 DP 1220085, 10 STRAKER ROAD GOULBURN**

**Author:** Dialina Day, Senior Development Assessment Officer

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Supporting Documentation  

<b>DA Number:</b>	DA/0294/1819
<b>Address:</b>	Lot 55 DP 1220085, 10 Straker Road Goulburn
<b>Proposal Description:</b>	Place of Worship
<b>Type of Development:</b>	Local
<b>Zone:</b>	R2 Low Density Residential
<b>Variations to Policy:</b>	Variation to restriction as to user (three items)
<b>Submissions:</b>	Three (3)
<b>Key Issues:</b>	Noise, traffic, stormwater management, operational activities

**RECOMMENDATION**

That:

1. The staff assessment report for development application DA/0294/1819 for the proposed Place of Worship be received.
2. Conditional consent be granted for DA/0294/1819 for a Place of Worship located at Lot 55 DP 1220085, 10 Straker Road Goulburn subject to the following conditions:

**GENERAL CONDITIONS**

1. The development shall be carried out substantially in accordance with the approved stamped and signed plans and/or documentation listed below except where modified by any following condition.

Reference/Dwg No	Title/Description	Prepared By	Date
MOD2-101, Revision E	Overall Site Plan	Tim Lee Architects	11/09/2019
MOD2-102, Revision E	Proposed Site Plan	Tim Lee Architects	11/09/2019
MOD2-103, Revision E	Floor Plan	Tim Lee Architects	11/09/2019
MOD2-105, Revision E	Elevations 1	Tim Lee Architects	11/09/2019
MOD2-106, Revision E	Elevations 2	Tim Lee Architects	11/09/2019
MOD2-107, Revision B	Typical Section	Tim Lee Architects	29/07/2019
MOD2-108, Revision E	Site Sections	Tim Lee Architects	11/09/2019
MOD2-109, Revision E	Door & Window Schedule	Tim Lee Architects	11/09/2019
MOD2-110, Revision E	Cut & Fill Plan	Tim Lee Architects	11/09/2019
MOD2-112, Revision E	Erosion & Control Plan	Tim Lee Architects	11/09/2019
MOD2-113, Revision E	Landscape Plan	Tim Lee Architects	11/09/2019
0718-1025-MOD, Rev C	Statement of Environmental Effects	Tim Lee Architects	July 2019
01-35943, Issue B	Site Hydraulics Stormwater Disposal	Adams and Associates	26/07/2019
-	Water Cycle Management Study 10 Straker Road Goulburn	Adams and Associates	13/04/2019

In the event of any inconsistency between conditions of this approval and the plans and documentation referred to above, the conditions of this approval prevail.

2. In accordance with clause 145 of the *Environmental Planning and Assessment Regulation 2000*, the plans and specifications submitted with a construction certificate must not be inconsistent with this consent.
3. In accordance with Division 8A of the *Environmental Planning and Assessment Regulation 2000* compliance with the following prescribed conditions is required:
  - Clause 98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989
  - Clause 98A Erection of signs
  - Clause 98B Notification of Home Building Act 1989 requirements
  - Clause 98E Condition relating to shoring and adequacy of adjoining property
4. An edge strip is required to be incorporated, between the grassed and planted areas of the proposed landscaping.
5. The site layout, staging and works shall generally be as specified in the Statement of Environmental Effects (dated July 2019) and shown on the Proposed Site Plan (Job Number 0718-1025; Drawing No. MOD2-102 of 15; Revision E; date 11/09/2019) both prepared by Tim Lee Architects. No revised site layout, staging or external works that will have impacts on water quality shall be permitted without the agreement of Water NSW.

Reason for condition: Water NSW has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

6. No variation to stormwater treatment or management that will have any impacts on water quality shall be permitted without the agreement of Water NSW.

Reason for Condition – To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

#### **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

7. A Construction Certificate pursuant to Section 6.3 of the *Environmental Planning and Assessment Act 1979*, as amended from either Council or an accredited certifying authority certifying that the proposed works are in accordance with the Building Code of Australia is required prior to any works commencing.
8. The rain garden structure must be designed so that it is impervious and will not permit water infiltration into natural ground. The rain garden must be lined throughout with high density polyethylene 1-2mm thickness. All joints must be of the waterproof welded type. Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to the release of the Construction Certificate.
9. The footway crossing shall be heavy duty to Council's standards. The car park shall be sealed to Council standards and line marked. Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to the release of the Construction Certificate.
10. An application under section 305 of the *Water Management Act 2000* is required and a section 306 Notice of Requirements received prior to the issue of a Construction Certificate. Note the section 306 notice of requirements may require works to be undertaken, fees to be paid or plans submitted, prior to a construction certificate being issued.
11. In order to ensure acceptable privacy can be achieved between the proposed building and the adjoining dwelling, the windows indicated in yellow highlighter on the approved floor plans shall incorporate privacy screening. The privacy screen shall cover the entire glazed area and incorporate fixed slats with a maximum aperture of 10mm. Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to the release of the Construction Certificate.
12. The proposed pedestrian access gate shall not incorporate any solid pre-coloured steel fencing. The gate shall be limited to a height of up to 1.3 metres and must open inwards. Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to

the release of the Construction Certificate.

13. In order to alleviate light spillage to adjoining dwelling occupiers, proposed bollards must incorporate a height no greater than 1 metre and only emit light in a downward direction. Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to the release of the Construction Certificate.
14. In order to ensure that potential noise impacts are alleviated from within the building, the following sound damping measures shall be incorporated into the building:
  - Soundscreen wall batts
  - Sealed double glazed windows
  - R5.0 bulk insulation to whole of roof space
  - Sound check plasterboard linings to the hall
  - Acoustic seals to all windows and doors

Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to the release of the Construction Certificate.

15. All water reuse stormwater treatment and management measures shall be implemented as specified in the Water Cycle Management Study (dated 13 April 2019) and shown on the Site Hydraulics & Stormwater Disposal Plan (Drawing Number 01-35943; Issue B; dated 26/07/2019) both prepared by Adams & Associates - Hydraulics. Stormwater management measures as a minimum shall include:
  - pits, pipes
  - rainwater tank, and
  - rain garden/detention system to treat runoff from car parking area and building.

Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to the release of the Construction Certificate.

16. The rain garden /detention basin shall be located as specified in the Water Cycle Management Study (dated 13 April 2019) and shown on the Site Hydraulics & Stormwater Disposal Plan (Drawing Number 01-35943; Issue B; dated 26/07/2019) both prepared by Adams & Associates - Hydraulics. The rain garden/detention basin shall:
  - be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems Version 2 (Payne et al, 2015, Melbourne, CRC for Water Sensitive Cities)
  - also incorporate the following:
    - a) a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg
    - b) be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation and organic mulch is not suitable)
    - c) direct all discharge and overflow to Council's stormwater system
    - d) be permanently protected from vehicular damage by bollards, fences, castellated kerbs or similar structures, with a sign to be erected to advise of its nature and purpose in water quality management, and
  - be constructed after all hardstand areas have been paved or sealed and all ground surfaces have been stabilised.

Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to the release of the Construction Certificate.

Reason for Condition No. 15 & 16 – To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

17. An Erosion and Sediment Control Plan shall be prepared for the development by a person with knowledge and experience in the preparation of such plans for all works required as part of the development. The Plan shall:
  - meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)
  - be prepared prior to issuance of a Construction Certificate, to the satisfaction of Council, and
  - include controls to prevent sediment or polluted water leaving the construction site or entering any natural drainage lines or stormwater drain.

Details demonstrating compliance with this condition must be submitted to, and approved by the certifying authority prior to the release of the Construction Certificate.

#### **PRIOR TO COMMENCEMENT OF BUILDING WORK**

18. The erosion and Sediment Control Plan shall be implemented for the development, and effective erosion and sediment controls shall be installed prior to any construction activity. Erosion and sediment controls shall be regularly inspected, monitored, maintained and retained until works have been completed and ground surface stabilised or groundcover re-established.

Reason for Conditions 17 & 18 - To manage adverse environmental and water quality impacts during the construction phase of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.

#### **DURING CONSTRUCTION**

19. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
20. In accordance with Section 6.5 of the *Environmental Planning and Assessment Act* and Clause 162A of the *Regulations* the following Mandatory, Critical Stage Inspections need to be carried out by the Principal Certifying Authority. (PCA)
- Forty-eight (48) hours notice is required prior to these inspections.
- After excavation for, and prior to the placement of any footings; and
  - Prior to pouring any in-situ reinforced concrete building element; and
  - Prior to covering of the framework for any floor, wall, roof or other building element (truss and bracing details required prior to inspection); and
  - Prior to covering waterproofing in any wet areas; and
  - Prior to covering any stormwater drainage connections; and
  - After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.
21. The proposal is to be set out by a Registered Surveyor and a Survey Report is to be submitted to the Principal Certifying Authority to ensure compliance with the Development Application. If the Principal Certifying Authority has concerns with the set out of the building a Survey Report may be requested prior to pouring of the slab or once the outer wall location is determined.
22. All construction work shall be carried out in accordance with the 'Noise Guide for Local Government' published by the NSW EPA as amended from time to time. All construction work shall be carried out only between the hours of 7.00am and 6.00pm Mondays to Fridays inclusive and on Saturdays between 7.00am and 1.00pm if inaudible on residential premises, otherwise 8.00am to 1.00pm. No construction or demolition work shall take place on Sundays or Public Holidays.
23. No fill permitted to change existing ground levels at the property boundary. Any proposed fencing is to be on existing ground level. Cutting and filling is to be restricted to that shown on the Development Consent approved plans. Any further cutting or filling will require approval.
24. The applicant or developer will be required to pay the full cost for any alterations or extension of restoration to the kerb and gutter, concrete footpath, services and/or street trees, should any damage occur during construction.
25. In accordance with the *Plumbing and Drainage Act 2011*, a plumbing and drainage Notice of Work (NoW) must be completed and returned to Council for its records, no later than 2 business days before the work concerned is carried out. The Notice of Work is to identify what plumbing and drainage work is carried out by a particular plumber/drainer. On completion of the plumbing and drainage work and prior to Council's Final Inspection of the plumbing and drainage work, the plumber/drainer is to submit to Council a Certificate of Compliance (CoC) and a Sewer Service Diagram.
26. All sanitary drainage, plumbing and backflow prevention is to be carried out in accordance with AS 3500 and the *Plumbing and Drainage Act 2011* and the following stages of construction are to be inspected by Council as the Water and Sewer Authority. Forty-eight (48) hours' notice is required prior to these inspections.
- Plumbing and Drainage before backfilling.
  - Pressure testing or waterpipes within the building prior to fixing of linings.
  - Final inspection of water plumbing and sewer drainage.

Inspection fees for plumbing and sanitary are to be paid to Council prior to commencing plumbing and drainage work.

27. Building materials must NOT be placed or stored on the road or footpath.
28. Rainwater tanks and stormwater disposal must be installed in accordance with the Goulburn Mulwaree Council's Stormwater Drainage & Rain water Collection Systems Policy, and meet the requirements of the Positive Covenant registered on land title.

#### **PRIOR TO OCCUPATION**

29. The applicant must obtain an Occupation Certificate, pursuant to Section 6.3 of the *Environmental Planning and Assessment Act 1979*, from either Council or an accredited certifying authority, prior to occupation of the building/commencement of the use.
30. A final inspection of water plumbing and sewer drainage must be conducted by Council as the Water and Sewer Authority. Only after advice that the final water and sewer inspection has been completed in a satisfactory manner may an Occupation Certificate be issued.
31. A Compliance Certificate under Section 307 of the *Water Management Act 2000* is to be obtained from Council prior to issue of the Occupation Certificate.
32. A Certificate of Compliance (CoC) and a Sewer Service Diagram prepared by the plumber(s) who submitted the Notice of Work must be issued to Council prior to issue of the Occupation Certificate.
33. The proposed landscaping approved in this development consent shall be installed prior to the issue of any Occupation Certificate.
34. Prior to the issue of any Occupation Certificate, all work indicated on the approved plans and all requirements of this development consent shall be completed/satisfied.
35. Prior to the issue of an Occupation Certificate it will be necessary to submit to the Principal Certifying Authority, a Fire Safety Certificate in respect of the fire safety measures installed within the building.  

A Fire Safety Certificate is to state, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated that the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so, and that, as at the date of the assessment, the measure was found to be capable of performing to a standard not less than that required by the schedule to the relevant approval.
36. Prior to the issue of any Occupation Certificate a detailed maintenance schedule shall be submitted to the Principal Certifying Authority for all proposed landscaping to ensure the on-going longevity of the landscaping for the life of the development. The maintenance schedule shall include protection requirements for Tree No. 1 as recommended by Jim Laity. The maintenance schedule shall include the following details:
  - Pest, weed and plant disease control
  - Hedging and pruning as required
  - Irrigation & lighting system and maintenance
  - Lawn mowing and edging
  - Mulch renewal of garden beds
  - Replacement of dead plants
  - Fertiliser application
37. All security measures required by this consent such as lighting and access control shall be installed and commissioned prior to the issue of any Occupation Certificate.
38. A works as executed drawing of all stormwater drainage work shall be submitted to the Council at final inspection stage and prior to the issue of an Occupation Certificate.
39. In recognition that the proposed use will be utilised infrequently, prior to the issue of any Occupation Certificate, the development proponent shall provide to each adjoining property occupier the name and contact phone number of a person that can be contacted in case there is any adverse impact to the property. The principal operator shall keep a record of any contact that is made, including the matters raised and the resolution to action the matter.
40. An Operational Environmental Management Plan shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans prior to the issuance of an Occupation Certificate.

The Plan shall:

- outline details about the location and nature of stormwater management structures such as pits, pipes, rain garden/detention basin, and rainwater collection system
- identify the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
- identify the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
- include checklists for recording inspections and maintenance activities.

41. All stormwater treatment devices shall be monitored, maintained and managed as per the Operational Environmental Management Plan.
42. A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council prior to the issuance of an Occupation Certificate that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

Reason for Conditions 40-42: To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

### ONGOING OPERATION

43. At all times, the owner of the building shall ensure that the approved landscaping is maintained in accordance with the maintenance schedule required by this consent.
44. In order to alleviate potential amenity impacts to adjoining residential uses, the following conditions must be complied with at all times:
- (a) The Place of Worship shall operate only within the following hours:
- Monday: 6pm-7:30pm  
Friday: 8am- 7:30pm  
Saturday: 8am-8pm  
Sunday: 6am to 8am, 2pm- 6pm
- The above hours shall include arrivals and departures of those attending services.
- (b) Cleaning and maintenance of the proposed development shall be limited to Monday to Saturday, 9am -5pm.
- (c) No ancillary activities to the proposed place of worship shall be carried out (e.g. fetes, funerals, weddings, or other functions).
- (d) Activities associated with the proposed place of worship shall occur only within the building.
45. At all times, all vehicles utilising the place of worship shall park only within designated car parking spaces within the site. There shall be no car parking on Straker Road or Marys Mount Road.
46. At all times, the proposed Place of Worship shall accommodate up to 50 persons at any one time.
47. Any existing water meter on the site is to be maintained and not removed unless it is upgraded to a larger meter and upgrading is approved by Council.
48. At all times, the operation of the premises is not to create a noise nuisance in the area. It should be noted that noise nuisances and impacts are regulated under the Protection of the Environment Operations Act, 1997.
49. At all times, to preserve residential amenity, there is to be no use of sound amplification equipment (music or voice) within the site.
50. All security lighting shall remain operable within the hours of operation.
51. In order to alleviate potential traffic impacts to Marys Mount Road, the proposed access gates shall be opened prior to the peak arrival time and remain open until such time all visitors have left the site after each service. Gates shall remain closed to secure the site outside operational hours.
52. At all times, the privacy screens required by this consent, for the windows shall be maintained to ensure on-going privacy impacts are alleviated.
53. At all times, the rain garden must be maintained in a water tight condition and remain impermeable to the natural ground.

54. The owner of the building shall:

- Furnish to the Council an Annual Fire Safety Statement in respect to each essential service installed in the building;
- Ensure that essential services installed within the building are performing to a standard no less than to which the measure was originally designed;
- Ensure the safety of fire exits;
- Ensure doorways and paths of travel are not obstructed;
- Ensure that offences relating to fire exits do not occur within the building.

The owner of the building shall:

- cause a copy of the certificate to be furnished to Fire and Rescue NSW it is preferred this is done electronically via the following email address [afss@fire.nsw.gov.au](mailto:afss@fire.nsw.gov.au); and
- cause a further copy of the certificate to be kept at the building.

Section 375A of the *Local Government Act 1993* requires General Managers to record which Councillors vote for and against each planning decision of the Council, and to make this information publicly available.

## BACKGROUND

DA/0294/1819 attracted three (3) submissions following a second notification period following the amendment of the DA to relocate principal vehicular access to Marys Mount Road. The first notification period attracted eight (8) submissions which were predominantly concerned about vehicular access via Straker Road. The submissions are considered in more detail below.

There are three restriction as to user covenants that burden the land:

- *'There is to be no direct vehicle access to or from the Marys Mount Road reserve.'*

and

- *'No alteration to any surface of the wall, including but not limited to affixing items, interfering with in any matter, cutting or removing of the existing wall adjoining the road reserves is permitted. Any maintenance works to the wall shall restore the wall to its original appearance including painting to match the original colours of 'paperbark' to the panels and 'stone' to the columns.'*

and

- *'No fence shall be constructed forward of the lot's building line'*

The authority empowered to release or modify the above restrictions is Goulburn Mulwaree Council. As the proposal proposes to alter the above restrictions, the development proposal is referred to Council for determination.

There are concerns regarding traffic and noise impacts, however, the proposal generally complies with all other statutory controls.

## REPORT

### Proposed Development

DA/0294/1819 at lot 55 DP 1220085, 10 Straker Road Goulburn (the subject site) was submitted to Council on 28 March 2019 and is for the construction of a new building to be used as a Place of Worship. The proposed development will utilise Marys Mount Road as its primary vehicular access point and Straker Road for pedestrian access only.

The proposed development contains large areas of hard stand to accommodate proposed car parking generated by the proposal. An appropriate level of landscaping is proposed to ‘soften’ the development.

**Background**

10 Straker Road, Goulburn is the product of the recently created Merino Estate in the Marys Mount Urban Land Release Area. The land’s designated access point is via Straker Road.

**Site Context**

The subject site is located within the Marys Mount Urban Land Release Area and is currently undeveloped. The land is cleared and contains some vegetation located at the north west corner of the site. The site gently slopes from west to east.

The surrounding land is predominantly zoned R2 Low Density Residential. An Educational Establishment is located to the south of the subject site.

A locality plan of the development site and plans of the proposal are included in the Attachment.

**Consultation and Submissions made in accordance with Act or Regulations**

Public Submissions

The proposed development was notified to 32 adjoining and nearby residents, between the intersection of Marys Mount Road and Mortimer Junction to the proposed development site at 10 Straker Road. It was also advertised in the local paper and on Council’s website. Public exhibition of the proposal resulted in eight (8) submissions being received. Following an additional information request from Council and lodgement of amended plans, the development proposal was re-notified to those who were originally notified. Following this notification period, three (3) submissions were received by Council (see attachment). The Applicant’s response to the issues raised is also included in the Attachment.

The submissions received by Council for the second round of notification will only be considered below as this reflects the current proposal. The following is a summary of the issues raised in the submissions and the planning response:

Issue	Response
Overshadowing and privacy	<p>Concerns are raised as to potential overshadowing and privacy impacts to the existing dwelling located to the east of the subject land.</p> <p>Considering the lot orientation, the proposed development will ensure that the adjoining dwelling will receive 4 hours of sunlight between 9am and 3pm on the winter solstice.</p> <p>Privacy concerns are raised in regard to the proposed development’s eastern elevation windows aligning with the location of windows to the adjoining dwelling to the east.</p> <p>The proposed development’s eastern elevation was analysed against the location of the western elevation of the dwelling to the east. There will be windows from the meeting room of the proposed building aligning with habitable areas of the adjoining dwelling (i.e. bedroom windows). The windows of the proposal affected include the northernmost and southernmost meeting room windows.</p> <p>It is unreasonable to require the removal of these windows from the proposed plans as they are required to provide light and ventilation to the room. It is recommended, however, that privacy screens are installed and maintained on these windows to ensure that privacy impacts to the adjoining property are alleviated.</p>



<p>Traffic impacts</p>	<p>Objectors are concerned that the proposed pedestrian access gate on Straker Road will encourage the use of Straker Road by vehicles visiting the Place of Worship. There is also concern that the access gates on Marys Mount Road may result in traffic conflicts with the users of Marys Mount Road.</p> <p>The applicant has indicated that the proposed access gates will be opened by the first person entering the site and will remain open until such time the service has finished. This is acceptable.</p> <p>The applicant has indicated that visitors to the place of worship that will travel and arrive on foot will utilise the Straker Road pedestrian access. The pedestrian access point are for those persons who live in the immediate locality.</p> <p>Conditions will be recommended to ensure that Straker Road is not utilised by vehicular users of the proposed development and that the operations of the proposed security gates are complied with to ensure no adverse traffic impacts.</p>
<p>Noise</p>	<p>An acoustic report has been raised as a requirement for consideration. The applicant has indicated that no amplified instruments will be used and that worship activities involve the spoken word and this will occur within the confines of the building. In the circumstances an acoustic report is not required.</p> <p>In order to ensure that there is no unreasonable noise nuisance generated by the proposed development, conditions will be imposed to prohibit use of sound amplifiers (sound or voice). Noise nuisances are regulated under the <i>Protection of the Environment Operations Act, 1997</i>.</p> <p>The applicant has provided a list of noise attenuation measures to be incorporated into the building and these have been incorporated on the proposed plans.</p> <p>Conditions shall be imposed in the consent that requires the incorporation of these building materials and compliance demonstrated in the approved Construction Certificate plans.</p>
<p>Stormwater Management and concerns regarding retaining walls</p>	<p>Concerns are raised regarding the proposed rain gardens and potential stormwater impacts to adjoining property. The proposed development's stormwater impacts are considered acceptable. The proposal was referred to Water NSW who have provided conditional concurrence. Rain gardens have the function of slowing down and treating stormwater prior to its disposal to the stormwater main. However, the objectors concerns are noted. The development proponent shall be required to incorporate impervious material to the base of the rain garden so as to ensure that water entering the rain garden does not percolate into adjoining land.</p> <p>No retaining walls are shown on the proposed plans and therefore have not been considered in the assessment. Any retaining walls not covered by conditional exemptions within <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> shall require further consent from Council.</p>
<p>Air Quality</p>	<p>The requirement for an environmental assessment concerning air quality is not considered necessary. The proposed development is not expected to generate unacceptable levels of pollution from vehicles utilising the site.</p>
<p>Impacts to Public land</p>	<p>Concern is raised that work will be carried out within the road reserve adjoining other property. The applicant does not propose work on public land other than to the road reserve within Marys Mount Road to facilitate the proposed vehicular access. No work is permissible within the Straker Road reserve unless with Council's prior consent.</p>
<p>Car parking setbacks</p>	<p>Concerns are raised regarding proposed car parking within setback areas. The proposal faces/fronts Straker Road. Marys Mount Road will merely be the development's vehicular entrance. The proposal meets the required 6 metre front setback and no car parking is located within this setback area. The side and rear setback requirements are based on a merit assessment. The location of proposed car parking is considered appropriate, being as far away as possible from existing residential development.</p> <p>The existing solid rear fence which will largely remain assists in alleviating the visual impacts of hardstand areas for car parking.</p>
<p>Operational</p>	<p>An objector raises concerns that the full extent of worship activities are unknown and that</p>

<p>concerns</p>	<p>the potential noise impacts are significant given the proposed hours of use and that the development will be situated within a predominant low density residential area. Concern is also raised as to the overlapping of services and that the site may not be able to cater for this overlap. The applicant indicates that there are no back to back meetings and time is provided between services to allow for arrivals and departures.</p> <p>The proposed operational hours include the arrival and departure times.</p> <p>The applicant has indicated that the proposed development is a place of worship that involves the <i>spoken word contained within the building</i> and <i>does not involve the use of any choir, instruments or amplified music or entertainment</i>.</p> <p>The proposal will not accommodate any ancillary uses such as youth functions, fetes, or other gatherings. This shall be conditioned to ensure that no ancillary uses are carried out without Council's prior consent.</p> <p>The maximum number of occupants visiting the site has been indicated in the DA (i.e. 50 persons) and the recommendation will be based on this operational detail. Any increases in capacity will be subject to Council's further development consent.</p> <p>The cleaning/maintenance of the development is proposed to take place between 7:30pm and 8pm Monday evening. It is considered that an alternative time would be more appropriate to ensure minimal amenity impacts to adjoining property occupiers. Cleaning and maintenance shall be carried out only between the hours of 9am and 5pm Monday to Saturday to ensure reasonable amenity impact to adjoining/adjacent residential property occupiers.</p> <p>As the site is infrequently occupied, there is a higher risk that the development may suffer from anti-social impacts. A point of contact shall be provided to each adjoining/adjacent property owner/occupier by the development proponent to allow opportunity for adjoining/adjacent property occupiers to report any issues should the need arise.</p> <p>A condition shall be imposed that requires, prior to the issue of the Occupation Certificate, the development proponent to provide a contact name and telephone number to all adjoining property occupiers.</p>
<p>Lighting</p>	<p>Concern is raised that external lighting will spill onto adjacent property.</p> <p>Proposed lighting will be placed on bollard structures within the site, along the western side of the proposed building between the pedestrian and vehicular access points. The position of proposed lighting is not expected to have any detrimental amenity impacts to adjoining/adjacent property occupiers. Bollards shall not be higher than 1 metre in height.</p>

External Referrals

An external referral was made to Water NSW as their concurrence is required. Conditional concurrence has been obtained and the required conditions have been included in the recommended consent.

Internal Referrals

The following internal referrals were undertaken and conditional consent is recommended:

- Development Engineer
- Infrastructure and Development Engineer
- Landscape and Heritage Planner
- Environmental Health Officer
- Building Surveyor

**Assessment against Legislation and Policies**

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

<p>The site is located within the Sydney Drinking Water Catchment</p>	<p>The proposal has been assessed as having a neutral or beneficial impact on water quality. Conditional consent has been obtained from Water NSW.</p>
<p>Goulburn Mulwaree Local Environmental Plan 2009</p>	
<p>Land Use Table – R2 Low Density Residential</p>	<p>The proposed Place of Worship meets the zone objectives. The proposal is not for a residential use, however is a permissible use in the zone.</p>
<p>Clause 1.9A – Suspension of Covenants, agreements and instruments</p>	<p>There are various instruments that Goulburn Mulwaree Council is the authority that is empowered to vary or release. The proposal demonstrates compliance with the requirement of each instrument with the exception of three which are considered below:</p> <ul style="list-style-type: none"> <li>• <i>There is to be no direct vehicle access to or from the Marys Mount Road reserve.</i></li> <li>• <i>No alteration to any surface of the wall, including but not limited to affixing items, interfering with in any matter, cutting or removing of the existing wall adjoining the road reserves is permitted. Any maintenance works to the wall shall restore the wall to its original appearance including painting to match the original colours of ‘paperbark’ to the panels and ‘stone’ to the columns.</i></li> <li>• <i>No fence shall be constructed forward of the lot’s building line.</i></li> </ul> <p>The DA was originally lodged with the proposal for vehicular access via Straker Road. The initial notification period that generated 8 submissions predominantly raised concerns regarding the use of Straker Road by vehicular users for the proposed development.</p> <p>It was considered by the objectors that Straker Road is not appropriate to accommodate traffic for the proposed Place of Worship because the road is narrow and is already congested with overflow traffic from existing dwellings. Also, as it has the potential to result in subsequent noise impacts from peak traffic flow during service times. This increases the safety risk to existing users and residents of Straker Road.</p> <p>Following the preliminary assessment of the DA, an additional information request was made to the applicant requiring certain matters to be addressed, one of which was to consider a request to relocate the principal vehicular access to Marys Mount Road. A potential access point directly onto Marys Mount Road will direct traffic onto the main road in an appropriate location where the speed zone is appropriate (60km/h) and where sight distance is satisfactory. An additional information response was received which included amended plans showing a proposed principal vehicular access to Marys Mount Road. Also proposed is a security gate to be installed to the Marys Mount Road frontage which involves altering the existing wall separating the lot from Marys Mount Road.</p> <p>As a result of the amended proposal, a contradiction results with the first two instruments above. This is the proposed vehicular access to Marys Mount Road and works required to the existing boundary fence/wall to facilitate this access. The proposal also breaches the last instrument above as the proposal includes a security gate forward of the front building line.</p> <p>It is considered that in the circumstances the proposed principal vehicular access to Marys Mount Road is appropriate. The proposed use is unique to the area and its traffic generation is not suitable for Straker Road.</p> <p>The development presents appropriately to Straker Road and, therefore, does not result in an undesirable streetscape impact.</p> <p>Should the future the use of the proposal changes to a residential use, that proposal will be required to establish a principal vehicular access to Straker Road. The Marys Mount Road access location will require decommissioning and the wall shall be</p>

	<p>reinstated in accordance with the instrument.</p> <p>There is solid fencing already constructed in front of the building line of the proposed building. Proposed in front of the building line is the construction of an access gate for pedestrians that will be 1.8 metres in height. The existing fencing forward of the building line ranges in height from 1.3m to 1.9m.</p> <p>Given the nature of the development proposal in that it will be infrequently used, the security of the site is desirable. In order to ensure appropriate streetscape impacts to the frontage of the development, it shall be conditioned that all proposed front fencing shall be open style as shown on the proposed plans and shall be limited to a height of 1.3 metres.</p>
Part 6 - Urban Release Areas	<p>The land is not being developed intensively for urban purposes. The land currently meets the minimum lot size and this is not proposed to be altered. Adequate infrastructure is available to service the current lot.</p>
Clause 7.1A- Earthworks	<p>The statement of environmental effects submitted with the DA indicate that up to 900mm of cut and fill is proposed. Retaining walls are not proposed. The proposed extent of earthworks is not considered to have any detrimental impacts on water quality or drainage patterns in the locality.</p> <p>A Place of Worship use requires 1 space per 10 seats or 1 space per 10m<sup>2</sup> of space used by the public, whichever is greater.</p> <p>According to the Statement of Environmental Effects (SEE) and the proposed plans, the site will cater for 50 people at any one time. This means that the first criteria above requires 5 car parking spaces.</p> <p>The Gross Floor Area (GFA) of the building is 120.56m<sup>2</sup>. Therefore the car parking demand is 12 spaces. The proposal provides 19 car parking spaces and this meets the minimum car parking requirements.</p>
Goulburn Mulwaree DCP 2009 (as amended)	
3.4 – Landscaping	<p>A landscape plan has been submitted with the DA and incorporates an acceptable extent of landscaping incorporating a variety forms. The landscape plan has been reviewed by Council's Landscape and Heritage Planner and is acceptable.</p> <p>The proposed gates for pedestrian and vehicular access have been shown on the plans and are suitable. The proposed black colour scheme is considered appropriate as it is the least visually obtrusive colour. The permeable style of the fencing is considered appropriate to ensure the continuing natural surveillance of the land.</p> <p>No car parking is permitted within setback areas. This will be further considered in Part 4- Principal Development Controls- Urban.</p>
3.5- Vehicular access and car parking	<p>The proposed location of car parking, vehicular access, access into the building and the location of associated lighting is considered appropriate and minimises amenity impacts to adjoining residential property occupiers.</p> <p>The use of Marys Mount Road for vehicular access to and from the proposed site is considered the best location rather than Straker Road as this will alleviate traffic conflict between the predominant residential uses on Straker Road and this proposed use.</p> <p>A potential access point directly onto Marys Mount Road will direct traffic onto the main road in an appropriate location where the speed zone (60km/h) and sight distance is satisfactory. The proposed landscaping alleviates the visual impacts from the expansive hardstand spaces.</p> <p>Given the proposal's close proximity to residential development, the extent of car parking proposed will be important to alleviate traffic impacts to the locality.</p>
3.6 – Crime Prevention through	<p>The proposal includes the installation of gates to the vehicular and pedestrian entrances, to integrate with existing fencing, to ensure that the site is secure and</p>

<p>Environmental Design</p>	<p>that the land's bounds are reinforced. Given that the use is infrequent, it is considered appropriate that access control is incorporated into the development proposal to alleviate anti-social impacts.</p> <p>Proposed new fencing shall be permeable in style in order to maintain natural surveillance into the site.</p> <p>The proposed fencing forward of the front building line shall incorporate a maximum height of 1.2 metres.</p> <p>Lighting bollards located between the proposed building and on-site car parking up to each entrance will be beneficial in providing illumination and increasing visibility during evening periods. Given their location, proposed lighting is not expected to have any detrimental impacts to adjoining residential property occupiers.</p> <p>The design of the development is such that there are limited entrapment points. Proposed landscaping is appropriately sited and will not hinder natural surveillance. The entrance points to the site, building and proposed car parking are clearly delineated.</p>
<p>3.14 -Stormwater Pollution</p>	<p>The proposal's stormwater management system has been considered by Water NSW and the proposal is considered to have a neutral or beneficial impact on water quality.</p>
<p>Part 4 Principal Development Controls – Urban</p>	<p>Places of Worship in an R2 zone are required to have a GFA no greater than 150m<sup>2</sup>. The GFA of the proposed Place of Worship is 127m<sup>2</sup>.</p> <p>The proposed development results in acceptable impacts. Solar impacts from the development proposal to adjoining development will not be unreasonable. It is expected that the development proposal will ensure that four hours of sunlight will be maintained to adjoining development between 9am and 3pm on the winter solstice.</p> <p>Privacy impacts have been considered. The northernmost and southernmost meeting room windows on the eastern elevation will face the adjoining dwelling's bedroom windows. Conditions of consent will be recommended to require privacy screening to ensure that privacy impacts are alleviated without compromising the proposal's light and ventilation requirements.</p> <p>The proposal's frontage is Straker Road and the minimum front setback requirement of 6 metres is met. The proposals side and rear setbacks are considered appropriate.</p> <p>Section 3.6- Landscaping requires that no car parking is located within setback areas. For the front setback this is the case. There are no specific rear and side setbacks prescribed under this Part and therefore on a merit basis the proposal's car parking locations are appropriate. The proposal does not result in any detrimental impacts to the amenity of surrounding residential property occupiers that would warrant a change in the design.</p> <p>The proposal's car parking layout and access operation allow for forward entry and exit without causing nuisance to Marys Mount Road. Covered car parking is appropriately sited and will not have any detrimental impacts to the streetscape.</p> <p>The proposed security gates will be open by the first site user and will remain open until the service has finished. The proposal's floor plan allows for potential adaptive re-use, should the use of the site change in the future.</p>
<p>8.7 – Marys Mount</p>	<p>The proposal cannot meet the requirement 'the vehicular access must be achieved via the road created within the subdivision'. The proposal is not by definition a 'community facility' although for the purposes of this Part of the DCP the development would be considered a community facility in that it is a facility that is being provided to meet particular members of the community who will visit this Place of Worship. Such facilities are required to be clustered to alleviate traffic impacts. There is an opportunity for the proposal to alleviate traffic impacts by incorporating its principal access to Marys Mount Road instead of Straker Road. In the circumstances of the proposed development this is considered appropriate.</p>

## Likely Impact of Proposed Development

The proposal is considered to have acceptable impacts, subject to recommended conditions of consent. The proposal has raised issues in this assessment particularly regarding noise and traffic impacts.

Conditions of consent will be recommended to ensure that impacts from noise and traffic are appropriately managed and the development has an acceptable environmental impact.

- *Context and Setting:*

Although a place of worship is not characteristic in the area, it is not considered that such a use would be incompatible. The place of worship is providing to members of the community who reside within the immediate locality.

The design of the building integrates with existing development and has acceptable impacts to the streetscape of Straker Road and Marys Mount Road.

- *Access, Transport and Traffic:*

It is considered that the site will adequately accommodate the development's car parking needs during peak operational times. Vehicular access is via Marys Mount Road and this mitigates the development's impacts to nearby dwelling occupiers.

- *Visual Amenity:*

The proposal has acceptable visual impacts to Straker Road and Marys Mount Road and integrates with existing residential development. The building has the appearance of a dwelling and not that of a church.

- *Noise & Acoustic Amenity:*

The applicant has detailed that the main worship activity that will be carried out within the building will be the spoken word and will not involve any amplified noise. Potential noise impacts from the arrival and departure of vehicles and persons is not expected to be detrimental. It is not expected that the use will generate any unacceptable noise impacts although conditions will be recommended to ensure that adverse noise impacts are alleviated.

- *Natural Hazards:*

The site is not considered constrained by any natural hazards.

- *Safety, Security and Crime Prevention:*

The proposed development incorporates appropriate safe design mechanisms including security fencing, lighting and building design that provides for natural surveillance and mitigates adverse social impacts. The building will appear as a residence as opposed to a place of worship which is characteristically infrequently occupied.

- *Social Impact on the Locality:*

The proposal will have positive social impacts. The development of a vacant parcel of land provides site presence and ownership that alleviates anti-social impacts. The Place of Worship will also provide a community need to church users. The development will provide a place of worship to those who live in the immediate locality, within a building which integrates with the existing residential development.

- *Economic Impact on the Locality:*

The development will not have any negative economic impacts.

- *Site Design and Internal Design:*

The design of the proposed development is sensitive to adjoining residential dwelling occupiers. The proposal incorporates a design that constitutes a small dwelling with its required car parking located within the part of the lot that will have the least amenity impact. Marys Mount Road is the best point for vehicular access to and from the site as it will result in largely undisturbed local residential streets.

### **Suitability of the Site for the Proposed Development**

The site is suitable for the proposed development due to its sensitive design and integration with surrounding residential development. There are no environmental constraints that would render the proposal inappropriate.

The proposed traffic and noise impacts are considered acceptable and recommended conditions will be imposed to ensure acceptable impacts to the amenity of nearby residential property occupiers.

### **Policy Considerations**

- Goulburn Mulwaree LEP 2009 (as amended)
- Goulburn Mulwaree DCP 2009 (as amended)
- Goulburn Mulwaree Section 7.11 Plan 2009

### **Conclusion and Recommendation**

The proposed development does not have any unreasonable environmental impacts and is therefore supported subject to conditional consent.

### **FINANCIAL IMPLICATIONS**

The development proposal does not offer any financial implications to Council.

### **LEGAL IMPLICATIONS**

The development proposal does not offer any legal implications for Council unless the applicant is unsatisfied with the determination. If this is the case the applicant may elect an appeal under section 8.7 & 8.10 of the *Environmental Planning and Assessment Act 1979* within 6 months of the issue of the determination.

### Attachment

<b>DA No.</b>	DA/0294/1819
<b>Location</b>	10 Straker Road, Goulburn
<b>Proposed Development</b>	Place of Worship
<b>Attached documents</b>	<ul style="list-style-type: none"> <li>• Plans</li> <li>• Submissions</li> <li>• Applicant Response to submissions</li> <li>• Agency Response (2)</li> </ul>

**Locality Plan**





**Plans**

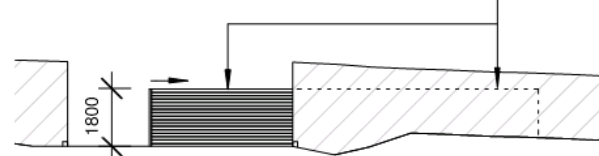
HOURS OF OPERATION				
Day	Hours Opening/closing	No. of Members	No. of Vehicles	Duration of Meeting
<b>Standard Meetings</b>				
Sunday	6am till 8am	20-40	6 - 8	1 Hours
Monday	6pm till 7:30pm	20-40	6 - 8	1 Hours
<b>Non-Regular Meetings</b>				
Sunday	2pm till 6pm	30-50	8 - 10	1 Hours
Friday	8am till 7:30pm	30-50	8 - 10	1 Hours
Saturday	8am till 8pm	30-50	8 - 10	1 Hours
<b>Cleaning</b>				
Monday	7:30pm till 8pm	Cleaning		½ Hour

**Note 1:**  
Saturdays – quarterly, yard maintenance (which may generate noise) will be within the GMC Weekend Noise Restriction acceptable time periods. Between the quarterly yard maintenance, additional lawn mowing will be done when required.

**Note 2:**  
Car Park Manoeuvring - All times of operation include arrival and departure before and after the one (1) hour worship service. The carpark has additional carparks to cater for the transition between two services so that there will never be the need for cars to park on the road reserves (Marys Mount Road or Straker Road) and will not impact on the local road network or locality.

**Note 3:**  
Maximum occupancy of the building is 83. The occupancy rate has been calculated in accordance with the NCC (BCA) D1.13 which states one (1) m<sup>2</sup> per person for a church, therefore, 83.25m<sup>2</sup> (floor area) divided by 1m<sup>2</sup> = 83 persons maximum occupancy. Refer to Table D1.13 AREA PER PERSON ACCORDING TO USE in the NCC (BCA). The expected usage is as the above table.

NEW AUTOMATIC SLIDING GATE EQUAL TO AUSTRALIAN AUTO GATES IC240 AUTOMATIC SLIDING GATE SYSTEM, 1800mm HIGH MOTORISED POWDERCOATED STEEL MESH SLIDING GATE. GATE TRACK & OPERATING MECHANISM, ANTI-CRUSH & SLOW DOWN MODE. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. COLOUR TO BE BLACK. GATE PATH & DIRECTION OF OPERATION SHOWN DASHED.



GATE OPERATION : AUTO-MATIC SLIDING GATE. THE GATE WILL BE OPENED BY THE FIRST SITE USER & WILL BE LOCKED INTO THE OPEN POSITION FOR THE DURATION OF THE SERVICE. THE LAST USER WILL THEN CLOSE THE GATE AFTER THE SERVICE HAS FINISHED.

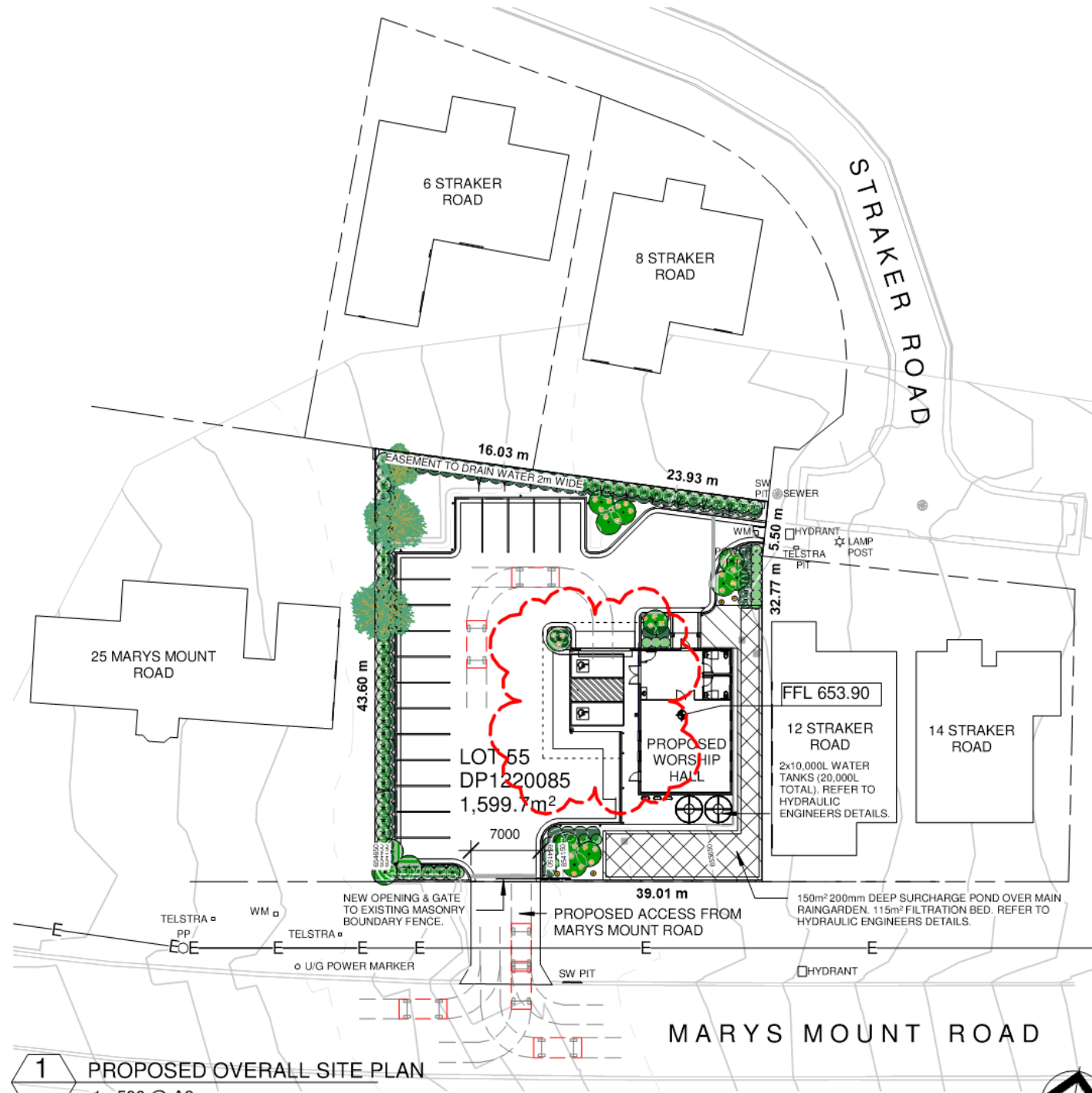
**2 VEHICULAR ENTRY GATE**

1 : 200 @ A3

NEW AUTOMATIC SWING PEDESTRIAN GATE EQUAL TO AUSTRALIAN AUTO GATES PNL24 SWING GATE OPERATING SYSTEM, 1300mm HIGH MOTORISED WITH PADLOCK, POWDERCOATED STEEL MESH GATE WITH ANTI-CRUSH & SLOW DOWN MODE. INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. COLOUR TO BE BLACK.

**3 PEDESTRIAN ENTRY GATE**

1 : 200 @ A3



**1 PROPOSED OVERALL SITE PLAN**

1 : 500 @ A3

**NOTE :**  
ALL LEVELS SHOWN ARE BASED ON SUPPLIED 3RD PARTY SURVEY INFORMATION. TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SUPPLIED SITE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL LEVELS ONSITE PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORK. TIM LEE ARCHITECTS TO BE NOTIFIED OF ANY ANOMALIES PRIOR TO THE CONTRACTOR STARTING ANY WORKS.

THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC CODES, AUSTRALIAN STANDARDS, LOCAL REGULATIONS & BY-LAWS AS REQUIRED.

ALL MATERIALS & WORKMANSHIP ARE TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

SUPPLY & INSTALL ALL NECESSARY FITTINGS & FIXTURES IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR & SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS.

SURVEYOR TO ESTABLISH BOUNDARY & SET OUT BUILDING. ALL DIMENSIONS SUBJECT TO SITE SURVEY.

ALL FLOOR LEVELS & GROUND LEVELS TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.

SITE AREA	1599.69 m <sup>2</sup>
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SITE PLAN REFER TO: MOD-01, MOD-02  
FLOOR PLAN REFER TO: MOD-03  
3D VIEWS REFER TO: MOD-04  
ELEVATIONS REFER TO: MOD-05, MOD-06  
TYPICAL SECTION REFER TO: MOD-7  
DOOR & WINDOW REFER TO: MOD-08  
CUT & FILL REFER TO: MOD-09  
SETOUT PLAN REFER TO: MOD-10  
EROSION & CONTROL REFER TO: MOD-11  
LANDSCAPE PLAN REFER TO: MOD-12  
NOTIFICATION PLAN REFER TO: MOD-NP

ISSUED FOR:  
MOD. DEVELOPMENT APPLICATION  
**NOT FOR CONSTRUCTION**

DRAWING AMENDMENTS		
REVISION	DESCRIPTION	DATE
A	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION FINAL REVIEW	11.07.19
B	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION COUNCIL REQUEST FOR INFORMATION	29.07.19
C	ADDITIONAL INFORMATION	19.08.19
D	ADDITIONAL INFORMATION	28.08.19
E	AMENDMENTS AS PER PLANNING DEPARTMENTS REQUEST	11.09.19

PROJECT TITLE	WORSHIP HALL
CLIENT	MOUNT PROPERTIES LTD.
Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the builder.	

**TIM LEE ARCHITECTS**  
residential commercial industrial

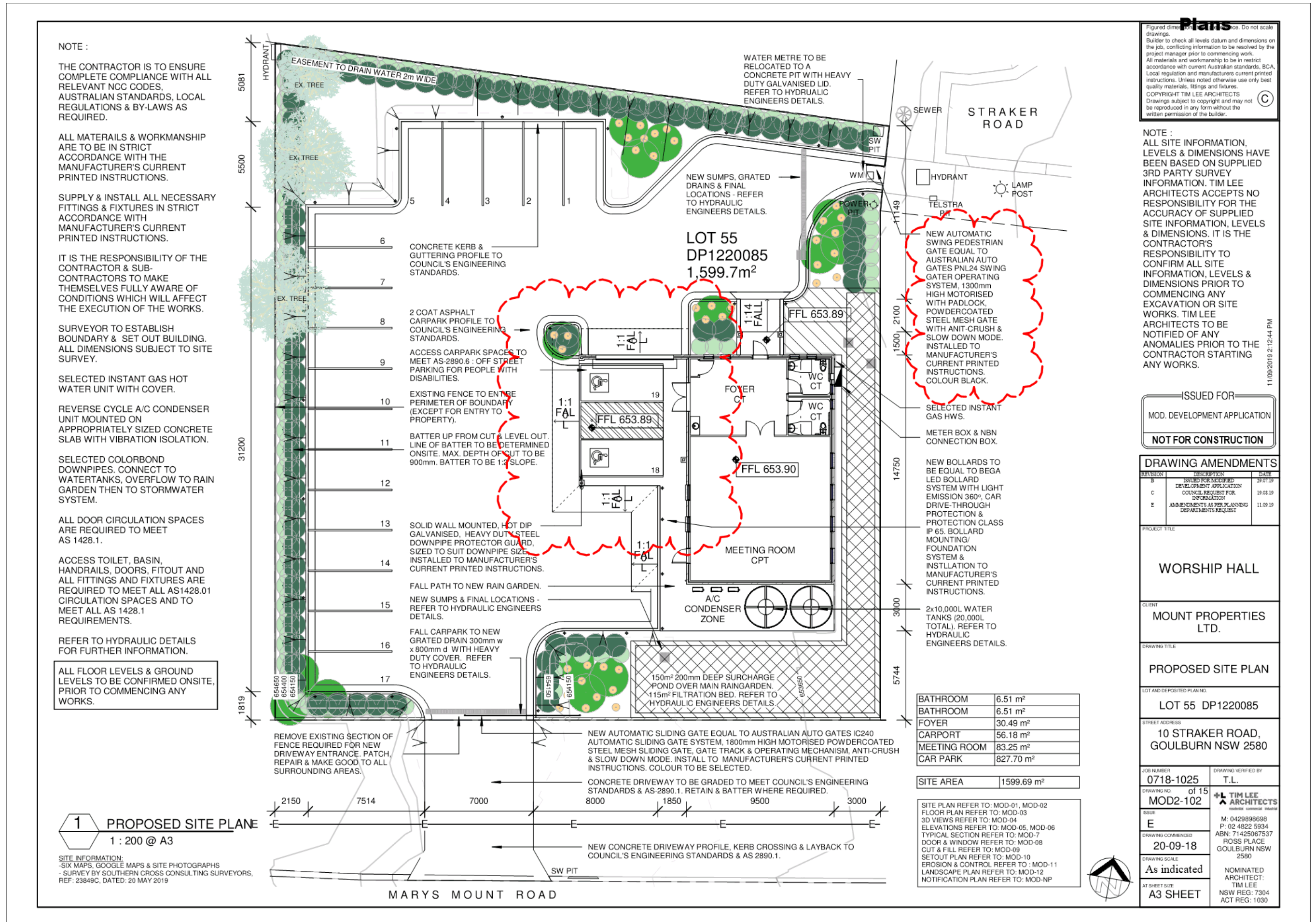
P: 02 4822 5934  
ABN: 71 425067537  
ROSS PLACE  
GOULBURN NSW  
2580

NOMINATED ARCHITECT:  
**TIM LEE**  
NSW REG: 7304  
ACT REG: 1030

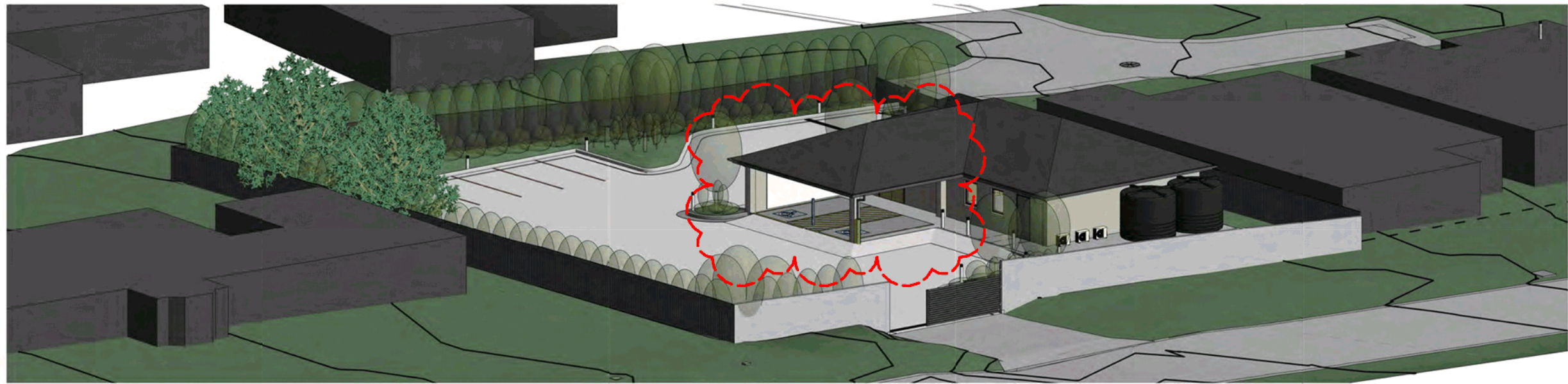
DRAWING TITLE	OVERALL SITE PLAN
LOT AND DEPOSITED PLAN NO.	LOT 55 DP1220085
STREET ADDRESS	10 STRAKER ROAD, GOULBURN NSW 2580

DRAWING COMMENCED	20-09-18	DRAWING VERIFIED BY	TL
DRAWING SCALE	As indicated	DRAWN BY	AW
AT SHEET SIZE	A3 SHEET	JOB NUMBER	0718-1025
DRAWING IDENTIFICATION NUMBER	MOD2-101 OF 15	AMENDMENT ISSUE	E

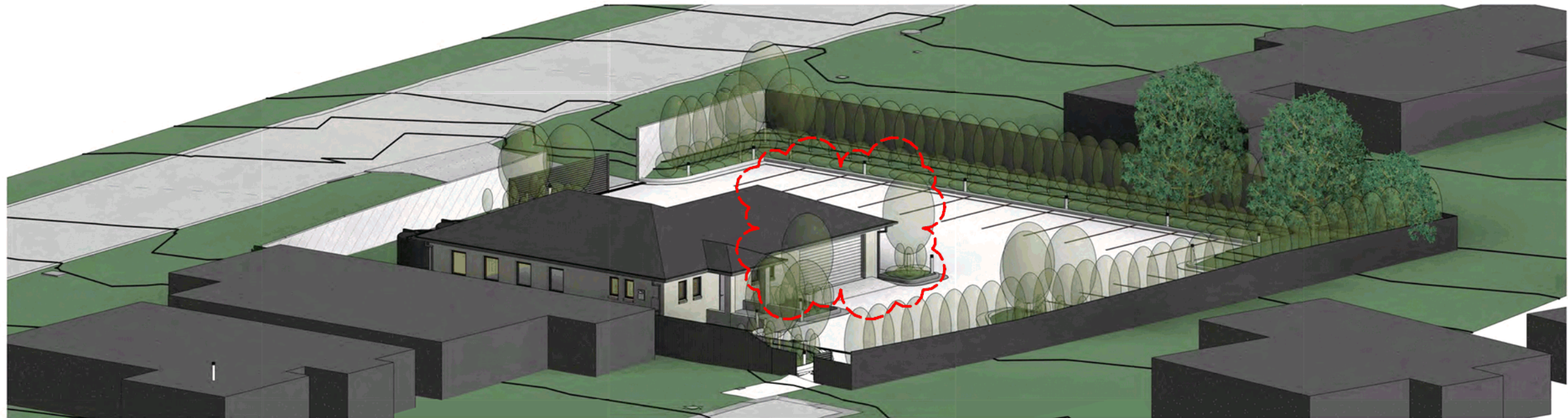
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**Plans**



**1** 3D VIEW 1 SOUTH-WEST  
@ A3



**2** 3D VIEW 2 NORTH-EAST  
@ A3

ISSUED FOR  
MOD. DEVELOPMENT APPLICATION  
**NOT FOR CONSTRUCTION**

DRAWING AMENDMENTS			PROJECT TITLE	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	WORSHIP HALL	3D VIEWS	20-09-18	T.L.
A	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION FINAL REVIEW	11.07.19	CLIENT	LOT AND DEPOSITED PLAN NO.	DRAWING SCALE	DRAWN BY
B	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION AMENDMENTS AS PER PLANNING DEPARTMENTS REQUEST	29.07.19	MOUNT PROPERTIES LTD.	LOT 55 DP1220085	AT SHEET SIZE	AW
E		11.09.19		STREET ADDRESS	10 STRAKER ROAD, GOULBURN NSW 2580	JOB NUMBER
						0718-1025
						DRAWING IDENTIFICATION NUMBER
						MOD2-104 OF 15
						AMENDMENT ISSUE
						E

11/09/2019 2:12:47 PM

**Plans**

0.60mm COLORBOND FLASHINGS & RIDGES.  
 658684 RIDGE  
 2x10,000L WATER TANKS (20,000L TOTAL). REFER TO HYDRAULIC ENGINEERS DETAILS. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.  
 656600 FCL I  
 ALL FLOOR LEVELS & GROUND LEVELS ARE ASSUMED & TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.  
 653900 FFL I

**1 EAST ELEVATION**  
 1 : 100 @ A3

0.60mm COLORBOND FLASHINGS & RIDGES.  
 SELECTED COLORBOND ROOF SHEETING, FASCIAS, GUTTERS AND FLASHINGS. FIX IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. ROOF FRAMING TO ENGINEER'S DETAILS.  
 NEW AUTOMATIC SWING PEDESTRIAN GATE EQUAL TO AUSTRALIAN AUTO GATES PNL24 SWING GATER OPERATING SYSTEM, 1800mm HIGH MOTORISED WITH PADLOCK, POWDERCOATED STEEL MESH GATE WITH ANIT-CRUSH & SLOW DOWN MODE. INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. COLOUR TO BE SELECTED.

658684 RIDGE  
 656600 FCL I  
 653900 FFL I  
 EXISTING GROUND LINE SHOWN DASHED.  
 CONCRETE DRIVEWAY TO COUNCIL'S STANDARD ENGINEERING DETAILS & AS2890.1.

**2 WEST ELEVATION**  
 1 : 100 @ A3

BOLLARD & ACCESS CARPARK SPACES TO MEET AS-2890.6 : OFF STREET PARKING FOR PEOPLE WITH DISABILITIES.  
 SOLID WALL MOUNTED, HOT DIP GALVANISED, HEAVY DUTY STEEL DOWNPIPE PROTECTOR SIZED TO SUIT DOWNPIPE, INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

NEW BOLLARDS TO BE EQUAL TO BEGA LED BOLLARD SYSTEM WITH LIGHT EMISSION 360°, CAR DRIVE-THROUGH PROTECTION & PROTECTION CLASS IP 65. BOLLARD MOUNTING FOUNDATION SYSTEM & INSTLLATION TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

SELECTED COLORBOND ROOF SHEETING, FASCIAS, GUTTERS AND FLASHINGS. FIX IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. ROOF FRAMING TO ENGINEER'S DETAILS.  
 EXISTING TREE TO REMAIN.  
 NEW TREES & LANDSCAPING. REFER TO LANDSCAPE PLAN: MOD2-213.  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS.  
 CONCRETE DRIVEWAY TO COUNCIL'S STANDARD ENGINEERING DETAILS & AS2890.1.  
 GRADE GROUND LINES TO GIVE FALLS AWAY FROM BUILDINGS.  
 ALL LEVELS TO BE CONFIRMED ONSITE. SURVEYOR TO ESTABLISH BOUNDARY AND SET OUT BUILDINGS. ALL DIMENSIONS TO BE SUBJECT TO SITE SURVEY.  
 ALL MATERIALS AND WORKMANSHIP ARE TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.  
 THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC CODES, AUSTRALIAN STANDARDS AND LOCAL REGULATIONS AND BY-LAWS AS REQUIRED.

SITE PLAN REFER TO: MOD-01, MOD-02  
 FLOOR PLAN REFER TO: MOD-03  
 3D VIEWS REFER TO: MOD-04  
 ELEVATIONS REFER TO: MOD-05, MOD-06  
 TYPICAL SECTION REFER TO: MOD-07  
 DOOR & WINDOW REFER TO: MOD-08  
 CUT & FILL REFER TO: MOD-09  
 SETOUT PLAN REFER TO: MOD-10  
 EROSION & CONTROL REFER TO: MOD-11  
 LANDSCAPE PLAN REFER TO: MOD-12  
 NOTIFICATION PLAN REFER TO: MOD-NP

SITE INFORMATION:  
 -SIX MAPS, GOOGLE  
 MAPS & SITE  
 PHOTOGRAPHS  
 - SURVEY BY  
 SOUTHERN CROSS  
 CONSULTING  
 SURVEYORS  
 REF: 23849C  
 DATED: 20 MAY 2019

2x10,000L WATER TANKS (20,000L TOTAL). REFER TO HYDRAULIC ENGINEERS DETAILS. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.  
 SELECTED ALUMINIUM FRAMED AWNING WINDOWS, POWDERCOAT FINISH WITH MATCHING FLYSCREENS.  
 SELECTED REVERSE CYCLE A/C CONDENSER UNITS MOUNTED ON APPROPRIATELY SIZED CONCRETE SLAB WITH VIBRATION ISOLATION.  
 SELECTED EXTERNAL GRADE JOINERY DOOR, PAINT FINISH.  
 GRADE GROUND LINES TO GIVE FALLS AWAY FROM BUILDINGS.



ISSUED FOR  
 MOD. DEVELOPMENT APPLICATION  
**NOT FOR CONSTRUCTION**

DRAWING AMENDMENTS		
REVISION	DESCRIPTION	DATE
A	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION FINAL REVIEW	11.07.19
B	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION AMENDMENTS AS PER PLANNING DEPARTMENTS REQUEST	29.07.19
E		11.09.19

PROJECT TITLE	WORSHIP HALL
CLIENT	MOUNT PROPERTIES LTD.
<small>Figured dimensions take precedence. Do not scale drawings.                  Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work.                  All materials and workmanship to be in strict accordance with current Australian standards, BCA, Local regulation and manufacturer's current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures.                  COPYRIGHT TIM LEE ARCHITECTS                  Drawings subject to copyright and may not be reproduced in any form without the written permission of the builder.</small>	

**TIM LEE ARCHITECTS**  
residential commercial industrial  
 P: 02 4822 5934  
 ABN: 71 425067537  
 ROSS PLACE  
 GOULBURN NSW  
 2580  
 NOMINATED ARCHITECT:  
 TIM LEE  
 NSW REG: 7304  
 ACT REG: 1030

DRAWING TITLE	ELEVATIONS 1
LOT AND DEPOSITED PLAN NO.	LOT 55 DP1220085
STREET ADDRESS	10 STRAKER ROAD, GOULBURN NSW 2580

DRAWING COMMENCED	20-09-18	DRAWING VERIFIED BY	T.L.
DRAWING SCALE	1 : 100	DRAWN BY	AW
AT SHEET SIZE	A3 SHEET	JOB NUMBER	0718-1025
DRAWING IDENTIFICATION NUMBER	MOD2-105 OF 15	AMENDMENT ISSUE	E

11/09/2019 2:12:49 PM

**Plans**

SELECTED COLORBOND ROOF SHEETING, FASCIAS, GUTTERS AND FLASHINGS. FIX IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. ROOF FRAMING TO ENGINEER'S DETAILS.

0.60mm COLORBOND FLASHINGS & RIDGES.

658684 RIDGE

SELECTED EXTERNAL GRADE JOINERY DOOR, PAINT FINISH.

656600 FCL L

ALL FLOOR LEVELS & GROUND LEVELS ARE ASSUMED & TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.

2700

653900 FFL L

EXISTING FENCE.

SELECTED ALUMINIUM FRAMED AWNING WINDOWS, POWDERCOAT FINISH WITH MATCHING FLYSCREENS.

RAMP, KERBS & LANDINGS ARE REQUIRED TO MEET AS 1428.1.

**1 NORTH ELEVATION**  
1 : 100 @ A3

SELECTED GARAGE ROLLER DOOR, COLOUR TO BE SELECTED.

BOLLARD & ACCESS CARPARK SPACES TO MEET AS-2890.6 OFF STREET PARKING FOR PEOPLE WITH DISABILITIES.

658684 RIDGE

656600 FCL L

ALL FLOOR LEVELS & GROUND LEVELS ARE ASSUMED & TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.

2700

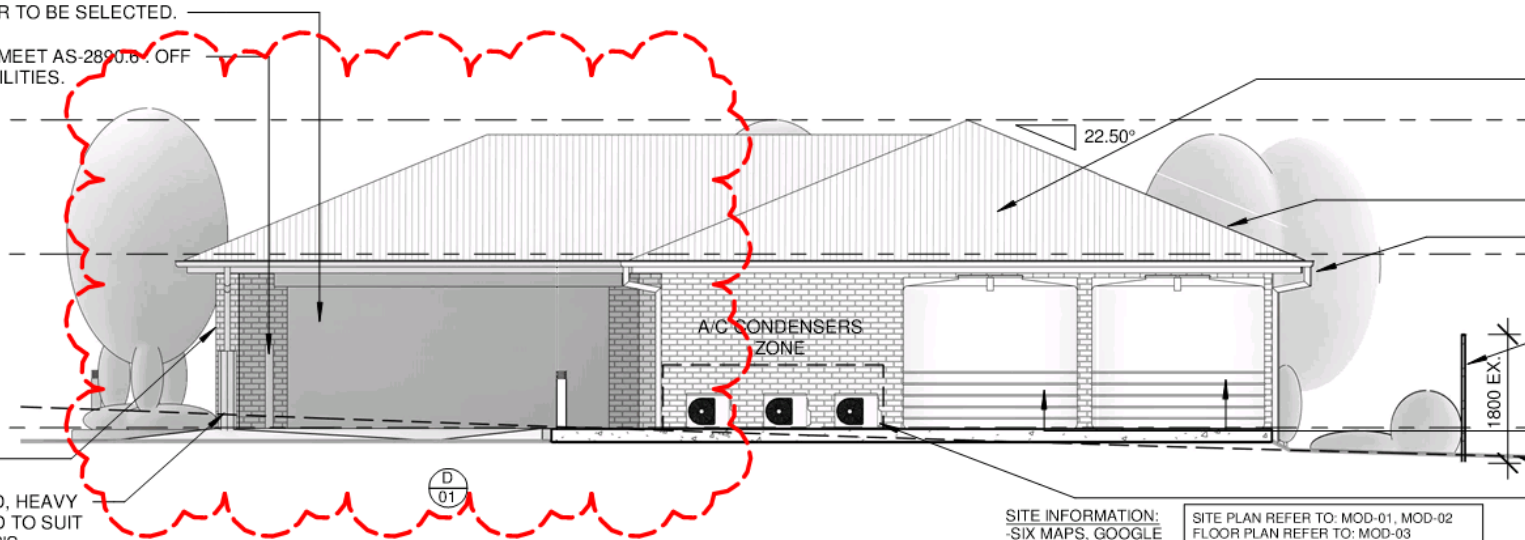
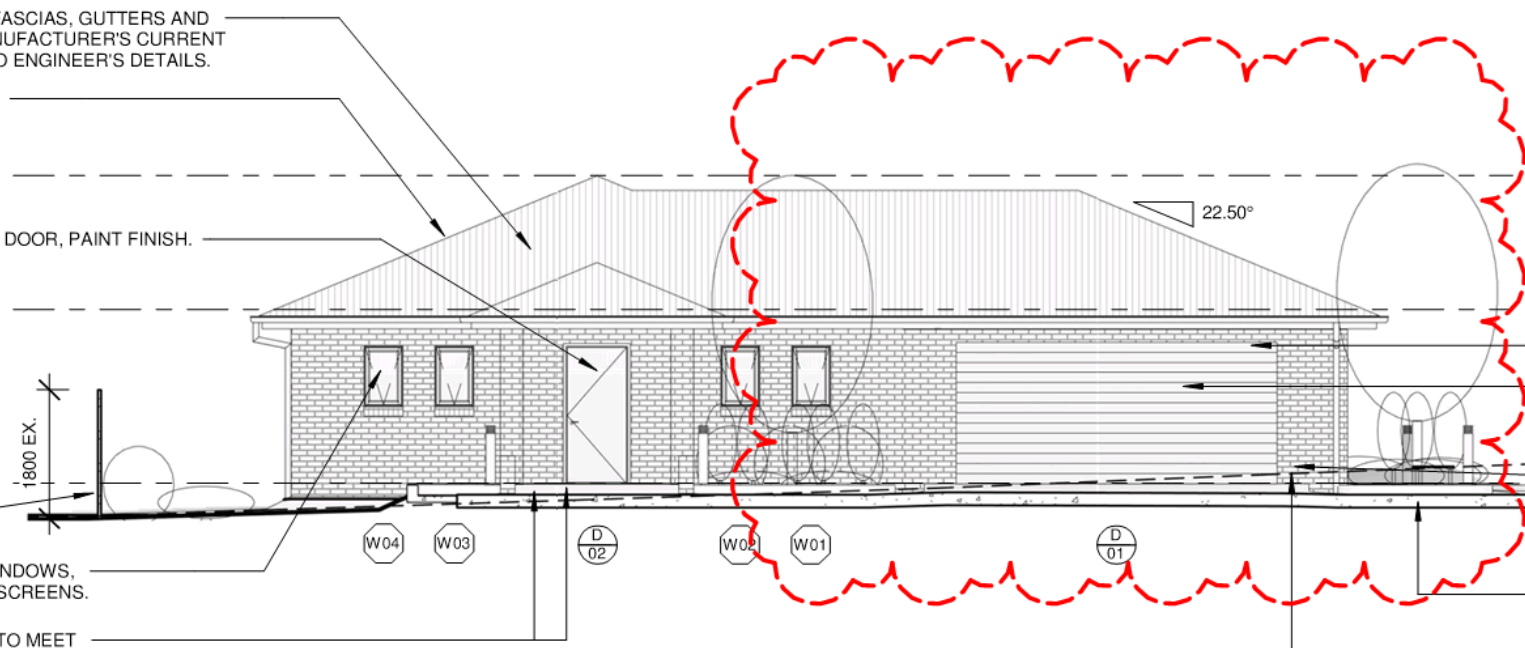
653900 FFL L

EXISTING FENCE.

SELECTED FACE BRICKWORK.

SOLID WALL MOUNTED, HOT DIP GALVANISED, HEAVY DUTY STEEL DOWNPIPE PROTECTOR, SIZED TO SUIT DOWNPIPE, INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

**2 SOUTH ELEVATION**  
1 : 100 @ A3



IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS.

ALL MATERIALS AND WORKMANSHIP ARE TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC CODES, AUSTRALIAN STANDARDS AND LOCAL REGULATIONS AND BY-LAWS AS REQUIRED.

SELECTED FACE BRICKWORK.

SELECTED GARAGE ROLLER DOOR, COLOUR TO BE SELECTED.

SELECTED COLORBOND DOWNPIPES. CONNECT TO WATERTANKS, OVERFLOW TO RAIN GARDEN THEN TO STORMWATER SYSTEM. REFER TO HYDRAULIC ENGINEERS DETAILS.

GRADE GROUND LINES TO GIVE FALLS AWAY FROM BUILDINGS.

CONCRETE DRIVEWAY TO COUNCIL'S STANDARD ENGINEERING DETAILS & AS2890.1.

EXISTING GROUND LINE SHOWN DASHED.

GRADE GROUND LINES TO GIVE FALLS AWAY FROM BUILDINGS.

ALL LEVELS TO BE CONFIRMED ONSITE. SURVEYOR TO ESTABLISH BOUNDARY AND SET OUT BUILDINGS. ALL DIMENSIONS TO BE SUBJECT TO SITE SURVEY.

SELECTED COLORBOND ROOF SHEETING, FASCIAS, GUTTERS AND FLASHINGS. FIX IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. ROOF FRAMING TO ENGINEER'S DETAILS.

0.60mm COLORBOND FLASHINGS & RIDGES.

SELECTED COLORBOND DOWNPIPES. CONNECT TO WATERTANKS, OVERFLOW TO RAIN GARDEN THEN TO STORMWATER SYSTEM. REFER TO HYDRAULIC ENGINEERS DETAILS.

EXISTING FENCE.

2x10,000L WATER TANKS (20,000L TOTAL). REFER TO HYDRAULIC ENGINEERS DETAILS. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

EXISTING GROUND LINE SHOWN DASHED.

SELECTED REVERSE CYCLE A/C CONDENSER UNIT MOUNTED ON APPROPRIATELY SIZED CONCRETE SLAB WITH VIBRATION ISOLATION.

SITE INFORMATION:  
- SIX MAPS, GOOGLE  
- MAPS & SITE  
- PHOTOGRAPHS  
- SURVEY BY  
- SOUTHERN CROSS  
- CONSULTING  
- SURVEYORS  
- REF: 23849C  
- DATED: 20 MAY 2019

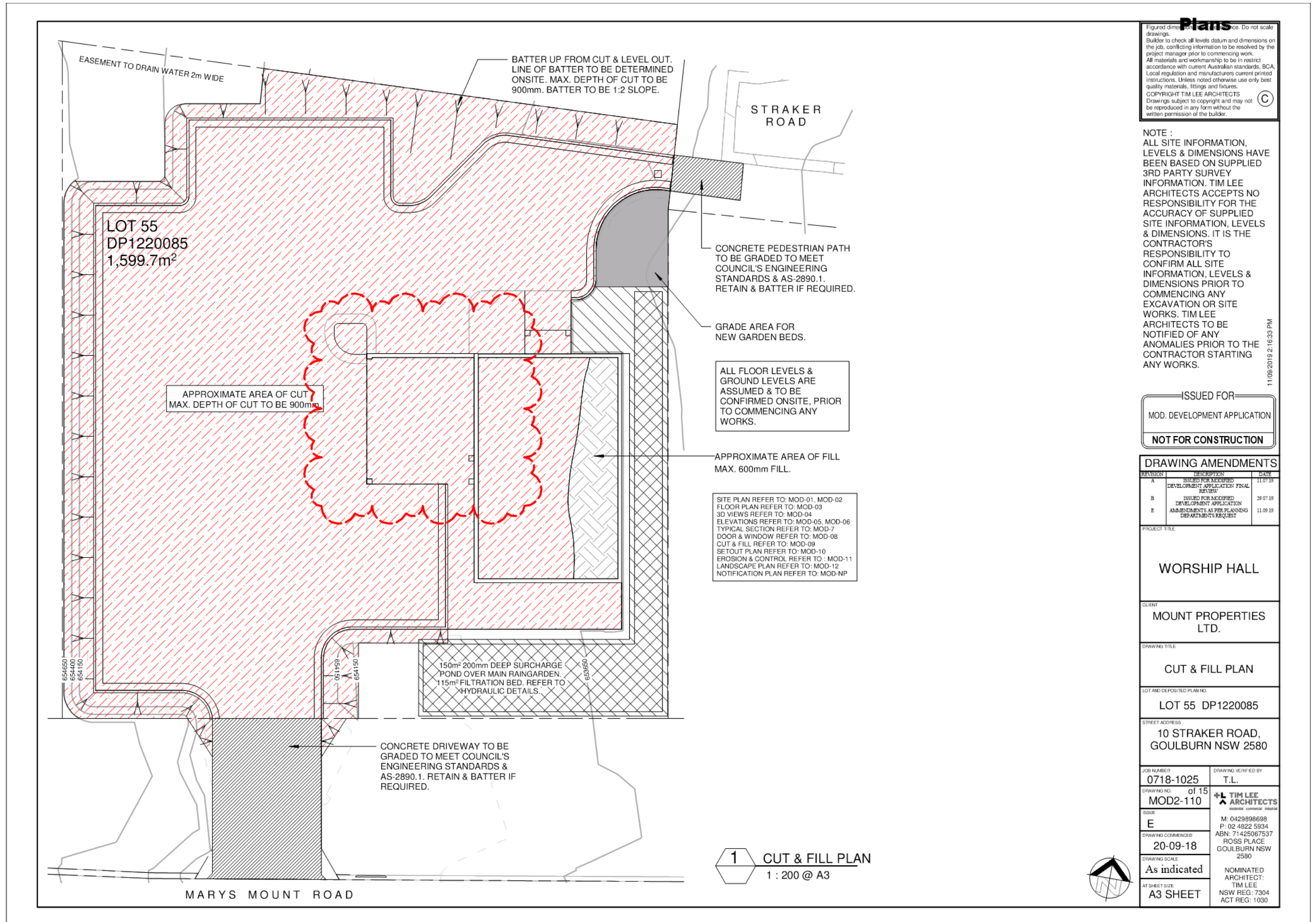
SITE PLAN REFER TO: MOD-01, MOD-02  
FLOOR PLAN REFER TO: MOD-03  
3D VIEWS REFER TO: MOD-04  
ELEVATIONS REFER TO: MOD-05, MOD-06  
TYPICAL SECTION REFER TO: MOD-07  
DOOR & WINDOW REFER TO: MOD-08  
CUT & FILL REFER TO: MOD-09  
SETOUT PLAN REFER TO: MOD-10  
EROSION & CONTROL REFER TO: MOD-11  
LANDSCAPE PLAN REFER TO: MOD-12  
NOTIFICATION PLAN REFER TO: MOD-NP

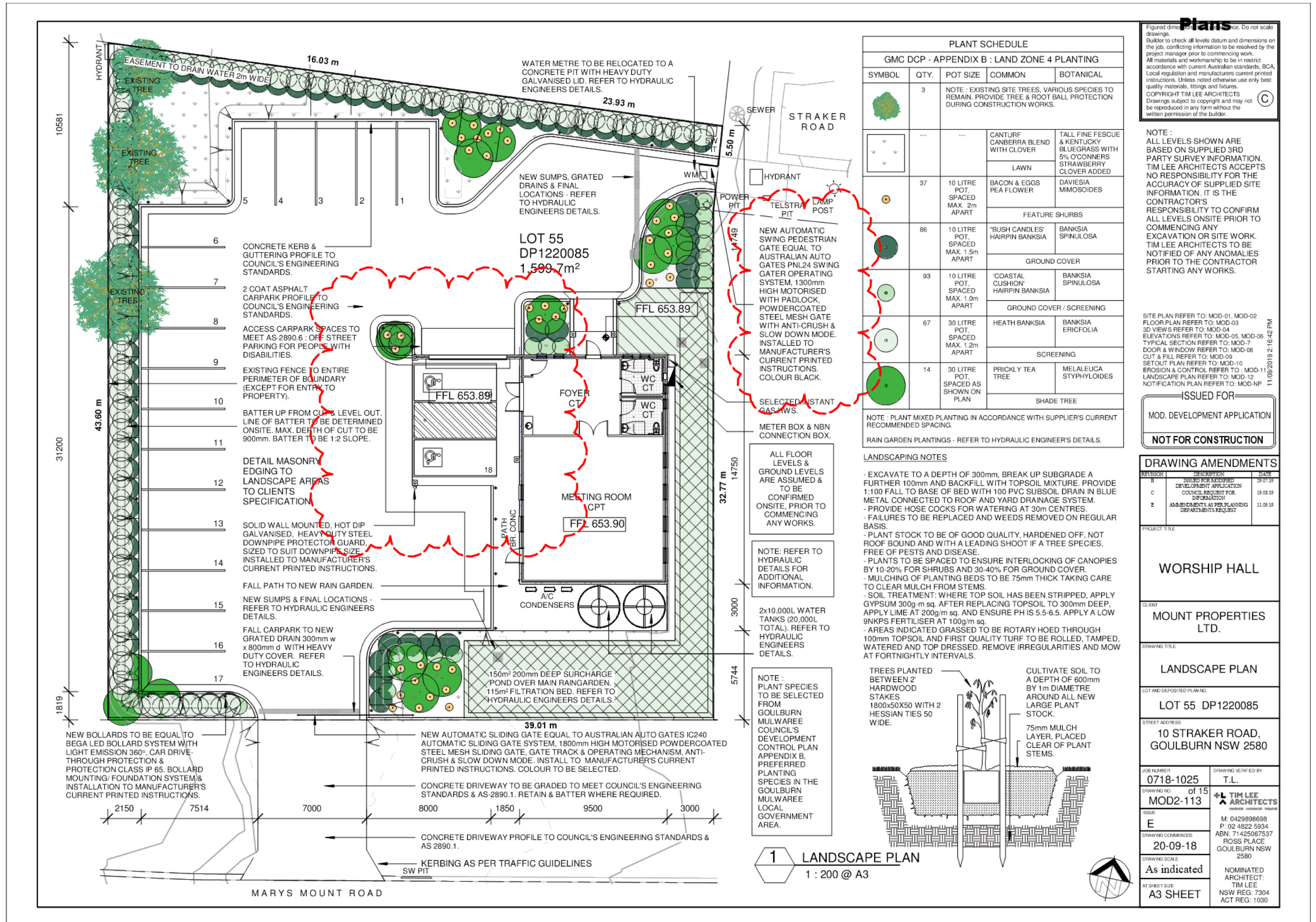


ISSUED FOR  
MOD. DEVELOPMENT APPLICATION  
**NOT FOR CONSTRUCTION**

DRAWING AMENDMENTS			PROJECT TITLE	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	WORSHIP HALL	ELEVATIONS 2	20-09-18	T.L.
A	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION FINAL REVIEW	11.07.19	CLIENT	LOT AND DEPOSITED PLAN NO.	DRAWING SCALE	DRAWN BY
B	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION AMENDMENTS AS PER PLANNING DEPARTMENTS REQUEST	29.07.19	MOUNT PROPERTIES LTD.	LOT 55 DP1220085	1 : 100	AW
C		11.09.19		STREET ADDRESS	AT SHEET SIZE	JOB NUMBER
				10 STRAKER ROAD, GOULBURN NSW 2580	A3 SHEET	0718-1025
					DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
					MOD2-106 OF 15	E

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## Submissions

### Part B – To be Published

**Important Information:**

Prior to submitting this form, please read the *Guide to Making Submission* on the back to help you understand how to make a submission, and what Council will be doing with any personal information you provide in your submission. Council's Privacy Management Policy may also help assist with your considerations when making a submission.

### Your Details

Name:

Organisation:

Deborah Carey

### Development application details

DA Number:

DA Address:

DA/0294/1819

10 Straker Rd Goulburn

### Political Donations and Gifts (Please refer to part 2 -Guide to Making a Submission)

Have you or has any person associated with you, made a political donation or gift to a councillor or council employee within the last two years? (Please refer to section 147 of the *Environmental Planning & Assessment Act 1979* for further information in this regard).

Yes

No

### Your Submission (please attach additional pages if required)

As long as people attending this property do not park & drive into Straker Road, I do not have an issue with the application. Straker Road is not wide enough or adequate as it currently stands therefore only if this development ensures its visitors access & park their vehicles from manys mount Road then I do not have an issue with the development. There needs to be a condition that the visitors do not use Straker road as the noise + traffic flow + parking availability is not suitable for any further traffic + noise due to residents right to peace + enjoyment.

Council collects personal information only for a lawful purpose that is directly related to Council's functions and activities. For further information please contact Council's Privacy Officer or refer to Council's Privacy Management Policy at [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)

Remove pedestrian access to Straker Rd

Submission to Development Application Form Effective from 1 July 2019 to 30 June 2020

Page 2 of 4

to ensure NO access + traffic + parking on Straker Rd to minimise future issues regarding this

### Submissions

#### Part B – To be Published

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#### Your Details

Name:

Organisation: BRADLEY CAREY

#### Development application details

DA Number: 0294/1819

DA Address: 10 STRAKER RD GOULBURN

#### Political Donations and Gifts (Please refer to part 2 -Guide to Making a Submission)

Have you or has any person associated with you, made a political donation or gift to a councillor or council employee within the last two years? (Please refer to section 147 of the *Environmental Planning & Assessment Act 1979* for further information in this regard).

Yes

No

#### Your Submission (please attach additional pages if required)

VISITORS NOT TO ENTER STRAKER ROAD  
STRAKER RD IS A SMALL ROAD FOR ITS RESIDENTS ALREADY  
ALREADY THERE IS ISSUES WITH PARKING AND TRAFFIC  
FLOW  
VISITORS NEED TO STRICTLY ACCESS + PARK ONLY VIA  
MARYS MOUNT ROAD AND PARK ON SITE OR COMPLAINS  
\$ PETITIONS WILL BE MADE TO MEMBER OF PARLIAMENT  
NO NOISE FROM TRAFFIC WANTED ON STRAKER ROAD  
NO CONGESTION FROM TRAFFIC FLOW AND PARKING  
WANTED ON STRAKER ROAD  
REMOVE PEDESTRIAN ACCESS FROM STRAKER RD AND  
THEN I WILL AGREE

Council collects personal information only for a lawful purpose that is directly related to Council's functions and activities. For further information please contact Council's Privacy Officer or refer to Council's Privacy Management Policy at [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)

### Submissions

#### Part B – To be Published

**Important Information:**

Prior to submitting this form, please read the *Guide to Making Submission* on the back to help you understand how to make a submission, and what Council will be doing with any personal information you provide in your submission. Council's Privacy Management Policy may also help assist with your considerations when making a submission.

#### Your Details

Name: DANIEL MAENPAA

Organisation: N/A

#### Development application details

DA Number: DA/0294/1819

DA Address: 10 STRAKER ROAD GOULBURN

#### Political Donations and Gifts (Please refer to part 2 -Guide to Making a Submission)

Have you or has any person associated with you, made a political donation or gift to a councillor or council employee within the last two years? (Please refer to section 147 of the *Environmental Planning & Assessment Act 1979* for further information in this regard).

Yes

No

#### Your Submission (please attach additional pages if required)

PLEASE REFER TO LETTER ATTACHED DATED 13.8.19  
FROM DANIEL MAENPAA ON BEHALF OF  
HELI & MARK MAENPAA AT 12 STRAKER ROAD GOULBURN

Council collects personal information only for a lawful purpose that is directly related to Council's functions and activities. For further information please contact Council's Privacy Officer or refer to Council's Privacy Management Policy at [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)

## Submissions

Tuesday, 13 August 2019

Goulburn Mulwaree Council  
 Civic Centre  
 184 - 194 Bourke Street  
 Goulburn NSW 2580

**Attn: Dialina Day**

Dear Dialina,

**RE: DA Notification: DA/0294/1819, 10 Straker Road Goulburn, Goulburn NSW 2580**

We are writing this letter as owner and residents at 12 Straker Road Goulburn, which shares a boundary with the lot in the above referenced DA, and refer to the notification of DA/0294/1819 which was made available for public comment on the 29th of July 2019. We note this exhibition relates to amended documents.

We attach a copy of our submission dated 23/4/2019 in relation to the first notification of this DA from 29/3/2019 to 23/4/2019, and note that the amended documents fail to address many of the items identified in our first submission such as traffic; acoustic and air quality assessment reports, and impacts on amenity.

We have reviewed the new exhibited documents in relation to the proposed development and wish to outline some key issues which have not been addressed in the amended documents. Due to the nature and location of the development, we consider additional information is required (as mentioned in the NSW LEP section 4.15(1)(b)), to enable a full understanding of the impacts of the proposed development. As a minimum the following documents are required: traffic impact statements, acoustic impact statements, air quality assessments, overshadowing and solar assessments – we note none of this information has been submitted as part of the application or detailed within the statement of environmental effects.

### Introduction and context

The proposed development subject of DA/0294/1819 is seeking approval of a single storey building as a place of worship and associated concrete hardstands for 19 on-site parking spaces. The proposed development is situated directly west of our property - please refer to figure 1.

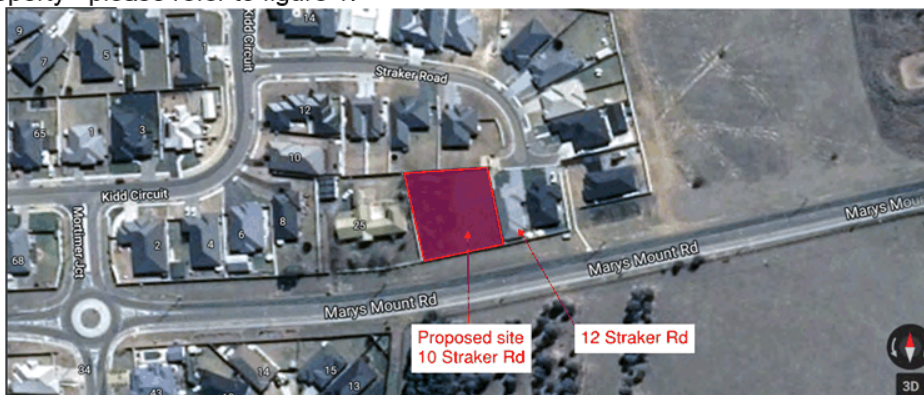


Figure 1. Site overview

Source: Google Maps adapted by Mr Maenpaa

## Submissions

Access to the subject site is provided from Straker Road, however the development now proposes vehicle access off Marys Mount Road. The proposed building has a 3m setback to the boundary line to the east, with hardstands to the west of the new building.

We note this area of land is governed by section 8.7 Marys Mount under Goulburn Mulwaree DCP (future mentions to this document will be referred to as the DCP), please see below figure 2. We note no mention of section 8 of the DCP has been made in the Statement of Environmental Effects.

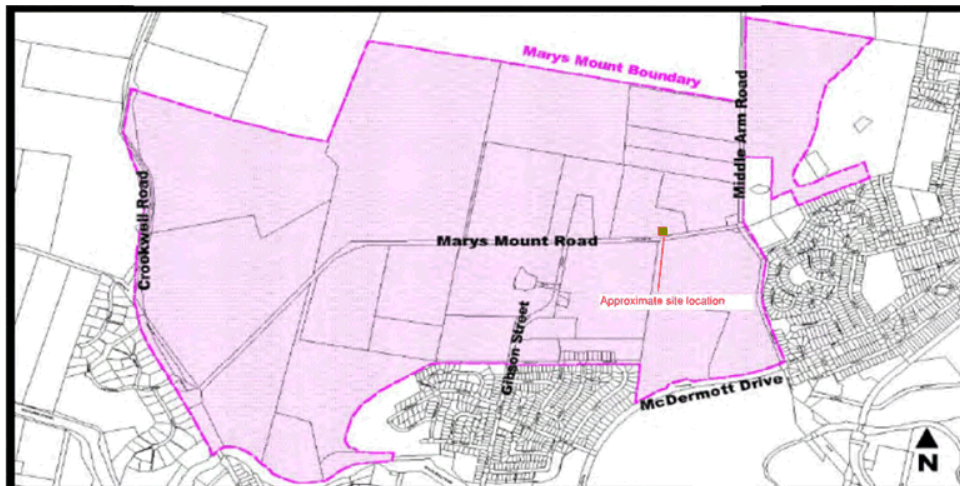


Figure 2. Site location

Source: Figure 8-7-1 Goulburn Mulwaree DCP 2009

Section 8.7.5.2 classifies Marys Mount Road as a collector road, and in particular sub clause (i) states “Direct access to Marys Mount Road from private property is prohibited”, and sub clause (h) states “A minimum of 5 metres of land should be provided to Marys Mount Road to achieve an overall road reserve width of 30 m, this provides the necessary width required to provide for the carriageway, footpaths, bicycle path and landscaping”.

This control indicates Marys Mount Road is to provide improved public domain in landscaping, pedestrian and cycle access. No driveways are permitted to allow safe and visually appealing street frontages. Providing driveway access to the proposed site off Marys Mount Road would undermine the controls and intended streetscape.

As mentioned in our first submission, the DCP has identified potential land areas suitable for certain types of development. One of which, is shaded as having potential for neighbourhood shops / community facilities, please see figure 3 below.

### Submissions

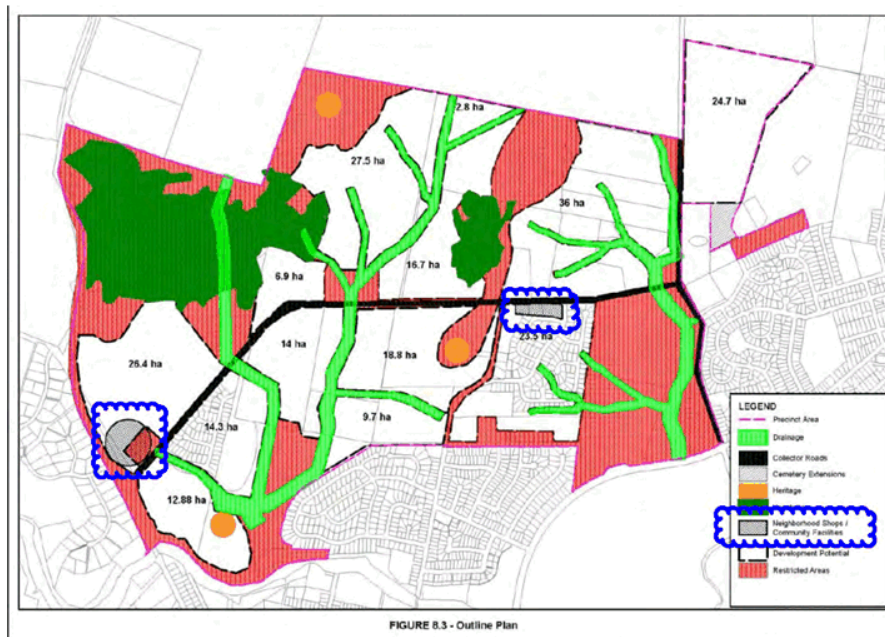


Figure 3. Suitable locations for certain development types Source: Figure 8-7-3 Goulburn Mulwaree DCP 2009

The statement of environmental effects prepared by Tim Lee Architects, classifies this worship hall as a community facility (See figure 4 below.) In this regard, we consider this proposal to be unsuitable at the current proposed location as it is not in accordance with the acceptable locations nominated in the DCP.

- 18.3 The proposed use meets the zone objective, "To enable other land uses that provide facilities or services to meet the day to day needs of residents."  
 The Worship hall is a community facility meeting the needs of the local area. The size and location of the hall is intended to provide close proximity for a smaller number of the congregation allowing more intimate worship.

Figure 4. Classification of development Source: Statement of environmental effects Ref 0718-1025 March 2019 by Tim Lee Architects

Based on the above, we query the suitability of the development at the current location based on not conforming to Council's DCP for development types, locations and access?

## Submissions

### Traffic Impact

The Australian Standard for off-street parking AS2890.1, sets out the design considerations applicable to car-parks of this nature.

As part of the revised DA application, we note there is no traffic impact assessment / report undertaken by a qualified traffic engineer.

As discussed in our first submission, we consider this information to be relevant to show how the relevant clauses of AS2890.1 are proposed to be complied with.

For instance, Table 3.3 of AS2890.1 requires a minimum of 2 cars queued (see figure 3). A queue of two appears to use up the full width between the road and fence line. Per clause 3.4 of AS2890.1, any queuing shall be sufficient “to allow free influx of traffic which will not adversely affect traffic or pedestrian flows in the frontage road”. A traffic impact assessment would assist in ensuring the code is complied with.

Furthermore AS2890.1 makes an assumption on the boom gates being ticketed control (see figure 5). A motorised horizontal sliding gate is likely to be slower to open, resulting in the potential of queuing cars on Marys Mount Road – we suggest that the applicant provide further information to demonstrate that the queueing of cars will not block Marys Mount road / adversely affect traffic flows.

We note that Marys Mount Road provides only a single lane in each direction, with a 10m carriageway and no opportunity for passing in the event of queuing. Right turns into the site from Marys Mount Road would require road widening to allow passing.

#### 3.4 QUEUING AREAS

~~At an entry point, the queuing area to be provided between the vehicular control point and the property boundary shall be sufficient to allow a free influx of traffic which will not adversely affect traffic or pedestrian flows in the frontage road. No parking space manoeuvres shall be allowed to take place within the queuing area.~~

The size of the queuing area may be determined from consideration of the following:

- (a) Traffic volume in surrounding streets.
- (b) The number of parking spaces in the car park.
- (c) Anticipated peak entry/exit flow.
- (d) Rate of entry/exit at control points.
- (e) Hourly parking accumulation and turnover.
- (f) Freedom of movement beyond the control point.

~~In the absence of more specific guidance, the size of the queuing area shall be calculated from Table 3.3, for a car park with boom gates and ticket issuing devices at entry points, and based on the proposed size of the parking station and anticipated peak hourly in-flow of traffic.~~

TABLE 3.3  
MINIMUM QUEUING LENGTH AT A CAR PARK WITH  
CONTROL POINTS AT ENTRANCES

Capacity of car park (Note 1)	Peak hourly in-flow of traffic	
	Up to 75% of capacity (Note 2)	More than 75% of capacity (Note 3)
Not more than 100 cars	The greater of a minimum of 2 cars or 3% of capacity	The greater of a minimum of 2 cars or 4% of capacity

- (ii) ~~An adjoining breakdown lane/strip 2.0 m wide shall be provided on one side of a single queuing lane.~~

Figure 5. Extract of AS2890.1

Source: AS2890.1 Clause 3.4

With the provision of a pedestrian entry gate on Straker Road, we query what controls will be put in place to ensure that there is no overflow of parking onto Straker Road? We do not see the purpose of a pedestrian access gate if parking is not encouraged on Straker Road.

## Submissions

As discussed in our first submission, Straker Road is a level 3 access road, with a T-shaped turning head in lieu of cul-de-sac (as defined in the DCP). With the road being very narrow and the entry to 10 Straker being blind around a corner, we are concerned about the dangers posed due to increased vehicular traffic from vehicles, dropping off / picking up passengers and the resulting reversing / turn around manoeuvres.

Furthermore we are concerned the proposed concrete apron will attract vehicle parking or facilitate a turnaround bay.

In this regard, we consider the pedestrian access gate off Straker Road to be unsuitable, and request consideration be given to relocating the pedestrian gate off Marys Mount Road.

### Acoustic Impact

As mentioned in our first submission, an acoustic report needs to be prepared to demonstrate how the noise levels will be managed – the revised documents submitted by the applicant does not contain this report.

This report should demonstrate the actual measured average background noise levels at the proposed hours of operation prior to the development, and providing proposed sound levels of vehicles entering / exiting the property and any noise produced during activities during the worship sessions, including noise generated by the access / vehicle gates.

Once within the proposed development area, we query how noise from the cars will be mitigated and potential noise from the members milling outside after worship?

Currently fences are metal colorbond – these offer no acoustic separation. We suggest the applicant needs to demonstrate proposed noise mitigation measures in the acoustic report – by sound proofing the existing walls / construction new walls with materials able to absorb sound – eg hebel?

We are not sure of the activities within the worship hall, and suggest the applicant demonstrate how noise transmission from within the building is controlled – we consider that acoustic insulation is needed in the walls and ceilings – we note the current specification calls for R5.0 bulk (thermal) insulation to the roof space and R2.5 bulk (thermal) insulation to the walls. As noted below the specification needs to call up the acoustic insulation properties in terms of density as required from the findings of the (see figure 6).

With regards to the windows, we suggest the applicant needs to demonstrate the performance of the glazed windows – in particular should they be double glazed?

#### What are Acoustic Batts?

Acoustic Batts refers to soundproofing insulation products that come in a fibrous batt form, very visually similar to standard thermal insulation batts, which can be found in the loft space of most Australian homes. (typically a panel 1160mm by 430 or 580mm)

Whilst standard thermal insulation batts do provide a level of soundproofing, Acoustic Batts are specifically designed to provide higher levels of soundproofing.

The key difference is the density! In soundproofing, density is everything! Acoustic Batts are made at a much higher density than standard thermal insulation batts.

Figure 6. Acoustic insulation

Source: <https://www.soundproofingproducts.com.au/acoustic-batts/>



## Submissions

As the proposed site is in an R2 low density zone the provisions of clause 8.7.6.1(e) acoustic privacy applies. In particular sub clause (vi) states “dwellings adjoining Marys Mount Road and other noise generating land uses should be designed and sited to minimise noise impacts”.

This control indicates the road as the loudest source of noise, but the proposed development is likely to be louder during operation and yet no protection to adjoining dwelling is provided.

Addressing the above items within the context of an acoustic report prepared by a suitably qualified consultant, may go some way to resolving the objections we have to this proposed development.

### Environmental Impacts

#### Stormwater

We note the new plans show site storage of surface water runoff, however, we query how water is prevented from seeping below the gravel layer and agg pipes into the existing ground strata and flowing into the property of 12 Straker Road.

As a minimum we would like to see some form of waterproofing applied to the storage rain garden walls as per figure 7 below.

Further details should be provided as to how the new retaining wall interfaces with the existing colorbond fence.

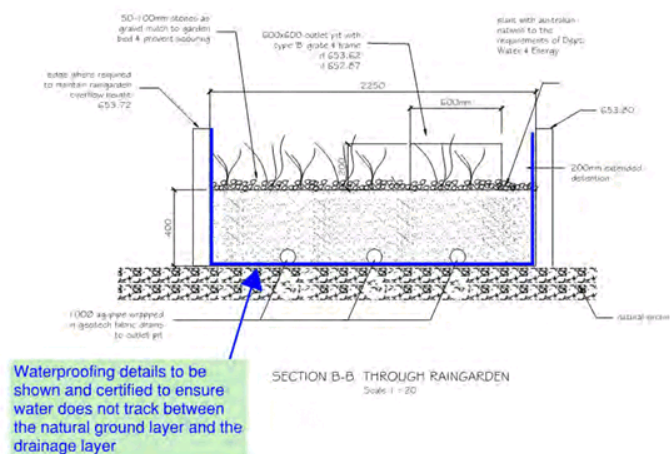


Figure 7. Waterproofing of onsite detention

Source: Markup of drawing 01-35943[B] by Adams & Associates

#### Air Quality

As mentioned in our first submission, an environmental report demonstrating the impact on air quality is required in accordance with DCP clause 3.5.1 (see figure 8). This report has not been provided as part of this revised submission.

As discussed in our first submission – we are concerned about increases to CO<sub>2</sub>, NO<sub>x</sub> and other exhaust gasses due to the high number of parking spaces being proposed within a small area.

As a low density residential lot, the proposed number of vehicle movements greatly exceed those anticipated by the zone or minimum lot size. In this regard the applicant needs to provide a report from a suitably qualified consultant demonstrating how air quality is maintained and proving there are no impacts / increases from baseline values.

## Submissions

### Controls

The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the area. Account should be taken of potential noise disturbance, pollution and light spillage. Car parking areas can have a significant impact on the streetscape and should therefore be carefully designed having regard to landscaping, layout and location to ensure that parking and service areas are integrated sympathetically with the development and locality.

Figure 8. Design considerations

Source: Part 3 General Development Controls Goulburn Mulwaree DCP 2009

Addressing the above items within the context of revised site storage details and an environmental report / assessment prepared by suitably qualified consultants, may go some way to resolving the objections we have to this proposed development.

### Impact on Amenity

#### Proposed concrete apron to pedestrian gate

The proposed concrete apron is shown to intrude into the nature strip directly in front of the property at 12 Straker Road (see figure 9). If parking is not encouraged on Straker Road, there should be no need for the proposed work or excessive concrete which will be located directly in front of our dwelling with only 7m separation from our main bedroom.

We consider this to be an unfair claim of land, is unsightly and may reduce the value of the property at 12 Straker Road.

We consider a more reasonable approach would be to take a 45 degree line from the corner of the boundary – please see red dashed line in figure 9 below.

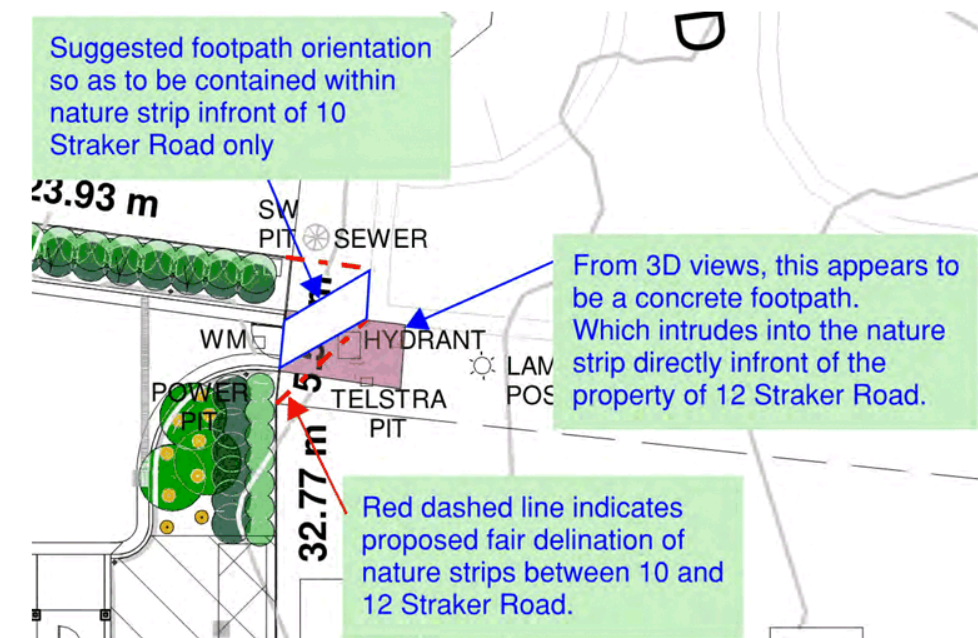


Figure 9. Nature strips

Source: Markup of drawing MOD2-101 of 15 by Tim Lee Architects

## Submissions

### Position of development relative to neighbouring properties

As highlighted in our first submission, DCP requirement 3.4.6 prohibits parking within setback areas (refer figure 10), according to drawing 'MOD2-102 of 15' submitted as part of the DA, parking bays are shown to be approximately 1.8m off the boundary – noting the setback is 3.0m. We request the applicant review and adjust the layouts accordingly. Traffic and parking impact assessments should be submitted to support the application.

#### **3.4.6 Set backs**

All setbacks are to be landscaped (refer to Figures 3-4, 3-5, 3-6 and 3-7)

No parking will be permitted within setback areas.

Figure 10. Parking in setbacks

Source: Part 3 General Development Controls Goulburn Mulwaree DCP 2009

### Proposed operations

As discussed in our first submission, DCP section 4.1.14 limits the the hours of construction to 7:30am – 6:00pm Monday to Friday, and one day on either Saturday or Sunday (but not both) between the hours of 8:00am to 2:00pm. We note these construction activities are generally tolerated for the short term. We note however, the proposed meeting hours which are regular and extend to perpetuity are outside of these hours.

For example the following session times are outside of acceptable construction timeframes:

Monday 6pm till 7:30pm; Friday 7:30pm till 9:30pm; Saturday 6pm till 8pm; Sunday 6am till 8am and 3pm till 6pm.

This is a low density residential area, as such, the impacts of noise should be considered more stringently and relevant controls put in place so as not to cause nuisance to residents.

We are not sure of the proposed activities to be undertaken during the planned worship times, as such, we seek further input / operations manual from the applicant to determine if there are any bells, music played, singing, etc. Such usage may result in different acoustic impacts, and we consider this information is important to understand to make informed decisions.

In addition to the above, we query if there are any special events being held at this proposed location such as weddings or funerals or other such events where additional members are likely to attend (for example, growth in the number of members attending services), resulting in the potential for overflow parking onto the street. As no parking is available on Marys Mount Road, the result would mean all parking on Straker Road – as discussed above and per our first submission, Straker Road is too narrow and according to the DCP is not suitable for these purposes.

With regards to cleaning currently scheduled for 7:30pm till 8pm, is this possible to reschedule to Friday 10:30am till 11am to minimise noise pollution during non work hours?

As part of the operational plan (if the development were to become active) it would be beneficial to have a point of contact that we could raise any issues with that may occur during non-operation hours at the proposed site (for instance maintenance, unauthorised people loitering on site, vandalism etc).

## Submissions

### Conclusion

Whilst in principle we do not oppose development at 10 Straker Road, we consider the current proposal to be completely inappropriate and do not support the development as it stands. The site is in the wrong location, is too small and in close proximity to private dwellings with no demonstrated means to address the traffic, acoustic, air quality or amenity issues.

We thank council for the opportunity to comment on the revised documentation for the proposed development at 10 Straker Road, and we request that the issues be given due consideration as part of the assessment process.

If you wish to discuss any of the issues raised in this submission, please do not hesitate to contact me on 0432 183 821 or by email at [dmaenpaa@yahoo.com](mailto:dmaenpaa@yahoo.com)

Regards,



Daniel Maenpaa  
BE (Hons), MIEAust, CPENG, NER

On behalf of  
Heli & Mark Maenpaa

## Submissions

Wednesday, 24 April 2019

Goulburn Mulwaree Council  
 Civic Centre  
 184 - 194 Bourke Street  
 Goulburn NSW 2580

**Attn: Dialina Day**

Dear Dialina,

**RE: DA Notification: DA/0294/1819, 10 Straker Road Goulburn, Goulburn NSW 2580**

We are writing this letter as building owner and residents at 12 Straker Road Goulburn, which shares a boundary with the proposed lot in the above referenced DA, and refer to the notification of DA/0294/1819 which was made available for public comment on the 29th of March 2019.

We have reviewed the exhibited documents in relation to the proposed development and wish to outline some key issues, and highlight why we consider this development to be unsuitable for this location for the currently proposed entrance arrangement. Due to the nature and location of the development, we consider additional information is required (as mentioned in the NSW LEP section 4.15(1)(b)), to enable a full understanding of the impacts of the proposed development. As a minimum the following documents are required: traffic impact statements, acoustic impact statements, air quality assessments, overshadowing and solar assessments – we note none of this information has been submitted as part of the statement of environmental effects.

### Introduction and context

The proposed development subject of DA/0294/1819 is seeking approval of a single storey building as a place of worship and associated concrete hardstands for 19 on-site parking spaces. The proposed development is situated, directly west of our property - please refer to figure 1.



Figure 1. Site overview

Source: Google Maps adapted by Mr Maenpaa

### Submissions

Access to the new site development has been proposed at the end of the dead end street of Straker Road, the street having a T-shaped turning head in lieu of a cul-de-sac. The proposed building has a proposed 3m setback to the boundary line to the east, with hardstands to the west of the new building.

We note this area of land is governed by section 8.7 Marys Mount under Goulburn Mulwaree DCP (future mentions to this document will be referred to as the DCP), please see below figure 2. We note no mention of section 8 of the DCP has been made in the Statement of Environmental Effects.

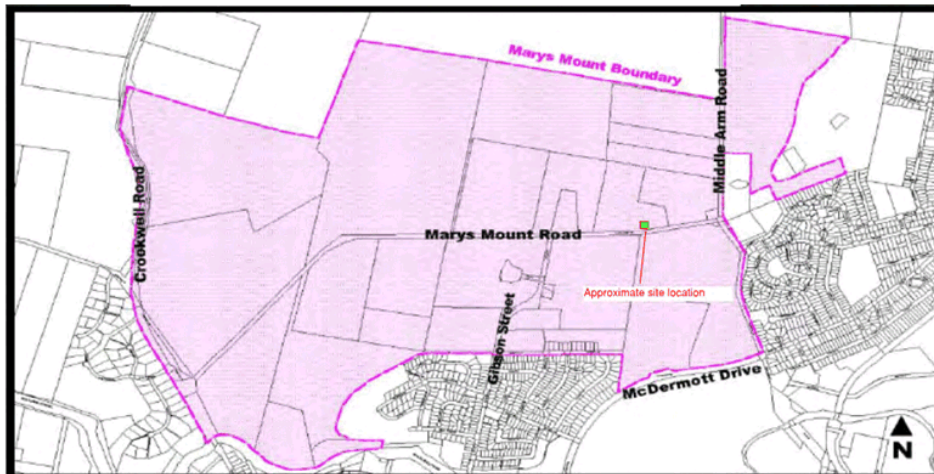


Figure 2. Site location

Source: Figure 8-7-1 Goulburn Mulwaree DCP 2009

The DCP has identified potential land areas suitable for certain types of development. One of which, is shaded as having potential for neighbourhood shops / community facilities, please see figure 3 below.

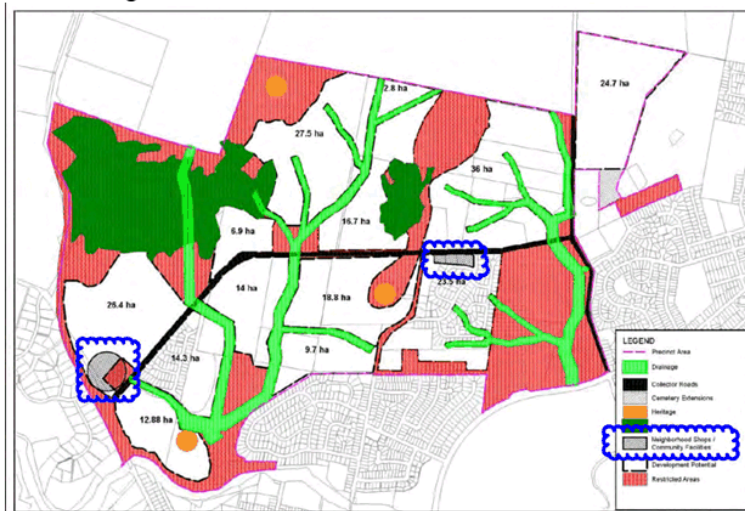


Figure 3. Suitable locations for certain development types

Source: Figure 8-7-3 Goulburn Mulwaree DCP 2009

## Submissions

We note the statement of environmental effects prepared by Tim Lee Architects, classifies this worship hall as a community facility. Please see figure 4 below.

- 18.3 The proposed use meets the zone objective,  
 "To enable other land uses that provide facilities or services to meet the day to day needs of residents."  
**The Worship hall is a community facility** meeting the needs of the local area. The size and location of the hall is intended to provide close proximity for a smaller number of the congregation allowing more intimate worship.

**Figure 4.** Classification of development Source: Statement of environmental effects Ref 0718-1025 March 2019 by Tim Lee Architects

According to council's DCP section 8.7.7 (figure 5), community facilities should be located at the periphery of residential neighbourhoods to avoid traffic impacting residential areas. With the proposed development being at the end of a level 3 dead end access road, we query how this development can be deemed appropriate?

### 8.7.7 Other development controls

#### (a) Community Facilities

- (i) Community facilities should be clustered, which will assist in promoting multi-use trips, reducing traffic impacts and improving accessibility.
- (ii) Community facilities should be located at the periphery of residential neighbourhoods to avoid traffic impact intruding into residential areas.**

**Figure 5.** Location of community facilities

Source: Part 8 Site Specific Provisions Goulburn Mulwaree DCP 2009

On this basis, we query the suitability of the development at the current location based on not conforming to Council's DCP for development types and locations?

### Traffic Impact

We consider this development to be unsuitable for the location due to the proposed entry to the site being through Straker Road. Noting this road is a level 3 access road, with a T-shaped turning head in lieu of cul-de-sac (as defined in the DCP). The minimum road width is 4.5m (see figure 6).

Furthermore, as part of the DA application, there is no traffic impact assessment / report undertaken by a qualified traffic engineer.

The proposed usage as a worship hall has no bearing on the following comments in relation to traffic impacts.

## Submissions

### 8.7.5.3 Access roads

- (a) Access roads should prioritise pedestrians and cyclists- they should provide a pleasant environment that encourages walking and social interaction.
- (b) Houses on access road corners should address both street frontages.
- (c) Avoid cul-de-sacs wherever possible. If they are used:
  - (i) Limit their length so the end point is visible from the access point;
  - (ii) Provide access to 10 house at the most
  - (iii) Avoid cul-de-sac at activity centres (i.e. near shops) & where they would limit direct access to transport.
- (f) Level 3 Access Roads are roads servicing less than 15 lots are to have a minimum road reserve width of 15 metres and a pavement width of 6 metres.

Level 3 Access Road	15	6	Level 3 Access Roads have limited use. Use only where: - traffic volumes are low - there is low parking demand and - where the lot width is 15m or more.	4
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Figure 6. Definition & limitation on access roads

Source: Part 8 Site Specific Provisions Goulburn Mulwaree DCP 2009

According to the DCP, activity centres should be avoided where cul-de-sacs are in use. We query the suitability of the proposed development based on the limitations stipulated by the DCP for level 3 access roads with a cul-de-sac?

Furthermore, the DCP stipulates that a level 3 access road is only suitable where traffic volumes are low, and there is a low parking demand. The proposal to have an additional 19 vehicles entering or exiting in a small window of time (it would be considered normal for most people to arrive around the same time for regular meetings/sessions, and would tend to leave at the same time), seems to indicate the traffic flow and parking demand would increase beyond the capacity of a level 3 access road. We suggest further assessment be undertaken by a suitably qualified traffic engineer to demonstrate impacts on local traffic.

We note the Australian Standard for off-street parking AS2890.1, sets out the design considerations applicable to car-parks of this nature. Please see extract of the AS2890.1 in figure 7 below – the application does not appear to address or comply with the highlighted sub clauses – typically this information is considered as part of the traffic engineer’s report.



## Submissions

### 2.3 PRELIMINARY DESIGN CONSIDERATIONS

#### 2.3.1 Design coordination

The layout design of an off-street car park shall consider the entire facility, including parking modules, circulation roadways, access driveways and, if necessary, frontage road access, as an integrated and co-ordinated design. Provision for traffic within a parking facility shall take into account the following:

- (a) The need for traffic to move to and from the frontage road with minimum disruption to through traffic and maximum pedestrian safety.
- (b) Provision of adequate capacity in circulation roadways and parking aisles to handle peak period movements.
- (c) Arrangement of internal roadways to avoid, as far as practicable, conflicts between intersecting streams of circulating traffic.
- (d) Provision of minimum length travel paths between entry/exit points and parking spaces.

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- (e) Safe treatment of points of conflict with pedestrians and other road users.
- (f) Provision of parking spaces and accessible pedestrian paths for people with disabilities (see AS/NZS 2890.6\*).

Figure 7. Extract of AS2890.1

Source: AS2890.1 Clause 2.3

DCP requirement 3.5.1 requires that nuisance caused by traffic movement is to be minimised and Clause 2.3.1(a) of AS2890.1 requires the need for traffic to move to and from the frontage road with minimum disruption to traffic – we query how this is achieved?

Noting AS2890.1 Table 3.3 requires a minimum of 2 cars queued (see figure 9). A queue of two cars would cause blockage to driveway access to 12 Straker Road (figure 8). Per clause 3.4 of AS2890.1, any queuing shall be sufficient “to allow free influx of traffic which will not adversely affect traffic or pedestrian flows in the frontage road”. Based on these requirements, we consider the development not to be suitable for this location and entry provision.

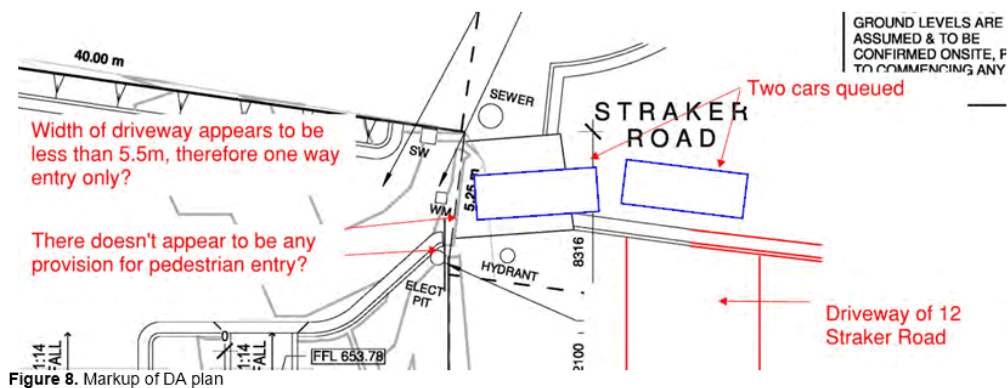


Figure 8. Markup of DA plan

## Submissions

Furthermore, we note that clause 3.4 prohibits any parking manoeuvres to take place within the queuing area, which means that cars as they round the bend, can not reverse back up the road towards number 14 Straker Road – due to the width of the road and curve, any further queuing would result in cars being stopped in front of 15 Straker Road or further west towards Kidd Circuit.

The number of queued cars could be higher than two, as the code bases the assumption on having boom gates / ticketed gate control (see figure 9). A motorised horizontal sliding gate is much slower to open – we suggest that the applicant should provide further information to demonstrate that the queuing of cars will not block driveways for neighbouring properties.

### 3.4 QUEUING AREAS

At an entry point, the queuing area to be provided between the vehicular control point and the property boundary shall be sufficient to allow a free influx of traffic which will not adversely affect traffic or pedestrian flows in the frontage road. No parking space manoeuvres shall be allowed to take place within the queuing area.

The size of the queuing area may be determined from consideration of the following:

- (a) Traffic volume in surrounding streets.
- (b) The number of parking spaces in the car park.
- (c) Anticipated peak entry/exit flow.
- (d) Rate of entry/exit at control points.
- (e) Hourly parking accumulation and turnover.
- (f) Freedom of movement beyond the control point.

In the absence of more specific guidance, the size of the queuing area shall be calculated from Table 3.3, for a car park with boom gates and ticket issuing devices at entry points, and based on the proposed size of the parking station and anticipated peak hourly inflow of traffic.

**TABLE 3.3**  
**MINIMUM QUEUING LENGTH AT A CAR PARK WITH**  
**CONTROL POINTS AT ENTRANCES**

Capacity of car park (Note 1)	Peak hourly in-flow of traffic	
	Up to 75% of capacity (Note 2)	More than 75% of capacity (Note 3)
Not more than 100 cars	The greater of a minimum of 2 cars or 3% of capacity	The greater of a minimum of 2 cars or 4% of capacity

- (ii) An adjoining breakdown lane/strip 2.0 m wide shall be provided on one side of a single queuing lane.

Figure 9. Extract of AS2890.1

Source: AS2890.1 Clause 3.4

## Submissions

We query how traffic would be handled in the case of a vehicle entering and exiting at the same time (as the width of the entry is only suitable for one way traffic – clause 2.5.2 requires a minimum width of 5.5m – figure 10)? We consider this would create unsafe situations with cars reversing back up the road (as this is a quiet, dead end road, with children playing on the streets at times). We are concerned about dangers if additional cars were to travel down Straker Road, with the entrance to the proposed development being blind till rounding the corner past property at number 10 Straker Road. We suggest that the applicant should provide further information to demonstrate how conflicts between outgoing and incoming traffic is handled as part of the traffic report.

### 2.5.2 Layout design of circulation roadways and ramps

Cross sections of circulation roadways and ramps shall be as illustrated in Figure 2.8. Design requirements and dimensions shall be as follows:

- (a) *Straight roadways and ramps*—as follows:
  - (i) One-way roadways or ramps—3.0 m minimum between kerbs (see also Item (c)).
  - (ii) Two-way roadways or ramps—5.5 m minimum between kerbs (see also Item (c)).

Figure 10. Extract of AS2890.1

Source: AS2890.1 Clause 2.5.2

Clause 2.3.1(e) does not appear to be complied with, as there is no mention / provision for a separate gate for pedestrian access. We suggest that the applicant should provide further information to demonstrate how pedestrian safety is addressed.

The Statement of Environmental Effects mentions nine parking spaces are required in accordance with table 3.2 of the DCP, and that most of the congregation arrive by foot or ride sharing. However, the plans indicate that 19 spaces in total are provided (inclusive of two disabled bays). We query why there is the need to increase the number of spaces to exceed minimum requirements? – This seems to indicate that the main arrival method is by car?

Looking at the bus route maps and timetables, the nearest stop is approximately 1km away (stops D & E). The time the bus stops at these points does not coincide with the proposed service times. Nor do the bus services operate on Sunday's. See figure 11a & 11b.

Based on the proposed service times, and the relatively large distances between neighbouring residential areas, we query if it is realistic to expect people to walk to and from the service sessions – for instance, walking home at 9:30pm at night?

### Submissions

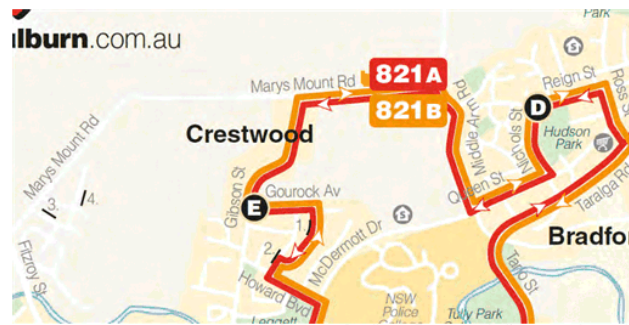


Figure 11a. Bus routes

Source: Goulburn Buses website www.pbcgoulburn.com.au

Route 821A		Route 821B	
Goulburn to Kenmore (Morning anti-clockwise loop)		Goulburn to Kenmore (Afternoon clockwise loop)	
via North Goulburn, Bradfordville, Crestwood, Field & Goulburn Base Hospital		via Goulburn Base Hospital, Field, Crestwood, Bradfordville & North Goulburn	
<b>Monday to Friday</b>			
Stop	821A	821A	821A
A Goulburn Town Centre (Auburn St)	8:50	10:10	11:30
B North Goulburn (Union St)	8:54	10:14	11:34
C Kenmore (Rex Rd)	8:05	9:03	10:23
D Bradfordville (Reign St)	8:09	9:07	10:27
E Crestwood (Gibson St)	8:16	9:15	10:35
F Field (Albert St)	8:20	9:19	10:39
G Goulburn Base Hospital	8:24	9:24	10:44
H Goulburn Town Centre (Auburn St)	8:28	9:28	10:48
<b>Saturday</b>			
Stop	821A	821A	821A
A Goulburn Town Centre (Auburn St)	9:45	11:05	
B North Goulburn (Union St)	9:49	11:09	
C Kenmore (Rex Rd)	8:38	9:58	11:18
D Bradfordville (Reign St)	8:42	10:02	11:22
E Crestwood (Gibson St)	8:50	10:10	11:30
F Field (Albert St)	8:54	10:14	11:34
G Goulburn Base Hospital	8:59	10:19	11:39
H Goulburn Town Centre (Auburn St)	9:03	10:23	11:43

Figure 11b. Bus timetable

Source: Goulburn Buses website www.pbcgoulburn.com.au

We query what controls will be put in place to ensure that there is no overflow of parking onto Straker Road? Or that there will not be more than 19 cars parked within the parking area of 10 Straker Road – noting that the width between parking bays and the building is shown to vary between a minimum of 10.7m and up to 16m – AS2890.1 stipulates minimum aisle widths of 6.8m – We query if it is beneficial to sit the building further west to minimise the potential for additional parking?

Based on the above issues related to traffic, we consider the proposed development is not appropriate for the selected entry location.

We understand based on the DCP section 8.7.5.2(i), direct access to Marys Mount Road is not permitted from a private property. However, we note that if entrance to the site were permitted by Council off Marys Mount Road, the traffic impacts noted above could be mitigated.

## Submissions

### Acoustic Impact

We note that no acoustic report has been prepared for this development. We suggest the applicant should provide this to demonstrate how the noise levels will be managed. As required in 8.7.6.1(e)(iv) of the DCP.

This report should demonstrate the actual measured average background noise levels at the proposed hours of operation prior to the development, and providing proposed sound levels of vehicles entering / exiting the property and any noise produced during activities during the worship sessions.

The current area is on a quiet cul-de-sac road with minimal traffic due to the road way at this end of the street serving five properties. Having the potential for 19 cars per worship service traverse down the road is considered to have an impact on noise pollution.

We also query what noise control measures would be in place to limit the impact of noise generated by the motorised sliding entrance gate?

Once within the proposed development area, we query how noise from the cars will be mitigated and potential noise from the members milling outside after worship?

Currently fences are metal colorbond – these offer no acoustic separation. We suggest the applicant needs to demonstrate proposed noise mitigation measures in the acoustic report – by sound proofing the existing walls / construction of an additional wall on 10 Straker Road with material able to absorb sound – eg hebel?

We are not sure of the activities within the worship hall, and suggest the applicant demonstrate how noise transmission from within the building is controlled – we consider that acoustic insulation may be needed in the walls and ceilings – we note the current specification calls for R4.0 bulk (thermal) insulation to the roof space and R2.5 bulk (thermal) insulation to the walls. We query if this specification may need to change to include acoustic properties in terms of density in kg/m<sup>2</sup> – please see figure 12.

With regards to the windows, we suggest the applicant needs to demonstrate the performance of the glazed windows – in particular should they be double glazed?

#### What are Acoustic Batts?

Acoustic Batts refers to soundproofing insulation products that come in a fibrous batt form, very visually similar to standard thermal insulation batts, which can be found in the loft space of most Australian homes. (typically a panel 1160mm by 430 or 580mm)

Whilst standard thermal insulation batts do provide a level of soundproofing, Acoustic Batts are specifically designed to provide higher levels of soundproofing.

The key difference is the density! In soundproofing, density is everything! Acoustic Batts are made at a much higher density than standard thermal insulation batts.

Figure 12. Acoustic insulation

Source: <https://www.soundproofingproducts.com.au/acoustic-batts/>

Addressing the above items within the context of an acoustic report prepared by a suitably qualified consultant, may go some way to resolving the objections we have to this proposed development.

## Submissions

### Environmental Impacts

#### Stormwater

We note the applicant has not provided any stormwater management plans for the proposed development, considering that around 50% of the site is proposed to be covered by impervious material, we query how the requirements of 3.14.1 of the DCP are managed – namely provision of on-site detention to control peak stormwater flows? See figure 13.

To limit the amount of pollution entering waterways via stormwater, new development should implement such measures as:

- Incorporate pervious portions into otherwise sealed areas, to allow water to infiltrate into the ground
- Attempt to 'fit' development into the hydrology of the natural system
- Reduce the possibility of pollutants entering the stormwater by implementing erosion and sedimentation controls
- Provide on-site detention to control peak stormwater flows. On-site detention, especially when used on unpaved or grass surfaces, can trap and remove contaminants from stormwater and increase infiltration into the ground.
- Where an open space is a part of a development, investigate its dual use for site drainage by means of infiltration and/or delayed release to the stormwater system.

Figure 13. Stormwater requirements

Source: Part 3 General Development Controls Goulburn Mulwaree DCP 2009

Further to this issue, we are also concerned about the rainwater runoff from the "rain garden" flowing towards and creating localised flooding to our property at 12 Straker Road?

We suggest the applicant provide evidence as to how runoff is kept within their property – per requirements of Goulburn Mulwaree Local Environmental Plan 2009 section 7.1A(3)(d) – see figure 14a and 14b.

The following sources of runoff should be considered: runoff from the external concrete pavement areas. Runoff from the "rainwater garden", which appears to be falling away from the proposed building, and towards our property to the east.

- (3) Before granting development consent for earthworks, the consent authority must consider the following matters:
- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
  - (b) the effect of the proposed development on the likely future use or redevelopment of the land,
  - (c) the quality of the fill or of the soil to be excavated, or both,
  - (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,
  - (e) the source of any fill material or the destination of any excavated material,
  - (f) the likelihood of disturbing Aboriginal objects or other relics,
  - (g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

Figure 14a. Stormwater requirements

Source: LEP 2009 section 7.1A

## Submissions

- (d) Detention basins are required upstream of Marys Mount Road to regulate and control the runoff back to rates equal with 'natural' runoff. Detention basins may also be required to regulate and control runoff to rates equal to with 'natural' runoff.
- (e) Detention ponds and other stormwater treatment devices are to be 'offline' and 'at source'.
- (f) Stormwater drainage systems are to be designed in accordance with Council's Engineering Standards for Engineering Works 1996.
- (g) The piped drainage system to be designed for a 1 in 5 year storm event. Higher order storm events to be based on overland flow systems along 'natural' drainage lines.

Figure 14b. Stormwater requirements

Source: Source: Part 8 Site Specific Provisions Goulburn Mulwaree DCP 2009

### Air Quality

There does not appear to be any environmental reports on air quality matters – we are concerned about increases to CO<sub>2</sub>, NO<sub>x</sub> and other exhaust gasses due to the increased number of parking spaces being proposed. We suggest the applicant needs to provide a report from a suitably qualified consultant demonstrating how air quality is maintained and proving there are no impacts / increases from baseline values in accordance with DCP requirement 3.5.1 – see figure 15.

### Controls

The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the area. Account should be taken of potential noise disturbance, pollution and light spillage. Car parking areas can have a significant impact on the streetscape and should therefore be carefully designed having regard to landscaping, layout and location to ensure that parking and service areas are integrated sympathetically with the development and locality.

Figure 15. Design considerations

Source: Part 3 General Development Controls Goulburn Mulwaree DCP 2009

### Lighting

The proposed lighting scheme has lights positioned along eaves of the proposed development; we are concerned about light spillage into our property. We suggest the applicant provide evidence as to how all lighting is contained within their property and prove there is no light spill onto neighbouring properties – as required in DCP clauses 3.5.1 & 3.6.1.1 (refer figure 16).

- avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance

Figure 16. Light spillage

Source: Part 3 General Development Controls Goulburn Mulwaree DCP 2009

Addressing the above items within the context of a stormwater report, environmental report / assessment and lighting report prepared by suitably qualified consultants, may go some way to resolving the objections we have to this proposed development.

## Submissions

### Impact on Amenity

#### Position of development relative to neighbouring properties

DCP requirement 3.4.6 prohibits parking with setback areas (refer figure 17), according to drawing 'A-201/2 of 13' submitted as part of the DA, parking bays are shown to be approximately 2.4m off the boundary – noting the setback is 3.0m. We request the applicant review and adjust the layouts accordingly.

#### 3.4.6 Set backs

All setbacks are to be landscaped (refer to Figures 3-4, 3-5, 3-6 and 3-7)

No parking will be permitted within setback areas.

Figure 17. Parking in setbacks

Source: Part 3 General Development Controls Goulburn Mulwaree DCP 2009

With the proposed level of the new development being approximately 350 - 500mm higher than the floor level of our building, we are concerned about overshadowing and loss of solar access resulting in additional demand on our environmental systems and privacy issues – see figure 18. We suggest the applicant provide additional information in the form of an overshadowing impact assessment.

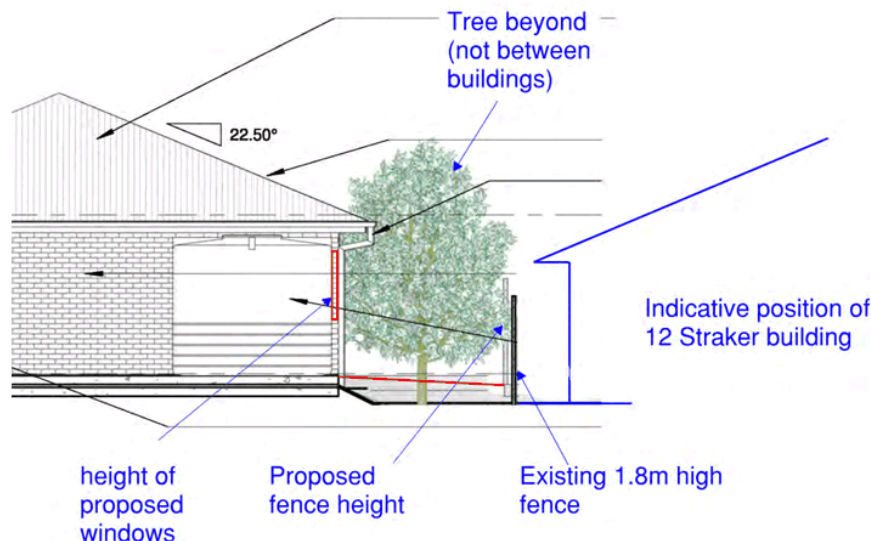


Figure 18. Proposed section

Source: DA drawings by Tim Lee, adapted by Mr Maenpaa

We are concerned about privacy issues with proposed windows aligning with our existing window locations, and the potential for proposed windows having oversight into our private open space.

As such we suggest the applicant demonstrate how privacy is achieved to comply with DCP requirement 8.7.6.1(d)(i),(iii) and (iv) – refer figure 19.

We query the need for windows to the meeting hall? and suggest consideration be made to provision of skylights in lieu of windows to achieve the required privacy.



## Submissions

### d) Visual Privacy

- (i) Private open spaces and living rooms of adjacent dwellings should be protected by:
  - o appropriate dwelling layout
  - o use of distance or slope
  - o screening devices like fences, window screens, screen vegetation and courtyard walls
- (ii) First floor decks, balconies and the like are not supported where they overlook or have the potential to directly overlook habitable rooms or private open space.
- (iii) Windows of one dwelling should not be located opposite the windows of another dwelling unless direct views are restricted.
- (iv) Use of narrow, translucent or obscured windows is encouraged

Figure 19. Visual privacy

Source: Source: Part 8 Site Specific Provisions Goulburn Mulwaree DCP 2009

### Proposed operations

We are concerned about the hours of operation, as they appear to overlap, for instance 6am and 8am on Sunday. Does this mean there are two meetings back to back, or are these options and it will be one or the other on the day?

If they are back to back, our concern is with regards to parking arrangements, as there is the potential for an overlap cars coming into the site in readiness for the later meeting, however, the carpark being potentially full from members in the first meeting – resulting in an overflow of parking onto the street? We request the applicant clarify the intent with the meeting times.

We suggest if the meetings are back to back, a buffer of at least 30 minutes is provided to allow the cars to exit from the first meeting prior to the arrival of members for the second meeting – this is suggested to limit traffic congestion and noise.

According to DCP 4.1.14, the hours of construction are limited to 7:30am – 6:00pm Monday to Friday, and one day on either Saturday or Sunday (but not both) between the hours of 8:00am to 2:00pm. We note these construction activities are generally tolerated for the short term. We note however, the proposed meeting hours which are regular and extend to perpetuity are outside of these hours.

For example the following session times are outside of acceptable construction timeframes:

Monday 6pm and 7:30pm; Friday 7:30pm; Saturday 6pm; Sunday 6am, 2pm and 6pm.

As such, the impacts of traffic and noise should be considered more stringently and relevant controls put in place so as not to cause nuisance to residents.

We are not sure of the proposed activities to be undertaken during the planned worship times, as such, we seek further input / operations manual from the applicant to determine if there are any bells, music played, singing, etc. Such usage may result in different acoustic impacts, and we consider this information is important to understand to make informed decisions.

## Submissions

In addition to the above, we query if there are any special events being held at this proposed location such as weddings or funerals or other such events where additional members are likely to attend (for example, growth in the number of members attending services), resulting in the potential for overflow parking onto the street, and additional noise from both vehicles and guest activities.

With regards to cleaning, is this proposed to occur immediately after a service? For example would vacuuming be performed at 10:30pm at night, or will there be a caretaker looking after the property in terms of cleaning, and maintaining landscaping – during normal daytime hours?

As part of the operational plan (if the development were to become active) it would be beneficial to have a point of contact that we could raise any issues with that may occur during non-operation hours at the proposed site (for instance maintenance, unauthorised people loitering on site, vandalism etc).

### Conclusion

Whilst in principle we do not oppose development at 10 Straker Road as a place of worship. We do not support the development as currently proposed, due to the traffic impacts and non-compliances with council's DCP and the Australian Standards for off-street parking, resulting from the entrance being located on Straker Road.

The development has not considered the acoustic impacts on surrounding neighbours, air quality due to increased traffic, and stormwater runoff controls due to large impervious surface areas. Consideration and implementation of suitable controls to these items may be beneficial to achieve development.

Concerns about light spillage, overshadowing and privacy have been raised due to the new development being higher than our property, and we request further information be provided by the applicant to demonstrate compliance with the DCP.

We thank council for the opportunity to comment on the proposed development at 10 Straker Road, and we request that the issues be given due consideration as part of the assessment process.

If you wish to discuss any of the issues raised in this submission, please do not hesitate to contact me on 0432 183 821 or by email at [dmaenpaa@yahoo.com](mailto:dmaenpaa@yahoo.com)

Regards,

Daniel Maenpaa  
BE (Hons), MIEAust, CPENG, NER

On behalf of  
Heli & Mark Maenpaa

## Applicant Response to Submissions



REF: 0718-1025 Rev a

**Tim Lee Architects**  
**P.O. Box 516**  
**GOULBURN NSW 2580**

20<sup>th</sup> August 2019

The General Manager  
 Goulburn Mulwaree Council  
 Bourke Street  
 GOULBURN NSW 2580

Attn: Ms Dialina Day

**RE: DA No. DA/0294/1819 10 STRAKER ROAD GOULBURN, PROPOSED WORSHIP HALL  
 RESPONSE TO RECEIVED OBJECTIONS RELATING TO THE REVISED PLANNING.**

On behalf of my client we offer the following responses to the issues raised in the letters of objection. Where the objection raises a matter that is relevant to planning law or council planning documentation this will be addressed. Matters relating to personal opinion or areas outside our area of expertise will not be addressed.

Letter 1 Ms D. Carey

Point 1            The proposed access gate from Straker Road is to allow the members of the congregation living in the Merino Estate Subdivision access to the Hall without having to go out to Mary's Mount Road. The Users of this access will walk to the site from their homes in the subdivision.  
 No Vehicles will be parked in Straker Road.  
 If the weather is Inclement then the families will drive to the site and use the Marys Mount road access.

Letter 2 Mr B. Carey

Please refer to previous response.

Letter 6 Mr D. Maenpaa

## Applicant Response to Submissions

Please note much of the original response is considered to address Mr Maenpaa's objections, additional information has been added to the original response where this was considered appropriate – additional information is in italic's

Traffic Impact studies **are not a mandatory requirement for a Development application.**

*In this instance the client and council have agreed to pursuing the new access form Marys Mount Road thereby alleviating all perceived stress on the existing road network configuration of Straker Rd, and the feeder access roads within the subdivision roads.*

Acoustic assessment, **again this is not a mandatory requirement of a development application.**

*In this instance there is extensive sound damping proposed to the building (refer to later section of the response). The method of worship does not make use of amplified instruments nor does the congregation have a choir or other form of musical accompaniment to the worship meetings. Refer to the response to the council regarding the form and duration of the Worship meetings provided in support of the application by the client. This assessment is considered excessive for the proposed development.*

Air Quality Assessment, **This is also not a mandatory requirement of a development application.** The assumption, in this instance appears to be concern for vehicle emissions relating to the carpark.

The site and the site of the adjoining dwelling are located adjacent to Marys Mount Road, this is the major tributary of the entire Marys Mount subdivision and also forms a major connector road between west and North Goulburn. The volume of traffic (and associated emissions) resulting from this road use would far exceed any caused by the relatively limited use the proposed site will receive. The LEP/ DCP clauses relating to air quality specifically refer to processes carried out on the site in relation to manufacture, cooking and the like.

**An Air Quality assessment for the proposed development is considered an excessive response to a limited usage site where no manufacturing, cooking or similar process is under taken.**

Overshadowing, Shadow diagrams and studies **are not required by council for single storey buildings that meet the required setbacks outlined in the Goulburn Mulwaree Development Control plan and mandated in the building code of Australia.**

The proposed development meets these standards.

Council's Additional information letter has not requested these diagrams as the structure as submitted meets the standards of the codes.

The above listed items are not required as part of the SOEE relating to this proposal.

## Applicant Response to Submissions

Reference to the Mary's Mount Subsection of the DCP

This section of the DCP was not considered as part of the proposed development. The model of worship hall proposed has been constructed on several inner suburban residential sites throughout Goulburn, indeed the community use this model for smaller worship halls in many towns supporting a significant number of associated congregation.

The Hall is used by the congregation for arranged regular services for brethren community members who regularly attend such services.

The reference to the DCP for a true community facility is completely warranted in this submission, however in this case the proposed facility falls outside this general classification.

Traffic Impact

The Decision has been made to pursue an access for the development from Mary's Mount Road and to permanently close the Straker Road site access to vehicles. This will alleviate and pressure on the residential road network and eliminate any resident concerns for safety, noise, stacking, congestion and increased traffics flow.

The owners of the site are proactive in working with council to achieve the best possible outcomes for the community in relation to the use and siting of the proposed facility.

*We note Mr Maenpaa's reference to section 8.7.5.2.*

*The document referred to is produced locally (Development Control plans are covered under local government legislation not State Government Legislation).*

*Mary's Mount road is controlled by the local council and is not a classified state arterial road.*

*The DCP can be varied by the local council should an application provide sound reasoning for the proposed variation. IN this instance the provision of access to the property from Mary's mount road provides an appropriate solution to the majority of the objections raised to the original submission and is considered a viable solution to the needs of the community using the hall and to the amenity of the surrounding properties.*

*We also disagree with Mr Maenpaa's assessment of the traffic usage of the site based on the existing usage examples of similar small worship halls in Goulburn.*

*No Vehicles will utilise the Straker Road access, There will be no turning facility. Users Of the hall that drive to the site will only use the Marys Mount road access.*

*There are several families living in the Merino Estate subdivision. They have the option to access the site by foot through the proposed pedestrian access gate at the Straker Road address to the site.*

## Applicant Response to Submissions

### Acoustic Impact

*Please note the client has already considered the potential impact of noise having received similar objections to the other facilities already located in and around Suburban Goulburn at the time of their construction. In each instance the ongoing operation of the facility has not created any acoustic disturbance to the surrounding neighbourhood. Acoustic surveys have also been carried out on some of these facilities, and, in each case noise generated by the use of the Hall has not exceeded the acceptable background noise levels set in the Standard. As stated earlier: In this instance there is extensive sound damping proposed and the type of worship does not make use of amplified instruments, music or choral activity.*

Sound damping Measures include:

Soundscreen wall batts, sealed double glazed window units, R5.0 bulk insulation to the whole of the roof space, sound check plasterboard linings to the hall, Acoustic seals to all windows and doors.

As designers we are well aware of the requirement for acoustic separation and treatment of potentially disruptive activity in association with a proposed development and believe the proposed measures will meet or exceed the weighted and un weighted decibel allowances for noise in a suburban area.

### Storm water

Please note a full storm water management report is a mandatory requirement for any development within the Sydney Catchment area. The report for this site was completed by Adams and associates, qualified Hydraulic consultants and has been approved by water NSW as meeting the requirements for storm water management, detention and treatment under the legislated requirements for developments of this type.

### Air Quality

Please refer to previous comment regarding this issue.

### Lighting

Proposed lighting around the eaves of the building will be for security purposes and is a requirement of the "Safer By design" standards. The lights would be sensor activated with a timed luminance period. The sensors will be placed to only be activated by persons within the subject site. As the building is not a residence and therefore not in continuous use lights would be assumed to be rarely on. In addition, selected fittings can be required by council to only shed light to the wall of the building via a screened gimbal mount.

Proposed carpark lighting will be addressed as part of the CC application. At this stage bollards with dampers directing light out at a low level only would be used.

## Applicant Response to Submissions

Amenity

Boundary setbacks

We note the 3.0m setback, however this is a DCP clause relating specifically to buildings, landscape elements (of which parking areas are included) do not fall under the same requirement as a physical building element. In addition the BCA sets a mandatory setback of 900mm for physical building elements which again specifically relates to building structures. The proposal is considered to comply with acceptable standards for parking design.

Privacy

Please note this is not a residential dwelling. The congregation worship in a specific manner, the windows will be curtained during their services, we do not believe there will be an overlooking or privacy issue resulting from this proposal.

We suggest the hall will be less intrusive than a standard residential dwelling.

Operation hours.

*Our client has been asked by council to provide clarification of the proposed operation hours and actions. This information has been provided under separate document. Please note there are no "back to back" services*

Conclusion

We note the intention of the submission and understand the concerns raised. Please note the design has been revised as part of the proposed altered access and associated reconfiguration of amenities.

On Behalf of our clients we believe the proposed development for a local worship hall will meet the acceptable standards for this type of development within a suburban setting. Further we believe the development will not:

- Adversely affect air quality
- Overshadow adjoining properties
- Create acoustic nuisance/ noise pollution
- Create traffic congestion or endanger traffic using the Mary's Mount road system
- Contravene acceptable standards of design and siting as illustrated in the relevant building and council development documentation.

We present this amended application for councils due consideration.

Should you require any further information please do not hesitate to call our office.

Yours sincerely

Tim Lee

Nominated Architect

Tim Lee Architects

NSW Registration N<sup>o</sup>: 7304

ACT Registration N<sup>o</sup>: 1030 ABN 71425067537 Mobile: 0429 898 690

## Applicant Response to Submissions

19<sup>th</sup> August 2019

The General Manager  
Goulburn Mulwaree Council  
184 - 194 Bourke St  
Goulburn NSW 2580

Attn: Ms Dialina Day

**RE: DA No. DA/0294/1819 10 STRAKER ROAD GOULBURN, PROPOSED WORSHIP HALL**

We respond to the further details required for point 4 of the Council's email dated 7 of August 20, 2019 regarding the Straker Rd Development Application for a new place of Public Worship.

We would like to clarify details around our proposed development, which is essentially the same as our three existing places in Goulburn, and is also the equivalent of others with the same time and use patterns in many and varied Regional and Metropolitan residential communities across Australia and globally.

The new development is for what we call a 'sub divisional' meeting hall, which is a compact sized meeting hall to service the churchgoers in the immediate area of the city for their regular weekly services. We have intentionally designed this hall to blend with the residential environs, also to facilitate re-purposing to residential use should the demographic of the congregation change at some future time.

The primary use of the hall is for the celebrating of the Lord's Supper (Holy Communion) every Sunday morning and the weekly Prayer Meeting every Monday evening. From time to time the meeting hall will be used for Sunday afternoon Gospel preaching's.

The activities of our Christian services involve the Worship of God and prayer. This is the spoken word which is contained within the building and does not involve any choir, instruments or amplified music or entertainment.

The use of the hall is clearly not for social events such as youth functions, music, dancing, functions, fetes, or similar.

Regarding the time of the service of the Lord's Supper every Sunday morning at 6:00am, we would like to give the background to this long standing practice of our faith. This occasion is well attended by families including the children, and is a custom according to the Holy Bible and is a custom that is practiced in our community and by many other Christian Organizations worldwide.

This is ordained by Scripture, the Holy Word of God - John 20 v 1 "*and on the first day of the week, Mary of Magdala comes in early morn to the tomb while it was still dark*". This event in the Holy Bible took place immediately following the crucifixion and the burial of our Lord Jesus Christ. This is also mentioned in Luke 22 v 19. Accordingly we follow the Lord's commandment to remember his death until he come.



## **Applicant Response to Submissions**

It may also be worthwhile noting from our other facilities that they are well maintained, this is typically volunteered by some of the younger community guys who do an excellent job of keeping them to a good standard and amenity.

We been proactive in resolving concerns around traffic impact on Straker Rd by amending plans to have all vehicle access off Mary's Mount Rd. Our thought is that this will eliminate any additional traffic impact on Straker Rd. There are regular attendees who own property adjacent to and in the immediate vicinity of the development so it is of course in our best interests of to create a quality outcome.

Any of the undersigned would be more than happy to answer any further questions from residents or Council regarding the services or activities performed by our church, and we have no hesitation in allowing Council to share this letter with any residents included in the Councils notification process for this development. This link may be useful <https://togetherwearebrethren.com.au/>

Yours Sincerely

Trustees of the Goulburn Gospel Trust

Stan Eagle

Peter Arkcoll

**Agency Response (1)**

3 June 2019

Our Ref: 19051-a1  
Your Ref: 0294/1819

General Manager  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN 2580

Attention: Dialina Day

Dear Sir/Madam

**Subject: Sydney Drinking Water Catchment SEPP  
DA No 0294/1819; Lot 1 DP 1220085; 10 Straker Road, Goulburn**

I refer to Council's letter received 9 April 2019 requesting the concurrence of Water NSW under Clause 11 of *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (the SEPP) with a proposal for the erection of a new building for place of worship.

The subject property, which has been inspected by Water NSW, is located within the Warragamba catchment which forms part of Sydney's water supply.

The following documents have been considered in the assessment of the application:

- a Statement of Environmental Effects (dated March 2019) and Site Plans (dated 21 March 2018) both prepared by Tim Lee Architects, and
- Water Cycle Management Study, associated MUSIC stormwater quality modelling and stormwater disposal plan all prepared by Adams & Associates – Hydraulics (all dated 13 April 2019).

Based on the site inspection and the information provided, Water NSW is satisfied that the proposed development can achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.

Water NSW concurs with Council granting consent to the application subject to the following conditions.

If, after receipt of this letter, revisions are made to any of the DA plans, Council does not need to refer the plans to Water NSW if the revisions would have no impact on water quality. Council is requested to amend the relevant Water NSW condition/s to reference the revised plans, and notify the assessing officer by email.

**General**

1. The site layout, staging and works shall generally be as specified in the Statement of Environmental Effects (dated March 2019) and shown on the Proposed Site Plan (Job Number 0718-1025; Drawing No. A-201/2 of 13; Revision B; date 21.03.18) both prepared by Tim Lee Architects. No revised site layout, staging or external works that will have impacts on water quality shall be permitted without the agreement of Water NSW.

*Reason for Condition 1 - Water NSW has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.*

## Agency Response (1)

### Stormwater Management

2. All water reuse, stormwater treatment and management measures shall be implemented as specified in the Water Cycle Management Study (dated 13 April 2019) and shown on the Site Hydraulics & Stormwater Disposal Plan (Drawing Number 01-35943; Issue A; dated 13-4-2019) both prepared by Adams & Associates - Hydraulics. Stormwater management measures as a minimum shall include:
  - pits, pipes
  - rainwater tank, and
  - raingarden/detention system to treat runoff from car parking area and building.
3. The raingarden/detention basin shall be located as specified in the Water Cycle Management Study (dated 13 April 2019) and shown on the Site Hydraulics & Stormwater Disposal Plan (Drawing Number 01-35943; Issue A; dated 13-4-2019) both prepared by Adams & Associates - Hydraulics. The raingarden/detention basin shall:
  - be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems Version 2 (Payne et al, 2015, Melbourne, CRC for Water Sensitive Cities)
  - also incorporate the following:
    - a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg
    - be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation and organic mulch is not suitable)
    - direct all discharge and overflow to Council's stormwater system
    - be permanently protected from vehicular damage by bollards, fences, castellated kerbs or similar structures, with a sign to be erected to advise of its nature and purpose in water quality management, and
  - be constructed after all hardstand areas have been paved or sealed and all ground surfaces have been stabilised.
4. No variation to stormwater treatment or management that will have any impacts on water quality shall be permitted without the agreement of Water NSW.
5. A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council prior to the issuance of an Occupation Certificate that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

### Operational Environmental Management Plan

6. An Operational Environmental Management Plan shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans prior to the issuance of an Occupation Certificate. The Plan shall:
  - outline details about the location and nature of stormwater management structures such as pits, pipes, raingarden/detention basin, and rainwater collection system
  - identify the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
  - identify the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
  - include checklists for recording inspections and maintenance activities.

## Agency Response (1)

7. All stormwater treatment devices shall be monitored, maintained and managed as per the Operational Environmental Management Plan.

*Reason for Conditions 2 to 7 – To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

### Construction Activities

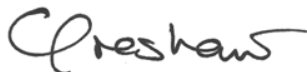
8. An Erosion and Sediment Control Plan shall be prepared for the development by a person with knowledge and experience in the preparation of such plans for all works required as part of the development. The Plan shall:
- meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)
  - be prepared prior to issuance of a Construction Certificate, to the satisfaction of Council, and
  - include controls to prevent sediment or polluted water leaving the construction site or entering any natural drainage lines or stormwater drain.
9. The Erosion and Sediment Control Plan shall be implemented for the development, and effective erosion and sediment controls shall be installed prior to any construction activity. Erosion and sediment controls shall be regularly inspected, monitored, maintained and retained until works have been completed and ground surface stabilised or groundcover re-established.

*Reason for Conditions 8 & 9 - To manage adverse environmental and water quality impacts during the construction phase of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.*

Under Clause 11 of the SEPP, Council must provide Water NSW with a copy of its determination of the application within 10 days of the determination.

If you wish to discuss this matter further, please contact James Caddey on 4824 3401 or email at [environmental.assessments@waternsw.com.au](mailto:environmental.assessments@waternsw.com.au).

Yours sincerely



**CLAY PRESHAW**  
**Manager Catchment Protection**

## Agency Response (2)

**From:** James Caddey [mailto:James.Caddey@waternsw.com.au]  
**Sent:** Monday, 26 August 2019 4:34 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Cc:** Dialina Day <Dialina.Day@goulburn.nsw.gov.au>  
**Subject:** DA No 0294/1819 - 10 Straker Road, Goulburn - WNSW: DAR 19051-a2

Dear sir/madam

I refer to Council's letter received 5 July 2019 regarding additional information that was received after Water NSW gave concurrence (dated 3 June 2019) to the above development application for a proposal for the erection of a new building for place of worship.

The additional information has been reviewed and there are no impact on water quality. However it is requested that conditions 1, 2 & 3 of the concurrence advice (dated 3 June 2019) be replaced with the following

1. The site layout, staging and works shall generally be as specified in the Statement of Environmental Effects (dated July 2019) and shown on the Proposed Site Plan (Job Number 0718-1025; Drawing No. MOD2- 102 of 15; Revision B; date 29.07.19) both prepared by Tim Lee Architects. No revised site layout, staging or external works that will have impacts on water quality shall be permitted without the agreement of Water NSW.

### Stormwater Management

2. All water reuse, stormwater treatment and management measures shall be implemented as specified in the Water Cycle Management Study (dated 13 April 2019) and shown on the Site Hydraulics & Stormwater Disposal Plan (Drawing Number 01-35943; Issue B; dated 26-7-2019) both prepared by Adams & Associates - Hydraulics. Stormwater management measures as a minimum shall include:
  - pits, pipes
  - rainwater tank, and
  - raingarden/detention system to treat runoff from car parking area and building.
3. The raingarden/detention basin shall be located as specified in the Water Cycle Management Study (dated 13 April 2019) and shown on the Site Hydraulics & Stormwater Disposal Plan (Drawing Number 01-35943; Issue B; dated 26-7-2019) both prepared by Adams & Associates - Hydraulics. The raingarden/detention basin shall:
  - be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems Version 2 (Payne et al, 2015, Melbourne, CRC for Water Sensitive Cities)
  - also incorporate the following:
    - a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg
    - be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation and organic mulch is not suitable)
    - direct all discharge and overflow to Council's stormwater system
    - be permanently protected from vehicular damage by bollards, fences, castellated kerbs or similar structures, with a sign to be erected to advise of its nature and purpose in water quality management, and
  - be constructed after all hardstand areas have been paved or sealed and all ground surfaces have been stabilised.

If you have any questions please contact me







Regards  
Jim Caddey

Catchment Assessments Officer (Goulburn)  
1<sup>st</sup> Floor Goulburn State Office Block  
159 Auburn Street Goulburn

**15.2 DRAFT URBAN AND FRINGE HOUSING STRATEGY - POST EXHIBITION REVIEW**

**Author:** Kate Wooll, Business Manager Strategic Planning

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. **Summary Report**  
  2. **Consultation Report (separately enclosed)**  
  3. **Revised Draft Urban and Fringe Housing Strategy (separately enclosed)**  

<b>Link to Community Strategic Plan:</b>	<p>Strategy EN4 – Maintain a balance between growth, development and environmental protection through sensible planning.</p> <p>Strategy CO4 – Recognise and celebrate our diverse cultural identities, and protect and maintain our community’s natural and built cultural environment.</p> <p>Strategy CL – Encourage and facilitate open and respectful communication between community, the private sector, Council and other government agencies.</p>
<b>Cost to Council:</b>	Exhibition costs only are relevant at this stage – advertising and staff time
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Business Manager Strategic Planning regarding the revised *Draft Urban and Fringe Housing Strategy* be received.
2. Council endorse the revised *Draft Urban and Fringe Housing Strategy* for public exhibition.
3. Council resolve to place the *Draft Urban and Fringe Housing Strategy* on Public Exhibition for a minimum of eight (8) weeks including:
  - (a) Placement of a weekly advertisement in a local newspaper inviting the public to make a submissions during the exhibition period;
  - (b) A notice on Council’s web page inviting the community to make a submission in writing or via Council’s ‘yoursaygoulburn’ website; and
  - (c) Schedule a drop-in day in Goulburn and Marulan to invite less formal submissions and to discuss issues.
4. Council refer the *Draft Urban and Fringe Housing Strategy* to relevant government and statutory agencies for comment.
5. Council refer the *Draft Urban and Fringe Housing Strategy* to Pejar Local Aboriginal Land Council, infrastructure providers and other relevant stakeholders for comment.

**INTRODUCTION AND BACKGROUND**

The *Draft Urban and Fringe Housing Strategy* (the Draft Housing Strategy) was previously reported to Council on 18 December 2018 where it was resolved to place the Draft Housing Strategy on public exhibition.

The Draft Housing Strategy and Site Assessments – Opportunity Sites were placed on public exhibition from 10 January 2019 to 22 February 2019.

In response to the public exhibition thirty eight (38) submissions (including two (2) from the 'yoursaygoulburn' site) were received.

The following agencies were referred the *Draft Housing Strategy and Site Assessments – Opportunity Sites* for 39 identified sites on 20<sup>th</sup> December 2018:

- Department of Planning and Environment (DPE)
- Office of Environment and Heritage (OEH)
- Water NSW
- Rural fire Service (RFS)
- Department of Primary Industries (DPI)
- Pejar Local Aboriginal Land Council (PLALC)

Five (5) agencies provided a response. No response was received from PLALC.

This report considers a revised Draft Housing Strategy following changes made to the original draft following the public exhibition. Given the extent of changes made to the original Draft Housing Strategy re-exhibition of the revised document is recommended in this report.

The revised Housing Strategy is broken up into three separate documents:

1. Summary Report (Attachment 1)
2. Consultation Report (Separate Enclosure)
3. Revised *Draft Urban and Fringe Housing Strategy* (Separate Enclosure)

## REPORT

### Submission Summary

The following is a summary of the submissions received following the exhibition of the Draft Strategy earlier this year.

State Agencies	
NSW Department of Primary Industry (DPI)	Generally supportive of a targeted Strategy for addressing housing supply with areas adjacent to existing urban development. Notes that release of lots for unsewered residential development (rural residential) results in more land take up for residential.
Water NSW	Detailed submission with constraints mapping provided for various development types. Need to update Strategy with Water NSW strategic mapping. Sites 2, 12, 21, 28 drain towards Sooley Dam – impact of which is to be considered.
NSW Rural Fire Service (RFS)	Key issue is that housing is not located in isolated settlements separated from the existing urban area i.e. evacuation routes and asset protection zones must be considered.
NSW Office of Environment and Heritage (OEH)	<ul style="list-style-type: none"> <li>▪ Flooding: Major overland flows should be considered for each of the precincts. Goulburn Flood Extents are inconsistent with 2015 study. Strategy needs to be updated to reflect most recent flood study.</li> <li>▪ Heritage: Recommends Council undertake a Heritage Study. Council has a Heritage Study (but this was not referenced in the Draft HS) therefore, this needs to be addressed. Aboriginal Archaeological assessments need to be undertaken as a part of any planning proposals for individual sites.</li> <li>▪ Environment: Provides a detailed response in relation to all 39 sites in Draft HS. Identifies gaps in data quality due to age – need to use data from South Eastern Tablelands Regional Plan. Some environmental</li> </ul>

	zones should be nominated to provide balance for land nominated for housing.
NSW Department of Planning and Environment (DPE)	Some suggestions regarding providing a range of forecasting for population projections. References to NSW Local Planning Directions need to be expanded to cover all relevant directions.
<b>General Submissions</b>	
Anglicare & Argyle Housing	Shortages in public housing has produced long waiting times especially for 1 bedroom dwellings. Calls to simplify Council development approval process for social and affordable housing. Need to promote positive aspects of social and affordable housing. Council could enter into partnerships to develop these forms of housing. Reduce fees i.e. DA fees or s94's etc for this type of housing.
Goulburn Heritage Group	<ul style="list-style-type: none"> <li>▪ Stresses the need for a clear final strategy that prevents damage to existing highly vulnerable <u>inner</u> urban environment close to CBD.</li> <li>▪ Supports shop top housing and increasing urban densities in CBD to revitalise the city centre.</li> <li>▪ Extension of outer fringe without a major transport link through the existing settlements will create problems in future. Important that the expansion of the urban fringe does NOT include satellite service precincts that would negatively impact on the economic viability of the CBD.</li> </ul>
Landteam	<ul style="list-style-type: none"> <li>▪ Congratulates Council and endorses the adoption of the Strategy.</li> <li>▪ Supports vision for next 20 years.</li> <li>▪ New area to North Goulburn should have its own name.</li> <li>▪ Supports urban infill balanced with greenfield development.</li> </ul>
Goulburn Group	<ul style="list-style-type: none"> <li>▪ The Strategy should address need for greater sustainability in dwelling design; emphasizes the need for better linkages for cycle paths, green spaces and footpaths and attention to biodiversity corridors across the urban areas.</li> <li>▪ Infill should be sympathetic to heritage conservation areas.</li> <li>▪ Loss of urban habitat to be avoided.</li> </ul>
Gunlake Quarries	Outlined concerns regarding residential interface issues with quarries and haulage routes. Mapping of constraints needs to include haulage routes and quarry locations. HS criteria should include the avoidance of mineral resources locations.
APA Group	Owens and operates the two high pressure gas pipelines which are located to the north of Marys Mount. APA has identified that under the Australian Standard (AS) a 675m wide corridor on either side to of the existing easement should be identified to limit certain sensitive uses (uses where evacuation in the case of a rupture is difficult), these uses include schools, child care centres, hospitals, aged care facilities, places of public worship, function centres etc. The submission suggests that prior to rezoning or the lodgement of a development application for an urban subdivision that a safety management study (SMS) should be undertaken at Council or the developer's expense.
Mr George Gildea	Has separately written to Council concerning various issues associated with the gas pipeline and the position of APA as a private company in providing planning advice to Council. Concern is raised over the additional restrictions potentially imposed by the Australian Standard as well as the safety risk posed by the location of the gas pipelines to urban development. This matter is discussed in more detail later in this report.
Essential Energy	Identifies two significant power transmission lines/easement to the north of Marys Mount



**Individual Submissions Zoning/Lot Size Changes**

Some individual submissions were received seeking lot size reductions in and around the investigation area for a variety of reasons that are assessed in more detail in the Consultation Report (**Attachment 2**).

A number of submissions requested greater consideration of rural lifestyle lots or inclusion in the urban release area in the Draft Strategy. Many of these submissions could be grouped being similar requests from the same precincts as follows:

Request	No. of submissions
Reduce minimum lot sizes for land along Gorman Road from 10ha down to 2ha	5
Council to consider reducing the minimum allotment size for subdivision north of Run-of-Waters and South of Gurrundah Road from 10ha down to 2ha or 2000m2	5
Rezoning and reduction of minimum allotment size from properties on Middle Arm Road seeking rural residential lots of 2ha or in some cases urban lots of 4000m2 or 700m2.	4
Rezoning/reduction of minimum allotment size in Kingsdale/Crookwell Rd to 4000m2 or just a reduction (as per one request)	2
For 407&457 Crookwell Road to be within the shorter term release area (these properties in the identified urban release area – long term locality)	1
Rezoning/reduction of minimum allotment size in Rosemont Road, Mt Ash Road, and Brisbane Grove Road area change in zoning to R5 with rural residential housing on up to 2ha. Some submissions suggest a variety of lots sizes be provided being 2ha, 4ha, 6ha, 8ha and 10ha	5
321 George Street (currently zoned RU2) to be included in the large lot opportunity area	1
194 Brayton Road (currently RU6) to be included in the R2 urban area ad have additional large lot opportunity	1
307 George Street to be included in large lot residential area (currently zoned RU2)	1
21 Wilson Drive and Portland Avenue industrial precinct and interface issues with residential. Submission wants to rezone this site IN1. Also IN1 land to the north (Suffolk Road) adjoins residential and this to them appears 'back to front'	1

A full assessment of the submissions is provided in the Consultation Report prepared in conjunction with the revised Strategy (Separate Enclosure).

Following assessment of the submissions it was considered that the Draft Housing Strategy should be reviewed to address the following:

- Constraints needed further consideration.
- Strategy needed to include consideration of rural residential development potential
- Review location of R3 areas

- Strategy needed to be more flexible in response to limitations on potential land release in each identified area.
- Review the ecological data.

**Revised Strategy**

With the Goulburn Mulwaree LGA expected to reach between 33,350 and 37,202 residents by 2036, approximately 5,000 to 7,000 additional residents are expected. Given the drivers of growth include proximity to economically viable regions and affordable housing, these growth rates may increase over time if prices in Sydney and the ACT continue to rise. Advances in technology and improvements in transport, for example higher speed rail may further stimulate growth.

The scope of the Strategy includes reviewing the urban and fringe areas of Goulburn and Marulan and identifying opportunities for an additional recommended 3,500 dwellings over the next 18 years to 2036.

The first draft of the Strategy focused on the delivery of serviced urban land for the supply of land for housing.

Identification of land for large lot residential development (typically greater than 2ha and often referred to as rural residential development) was initially excluded from the Strategy based largely on the capacity within the existing urban fringe and the inefficient use of land. However, the feedback received during the Public Exhibition reflected a strong desire for the inclusion of more land for larger lots within the urban fringe, particularly in Goulburn.

In response, the Strategy now identifies opportunity areas for:

<b>Urban residential land:</b>	General or Low Density Residential, serviced with reticulated water and sewer and a minimum lot size of 700 m2
<b>Future urban land:</b>	Investigation areas for future urban residential land that will be critical in the delivery of housing in the very long term in both Marulan and Goulburn (post 2036)
<b>Large lot residential land:</b>	Land suitable for the development of rural residential housing, typically un-serviced and with a minimum lot size of 2 ha. Ideally this land will be located where there is no potential for future serviced lots due to physical constraints/feasibility.

A precinct approach has been undertaken applying constraints and Strategy criteria to all land within the investigation area. The application of precinct controls supersedes the approach of focusing on the thirty nine (39) site as per the original Draft Housing Strategy. Properties will either be identified as opportunity areas for urban residential, future urban land or large lot residential land based on the revised Strategy criteria. Due to constraints or location there are some areas within precincts where no change is identified.

The revised Strategy has also undertaken a greater level of assessment of potential constraints and opportunities within each precinct with regard to development to determine suitability for urban residential or large lot/rural residential unserviced land.

The consultation has informed a vision for the Draft Housing Strategy which:

- encourages higher density residential development closer to the Goulburn CBD
- relies on the already zoned land to continue to deliver infill and medium density housing in suitable locations

- considers sites on a merits-basis where serviced lots within the existing urban footprint become surplus to needs, or the land uses change
- maximises the use of existing infrastructure and minimises the cost of development to Council and the community
- encourages and meets the demand for a range of lot sizes and dwelling types
- provides adequate open space, green linkages, and opportunities for walking and cycling
- considers opportunities for larger lots, especially around Marulan, with a suitable supply of land for this purpose provided for to 2036, identified within the Strategy
- recognises that rural residential subdivision is land intensive, therefore proposals to rezone to urban residential or to reduce minimum lot sizes outside the areas nominated in this Strategy will generally not be considered by Council
- avoids environmentally sensitive areas and areas of high value conservation and natural hazards
- meets the strategic direction articulated in the Regional Plan

As per the original Draft Housing Strategy, Goulburn currently accommodates 13,739 dwellings and it is assumed that Goulburn will provide 3,000 of the required supply of dwellings by 2036 including:

- Infill (250 dwellings)
- Greenfield (2,750 dwellings) – requiring approximately **276 hectares** of additional serviced land.

The majority of subdivision and development for housing in Goulburn is currently occurring on existing zoned land in Goulburn at Mary's Mount. This area is currently zoned R2 Low Density Residential with a 700sqm minimum lot size.

Taking a conservative approach based on historic approvals data, coupled with the projected change in populations, **the LGA will generate demand for an additional 170-195 dwellings per annum.**

Goulburn is likely to provide the majority of these dwellings, historically around 70 per cent (up to 137 dwellings per annum) with the balance being provided in Marulan and limited amounts provided elsewhere throughout the LGA.

It is expected that Marulan will continue to grow as projected. If an assumed 355 dwellings are required to meet the estimated demand, around **53 hectares** of residential zoned land is required.

Marulan currently has around 20 hectares of undeveloped residential land. The land requirement for additional serviced land is **38 hectares** across the life of the Strategy to 2036.

Council will need to ensure that sufficient land is identified and preserved for future urban residential zoning in Marulan. Council could consider rezoning this area with an Urban Release Area provision and concept plan that demonstrates the arrangement of larger lots (>2 ha) such that they can be efficiently re-subdivided in the medium/long term.

### **Dwelling Assumptions**

The following table provides the dwelling assumptions for the supply of residential dwellings across the local government area (LGA).

Area	No. Dwellings	% of total	Minimum Lot Size	Yield dwellings/ha	Land Requirement (ha)
Goulburn Infill	250	7%	-	12-20	-
Goulburn Serviced Residential	2,435	70%	700sqm	8.5	276
Goulburn Urban Fringe (large lot)	360	10%	1-2ha	0.35	1,029
Marulan*	355	10%	700sqm	8.5	53
Other Rural#	100	3%	-	-	-
Total	3,500	100%		-	1,358

**Table 1 – Dwelling Assumptions**

### Constraints

A number of constraints were considered in relation to potential development within the investigation areas which include:

- *Flooding*

OEH has advised that flooding needs to be a key consideration for the release of further urban land. Whilst the Goulburn City area has a Flood Study in place, the study focuses on the riverine systems and rising water rather than overland flows and issues with water moving towards the rivers. Overland flows are important to understand for both existing urban areas and for release areas as key channels for the drainage of water need to be identified and provided for either in zones or in structure plans for DCPs and contributions plans. Council has expanded the scope of the current review of *the Floodplain Risk Management Study and Plan* to include the consideration of overland flows within the investigation areas.

- *Private and Public Infrastructure*

- Water and Sewer Services
- Access
- Hume Highway ( Noise and Physical Barrier)
- APA Gas Pipeline
- Highland Source Pipeline (mostly located within gas pipeline easement north of Goulburn)
- Hazardous Material Storage
- Airport (Noise and clearance for flight paths at ends of runways)
- Abattoir (Noise and Odour)
- Speedway, Wakefield Park, Police Driver Training (Noise)

- Waste Management Facilities (Odour)
- Sewerage Treatment Plant (odour)
- Haulage Routes (Noise, Dust and Traffic Conflicts)

Private and public infrastructure is now identified as a constraints to future development in the precincts maps. It should be noted that infrastructure does not prevent urban expansion in all cases but may pose additional considerations to mitigate impacts between the different land uses

- *Mineral Resources and Buffers*

Mineral resources and buffers have been identified in the precinct maps, with the base information for this mapping provided from the Mineral Resource Audit undertaken for the LGA by the NSW Department of Trade and Investment in 2015.

- *Slope*

Sites over 15-20% slope have been identified as constrained for development.

- *Water Quality Impacts*

Water NSW Strategic Land and Water Capability Assessments (SLAWCAs) have been considered in the revised Draft Housing Strategy. Precincts have identified water courses as potential constraints to development (particularly unsewered residential). Water courses can also be seen as opportunities for drainage and for open space.

- *Ecology/Biodiversity*

A number of submissions highlighted inconsistencies between the GMLEP and 2014 biodiversity mapping, and what is currently present on the ground. In response, a more recent data set provided by the Office of Environment and Heritage mapping areas of 'High Environmental Value' (HEV) was applied across all of the fringe precincts. In addition, EcoLogical Australia (ELA) have undertaken drive-by observations for particular areas within precincts where discrepancies were reported. The updated ELA report is included as an appendix to the revised Strategy.

This additional data provides a much more definitive indication of the likely impact of development. The data does not eliminate the need for site specific investigation, however, this can, as a result of this assessment be more targeted.

### **Additional Discussion: Gas Pipeline**

The high pressure gas pipelines (there are two licenced high pressure pipelines within the same easement) located to the north of Goulburn warrant some additional discussion given the identification of future urban residential potential in the Draft Housing Strategy in precincts containing these pipelines.

It is understood that the presence of the gas pipelines is not a prohibition on low density residential development, however it potentially excludes certain sensitive uses (for evacuation reasons) within the measurement length (ML) of the risk area which is 675m on either side of the 25m wide easement.

There will also be potential issues with loss of land due to exclusion of development from the easement itself. Furthermore, APA has advised it will not allow the use of the easement for a linear east – west road link across the northern urban expansion area (although such a link could be located parallel to this area for use as a potential linear park).

It is noted that *State Environmental Planning Policy (SEPP) Infrastructure* requires consultation with the relevant pipeline authorities during the development application phase but there is no strategic requirement for consideration of the pipelines during the preparation of Housing

Strategies or at the planning proposal stage. The NSW Department of Planning and Environment Planning Circular PS – 010 provides the following advice which would also apply to strategic planning:

*Clause 66C of the Infrastructure SEPP aims to protect people from unacceptable levels of risk from high pressure pipelines, whilst also protecting the pipelines themselves. Specifically, clause 66C requires the consent authority to:*

- (a) be satisfied that the potential safety risks or risks to the integrity of the pipeline that are associated with the development to which the application relates have been identified, and*
- (b) take those risks into consideration in the assessment of development.*

*In taking 'those risks into consideration' it is acknowledged that the construction type, size, depth and the type of dangerous good within each of the high pressure pipelines listed under clause 66C will vary, resulting in each pipeline having a different risk profile.*

*There are certain types of developments such as high density residential, commercial or sensitive uses such as hospitals, schools, child care and aged care facilities which should be considered more carefully by the consent authority as they may introduce a higher or more vulnerable population near the pipelines listed under clause 66C.*

*Such development should consider preparing a risk assessment as part of the development application to demonstrate that the development will comply with the risk criteria for land use safety planning published in **Hazardous Industry Planning Advisory Paper (HIPAP) No. 4 – Risk Criteria for Land Use Safety Planning**. It is important to have a comprehensive understanding of the hazards and risks associated with the operation of the pipeline and of the adequacy of safeguards.*

In assessing the tolerability of risk from high pressure pipelines, both qualitative and quantitative aspects need to be considered. HIPAP 4 does provide assessment criteria for risk at a strategic planning level which should be undertaken as a part of any future planning proposal.

One of the landowners affected by the high pressure gas pipeline easement has written to Council expressing a number of concerns regarding Council's role in both representing the interests of the community and its acceptance of advice from APA with regard to planning constraints associated with the pipeline. In summary, the following points were made (in a separate submission to Council received outside the Housing Strategy exhibition):

- The gas pipeline poses a potential risk to the people of Goulburn and Council should advocate for or require the relocation of the pipeline outside of the town area.
- The APA is a private company and should not have a role in advising Council in planning matters. Council should not accept APA representations as being authoritative given the vested financial interest.
- Council could be held liable if it steps outside the limits of its authority and accepts liabilities which are not Council's responsibility.
- The Australian Standard was written by and for gas pipeline producers.
- Council has the ultimate planning decision making authority on planning decisions around the gas pipeline.
- Gas pipeline infrastructure is old and has not been maintained and therefore poses a risk to the community. However a safety management statement (SMS) as suggested by APA would benefit APA as it may direct the requirement to maintain and upgrade aging infrastructure onto Council or the landowner/developer.

- Gas pipelines are dangerous (supporting information was provided from a variety of sources citing safety issues including reference to the 2010 San Bruno incident in the United States which resulted in fatalities).

Gas pipelines operate under separate enabling legislation being the *NSW Pipelines Act 1967* with both pipelines in the Goulburn LGA licenced under this Act. Council has no legal authority to require the relocation of the gas pipeline, and it is considered highly unlikely that even with advocacy the relocation of the pipeline would be considered.

The standards provided for the determination of safety are established from *AS/NZ 2885 Pipelines – gas and liquid petroleum pipeline safety management* and the *Australian Pipelines and Gas Association Limited: Code of Environmental Practice*, Revision 4 dated 2017. The Australian Standard (AS) does have legal significance and is a requirement of the *NSW Pipeline Regulation 2013* which provides in Part 3 Division 2 Clauses 10 and 11:

**10 Design, construction, maintenance and operation of pipeline to accord with appropriate standards (cf clauses 16–18 2005 Reg)**

(1) A licensee must ensure that the design, construction, operation and maintenance of any pipeline operated under the licence are in accordance with the relevant provisions of:

(a) in the case of pipelines for high-pressure gas and liquid petroleum—AS 2885, or

(b) in any other case—AS 2885 or a standard in respect of which an approval is in force under this clause in relation to the licensee concerned.

Maximum penalty: 10 penalty units.

(2) The Secretary may, on application by a licensee, approve a standard for the purposes of this clause in relation to that licensee.

(3) The Secretary may revoke an approval under this clause but only after having:

(a) served written notice on the licensee concerned of the Secretary's intention to revoke the approval, and

(b) given the licensee an opportunity to make submissions.

(4) An approval, or the revocation of an approval, under this clause:

(a) must be notified to the licensee concerned by notice in writing served on the licensee, and

(b) takes effect on the day on which the notice is served or on a later day specified in the notice.

**11 Pipeline management system to accord with AS 2885**

A licensee must implement a pipeline management system that relates to the pipeline operated under the licence and is in accordance with the relevant provisions of AS 2885.

Gas pipelines are both significant infrastructure at a state and national level but also pose a level of risk to the community. Compliance with the Australian Standard is therefore incorporated into the appropriate pipeline regulations under the legislation to address this. Council does have a role in the planning process to ensure the compatibility of land uses with the limitations associated with the gas pipeline and would seek to ensure compliance with the Australian Standard in terms of identifying appropriate land uses. Council's development control plan (DCP) could also identify unsuitable/sensitive land uses within the 675m corridor on either side of the easement.

It is of some concern that greater strategic direction/advice is not provided by the NSW Department of Planning Industry and Environment on this matter, given the extent of the gas pipeline and proximity to both future and existing urban areas along the length of the pipeline (which extends from Moomba to Sydney –ethane and Moomba to Wilton – natural gas).

Safety Management Statements are, to some extent, reliant on the provision of information from a private entity, and thereby may lead to a perception of the potential for these statements to be used to subsidise or fund the replacement or upgrade of aging infrastructure via the development process. It is considered that this is an area which is outside of Council's expertise to determine and, moreover where greater state government involvement to determine extent of responsibilities for upgrades would be of great assistance.

It is usually an accepted practice with development that the instigator/beneficiary of change funds necessary infrastructure upgrades, but in this case the baseline information on infrastructure is not available from a public authority. Notwithstanding the above, there is no identifiable reason at this point in the planning process to exclude precincts containing the gas pipelines from consideration for urban development on the proviso that relevant assessment measures are undertaken throughout each step of the planning process to ensure Council is complying with the relevant legislation or standards.

### Planning Proposal

The revised Draft Housing Strategy allows for a planning proposal to be considered for all areas identified for **short – medium term consideration for urban or large lot residential**. However, not all land would actually be available for release at the same time. The key mechanism for controlling the release of land for development will be the provisions of Part 6 of the GM LEP 2009 for urban release areas which require the following to be in place prior to development consent being issued for development within the area unless

- (a) The Minister is satisfied that arrangements are in place for the provision of designated State infrastructure (if the whole or any part of the it is within a special contributions area)
- (b) Council is satisfied that arrangements are in place for the provisions of any essential public utility infrastructure (such as water and sewer services).
- (c) A DCP and staging plan are in place to ensure development occurs in a logical and cost effective manner.

To ensure the appropriate release of land to meet demand (and also to prevent oversupply) the number and locations of dwellings being approved will need to be monitored. The approach outlined above should provide some flexibility in case:

- Demand is greater/lesser than forecast.
- Key sites are not developed as expected (for instance additional constraints are identified during the planning process, land is developed at a greater/lower yield or land is banked by owners).

A degree of certainty is also produced around precinct opportunities and constraints.

### Strategy Actions

The Draft Housing Strategy is overarching and it has a corresponding series of actions. The Implementation Outcomes provides a simple measure of the success in delivery of the Actions. Timeframes are expressed as:

- Short term - 12 months
- Medium term (10-5 years); and
- Long term (10 years plus)

Timeframes may vary as priorities change in response to growth which requires monitoring. The responsibilities identified are predominately Council's but some Actions require collaboration (e.g. water quality with Water NSW etc.).

### Conclusion

In conclusion, the revised Draft Strategy has moved towards a more strategic precinct based approach to identifying land for various types of residential land use, rather than simply focusing on



urban growth. The revised document considers precincts in light of both constraints and opportunities for development, identifying where potential areas for growth may occur. The areas identified exceed the required number of dwellings required to meet demand until 2036 and in doing this identifies land to be protected for future urban development post 2036.

The revised Strategy does differ considerably to the original Draft Strategy as earlier exhibited, with more detailed recommendations made for the investigation areas as a whole. Based on the changes made to the *Draft Urban and Fringe Housing Strategy* it is recommended that the Strategy be placed on public exhibition for a further eight (8) weeks.



# Draft Urban and Fringe Housing Strategy - Summary Report

Summary Report

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**Client:** Goulburn Mulwaree Council

**Date:** 18 September 2019

A Veris Company



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<b>Date</b>	18 September 2019
<b>Version</b>	Draft Summary Report

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# 1 Introduction

This document provides a summary of the key elements, outcomes and actions contained within the Draft Urban and Fringe Housing Strategy.

The Urban and Fringe Housing Strategy (Strategy) investigates and identifies areas suitable for the provision of additional housing to assist Goulburn Mulwaree Council (Council) meet the housing demands generated by expected continued population growth. The Strategy has been prepared in response to both the limited supply of residential land available to meet the short and medium terms needs of the community and the directions of South East and Tablelands Regional Plan 2036.

The scope of the Strategy includes looking at the urban areas of Goulburn and Marulan and identifying opportunities for an additional recommended 3,500 dwellings over the next 18 years to 2036.

In the first draft the Strategy focused on the delivery of serviced urban land for the supply of land for housing.

Identification of land for large lot residential development (typically greater than 2ha and often referred to as rural residential development) was initially excluded from the Strategy based largely on the capacity within the existing urban fringe and the inefficient use of land. However, the feedback received during the Public Exhibition reflected a strong desire for the inclusion of more land for larger lots within the urban fringe, particularly in Goulburn.

In response, the Strategy now identifies *opportunity areas* for:

**urban residential land** – General or Low Density Residential, serviced with reticulated water and sewer and a minimum lot size of 700 sqm

**future urban land** – investigation areas for future urban residential land that will be critical in the delivery of housing in the very long term in both Marulan and Goulburn

**large lot residential land** – land suitable for the development of rural residential housing, typically un-serviced and with a minimum lot size of 2 ha

The preparation of the Urban and Fringe Housing Strategy has been overseen by Councils Planning and Development Directorate, the General Manager and Senior Staff.

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## 1.1 Housing Vision and Guiding Principles

The housing vision and principles reflect the outcomes of the early community consultation undertaken by Council and submissions received during the Public Exhibition period. The priorities and principles support delivery of the vision, underpin the Strategy and inform the housing actions outlined in the Strategy.

### **The Strategy consultation informed a vision of the delivery of housing that:**

- » encourages higher density residential development closer to the Goulburn CBD
- » relies on the already zoned land to continue to deliver infill and medium density housing in suitable locations
- » considers sites on a merits-basis where serviced lots within the existing urban footprint become surplus to needs, or the land uses change
- » maximises the use of existing infrastructure and minimises the cost of development to Council and the community
- » encourages and meets the demand for a range of lot sizes and dwelling types
- » provides adequate open space, green linkages, and opportunities for walking and cycling
- » considers opportunities for larger lots, especially around Marulan, with a suitable supply of land for this purpose provided for to 2036, identified within the Strategy
- » recognises that rural residential subdivision is land intensive, therefore proposals to rezone to urban residential or to reduce minimum lot sizes outside the areas nominated in this Strategy will generally not be considered by Council
- » avoids environmentally sensitive areas and areas of high value conservation and natural hazards
- » meets the strategic direction articulated in the Regional Plan

# LGA Snapshot

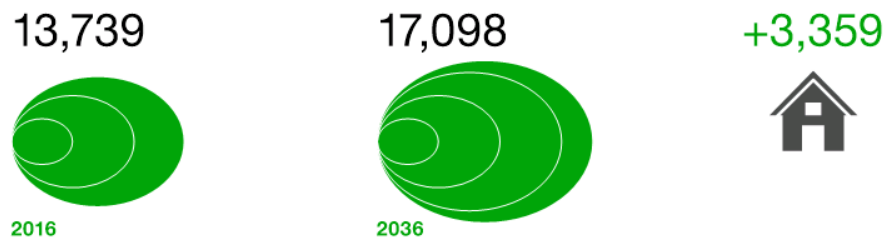
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## Dwellings Growth Forecast Goulburn Township 2016-2036



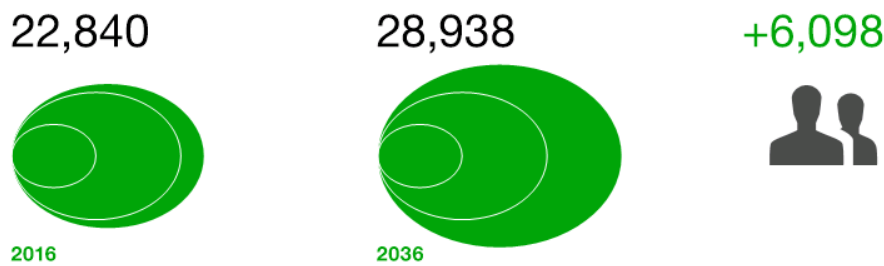

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## Dwellings Growth Forecast Goulburn Mulwaree LGA 2016-2036



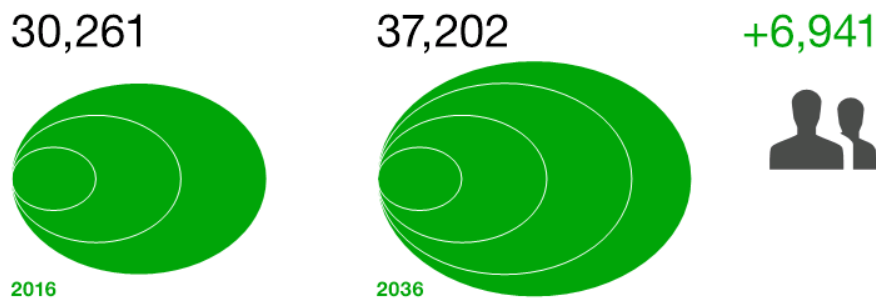

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## Population Growth Forecast Goulburn Township 2016-2036




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## Population Growth Forecast Goulburn Mulwaree LGA 2016-2036




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Growth Rings in intervals of 5,000 or 10,000 people of proportion thereof



**Population**

**Estimated Resident Population (ERP)** for the whole LGA as of 2016 census  
**30,261**

**Median age** as of the 2016 census  
**40 years old**

**Projected population** for the whole LGA to 2036  
**37,202 (+6,941)**

**Projected annual growth rate**  
**1.15% per year**

**Projected number of single person households** for whole LGA to 2036  
**4,633 (+1,128)**



**Property**

**GOULBURN**  
R1 General Residential Land – **693.7ha**  
R2 Low Density Residential Land – **621.3ha**

**MARULAN**  
R1 General Residential Land – **131.4ha**  
R2 Low Density Residential Land – **14.9ha**

**MEDIAN RESIDENTIAL LAND VALUE** Median house price  
[www.realestate.com.au/neighbourhoods/](http://www.realestate.com.au/neighbourhoods/)  
Goulburn – **\$425,000**  
Marulan – **\$460,000**

**TOTAL PRIVATE DWELLINGS FOR THE WHOLE LGA AS OF THE 2016 CENSUS – 13,562**  
% of detached dwellings – **85.9%**  
% of medium density dwellings\* – **11.0%**  
% of high-density dwellings^ – **0.7%**  
Number of dwellings approved in 2017/18 – **241**

\* includes dual occupancy attached , villa and town house development  
^ residential flat buildings, shop top housing



**Employment**

**14,031**  
**residents employed** as of June 2017

**77.5% (9,842)**  
of residents **work within the Goulburn Mulwaree LGA**

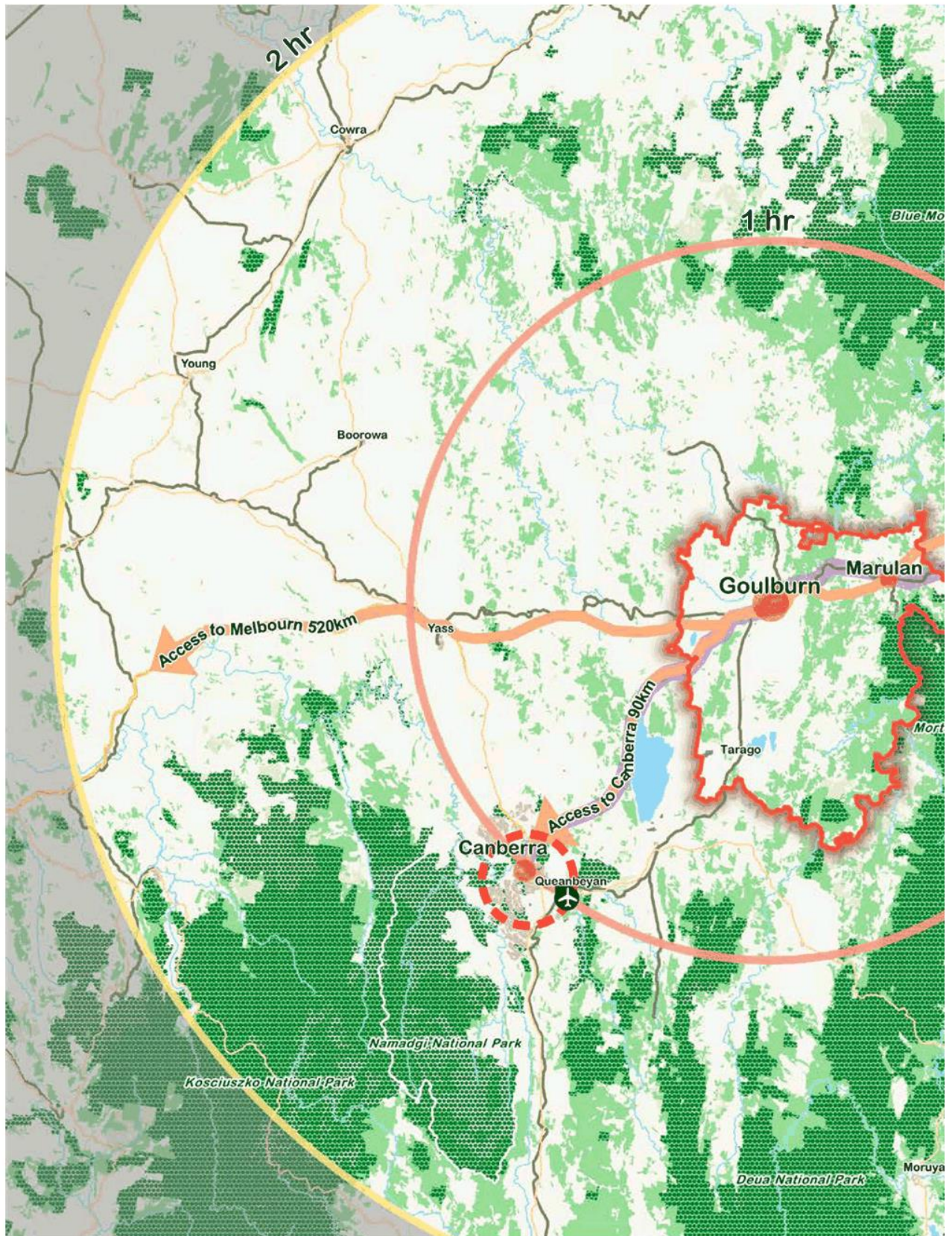
**22.5% (2,852)**  
of residents **work outside of the Goulburn Mulwaree LGA**

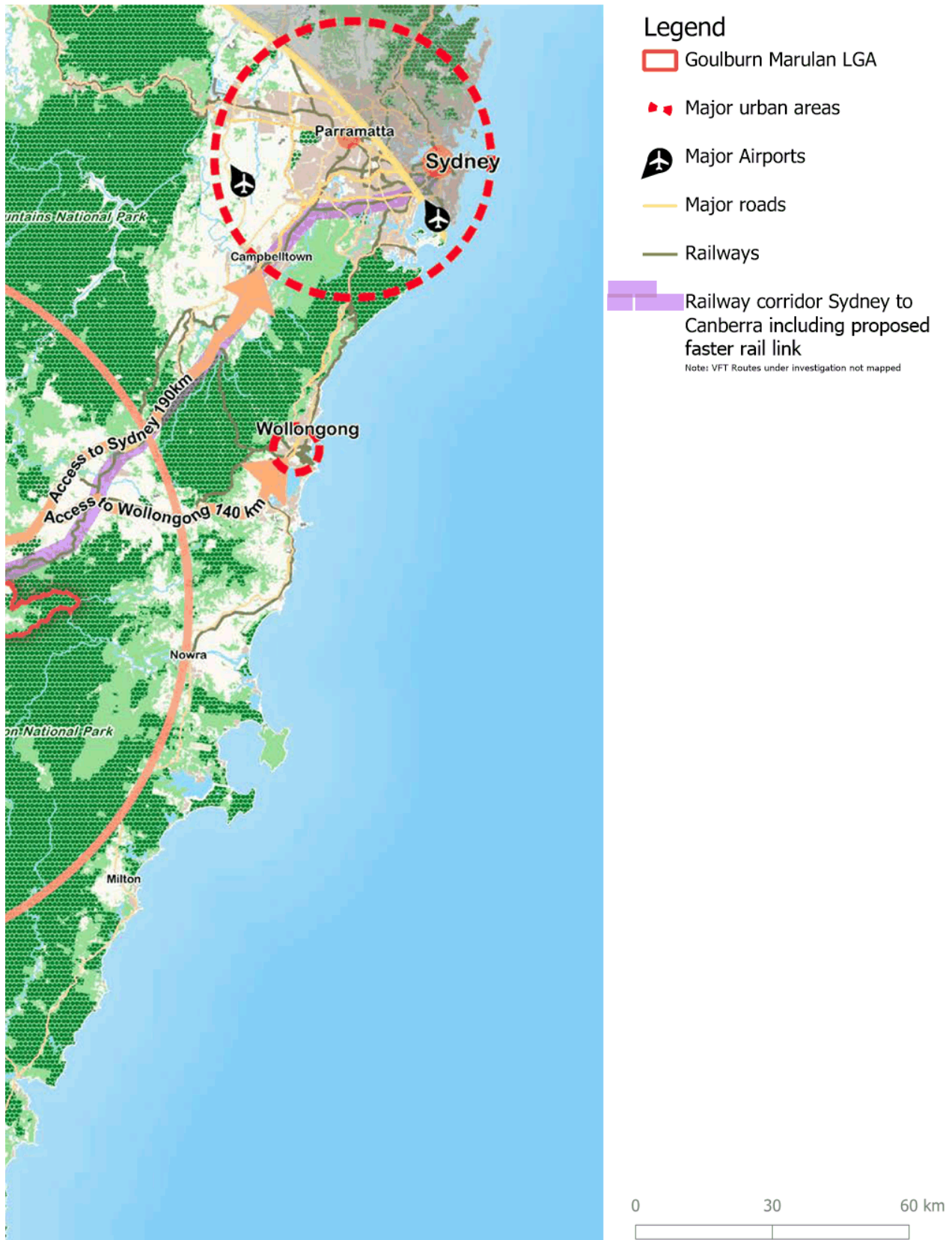
**6.9% (882)**  
of residents **travel to the ACT for work**

**The largest industry** is the Health Care and Social Assistance industry employing **17.4% (2,295)** of residents



# Context map





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## 2 Population and Demographics

Growth across the LGA has been strong over the past decade increasing by 14%. In Marulan population growth has been significant with an increase in population between 2006 and 2016 of 27%.

With the Goulburn Mulwaree LGA expected to reach between 33,350 and 37,202 residents by 2036, approximately 5,000 to 7,000 additional residents are expected. Given the drivers of growth include proximity to economically viable regions and affordable housing, these growth rates may increase over time if prices in Sydney and the ACT continue to rise. Advances in technology and improvements in transport, for example higher speed rail may further stimulate growth.

Of particular note, between 2016 and 2036, the 35 to 49 and 70 to 84 year old service age groups will be the largest growing groups within the Goulburn Mulwaree LGA. In addition, childless households will make up 59.1 per cent of all households by the year 2036, which is likely to generate an increase in demand for smaller dwellings.

Families with children will continue to reside within the current development front in Goulburn's north as evidenced by the forecast occupancy ratio of 2.60 people per dwelling by the year 2036, the highest of all Goulburn areas.

To provide sufficient appropriate housing through to 2036, population growth, demographics and expected household sizes needs to be compared with current housing supply to determine the expected housing and residential needs of Goulburn and Marulan.

Further housing appropriate for families is required in the short to long term. Housing appropriate for the aging population will be required to allow current residents to age in place. Additionally, housing appropriate for ageing populations can be appropriate for residents seeking affordable and efficient living options.

## 3 Housing Demand

The majority of recent growth has been through residential subdivisions in Goulburn and Marulan. These new subdivisions have typically provided R2 Low Density Residential zoned land with a minimum lot size of 700sqm. The market responded well to these releases driving demand for additional land as the currently zoned land nears full utilisation.

Further to the demand for the typical 700sqm house block, there is an emerging trend for more compact living close to the urban core. Recent development activity and increasing supply in this form of higher density development indicate the acceptance of the market to sacrifice large block sizes for more compact living with improved proximity and access.

Anecdotal evidence gained through the initial community and stakeholder engagement process indicated demand for large lot residential blocks (2ha). These products offer diversity in lifestyle choice. The relatively low subdivision costs associated with creating these lots has resulted in this form of development being the preference of proponents looking to rezone land. Given the current and expected demand for residential land in Goulburn and Marulan it would be anticipated that small volumes of large lot residential land will be absorbed by the market, however, the actual annual demand is difficult to determine.

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Given that household sizes are expected to decline and population will continue to grow. It is estimated that an additional 3,359 dwellings will be required to meet demand to 2036. If a 10% surplus is maintained to provide a buffer to accommodate fluctuation in the market, this could be as high as 3,695 dwellings.

For the purposes of analysis, the housing demand has been assumed to be midway at **3,500 dwellings (195 dwellings per year assuming 18 years)**.

## 4 Dwelling Approvals

In the 10 years to 2017, Council and private certifiers issued approvals for 1,303 dwellings, which is an average of 130 residences per annum. The majority of approvals were for single detached dwellings (820), of which 105 were located in Marulan. Approvals for multi-dwelling housing accounted for 474 dwellings over the same period, all of which were in Goulburn.

During this 10 year period, Goulburn has experienced significant subdivision activity, particularly in the area around Marys Mount. A total of 1,279 lots have been approved under subdivision applications in Goulburn to 2017. Marulan has also experienced growth in the development of land for housing with an additional 82 lots approved to 2017. Between 2009 to 2017 (8 Years) 583 lots were approved in the Marys Mount in Goulburn alone (72 lots per annum).

### 4.1 Dwelling approvals – Infill

Analysis of development approvals for Goulburn over the financial years 2014/2015 to 2017/2018 shows that the rate of infill and intensification has been increasing per annum. The redevelopment of existing residential land has increased from 15 dwellings in 2014/2015 to 75 dwellings in 2017/2018. These redevelopments have typically been on underdeveloped large land holdings within the existing urban area. These have been approved for more compact dwellings or a subdivision with community titles to permit a multi dwelling occupancy of new lots. The redevelopment of land generally correlates with the increasing growth within the Goulburn City.

#### Dwelling Approvals

Dwelling Type	Total Number of Dwellings / Lots		
	Goulburn	Marulan	Total
Detached Dwelling*	715	105	820
Dual Occupancy	90	0	90
Secondary Dwelling	24	8	32
Multi-Dwelling Housing	474	0	474
Subdivision	1279	82	1361

Data sourced from Council. \*Includes large lot residential approvals

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## 4.2 Large Lot Residential Demand

Large lot residential lots (also referred to as rural residential) are those lots that are not connected to both reticulated water and sewer.

The overall dwelling approval data has not been sensitised for the split between approvals on 1-2ha large lot residential lots, compared to approvals for serviced residential lots. However, a review of Council data suggests that there is reasonable demand for rural residential development on the fringe of the study area. Within the LGA, rural residential development is typically located in areas zoned R5 Large Lot Residential, RU6 Transition and E4 Environmental Living and with minimum lot sizes ranging from 2,000sqm to 10 hectares depending on zoning and minimum lot size.

For Goulburn, the majority of recent rural residential development has been on the western and south-western fringe. In the past decade, 290 lots have been created through subdivision of existing properties in this area, of which approximately 200 dwellings have been approved or had a development application lodged. This represents an approximate uptake of 70 per cent and demonstrates a consistent demand for larger blocks on the urban fringe.

## 5 Housing Supply

Goulburn and Marulan have residentially zoned land available for immediate needs, however, Goulburn is set to exhaust the supply of greenfield residential land within the next 2-5 years if current development trends continue. Both settlements have been analysed for their supply in regard to the current demographic and market trends.

A common misconception is that if land is zoned, vacant and undeveloped, then it is available for immediate development. In practice, this may not be the case. In fact, there is often a 'disconnect' between the amount of zoned land and actual delivery of housing lots.

Land that is rezoned for residential development may not necessarily be delivered to the market. This could be due to a variety of reasons, including planning constraints (e.g. statutory requirements, difficulties with infrastructure provision, fragmentation of ownership, etc.), capacity constraints (e.g. bushfire, flooding, slope and landslip, etc.) and commercial pressures. Each has the potential to severely impede the supply response to demand pressures.

The adequacy of land release is therefore crucial for the supply of housing. From first principles the supply of housing directly impacts the price of housing. A constrained supply of land will drive up landowner expectations making site assembly a high risk and high resource activity for Planning controls within the Goulburn Mulwaree Local Environmental Plan 2009 (GMLEP 2009) provide an opportunity for infill development for R1 General Residential and R2 Low Density Residential zoned land. Clause 4.1A allows an exception to the minimum lot size for the subdivision of land for a dwelling, either detached or semi-detached, to create a lot not less than 350sqm. The provision also allows subdivision to create five or more lots with an area of at least 300sqm. R1 and R2 land is the most common zoning of Goulburn, with a corresponding minimum lot size of 700sqm. While infill development is not expected to provide a substantial stream of future housing supply, it does present an opportunity to contain some growth within the existing urban footprint.

### 5.1 Large Lot Residential Supply

Based on the current data, 290 lots have been created in the R5 Large Lot Residential zone in the past ten years in Goulburn. Over this same period, approvals have been granted for 200

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dwelling. This indicates that there are at least another 90 vacant lots in the R5 zone. Based on the historic conversion or take up rate (lots to approved dwellings) of 20 per annum, this would suggest around 4.5 years supply of large lots in Goulburn.

Marulan has a much more limited supply of R5 Large Lot Residential zoned land. Supply in Marulan has been driven by demand for standard, serviced residential land, rather than un-serviced lots. The constraints to development in Marulan (discussed in more detail later in the Strategy) may contribute to the supply of this form of development.

## 5.2 Current and Planned Housing

As noted above, for the purposes of analysis, the housing demand has been assumed to be midway at 3,500 dwellings (195 dwellings per year assuming 18 years).

Based on the evidence, which includes stronger growth in Marulan than Goulburn and an assumption that at least a proportion of housing will be delivered in the form of large lot residential development on the urban fringe, the forecast demand scenario as to the distribution of the dwelling and land requirements is summarised in the following table.

### 5.2.1 Goulburn

Goulburn currently accommodates 13,739 dwellings.<sup>1</sup>

The majority of subdivision and development for housing in Goulburn is occurring on existing zoned land in Goulburn at Mary's Mount. This area is currently zoned R2 Low Density Residential with a 700sqm minimum lot size. The zoned land has been largely developed with around 91 ha remaining of undeveloped residential zoned land. Of this undeveloped land, approvals are in place for approximately 500 additional lots at Marys Mount. When developed for housing, this represents around two to five years of supply of dwellings.

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<sup>1</sup> ABS Community Profiles 2016.

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### Dwelling Assumptions

Area	No. Dwellings	% of total	Minimum Lot Size	Yield dwellings/ha	Land Requirement (ha)
Goulburn Infill	250	7%	-	12-20	-
Goulburn Serviced Residential	2,435	70%	700sqm	8.5	276
Goulburn Urban Fringe (large lot)	360	10%	1-2ha	0.35	1,029
Marulan*	355	10%	700sqm	8.5	53
Other Rural#	100	3%	-	-	-
Total	3,500	100%			1,358

\*Marulan has experienced strong growth. There are a number of approvals in place that will yield up to 130 residential lots which is up to 6.5 years supply based on current trends.

#Assumption based on change over time.

**At present, residentially zoned land is being developed at an average 8.5 dwellings per ha. If this trend is continued Goulburn will require around 276 hectares of serviced residential land to meet the required demand by 2036.**

Taking a conservative approach based on historic approvals data, coupled with the projected change in populations, the LGA will generate demand for an additional 170-195 dwellings per annum.

Goulburn is likely to provide the majority of these, historically around 70 per cent (up to 137 dwellings per annum) with the balance being provided in Marulan and limited amounts provided elsewhere throughout the LGA.

If an assumed 2,435 of the required 3500 dwellings are provided in Goulburn through greenfield development, approximately 276 hectares would be required.

An additional 250 dwellings could be provided through further urban infill and intensification. The assumption for infill is deliberately very low. Recent development approvals indicate a spike in housing approvals for multi dwellings housing with up to 36 percent being for residential accommodation other than single detached dwellings. However, this spike has not been reflective of the trend set by other years, and may be more reflective of a couple of larger infill developments which may not be likely to be replicated on yearly basis. However, should a trend develop on this basis, Goulburn could see between 360-700 dwellings delivered as multi-dwelling housing over the life of the Strategy in both greenfield and infill areas. Given the potential for fluctuation of demand and in trends for infill development, accurately monitoring dwelling approvals will be a key element of the implementation of the Strategy.

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## 5.2.2 Marulan

It is expected that Marulan will continue to grow as projected. If an assumed 355 dwellings are required to meet the estimated demand, around **53 hectares** of residential zoned land is required. Marulan currently has around 20 hectares of undeveloped residential land. The land requirement for additional serviced land is **38 hectares** across the life of the Strategy to 2036.

Marulan will need to ensure that sufficient land is identified and preserved for future urban residential zoning. Council could consider rezoning this area with an Urban Release Area provision and concept plan that demonstrates the arrangement of larger lots (>2 ha) such that they can be efficiently re-subdivided in the medium/long term.

Given the constraints to development to the south and west and physical barrier created by the Hume Highway to the east, the land area to the north should be reserved for this purpose. Based on the positive growth experienced by the town over the past 10 years, it will be important to monitor the take-up of existing urban land. Should Marulan's growth accelerate the area in the north will provide sufficient land for future growth.



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## 6 Constraints to Development

The revised Strategy includes greater clarity in the representation of constraints. The combined mapping highlights the constraints to development (refer **Figures A and B** Maps showing **Goulburn Constraints and Marulan Constraints** below). The maps sieve out that land that presents a challenge to development and in doing so identifies the land that is least constrained. It is these areas that have been priorities for urban development.

### **Biodiversity**

The consideration and approach to biodiversity proved to be a challenge with conflicting data and limited scope to undertake property level vegetation assessments. The constraints mapping includes three biodiversity data layers; the High Environmental Value (HEV) land provided by the Office of Environment and Heritage (OEH), HEV data that has been validated by Ecological Australia Pty Ltd (ELA) in specific areas, and other vegetation which includes areas of known Threatened Ecological or Endangered Ecological Communities (TEC and EEC).

In some cases, the information available may be sufficient to rezone land, in others, may require further assessment.

### **Other Constraints**

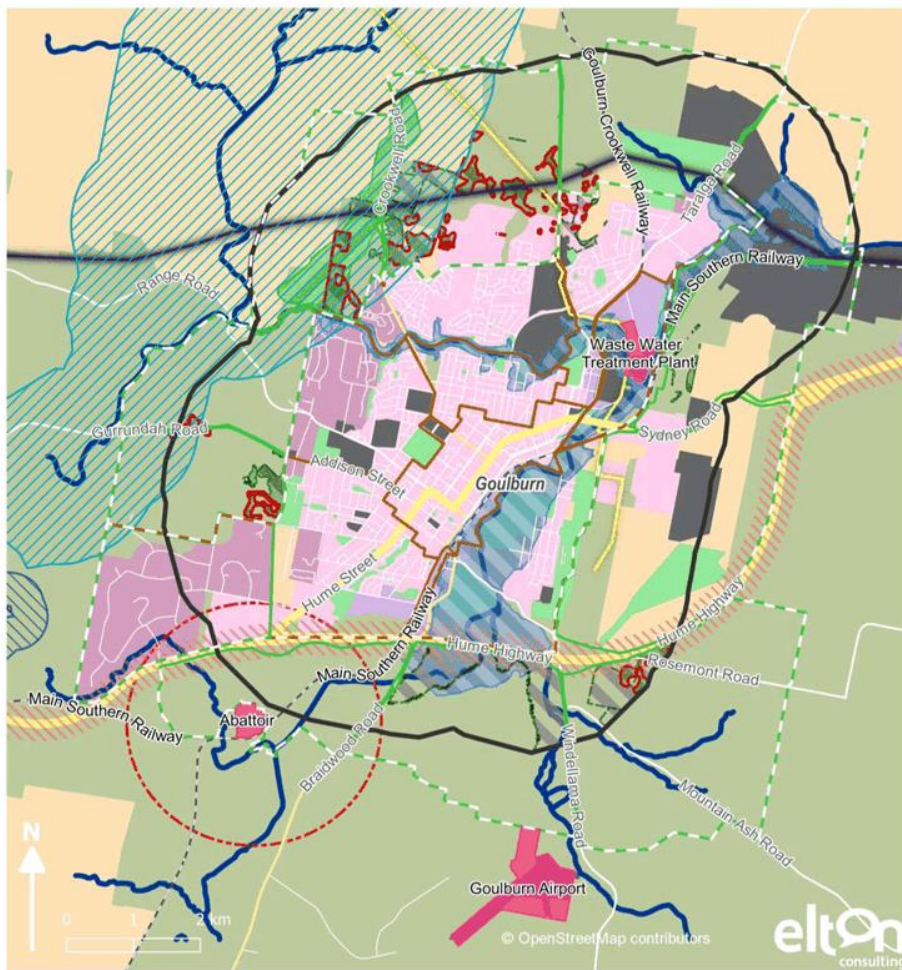
The other change in terms of the assessment of constraints is the acknowledgement of built physical constraints to urban development. These include infrastructure; gas pipeline, high voltage transmission lines, particular haulage routes, the Hume Highway, Goulburn aerodrome, abattoir and extractive industries. While the existence of these land uses does not in every case prohibit residential development from occurring nearby, they do all require a degree of consideration in any assessment process.

### **Site Suitability**

Finally, one of the areas of uncertainty in the exhibited draft Strategy related to the use of criteria as a tool to determine development suitability. This has been clarified to the extent that simply meeting the capability criteria, particularly for large lot residential development, does mean that the land is suitable for development. This is particularly the case for land immediately north of both Marulan and Goulburn, currently zoned RU6 Transition. These areas will be critical in the long term sustainability of urban growth and need to be protected from fragmentation as a priority. It is recommended that minimum lot sizes in these areas do not fall below 10 ha.

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**Figure A Goulburn Constraints**

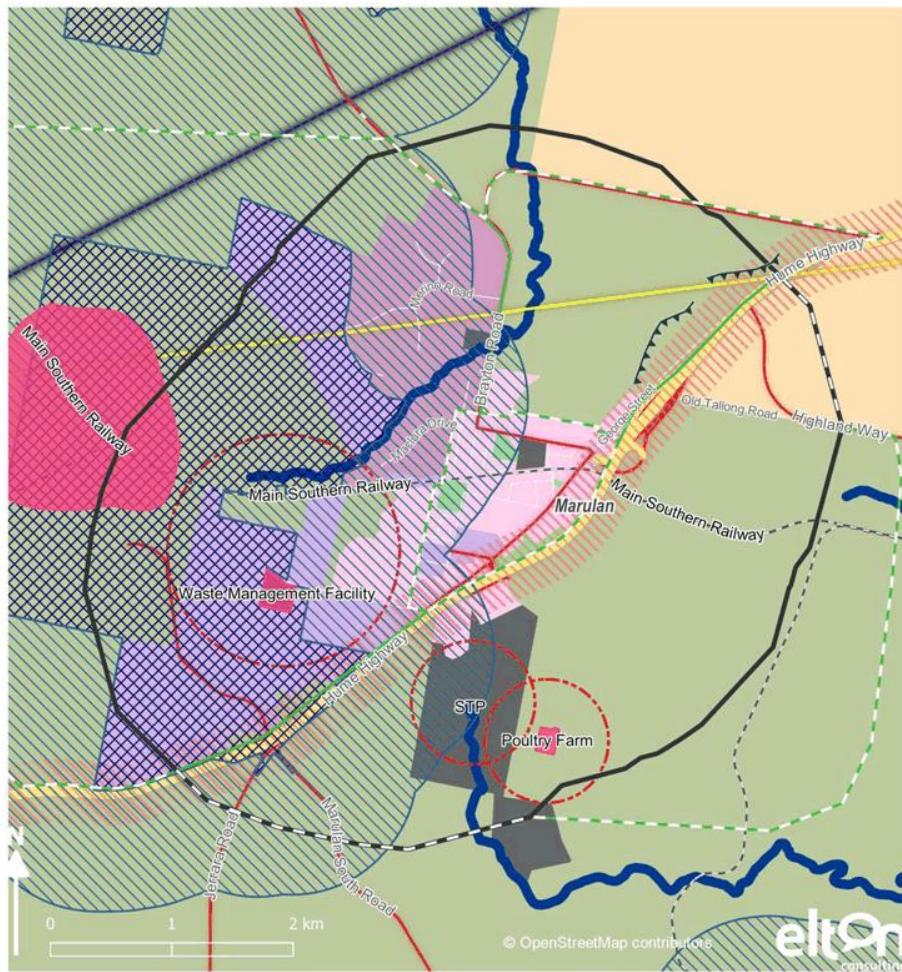


**Legend**

- |  |  |  |   |
|--|--|--|---|
| <p><b>Land Zoning</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #c3e6cb;"></span> Urban area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3cd; border: 1px solid #ffee58;"></span> Non-urban environmental protection</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb;"></span> Urban area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid #c3e6cb;"></span> Rural residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb;"></span> Public Recreation</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid #c3e6cb;"></span> Rural area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb;"></span> Infrastructure</li> </ul> | <p><b>Constraints buffers</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px dashed red;"></span> Constraints buffers</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da;"></span> Land use constraints</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1;"></span> Flooding</li> </ul> <p><b>Riparian buffers</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid blue;"></span> 4th order (40m)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid green;"></span> Strategic agricultural land</li> </ul> | <p><b>ELA Vegetation</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid green;"></span> TEC</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid blue;"></span> Other Vegetation (ELA)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid green;"></span> Validated (ELA)</li> </ul> <p><b>Other Buffers</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed orange;"></span> 250m from Hume Highway</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid yellow;"></span> Electricity transmission line</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> Gas pipeline</li> </ul> | <p><b>Mines and quarries</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid blue;"></span> Transition Area</li> </ul> |
|--|--|--|---|

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**Figure B Marulan Constraints**



**Legend**

- |   |   |   |
|---|---|---|
| <p>Land Zoning</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #c3e6cb;"></span> Urban area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3cd;"></span> Non-urban environmental protection</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1;"></span> Urban area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda;"></span> Rural residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda;"></span> Public Recreation</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda;"></span> Rural area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #6c757d;"></span> Infrastructure</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed red;"></span> Constraints buffers</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da;"></span> Land use constraints</li> </ul> <p>Riparian buffers</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #17a2b8;"></span> 4th order (40m)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed pink;"></span> 250m from Hume Highway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffc107;"></span> Electricity transmission line</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid blue;"></span> Gas pipeline</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda;"></span> Mines and quarries</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid blue;"></span> Transition Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black;"></span> Ridge line</li> </ul> |
|---|---|---|

## 7 Precinct Approach

In order to enable the consideration of both Goulburn and Marulan in sufficient detail, the study area has been divided into precincts (refer **Figures C & D**). Each precinct has been considered having regard to the existing planning controls and environmental and physical constraints to further development. This approach enabled the identification of the *opportunity areas* described above.

An objective based approach has been taken in determining the opportunity areas. The principles are largely constraints based and include environmental and servicing constraints, sequencing of development and maximising existing and future infrastructure. They also seek to complement and enhance elements of the existing settlements and physical locations.

The principles have also been applied to a number of sites historically identified by Council and individual land owners as sites that could be considered for more intensive residential development. These were the sites identified in the Site Assessment – Opportunity Sites (included in the Consultation Report under separate cover). Where specific submissions included comment in relation to this aspect of the Strategy, these have been addressed in the Consultation Report. In many instances, feedback during the exhibition process has also led to key inclusions or exclusions of opportunity areas in some precincts, for example around Gorman Road, Run 'O' Waters and North and South Marulan.

To ensure a sound evidence-based approach, the Strategy includes analysis of the demographic characteristics of the Local Government Area (LGA), housing demand and housing supply, again having regard to the land use planning policy framework in place. This analysis found that the LGA can expect a change in the structure of households, and importantly, that Council will need to provide for a range of different dwelling typologies to accommodate housing choice to assist older people downsizing and younger couples and families entering the housing market.

The existing planning controls in both the Local Environmental Plan (LEP) and Development Control Plan (DCP) have also been considered in the context of their operation and effectiveness in delivering appropriate housing and housing diversity, particularly in relation to multi-dwelling and infill development. While the LEP controls are sufficiently flexible, feedback from Council indicated more certainty is required about the location of higher density housing rather than the seemingly ad hoc approach facilitated by the current controls.

The location of multi-dwelling and higher density housing has been carefully considered. Opportunities for intensification of the existing urban area, within close proximity to the Goulburn City Centre and rail station was preferred. The most significant constraint to the redevelopment of land in this precinct is the Heritage Conservation Area. Incentives such as relaxing the car parking and open space standards may be required to encourage and facilitate greater development. While accessing public transport per se is not a major consideration, proximity to services, shopping and opportunity for social connectivity continues to be important.

The opportunities for development of the urban fringe have been based on the forecast yield apportioned between serviced and un-serviced land requirements. These assumptions are discussed in detail in the Evidence section of the Strategy.

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## 7.1 Opportunities for Development

The key areas identified for growth area illustrated in **Figures C & D** and shown in the table below.

### Additional Residential Land Goulburn - Serviced

Precinct	Area Identified (ha)	No. Dwellings /lots*	% total new dwellings	Priority*	Years Supply
<b>Serviced Residential Land</b>					
1/2 Run 'O' Waters	199.13	1,693	44	High	12.4
4 Sooley	28.38	241	6	Low	1.7
5 Middle Arm West	144.22	1,228	32	High/Medium	9
6 Middle Arm East	26.55	225	6	High/Medium	1.7
16 Bradfordville	13.1	111	3	High/Medium	0.8
7 Kenmore	38.3	326	9	High/Medium	2.4
<b>Sub-Total</b>	<b>456.51</b>	<b>3,824</b>	<b>100</b>	<b>-</b>	<b>27.9</b>
<b>Urban Release Areas Long Term (beyond 2036)</b>					
3 Baw Baw	110.6	940	27	Long	6.9
5/6 Middle Arm	299.96	2,550	73	Long	18.7
<b>Sub-total</b>	<b>410.46</b>	<b>3,490</b>	<b>100</b>		<b>25.6</b>
<b>Total</b>	<b>869.97</b>	<b>7,368</b>	<b>-</b>	<b>-</b>	<b>53.7</b>

\* /Priority is - Short term/High 12 months, Medium 5-10 years, Long 10 years plus. Timeframes may vary as priorities change in response to growth

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**Additional Residential Land Large Lots – Goulburn**

Precinct	Area Identified (ha)	No. Dwellings /lots^	% total new dwellings	Priority*	Years Supply
<b>Large Lot Residential</b>					
2 Run 'O' Waters	50.5	11		High	0.6
There may be an opportunity to consider a smaller MLS 2000-4000 sqm should water and sewer infrastructure become available in the long term.					
8 Gorman Road	86.84	30	9	High	1.5
9 Mt Gray	72.89	26	7	High	1.3
10 Mountain Ash	467.45	164	47	High	8.2
11 Brisbane Grove	376.13	132	38	High	6.6
<b>Total</b>	<b>1003.31</b>	<b>352</b>	<b>100</b>	<b>-</b>	<b>17.6</b>

\*Priority is - Short term/High 12 months, Medium 5-10 years, Long 10 years plus. Timeframes may vary as priorities change in response to growth

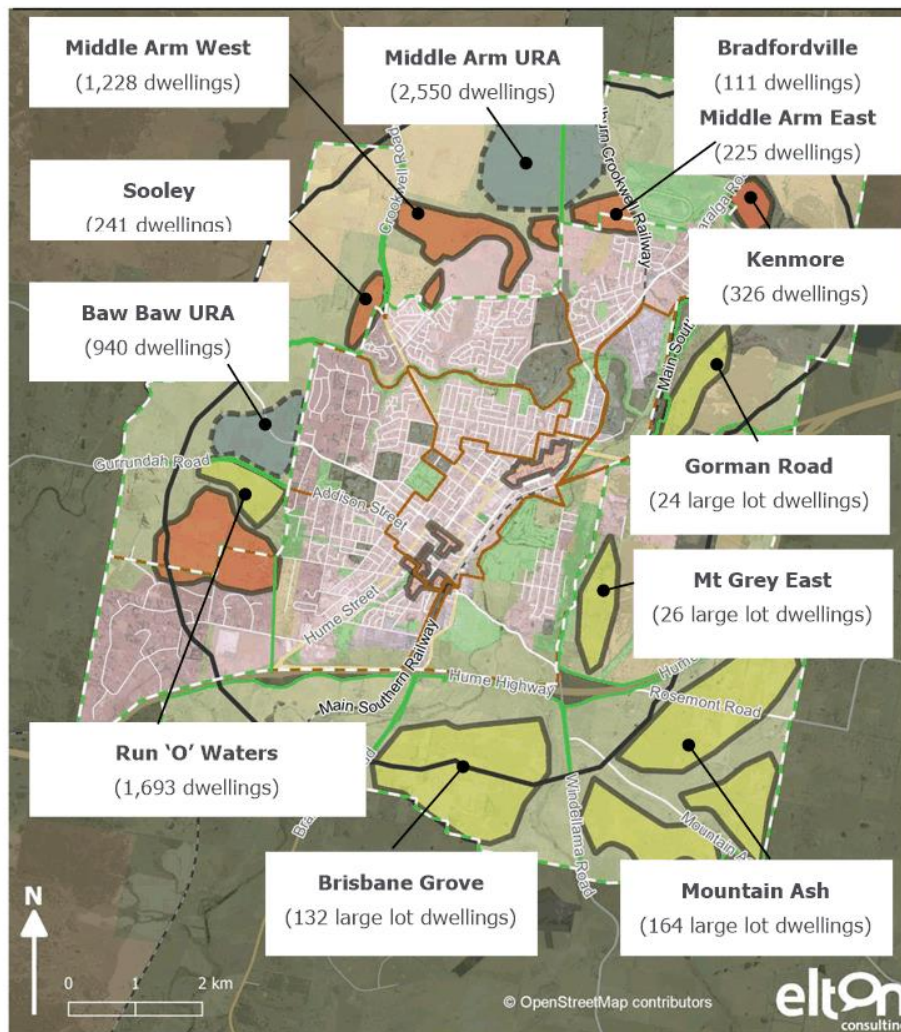
^based on MLS of 2ha. Lots may be larger which will impact yields

**Additional Residential and Large Lots Marulan**

Marulan	Area Identified (ha)	No. Dwellings /lots*	% total new dwellings	Priority*	Years Supply
<b>Serviced Residential</b>					
3 Marulan North	86.81	694	96	Medium/Long	35
Consider staged approach, rezone with an Urban Release Area and Concept Plan to deliver 2ha lots in the short term and re-subdivide in the future					
<b>Large Lot Residential*</b>					
2 Marulan South	85.5	30	4	High	1.5
<b>Sub-Total</b>	<b>172.3</b>	<b>724</b>	<b>100</b>		
<b>Urban Release Areas Long Term (beyond 2036)</b>					
3 Marulan North	74.26	631	100	Long	32

\* Priority is - Short term/High 12 months, Medium 5-10 years, Long 10 years plus. Timeframes may vary as priorities change in response to growth

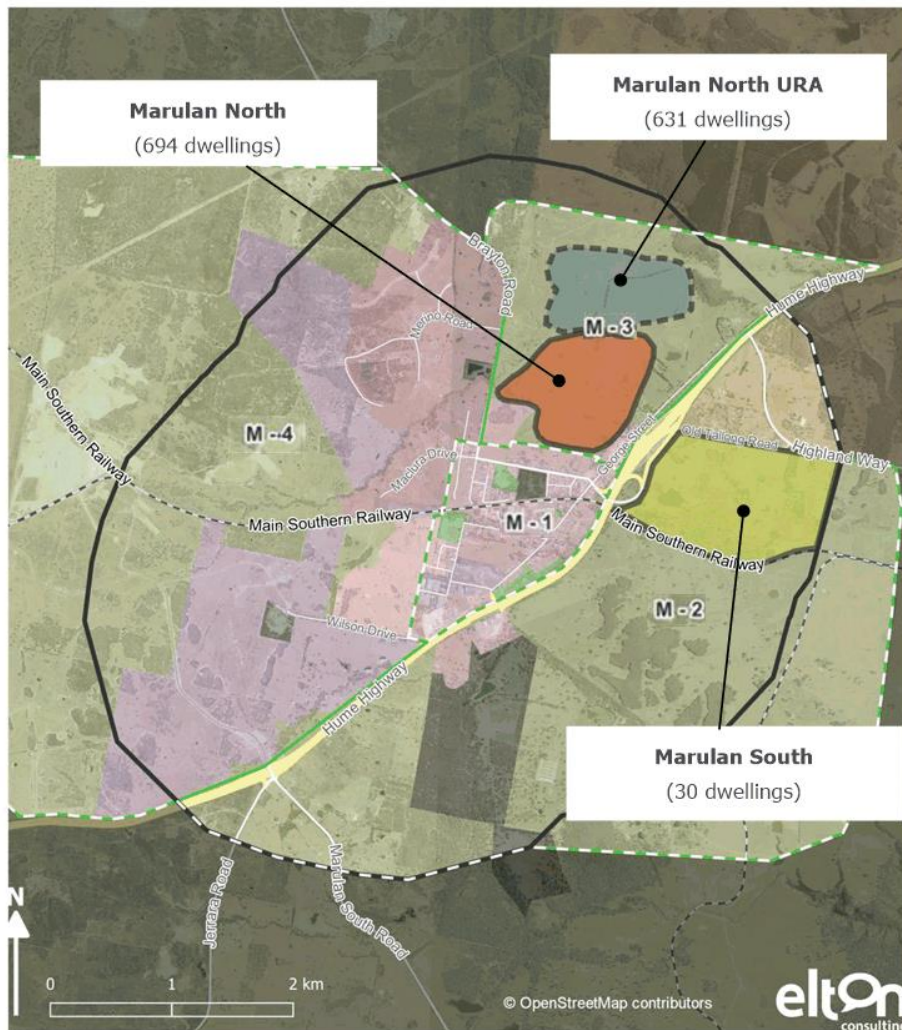
Figure C Precincts and Opportunities for Development - Goulburn



**Legend**

Precincts	G - 1 Run 'O' Waters (existing)	G - 9 Mt Gray East	G - 17 Eastgrove
Opportunity area	G - 2 Run 'O' Waters (rural north)	G - 10 Mountain Ash	G - 18 Central Goulburn
Serviced Urban Residential	G - 3 Baw Baw	G - 11 Brisbane Grove	G - 19 Ifield
Large Lot Residential	G - 4 Sooley	G - 12 Abattoir	G - 20 Infrastructure
Urban Release Area Long Term	G - 5 Middle Arm West	G - 13 Garfield	
Existing Residential Zone	G - 6 Middle Arm East	G - 14 West Victoria Park	
	G - 7 Kenmore	G - 15 Mary's Mount	
	G - 8 Gorman Rd	G - 16 Bradfordville	

**Figure D Precincts and Opportunities for Development - Marulan**



**Legend**

- |                              |                           |
|------------------------------|---------------------------|
| Opportunity area             |                           |
| Serviced Urban Residential   | M - 1 Marulan Town Centre |
| Large Lot Residential        | M - 2 Marulan South       |
| Urban Release Area Long Term | M - 3 Marulan North       |
| Existing Residential Zone    | M - 4 Marulan West        |



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## 8 Actions

Notes: The Overarching Policy Directions Correspond to the relevant Directions of the South East and Tablelands Regional Plan (eg. SETRP Direction 24) and the reference is made after the direction is cited. This has been done to provide direct correlation between the SETRP and the Strategy.

The **Strategy** is overarching and it has a corresponding **Action** or series of Actions

**Implementation Outcomes** provides a simply measure of the success in delivery of the Action

**Timeframe** is in Short term 12 months, Medium 10-5 years, Long 10 years plus. Timeframes may vary as priorities change in response to growth

**Responsibility**, predominately Council but some Actions require collaboration

### Direction A Deliver greater housing supply and choice (SETRP Direction 24)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
A-1 Housing Strategy is prepared having regard to the Draft guideline for the preparation of housing strategies and the Settlement Planning Principles	A-1-1 Complete and endorse the Local Housing Strategy	Strategy adopted	Short	Council/DPIE
A-2 Provide a for a range of housing typologies to suit the demands of the changing demographic of the current population and the incoming population.	A-2-1 Review the Land use tables for the R1 General Residential and R2 Low Density Residential zones to reflect the expectation of residents.	Strategy Adopted by Council and DPIE Planning controls provide for housing choice. Community have more certainty as to the likelihood of the type of development in their street Amendment to the GMLEP made	Short Medium	Council/DPIE
A-3 Ensure that planning controls provide opportunity for housing for older people.	A-3-1 Amend the DCP to include controls for adaptable housing in the R1, R2 and R3 zones.	DCP revised and commenced	Medium	Council

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Strategy	Action	Implementation Outcome	Timeframe	Responsibility
A-4 Provide opportunities for increase in densities closer to the town centre of Goulburn	A-4-1 Consider an amendment to the GMLEP to provide for additional R3 Medium Density zone in the Central Goulburn Character Area	An increase in the number of infill development, including multi dwelling housing within 400m of the City Centre	Medium	Council
	A-4-2 Consider a planning proposal to support the development of land at 31-33 Goldsmith Street subject to an assessment of the heritage and economic impact of the development on the town centre..		Short	Landowner/ Council
	A-4-3 Include local provisions to encourage multi dwelling housing closer to the Goulburn CBD			Council

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**Direction B Focus housing growth in locations that maximise infrastructure and services (SETRP Direction 25)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
B-1 Provide suitable Urban Release Areas that can be readily serviced and infrastructure accommodated into a local contributions plan as part of the planning process for the Structure Plan	B 1-1 strategy identifies areas that are in sequence and suitable for rezoning for residential development B1-2 Recognises the need to extend the urban footprint into areas that are readily accessible and can be connected to existing infrastructure	A development footprint that demonstrated sequential release of land	Short	Council/Community/Landowners
B2 Ensure Social and Community Infrastructure is available to meet the needs of the incoming population	B2-1 review Community and Recreation Plans and Strategies to support the delivery of infrastructure to new development B2-2 Review the Local Contributions Plan	Local Infrastructure delivered by the developer and apportioned to new development with no cost to the community. Plan complete and updated	Short	Council
B3 Maximise the efficient of hard Infrastructure (water and Sewer)	B3-1 Ensure that DSP are up to date B3-2 Provide flexibility in the Planning Controls to encourage infill development in suitable locations B3-3 Review Council's planning resources and update/create information sheets or on-line resources to assist mum and dad developers understand the controls	Up to date DSP Increase in infill development Local Contribution Plan reflects additional demand and local infrastructure delivery	Medium	Council
B4 Encourage residential development around Marulan to promote growth	B4-1 Prepare a Planning Proposal to provide additional opportunities for low density residential development at Marulan consistent with the Strategy	Additional land identified for large lot residential development in Marulan	Medium	Council/Landowners

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Strategy	Action	Implementation Outcome	Timeframe	Responsibility
B5 Avoid and Manage Land Use Conflict	<p>B5-1 Consider adjoining land uses, including agricultural land as part of the assessment criteria for urban expansion.</p> <p>B5 -2 Adopt the development principles that can be applied to future unsolicited Planning Proposals as part of the adoption of the strategy</p>	Rezoning of occurs only where consistent planning principles	On-Going	Council/Landowners

**Direction C: Deliver more opportunities for affordable housing SETRP Direction 27)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
C1 Facilitate affordable housing	<p>C1-1 Retain planning controls in the LEP that allow a range of residential accommodation across some residential zones.</p> <p>C1-2 Prepare an affordable housing strategy</p> <p>C1-3 Investigate the incorporation of affordable housing targets in new release areas</p> <p>C1-4 Ensure development is readily able to be connected to services and devoid of high value biodiversity thereby reducing the cost of development.</p> <p>C1-5 Retain planning controls that encourage the delivery of one and two bedroom dwellings</p>	<p>Ready supply of land to the market to meet demand.</p> <p>A range of housing types available.</p> <p>Reduction in wait times for rental accommodation.</p>	Medium	Council

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**Direction D: Build socially inclusive, safe and healthy communities (SETRP Direction 22)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
D1 Deliver well planned suburbs and communities	D1-1 Include Neighbourhood Planning Principles in the consideration of the future development of Urban Release Areas under the Planning Proposal D1-2 Consider connectivity in preparing Neighbourhood Structure Plans and development concept plans for Urban Release Areas	Urban Release Areas identified with corresponding guidelines to facilitate development in the short term.	On-Going	Council/ Developer/ Landowner
D2 Support adaptable housing	D2-1 Include Liveable Housing controls into DCPs that support Urban Release Areas D2-2 Amend the DCP to include adaptable and liveable housing	DCP amended to reflect adaptable and liveable housing	Medium	Council
D3 Promote Sustainable Communities	D3-1 Support sustainability principles in the DCP D3-2 Include energy efficiency and sustainable design principles into DCPs	DCP amended to reflect sustainability principles	Medium	Council

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**Direction E: Manage rural lifestyles (SETRP Direction 28)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
E1 Support the strategic location of lifestyle development	E1-1 Development of criteria for rezoning applications including a set of development principles that can be applied to future unsolicited Planning Proposals.	Criteria adopted and being applied	Short	Council

**Direction F: Protect important agricultural land (SETRP Direction 8)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
F1 Support Important Agricultural Land Mapping	F 1-1 Work with Department of Primary Industry to support the preparation of important agricultural land mapping for the South East and Tablelands Regional Plan area.	Future urban land excludes, where practical, important agricultural land  The Planning Proposal for urban land considers important agricultural land mapping	Medium	Council/ DPI Ag
F2 Manage incompatible land use activities on the urban fringe	F1-1 Consider the implementation of buffers; natural and built to protect productive agricultural land from the impact of urban development  F-2 Reduce fragmentation for rural land by retaining suitable MLS and the Transition Zone		On-Going	Council/Landowners /Developers

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**Direction G Manage the ongoing use of mineral resources (SETRP Direction 13)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
G1 Protect valuable mineral resources	G1-1 Consultation with NSW Division of Resources and Geosciences during exhibition of Strategy  G1-2 Manage land use conflict around Marulan by reducing the number residential lots that potentially encroach on extractive operations	Consultation completed. Future urban land does not encroach on existing mineral resources.	Short and ongoing	Council/Dept. Industry
G2 Avoid identification of additional urban land adjacent to extractive industries around Marulan	G2-1 Identify extractive industries in planning documentation and ensure that urban expansion into these areas in minimised	Important mineral resources protected	On-going	Council/Dept Industry

**Direction H: Protect important environmental assets and Enhance biodiversity connections (SETRP Directions 14 & 15)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
H1 Protect Biodiversity	H1-2 Identification of land with high biodiversity value in the Strategy study area verified by EcoLogical for the Planning Proposal. Where such land cannot be avoided, development will be minimised and or offset.  H1-1 Urban development will avoid identified biodiversity corridors	Future urban land excludes land with high environmental value.  Biodiversity corridors avoided	Short	Council /LLS/OEH

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**Direction I: Secure water resources (SETRP Direction 18)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
I1 Protect the Sydney Drinking Water Catchment	I1-1 Consider the impact of urban development on the Sydney Drinking Water Catchment in the Planning Proposal.	No adverse impact on the water catchment. All development in the SWC must have a neutral or beneficial effect on water quality	On-going	Council/Water NSW
	I1-2 Review water cycle management strategies to include the additional urban areas identified in the Strategy as part of the Planning Proposal process.	Water cycle management strategies area up to date WSUD principles applied to all new development		
	Include WSUD in corresponding Development Controls Plans for Urban release areas			

**Direction J: Protect the Regions Heritage (SETRP Direction 23)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
J1 Undertake and implement heritage studies to inform local strategies.	J1-1Consult with Aboriginal people during the exhibition of the Strategy	Sites identified/impact mitigated	Short	Council/ developers/ Aboriginal Groups
	J1-1Undertake detailed Aboriginal Cultural Heritage Assessment to inform the Planning Proposal prior to public exhibition.			
J2 Protect and Conserve Significant European Heritage	J2-1Consider the opportunities for adaptive re-use of Heritage Buildings, particularly in relation to providing incentives for redevelopment within the Goulburn Town Centre for higher density development	Increase in the number of adaptations of heritage item leading the restoration and use	On-going	Council/ Landowners



## 8.1 Planning Proposal

The Strategy will require changes to the GMLEP and DCP in order that it be implemented to the extent that land is rezoned to accommodate additional residential growth in the short to medium term. The Planning Proposal process can be long and Council has indicated support for the preparation of a Planning Proposal concurrent with the finalisation of the Strategy.

The Planning Proposal will address the issues raised by agencies and others as the Strategy evolves. This approach has been discussed with DPIE and has been supported in principle.

The Planning Proposal will consolidate the constraints analysis and further refine the land and options that are endorsed. It will need to provide a detailed infrastructure and servicing assessment based on estimated yields and relative to specific areas. Traffic and access will also be key considerations.

Land that is up-zoned to residential development falls within the Urban Release Area provisions of the Standard Instrument LEP and a DCP is required to be prepared prior to the subdivision of land in an Urban Release Area. The provisions have been put in place to ensure the orderly development of land as follows (extract from GMLEP).

### **6.2A Development control plan**

*(1) The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land*

*(2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land*

*(3) The development control plan must provide for all of the following:*

*(a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,*

*(b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,*

*(c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,*

*(d) a network of active and passive recreation areas,*

*(e) stormwater and water quality management controls,*

*(f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,*

*(g) detailed urban design controls for significant development sites,*

*(h) measures to encourage higher density living around transport, open space and service nodes,*

*(i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,*

*(j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.*

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Further details as to the requirements for the Planning Proposal will need to be discussed with DPIE and relevant state agencies, however, given the investment in infrastructure required, the Planning Proposal will seek to re-zone sufficient land for a minimum of 10 years supply.

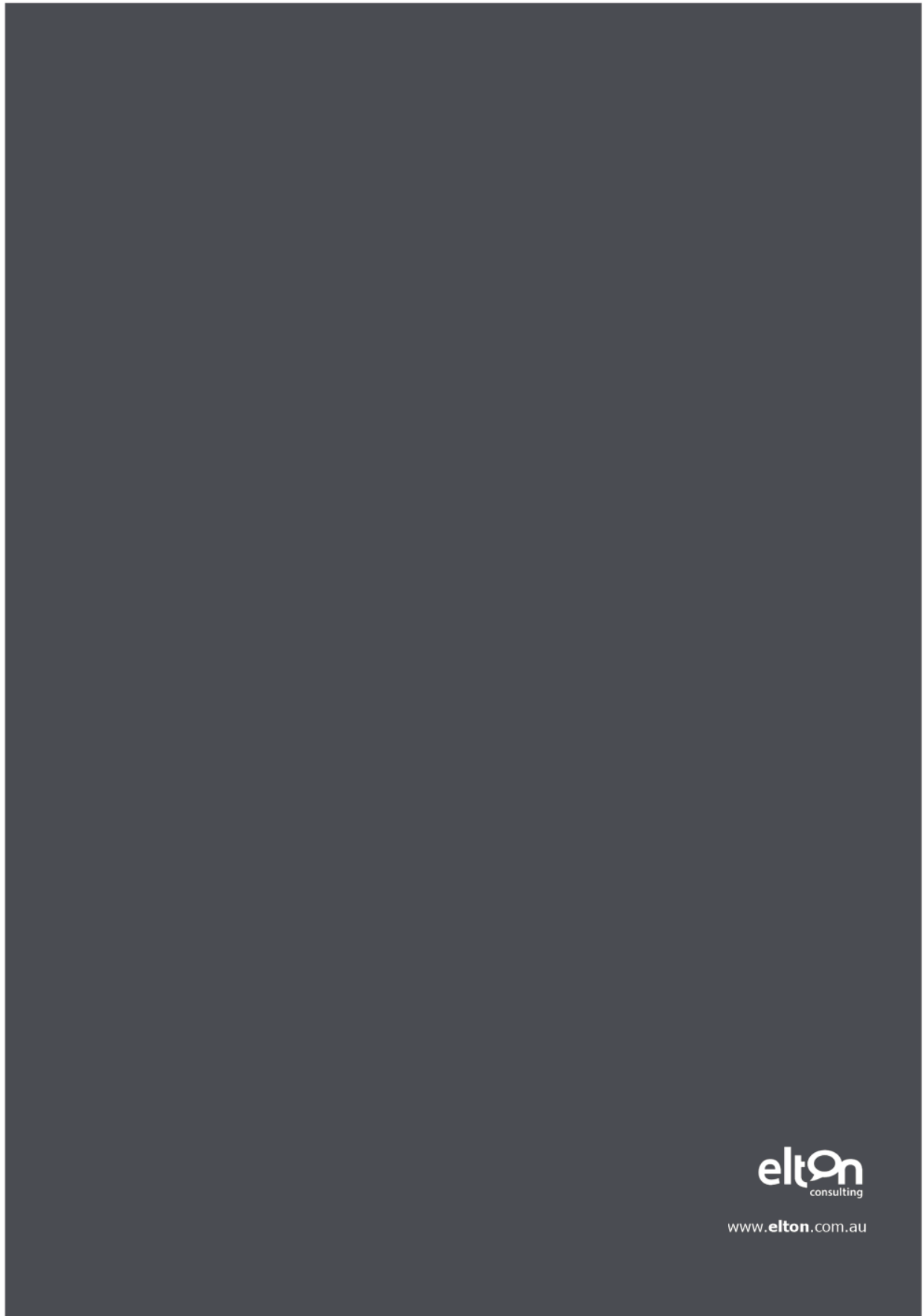
Council may consider staging the Planning Proposal, for example dealing with Goulburn fringe areas separately from large lot residential and/or the city centre controls, particularly if it becomes apparent that one aspect is likely to cause a delay in delivering another.

**8.2 Monitoring and Review**

Council will continue to monitor the release of land and dwelling approvals to track the actual delivery of housing against the projected demand.

The following monitoring and review will be adopted:

- » annual review against the anticipated demand with particular focus on number and location of higher density housing and the implementation outcomes identified above
- » five yearly reviews of the evidence base, demographic profiles and housing stock against the broader aims of the Regional Plan
- » a ten year review to ensure that the vision, evidence base and strategic planning context are aligned with the goals of the community, Regional Plan and implementation outcomes.



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**15.3 UNZONED LAND AT CURRAWANG ROAD, CURRAWANG**

**Author:** Nick Thistleton, Graduate Strategic Planner

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	Strategy EN4 Maintain a balance between growth, development and environmental protection through sensible planning.
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Graduate Strategic Planner regarding unzoned land at Currawang Road, Currawang be received.
2. A planning proposal be prepared to zone Lot 1 DP 590583 and Lots 131, 141, 150, 154, 190 and 204 DP 750047 to RU1 Primary Production with a minimum lot size of 100 hectares under the *Goulburn Mulwaree Local Environmental Plan 2009*.
3. The planning proposal, once drafted, be forwarded to the Department of Planning, Industry and Environment for a gateway determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.
4. The Department of Planning, Industry and Environment be advised that the preferred zone for the site is RU1 Primary Production, while noting that Council is willing to instead rezone part or all of the land to E3 Environmental Management with the same minimum lot size if it is required in order to proceed with the planning proposal.
5. The Department of Planning, Industry and Environment be advised that Council wishes to be issued with an authorisation to use delegation for this planning proposal.
6. In the event that the Department of Planning, Industry and Environment issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.
7. The planning proposal will not incur a fee/charge to the landowner as it is Council initiated to rectify a zoning anomaly.

**BACKGROUND**

The zoning of the subject land at Currawang Road, Currawang has not previously been reported to Council.

**REPORT**

**Introduction**

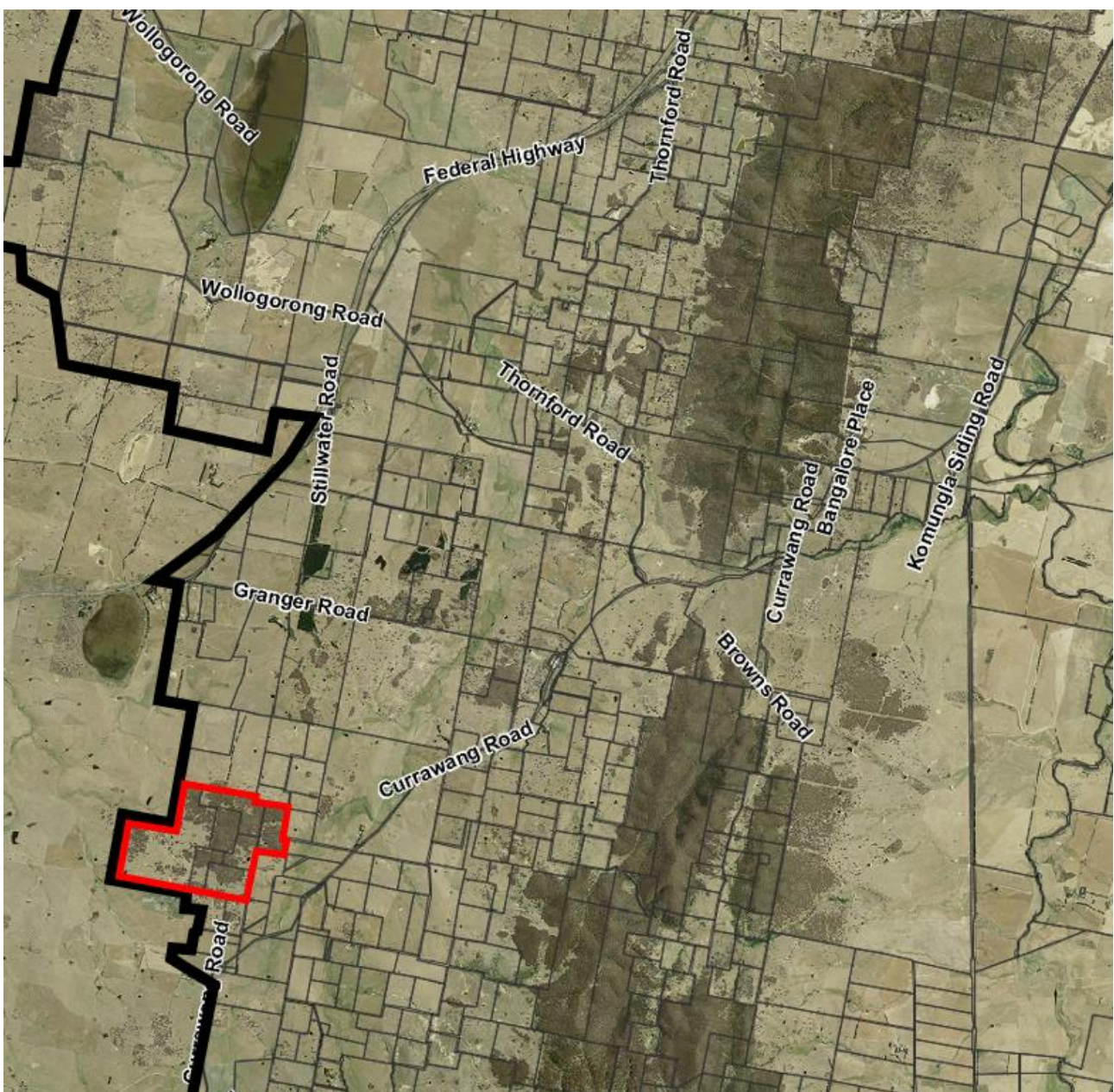
During a recent update of Council’s graphic information systems (GIS), it was identified that there were several parcels of land on the far western boundary of the local government area (LGA) that appeared to be unzoned. Following further investigation it was confirmed that this land was unzoned.

Unzoned land can be extremely problematic when determining development applications and generating s10.7 planning certificates. Furthermore, during property transactions there is a lack of clarity as to what developments are permissible on the land and what planning controls and approval pathways apply. The rectification of the matter is therefore considered to be of a high priority to Strategic Planning.

The recommendation of this report is to prepare a planning proposal to zone this land to RU1 Primary Production, with the option of alternatively zoning part or all of the land to E3 Environmental Management. Both zones are consistent with the land uses of the subject land and the surrounding area.

**Subject Land**

The subject land is located approximately 500m north of Currawang Road, Currawang on the far western boundary of the Goulburn Mulwaree local government area, bordering Queanbeyan Palerang Regional Council (**Figure 1**). The subject land forms part of 1716 and 1801 Currawang Road.



**Figure 1:** Subject land location (in red) in relation to the Goulburn Mulwaree local government boundary (in black).

The subject land is outside of the Sydney drinking water catchment, therefore, the planning proposal does not require referral to Water NSW prior to its submission to the NSW Department of Planning, Industry and Environment for a gateway determination.

Council records show that the subject lands are held in two ownerships.

### Zoning History

The recent history of the land and events leading up to it becoming unzoned are detailed below:

- The subject site was last zoned as 1(a) Rural in the *Mulwaree Local Environmental Plan 1995*, commencing from the time that the subject land was in the former Mulwaree Shire.
- Following the 2004 Council amalgamations, the subject land then became a part of the former Palerang Council. Palerang Council did not immediately prepare its own Local Environmental Plan (LEP) and appeared to rely on the *Mulwaree Local Environmental Plan 1995*, and a combination of other pre-2004 Council amalgamation Local Environmental Plans to govern their zoning. The subject land kept its 1(a) Rural zoning under the *Mulwaree Local Environmental Plan 1995* throughout this period.
- In 2011, a minor boundary adjustment occurred between the former Palerang Council and Goulburn Mulwaree Council, resolving a split property issue between the two Council's and resulting in the subject land becoming a part of the Goulburn Mulwaree local government area. The subject land continued to retain its 1(a) Rural zoning under the *Mulwaree Local Environmental Plan 1995* as this was the most recent Local Environmental Plan to apply to the area.
- In 2014, the former Palerang Council prepared its own LEP, the *Palerang Local Environmental Plan 2014*. At the time, it would have appeared that Palerang Council was the last local government to actively use and rely on the *Mulwaree Local Environmental Plan 1995*. This resulted in the insertion of a clause under s1.8 of the *Palerang Local Environmental Plan 2014* that finally repealed the *Mulwaree Local Environmental Plan 1995* and any zoning that applied under it. The unintended consequence of this was that it caused the subject land to become unzoned.
- The subject land has remained unzoned since 2014 which was picked up through a recent internal GIS query.

### Proposed Zoning

It is recommended that the land be zoned to RU1 Primary Production with a minimum lot size of 100 hectares. This is the same zoning and lot size arrangement as adjoining land. The RU1 Primary Production zone is also perhaps the most similar zone to the previous 1(a) Rural zone under the repealed *Mulwaree Local Environmental Plan 1995*. It should be noted that it is not possible to reinstate the previous 1(a) Rural zone, as Council can only zone land if it meets the requirements of the *Standard Instrument (Local Environmental Plans) Order 2006*, which standardises the names of each zone and specifies particular types of development that must be permitted or prohibited in the zone.

It has been noted that much of the subject land is covered in trees and could potentially be considered by the Department of Planning, Industry and Environment to be of environmental value. This may give cause for the Department to argue that the E3 Environmental Management zone should be used instead for part or all of the land. It is for this reason that the recommendation of the report includes advising the Department of Planning, Industry and Environment that while the RU1 Primary Production zone is preferred, Council will consider rezoning to E3 Environmental Management if required to proceed with the planning proposal. This prevents the need to report back to Council, should we be required to rezone part or all of the land to E3 Environmental Management.

While the E3 Environmental Management zone is more prohibitive in the land uses it allows and contains more stringent requirements for vegetation removal, it does allow for limited agricultural activities such as cattle and sheep grazing without the presence of feedlots.

**Conclusion**

Given the difficulty of assessing development applications and preparing s10.7 planning certificates for unzoned land, it is recommended that Council proceed to immediately zone this land to RU1 Primary Production with a minimum lot size of 100 hectares, with the option of instead rezoning to E3 Environmental Management if required in order to proceed with the planning proposal.

The landowners will be contacted and advised throughout this process.

**15.4 TENDER 1920T0001 CAPITAL WORKS – WATER INFRASTRUCTURE**

**Author:** Marina Hollands, Director Utilities

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Evaluation Report 1920T0001 Capital Works - Water Infrastructure - Confidential

<b>Link to Community Strategic Plan:</b>	IN5.1 Operate, maintain and upgrade water systems to provide high quality water to our customers.
<b>Cost to Council:</b>	The 2018/19 budget allocation for this project is \$2,500,000
<b>Use of Reserve Funds:</b>	This project is being funded by water fund revenue.

**RECOMMENDATION**

That

1. The report from the Director Utilities be received on the Tender 1920T0001 Capital Works – Water Infrastructure.
2. The Tender from Killard Excavation Pty Ltd is accepted for the Capital Works – Water Infrastructure Contract in accordance with the specification and documents for Tender No 1920T0001. This acceptance is based on the unit rates tendered.
3. The General Manager be delegated to approve any extension of the contract at the conclusion of the three year contract as per the conditions of contract.

**BACKGROUND**

Council has an annual program for the replacement of water mains based criteria including pipe age, material and history of breaks. Council had a one year contract for 2018/19 for the completion of the annual renewal program. This tender is for a three year contract (with an optional 2 year extension) to complete water mains replacement work and other water capital works if required.

**REPORT**

Tenders were called for the Capital Works – Water Infrastructure contract on the 13 August 2019. The tender process was conducted consistent with the requirements of the *Local Government Act 1983*, *Local Government (General) Regulations 2009* and the Division of Local Government Tendering Guidelines.

Tenders closed on 10 September 2019 and submissions were received from the following companies:

<b>Company</b>	<b>Address</b>
Denrith Pty Ltd	282 Carick Road Goulburn NSW 2580
Interflow Pty Ltd	17 Amax Avenue Girraween NSW 2145
Killard Excavation Pty Ltd	2 Shirley Street Rosehill NSW 2142
Precision Pipe Networks Pty Ltd	14 Lexington Drive Bella Vista NSW
Utilstra Pty Ltd	371 Great Western Hwy St Marys NSW 2750





A Tender Evaluation Panel was established and included:

- Mathew Jones (Chair)      Business Manager Infrastructure
- Trevor Sultana            Infrastructure and Development Engineer
- Mohamed Nilar            Projects Engineer
- Andrew Cartwright      Business Manager Works

The evaluation process was carried out by The Panel following the process outlined in the Evaluation and Probity Plan. The Procurement Plan and the Evaluation and Probity Plan were completed and signed prior to advertisement.

The final Evaluation Report is attached to this Council report.

The evaluation process was undertaken in four (4) distinct phases (Refer to the evaluation report for further details).

**Phase 1: Preliminary Evaluation (excluding Price)**

The panel met to determine whether the tenders were conforming to the mandatory submission requirements. For this evaluation all tenders conformed.

**Phase 2: Detailed Evaluation of Non-price Evaluation Criteria**

The panel completed the detailed evaluation of Non-price criteria in accordance with the following weightings:

- Company experience and Performance      30%
- Company capability and resourcing          25%
- Project appreciation and methodology      25%
- Local Business and Industry Participation   10%
- Management systems                            10%

**Phase 3: Detailed Evaluation including consideration of Price**

Price schedules were reviewed and combined with the non-price criteria. The weightings for this were:

- Non-price criteria                                60%
- Price criteria                                      40%

**Phase 4: Final Evaluation**

The overall value for money was assessed and the overall ranking was determined to be:

<b>Ranking</b>	<b>Tenderer</b>
1	Killard Excavations Pty Ltd
2	Precision Pipe Networks Pty Ltd
3	Denrith Pty Ltd
4	Interflow Pty Ltd

Following the completion of the tender evaluation process, The Panel recommends Killard Excavation Pty Ltd be nominated as the preferred tenderer in accordance with the documentation for 1920T0001. This recommendation is based on Killard Excavation Pty Ltd being the highest ranking proponent at the completion of the evaluation process combining both non-price and price criteria.

The Evaluation Report is included with the Closed Session reports in accordance with s10A(2)(d) *Local Government Act 1993* as it contains commercial information that would, if disclosed, prejudice the commercial position of the person who supplied it. It is not appropriate for this to be provided in an Open Session as it relates to tender information.

**15.5 1819T0018 ROADSIDE VEGETATION AND GREEN SPACE MANAGEMENT PANEL TENDER**

**Author:** Andrew Cartwright, Business Manager Works

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Evaluation Veg - Green Space - Confidential

<b>Link to Community Strategic Plan:</b>	IN 3.2 Rehabilitation of local water ways including the Mulwaree Chain of Ponds and the Wollondilly River extending up and down stream of the Goulburn wetlands  IN 2.2 Eliminate networks safety hazards when identified  IN 2.4 Upgrade community facilities to improve service provision (Aquatic Centre, Adventure Playground and Wollondilly walking track)
<b>Cost to Council:</b>	To be funded from 2019/20 allocated maintenance budgets plus maintenance budgets for subsequent years.
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That:

1. The report of the Business Manager of Works on the Roadside Vegetation and Green Space Management panel be received.
2. Council approve to establish a panel of eight (8) suitably qualified and equipped vegetation and green space management contractors, being Wolfcom Pty Ltd, NP & MN Clancy Partnership, M.J Bates & G.I Thompson T/A Coastal Weed Control Services, JCF Contracting, GTS Tree Services, Goulburn Tree Services, Environmental and Agricultural Services Pty Ltd and Asplundh Tree Expert to provide services on an as required basis under the 1819T0018 Roadside Vegetation and Green Space Management Panel Tender.
3. Council delegate authority to the General Manager to extended these contracts by up to three (3) one (1) year extensions subject to satisfactory performance.

**BACKGROUND**

Annually Council require assistance from specialist contractors to undertake various tasks associated with roadside vegetation management, noxious weed control, tree removal, tree maintenance and open space mowing. Previously these activities were standalone contracts administered by different departments of Council. To improve efficiency and transparency of the management of these contracts it is proposed to combine the activities and have contractors tender for the works specific their areas of expertise.

Annually Council maintains over 1,200km of sealed and unsealed roads and over 1300 hectares of open spaces. Roadside vegetation management, noxious weed control, tree removal, tree maintenance and open space mowing form part of Councils annual maintenance programs throughout the financial year improving the new and existing road and open space assets.

**REPORT**

To achieve Councils level of service in providing a safe road network and to maintain open spaces to a high level, Council require a panel of suitably qualified and equipped contractors to assist in undertaking roadside vegetation management, noxious weed control, tree removal, tree maintenance and open space mowing on an as required basis throughout the LGA. Due to the

nature of the works a panel of 8 (eight) contractors was sought to provide services applicable to their area of expertise.

The contract is initially for a period of two (2) years and may be extended by up to three (3) one (1) year extensions at discretion of Council’s General Manager. The decision to extend will depend on the performance of the contractor during the initial term and the circumstances existing at the time.

Council undertook a Public tender process in accordance with Section 55 of the Local Government Act, 1993, Local Government (General) Regulation, 2005 and Tendering Guidelines of NSW Local Government (General) Regulation, 2009.

The RFT process started with an advertisement in the Sydney Morning Herald on 30 July 2019 the Post Weekly on 1 August 2019 and on Tenderlink from 30 July 2019. The Closing Date for receipt of Tender was 27 August 2019.

Following the evaluation, the panel recommend to the Procurement Delegate the preferred tenderers / contractors with a view to making an engagement.

Nine (9) Tenders were received by the Closing Date.

Tenders were received from the following companies:

<b>Company</b>	<b>Address</b>
Wolfcom Pty Ltd	885 Mountain Ash Road Goulburn NSW 2580
NP & MN Clancy Partnership	140 Lade Vale Road Gunning NSW 2581
M.J Bates & G.I Thompson T/A Coastal Weed Control Services	34 Cedar Crossing Road Collombatti NSW 2440
LT Aston Tree Services Pty Ltd	1761 Crookwell Road Goulburn NSW 2580
JCF Contracting	PO Box 531 Goulburn NSW 2580
GTS Tree Services	63 Robinson Street Goulburn NSW 2580
Goulburn Tree Services	49 River Street Goulburn 2580
Environmental and Agricultural Services Pty Ltd	89 Gibraltar Street Bungendore NSW 2621
Asplundh Tree Expert	Unit 1, 197 Power Street Glendenning NSW 2761

A Tender Evaluation Panel (TEP) was established. The TEP consisted of:

- Chair                 Robert Hughes                 Business Manager – Community Facilities
- Member             Tony Trounce                     Maintenance Engineer
- Member             Chris Toole                       Parks Supervisor

The evaluation criteria and respective weighting are as follows:

- Previous experience of key personnel & referees         30 %
- WHS Systems   30%
- High Risk & Hazard management                                 10 %
- Quality Assurance   10 %
- Environmental management   10%
- Capability and Capacity   10%

Price was kept separate from the evaluation of the non-price criteria to avoid bias in evaluation.

Evaluation of the tenders received against the priced and non-priced criteria established an overall value for money ranking as shown in the following table

Ranking	Respondents
1	Wolfcon Pty Ltd
2	Asplundh Tree Expert
3	Environmental & Agriculture
4	Goulburn Tree Services
5	NP & NM Clancy Partnership
5	JCF Contracting
7	Coastal Weed Control Service
8	GTS Tree Services

**Wolfcom Pty Ltd** submitted a tender that satisfied all criteria. The panel determined a low level of risk and high level in the confidence in the claims of the Tenderer. The company submitted a price relevant to the works that the company can supply

- Road side slashing
- Cutting and chipping, High level cutting and chipping
- Spraying, spot and boom
- Additional items – stump grinder, EWP, excavator with mulching head
- Urban Maintenance – spraying, noxious weed control, tree maintenance
- Green space mowing

**NP & MN Clancy Partnership** submitted a tender that satisfied all criteria. The panel determined a low level of risk and high level in the confidence in the claims of the Tenderer. The company submitted a price relevant to the works that the company can supply

- Urban Maintenance – spraying, noxious weed control, tree maintenance
- Green space mowing

**M.J Bates & G.I Thompson T/A Coastal Weed Control Services** submitted a tender that satisfied all criteria. The panel determined a low level of risk and high level in the confidence in the claims of the Tenderer. The company submitted a price relevant to the works that the company can supply

- Spraying, spot and boom
- Urban Maintenance – spraying, noxious weed control, tree maintenance

**JCF Contracting** submitted a tender that satisfied all criteria. The panel determined a low level of risk and high level in the confidence in the claims of the Tenderer. The company submitted a price relevant to the works that the company can supply

- Road side slashing
- Spraying, spot and boom
- Additional items – excavator with mulching head
- Urban Maintenance – spraying, noxious weed control

- Green space mowing

**GTS Tree Services** submitted a tender that satisfied all criteria. The panel determined a low level of risk and high level in the confidence in the claims of the Tenderer. The company submitted a price relevant to the works that the company can supply

- Road side slashing
- Cutting and chipping, High level cutting and chipping
- Spraying, spot and boom
- Additional items – cherry picker, EWP, climber, excavator with mulching head
- Urban Maintenance – spraying, noxious weed control, tree maintenance
- Green space mowing

**Goulburn Tree Services** submitted a tender that satisfied all criteria. The panel determined a low level of risk and high level in the confidence in the claims of the Tenderer. The company submitted a price relevant to the works that the company can supply

- Cutting and chipping, High level cutting and chipping
- Spraying, spot and boom
- Additional items – cherry picker, EWP, climber
- Urban Maintenance – tree maintenance

**Environmental and Agricultural Services Pty Ltd** submitted a tender that satisfied all criteria. The panel determined a low level of risk and high level in the confidence in the claims of the Tenderer. The company submitted a price relevant to the works that the company can supply

- Cutting and chipping, High level cutting and chipping
- Spraying, spot and boom
- Additional items – stump grinder, EWP, climber
- Urban Maintenance – spraying, noxious weed control, tree maintenance

**Asplundh Tree Expert Services Pty Ltd** submitted a tender that satisfied all criteria. The panel determined a low level of risk and high level in the confidence in the claims of the Tenderer. The company submitted a price relevant to the works that the company can supply

- Cutting and chipping, High level cutting and chipping
- Additional items – EWP, climber
- Urban Maintenance – tree maintenance

**LT Aston Tree Services Pty Ltd** submitted a non-conforming tender as the tender documents submitted were not in the format specified. After contacting the respondent to clarify, the non-price submission documents were able to be opened. Upon reviewing the non-price submission the documents did not contain the information required therefore the tender was unable to be assessed and deemed non-conforming.

Based on this evaluation process and scores, the Panel recommends the following companies as the preferred Tenderers for the Provision of Roadside Vegetation and Green Space Management for a period of two (2) years and may be extended by up to three (3) one (1) year extensions at the discretion of the General Manager, subject to satisfactory performance.

- Wolfcom Pty Ltd
- NP & MN Clancy Partnership
- M.J Bates & G.I Thompson T/A Coastal Weed Control Services
- JCF Contracting

- GTS Tree Services
- Goulburn Tree Services
- Environmental and Agricultural Services Pty Ltd
- Asplundh Tree Expert Services Pty Ltd



**15.6 SUMMER TREE WATERING PROGRAM**

**Author:** Matthew O'Rourke, Director Operations

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	IN3.2 Implement road infrastructure capital works and maintenance programs
<b>Cost to Council:</b>	An additional \$100,000 – comprised of \$60,000 for watering plus \$40,000 for mowing
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Director of Operations on the summer tree watering program be received.
2. Council consider as part of the September quarterly budget review an allocation of \$100,000 for additional tree watering and grass mowing, comprised of \$60,000 for watering plus \$40,000 for grass mowing.

**BACKGROUND**

This report is to inform Council of the current tree watering program and seek additional funds to increase water over the spring and summer months.

**REPORT**

Council has planted approximately 5,300 tree over the last 6 years, with a combination of bare root, large pots and tube stock plantings. Bare roots trees have been planted along the entrance roads into Goulburn and the Park Road Avenue of Honour. There are approximately 80 pots along the Auburn Street median plus tube stock from the National Tree Day plantings.

To support establishment of these trees a watering program has been implemented as follows:

- Auburn Street pots – 2 waters per week.
- Bare root and tube stock planting – 1 water per fortnight.

This watering program is funded from maintenance budgets, costing \$144,000 per year. It also impacts some other maintenance programs such as grass mowing to ensure the watering program is met.

Given the current dry climate and the upcoming summer it is considered necessary to increase the frequency of watering to ensure these trees survive the warmer weather. Therefore, it is proposed to carry out one an additional tree watering per week over the next six months for the Auburn Street pots plus ten additional tree waterings over the next six months for the bare root and tube stock planting.

This additional watering is estimated to cost \$60,000. Also, it will impact current service levels and budgets for the Parks and Reserve area. To facilitate this work and to supplement the existing mowing program it is requested the Council allocate \$100,000 for this work, comprised of \$60,000 for additional watering plus \$40,000 to be directed back into grass mowing.

**15.7 REQUESTS FOR FINANCIAL ASSISTANCE - GOULBURN & DISTRICT ART SOCIETY**

**Author:** Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Goulburn & District Art Society Art Awards [↓](#) 

<b>Link to Community Strategic Plan:</b>	CSP Strategy C02 – Encourage and facilitate active and creative participation in community life.
<b>Cost to Council:</b>	Funds are available in the budget for donations made under the Financial Assistance Policy. There is a budget of \$80,000 for grants issued under this policy in the 2019/20 financial year. Approval of the recommendations contained within this meeting’s agenda would leave a remaining amount of \$50,085 for future contributions.
<b>Use of Reserve Funds:</b>	Not Applicable. Budgeted amount funded from revenue.

**RECOMMENDATION**

That

1. The report of the Director of Corporate & Community Services on Requests for Financial Assistance – Goulburn & District Art Society be received.
2. Council provide a cash donation of \$2,500 toward the Goulburn & District Art Society Annual Art Prize event funded from the Financial Assistance budget.

**BACKGROUND**

At its meeting on 19 September 2017, Council adopted the new Financial Assistance Policy. Under this Policy, applications seeking funding for amounts greater than \$1,000 are reported to Council for approval.

**REPORT**

An application for financial assistance have been received from the following organisations the Goulburn & District Art Society seeking \$2,500 to assist with their Annual Art Prize which is being held 11<sup>th</sup> to 13<sup>th</sup> October 2019.

The Art Prize is an Open Exhibition and attracts entrants from all of the eastern states of Australia including Queensland and Victoria. If awarded the funding will assist with promotional costs, printing and opening night expenses.

It is recommended that Council provide a cash donation of \$2,500 to the annual art prize. This is consistent with level of donations provided to the Art Society in previous financial years toward this event.

A copy of the application is attached for your consideration.



**SCANNED**

**Application for Financial Assistance**

Applicant / Organisation Details	
<b>Name:</b>	Goulburn & District Art Society
<b>Address:</b>	PO Box 71 Goulburn NSW 2580
<b>Contact Person:</b>	LESLEY WHITTEN
<b>Telephone:</b>	0417 240 595
<b>Email Address:</b>	goulburnartsociety@gmail.com

Amount Applied for (Including GST if Applicable)
\$ 2,500.00

**Which Funding Stream are you applying under? (Please tick one):**



Financial Assistance for Community Events  
(See below)



Mayor's Discretionary Fund  
(See below)

Goulburn Mulwaree Council  
Date Received: 16-9-19 1-30pm  
Signature: Gulsen

**Funding Principles:**

Funding is available under the following funding streams:

- Financial Assistance for Community Events, Projects and Representation**  
*Financial contribution to assist with the cost of a community event and/or project or to assist individuals/groups representing their community.*

This stream is made available for:

- Funding requested by community and/or charitable organisations for events that do not satisfy the criteria under the *Event Development Funding Policy*.
- Funding requested by community and/or charitable organisations for projects that add value to the community.
- Financial support requested by members of the community to represent or participate in events (both sporting and cultural) at a national or international level.

Funding under this stream will be capped at \$10,000 and may be in the form of financial contribution, in-kind support or up to 50% fee waiver for Council venue hire.

▪ **Mayor's Discretionary Fund**

*Financial assistance available at the discretion of the Mayor and Deputy Mayor to assist with small projects and community initiatives.*

This stream will be reserved for donations to charitable and "not for profit" organisations.

(Refer to the Policy Document for information on funding criteria)

Priority will be given to –

- Projects/events which support welfare activities
- Projects/events which support the priorities of the various plans adopted by Council
- Projects/events which have not previously received funding
- Areas where there is an obvious and documented community/local need
- Areas where the need is considered greatest

**Other Grant Funding**

Please provide details of funding received from other sources either approved or pending

- Goulburn Workers Club : \$1000 prize money, the use of the Auditorium  
- The Workers Sports Council : \$650 prize money

**EVENT: THE GOULBURN & DISTRICT ART SOCIETY'S ANNUAL ART PRIZE****Advertised as "THE GOULBURN WORKERS CLUB ANNUAL ART PRIZE"****11<sup>th</sup> – 13<sup>th</sup> October 2019****The Goulburn Workers Club Auditorium**

In it's 17<sup>th</sup> year, this annual art prize is extremely popular with both the general public and artists. Artists from all the eastern states and the ACT regularly exhibit art in all mediums. A photography section was included two years ago and has been very popular, allowing local photographers a platform to exhibit their work.

Press releases have been sent to all regional art societies, newspapers and the Australian Artist magazine to publicise the event. (see attached)

This event brings to Goulburn an added cultural experience for the community to enjoy. Visitors can expect to see an extremely high standard of art in all mediums including oil, acrylic, watercolour and mixed media in both traditional and contemporary styles.

Artists, their friends and families, as well as the many art lovers, many from outside our local area, visit the exhibition and enjoy our beautiful city.

Last year 90 artists exhibited a total of 330 paintings and photographs.

Well known artist, Helen Cottle, from Victoria, will judge the art this year and Darryl Fernance from Goulburn will judge the photography. Raffle proceeds will be donated to "Riding for the Disabled".

While local businesses, the Goulburn Workers Club, and the Workers Sports Council assist with the venue and some prize money, financial assistance is needed for printing, advertising and opening night.

**Description of the Project, Service or Event** *(attach additional pages if space is insufficient)*

When completing this section please provide as much information as possible including details on the following where applicable:

- What identified community need does this project seek to fulfil?
- If an event, what are the benefits to the Goulburn Mulwaree area e.g. number of visitors
- Who will benefit from the project/event (include target groups and/or users & attach letters of support if applicable)

*Please see attached:*

**Financial Information**

For applications seeking funding of **\$5,000** and above, the application **must** be accompanied by financial statements.

**Application checklists – Please complete before signing the Declaration**

<input checked="" type="checkbox"/>	Have you read and understood the guidelines?
<input checked="" type="checkbox"/>	Have you completed <b>all</b> sections of the application form?
<input checked="" type="checkbox"/>	Have you attached all relevant support materials and letters of support?
<input type="checkbox"/>	Have you included all necessary documentation (e.g. Financial Information if applicable)
<input checked="" type="checkbox"/>	Has the application been signed?
<input checked="" type="checkbox"/>	Have you kept a copy of your application for your own records?

Application for Financial Assistance  
Effective from 1 July 2018 to 30 June 2020



**THE AUSTRALIAN WATERCOLOUR MUSTER 2019**

**CALL FOR ARTISTS NOW OPEN!**

**9 & 10TH NOVEMBER 2019**

**CALL FOR ARTISTS OPEN - ONLINE EXHIBITION FROM 30 SEPT - COCKTAIL EVENT 9 NOV - BRISBANE GALLERY TOUR 10 NOV**

Be a part of the inaugural **Australian Watercolour Muster** (for Australian and International artists) this year! The theme will be **Paint Your Own Backyard**. Australian artists have the opportunity for their work to be selected to be exhibited in the 2020 *Fabiano In Acquarello* Exhibition held in Italy - as part of their participation in the 2019 Muster.

Accepted work will feature in an online virtual gallery from the 30th September culminating in the final event of the Muster, a Cocktail Party on 9th November at the Emporium Hotel in Brisbane.

**REGISTER & UPLOAD** [www.australianwatercolourmuster.com](http://www.australianwatercolourmuster.com)

PROUDLY SPONSORED BY For more information email [wyn@fishlanestudios.com](mailto:wyn@fishlanestudios.com)



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**Come and join one of our many classes:**

**general drawing, life drawing, pastel, portraiture, oil painting, plein air, landscape, watercolour, botanical drawing.**

**Our studio spaces inspire everyone. We also have sketch clubs and workshops.**



**September Exhibition Opening**  
Friday 6th September 6 to 8pm.  
**Closing**  
6th October  
(traditional and contemporary works on display)  
**Medal of Distinction will be awarded that evening.**  
**9955 5752**  
[Lavender@royalart.com.au](mailto:Lavender@royalart.com.au)

## PORTFOLIO

**THE GOULBURN WORKERS CLUB ANNUAL ART PRIZE BIGGER THAN EVER!**



**2018 GOULBURN WORKERS CLUB ANNUAL ART PRIZE WINNING WORK**  
**7.45 to the City, ANN RAYMENT**

The Goulburn & District Art Society will present the 17th Goulburn Workers Club Annual Art Prize from 11 to 13 October, 2019. Prior to 2003 it was known as the Goulburn & District Art Society Annual Exhibition and had run for more than 40 years. Visitors, buyers and browsers are welcome to wander through the exhibition.

In 2018, 87 artists entered 323 artworks – the biggest art exhibition in Goulburn. Prices ranged from \$40 to \$2,500. There are paintings to suit any pocket and almost any taste in art. The Art Prize is now an interstate exhibition. Entries are from Victoria and Queensland as well as south, north and central coasts, central NSW, ACT, Sydney basin, and many local artists. All works are for sale.

The eight Art Prize sections include oils, watercolour/pen and wash, acrylics, other media, miniatures, printmaking, photography and digital art, and a members only section. It's a wonderful opportunity for people to buy quality art for

their homes, business premises and gifts.

All are welcome to the official opening at 6.30pm on Friday 11th. It is open on Friday and Saturday from 10am to 9pm and Sunday 10am to 4pm. The entry fee for the opening is \$10. The raffle prize is a work of art painted by Lesley Whitten. The raffle net proceeds will be donated to Goulburn Riding for the Disabled. Art demonstrations will be given by some GDAS members.

The Goulburn & District Art Society thanks all those businesses who sponsor the Annual Art Prize and for their support during the year. The art society always welcomes new members whether they are experienced artists or people who wish to learn to paint.

Information is available on the website: [www.artsociety.goulburn.net.au](http://www.artsociety.goulburn.net.au) or write to **GDAS P.O. Box 71 GOULBURN 2580**

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Pages 6 to 9: 2019 & 2020 INTERNATIONAL & AUSTRALIAN ART TOURS  
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Inside Back Cover: ROBYN COLLIER OIL PAINTING ART TOUR

**All correspondence to Australian Artist, PO Box 535, Frenchs Forest NSW 1640**  
**Tel: (02) 9984 9505. Email: artist@australianartist.com.au Website: www.australianartist.com.au**  
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Declaration			
I/We certify that, to the best of my/our knowledge, the information of this application is true and correct			
Signature		Signature	
Name	LESLEY WHITTEN	Name	
Position	Secretary	Position	

NOTES
<ul style="list-style-type: none"> <li>▪ All applications are to be returned to Goulburn Mulwaree Council, Locked Bag 22 Goulburn NSW 2580</li> <li>▪ <b>Incomplete applications or applications with insufficient information will not be accepted.</b></li> </ul>

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**15.8 REQUESTS FOR FINANCIAL ASSISTANCE - GOULBURN A P & H SOCIETY**

**Author:** Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Goulburn A P & H Society [↓](#) 

<b>Link to Community Strategic Plan:</b>	CSP Strategy C02 – Encourage and facilitate active and creative participation in community life.
<b>Cost to Council:</b>	Funds are available in the budget for donations made under the Financial Assistance Policy. There is a budget of \$80,000 for grants issued under this policy in the 2019/20 financial year. Approval of the recommendations contained within this meeting’s agenda would leave a remaining amount of \$50,085 for future contributions.
<b>Use of Reserve Funds:</b>	Not Applicable. Budgeted amount funded from revenue.

**RECOMMENDATION**

That

1. The report of the Director of Corporate & Community Services on Requests for Financial Assistance – Goulburn A P & H Society be received.
2. Council provide support to the Goulburn A P & H Society in the form of a cash contribution of \$2,000 for the annual Goulburn Show to be funded from the Financial Assistance budget.

**BACKGROUND**

At its meeting on 19 September 2017, Council adopted the new Financial Assistance Policy. Under this Policy, applications seeking funding for amounts greater than \$1,000 are reported to Council for approval.

**REPORT**

An application for financial assistance have been received from Goulburn A P & H Society seeking financial assistance to the amount of \$2,000 to assist with the annual Goulburn Show.

In previous years Council has provided financial assistance of \$1,500 to the Goulburn A P & H Society Inc. via the recurrent funding stream of the previous policy. In recognition of the importance of the event in the community, Council last year approved \$2,000 assistance towards this event.

In accordance with Council’s Financial Assistance Policy it is recommended that Council maintains that level of support with a \$2,000 contribution for the 2019/20 financial year.



## Application for Financial Assistance

Applicant / Organisation Details	
<b>Name:</b>	Goulburn AP&H Society Inc.
<b>Address:</b>	PO Box 484 Goulburn NSW 2580
<b>Contact Person:</b>	Jacki Waugh
<b>Telephone:</b>	0428298157
<b>Email Address:</b>	info@goulburnshow.com.au

Amount Applied for (Including GST if Applicable)
\$2000.00

**Which Funding Stream are you applying under? (Please tick one):**

*Financial Assistance for Community Events  
(See below)*

*Mayor's Discretionary Fund  
(See below)*

**Funding Principles:**

Funding is available under the following funding streams:

- **Financial Assistance for Community Events, Projects and Representation**  
*Financial contribution to assist with the cost of a community event and/or project or to assist individuals/groups representing their community.*

This stream is made available for:

- Funding requested by community and/or charitable organisations for events that do not satisfy the criteria under the *Event Development Funding Policy*.
- Funding requested by community and/or charitable organisations for projects that add value to the community.
- Financial support requested by members of the community to represent or participate in events (both sporting and cultural) at a national or international level.

Funding under this stream will be capped at \$10,000 and may be in the form of financial contribution, in-kind support or up to 50% fee waiver for Council venue hire.

Application for Financial Assistance  
Effective from 1 July 2018 to 30 June 2020

Civic Centre 184-194 Bourke Street Goulburn NSW Telephone 4823 4444 [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)  
Correspondence to: Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580

▪ **Mayor’s Discretionary Fund**

*Financial assistance available at the discretion of the Mayor and Deputy Mayor to assist with small projects and community initiatives.*

This stream will be reserved for donations to charitable and “not for profit” organisations.

(Refer to the Policy Document for information on funding criteria)

Priority will be given to –

- Projects/events which support welfare activities
- Projects/events which support the priorities of the various plans adopted by Council
- Projects/events which have not previously received funding
- Areas where there is an obvious and documented community/local need
- Areas where the need is considered greatest

**Other Grant Funding**

**Please provide details of funding received from other sources either approved or pending**

We rely on funding which is sourced from donations, sponsorships and fundraising throughout the year from various individuals, businesses, grants and the local community.

All funding is pending, as we haven’t received any confirmed funding as yet.

**Description of the Project, Service or Event** *(attach additional pages if space is insufficient)*

When completing this section please provide as much information as possible including details on the following where applicable:

- What identified community need does this project seek to fulfil?
- If an event, what are the benefits to the Goulburn Mulwaree area e.g. number of visitors
- Who will benefit from the project/event (include target groups and/or users & attach letters of support if applicable)

Goulburn AP&H Society is seeking Goulburn Mulwaree Council’s continued financial assistance to help us with our yearly event, the Goulburn Show, to help assist with the costs associated with running this major community event, to continue to grow and to ensure another successful show is held.

Goulburn Show is held annually in March, this event is one of NSW major Agricultural Shows held in the region, it attracts some of the country’s best exhibits and exhibitors, attracting visitors from all over the state, with an estimated crowd of up to 7000 people in attendance over the weekend. Goulburn Show was first established in 1880 and is one of Goulburn’s longest running and biggest community events.

As we prepare for the year 2020 it will mean that its 140 years since the Society was formed, our objective is still to encouraging an awareness of agriculture and promoting wellbeing amongst the agricultural community, encouraging a sense of “community” amongst the urban and rural population through educational and entertaining activities.

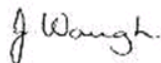
We believe that the request for financial assistance works in with the Councils funding principals to help with a financial contribution to assist with the cost of a community event and/or project to encourage and facilitate active and creative participation in community life, where funds go to help the local community for projects that add value to the community.

This event is consistent to council’s delivery program in relation to increasing tourism and being a positive benefit to the local economy generating and attracting tourism to this great city, from far and wide, spending money in our city, having a positive benefit to the local community, promoting the city and local businesses.

All sponsors and funding receive recognition of the sponsorship via various forms in advertising eg, newspaper, media, radio, the ongoing support of Council has enhanced the Show’s ability to successfully gain funding from other avenues.

We would like to thank Goulburn Mulwaree Council for their continuing support and we look forward to hearing from you soon with a favourable response of your support for this local community event and we respectfully request the Goulburn Mulwaree Council support this again. We would love to meet up with you and discuss this further if you wish.

Yours Sincerely



Jacki Waugh  
Goulburn Show President  
0428 298 157

**Financial Information**


Application for Financial Assistance  
Effective from 1 July 2018 to 30 June 2020

Civic Centre 184-194 Bourke Street Goulburn NSW Telephone 4823 4444 [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)  
Correspondence to: Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580

Application for Financial Assistance

For applications seeking funding of **\$5,000** and above, the application **must** be accompanied by financial statements.

✓ Application checklists – Please complete before signing the Declaration	
Y	Have you read and understood the guidelines?
Y	Have you completed <b>all</b> sections of the application form?
NA	Have you attached all relevant support materials and letters of support?
NA	Have you included all necessary documentation (e.g. Financial Information if applicable)
Y	Has the application been signed?
Y	Have you kept a copy of your application for your own records?

Declaration			
I/We certify that, to the best of my/our knowledge, the information of this application is true and correct			
Signature		Signature	
Name	Jacki Waugh	Name	
Position	President	Position	

NOTES
<ul style="list-style-type: none"> <li>▪ All applications are to be returned to Goulburn Mulwaree Council, Locked Bag 22 Goulburn NSW 2580</li> <li>▪ <b>Incomplete applications or applications with insufficient information will not be accepted.</b></li> </ul>

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Application for Financial Assistance  
Effective from 1 July 2018 to 30 June 2020

Civic Centre 184-194 Bourke Street Goulburn NSW Telephone 4823 4444 [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)  
Correspondence to: Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580

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**15.9 REQUESTS FOR FINANCIAL ASSISTANCE - MARULAN KITE FESTIVAL**

**Author:** Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Marulan Kite Festival [↓](#) 

<b>Link to Community Strategic Plan:</b>	CSP Strategy C02 – Encourage and facilitate active and creative participation in community life.
<b>Cost to Council:</b>	Funds are available in the budget for donations made under the Financial Assistance Policy. There is a budget of \$80,000 for grants issued under this policy in the 2019/20 financial year. Approval of the recommendations contained within this meeting’s agenda would leave a remaining amount of \$50,085 for future contributions.
<b>Use of Reserve Funds:</b>	Not Applicable. Budgeted amount funded from revenue.

**RECOMMENDATION**

That

1. The report of the Director of Corporate & Community Services on Requests for Financial Assistance – Marulan Kite Festival be received.
2. Council endorse the provision of in kind support totalling \$1,809.50 for the Marulan Kite Festival to cover hire of the Marulan Hall/Tony Onions Park (50% of fees), bin hire, delivery and pick-up to be funded from the Financial Assistance budget
3. Council also approve a \$700 cash contribution towards the hire of a generator to be funded from the Financial Assistance Budget
4. Council endorse the provision of traffic control for the event at a cost of \$500 to be funded from the Events Traffic Control budget.
5. The Marulan Region Chamber of Commerce be advised that in future years they make any application for financial assistance well in advance of the event if they wish Council to be a funding provider

**BACKGROUND**

At its meeting on 19 September 2017, Council adopted the new Financial Assistance Policy. Under this Policy, applications seeking funding for amounts greater than \$1,000 are reported to Council for approval.

**REPORT**

An application for financial assistance have been received from the Marulan Region Chamber of Commerce for the Marulan Kite Festival seeking in-kind support to the amount of \$2,569 for temporary road closures, traffic management, amenities cleaning and waste disposal associated with the Marulan Kite Festival that was held on Sunday 22 September 2019. They are also seeking a \$700 cash contribution for the hire of a generator.

Council’s Financial Assistance Policy allows for in-kind support and also up to 50% fee waiver for venue hire, this should be taken into consideration when determining this application.

All the support requested has already been provided by Council staff for the festival and it is now recommended that Council endorse that this support be provided in-kind as follows:

50% fee waiver for the hire of Marulan Hall and Tony Onions Park .....	\$259.50
Park Waste Bin Hire .....	\$350.00
Park Waste 240L Bin delivery and pick up fees .....	\$1,200.00

Traffic Control amounts to \$500 and will be funded from the Events Traffic Control Budget.

The kite Festival has now been complete and like many other previous years the funding application is being considered after the event as we struggled to get the correct information. The recommendation in this report is that in future years if the information can't be supplied in ample time prior to the event then it is unreasonable for Council to make retrospective financial assistance and be taken for granted.

A copy of the application is attached for your consideration.





## Application for Financial Assistance

Applicant / Organisation Details	
<b>Name:</b>	MARULAN KITE FESTIVAL
<b>Address:</b>	C/O CHAMBER OF COMMERCE PO BOX 210 MARULAN NSW 2579
<b>Contact Person:</b>	SHARON MAKIN
<b>Telephone:</b>	0401 894 185
<b>Email Address:</b>	sharon.makin@boral.com.au

Amount Applied for (Including GST if Applicable)	
\$ 3500	(\$2800 in-kind \$700 financial - generator hire)

**Which Funding Stream are you applying under? (Please tick one):**

Financial Assistance for Community Events  
(See below)

Mayor's Discretionary Fund  
(See below)

**Funding Principles:**

Funding is available under the following funding streams:

- **Financial Assistance for Community Events, Projects and Representation**  
*Financial contribution to assist with the cost of a community event and/or project or to assist individuals/groups representing their community.*

This stream is made available for:

- Funding requested by community and/or charitable organisations for events that do not satisfy the criteria under the *Event Development Funding Policy*.
- Funding requested by community and/or charitable organisations for projects that add value to the community.
- Financial support requested by members of the community to represent or participate in events (both sporting and cultural) at a national or international level.

Funding under this stream will be capped at \$10,000 and may be in the form of financial contribution, in-kind support or up to 50% fee waiver for Council venue hire.

Application for Financial Assistance  
Effective from 1 July 2018 to 30 June 2020

Civic Centre 184-194 Bourke Street Goulburn NSW Telephone 4823 4444 [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)  
Correspondence to: Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580

Application for Financial Assistance

- **Mayor's Discretionary Fund**  
*Financial assistance available at the discretion of the Mayor and Deputy Mayor to assist with small projects and community initiatives.*

This stream will be reserved for donations to charitable and "not for profit" organisations.

(Refer to the Policy Document for information on funding criteria)

Priority will be given to –

- Projects/events which support welfare activities
- Projects/events which support the priorities of the various plans adopted by Council
- Projects/events which have not previously received funding
- Areas where there is an obvious and documented community/local need
- Areas where the need is considered greatest

Other Grant Funding
Please provide details of funding received from other sources either approved or pending
NIL grant funding

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Application for Financial Assistance

**Description of the Project, Service or Event** (attach additional pages if space is insufficient)

When completing this section please provide as much information as possible including details on the following where applicable:

- What identified community need does this project seek to fulfil?
- If an event, what are the benefits to the Goulburn Mulwaree area e.g. number of visitors
- Who will benefit from the project/event (include target groups and/or users & attach letters of support if applicable)

The RED outlines tourism as a key strategy for the future of the region.

The Marulan Kite Festival is aimed to bring together the community as well as tourists to the area. The festival is run by community organisations and is a free event with local businesses providing support. The festival is held at Tony Onions Park to be able to involve the businesses in the main street. Any profits made from festival events is distributed to the community groups involved in the running of the event, after sufficient funds are banked to fund the following years event. Last year (2018) all funds were banked to ensure a 2019 festival could be run.

Councils support of in kind services such as the traffic management plan preparation, cleaning of toilets, bin disposal and traffic management controls allows these funds to be either redirected to activities at the festival or distributed back to the community after the event.


Application for Financial Assistance  
Effective from 1 July 2018 to 30 June 2020

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Application for Financial Assistance

<b>Financial Information</b>
For applications seeking funding of <b>\$5,000</b> and above, the application <b>must</b> be accompanied by financial statements.

<b>✓ Application checklists – Please complete before signing the Declaration</b>	
<input checked="" type="checkbox"/>	Have you read and understood the guidelines?
<input checked="" type="checkbox"/>	Have you completed <b>all</b> sections of the application form?
<input checked="" type="checkbox"/>	Have you attached all relevant support materials and letters of support?
<input checked="" type="checkbox"/>	Have you included all necessary documentation (e.g. Financial Information if applicable)
<input checked="" type="checkbox"/>	Has the application been signed?
<input checked="" type="checkbox"/>	Have you kept a copy of your application for your own records?

<b>Declaration</b>			
I/We certify that, to the best of my/our knowledge, the information of this application is true and correct			
Signature		Signature	
Name	SHARON MAKIN	Name	
Position	SECRETARY.	Position	

<b>NOTES</b>
<ul style="list-style-type: none"> <li>▪ All applications are to be returned to Goulburn Mulwaree Council, Locked Bag 22 Goulburn NSW 2580</li> <li>▪ <b>Incomplete applications or applications with insufficient information will not be accepted.</b></li> </ul>

*Council collects personal information only for a lawful purpose that is directly related to Council's functions and activities. Council is required under the Privacy and Personal Information Protection Act 1998 (PPIA) to collect, maintain and use your personal information in accordance with the Privacy Principles and other relevant requirements of the PPIPA. For further information or clarification please contact Council's Governance Office or refer to Council's Privacy Management Policy at [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)*

Application for Financial Assistance  
Effective from 1 July 2018 to 30 June 2020

Civic Centre 184-194 Bourke Street Goulburn NSW Telephone 4823 4444 [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)  
Correspondence to: Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580

**15.10 REQUESTS FOR FINANCIAL ASSISTANCE - GOULBURN CONVOY FOR KIDS**

**Author:** Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Convoy for Kids [↓](#) 

<b>Link to Community Strategic Plan:</b>	CSP Strategy C02 – Encourage and facilitate active and creative participation in community life.
<b>Cost to Council:</b>	Funds are available in the budget for donations made under the Financial Assistance Policy. There is a budget of \$80,000 for grants issued under this policy in the 2019/20 financial year. Approval of the recommendations contained within this meeting’s agenda would leave a remaining amount of \$50,085 for future contributions.
<b>Use of Reserve Funds:</b>	Not Applicable. Budgeted amount funded from revenue.

**RECOMMENDATION**

That

1. The report of the Director of Corporate & Community Services on Requests for Financial Assistance – Goulburn Convoy for Kids be received.
2. Council approve in-kind support for the Convoy for Kids event totalling \$1,376.36 representing 50% of the hire fees for the Goulburn Recreation Area and Grace Millsom Centre funded through the Financial Assistance budget.
3. Council also approve traffic control for the event totalling \$5,023.44 from the Events Traffic Control budget.

**BACKGROUND**

At its meeting on 19 September 2017, Council adopted the new Financial Assistance Policy. Under this Policy, applications seeking funding for amounts greater than \$1,000 are reported to Council for approval.

**REPORT**

An application for financial assistance have been received from Goulburn Convoy for Kids seeking financial assistance for their annual truck convoy through Goulburn which will be held on Sunday 10<sup>th</sup> November 2019.

The Convoy for Kids is a fundraiser for families with children that have special needs and is a very successful annual event. The event organisers are seeking \$2,734.72 fee waiver for costs associated with the hire of the Goulburn Recreation Area and the Grace Millsom Centre.

Council’s Financial Assistance Policy allows for in-kind support and also up to 50% fee waiver for venue hire, this should be taken into consideration when determining this application.

It is recommended that support for this event be provided in-kind as follows:

50% fee waiver for the hire of the Recreation Area.....	\$1,123.11
50% fee waiver for the hire of the Grace Millsom Centre .....	\$244.25

An amount of \$5,023.44 in-kind support is also sought for traffic control and will be funded from the Events Traffic Control Budget.

A copy of the application is attached for your consideration

<b>Applicant / Organisation Details</b> <i>CONVOY FOR KIDS GOULBURN</i>	
<b>Name:</b>	
<b>Address:</b>	<i>PO BOX 1218 GOULBURN 2580</i>
<b>Contact Person:</b>	<i>MICHELLE CAWDOY BRYAN WEBB</i>
<b>Telephone:</b>	
<b>Email Address:</b>	<i>ShellcAK@atlook.com</i>

<b>Amount Applied for (Including GST if Applicable)</b>
<i>\$ Rec over - \$2246.22 Grace Millsom \$488.50</i>
<i>Traffic control \$5023.44</i>

**Which Funding Stream are you applying under? (Please tick one):**



**Financial Assistance for Community Events**  
(See below)

Mayor's Discretionary Fund  
(See below)

**Funding Principles:**

Funding is available under the following funding streams:

- **Financial Assistance for Community Events, Projects and Representation**  
*Financial contribution to assist with the cost of a community event and/or project or to assist individuals/groups representing their community.*

This stream is made available for:

- Funding requested by community and/or charitable organisations for events that do not satisfy the criteria under the *Event Development Funding Policy*.
- Funding requested by community and/or charitable organisations for projects that add value to the community.
- Financial support requested by members of the community to represent or participate in events (both sporting and cultural) at a national or international level.

Funding under this stream will be capped at \$10,000 and may be in the form of financial contribution, in-kind support or up to 50% fee waiver for Council venue hire.

Application for Financial Assistance  
Effective from 1 July 2018 to 30 June 2020

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Correspondence to: Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580



SCANNED  
1175482  
6.9.19

**SUPPORTING OUR LOCAL KIDS WITH CANCER / SEVERE DISABILITIES**

Visit us at: [www.convoyforkidsgoulburn.com.au](http://www.convoyforkidsgoulburn.com.au) email: [info@convoyforkids.com.au](mailto:info@convoyforkids.com.au)

2 September 2019

Mr Bob Kirk  
Mayor  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN NSW 2580

Dear Mayor Kirk and Councillors,

Over recent years, Convoy for Kids Goulburn Inc., has conducted our ever growing and very successful street convoy, which traditionally culminates with a well-attended carnival, and display of vehicles at the Recreation Area.

Our event this year will be held on Sunday the 10<sup>th</sup> of November, we have gained Council's approval to hold the event at the Recreation Area. Our booking reference numbers are 7262 to 7263 and are attached with this letter.

In the past, Council has very kindly agreed to waive the venue hire fees for this day. As you know, Convoy for Kids Goulburn is a charity organisation. Our objective is to raise funds to provide financial assistance to local families who have kids with special needs. We would request that the fees applicable, again be waived on this occasion.

Your continued support is greatly appreciated.

Yours Faithfully,  
Michelle Caldow  
Secretary



CONVOY FOR KIDS GOULBURN Inc. – SUPPORTING OUR LOCAL KIDS WITH CANCER / SEVERE DISABILITIES



**15.11 REQUESTS FOR FINANCIAL ASSISTANCE - RSL SUB-BRANCH GOULBURN**

**Author:** Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. RSL Sub-Branch Goulburn Request [↓](#)   
 2. RSL Sub-Branch Goulburn [↓](#) 

<b>Link to Community Strategic Plan:</b>	CSP Strategy C02 – Encourage and facilitate active and creative participation in community life.
<b>Cost to Council:</b>	Funds are available in the budget for donations made under the Financial Assistance Policy. There is a budget of \$80,000 for grants issued under this policy in the 2019/20 financial year. Approval of the recommendations contained within this meeting’s agenda would leave a remaining amount of \$50,085 for future contributions.
<b>Use of Reserve Funds:</b>	Not Applicable. Budgeted amount funded from revenue.

**RECOMMENDATION**

That

1. The report of the Director of Corporate & Community Services on Requests for Financial Assistance –RSL Sub-Branch Goulburn be received.
2. Council provide a \$4,600 cash contribution to the RSL Sub-Branch Goulburn to cover the cost of hiring a public address system for its ANZAC Day Service to be funded from the Financial Assistance budget.

**BACKGROUND**

At its meeting on 19 September 2017, Council adopted the new Financial Assistance Policy. Under this Policy, applications seeking funding for amounts greater than \$1,000 are reported to Council for approval.

**REPORT**

The RSL Sub-Branch Goulburn are seeking financial assistance for the ANZAC Day Commemorations to be held in Belmore Park, Goulburn on Saturday 25<sup>th</sup> April 2020.

The amount sought is \$4,600 (incl. GST) and will cover the cost of hiring a public address system which includes all necessary equipment along with audio technicians to assist with operations at the Dawn Service and the 11am Service.

In previous years when the PA Systems requirements were provided by a local provider, Council provided approximately \$3,000 in support for this event. For the first time last year this service had to be sourced from a non-local supplier and the costs of the PA Systems increased due to the travel and accommodation requirements (due to the early set up times).

Given the importance of ANZAC Day to the community it is recommended that Council provide a cash contribution to the RSL Sub-Branch Goulburn of \$4,600. In approving this Council would need to acknowledge that this is a deviation from a previous resolution (2019/130) when Council approved financial support for last year’s event:

*That*

1. *The report of the Director of Corporate & Community Services on Requests for Financial Assistance be received.*
2. *Council provide financial support totalling \$4,516.60 incl. GST (\$4,106 excl. GST) to the RSL Sub-Branch Goulburn for the hire of the PA System for ANZAC Day 2019 services and that the RSL be required to seek competitive and timely quotes in future years if they wish to seek Councils financial assistance.*

The RSL Sub-Branch Goulburn have advised verbally that quotations for this service are difficult to obtain due to the timing of the service (and the early morning start) and the fact that, with ANZAC Day Services being held all over the country, the demand for PA Systems on the day is extremely high.

A copy of the application is attached.

**SCANNED**



**THE RETURNED AND SERVICES LEAGUE  
OF AUSTRALIA**

(New South Wales Branch)  
*"The Price of Liberty is Eternal Vigilance"*  
ABN 17 233 103 569  
Patron Mr G.A. (Peter) Lloyd AC OBE

**President:** Gordon Wade OAM  
**Hon Sec:** Malcolm Ritchie JP  
**Hon Treas:** Keith Weston JP

GOULBURN RSL Sub-branch  
P O Box 405  
GOULBURN NSW 2580  
Phone : (02) 4821 6292  
Email: [rsl@goulburn.net.au](mailto:rsl@goulburn.net.au)

12 July 2019

Mr Warwick Bennett  
General Manager  
Goulburn Mulwaree Council

Dear Warwick

In past years the Council has generously paid for the sound for Anzac Day Services in Belmore Park. This is very much appreciated and we are requesting if you could include the cost for 2020 in your budget please. The fee for 2020 is expected to be similar to 2019 (\$4,600.00).

Thank you

Yours sincerely

Malcolm Ritchie

Goulburn Mulwaree Council

Date Received: 17/07/2019

Signature:



Goulburn Mulwaree Council

Date Received: 17/9/19

Signature: *Blaker*

**THE RETURNED AND SERVICES LEAGUE  
OF AUSTRALIA**

(New South Wales Branch)

"The Price of Liberty is Eternal Vigilance"

ABN 12 233 103 569 CFN 21232

Patron Mr G.A. (Peter) Lloyd AC OBE

**SCANNED**

**President:** Gordon Wade OAM  
**Hon Sec:** Malcolm Ritchie JP  
**Hon Treas:** Keith Weston JP

Goulburn RSL Sub-Branch  
PO Box 465  
Goulburn NSW 2580  
Email: [rsl@goulburn.net.au](mailto:rsl@goulburn.net.au)

14<sup>th</sup> September 2019

Brendan Hollands  
Director Corporate & Community Services  
Goulburn Mulwaree Council

Dear Brendan

Thank you for your recent letter and reply to the Goulburn RSL Sub-Branch's request for financial assistance in procuring a suitable PA System for Anzac Day Services 2020.

The PA System until 2018 was paid for by the Council and was provided by David Greig Electronics at a cost of three thousand dollars, this cost I would point out stayed constant due David Greig's goodwill. On David's retirement he recommended two companies who he thought could do the job, although one was not experienced. The other company which we used was extremely experienced in this sort of set-up having done it at the War Memorial in Canberra. The quote then was the same amount we are requesting now and we are very grateful the Council covered the cost in 2019.

The company did an excellent job last year which was confirmed by great feedback we received, plus they said they would supply an extra speaker in 2020 so people standing in Market Street would be able to hear better. The company is based in Canberra and commence the PA set-up the afternoon prior to Anzac Day with a company representative onsite overnight.

It is estimated in excess of one thousand people attend the Dawn Service and in excess of two thousand attend the main service at 11.45 am which I consider dictates a PA system able to do the job is required.

I thank you and the Council for your time and request our request be reconsidered please.

Yours sincerely

Malcolm Ritchie

**15.12 ELECTION ARRANGEMENT WITH NSW ELECTORAL COMMISSION TO CONDUCT 2020 COUNCIL ELECTIONS**

**Author:** Maria Timothy, Business Manager Governance

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	CSP CL1 – Effect resourceful and respectful leadership and attentive representation of the community
<b>Cost to Council:</b>	Unknown at this stage
<b>Use of Reserve Funds:</b>	\$40,000 has been allocated each year over the past four years towards the total cost

**RECOMMENDATION**

That

1. The report by the Business Manager Governance on the Election Arrangement with NSW Electoral Commission to Conduct 2020 Council Elections be received.
2. The Goulburn Mulwaree Council (“the Council”) resolves:
  - (a) Pursuant to s.296(2), (3) and (5A) of the *Local Government Act 1993* (NSW) (“the Act”) that an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of the Council.
  - (b) Pursuant to s.296(2), (3) and (5A) of the Act, as applied and modified by s.18, that a council poll arrangement (if required) be entered into by contract for the Electoral Commissioner to administer all council polls of the Council.
  - (c) Pursuant to s.296(2), (3) and (5A) of the Act, as applied and modified by s.18, that a constitutional referendum arrangement (if required) be entered into by contract for the Electoral Commissioner to administer all constitutional referenda of the Council.

**BACKGROUND**

The Government has asked the Independent Pricing and Regulatory Tribunal (IPART) to review the costs of conducting local government elections in NSW. IPART was to report to the Minister for Local Government by 30 August 2019.

As the outcomes of the IPART review may impact on the administration of the September 2020 council elections, s296 of the *Local Government Act 1993* (the Act) was amended to extend the timeframes for councils to make a decision on the administration of the September 2020 ordinary elections.

Other amendments to s296 of the Act mean that councils are no longer able to administer their own elections. If councils do not enter into an election arrangement with the NSW Electoral Commission (NSWEC), they must engage an electoral services provider to administer their elections.

**REPORT**

Under the amendments to the Act, councils must make a decision on the administration of their September 2020 ordinary elections no later than 1 October 2019 and enter into an election arrangement with the NSWEC no later than 1 January 2019.

Council engaged the NSWEC to administer its elections in 2016, sharing the returning officer and costs for facilities and advertising with Upper Lachlan Council and Yass Valley Council. The total cost of the 2016 elections was \$177,012.

An estimate of the cost to administer the elections is yet to be provided, as the NSWEC is awaiting the Government's response to the IPART review into the cost of conducting local government elections.

As the NSWEC has considerable expertise and experience in administering elections, and has successfully conducted previous elections for Council, this report recommends that Council resolve to engage the NSWEC to administer its 2020 ordinary elections.

**15.13 DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS RETURN**

**Author:** Maria Timothy, Business Manager Governance

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Register of Councillor and Designated Persons Returns 2018-2019 Council Report Attachment.pdf 

<b>Link to Community Strategic Plan:</b>	CL.1.1 Actively promote sound governance practices and procedures within the organisation
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Business Manager Governance on Disclosures by Councillors and Designated Persons Return be received.
2. That the Register of Returns by Councillors and Designated Persons, as tabled, be noted.

**BACKGROUND**

The purpose of the report is to table the Disclosure of Interests Return in accordance with Section 4.21 of the Model Code of Conduct for Local Councils in NSW (the Code).

**REPORT**

In accordance with section 4.21 of the Code, councillors and designated persons must make and lodge a return in the form set out in Schedule 2 in of the Code.

Section 4.8 of the Code identifies that the General Manager and other senior staff of Council are designated persons. Council may also identify a member of staff or a delegate or member of a Council committee to be considered a designated person.

Council has previously identified positions which are thought to fit within this definition. The occupants of those positions are considered designated persons in accordance with section 4.8 of the Code. The attachment lists the councillors and the positions identified as designated persons.

The returns are considered open access information in accordance with the *Government Information (Public Access) Act 2009*. The returns are placed on a Register of Returns which is available for inspection and is tabled at the Council meeting in accordance with the requirements of section 4.26 of the Code.

Register of Councillor and Designated Persons Returns - 2018-2019





<b>Position</b>	<b>Directorate</b>
Business Manager Finance	Corporate & Community Services
Business Manager Governance	Corporate & Community Services
Business Manager Innovation Technology	Corporate & Community Services
Business Manager Marketing Events & Culture	Corporate & Community Services
Business Manager Property & Community Services	Corporate & Community Services
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Business Manager Human Resources	Executive
Director Corporate & Community Services	Executive
Director Operations	Executive
Director Planning & Environment	Executive
Director Utilities	Executive
General Manager	Executive
Business Manager Community Facilities	Operations
Business Manager Design and Asset Management	Operations
Business Manager Projects	Operations
Business Manager Works	Operations
Business Manager Planning & Development	Planning & Development
Building Surveyor	Planning & Environment
Building Surveyor	Planning & Environment
Business Manager Building & Environment	Planning & Environment
Business Manager Strategic Planning	Planning & Environment
Development Assessment Officer	Planning & Environment
Environmental Compliance Officer	Planning & Environment
Landscape and Heritage Planner	Planning & Environment
Senior Building Surveyor	Planning & Environment
Senior Development Assessment Officer	Planning & Environment
Senior Development Assessment Officer	Planning & Environment
Senior Development Assessment Officer	Planning & Environment
Senior Environmental Health and Building Surveyor	Planning & Environment
Senior Strategic Planner	Planning & Environment
Strategic Planning Projects Officer	Planning & Environment
Team Leader Building Surveying	Planning & Environment
Team Leader Development Assessment	Planning & Environment
Team Leader Environment & Health	Planning & Environment
Business Manager Infrastructure	Utilities
Business Manager Waste & Recycling	Utilities
Business Manager Water Operations	Utilities



**15.14 VALUE OF GIFTS THRESHOLD**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. **Email from Minister for Local Government the Hon Shelley Hancock MP**  
  2. **Model Code of Conduct - Gifts and Benefits**  

<b>Link to Community Strategic Plan:</b>	Civic Leadership
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That:

1. The report from the General Manager on Value of Gifts Threshold be received.
2. Council makes a submission to the Minister for Local Government seeking that the value of gift threshold for attending functions in the role of official duties be increased to \$250 but to exclude materials or personal gifts.

**BACKGROUND**

The Office of Local Government Model Code of Conduct for the accepting of gifts is currently set at \$50 and the Minister is reviewing that threshold.

**REPORT**

Please find attached correspondence from the Minister of Local Government the Hon Shelley Hancock MP seeking Councils comments in regard to the thresholds for the accepting of gifts and benefits.

The current threshold of a token gift being \$50 is impracticable. Often the Mayor or a Councillor on official duties will be invited to a function that includes a meal and beverages. It is literally impossible to have a function that includes a meal and beverage which is less than that \$50 threshold.

Part 6 of the Model code of Conduct defines a personal benefit and the criteria for accepting that gift. I attach that for your information. In particular I refer Councillors to clause 6.2.

The Mayor and/or Councillor who attends these functions would not be attending in their private capacity but only in the capacity as a representative of Council. Quite often the expectation of the group inviting the Mayor and/or Councillor is their partner should attend as well which further highlights the need to set the threshold at a more realistic value. Thus the paperwork involved for an official function that the Mayor and or Councillor are attending on behalf of the Council is bureaucratic and unnecessary.

However Councillors should not accept material gifts at all without making a declaration which can be made publically available. For example it would be inappropriate for a Councillor to accept a bottle of wine that they could consume personally without a declaration. Any personal material gift that is received by the Mayor and/or Councillor often comes with a perception that there could be a return need to provide a benefit rather than received on face value good will status. Thus any material or personal gift must be declared to ensure transparency, accountability and to offset any public perception.

The recommendation in this report is that the value of gifts threshold be increased to \$250 but not to include any material or personal gift.

**Amy Croker**

---

**From:** NSW Gov No Reply <noreply@minister.nsw.gov.au>  
**Sent:** Friday, 20 September 2019 9:16 AM  
**To:** Council  
**Subject:** Model Code of Conduct Consultation - Gifts and Benefits

**Categories:** Martell



**The Honourable Shelley Hancock MP**  
Minister for Local Government

Dear Mr Bennett

By now, your council will have adopted a new code of conduct based on the *Model Code of Conduct for Local Councils in NSW* (Model Code of Conduct).

As you would be aware, the new Model Code of Conduct sets for the first time a monetary threshold on the value of gifts that may be accepted by council officials. The Office of Local Government (OLG) consulted with councils and integrity agencies such as the NSW Ombudsman and the Independent Commission Against Corruption, in setting that threshold at \$50. The threshold now applies uniformly to all council officials including both councillors and council staff.

Out of the 95 submissions received in response to the consultation draft of the Model Code of Conduct, only 5 raised concerns about the \$50 cap on the value of gifts that may be accepted by council officials.

I have since been approached by a number of mayors and councillors, who have raised concerns with me about the appropriateness of the \$50 cap on the value of gifts that may be accepted by councillors. In particular, it has been suggested that the cap on the value of gifts that may be accepted by councillors should be raised to \$500.

I am interested to hear the views of other councils on this matter. In particular, I would be interested to hear councils' views on the following:

- Whether \$50 is an appropriate monetary value for the cap on the value of gifts that may be accepted by councillors.
- If the \$50 cap on the value of gifts that may be accepted by councillors is not appropriate, at what value should it be set?
- If it is suggested that the cap on the value of gifts that may be accepted should be raised, should it be raised uniformly for all council officials, or should it just be raised for councillors and the \$50 cap retained for other council officials such as council staff.
- If it is suggested that the cap on the value of gifts that may be accepted should be raised for councillors and not for other council officials such as council staff, why does your council believe that councillors should be subject to a different standard than the one that applies to other classes of council officials in relation to the acceptance of gifts.

I request that councils make a submission to the Office of Local Government (OLG) at [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au) by **Friday 8 November 2019**. Submissions should be marked "Gifts and Benefits Feedback" and marked to the attention of OLG's Council Governance Team.

I appreciate your council's assistance with this matter.

Should you have any questions, please do not hesitate to contact OLG's Council Governance Team on 4428 4100.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Shelley Hancock', written in a cursive style.

**The Hon. Shelley Hancock MP**  
Minister for Local Government

- 6.1 For the purposes of this Part, a gift or a benefit is something offered to or received by a council official or someone personally associated with them for their personal use and enjoyment.
- 6.2 A reference to a gift or benefit in this Part does not include:
- a) a political donation for the purposes of the *Electoral Funding Act 2018*
  - b) a gift provided to the council as part of a cultural exchange or sister-city relationship that is not converted for the personal use or enjoyment of any individual council official or someone personally associated with them
  - c) attendance by a council official at a work-related event or function for the purposes of performing their official duties, or
  - d) free or subsidised meals, beverages or refreshments of token value provided to council officials in conjunction with the performance of their official duties such as, but not limited to:
    - i) the discussion of official business
    - ii) work-related events such as council-sponsored or community events, training, education sessions or workshops
    - iii) conferences
    - iv) council functions or events
    - v) social functions organised by groups, such as council committees and community organisations.

---

## Gifts and benefits

- 6.3 You must avoid situations that would give rise to the appearance that a person or body is attempting to secure favourable treatment from you or from the council, through the provision of gifts, benefits or hospitality of any kind to you or someone personally associated with you.
- 6.4 A gift or benefit is deemed to have been accepted by you for the purposes of this Part, where it is received by you or someone personally associated with you.

---

## How are offers of gifts and benefits to be dealt with?

- 6.5 You must not:
- a) seek or accept a bribe or other improper inducement
  - b) seek gifts or benefits of any kind
  - c) accept any gift or benefit that may create a sense of obligation on your part, or may be perceived to be intended or likely to influence you in carrying out your public duty
  - d) subject to clause 6.7, accept any gift or benefit of more than token value as defined by clause 6.9
  - e) accept an offer of cash or a cash-like gift as defined by clause 6.13, regardless of the amount
  - f) participate in competitions for prizes where eligibility is based on the council being in or entering into a customer-supplier relationship with the competition organiser
  - g) personally benefit from reward points programs when purchasing on behalf of the council.

6.6 Where you receive a gift or benefit of any value other than one referred to in clause 6.2, you must disclose this promptly to your manager or the general manager in writing. The recipient, manager, or general manager must ensure that, at a minimum, the following details are recorded in the council's gift register:

- a) the nature of the gift or benefit
- b) the estimated monetary value of the gift or benefit
- c) the name of the person who provided the gift or benefit, and
- d) the date on which the gift or benefit was received.

6.7 Where you receive a gift or benefit of more than token value that cannot reasonably be refused or returned, the gift or benefit must be surrendered to the council, unless the nature of the gift or benefit makes this impractical.

## Gifts and benefits of token value

6.8 You may accept gifts and benefits of token value. Gifts and benefits of token value are one or more gifts or benefits received from a person or organisation over a 12-month period that, when aggregated, do not exceed a value of \$50. They include, but are not limited to:

- a) invitations to and attendance at local social, cultural or sporting events with a ticket value that does not exceed \$50
- b) gifts of alcohol that do not exceed a value of \$50
- c) ties, scarves, coasters, tie pins, diaries, chocolates or flowers or the like
- d) prizes or awards that do not exceed \$50 in value.

## Gifts and benefits of more than token value

6.9 Gifts or benefits that exceed \$50 in value are gifts or benefits of more than token value for the purposes of clause 6.5(d) and, subject to clause 6.7, must not be accepted.

6.10 Gifts and benefits of more than token value include, but are not limited to, tickets to major sporting events (such as international matches or matches in national sporting codes) with a ticket value that exceeds \$50, corporate hospitality at a corporate facility at major sporting events, free or discounted products or services for personal use provided on terms that are not available to the general public or a broad class of persons, the use of holiday homes, artworks, free or discounted travel.

6.11 Where you have accepted a gift or benefit of token value from a person or organisation, you must not accept a further gift or benefit from the same person or organisation or another person associated with that person or organisation within a single 12-month period where the value of the gift, added to the value of earlier gifts received from the same person or organisation, or a person associated with that person or organisation, during the same 12-month period would exceed \$50 in value.

6.12 For the purposes of this Part, the value of a gift or benefit is the monetary value of the gift or benefit inclusive of GST.

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## “Cash-like gifts”

- 6.13 For the purposes of clause 6.5(e), “cash-like gifts” include but are not limited to, gift vouchers, credit cards, debit cards with credit on them, prepayments such as phone or internet credit, lottery tickets, memberships or entitlements to discounts that are not available to the general public or a broad class of persons.

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## Improper and undue influence

- 6.14 You must not use your position to influence other council officials in the performance of their official functions to obtain a private benefit for yourself or for somebody else. A councillor will not be in breach of this clause where they seek to influence other council officials through the proper exercise of their role as prescribed under the LGA.
- 6.15 You must not take advantage (or seek to take advantage) of your status or position with council, or of functions you perform for council, in order to obtain a private benefit for yourself or for any other person or body.

**15.15 SHIBETSU JAPANESE GARDEN UPDATE**

**Author:** Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Japanese Garden Gazebo Pictures [↓](#) 

<b>Link to Community Strategic Plan:</b>	IN1.6.1 – To enhance the distinctive qualities of our existing public places
<b>Cost to Council:</b>	The project has a \$500,000 budget spread over the 2019/20 and 2020/21 financial years.
<b>Use of Reserve Funds:</b>	This project is funded (\$400,000) out of the Open Space Reserve (38169). This reserve is projected to be fully exhausted at the completion of the project

**RECOMMENDATION**

That

1. The report of the Director Corporate & Community Services on the Shibetsu Japanese Garden Update be received.
2. The Gazebo that is being constructed as part of stage one of the project be named the Takariko-O’Neill Gazebo in recognition of Mayors Susumu Takariko and Margaret O’Neill who were signatories on the original sister city agreement.
3. The formal entrance be named the Makino-Kirk Entrance in recognition of Mayors Yuji Makino and Bob Kirk, the two mayors at the 20<sup>th</sup> Anniversary Shibetsu Delegation visit.

**BACKGROUND**

A proposed Japanese Garden has been included in the Victoria Park Masterplan. Funds have been included in the 2019/20 Operational Plan for the garden to be created in recognition of Council’s sister city agreement with Shibetsu, Japan which celebrates its 20<sup>th</sup> anniversary in 2019.

**REPORT**

Work has commenced on Stage 1 of the Shibetsu Garden in Victoria Park. Following a visit by Mr Tomoki Izumi of Izumi Garden Co last month, the plans for this stage reached a point for construction to commence.

Stage one involves the construction of a pathway into the garden, the formal entry to the garden, one of the two gazebos planned for the garden, the erection of the “bamboo” fencing and the positioning of boulders to enable the future establishment of ornamental gardens and the planting of trees.





This stage also includes the placement of the “foundation” boulders which have been donated by Shibetsu Council.



Also donated by Shibetsu Council is a traditional Japanese Lantern that will sit alongside the formal entry to the garden.



The boulders, lantern and fencing material are currently in transit and are scheduled to arrive in Australia on 24 October.

Unfortunately, unless all goes to plan in so far as getting the materials from port to Goulburn (council is in the process of engaging a contractor to do so) the works may not be fully complete by the time the Shibetsu delegation arrives in Goulburn on 11 November.

As part of the itinerary being planned for their visit, a small ceremony will be held at Victoria Park to dedicate the area of the park for the gardens. If things go well with the transporting of the goods from Sydney, this could include an unveiling of the foundation stone.

In ensuring the link between Goulburn and Shibetsu is highlighted in this garden project it is suggested that some of the history of the sister city relationship be incorporated into the first stage of the project.

To achieve this, it is recommended that the Gazebo (which will be on your right immediately after stepping onto the path leading to the entrance) be named the Takariko-O'Neill Gazebo. This is to recognise the two mayors who signed the sister city agreement in 1999, Shibetsu City Mayor Susumu Takariko and Goulburn City Council Mayor, Cr Margaret O'Neill.

It is further recommended that the formal entrance of the garden be named the Makino-Kirk Entrance to recognise the current day Mayors, Shibetsu City Mayor Yuji Makino and Goulburn Mulwaree Mayor, Cr Bob Kirk.

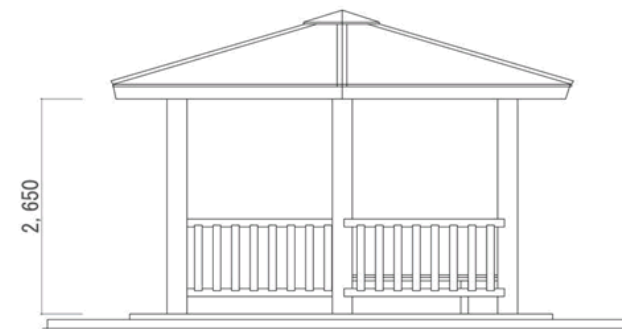
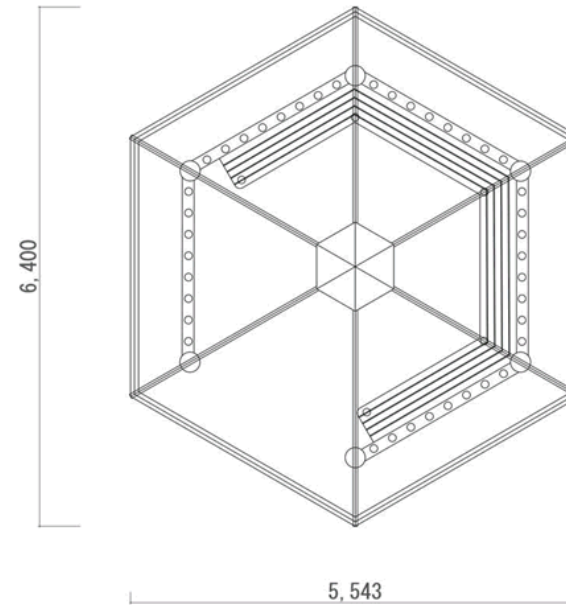
Appropriate signage will be developed for installation at both points to give an overview of both the signing of the sister city agreement and the 20<sup>th</sup> anniversary visit that will take part in November.



SKETCH No.1: 【The Main Entrance and Bamboo Fence】 The Main Entrance is adorned with boulders shipped from Shibetsu City. 【メインの入り口と竹垣】メインの入り口の前に、士別市から送られた景石を飾っています。



# GAZEBO DESIGN



**15.16 GOULBURN MULWAREE YOUTH COUNCIL MEETING NOTES - 30 AUGUST 2019**

**Author:** Carol James, Councillor

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. **Goulburn Mulwaree Youth Council Meeting Notes held on the 30 August 2019** [↓](#) 

<b>Link to Community Strategic Plan:</b>	CO2 – Encourage and facilitate active and creative participation in community life.
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report from Cr Carol James in relation to the Goulburn Mulwaree Youth Council Meeting Notes held on the 30 August 2019 be received.

**BACKGROUND**

A meeting of the Goulburn Mulwaree Youth Council Meeting Notes held on the 30 August 2019.

Please find attached the notes from this meeting. There are no recommendations from this meeting that require a resolution from Council.



**Goulburn Mulwaree Youth Council  
Discussion Items & Action List**

**Meeting Details**

Friday, 30 August 2019  
Council Chambers

**Attendees**

Charlotte Hargan, Maggie Hargan, William Hargan, Holly Caffery, Alex Dawes, Cole Park & Blake Robertson

**Apology**

David Walterin, Axel Drake & Codey Hedges

**Discussion Items**

- NSW Youth Conference, transport and accommodation
- Our presentation on defibrillator project
- Pitch for Goulburn to hold 2021 Youth Conference
- Reminder, out of shadows walk 8 September Victoria Park. Bubble Soccer
- Opening Rage Cage and skate park 21 September plus Totem Skate Event
- Jigsaw Club to be held again at Relay for Life 3 and 4 November

**Action List**

No	Description	Responsible Person	Target Date	Completion Date
1	Pitch for Youth Conference	Charlotte		
2	Project Defibrillation	Brayden		
3	Facebook Profile	Cole		

**15.17 EXTERNAL MEETING MINUTES**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. **Gullen Range CCC Meeting Minutes - 24 July 2019** [↓](#) 
  2. **Bungonia Village Discretionary Fund Working Party Notes from the meeting held 28 August 2019** [↓](#) 

<b>Link to Community Strategic Plan:</b>	CL3 We actively collaborate with others in the region
<b>Cost to Council:</b>	There are no financial implications for this report
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report from the General Manger on the minutes below be noted:

1. Gullen Range Community Fund s355 Committee Minutes from the meeting held 24 July 2019
2. Bungonia Village Discretionary Fund Working Party Notes from the meeting held 28 August 2019.

**REPORT**

Please find attached the minutes from the:

1. Gullen Range Community Fund s355 Committee Minutes from the meeting held 24 July 2019
2. Bungonia Village Discretionary Fund Working Party Notes from the meeting held 28 August 2019.

These minutes are attached for your information.

**Community Consultative Committee (CCC) Meeting Minutes**

**Gullen Range Wind Farm**

Date:	Wednesday 24 July 2019
Location:	CWA Hall Spring Street Crookwell
Time:	5.30pm to 6.30pm
Attendance:	Peter Gordon (Chair) Charley Barber (Community Representative) Leo Pearce (Asset Manager -NGRWF) Derek Powell (Deputy General Manager – NGRWF) Scott Martin, Business Manager from Goulburn Mulwaree Council
Apologies:	Councillor Paul Culhane from Upper Lachlan Shire (ULSC) Rosemary Howe (Community Representative) Dimity Taylor (Community Representative)

**Introduction by Chair (Peter Gordon)**

- Absence of Council and Community representative noted

**Conflicting and Pecuniary Interests**

- None

**Minutes of Previous Meeting**

- Minutes from 20<sup>th</sup> February 2019 were approved and are on the website.

**Business arising from the Previous Minutes**

- No business arising from previous minutes

**ACTION items from Previous Minutes**

- Major GRWF shutdowns (unexpected and planned) will now be notified on the GRWF website for public information.
- CIP review was discussed with the CCC.

**Issues raised by community representatives**

- No issues raised.

**Correspondence**

- No correspondence.

**Company Reports and Overview of Activities (Leo Pearce and Derek Powell)**

- Community Enhancement Program Document (CEP)
  - The proposed changes to the CEP Document, as discussed at previous CCC meetings, have been approved by the Department of Planning and Environment (DPE). The approved document is on the GRWF website.
- CLEP update: Approx. **109** buildings have completed Stage 1 of the Program. **65** Stage 2 applications have been approved so far (including five in the Q1 2019 Funding Round), with **51** installations completed to date. For the Q2 2019 Funding Round, GRWF did not receive any Stage two applications. The next Funding Round (Q3 2019) closes on 22<sup>nd</sup> September.
- Community Fund: Applications closed for 2019/2020 Funding Round on 2<sup>nd</sup> May. Upper Lachlan Shire Council will advise soon regarding the outcome of the funding round. Approx. \$72,428 will be available plus any amount carried over from last year's Funding Round. Another Community Fund grant writing workshop was held on 25<sup>th</sup> March, with 12 attendees. The community fund committee has noted an increased volume and quality of submissions since the grant writing workshop commenced in 2019.
- Community Tours: Community tours continue to be held every two months at GRWF. GRWF has worked with Crookwell Visitor Information Centre (Upper Lachlan Shire Council) so that they now operate the tour booking service. Council are in a position to grow the tour program to the benefit of local tourism, for instance by including other wind farms. The first step toward this is Crookwell 2 Wind Farm providing public tours as part of the same program, the first of which will occur in August.
- Schools: As part of the [STEM Industry Schools Partnership \(SISP\)](#) program coordinated by Regional Development Australia Southern Inland, GRWF has recently undertaken the following: (1) hosted Yr 5 and Yr 6 students from Bradfordville and Wollondilly Public School at the wind farm and (2) carried out school incursions involving Bradfordville, Wollondilly, Laggan, Binda and Bigga Public Schools.
- Community Information Plan (CIP): GRWF circulated a review of the engagement activities performed under the CIP prior to the meeting. The review will be posted to the GRWF website and will be circulated with the minutes of this meeting. GRWF concluded the engagement activities undertaken had been successful in distributing information about the wind farm throughout the community. As an action for next meeting, the committee was asked to consider whether there was evidence that particular groups of the community were not being reached by the activities undertaken. It was noted by the committee that some sections of the CIP required updating, such as addition of Goulburn Mulwaree Council representatives and updating of Upper Lachlan Shire Council representatives. GRWF will undertake these updates prior to the next meeting.
- Annual Environmental Management Report: The GRWF Annual Environmental Management Report for 2018 was submitted to DPE in March 2019. The report noted that GRWF was compliant with all the required obligations. The report is on the GRWF website.
- Compensatory Habitat Management Plan Area: The Annual Report for 2018 was submitted to DPE in February 2019. The report noted that GRWF was compliant with all the required obligations. The report is on the GRWF website.



- Wedge tailed eagles: A final report on wedge tailed eagle breeding activities in the GRWF project area was submitted to DPE in February 2019. The report is on the GRWF website.
- Community Complaints and Response to Complaints: NGRWF has received two noise complaints in 2019, one in February and one in June. The February noise complaint has been resolved. The June noise complaint has been linked to a wind turbine with damaged erosion protection tape on the leading edge of a rotor blade. Specialist technicians are being organised to carry out repairs.

**Action Items**

- GRWF to update the contact details in the CIP and add Goulburn Muwaree Council representatives.
- Committee members were asked to consider whether there is evidence of particular groups in the community that are not being reached by the activities undertaken as described in the CIP and to provide feedback at the next meeting.

**Next Meeting**

30 October 2019 at 5.30pm



## Bungonia Village Discretionary Fund Working Party Discussion Items & Action List

### Meeting Details

Wednesday 28 August 2019 at 5.20pm  
Bungonia Community Hall, Bungonia

### Attendees

Cr Leah Ferrara (Councillor and Chair), Scott Martin (Council Staff), Bill Dobbie, Dianna Moran, Brenda Knowles (Community Reps).

### Absent

Michael Rogers

### Discussion Items

- The current unallocated balance of the discretionary fund is \$11409. This balance contains the 'top-up' of \$11269 received as part of Council's adoption of its 2019/20 budget, and funds (\$140) remaining from the Community Signage Project.
- A total of two (2) project funding applications were received from within the community:
  - The purchase of a BBQ and picnic table to complement the BBQ area funded during the 2018/19 round. Total funding request: \$11409  
Note: The figure being applied for is a revised figure based upon the applicant discussing the suitability of the proposed fixtures with Council. The figure being applied for was therefore revised to reflect the revised products. Additional funds of \$2451 to be sought from Council either via the bringing forward of future funding, or via funds held by the Bungonia Progress Association.
  - The purchase of plaques for installation upon the Bungonia Cemetery Columbarium to commemorate approximately 200 former Bungonia residents with no known grave site or whom have had their ashes spread. Total funding request: \$3889
- The 2 projects were put to a vote, whereby the BBQ and picnic table project was endorsed as the favoured application with an endorsed total of \$11409.
- A further resolution was made in order to seek Council's support to bring forward \$2451 of the 2020/21 funding to cover the remaining costs.
- A motion was put forward to consider committee members being able to nominate alternative representatives. This motion was not carried.
- Next Meeting Date: July 2020, with a view of having the 2020/21 projects allocated prior to the 2020 Council elections.

Meeting closed: 5:40pm

**16 CLOSED SESSION**

Council must resolve to move into Closed Session to deal with any items under s10 *Local Government Act 1993*.

There were no closed session reports for determination.

**17 CONCLUSION OF THE MEETING**

The Mayor will close the meeting.