GOULBURN MULWAREE COUNCIL

OUR VISION & VALUES ONE TEAM DELIVERING WITH

PRIDE

Passion | Respect | Innovation | Dedication | Excellence

OUR MISSION TO BE EASY TO DO BUSINESS WITH

BUSINESS PAPER

Ordinary Council Meeting

17 November 2020

Warwick Bennett
General Manager

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

Tuesday, 17 November 2020 at 6pm

in the Council Chambers, Civic Centre

184 - 194 Bourke Street, Goulburn

Order Of Business

1 Opening Meeting 5

2 Acknowledgement of Country 5

3 Councillors Declaration and/or Prayer 5

4 Apologies 5

5 Applications for a Leave of Absence by Councillors 5

Nil

6 Late Items / Urgent Business 5

7 Disclosure of Interests 5

8 Presentations 6

Nil

9 Public Forum 6

10 Confirmation of Minutes 7

10.1 Minutes of the Ordinary Meeting of Council held on 3 November 2020 7

11 Matters Arising 19

11.1 Matters Arising from Council Meeting Minutes from the 3 November 2020 19

11.2 Outstanding Task List from All Previous Meetings 20

12 Mayoral Minute(s) 23

Nil

13 Notice of Motion(s) 23

Nil

14 Notice of Rescission(s) 23

Nil

15 Reports to Council for Determination 24

15.1 DA/0073/1920, 14 lot residential subdivision, 30b Sloane Street Goulburn 24

15.2 Post Exhibition Report - Planning Proposal to Include Wingello Park as an Item of Heritage 100

15.3 Post Exhibition Report - Planning Proposal to include the RU6 Transition Zone within Clauses 4.1AA and 4.2B of GM LEP 2009 175

15.4 2021T0005 Cookbundoon Pavilion Upgrade Tender Evaluation 320

15.5 2019/20 Audited Financial Statements 337

15.6 2019/20 Statutory Annual Report 339

15.7 Quarterly Budget Review 340

15.8 Monthly Financial Report 364

15.9 Statement of Investments & Bank Balances 378
15.10 St Clair Conservation Works - Status Report 382
15.11 Goulburn Aquatic Centre Redevelopment Stage 1 Construction - October 2020 Status Report 386
15.12 Goulburn Performing Arts Centre - October 2020 Status Report 391
15.13 Natural Disaster Essential Public Asset Restoration Project - October 2020 Status Report 397
15.14 Mountain Ash Road Blackspot Project - October 2020 Status Report 403
15.15 Cookbundoon Pavilion Upgrade - October 2020 Status Report 406
15.16 Canberra Region Joint Organisation Board Minutes - 26 October 2020 409
15.17 Goulburn Mulwaree Youth Council Meeting Notes - 30 October 2020 419
15.18 Copford Reach Working Party Minutes - 5 November 2020 421
15.19 Corporate & Community Services Directorate Report October 2020 425
15.20 Operations Directorate Report - October 2020 456
15.21 Utilities Directorate Report - October 2020 500
15.22 Planning & Environment Directorate Report October 2020 516
16 Closed Session 529
There were no closed session reports for determination.
17 Conclusion of the Meeting 529

Cr Bob Kirk **Warwick Bennett**
Mayor **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 3 NOVEMBER 2020

Author: **Warwick Bennett, General Manager**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Minutes of the Ordinary Meeting of Council held on 3 November 2020**

RECOMMENDATION

That the Council minutes from Tuesday 3 November 2020 and contained in Minutes Pages No 1 to 12 inclusive and in Minute Nos 2020/459 to 2020/475 inclusive be confirmed.

GOULBURN MULWAREE COUNCIL

OUR VISION & VALUES ONE TEAM DELIVERING WITH

PRIDE

Passion | Respect | Innovation | Dedication | Excellence

OUR MISSION TO BE EASY TO DO BUSINESS WITH

MINUTES

Ordinary Council Meeting

3 November 2020

Order Of Business

1 Opening Meeting **4**
2 Acknowledgement of Country **4**
3 Councillors Declaration and/or Prayer **4**
4 Apologies **4**
5 Applications for a Leave of Absence by Councillors **4**
6 Late Items / Urgent Business **4**
7 Disclosure of Interests **5**
8 Presentations **5**
Nil
9 Public Forum **5**
10 Confirmation of Minutes **5**
10.1 Minutes of the Ordinary Meeting of Council held on 20 October 2020 5
11 Matters Arising **5**
11.1 Matters Arising from Council Meeting Minutes from the 20 October 2020 5
11.2 Outstanding Task List from All Previous Meetings 5
12 Mayoral Minute(s) **6**
Nil
13 Notice of Motion(s) **6**
Nil
14 Notice of Rescission(s) **6**
Nil
16 Closed Session **6**
16.1 Hockey Facility Contract for Purchase 7
15 Items for Determination
15.1 Bushfire Community Recovery and Resilience Fund - Phase 2 8
15.2 Bushfire Local Economic Recovery Fund - Grant 8
15.3 Growing Local Economies Common Street - September 2020 Status Report 10
15.4 Minutes of the Recreation Area Committee Meeting held on 7 October 2020 11
15.5 Minutes of the Sports Council Meeting held on 19 October 2020 11
15.6 External Meeting Minutes 11
15.7 Councillor Briefing Session Summary 11
17 Conclusion of the Meeting **12**

MINUTES OF GOULBURN MULWAREE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, CIVIC CENTRE, 184 - 194 BOURKE STREET, GOULBURN
ON TUESDAY, 3 NOVEMBER 2020 AT 6PM

PRESENT: Cr Bob Kirk (Mayor), Cr Peter Walker (Deputy Mayor), Cr Andrew Banfield, Cr Sam Rowland, Cr Leah Ferrara, Cr Alfie Walker, Cr Margaret O'Neill & Cr Carol James.

IN ATTENDANCE: Warwick Bennett (General Manager), Brendan Hollands (Director Corporate and Community Services), Marina Hollands (Director Utilities), Scott Martin (Director Planning & Environment, Matt O'Rourke (Director Operations) & Amy Croker (Office Manager).

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 opening prayer was read by Cr Alfie Walker.

4 APOLOGIES

RESOLUTION 2020/459

Moved: Cr Alfie Walker
Seconded: Cr Carol James

That the apology received from Cr Denzil Sturgiss be accepted.

CARRIED

5 APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

RESOLUTION 2020/460

Moved: Cr Carol James
Seconded: Cr Leah Ferrara

That the leave of absence be granted to Cr Denzil Sturgiss due to health reasons.

CARRIED

6 LATE ITEMS / URGENT BUSINESS

Nil

7 DISCLOSURE OF INTERESTS

Cr Banfield made a statement in relation to the Business Paper. He has assessed the Business Paper and does not perceive any declaration of interest is required to be declared in relation to his employment with Denrith Group of Companies.

8 PRESENTATIONS

Nil

9 PUBLIC FORUM

Nil

10 CONFIRMATION OF MINUTES

10.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 20 OCTOBER 2020

RESOLUTION 2020/461

Moved: Cr Carol James
Seconded: Cr Leah Ferrara

That the Council minutes from Tuesday 20 October 2020 and contained in Minutes Pages No 1 to 19 inclusive and in Minute Nos 2020/417 to 2020/458 inclusive be confirmed.

CARRIED

11 MATTERS ARISING

11.1 MATTERS ARISING FROM COUNCIL MEETING MINUTES FROM THE 20 OCTOBER 2020

Nil

11.2 OUTSTANDING TASK LIST FROM ALL PREVIOUS MEETINGS

RESOLUTION 2020/462

Moved: Cr Sam Rowland
Seconded: Cr Peter Walker

That Council notes the Task List 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

RESOLUTION 2020/463

Moved: Cr Andrew Banfield
Seconded: Cr Margaret O'Neill

That the closed session of this Business Paper be discuss and determined at this stage of the meeting.

CARRIED

16 CLOSED SESSION

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

RESOLUTION 2020/464

Moved: Cr Alfie Walker
Seconded: Cr Andrew Banfield

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the Local Government Act 1993:

16.1 Hockey Facility Contract for Purchase

This matter is considered to be confidential under Section 10A(2) - di of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

CARRIED

Council resolved into Closed Session at 6.07pm.

Council resolved into Open Council at 6.20pm.

RESOLUTION 2020/465

Moved: Cr Alfie Walker
Seconded: Cr Leah Ferrara

1. **That Council moves out of Closed Council into Open Council.**
2. **That the resolutions of the Closed Session meeting which were submitted to Closed Session in accordance with s10A Local Government Act 1993 be adopted in open Council.**

CARRIED

16.1 HOCKEY FACILITY CONTRACT FOR PURCHASE

RESOLUTION 2020/466

Moved: Cr Peter Walker
Seconded: Cr Alfie Walker

That

1. **The report from the Director Corporate & Community Services and the General Manager on Hockey Facility Contract for Purchase be received.**
2. **Council approve the purchase of part 135 Hume Street, Goulburn commonly known as the Hockey Facility at the Workers Arena for a price of $3,000,000 (plus GST if any) and authorise the Mayor and General Manager to sign the sale and purchase agreement to enact this transaction.**
3. **The General Manager and Mayor be given authority make any further minor alterations to the Contract (which do not have any material impact on the overall intent of the Contract).**
4. **Council agree to enter into a License Agreement separate to the Contract in to the use of, and maintenance arrangements for the existing car park and Sports Way.**
5. **Council authorises the affixing of the common seal to all documentation necessary to complete this purchase at the proposed end settlement date to be signed by the Mayor and General Manager.**

CARRIED

15 REPORTS TO COUNCIL FOR DETERMINATION

MOTION

Moved: Cr Andrew Banfield
Seconded: Cr Alfie Walker

That the business paper recommendations be moved in total with the exception of Item 15.2 Bush Fire Local Economic Recovery Fund - Grant.

The motion was put and lost.

15.1 BUSHFIRE COMMUNITY RECOVERY AND RESILIENCE FUND - PHASE 2

RESOLUTION 2020/467

Moved: Cr Peter Walker
Seconded: Cr Sam Rowland

That

1. **The report from the General Manager on the Bushfire Community Recovery and Resilience Fund – Phase 2 be received**
2. **Council endorse that applications to the Bushfire Community Recovery and Resilience Fund for stream 1 being:-**
   - **Community Grants Program $50,000**
   - **Improvements to the Evacuation Centre at the Recreation area for $50,000**
3. **Council promote the following projects for stream 2 of the Bushfire Community Recovery and Resilience Fund**
   - **improve and update the operations of our Emergency Centre – especially the communications and technology**
   - **power bollards at the emergency centre**

CARRIED

15.2 BUSHFIRE LOCAL ECONOMIC RECOVERY FUND - GRANT

RESOLUTION 2020/468

Moved: Cr Peter Walker
Seconded: Cr Margaret O'Neill

That Council Move into Committee of the Whole.

Council moved into Committee of the whole at 6:26 pm.

CARRIED

RESOLUTION 2020/469

Moved: Cr Peter Walker
Seconded: Cr Carol James

That Council move back into Open Council.

Council moved back into Open Council at 6:54 pm.

CARRIED

MOTION

Moved: Cr Peter Walker
Seconded: Cr Carol James

That

1. The report from the General Manager on the Bushfire Local Economic Recovery Fund be received.
2. Council makes application as priority one from the Bushfire Local Economic Recovery Fund for a second access/exit to Run-O-Waters for bushfire safety reason – the grant application be 50% of the cost being $950,000.
3. Council makes an application to the Bushfire Local Economic Recovery Fund for the upgrade of the Waste Management Centres in Goulburn and Marulan to ensure they have the capability of receiving waste from future emergencies that occur in the region cost $950,000.
4. Council makes an application to the Bush Fire Local Economic Recovery Fund for the upgrade of North Park in line with the approved Management Plan to the value of $600,000.
5. Council makes further applications to the Bushfire Local Economic Recovery Fund for upgrades in the following villages.

   (a) Marulan Soccer Field Amenities – cost $600,000

   (b) Bungonia Public Toilet and playground Facilities – cost $200,000

   (c) Tallong Hall and adjacent reserve upgrade – cost $200,000

   (d) Towrang Road widening - cost $400,000

   And prior to lodging grant applications the General Manager liaise with the appropriate village committee/working party to confirm the above projects are their priority for such grant funding.
6. Council makes an application to the Bush Fire Local Economic Recovery Fund for the Tarago landscaping and amenities upgrade costing $200,000.

The Motion was put and he voting was tied at 4 for the motion and 4 against the motion.

The Mayor used his casting vote and voted against the motion.

The Motion was therefore lost.

RESOLUTION 2020/470

Moved: Cr Alfie Walker
Seconded: Cr Leah Ferrara

That

1. **The report from the General Manager on the Bushfire Local Economic Recovery Fund be received.**
2. **Council makes application as priority one from the Bushfire Local Economic Recovery Fund for a second access/exit to Run-O-Waters for bushfire safety reason – the grant application be 50% of the cost being $950,000.**
3. **Council makes an application to the Bushfire Local Economic Recovery Fund for the upgrade of the Waste Management Centres in Goulburn and Marulan to ensure they have the capability of receiving waste from future emergencies that occur in the region cost $950,000.**
4. **Council makes further applications to the Bushfire Local Economic Recovery Fund for upgrades in the following villages.**
   - **(a) Marulan Soccer Field Amenities – cost $600,000**
   - **(b) Bungonia Public Toilet and playground Facilities – cost $200,000**
   - **(c) Tallong Hall and adjacent reserve upgrade – cost $200,000**
   - **(d) Towrang Road widening - cost $400,000**

   And prior to lodging grant applications the General Manager liaise with the appropriate village committee/working party to confirm the above projects are their priority for such grant funding.
5. **Council makes an application to the Bush Fire Local Economic Recovery Fund for the Tarago landscaping and amenities upgrade costing $200,000.**
6. **Council makes an application to the Bush Fire Local Economic Recovery Fund for the upgrade of North Park in line with the approved Management Plan to the value of $600,000.**

CARRIED

15.3 GROWING LOCAL ECONOMIES COMMON STREET - SEPTEMBER 2020 STATUS REPORT

RESOLUTION 2020/471

Moved: Cr Sam Rowland
Seconded: Cr Alfie Walker

That the report from the Project Engineer (Operations) on the status of the Growing Local Economies Common Street construction be received

CARRIED

15.4 MINUTES OF THE RECREATION AREA COMMITTEE MEETING HELD ON 7 OCTOBER 2020

RESOLUTION 2020/472

Moved: Cr Margaret O'Neill
Seconded: Cr Sam Rowland

That:

1. **The report from Business Manager Community Facilities, in regards to the Recreation Area Committee minutes from Wednesday 7 October 2020 be received; and**
2. **Council approve the draft charter for the Recreation Area Committee of Management.**

CARRIED

15.5 MINUTES OF THE SPORTS COUNCIL MEETING HELD ON 19 OCTOBER 2020

RESOLUTION 2020/473

Moved: Cr Margaret O'Neill
Seconded: Cr Leah Ferrara

That the report from Business Manager Community Facilities in regards to the Sports Council minutes from Monday 19 October 2020 be received.

CARRIED

15.6 EXTERNAL MEETING MINUTES

RESOLUTION 2020/474

Moved: Cr Peter Walker
Seconded: Cr Andrew Banfield

That the report from the General Manger on the minutes below be received:

1. **Gullen Range Wind Farm Community Consultative Committee held on 2 September 2020.**
2. **Gullen Range Wind Farm Community Fund S355 Community Committee meeting held on 22 September 2020.**

CARRIED

15.7 COUNCILLOR BRIEFING SESSION SUMMARY

RESOLUTION 2020/475

Moved: Cr Carol James
Seconded: Cr Leah Ferrara

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

CARRIED

17 CONCLUSION OF THE MEETING

The Meeting closed at 7.05pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 17 November 2020.

.....	.....
Cr Bob Kirk **Mayor**	**Warwick Bennett** **General Manager**

11 MATTERS ARISING

11.1 MATTERS ARISING FROM COUNCIL MEETING MINUTES FROM THE 3 NOVEMBER 2020

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. Task List - 17 November 2020**

RECOMMENDATION

That Council notes the Task List and authorises the deletion of completed tasks.

REPORT

Please find attached the Task List for matters resolved at previous Council meetings that are still currently under action.

OUTSTANDING TASK LIST

Item/Task	Responsible Officer	Status
Ducks Lane and Run-O-Waters Traffic Management Plan 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.	General Manager	This matter has been deferred pending feedback from the applicants
B6 Enterprise Corridor Planning Proposal This application refers to the B6 zone land on Long Street and northern side of Sydney Road that is being rezoned to residential	Director Planning & Environment	Currently on public exhibition
Mogo Road Hi Quality General Manager to report back on works to be undertaken to fully implement development application	General Manager	Consultation occurring with Hi Quality
Community Centre Options Location of Community Centre deferred 18 months	General Manager	Will be referred to Council in December 2021.
Residential Care Facility at Run-O-Waters Preparing Planning Proposal for consideration by Department of Planning	Director Planning and Environment	Planning Proposal being prepared
Waste Water Farm Expressions of Interest The three applicants for the expressions of interest have been invited to present additional information and to attend a Council Briefing on the 27 October 2020	Director Utilities	Report being prepared and will be presented in December 2020
Veolia Host Fees The Mayor and General Manager to continue discussions with Veolia	General Manager	Awaiting responses from Veolia

OUTSTANDING TASK LIST

Item/Task	Responsible Officer	Status
Development Service Plan – Goulburn Stormwater To be placed on public exhibition for 30 working days	Scott Martin	Currently being audited before public exhibition begins
Goulburn Mulwaree Local Infrastructure Contributions Plan To be placed on public exhibition for 28 days	Scott Martin	Public consultation document being prepared
Residential and Subdivision Development Controls - Development Control Plan Amendment To be placed on public exhibition for 28 days	Scott Martin	DCP is on public exhibition
Proposed Amendment to DCP 2009 - Vegetation Chapter To be placed on public exhibition for 28 days	Scott Martin	DCP is on public exhibition
Museum of Applied Arts & Sciences - Maudslay Beam Engine The General Manager to prepare a separate report to Council on the cost of building extension and relocation costs to house Maudslay Beam Engine.	General Manager	Report being prepared

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/0073/1920, 14 LOT RESIDENTIAL SUBDIVISION, 30B SLOANE STREET GOULBURN

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

Authoriser: **Warwick Bennett, General Manager**

Attachments:
1. **Proposed Subdivision Plan**
2. **Revised VPA Letter of Offer**
3. **Plan of Vegetation Removal**
4. **Submissions**
5. **Applicant Response to Submissions**

Reference to LSPS:	Planning Priority 4: Housing – Vision 2040 - A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.
DA Number:	DA/0073/1920
Address:	Lot 2 DP 1099324, 30b Sloane Street Goulburn
Proposal Description:	14 Lot residential subdivision
Type of Development:	Local
Zone:	R1 General Residential
Variations to Policy:	N/A
Submissions:	Four (4)
Key Issues:	Stormwater management, traffic management, amenity issues to existing development

RECOMMENDATION

That:

1. The staff assessment report for development application DA/0073/1920 for the proposed 14 lot residential subdivision at 30b Sloane Street Goulburn be received.
2. Consent be granted for DA/0073/1920 for a 14 lot residential subdivision located at 30b Sloane Street Goulburn subject to the following conditions.

This is a deferred commencement consent under Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. This deferred commencement consent does not become operative until the applicant has satisfied the requirements listed in Schedule 'A' of this consent. All issues must be satisfactorily resolved within a period of **twelve (12) months** from the 'Determination Date' that is shown on this Notice of Determination or the consent will lapse in accordance with Section 95 of the *Environmental Planning and Assessment Regulation 2000*.

Upon compliance with the issues under Schedule 'A', and written confirmation from ***'Council'*** to that effect, then the consent shall become operative from a 'Date of Endorsement' (to be included on the written notification) subject to the conditions listed in Schedule 'B' and any additional conditions arising from the requirement of Schedule 'A'.

SCHEDULE A

A The Planning Agreement offered by the developer in respect of the development proponent is required to be entered into in accordance with the Planning Agreement letter of offer submitted by Southern Region Land Engineering, dated 18/05/2020.

The Planning Agreement must incorporate the following requirements:

- Any retaining walls to be used shall be reinforced concrete with a minimum design life of 40 years, to ensure longevity.

SCHEDULE B

SECTION A: GENERAL CONDITIONS

1. Approved Development and Use

Development consent has been granted in accordance with this Notice of Determination for the purposes of a fourteen (14) Lot residential subdivision, drainage reserve Lot and public infrastructure under the *Goulburn Mulwaree Local Environmental Plan 2009.*

(Reason: *To confirm the components of the approval)*

2. Development in Accordance with Documentation

The development must only be carried out:

a) in compliance with the conditions of this Notice of Determination; and

b) in accordance with the approved plans and documentation listed in the table below.

Architectural plans prepared by Southern Region Land Engineering			
DRAWING NO.	**REV**	**TITLE OF PLAN OR DOCUMENT**	**DATE.**
T01807-SK001	4	Detailed Lot Layout	19/05/2020
T01807-SK002	3	Concept Drainage Plan	20/11/2019
T01807-SK003	4	Concept Sewer Plan	19/05/2020
T01807-SK005	4	Concept Erosion and Sediment Control Plan	19/05/2020
T01807-SK006	4	Existing Tree Survey Plan	19/05/2020
T01807-SK007	2	Landscape & Fencing Plan	19/05/2020
T01807-110	3	General Arrangement and Typical Sections	20/11/2019
T01807-111	3	Bio-Basin Typical Details	20/11/2019
T01807-130	3	Longitudinal Section MC01-Sloane Street	20/11/2019
T01807-140	3	Cross Section Sheet 1 of 7	20/11/2019
T01807-141	3	Cross Section Sheet 2 of 7	20/11/2019
T01807-142	3	Cross Section Sheet 3 of 7	20/11/2019
T01807-143	3	Cross Section Sheet 4 of 7	20/11/2019
T01807-144	3	Cross Section Sheet 5 of 7	20/11/2019
T01807-145	3	Cross Section Sheet 6 of 7	20/11/2019
T01807-146	3	Cross Section Sheet 7 of 7	20/11/2019
T01817	-	Proposed Planting Behind Wall	17/12/2019
T01817	-	Basin Detail	undated
Documentation prepared by Capital Ecology PTY LTD			
DOCUMENT REF.	**REV**	**TITLE OF PLAN OR DOCUMENT**	**DATE.**
Project No. 2861		Proposed subdivision of 30b Sloane Street Goulburn NSW (Lot 2 DP 1099324)- Ecological Impact Assessment	06/06/2019

(Reason*:* *To ensure that the development is undertaken in accordance with the submitted plans and documents as amended)*

3. Water NSW General

The lot layout of the subdivision shall be as shown on the Detailed Lot Layout Plan (DRG. No T01807-SK001, Issue IF, Rev 3, dated 20.11.19) prepared by S.R.L.E. No revised site layout, staging or external works that will have any impacts on water quality shall be permitted without the agreement of Water NSW.

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

4. Water NSW Stormwater Management

No changes to stormwater treatment and management that will have any impact on water quality, shall be permitted without the agreement of Water NSW.

(Reason: *To ensure that the stormwater quality management measures and structures for the proposed subdivision have a sustainable neutral or beneficial impact on water quality over the longer*

term)

SECTION B: PRESCRIBED CONDITIONS IMPOSED UNDER EP&A ACT, THE REGULATION, AND OTHER RELEVANT LEGISLATION

5. Issue of a Subdivision Works Certificate Requirements

In accordance with cl.148F of the *Environmental Planning and Assessment Regulation 2000*, the plans and specifications submitted with a Subdivision Works Certificate must not be inconsistent with this Notice of Determination.

(Reason: *Prescribed by legislation)*

SECTION C: MATTERS REQUIRING COUNCIL'S SATISFACTION PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

6. s.306 Compliance Certificate

A s.306 Certificate of Compliance under Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000* must be obtained from ***'Council'*** as the Sewer and Water Authority prior to the issue of any Subdivision Works Certificate.

Note: *s.64 of the Local Government Act 1993 authorises **'Council'** to issue Certificates of Compliance under s.306 of the Water Management Act 2000 and to impose pre-conditions to the issuing of Certificates of Compliance.*

(Reason: *To retain a level of service for the existing population and to provide the same level of service to the population resulting from new developments)*

7. Fire Hydrant Provision

Hydraulic Engineers details for water services which are to be approved by ***'Council's'*** Utilities Department shall include fire hydrant location which show coverage to all allotments, with particular attention to coverage for the battle-axe allotments.

Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by ***'Council'*** prior to the issue of any or Subdivision Works Certificate.

(Reason: *To ensure future residential development has adequate fire hydrant coverage)*

8. Constructional Environmental Management Plan

A Construction Environmental Management Plan must be prepared and submitted to, and approved in writing by ***'Council'*** prior to the issue of any Subdivision Works Certificate. The plan must be prepared by a suitably qualified or experienced person(s), and must include, but not be limited to, the following: -

a) Details of:
   i. 24-hour contact details of site manager;
   ii. the proposed phases of construction ***'works'*** on the ***'site'***, and the expected duration of each construction phase;
   iii. the proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process; and
   iv. the proposed areas within the ***'site'*** to be used for the storage of excavated materials, construction materials and waste containers during the construction period;

b) Construction Traffic and Pedestrian Management;
   i. be prepared in consultation with Council and Transport NSW if the road is a classified road;
   ii. detail the measures that are to be implemented to ensure road safety and network efficiency during the 'works' in consideration of all potential impacts on general traffic, cyclists, pedestrians and bus services;
   iii. detail heavy vehicle routes, access and parking arrangements;
   iv. the proposed methods of loading and unloading excavation and construction machinery, excavation and building materials, formwork etc. and the erection of any part of the structure within the 'site';
   v. detail procedures for notifying adjoining and nearby residents and the community of any potential disruption to routes; and
   vi. include a program to monitor the effectiveness of these measures

c) Construction Noise and Vibration Management;

i. describe procedures for achieving the noise management levels in EPA's Interim construction Noise Guideline;

ii. describe the measures to be implemented to manage high noise generating activities such as piling, jack hammering etc., in close proximity to sensitive noise receivers;

iii. include strategies that have been developed with the community for managing high noise generating activities;

iv. describe the community consultation undertaken to develop the strategies to be employed; and

v. include a complaints management system that would be implemented for the duration of the 'works'.

d) Construction Soil and Water Management;

i. be undertaken in consultation with Water NSW and ***'Council'***;

ii. describe all erosion and sediment controls to be implemented during the works;

iii. provide plans and details of how the works will be managed in wet weather (i.e. storage of equipment, stabilisation of the site, inundation threats);

iv. the proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles must be directed to the sediment control system within the ***'site'***;

v. details all off site flows from the site and how they will be managed;

vi. describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI;

vii. demonstrate how compliance with Water NSW conditions will be addressed and maintained; and

viii. include a program to monitor and review the effectiveness of the soil and water management measures required by this condition.

e) Construction Waste Management;

i. details the quantities of each waste type generated during the ***'works'*** including all forms of green waste and any proposed reuse, recycling and disposal locations; and

ii. removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards, and guidelines.

f) Unexpected Contamination Procedure to ensure that any potentially contaminated material is appropriately managed. The procedure must provide for all disposal locations, quantities and test results to be submitted to ***'Council'*** and the ***'Certifier'*** 48 hours prior to removal from ***'site'***.

All work, excavation, demolition or construction activities must be undertaken in accordance with the approved Construction Environmental Management Plan and any conditions attached to the approved plan. A copy of the approved Construction Environmental Management Plan must be kept on the ***'site'*** at all times and made available to any officer of ***'Council'*** upon request.

(Reason: *To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner's property rights and residential amenity in the locality, without unreasonable inconvenience to the community)*

9. Damage to Public Infrastructure

A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant/person which details the pre-developed condition of the existing public infrastructure in the vicinity of the development ***'site'***. Attention must be paid to accurately recording any pre-development damage so that ***'Council'*** is informed when assessing any future damage to public infrastructure caused as a result of the development. The dilapidation survey and report must be submitted to, and approved in writing by ***'Council'*** prior to the issue of any Subdivision Works Certificate.

The person entitled to act upon this Notice of Determination will be held liable for all damage to public infrastructure in the vicinity of the development ***'site'*** where such damage is not accurately recorded and

demonstrated as pre-existing under documentation provided by this condition.

Note: *Vicinity is defined as all public infrastructure immediately adjacent to the **'site'** (full road reserve width) and to a minimum distance of 50m beyond the **'site'** boundaries.*

*(**Reason**: To* record *the condition of public infrastructure prior to the commencement of construction to the consent authority's satisfaction)*

10. Structural Engineering Plans

Structural engineering plans and details prepared by an experienced professional chartered practicing Structural Engineer are required for the following: -

a) All retaining walls and footings with a minimum design life of 40 years. Retaining walls are not to exceed two (2) meters in height before the introduction of a stepped terrace retaining wall system with a minimum spacing of one (1) metre from retaining wall face to retaining wall face.
All retaining walls including required drainage zones must be contained wholly within the boundaries of the subject Lot.
A compliant handrail is required to be installed at the top of the retaining wall, where retaining wall/s incorporate a height of at least 1 metre.

Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by ***'Council'*** prior to the issue of any Subdivision Works Certificate.

***Advice**: The name, address and qualifications of the practising Structural Engineer certifying the design must be clearly indicated on the plans and any accompanying documentation. The engineer is to hold qualifications appropriate to the project as defined in the Building Code of Australia. The design shall relate to the particular site.*

Any such Certificate is to set forth the extent to which the Engineer has relied on relevant Specifications, Rules, Codes of Practice or Publications in respect of the construction.

***(Reason:** To ensure the structural support of public infrastructure is achieved)*

11. Water NSW- Construction Activities

The Concept Erosion and Sediment Control Plan (DRG. No T01807-SK005, Issue IFA, Rev 3, dated 20.11.19) prepared by S.R.L.E shall be updated to a Soil and Water Management Plan in consultation with Water NSW for all works required as part of the development by a person with knowledge and experience in the preparation of such plans. 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 Subdivision Works Certificate and be 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.

***(Reason:** 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)*

12. Water NSW – Subdivision Road

The subdivision road shall be located and constructed as shown on the proposed Subdivision Plans (DRG. No T01807-110, Issue IFA, Rev 3, dated 20.11.19; T01807- 130, Issue IFA, Rev 3, T01807- 140 – 146, Issue IFA, Rev 3, all dated 20.11.19), all prepared by S.R.L.E. The subdivision road shall:

- be sealed and otherwise constructed in accordance with Council's engineering standards, and
- incorporate inlet filters (Enviropod 200 or Water NSW endorsed equivalent) on all inlet pits.

Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by ***'Council'*** prior to the issue of any Subdivision Works Certificate.

***(Reason**: To ensure that the proposed subdivision road and associated infrastructure will have a sustainable neutral or beneficial impact on water quality during the operational phase of the development)*

13. Water NSW – Subdivision Road

All stormwater structures and drainage works associated with the proposed subdivision road shall be wholly included in the road or drainage reserve or within suitably defined easements.
Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by ***'Council'*** prior to the issue of any Subdivision Works Certificate.

***(Reason**:* *To ensure that the proposed subdivision road and associated infrastructure will have a sustainable neutral or beneficial impact on water quality during the operational phase of the development)*

14. Water NSW – Stormwater Management
All stormwater management measures as shown on the Concept Drainage Plan (DRG. No T01807-SK002, Issue IFA, Rev 3, dated 20.11.19) prepared by S.R.L.E shall be incorporated in the final stormwater drainage plan. The final stormwater drainage plan shall be prepared in consultation with Water NSW, specifically the design of the main biobasin, and approved by Council.
Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by ***'Council'*** prior to the issue of any Subdivision Works Certificate.

(Reason: *To ensure that the stormwater quality management measures and structures for the proposed subdivision have a sustainable neutral or beneficial impact on water quality over the longer term)*

15. Water NSW – Stormwater Management
The biobasin in the final stormwater drainage plan shall also:

- be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems Version 2 (Payne et al, 2015, Melbourne, CRC for Water Sensitive Cities)
- 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 such that discharge does not cause erosion
- be accessible from road by machinery to facilitate cleaning, monitoring and maintenance of the structures
- 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 protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.

Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by ***'Council'*** prior to the issue of any Subdivision Works Certificate.

(Reason: *To ensure that the stormwater quality management measures and structures for the proposed subdivision have a sustainable neutral or beneficial impact on water quality over the longer term)*

SECTION D: SUBSIDIARY MATTERS TO BE COMPLETED PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

16. Street Lighting Requirements
All areas within the development must comply with AS/NZS 1158.3.1:2010 (as amended) Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements. Where required, lighting must be upgraded/provided in accordance with AS/NZS 1158.3.1:2010.

Lighting for the pathway between proposed Lot 3 & 4 shall be low lying that does not result in adverse light spillage to future residential development within proposed Lots 3 & 4, whilst ensuring that the entire length of this path is adequately lit.

Details of the proposed lighting to the standard P5 Category and compliance with AS/NZS 1158.3.1:2010 (as amended) must be submitted to, and approved by the 'Certifier' prior to the issue of any Subdivision Works Certificate.

(Reason: *To ensure street lighting is provided in accordance with the applicable Australian Standards. To ensure that lighting does not result in any detrimental amenity impacts to future residential property occupiers)*

17. Initial Geotechnical Report

A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer that as a minimum but is not be limited to the following:

a) extent and stability of proposed earthworks and embankments including those acting as stormwater basins;
b) recommended geotechnical testing requirements;
c) level of geotechnical supervision for each part of the works as defined under *AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments;*
d) recommended treatment of any unstable areas within privately owned allotments;
e) requirement for subsurface drainage lines;
f) overall assessment of the suitability of the engineering plans for the proposed subdivision development;
g) risk analysis to existing structures of a contractor using vibratory rollers anywhere within the ***'site'*** during the construction phase. The indicated hazardous areas must be identified on the geotechnical plans and specify the type of vibratory rollers allowed to be used in the area;
h) the impact of the installation of services on overall site stability and recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during installation; and
i) any other and necessary geotechnical recommendations;

Details demonstrating compliance with the above requirements and certified by an appropriately qualified and practising civil engineer shall be submitted to, and approved by, the ***'Certifier'*** prior to the issue of any Subdivision Works Certificate.

(Reason: *To* ensure *that infrastructure is designed in consideration of site constraints)*

18. Engineered Stormwater Subdivision

Plans and certification indicating all engineering details relevant to the ***'site'*** regarding the collection and disposal of stormwater from the ***'site'***, buildings, roads and adjacent catchments etc., must be procured and be in accordance with the following minimum specifications: -

a) engineering stormwater management plans and supporting calculations for the on-site detention system are to be prepared by a suitably qualified practicing Chartered Professional Engineer;
b) all drainage works must be designed and built in accordance with '***Council's'*** Engineering Standards, relevant Australian Standards, in conjunction with a geotechnical analysis of the ***'site'*** soils;
c) Engineering drawings must include an on-site and off-site catchment plan showing the layout and boundaries of road reserves, pathways, public reserves, lots and easements; adjacent contributing catchments with contributing area in hectares; existing and proposed drainage lines, both major and minor routes including inter allotment drainage lines; catchment and sub catchment limits with the contributing area in hectares; ultimate design of surface contours with 0.5m contour elevation difference; crests and sags in the road, and limit of inundation by the 1 in 100-year Average Recurrence Interval Flood.
d) plans must include existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels, overland in lateral flow direction and proposed diameter and length of all pipelines;
e) a piped stormwater drainage network contained within a 3m easement to the entire western boundary of Lots 7-13 to intercept overland flows for both minor and major storm events;
f) the proposed development and stormwater drainage systems shall be designed to ensure that stormwater runoff is conveyed through the site by gravity to the bio basin in Lot 9 without adverse impact on the development or adjoining properties;
g) the peak discharge from the ***'site'*** must be no greater than the pre-developed peak discharge;
h) any proposed fence is to be constructed must not impede the natural overland flow along the line of the easement and /or natural drainage line;

Details demonstrating compliance with the above requirements and certified by an appropriately qualified and practising civil or hydraulic engineer shall be submitted to, and approved by, the ***'Certifier'*** prior to the issue of any Subdivision Works Certificate.

(Reason: *To* ensure *that stormwater drainage is of an appropriate standard and capacity to serve the proposed development, without adverse effect to properties or the environment)*

19. Road Work Requirements

The person having the benefit of this consent must construct the carriageway to be 6000mm in width between

internal kerb edges and provided with 4500mm wide verges. The works must be designed and constructed in compliance with the following: -

a) all elements of the works within the road reserve must as a minimum be constructed in accordance with ***'Council'*** engineering guidelines;
b) be designed by a qualified geotechnical or civil engineer and certified to be satisfactory for the expected traffic loadings, ground conditions and structural capacity based on the pavement design recommendations and modelling;
c) all elements of the ***'works'*** must be designed in conjunction with a full geotechnical analysis of the soils;
d) Lansdowne Street must be extended from the existing edge of the seal plus 1m;
e) cul-de-sac head to have a minimum turning radius of 12m at kerb line;
f) the geometric design of all other roads within the subdivision and the associated traffic facilities and entry features must permit a minimum 12.5-metre large rigid vehicle to enter, manoeuvre and leave travelling in a forward direction contained within the carriageway;
g) the sight distance design drawings must be provided under AUSTROADS "Guide to Road Design" requirements for all horizontal and vertical alignments of all streets and intersections within the development;
h) the footpath pavement and grass verge shall be placed on a single straight grade of 3.0% falling to the top of kerb. The footpath pavement shall be 1200mm in width;
i) footpath pavement transition works are required to ensure gentle changes in grade, drainage and no 'trip' hazards between the existing ground levels and the proposed pavement; and
j) kerb/gutter transition works are required to ensure gentle changes in grade and longitudinal drainage between the existing ground level and proposed kerb and gutter.

A certificate and detailed drawings prepared by an appropriately qualified and practising Civil Engineer, must be submitted to, and approved by the ***'Certifier'*** prior to the issue of any Subdivision Works Certificate

(Reason: *To facilitate suitable vehicular access to private sites, without disruption to pedestrian and vehicular traffic and to ensure appropriate access and infrastructure protection that is integral with infrastructure on surrounding sites)*

20. Landscape Plan

A landscape plan prepared by a suitably qualified professional to a scale of 1:100 or 1:200, with details at 1:20 & 1:50 conforming to all relevant conditions contained within this Notice of Determination and include the following information where required: -

a) provision of street trees at a rate of no less than one tree per Lot. Corner Lots shall have a tree per frontage. The species of trees shall be one of either Callistemon Kings Park Special (bottlebrush tree) or Eucalyptus pauciflora (little snowman);
b) the nature strip throughout the subdivision and to Lansdowne Street shall be grassed where not paved;
c) pot size at planting out size min 1.5m in height, and staking requirements;
d) soil treatment prior to planting out, and
e) minimum twelve (24) month fertilizing and water maintenance and replacement schedule;
f) Structural details of proposed retaining walls adjacent to No. 20 Lansdowne Street to demonstrate how there will be no impacts to the adjacent trees' Tree Protection Zone (TPZ) and therefore the structural integrity of the tree.
g) details of manual excavation methods required for trenching adjacent to existing trees at the rear of proposed Lots 1-3 (i.e. no machinery to be used). If any roots need to be cut they must be no greater than 50mm in diameter and must be cut cleanly with a sharp saw.
h) pre-coloured steel fencing to a height of 1.5 metres must be installed to the eastern boundary of proposed Lots 1-3. The fence shall be fixed and not incorporate any openable elements such as gates.
i) All Poplar trees located within the land shall be removed, as they do not complement the locality or urban context.

Plans demonstrating compliance with the above must be submitted to, and approved by the ***'Certifier'*** prior to the release of any Subdivision Works Certificate.

Note: *Appropriate plant species for the Goulburn Mulwaree region are set out within the* ***'GM DCP 2009'***

(Reason: *To ensure appropriate landscaping treatments are applied to facilitate amenity)*

21. Noxious Weed Eradication

In accordance with the recommendations in the approved Ecological Impact Assessment, the person having the

benefit of this Notice of Determination must compile a weed management program for the ***'site'*** to control any species listed in the NSW WeedWise Priority Weeds for the South East region. The weed management program must be implemented, and control measures undertaken on the ***'site'*** immediately after the sediment and erosion measures have been installed, throughout the development and during the maintenance period.

Details demonstrating compliance with this condition must be submitted to, and approved by the ***'Certifier'*** prior to the issue of any Subdivision Works Certificate.

***Note**:* *The priority weeds list is available from https://weeds.dpi.nsw.gov.au*

(Reason: *To ensure the appropriate weed management and control)*

SECTION E: PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, BUILDING OR SUBDIVISION WORKS

22. Prior to Commencement

'Works' must not commence on ***'site'*** in connection with this Notice of Determination until:

a) a Subdivision Works Certificate for the subdivision work has been issued by:
   i. the consent authority; or
   ii. an ***'Accredited Certifier'***; and

b) the person having the benefit of this Notice of Determination has:
   i. appointed a ***'Principal Certifier'*** for the subdivision work, and

c) the ***'Principal Certifier'*** has, no later than two (2) days before the subdivision work commences:
   i. notified the ***'Council'*** of his or her appointment, and
   ii. notified the person having the benefit of the development consent of any inspections that are to be carried out in respect of the subdivision work, and

d) the person having the benefit of this Notice of Determination has given at least two (2) days' notice to the ***'Council'*** and the ***'Principal Certifier'*** if not ***'Council'*** of the person's intention to commence subdivision work.

Documentary evidence confirming the above statutory requirements have been satisfied must be submitted to ***'Council'*** not less than two (2) days before any commencement of ***'works'***.

(Reason: *Statutory; to ensure appropriate safeguarding measures are in place prior to the commencement of any subdivision work)*

23. Public Liability Insurance

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of $20 million in relation to the occupation of public land and the undertaking of approved works within ***'Council's'*** road reserve or public land, as approved by this Notice of Determination. The Policy is to note, and provide protection/full indemnification for Goulburn Mulwaree Council, as an interested party. A copy of the Policy must be submitted to ***'Council'*** prior to the commencement of any works. The Policy must be valid for the entire period that the works will be undertaken.

Note: Applications *for hoarding permits, vehicular crossings etc. will require evidence of insurance upon lodgement of the application.)*

(Reason: *To ensure the community is protected from the cost of any claim for damages arising from works on public land)*

24. Site Facilities

'Site' facilities must be provided as follow;

a) if the development involves building work or demolition work the ***'site'*** must be fully enclosed by a temporary security fence (or hoarding) before ***'works'*** commence. Any such hoarding or fence is to be removed when the ***'works'*** have been completed;

b) a minimum width of 1.5m must be provided between the ***'site'*** and the edge of the roadway so as to facilitate the safe movement of pedestrians. If trees are present in the footpath the minimum width must be provided to one side of the trees;

c) a garbage receptacle fitted with a tight-fitting windproof lid for the reception of all putrescible and all waste capable of being windblown from the work ***'site'*** must be provided prior to ***'works'*** commencing and must be maintained and serviced for the duration of the ***'works'***; and

d) adequate toilet facilities must be provided on the work ***'site'***. Each toilet provided must be a standard flushing toilet, connected to a public sewer, or if connection to a public sewer is not available, to an on-site effluent disposal system approved by the ***'Council'***, or an approved temporary chemical closet.

The provision of toilet facilities must be completed before any other ***'works'*** are commenced.

The installation of the site facilities must be approved by the ***'Principal Certifier'*** prior to any further commencement of ***'site' 'works'*** and prior to the first inspection.

(Reason: *To ensure the health and safety of the community and workers on the site)*

25. Site Sign

A sign must be erected in a prominent position on any ***'site'*** on which work involved in the erection or demolition of a building is being carried out:

a) stating that unauthorised entry to the ***'site'*** is prohibited;

b) showing the name of the '***Principal Contractor'*** (or person in charge of the ***'site'***), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and

c) showing the name, address and telephone number of the ***'Principal Certifier'*** for the work.

Any such sign must be maintained while the ***'works'*** are being carried out and must be removed when the ***'works'*** have been completed.

The installation is to be approved by the ***'Principal Certifier'*** prior to any further commencement of ***'site' 'works'***.

(Reason: *Statutory requirement)*

26. Sediment and Erosion Control

All required erosion and sedimentation techniques must be properly installed prior to the commencement of any ***'site' 'works'*** and be maintained in a functional and effective condition throughout the construction activities until the ***'site'*** is stabilised.

The installation is to be approved by the ***'Principal Certifier'*** prior to further commencement of ***'site' 'works'***.

(Reason: *To protect the environment from the effects of sedimentation and erosion from development sites)*

27. s.68 Local Government Act Requirements

Prior to the issue of any Subdivision Works Certificate, an application under s.68 of the *Local Government Act 1993* must be made to, and an approval issued by, ***'Council'*** for the following works, if in the event that the existing dwelling's internal drainage lines are no longer wholly within proposed lot 6:

- Stormwater works;
- Sewerage plumbing; and
- Hot and cold-water reticulation.

Documentation demonstrating compliance with the above must be submitted to, and approved by the ***'Certifier'*** prior to the release of a Subdivision Works Certificate.

(Reason: *To ensure approvals under the provisions of the Local Government Act 1993 are obtained before **'works'** commence)*

28. Water NSW- Construction Activities

The Soil and Water Management Plan shall be implemented, and effective erosion and sediment controls shall be installed prior to any construction activity. The controls shall be regularly inspected, monitored and maintained until works have been completed and groundcover established.

(Reason: *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)*

SECTION F: CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION, BUILDING OR SUBDIVISION WORKS

29. Public Liability Insurance

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum

cover of $20 million in relation to the occupation of public land and the undertaking of approved works within ***'Council's'*** road reserve or public land, as approved by this Notice of Determination. The Policy is to note, and provide protection/full indemnification for Goulburn Mulwaree Council, as an interested party. A copy of the Policy must be submitted to ***'Council'*** prior to the commencement of any works. The Policy must be valid for the entire period that the works will be undertaken.

Note: Applications *for hoarding permits, vehicular crossings etc. will require evidence of insurance upon lodgement of the application.)*

(Reason: *To ensure the community is protected from the cost of any claim for damages arising from works on public land)*

30. Dust Emissions and Air Quality

Any person acting on this Notice of Determination must ensure that:-

a) materials must not be burnt on the ***'site'***;
b) vehicles entering and leaving the ***'site'*** with soil or fill material must be covered;
c) dust suppression measures as required must be carried out throughout the undertaking of the ***'works'*** to minimise wind-borne emissions;
d) exposed surfaces and stockpiles are suppressed by regular watering or hydro mulching;
e) odour suppression measures must be carried out where appropriate so as to prevent nuisance occurring at adjoining properties;
f) public roads used by these trucks are kept clean; and
g) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

(Reason: *To protect the environment and the amenity of the surrounding area)*

31. Construction Hours

All ***'works'*** must be restricted to within the hours of 7.00 am to 6.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works must be restricted to within the hours of 8.00 am to 5.00 pm Monday to Friday only.

All builders, excavators must display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

Note: *Demolition work means any physical activity to tear down or break up a structure (or part thereof) or surface, or the like, and includes the loading of demolition waste and the unloading of plant or machinery.*

Excavation work means the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders, or the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site and includes the unloading of plant or machinery associated with excavation work.

(Reason: *To ensure that works do not interfere with reasonable amenity expectations of residents and the community)*

32. Sediment and Erosion Control Signage

Durable signs must be erected during the ***'works'*** in a prominent location on ***'site'*** warning of penalties should appropriate erosion and sedimentation control devices not be utilised or maintained.

(Reason: *To protect the environment from the effects of sedimentation and erosion from development sites)*

33. Alterations to Utility Services

Any necessary alterations to, or relocations of, utility services must be carried out at no cost to the ***'Council'*** or the relevant public authority.

(Reason: *To ensure costs associated with the development are not transferred to the public)*

34. Use of Road Reserve

All ***'works'***, processes, storage of materials, loading and unloading associated with the development must occur entirely within the property. Equipment must not be operated on the footpath or roadway, unless prior written

approval has been obtained from ***'Council'*** as the Roads Authority.

Note: *Works and /or activities required to be undertaken within the road reserve are controlled through the issue of an approval/permit under s.138 Roads Act 1993.*

(Reason: *To ensure public safety and amenity on public land)*

35. Unexpected Finds Protocol – Aboriginal Heritage

In the event that surface disturbance identifies a new Aboriginal object, all ***'works'*** on ***'site'*** must halt in the immediate area and to an outer radius of no less that twenty meters to prevent any further impacts of the object(s). A suitably qualified archaeologist and the registered Aboriginal Land Council representatives must be contacted to determine the significance of the object(s). The ***'site'*** if required is to be registered in the Aboriginal Heritage Information Management System (AHIMS) along with the management outcome for the ***'site'***.

The person having the benefit of this Notice of Determination must consult with the Aboriginal Land Council community representatives, the archaeologist and Heritage NSW to develop and implement management strategies for all objects/sites. ***'Works'*** must only recommence with the written approval of Heritage NSW and only after a copy of that approval has been forwarded to the ***'Certifier'*** and ***'Council'.***

(Reason: *To ensure the correct preservation and respect of aboriginal heritage)*

36. Waste Derived Fill Material

The only waste derived fill material that may be received at the development ***'site'*** is:

a) Virgin excavated natural material (VENM) within the meaning of the *Protection of the Environment Operations Act 1997*; and

b) Any other waste derived material the subject of a resource recovery exemption under clauses 91 & 92 of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material.

Any waste derived material the subject of a resource recovery exemption received at the development ***'site'*** must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the ***'Principal Certifier'***.

(Reason: *To ensure that imported fill that is of an acceptable standard for environmental protection purposes)*

37. Earthworks

Excess fill shall be conveyed to an approved waste management facility or otherwise utilised in accordance with a lawful Development approval. Evidence of lawful disposal shall be kept by the development proponent.

(Reason: *To* ensure *that excess fill is lawfully managed)*

SECTION G: CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

38. Water NSW – Stormwater Management

At all times all the stormwater treatment devices shall be monitored, maintained and managed as per the Operational Environmental Management Plan.

(Reason: *To ensure that the stormwater quality management measures and structures for the proposed subdivision have a sustainable neutral or beneficial impact on water quality over the longer term)*

SECTION H: CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

39. Release of Subdivision Certificate

Prior to the issue of any Subdivision Certificate the person having the benefit of this Notice of Determination must demonstrate to ***'Council'*** that all conditions set out within this Notice of Determination have been complied with and all works completed. A Subdivision Certificate must not be issued where the development undertaken is in breach of this Notice of Determination.

(Reason: To ensure that the development is completed to an acceptable standard prior to registration)

40. Planning Agreement Work

Prior to the issue of any Subdivision Certificate the person having the benefit of this Notice of Determination must demonstrate to ***'Council'*** that all the work committed within the endorsed Planning Agreement has been

completed.

(Reason: To ensure that the Planning Agreement works have been completed and meet the overall aim of provision of works having public benefit)

41. Subdivision Certification

A Subdivision Certificate that authorises the registration of a plan of subdivision at the NSW Land Registry Services must be obtained. The following must be submitted to ***'Council'*** with any application for a subdivision certificate:

a) the original plans of subdivision and administration sheets plus two (2) copies of each, and any original s.88B instrument to be endorsed, all enclosed in a protective sleeve (to prevent damage during transfer);
b) an electronic version of all files being submitted including Word documents of all s.88 instruments;
c) application for subdivision certificate form duly completed with payment of fees current at lodgement;
d) written evidence in the form of a full condition compliance table that demonstrates how all the conditions contained within this Notice of Determination have been satisfied (including submission of all required certificates and/or information where required); and
e) all other information required by the ***'the Act'*** and ***'the Regulation'***.

Notes: ***'Council'*** *will check the consent conditions on the relevant subdivision consent. Failure to submit the required information will delay endorsement of the plan of subdivision and may require payment of rechecking fees or refusing the certificate.*

'Council' *will not accept bonds in lieu of completing subdivision works.*

(Reason: *To ensure compliance with relevant legislative requirements and maintenance of up to date Council records)*

42. Water Management Act

A Compliance Certificate issued under s.307 of the *Water Management Act 2000* must be obtained from the Utilities Division of ***'Council'*** prior to the issue of any Subdivision Certificate.

*(**Reason:*** *To ensure compliance with the statutory requirements)*

43. Gas Service Provision

Prior to the issue of the Subdivision Certificate, written evidence including works as executed plan(s) from the gas supply authority (i.e. Jemena) must be supplied to ***'Council'*** to confirm that the gas network has been extended into and throughout the subdivision to service each new allotment.

All adjustments to existing utility services made necessary by the development are to be undertaken at no cost to ***'Council'***.

(Reason: *To ensure adequate servicing of the development)*

44. Electrical Supply Services

Prior to the issue of any Subdivision Certificate a Notification of Arrangements from the electricity supply authority (i.e. Essential Energy) must be supplied to ***'Council'*** confirming that electrical infrastructure has been installed and that satisfactory arrangements have been made for the supply of low voltage reticulated electricity to each proposed Lot.

All adjustments to existing utility services made necessary by the development are to be undertaken at no cost to ***'Council'***.

(Reason: *To ensure adequate servicing of the development)*

45. NBN Services within Lots

Prior to the issue of the Subdivision Certificate, a letter of practical completion from the telecommunications infrastructure provider (i.e. NBN) must be provided to ***'Council'*** confirming that arrangements have been made for the provision of underground telecommunications at the front boundary of each allotment in the subdivision.

(Reason: *To ensure adequate servicing of the development)*

46. Easements, Rights of Way and Restrictions as to User

All easements, rights-of-way, right-of-carriageway, and restrictions-as-to-user as indicated on the plans submitted with the application for a Subdivision Certificate, together with the following additional easements/rights–of-way/restrictions, naming Goulburn Mulwaree Council as the sole authority empowered to release or modify the same are to be prepared for registration on the title of the relevant Lots:

a) All ***'Council'*** sewer and stormwater infrastructure.
b) To ensure that there is no additional vehicular access to the rear laneway, a restriction as to user preventing vehicular access to the rear of the lots via the rear laneway. The pre-coloured steel fence must not be altered to install an opening to enable any access– **Lots 1-3.**
c) To minimise earthworks for future dwelling proposals and to utilise the site benching provided as part of the subdivision works, future residential development shall be constructed only within those areas that are benched. The restriction as to user must show the benched areas as building envelopes on the Deposited Plan**– Lots 1-4, and 9-12**

Documentary evidence in the form of an endorsed instrument for registration by ***'Council'*** under section 88 of the *Conveyancing Act 1919* must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

Note: *Any reference to a plan must include the details of the title, author, drawing number, revision number and date of issue.*

(Reason: *To ensure proper management of land)*

47. Extinguish existing encumbrances

The existing rights of way and restriction as to user currently registered on Lot 2 DP 1099234 shall be extinguished.

Documentary evidence provided in the form of an instrument proposing the release of each of these dealings for registration by ***'Council'*** under section 88 of the *Conveyancing Act 1919* must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *The existing dealings registered on the land title are obsolete and must be removed to ensure that there are no implications to future lots. Proposed lot 1 shall not be accessed via the existing lane)*

48. Water NSW – Future Dwellings

There shall be a public positive covenant under Section 88E of the *Conveyancing Act 1919*, the prescribed authority being Water NSW, placed over all proposed lots requiring that future dwellings have a rainwater collection and reuse system that:

- have rainwater tanks with a minimum total capacity of 10,000 litres above any volume required for mains top-up
- ensure roofs and gutters are designed to maximise the capture of rainwater in the tanks
- ensure that the tanks are plumbed to toilets, laundry and other areas for non-potable use including use for gardens, and
- ensure rainwater tank overflow is directed to street stormwater drainage system.

Documentary evidence in the form of an endorsed instrument for registration by ***'Council'*** under section 88 of the *Conveyancing Act 1919* must be provided to the 'Certifier' prior to the issue of any Subdivision Certificate.

(Reason: *To ensure stormwater runoff from the future dwellings and associated infrastructure is appropriately managed and maintained so as to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term)*

49. Final Geotechnical Report

A Geotechnical report shall be prepared by a suitably qualified and experienced Geotechnical Consultant at the completion of works and submitted to ***'Council'***. The report shall include:

a) A classification for each proposed Lot for residential building construction in accordance with AS.2870-1996 (as amended) at the cost of the developer. Lot classifications must be based on test locations within each Lot. If cut and fill is carried out as part of the construction of the subdivision, this must be clearly documented on the works as executed plans.

   Lot classification tests must be carried out after all cut and fill and compaction has been completed. Classification test results demonstrating compliance with the above must be provided to ***'Council'*** prior to the issue of any Subdivision Certificate for each construction stage.

b) Certification that all earthworks within the site have complied with the approved Subdivision Works

certificate plans;

c) Certification that all recommendations contained in geotechnical reports lodged in support of the development have been satisfied; and

d) The exact extent of any restricted building zones or any other restrictions affecting any of the allotments.

Documentary evidence from ***'Council'*** confirming that this condition has been satisfied must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *To ensure each allotment is capable of development for residential development in accordance with accepted Australian Standards)*

50. Certification of Civil Works

An appropriately qualified and practising accredited Civil Engineer must certify to the ***'Principal Certifier'***:

a) that the stormwater drainage system has been constructed in accordance with this Notice of Determination and the provisions of the applicable Australian Standard;
b) that the road infrastructure has been constructed in accordance with this Notice of Determination and the provisions of the applicable Australian Standard; and
c) that the footpath infrastructure has been constructed in accordance with this Notice of Determination and the provisions of the applicable Australian Standard;

A copy of the certificate(s) must be submitted to ***'Council'*** upon completion of the ***'works'*** and prior to the issue of any Subdivision Certificate.

Documentary evidence confirming that the above requirements have been fulfilled must be provided to the ***'Principal Certifier'*** prior to the issuing of any Subdivision Certificate.

(Reason: *To ensure compliance with the conditions of consent)*

51. Disposal Information

Prior to the issue of any Subdivision Certificate the person having the benefit of this Notice of determination must provide to the ***'Principal Certifier'*** copies of all waste disposal receipts and documentation demonstrating that all demolition and construction waste has been lawfully disposed in accordance with the Waste Management Plan.

The ***'Principal Certifier'*** must be satisfied that quantity of waste disposed of or recycle is commensurate to the quantity of waste actually generated by the ***'works'***.

*(**Reason:*** *To ensure waste material is appropriately recycled and lawfully disposed)*

52. Water NSW – Stormwater Management

A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and ***'Council'*** prior to the issuance of a Subdivision Certificate that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by ***'Principal Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *To ensure that the stormwater quality management measures and structures for the proposed subdivision have a sustainable neutral or beneficial impact on water quality over the longer term)*

53. Water NSW – Stormwater Management

An Operational Environmental Management Plan shall be prepared in consultation with Water NSW and ***'Council'*** by a person with knowledge and experience in the preparation of such plans. The Plan shall be prepared prior to the issuance of a Subdivision Certificate. The Plan shall be provided to ***'Council'*** when the management and maintenance of the biobasin is handed over to ***'Council'***. The Plan shall:

- include details on the location, description and function of stormwater management structures such as pits, pipes, interallotment drainage, bioretention basin, and any other stormwater structures and drainage works
- outline 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

- identify detailed requirements and measures for the protection of bioretention basins from future upstream construction works i.e. construction of dwellings on future lots, and
- include checklists for recording inspections and maintenance activities.

Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by ***'Principal Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *To ensure that the stormwater quality management measures and structures for the proposed subdivision have a sustainable neutral or beneficial impact on water quality over the longer term)*

54. Infrastructure Repair Prior to Completion of Works

Prior to the issue of a Subdivision Certificate all damage caused by the ***'works'*** -

a) in the road reserve must be fully completed;
b) must repair and make good any damaged public infrastructure caused as a result of any ***'works'*** relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired; and
c) must be made good in accordance with ***'Council's'*** engineering standards and at no cost to ***'Council'***.

Documentary evidence from ***'Council'*** as the roads authority confirming that this condition has been satisfied must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *To ensure damage caused by the works is repaired at no cost to the public)*

55. Vegetation Cover

Upon completion, all exposed and unvegetated areas throughout the site must be treated with a grass seed based emulsion (hydro seeding) for the purpose of establishing a vegetation cover over the site and must be completed prior to the issue of any Subdivision Certificate.

(Reason: *To ensure vegetation growth post-development and to protect the environment)*

56. Road Naming

The submission of a name(s) for the new road/s must be made to ***'Council'***, prior to the issue of any Subdivision Certificate. The approved road name/s are to be written on the plan of subdivision. The applicant is to pay for the supply and erection of all the necessary signs to ***'Council'*** prior to the issue of a Subdivision Certificate. Alternatively, the developer must carry out the works in accordance with AS.1742.

The proposed road name for the new road(s) will need to be submitted to Council for approval in accordance with ***'Council's'*** Approved Names for Road and Public Place Naming Policy and the Geographical Names Board of NSW Guidelines for the Naming of Roads. The number of signs is to be determined in consultation with Council's Engineering Services.

The person having the benefit of this Notice of Determination can make a written application to ***'Council'*** for a quote for the supply and installation of road signs in accordance with AS.1742.

For proposed street names that are not on the approved list, development proponents must follow the process within the above policy and first obtain approval before the Subdivision Certificate application is made. Fees will apply for any advertising required for proposed new street names.

Documentary evidence from ***'Council'*** confirming that this condition has been satisfied must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

Note: *Please not the process of selecting and having a road name approved can take up to six (6) months.*

(Reason: *To ensure that road names are to Council's standards)*

57. Street Name Signs and Posts

Street name signage must be provided and installed prior to the issue of any Subdivision Certificate in accordance with ***Council's*** *Standards for Engineering Works*.

Note: *Street name signage blades must not overhang the kerb edge.*

(Reason: *To ensure that* ***'Council'*** *records are accurate, and that individual lot numbering complies with the requirements of the NSW)*

58. Street Numbering

A Subdivision Certificate must not be issued until the approved street numbering has been installed on each Lot. The street numbering has been allocated as follows:-

Lot No.	Street Address	Lot No.	Street Address
1	1 New Road	8	12 New Road
2	3 New Road	9	10 New Road
3	5 New Road	10	8 New Road
4	7 New Road	11	6 New Road
5	9 New Road	12	4 New Road
6	11 New Road	13	2 New Road
7	14 New Road	14	30b Sloane Street

Documentary evidence from confirming that this condition has been satisfied must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *To ensure that that each proposed Lot is addressed in accordance with NSW addressing standards)*

59. Landscaping Finalisation

At the conclusion of all subdivision ***'works'*** within each stage all landscaping ***'works'*** that are to revert to the care and control of ***'Council'*** must be offered up free from weeds, large rocks and stones and other foreign items, ground cover be fully established, be presented in a healthy condition and all trees supported by no less than two 50mm square hardwood stakes.

Documentary evidence from ***'Council'*** as the roads authority confirming that this condition has been satisfied must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *To ensure works reverting to the care and control of* ***'Council'*** have been finalised appropriately*)*

60. Landscaping Maintenance Period

The person acting upon this Notice of Determination must maintain all soft landscaping ***'works'*** and landscaping features that are nominated to revert to the care and control of ***'Council'*** for a minimum period of 24-months following the issue of a Subdivision Certificate.

A comprehensive landscape maintenance plan must be prepared or where previously approved by this Notice of Determination be updated and revised by a suitably qualified person in consultation with ***'Council'***. The agreed landscape maintenance plan must be accompanied by an unencumbered undertaking by the person having the benefit of this Notice of Determination to carry out the requirements of the maintenance plan for the duration of the maintenance period whether extended or not.

A street tree maintenance bond (per tree) and administration fee shall be paid prior to the issue of the Subdivision Certificate.

Documentation satisfying the requirements of this condition including evidence from ***'Council'*** agreeing to the maintenance plan and copies of the maintenance plan must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

Note: *Landscaping includes all soft landscaping and other items such as but not limited to, timber stakes, fencing, edging, benches, signs, tables.*

*(**Reason:*** *To ensure that landscaping works have been undertake to an acceptable standard and allow for remedying of any defects that arise within 24-months after the work is completed)*

61. Landscaping Maintenance Period Obligations

The person having the benefit of this Notice of Determination must maintain all landscaping ***'works'*** dedicated to ***'Council'*** during the maintenance period in accordance with the approved landscaping maintenance plan. An inspection of all landscaping ***'works'*** dedicated to ***'Council'*** including the procurement of a written report that identifies, current health, damage, defects, omissions, proposed remedial works and timing of those works must be provided to ***'Council'*** at the following periods.

a) Eight (8) months from issue of the Subdivision Certificate, the report must be supplied to ***'Council'*** by

the expiry of the eighth month;

b) Sixteen (16) months from issue of the Subdivision Certificate, the report must be supplied to ***'Council'*** by the expiry of the sixteenth month; and

c) Twenty-three (23) months from issue of the Subdivision Certificate, the report must be supplied to ***'Council'*** by the expiry of the twenty-third month.

'Council' may issue rectification notice(s) for any omission or defect in the work that existed at the time the notice was issued or at any time during the maintenance period or extension of that period.

Where the costs incurred by ***'Council'*** for any works required to make good defects or compliance with the person having the benefit of this Notice of Determination must reimburse ***'Council'*** in full.

Note: *The inspection and report must be undertaken and prepared by a suitably qualified person having regards to the nature of the dedicated works.*

*Where rectification works are required, they must be undertaken and completed within two (2) months of the report being submitted to **'Council'**.*

(Reason: *To ensure that **'Council'** infrastructure has been constructed to an acceptable standard)*

62. Defects Engineering Bond

Prior to the release of the Subdivision Certificate the person acting upon this Notice of Determination is to lodge with ***'Council'*** a Defects Bond for all ***'works'*** that are nominated to revert to the care and control of ***'Council'***, being a minimum of $10,000 or 5% of the total cost of subdivision construction ***'works'*** for each stage of the development, whichever is the greater. The bond must be in place prior to the release of any Subdivision Certificate and must remain in place for the required period of six (6) months from the date of endorsement of the Subdivision Certificate.

'Council' will accept a bank guarantee for the purpose of any bond required, however, the bank guarantee must be in a form acceptable to ***'Council'*** and be unconstrained by time.

Where the costs incurred by ***'Council'*** for any works required to make good defects exceeds the value of any bond held by ***'Council'*** the person having the benefit of the consent will reimburse ***'Council'*** the difference.

Note: *Upon the expiration of the 6-month bond period, the applicant may apply for release of the bond. **'Council'** may deduct from the bonded amount the cost of any maintenance work required to be undertaken by **'Council'** as a result of incomplete or substandard works or the like.*

(Reason: *To ensure that works have been constructed to an acceptable standard and allow for remedying any defects in any such public work that arise within 6-months after the work is completed)*

63. Defects Period and Obligations

The person having the benefit of this Notice of Determination must maintain the public infrastructure and ***'works'*** dedicated to ***'Council'*** for a minimum period of twenty-four (24) months. An inspection of all public infrastructure and ***'works'*** dedicated to ***'Council'*** including the procurement of a written report that identifies all damage, defects, omissions, proposed remedial works and timing of those works must be provided to ***'Council'*** at the following periods.

a) Five (5) months from issue of the Subdivision Certificate, the report must be supplied to ***'Council'*** by the expiry of the fifth month;

b) Fourteen (14) months from issue of the Subdivision Certificate, the report must be supplied to ***'Council'*** by the expiry of the fourteenth month; and

c) Twenty-three (23) months from issue of the Subdivision Certificate, the report must be supplied to ***'Council'*** by the expiry of the twenty-third month.

'Council' may issue rectification notice(s) for any omission or defect in the work that existed at the time the notice was issued or at any time during the maintenance period or extension of that period.

Where the costs incurred by ***'Council'*** for any works required to make good defects or compliance with the person having the benefit of this Notice of Determination must reimburse ***'Council'*** in full.

Note: *The inspection and report must be undertaken and prepared by a suitably qualified person having regards to the nature of the bonded works.*

*Where rectification works are required, they must be undertaken and completed within two (2) months of the report being submitted to **'Council'**.*

(Reason: *To ensure that **'Council'** infrastructure has been constructed to an acceptable standard)*

64. Works As Executed Drawings

The Developer must provide a copy of the Work As Executed (WAE) information on disk (PDF and DWG format) prior to the issue of the Subdivision Certificate.

The WAE plans are generally the design plans amended to indicate the as-built nature of the work and must include the following: -

- any departure from the approved plans;
- any additional work that has been undertaken;
- the location of council conduits, subsoil drains associated with road pavements;
- stop valves, hydrants, earthworks, sewer manholes, sewer junctions, interlot drainage inlet junctions and stormwater drainage pits;
- all other details of works to be handed over to Council; and
- certification by the developer's registered surveyor that the WAE drawings are a full and accurate representation of the constructed works. This may be achieved by the stamping and signing of each plan.

Documentation demonstrating compliance with the requirements of this condition must be submitted to, and approved by the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *To ensure Council has an accurate record of public infrastructure)*

65. Provision of GIS Data

The GPS electronic data below is required to be provided to ***'Council'***. The provider must certify that the data provided complies with this clause.

- **Survey Type/Standard** - Real Time Kinematic (RTK) by registered surveyor
- **Projection** - GDA94 (MGA55)
- **Position quality** - Within 20mm horizontal, 30mm vertical
- **File format** - Co-ordinates to be provided in Excel *.xls spreadsheet or comma delimited *.txt or .csv; and line data to be provided in either MapInfo Tab or DWG formats
- **Data required** - Co-ordinates, AHD height, point codes and unique ID's, distinct lines connecting individual coordinate points clearly differentiated in colour for discrete assets. Levels in MGA (AHD)
- **Code legend** - Code legend to be provided

The following points, line and related tables are required: -

- **Property** - Individual lot boundary points;
- **Roads** - Kerb and gutter at invert to show line and length, including at tangent points. Footpaths on both edges to show line and length. Traffic island around the outside edge to show size and shape;
- **Water Supply** - Water mains at T-junctions and length. Hydrants at the centre of the cover. Stop valves at the centre of the cover. Meter boxes at the centre of the box;
- **Sewer** - Manholes at centre of lid. Property connections at the intersection point with the main and at the end of the junction;
- **Stormwater** - Pits at the centre of the lid. Headwalls at the centre of the headwall. Property connections at the intersection point with the main and at the end of the junction. Water quality devices e.g. swales, bio-detention basins, at relevant points to provide the outline; and
- **Other** - Other significant infrastructure features.

Documentary evidence from ***'Council'*** confirming that this condition has been satisfied must be provided to the ***'Certifier'*** prior to the issue of any Subdivision Certificate.

(Reason: *To ensure that GIS records are accurately maintained)*

66. s.7.12 Contributions

Under s.7.12 of ***'the Act' 'Council'*** has determined that development contributions are applicable to this development, as the development is likely to require the provision of, or increase the demand for, public amenities and public services within the Goulburn Mulwaree local government area.

The following Goulburn Mulwaree Council developer contributions plans are applicable to the development:

- Section 94a Contribution Plan

The contributions in accordance with ***'Council's*** Fees and Charges at the time of payment must be paid prior to the issue of any Subdivision Works Certificate.

The level of contributions is calculated on the cost of carrying out the works and in accordance with cl.25I of ***'the Regulation'*** and ***'Council's*** contribution plans at the time of payment.

A cost summary report must be completed for works under $200,000. Where the value of the work exceeds $200,000 the cost shall be certified by a Quantity Surveyor or an equivalent or acceptable alternative agreed to

by Council.

Where staging of the ***'works'*** occurs the value of the ***'works***' for each stage is to be calculated as a cumulative total.

Documentation as issued by ***'Council'*** demonstrating that the contribution has been paid must be submitted to, and approved by the ***'Certifier'*** prior to the issue of a Subdivision Certificate.

Note: *Copies of the Contributions Plans are available from **'Council'** or alternatively, they can be downloaded from **'Council's'** website.*

Payment is to be accompanied by the attached sheet entitled "Summary of Charges". If payment is by personal or company cheque the plans subject to this approval will not be available for collection until such time as the cheque has been honoured (i.e. a minimum of 10 days).

(Reason: *To retain a level of service for the existing population and to provide the same level of service to the population resulting from new development)*

SECTION I: CONCURRENCE AGENCY CONDITIONS

67. Water NSW Concurrence

Water NSW concurs with Council granting consent to the application, subject to the conditions within the concurrence letter dated 24 December 2019, which must be satisfied during the relevant stage of the development and prior to the issue of the Subdivision Certificate (or at a time as otherwise stated in the condition).

(Reason: *To ensure the development has a neutral or beneficial effect on water quality)*

SECTION J: ADVISORY INFORMATION

a) Prior to commencing any building, subdivision or associated constructions works, the following provisions of ***'the Act'*** are to be complied with:

(i) A Subdivision Works Certificate is to be obtained in accordance with Section 6.3 of ***'the Act'***.

(ii) A Principal Certifier is to be appointed and ***'Council'*** is to be notified of the appointment in accordance with Section 6.12 of ***'the Act'***.

(iii) Council is to be notified at least two (2) days of the intention to commence building works, in accordance with Section 6.12(2)(a) of ***'the Act'***.

b) Changes to the layout of the subdivision configuration may require the submission of a further modification under Section 4.55 of ***'the Act'.***

Discussion with Council Development Liaison Team would assist in identifying such changes which may require the submission of a modification of a Development Application under Section 4.55 of ***'the Act'***.

c) Prior to any ***'Work'*** commencing on ***'site'*** all services should be clearly located and identified by contacting "Dial before you Dig" by telephoning 1100 or utilising www.1100.com.au

d) ***'Council's'*** fees and charges are adjusted annually on the 1st July, all fees are calculated at the time of payment this may mean that amounts required to be paid increase.

e) Requirements for the submission of any electronic file or email to ***'Council'***

a) file formats for general documents should be .pdf, docx, .xlsx, jpeg.

b) where s.88b instruments are provided these should be submitted in both .pdf and .docx formats.

c) all files must be named in accordance with the following naming standard examples

- **APPLICATION NUMBER_DOCUMENT TITLE_PROPERTY ADDRESS_AUTHOR**
- **DA_0058_2021_Proposed plans Rev A_184 Bourke Street Goulburn_Goulburn Architects**
- DA should be replaced where applicable with MODDA, CC, MODCC, SWC, SUB depending on what application the file relates to.

d) The subject title of any email sent to ***'Council'*** should be prefaced with the application number and address in the format noted above.

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/0073/1920 was lodged with Council on 6 September 2019. The assessment of the application has been delayed due to additional information requests and negotiations for a Planning Agreement, in regard to land proposed to be dedicated for the required stormwater management system.

REPORT

Proposed Development

DA/0073/1920 is for a 14 Lot Residential Subdivision at Lot 2 DP 1099324, 30b Sloane Street Goulburn. A proposed cul-de-sac road will provide access to each proposed Lot. An additional Lot is to be dedicated to Council, and will contain the proposed stormwater management facility. The proposed plan of subdivision is included in the attachment.

A letter of offer has been prepared by the applicant and its general terms have been supported by the executive. The details of the Planning Agreement are yet to be finalised however the terms of the proposed Planning Agreement are as follows:

- The proposed 'RES' lot is to be dedicated to Council, which will contain the stormwater management facility that services the entire development. This lot will be a drainage reserve. This proposed lot is in the order of 459m^2 in size.
- The developer is to construct the stormwater management facility within the drainage reserve above. This includes a concrete footpath to the north, retaining walls, fencing and landscaping. The estimated value of this work is $75,800.
- The developer is to pay Council as a monetary contribution, $27,350 (treasury bond rate 2%) for the capitalised operation and maintenance cost of the stormwater management facility, for an assumed life of 40 years.
- The developer is to pay Council as a monetary contribution, $12,750 (treasury bond rate 2%) for the capitalised renewal cost of the stormwater management facility, for an assumed life of 40 years.
- The developer is to undertake the following work, that is additional to the requirements of the Development Application:
    - Developer to pay for a new footpath within the rear laneway behind the basin, lot 14 and within the entrance laneway to connect into the existing footpath in Sloane Street. This work will include kerb and gutter. The total cost of this work has been calculated as $21,300.
    - Developer to pay for construction of road widening and 150mm high barrier kerb along the western side of the existing laneway, to the rear of lots 1-3, lot 14, and the basin reserve lot, to replace the existing kerb/open drain. The total cost of this work has been calculated as $17,700.
    - Developer to pay for a new footpath to be extended along Lansdowne Street, to the south, to connect into the existing footpath in Sloane Street. The total cost of this work has been calculated as $12,700.
    - Developer to pay for two street lights to be placed in the laneway to the east of the site.
- The above payments are to be paid prior to the issue of the Subdivision Certificate.

The letter of offer is included in the Attachment.

Background

The site is vacant and has not been previously developed, having been maintained as relatively cleared land, with some scattered trees located towards the south west portion of the site, and along the eastern boundary of the site, adjacent to the existing laneway.

The land slopes downward steeply, from west to east.

The land to the south (i.e. 49-57 Hovell Street) is Council owned property. A recent Planning Proposal to amend the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 to re-zone that land to R1 General Residential occurred on the 22 September 2020. This has enabled the land to be developed for future residential purposes. Council is currently considering a Development Application on that land for a 30 lot residential subdivision.

The lot immediately to the west contains existing residential development and has potential for further subdivision. The Council Development Application above makes access provision to facilitate further development on this lot.

Other surrounding land is developed with predominantly detached residential development.

Site Context

The proposed development site is to the south of the centre of Goulburn. The land is zoned R1 General Residential serviced by mains sewer and water. The area predominantly consists of detached residential dwellings on lots averaging around 650m^2.

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 25 adjoining and nearby residents for a period of 14 days. It was also advertised on Council's website for the same period. The notification of the proposal resulted in four (4) submissions being received (refer Attachment). The Applicant's response to the issues raised is also included in the Attachment.

The following is a summary of the issues raised in the submissions and the planning response:

Issue	Response
Access and use of laneway	**Issue**: Concern in regard to accessing the proposed lots via the existing laneway off Sloane Street will result in increased traffic and parking on the laneway. The rear boundary of proposed lot 1-3 and 14 should be required to be fenced to prevent entry to future lots via the laneway. **Response:** The site currently has access from the laneway. The proposal is to enable access of proposed lot 14 only from the laneway via Sloane Street. All other lots will be accessed from the proposed new road. This is considered an acceptable outcome. It is considered reasonable that vehicular access is prohibited to the laneway and a restrictive covenant be imposed over proposed lots 1-3 that requires all vehicular access and car parking to be located wholly within the lot and that any fencing is continuous and does not incorporate any gates or doors to enable vehicular access into lots.
Construction amenity concerns	**Issue**: Construction vehicle access via Lansdowne Street and not the laneway via Sloane Street. **Response:** It is not considered unreasonable that construction vehicle access be facilitated is via Lansdowne Street and via Sloane Street.

	Due to the steep nature of Lansdowne Street at the subject site, heavy vehicles may not be able to access this part of the land. Conditions of consent will be imposed to ensure construction is carried out within suitable hours, so as to ensure that there are no unreasonable amenity impacts to adjoining and adjacent property occupiers.
Stormwater management	**Issue**: Concerns that stormwater will have detrimental impact to adjacent/adjoining property. Concerns over how stormwater will be managed in the long term and how the design will ensure the 100 year storm event will be catered for. How any damage to adjoining property be catered. **Response:** A Water Cycle Management Study including MUSIC modelling has been submitted for consideration by Council and Water NSW. The stormwater design has been considered adequate and the proposal is considered to have a neutral or beneficial impact on water quality. The proposal was considered by Council's Development Engineer. The applicant is proposing on-site stormwater detention to limit the ultimate peak discharge to the current peak discharge, thereby alleviating impact on downstream infrastructure. Infrastructure work, including provision of kerb and gutter will assist in alleviating stormwater impacts to adjacent property to the east. The applicant is proposing to augment the existing road reserve within the laneway to improve stormwater management. Conditions of consent have been imposed to ensure that the stormwater quality impacts of the development proposal are maintained to a suitable standard, and that stormwater impacts to downstream properties will not be adverse.
Overshadowing	**Issue**: Steep slope of the land will cast longer shadows when the lots are built upon. **Response:** Future development within proposed lots 1-4 and 14 is expected to be located at least 35 metres away from the rear of existing dwellings fronting Sloane Street. Despite the site slope and proposed earthworks, it is considered that future dwellings will not have any detrimental impacts on existing solar access to those lots located to the east of the subject site. The requirement for further solar impact analysis is not considered warranted.
Loss of privacy and amenity	**Issue**: Future dwellings have potential to overlook private open space to the dwellings located to the east of the subject land and have negative amenity impacts to these property occupiers. **Response:** It is considered unreasonable to restrict future building height to prevent overlooking, especially considering that there is adequate distance between existing and potential future development. Future residential development can be designed so as to ensure overlooking is minimised. This will be considered as part of a future Development Application for residential development. The applicant proposes to retain most trees located alongside the eastern boundary and this will assist in creating a visual buffer between existing and new development. Excavation in the vicinity of trees will need to be carried out with care so as to ensure the structural integrity of the trees is not compromised. Conditions are included in the recommended consent.
Retaining walls to development entrance	**Issue**: Concerns over stormwater impacts of proposed retaining wall to the development entrance in Lansdowne Street, in regard to its structural integrity and impact from significant stormwater events. **Response:** The plans to be submitted as part of the Subdivision Works Certificate for the proposed retaining wall require certification from a structural engineer.
Impact of retaining wall to adjoining property	**Issue**: Concerns over the proposed retaining wall impacting structural integrity of the tree and potential for overshadowing on 20 Lansdowne Street. **Response:** The proposal was referred to Council's Landscape and Heritage Planner. The proposed retaining wall is not expected to have any impacts on the tree protection zone of the existing tree. The retaining wall will be up to 1.2 metres in height and is not considered to have any detrimental impacts on overshadowing to the existing dwelling at 20 Lansdowne Street.

Existing covenant impacting the land	**Issue**: The objector has not had the opportunity to review the covenant. **Response:** The assessing officer has reviewed the existing covenants registered on the subject land title. The covenants relate to an area of the subject land where a dwelling cannot be constructed without the prior development consent of Council. The reasons for this covenant could not be located. This covenant can be released by Council. It also appears that the laneway was formerly a right of way which the subject land was formally benefited by.
Existing trees along eastern boundary of land	**Issue**: Concerns over health of these trees, dropping branches, damage to laneway pavement. **Response:** The site was inspected by Council's Landscape and Heritage Planner and the proposed trees to be removed are of lessor significance than those proposed to be retained, towards the northern part of the eastern boundary. The trees to be retained are of better form and health. The poplars proposed to be retained shall be removed as they are exotic and not suited in an urban context. Native trees are to be retained as they improve the ecological values of the site.
Earthworks and ground stabilisation	**Issue**: The proposed earthworks impacts in a stormwater event resulting in potential impacts to property to the east. **Response:** The development proponent will be required to submit a sediment and erosion control plan prior to issue of the Subdivision Works Certificate to demonstrate how there will be no detrimental environmental impacts. The ultimately approved sediment and erosion control plan must be implemented prior to commencement of construction and maintained until such time the development is complete and the ground cover is stabilised.
Condition of laneway	**Issue**: the existing laneway to the east of the site is in poor condition. **Response:** the development proposal does not propose to undertake any additional work to the laneway, other than to kerb and gutter the western side of the laneway (that fronts the subject lot to the east) to improve stormwater management. Requiring the developer to re-surface the laneway would be unreasonable as the proposal does not increase traffic to the laneway.

External Referrals

Water NSW: concurrence is required from Water NSW under *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* as the proposed development is for the creation of more than 4 lots. Water NSW have provided conditional concurrence which are included in the recommended conditions of consent.

Assessment against Legislation and Policies

- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

  The site is located within the Sydney Drinking Water Catchment. The proposal has been assessed as having a neutral or beneficial impact on water quality.

- Goulburn Mulwaree Local Environmental Plan 2009

Land Use Table – R1 General Residential

The proposal is permissible with Council's consent. The proposed subdivision will meet the zone objectives. The future residential housing needs of the community will be accommodated and will also enable potential for varied housing types. The proposed subdivision will provide residential land within close proximity to the Goulburn CBD. Proposed lot sizes range from 704-905m^2. Proposed lot 6 will contain the existing dwelling and ancillary development and is 3626m^2 in size. The proposal allows for a variety of housing types and development densities.

Clause 1.9A – Suspension of Covenants, agreements and instruments

The land is burdened by an existing covenant, preventing the erection of a dwelling house without Council's prior development consent. The restriction is located within a particular part of the land adjacent to the eastern boundary. The reasons for the imposition of the covenant could not be ascertained. It is considered appropriate that this restriction be released.

The subject land is also benefited by a right of way that traverses Lot Y DP 363267 and Lot A DP 325284 (i.e. 20 Lansdowne Street). This right of way has potential to benefit proposed lot 1, in that access can be facilitated to this future lot. The intention of the subdivision is to enable access to one future lot, being lot 14. Therefore the right of way benefit must be released.

Clause 4.1 – Minimum Subdivision Lot Size

Each proposed lot incorporates a minimum lot size of 704m^2 and demonstrates compliance with the minimum lot size requirement of 700m^2.

Clause 7.1A- Earthworks

The proposal will require earthworks as ancillary development to the proposed subdivision, for the purposes of installation of infrastructure and services, as well as to bench the site to accommodate future residential development. If approval is granted to the proposal, it is recommended that, prior to the issue of the Subdivision Certificate, a covenant is placed on proposed lots 1-4 and 9-12 that have been subject to benching. The covenant shall require that future residential development be limited to the benching locations shown on the approved plans. The benching locations shall be included in the Deposited Plan and the reason for the covenant shall be included. This will ensure that future residential development incurs very minimal excavation.

- *Goulburn Mulwaree Development Control Plan 2009*

1.7 – Public Participation

The proposal was notified to adjoining/adjacent property occupiers for a period of 14 days and placed on Council's website for the same period. A public notice was displayed on the site for 14 days. Four (4) submissions were received and these have been considered above.

2.1 – General Development Objectives

The proposed subdivision will not have any detrimental impacts on the objectives of the Development Control Plan (DCP). The proposal is an infill development and will integrate with surrounding residential development and will integrate and connect with existing footpaths and roads. The development does not pose any unreasonable water quality impacts and there is adequate capacity for existing services to cater for the future residential development. Potential stormwater impacts have been considered and conditions of consent will be recommended to ensure that there will be non-detrimental stormwater impacts to adjoining/adjacent property.

3.1 – Indigenous Heritage and Archaeology

The development proponent has submitted an Aboriginal Cultural Heritage Due Diligence Assessment Report prepared by Past Traces Heritage Consultants. The report did not identify any areas or physical features that would have any potential for Aboriginal significance on the land.

A recommendation was made in regard to carrying out works with caution and to implement an unexpected finds protocol in the case where any Aboriginal heritage is unearthed during the construction phase of development. These will be included as recommended conditions, if consent is granted to the proposal.

3.7 – Crime Prevention through environmental design

The proposed subdivision layout is suitable from a safer by design perspective. The proposed cul-de-sac road provides a single ingress and egress point and will enable clear sight lines for passive surveillance. Additional opportunity for future residential development will improve site ownership and natural surveillance opportunities.

Street lighting (and lighting to the proposed pathway to connect to the laneway) will be beneficial in providing night time visibility.

3.15 – Biodiversity Management

The proposal includes the removal of limited native vegetation in the vicinity of proposed reserve lot to accommodate the stormwater management basin and associated infrastructure. A plan of proposed removal of vegetation is included in the attachment.

The land predominantly contains areas of Low Conservation Value vegetation. There are limited areas of Medium and High Conservation Value vegetation. The areas of High Conservation Value are located to the west portion of the site, within proposed lot 6 containing the dwelling and existing ancillary development.

The development proponent has submitted An Ecological Impact Assessment prepared by Capital Ecology, which considers the impacts the proposed development will have on native flora and fauna. The Plant Community Type identified is PCT 320- Kangaroo Grass – Redleg Grass forb-rich temperate tussock grassland of the northern Monaro, ACT and Upper Lachlan River regions of the NSW South Western Slopes Bioregion and South Eastern Highlands Bioregion.

The land was referred to Council's Landscape and Heritage Planner for consideration. It is concluded that the land does not support any *Environment Protection & Biodiversity Conservation Act 1999* or NSW *Biodiversity Conservation Act 2016* listed threatened species or communities.

The site does not contain potential breeding habitat or foraging habitat for any threatened or migratory fauna species. The Ecological Impact Assessment makes recommendations in regard to the implementation of a Weed Management Program to improve ecological values of the site during construction and at the completion of works. These will be included as recommended conditions, if consent is granted to the proposal.

3.16 – Stormwater Pollution

The proposal has been considered by Water NSW and is considered to have a neutral or beneficial impact on water quality. Conditional concurrence is recommended.

4.1.15 – Subdivision

The proposed development includes a suitable layout that enables energy efficient dwelling design. The design takes into consideration the constraints of the land, such as significant site slope and stormwater management.

Each proposed lot meets the minimum lot size requirements and there is sufficient area within each proposed lot to enable a suitable building envelope whilst also meeting setback requirements. The proposed site benching will ensure that future residential development results in setback compliance whilst also ensuring minimal earthworks. The proposed lot orientation will allow opportunity for at least 3 hours of direct solar access to be provided, subject to future dwelling design. Potential impacts from overlooking can only be fully quantified when considering a future dwelling design, considering building elevations, floor plan layout and window locations. Impacts can then be assessed in relation to existing adjoining development and visual screening requirements considered.

Proposed lot 6 is battle –axe like in configuration. This lot will contain the existing dwelling house and ancillary development. This lot is 3,626m^2 in size and has further subdivision development potential. However, the battle axe handle is 4.5 metres wide, and this will sterilise this lot's opportunity to further subdivide or develop in the future, unless the development is ancillary to the existing dwelling house. The proposal being an in-fill development will integrate with the existing footpath and will provide pedestrian connections to Lansdowne Street and Sloane Street. Street trees are required to be planted, to the proposed new road and to the frontage of the development. The application was referred to Council's Landscape Planner who recommends native species. *Callistemon Kings park Special (Bottle Brush Tree)* is recommended as a suitable species.

7.1- Utility services

If Council choose to grant development consent, conditions of consent are recommended to ensure that the future lots are adequately serviced. Compliance certification will be required from the electricity, gas, telecommunications, and Council (for water, sewer, stormwater) prior to the issue of a Subdivision Certificate.

7.2 – Roads

The proposed public road is required to meet Council's construction standards for an urban road. Appropriate conditions in this regard have been included in the draft conditions.

7.3 – Drainage and soil and water management

The proposal's stormwater management measures have been considered by Water NSW and Council's Development Engineer, and are considered adequate for the proposed development subject to conditions. Erosion and sediment controls are required during the course of construction with specific details to be supplied prior to the issue of the Subdivision Works Certificate.

Earthworks carried out must be ground stabilised prior to the issue of the Subdivision Certificate to prevent the movement of soil or dust onto other property.

7.4 – Easements

The proposal will require the registration of several easements to make future property owners aware of constraints located on the land. Appropriate conditions have been included in the draft conditions.

Likely Impact of Proposed Development

Context and Setting*:* the proposal is compatible with the surrounding streetscape and desired future character of the area and the objectives of the R1 General Residential zone. The proposed in-fill development will integrate with existing infrastructure and will provide improved amenity to future residential property occupiers as well as existing residential property occupiers in the vicinity of the site.

Access, Transport and Traffic*:* the development incorporates the proposed new road that is of suitable width to accommodate future residential development. With some augmentation, the existing road network can accommodate the additional demand generated by this development proposal.

Visual Amenity: the proposal is considered to have suitable impacts. Due to the topography of the site, there may be some impacts from overlooking in regard to future residential development. The impacts of this must be considered in a future development proposal for residential development, and adequately addressed to ensure there are no unreasonable amenity impacts to existing residential property occupiers.

***Noise & Acoustic Amenity**:* the proposal is not considered to have any detrimental noise/acoustic impact, once dwellings and ancillary development are constructed. Each proposed lot will be in the order of 704-905m^2. The potential for adverse noise impacts is alleviated and will be similar to an urban residential context.

The construction phase of the development will be required to employ suitable hours of work to ensure no detrimental impacts on the amenity of nearby residential property occupiers.

Natural Hazards: the land is topographically constrained, having a significant site slope in the order of 22%. The recommended conditions of consent will incorporate geotechnical requirements to ensure the subdivision design adequately accounts for the site slope.

Safety, Security and Crime Prevention: the proposal has positive impacts on Crime Prevention through Environmental Design principles. The proposed cul-de-sac road offers limited entrapment points and it not a thoroughfare thereby alleviating potential for anti-social impacts. Future dwelling developments are likely to face the street and this potential design, will allow for natural surveillance and territorial reinforcement.

***Social Impact on the Locality**:* the proposal will have positive impacts, with an increase in the number of residential occupiers in the future promoting local site ownership and offering increased surveillance. The in-fill nature of the development will promote site ownership and improved maintenance of the immediate locality.

Economic Impact on the Locality: the provision of future residential land will provide opportunity for future building works and opportunities for additional residents to occupy land in Goulburn and invest in the area.

Site Design and Internal Design: the proposed subdivision design is suitable. The proposed lot orientation will allow for sustainable dwelling design whilst also ensuring positive social impacts. The proposed subdivision adequately caters for the topographical constraints of the site.

Suitability of the Site for the Proposed Development

The proposed subdivision is suitable for the site concerned. The constraints of the site have been considered and assessed. As a result, the impacts of the proposal are considered appropriate.

Policy Considerations

- *Goulburn Mulwaree LEP 2009 (as amended)*
- *Goulburn Mulwaree DCP 2009 (as amended)*
- *Goulburn Mulwaree Section 94A Levy Plan 2009*

Conclusion and Recommendation

The proposal has been considered against relevant Legislation and Policy. Each submission has been duly considered in the development assessment. It is considered that all potential impacts of the proposal can be adequately managed through conditions of development consent. Conditions that require the provision of detailed engineering design will be required to be submitted and considered by Council or an accredited certifier prior to the issue of a Subdivision Works Certificate.

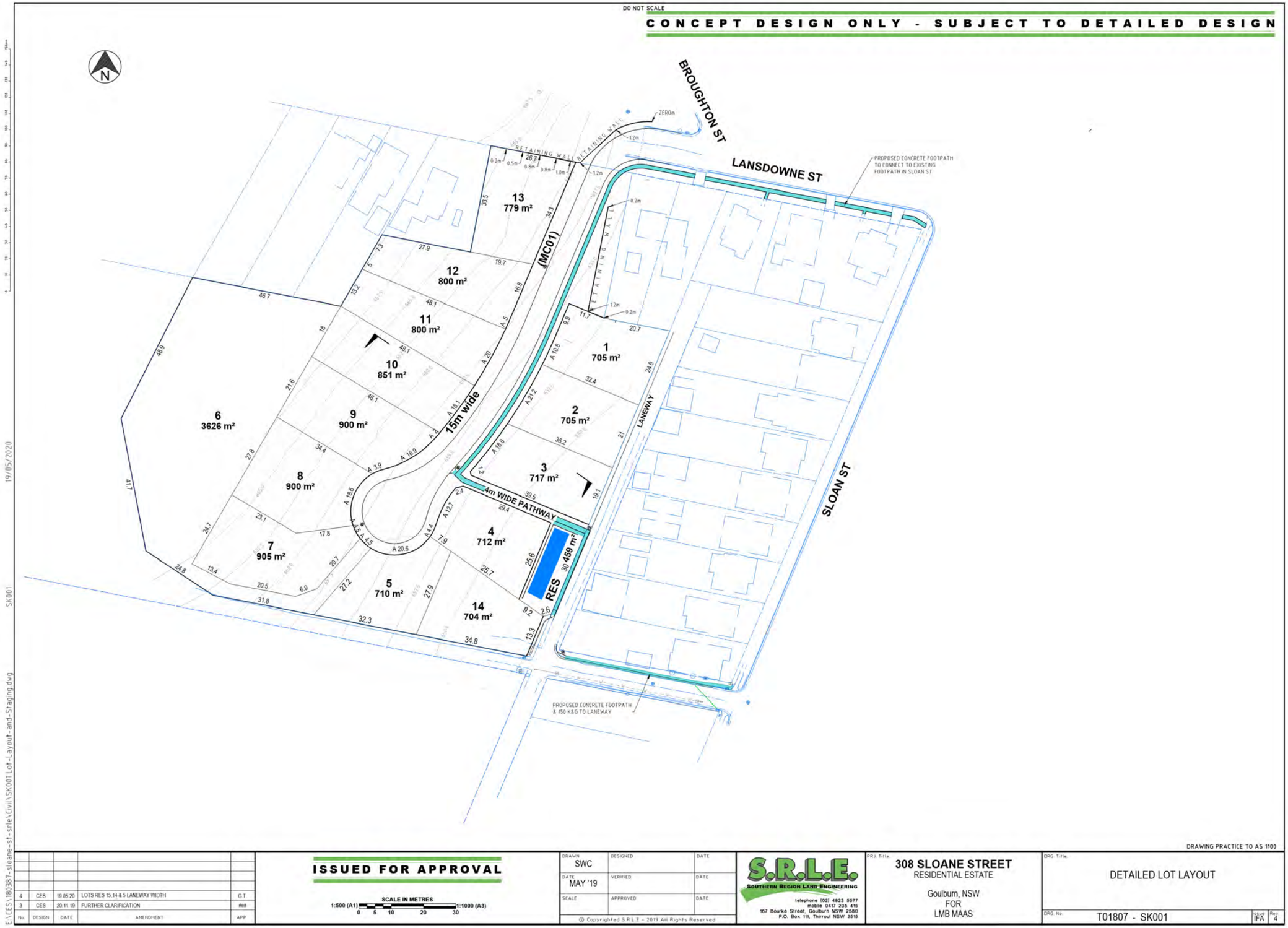
Conditional consent is recommended to the development proposal, including imposition of a deferred commencement condition for the further consideration and endorsement of the Planning Agreement.

FINANCIAL IMPLICATIONS

Financial implications are likely to Council if the applicant of the development proposal chooses to appeal the recommended approval conditions to the Land and Environment Court.

LEGAL IMPLICATIONS

Council may be in a position where it may be required to defend an appeal made by the Applicant to the Land and Environment Court.


DO NOT SCALE
CONCEPT DESIGN ONLY - SUBJECT TO DETAILED DESIGN
N
BROUGHTON ST
LANSDOWNE ST
SLOAN ST
(MC01)
15m wide
LANEWAY
4m WIDE PATHWAY
RETAINING WALL
ZERO m
PROPOSED CONCRETE FOOTPATH TO CONNECT TO EXISTING FOOTPATH IN SLOAN ST
PROPOSED CONCRETE FOOTPATH & 150 K&G TO LANEWAY
1 705 m²
2 705 m²
3 717 m²
4 712 m²
5 710 m²
6 3626 m²
7 905 m²
8 900 m²
9 900 m²
10 851 m²
11 800 m²
12 800 m²
13 779 m²
14 704 m²
RES 30 459 m²
DRAWING PRACTICE TO AS 1100
ISSUED FOR APPROVAL
SCALE IN METRES
1:500 (A1) 1:1000 (A3)
0 5 10 20 30
4 CES 19.05.20 LOTS RES 15,14 & 5 LANEWAY WIDTH G.T
3 CES 20.11.19 FURTHER CLARIFICATION ###
No. DESIGN DATE AMENDMENT APP
DRAWN SWC
DATE MAY '19
SCALE
DESIGNED
VERIFIED
APPROVED
DATE
© Copyrighted S.R.L.E – 2019 All Rights Reserved
S.R.L.E.
SOUTHERN REGION LAND ENGINEERING
telephone (02) 4823 5577
mobile 0417 235 415
167 Bourke Street, Goulburn NSW 2580
P.O. Box 111, Thirroul NSW 2515
PRJ. Title
308 SLOANE STREET
RESIDENTIAL ESTATE
Goulburn, NSW
FOR
LMB MAAS
DRG. Title
DETAILED LOT LAYOUT
DRG. No.
T01807 - SK001
IFA
4
19/05/2020
SK001
E:\CES\180387-sloane-st-srle\Civil\SK001 Lot-Layout-and-Staging.dwg

S.R.L.E.
SOUTHERN REGION LAND ENGINEERING

167 Bourke Street Goulburn NSW 2580
PO Box 111 Thirroul NSW 2515
ABN: 55 583 029 605

Telephone: 02 48235577
Fax: 02 48235578
Mobile: 0417 235415

Email: gregtodd.srle@gmail.com

18 May 2020 Ref: T01817

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

Attention: Dialina Day

Dear Dialina,

RE: Residential Subdivision at 30B Sloane Street, Goulburn – DA/0073/1920 Voluntary Planning Agreement revision.

We refer to Development Application No DA/0073/1920 (**Development Application**) and formally offer, on behalf of the developer, B.J MAAS & F.A MAAS & J.M MAAS, to enter into a voluntary planning agreement with Goulburn Mulwaree Shire Council in accordance with section 7.4 of the *Environmental Planning and Assessment Act 1979* (**Act**).

The following sets out the key terms of the proposed Voluntary Planning Agreement (**VPA**):

1. Parties to the VPA

B.J MAAS & F.A MAAS & J.M MAAS, ABN 55 034 747 031 (**Developer**).

Goulburn Mulwaree Shire Council (**Council**).

2. Land to which the VPA relates

Lot 2 DP1099324 being 30B Sloane Street, Goulburn (**Subject Site**).

3. Development to which the VPA relates

Residential subdivision as set out in the Development Application which was lodged with the Council on 5th September 2019.

4. Nature and Extent of Development Contributions and Timing of Contributions

Item	Description	Estimated Value	Completion Date
1	The Developer is to construct the Stormwater Treatment Facility within the proposed reserve, including bio basin, concrete footpath, retaining walls, fence & landscaping	$75,800.00	Prior to the issue of the Subdivision Certificate
2	The developer is to pay for the footpath within the rear laneway behind the basin and lot 14 and within the entrance laneway (including K&G) to connect into the existing footpath in Sloane Street	$21,300.00	Prior to the issue of the Subdivision Certificate
3	The Developer is to pay to GMC for the Capitalised Operation and Maintenance Costs of the Stormwater Treatment Facility for a period of 40 years applying a 2% discount rate	$27,350.00	Prior to the issue of the Subdivision Certificate
4	The Developer is to pay to GMC for the Capitalised Renewal Costs of the Stormwater	$12,750.00	Prior to the issue of the Subdivision Certificate

	Treatment Facility for a period of 40 years applying a 2% discount rate		
5	The Developer is to pay for the footpath to be extended along Lansdowne Street and to connect into the existing footpath in Sloane Street	$12,700.00	Prior to the issue of the Subdivision Certificate
6	The Developer is to pay for the construction of road widening & 150mm high barrier kerb along the western side of the laneway to the rear of lots 1 to 3, lot 14 and the basin reserve to replace the existing kerb/open drain	$17,700.00	Prior to the issue of the Subdivision Certificate
7	The Developer is to pay for the two street lights to be placed in the laneway to the east of the site	$19,500.00	Prior to the issue of the Subdivision Certificate
8	The Developer will rejuvenate the existing batter to Sloane Street at the top of the Lansdowne St road reserve by the removal of the existing rubbish and weeds then additional planting to the remainder of the grassed area.	$5,700.00	Prior to the issue of the Subdivision Certificate

5. Value of the VPA

The estimated value of the works in this proposed VPA is $192,800.00.

6. Application of sections 7.11 and 7.12 of the Act

It is proposed that parts of the VPA will offset the application of sections 7.11 and 7.12 of the Act to the Development Application.

7. Community/Public Benefit

a. The basin will achieve neutral or beneficial effect on water quality (**NorBE**), which will improve the water quality of the runoff from the site.
b. The development proposal also includes the replacement of the section of the existing kerb/open drain adjoining the site with a new 150mm high kerb & gutter that doesn't comply with current practices and is largely full of silt due to its shape and does not function properly.
c. There will be a significant reduction in the volume of runoff from entering the rear laneways as surface flows and hence the existing properties to the east of the laneway directly behind the site will be better protected.
d. There will be a reduction of surface flows entering No.20 Lansdowne Street due to the proposed development.
e. Additional safety and security to the existing lots that abut the laneway will be created by the inclusion of the street lights to the rear lane as well as the future dwellings overseeing the laneway.
f. Better pedestrian access down Lansdowne Street to Sloane Street by the inclusion of the proposed pathway
g. Removes the gravel runoff from the existing unsealed section of Lansdowne Street which is currently washed onto the existing sealed section of the road
h. The existing batter to Sloane Street will be rejuvenated and the appearance improved by the removal of the existing rubbish and weeds then the addition of mulching and additional planting.

8. Costs

Each party should bear its own costs of preparing, negotiating, executing and stamping the VPA and any document related to the VPA.

9. Background to Offer

As part of the Development Application it is proposed to dedicate an area of land as a Drainage Reserve lot which is located behind the proposed lot 4 and includes a 4m wide extension to the proposed road. The lot will contain the proposed OSD/Bio Basin for the treatment of stormwater runoff from the site. The works will include landscaping and a concrete footpath to connect the proposed new road to the laneway at the rear of the site

The Development Application includes the construction of a stormwater pipe from the street drainage within the proposed road and to then be located within the Drainage Reserve and to discharge these flows into the basin. The pipeline will have the capacity for the 100yr ARI and is expected to be either a 375mm or 450mm diameter pipe based upon the OSD calculations. The final pipe size will be determined as part of the detailed design undertaken at CC which will include the hydrology calculations to determine the hydraulic grade line. The proposed 4m wide pathway would also be capable of conveying stormwater flows as surface flows for storm events in excess of the pipeline's capacity and/or in the case of a failure within the underground drainage system. The bottom of this pathway will be sloped to direct the surface flows from the pathway into the basin.

A number of submissions have been received in response to the DA. Some of the issues relate to the current problems caused by stormwater runoff from the site and entering properties located on the other side of the laneway. One of the submissions states that the existing 'culvert' (which appears to be a reference to the kerb or open drain along the laneway at the rear of the site) hasn't been maintained by Council and is inadequate. It is noted that this kerb/open drain doesn't comply with current practices and is largely full of silt due to its shape and does not function properly. The development proposal also includes the replacement of the section of the existing kerb/open drain adjoining the site with a new 150mm high kerb & gutter. This kerb will be less likely to retain silt and be easier to maintain.

As the development will decrease peak flows for the storm events up to and including the 100yr ARI then augmentation of the existing stormwater system downstream is not warranted. However an inspection of the pipe culvert that crosses the laneway at Sloane Street has identified that the pipe from this pit is only a 225mm diameter. Council's records show that the pipeline downstream is 600mm. Therefore it is proposed that this 225mm pipe be retained and that pipe from the OSD/bio-basin be connected into the pit on the southern side of the intersection thus avoiding the costs to upgrade the existing 225mm pipe and still significantly improving the current inadequacies.

Yours sincerely

Greg Todd
Project Coordinator

Signed on behalf of
B.J MAAS & F.A MAAS & J.M MAAS

Bernard Maas

30B SLOANE STREET, GOULBURN – DA/0073/1920. VOLUNTARY PLANNING AGREEMENT

Analysis of an applicable 'Present Factor Interest Rate' to be applied to Capitalised Operation, Maintenance and Renewal costs for Stormwater Treatment Facilities.

Goulburn Mulwaree Council's (Council) previous policy 'Stormwater Treatment Facilities on Council Property Policy' provided guidelines for the permissibility and requirements for locating stormwater treatment facilities to be dedicated to Council. It is understood that this is still Council's preferred methodology for calculating the contribution costs to be paid by the developer for Stormwater Treatment Facilities.

The policy required an upfront payment from the developer for a 40 year maintenance period as well as the renewal of the facilities at the completion of 40 year period applying a 'present value interest factor' determined by the 10-year treasury bond rate. The policy nominated the rate in June 2012 of 3.04% and, also gave an example for calculating the costs applying a discount rate of 3.04% which was the rate when the policy was adopted by Council in 2013.

The following should be noted:

1. The present value interest factor is based upon the 10-year treasury rate for an application spanning 40 years
2. Since 2013 there are additional treasury bond rates available which include 20-year (starting January 2014) and 30-year (starting November 2016) periods
3. The attached Australia 10-year Bond Yield Historical Data for the previous 40 years shows that the average rate over that period is 7.615% and that the rate has rarely been below 2%.
4. The attached Australia 20-year Bond Yield Historical Data since inception shows that the average rate over that period is 2.951% and the current rate is 1.554%
5. The attached Australia 30-year Bond Yield Historical Data since inception shows that the average rate over that period is 2.806% and the current rate is 1.737%.

The above information identifies that applying the current 10-year treasury rate for an application spanning 40 years is not reasonable particularly in view of the current problematic financial situation brought on by coronavirus.

A number of alternate methodologies present themselves from the attached data not the least of which is that the average over previous 40 years for the 10-year treasury rate is 7.615%. Furthermore, the data shows that the 30-year rate is always higher that the 20-year and 10-year rates so a 40-year rate should be higher again.

Based on the above analysis a Present Factor Interest Rate factor of 2% has been applied to the calculations

SRLE T01817

Australia 10-Year Bond Yield

Sydney

0.968 **+0.053** **(+5.85%)**

14:49:06 - Real-time Data. (Disclaimer)

Add to Portfolio | Create Alert

Type: Bond
Group: Government
Market: Australia

Prev. Close: **0.914** Day's Range: **0.956 - 1.022**

General | Chart | News & Analysis | Technical | Forum

Overview | Historical Data

Australia 10-Year Bond Yield Historical Data

Time Frame:
Monthly

Download Data 30/05/1980 - 19/05/2020

Date	Price	Open	High	Low	Change %
May 20	0.966	0.903	1.020	0.804	4.49%
Apr 20	0.925	0.752	1.033	0.659	11.85%
Mar 20	0.827	0.687	1.539	0.555	-2.48%
Feb 20	0.848	0.933	1.127	0.838	-11.48%
Jan 20	0.958	1.385	1.420	0.947	-30.23%
Dec 19	1.373	1.039	1.388	1.029	34.08%
Nov 19	1.024	1.121	1.343	0.996	-10.49%
Oct 19	1.144	1.012	1.191	0.864	17.94%
Sep 19	0.970	0.897	1.193	0.878	8.74%
Aug 19	0.892	1.180	1.212	0.850	-25.85%
Jul 19	1.203	1.350	1.486	1.176	-8.79%
Jun 19	1.319	1.460	1.540	1.257	-10.64%
May 19	1.476	1.795	1.812	1.470	-18.18%
Apr 19	1.804	1.786	1.987	1.778	1.58%
Mar 19	1.776	2.152	2.218	1.722	-15.63%
Feb 19	2.105	2.206	2.260	2.046	-5.73%
Jan 19	2.233	2.328	2.393	2.068	-3.83%
Dec 18	2.322	2.584	2.628	2.322	-10.35%
Nov 18	2.590	2.628	2.828	2.589	-0.99%
Oct 18	2.616	2.680	2.786	2.565	-2.06%
Sep 18	2.671	2.485	2.786	2.485	5.78%
Aug 18	2.525	2.681	2.759	2.511	-5.50%
Jul 18	2.672	2.638	2.730	2.559	0.75%
Jun 18	2.652	2.673	2.853	2.583	-0.23%
May 18	2.658	2.810	2.941	2.589	-4.56%
Apr 18	2.785	2.618	2.897	2.557	7.82%
Mar 18	2.583	2.775	2.848	2.582	-7.25%
Feb 18	2.785	2.819	2.934	2.704	-0.54%
Jan 18	2.800	2.648	2.898	2.594	5.14%
Dec 17	2.663	2.552	2.733	2.488	6.10%
Nov 17	2.510	2.706	2.718	2.476	-6.38%
Oct 17	2.681	2.850	2.902	2.680	-5.67%
Sep 17	2.842	2.693	2.901	2.562	4.33%
Aug 17	2.724	2.712	2.754	2.574	1.08%
Jul 17	2.695	2.655	[illegible]	[illegible]	[illegible]
Jun 17	2.603	2.409	2.6[illegible]	[illegible]	[illegible]

Australia 10-Year Discussions

Date	Price	Open	High	Low	Change %
May 17	2.395	2.579	2.722	2.381	-7.39%
Apr 17	2.586	2.743	2.743	2.448	-4.89%
Mar 17	2.719	2.730	2.988	2.694	-0.84%
Feb 17	2.742	2.716	2.840	2.642	0.40%
Jan 17	2.731	2.782	2.821	2.662	-1.51%
Dec 16	2.773	2.786	2.945	2.727	1.20%
Nov 16	2.740	2.355	2.827	2.243	16.00%
Oct 16	2.362	2.014	2.402	1.957	19.78%
Sep 16	1.972	1.892	2.220	1.886	4.06%
Aug 16	1.895	1.863	2.000	1.820	1.28%
Jul 16	1.871	1.994	2.050	1.842	-6.78%
Jun 16	2.007	2.301	2.351	1.960	-12.85%
May 16	2.303	2.533	2.590	2.214	-8.65%
Apr 16	2.521	2.504	2.712	2.394	1.29%
Mar 16	2.489	2.383	2.710	2.323	3.75%
Feb 16	2.399	2.641	2.674	2.349	-10.15%
Jan 16	2.670	2.891	2.906	2.618	-7.58%
Dec 15	2.889	2.862	2.989	2.727	1.19%
Nov 15	2.855	2.615	2.982	2.615	8.43%
Oct 15	2.633	2.599	2.733	2.498	1.27%
Sep 15	2.600	2.697	2.865	2.578	-3.17%
Aug 15	2.685	2.776	2.876	2.486	-2.89%
Jul 15	2.765	3.055	3.119	2.687	-7.53%
Jun 15	2.990	2.741	3.173	2.701	9.20%
May 15	2.738	2.624	3.041	2.624	2.85%
Apr 15	2.662	2.323	2.713	2.236	14.20%
Mar 15	2.331	2.515	2.792	2.322	-6.20%
Feb 15	2.485	2.429	2.674	2.381	0.44%
Jan 15	2.474	2.819	2.882	2.468	-12.58%
Dec 14	2.830	3.048	3.165	2.826	-7.46%
Nov 14	3.058	3.341	3.377	3.053	-7.08%
Oct 14	3.291	3.506	3.513	3.173	-5.46%
Sep 14	3.481	3.328	3.753	3.293	5.48%
Aug 14	3.300	3.528	3.561	3.290	-6.30%
Jul 14	3.522	3.552	3.621	3.329	-0.68%
Jun 14	3.546	3.679	3.863	3.529	-3.69%
May 14	3.682	3.913	3.948	3.624	-7.14%
Apr 14	3.965	4.107	4.229	3.924	-3.25%
Mar 14	4.098	4.043	4.231	3.964	1.61%
Feb 14	4.033	4.008	4.259	3.939	-0.07%
Jan 14	4.036	4.238	4.411	3.999	-4.83%
Dec 13	4.241	4.258	4.449	4.211	0.05%
Nov 13	4.239	4.068	4.359	4.046	4.82%
Oct 13	4.044	3.920	4.285	3.899	3.80%
Sep 13	3.896	3.920	4.208	3.859	-0.43%
Aug 13	3.913	3.718	4.133	3.587	4.79%
Jul 13	3.734	3.769	4.129	3.648	-0.95%
Jun 13	3.770	3.390	4.011	3.240	11.67%
May 13	3.376	3.118	3.472	3.020	9.18%
Apr 13	3.092	3.420	3.465	3.086	-9.72%
Mar 13	3.425	3.368	3.705	3.287	1.69%
Feb 13	3.368	3.500	3.6		

Australia 10-Year Discussions

Date	Price	Open	High	Low	Change %
Jan 13	3.455	3.322	3.535	3.267	5.18%
Dec 12	3.285	3.165	3.420	3.130	3.69%
Nov 12	3.168	3.138	3.313	3.025	1.15%
Oct 12	3.132	3.050	3.320	2.922	2.92%
Sep 12	3.043	2.990	3.443	2.932	0.00%
Aug 12	3.043	2.970	3.432	2.960	0.76%
Jul 12	3.020	3.092	3.172	2.682	-2.20%
Jun 12	3.088	2.888	3.213	2.707	6.19%
May 12	2.908	3.658	3.668	2.868	-21.51%
Apr 12	3.705	4.160	4.177	3.648	-9.24%
Mar 12	4.082	4.108	4.452	4.008	-0.63%
Feb 12	4.108	3.820	4.233	3.773	6.29%
Jan 12	3.865	3.860	4.120	3.797	1.71%
Dec 11	3.800	4.015	4.073	3.733	-4.16%
Nov 11	3.965	4.440	4.460	3.832	-12.57%
Oct 11	4.535	4.170	4.650	4.015	6.71%
Sep 11	4.250	4.445	4.485	4.005	-3.30%
Aug 11	4.395	4.843	4.907	4.195	-9.10%
Jul 11	4.835	5.287	5.298	4.810	-7.76%
Jun 11	5.242	5.227	5.298	5.012	0.46%
May 11	5.218	5.435	5.477	5.193	-4.17%
Apr 11	5.445	5.532	5.698	5.423	-1.22%
Mar 11	5.512	5.492	5.590	5.293	0.73%
Feb 11	5.472	5.508	5.765	5.452	-0.29%
Jan 11	5.488	5.490	5.637	5.423	-0.49%
Dec 10	5.515	5.400	5.715	5.380	1.75%
Nov 10	5.420	5.173	5.540	5.173	4.27%
Oct 10	5.198	4.968	5.262	4.915	4.27%
Sep 10	4.985	4.765	5.195	4.650	4.44%
Aug 10	4.773	5.195	5.248	4.653	-8.30%
Jul 10	5.205	5.093	5.315	4.945	1.90%
Jun 10	5.108	5.378	5.478	5.082	-5.18%
May 10	5.387	5.710	5.807	5.193	-5.74%
Apr 10	5.715	5.767	5.893	5.640	-1.35%
Mar 10	5.793	5.490	5.823	5.355	5.33%
Feb 10	5.500	5.430	5.685	5.405	0.92%
Jan 10	5.450	5.725	5.843	5.432	-4.80%
Dec 09	5.725	5.278	5.873	5.240	7.92%
Nov 09	5.305	5.617	5.770	5.170	-5.69%
Oct 09	5.625	5.448	5.855	5.000	3.82%
Sep 09	5.418	5.455	5.608	5.113	-1.44%
Aug 09	5.497	5.685	5.832	5.270	-3.65%
Jul 09	5.705	5.620	5.870	5.262	1.21%
Jun 09	5.637	5.420	6.000	5.420	2.40%
May 09	5.505	4.790	5.685	4.750	16.02%
Apr 09	4.745	4.605	4.895	4.340	2.26%
Mar 09	4.640	4.430	4.825	4.138	7.04%
Feb 09	4.335	4.158	4.498	4.023	5.86%
Jan 09	4.095	4.090	4.350	3.860	2.37%
Dec 08	4.000	4.590	4.630	3.800	-12.57%
Nov 08	4.575	5.230	5.407	4.548	-12.36%
Oct 08	5.220	5.395	5.6		

Australia 10-Year Discussions

Date	Price	Open	High	Low	Change %
Sep 08	5.450	5.747	5.872	5.345	-5.27%
Aug 08	5.753	6.222	6.222	5.633	-7.70%
Jul 08	6.233	6.450	6.610	5.902	-3.29%
Jun 08	6.445	6.528	6.818	6.262	-1.41%
May 08	6.537	6.287	6.610	6.080	4.18%
Apr 08	6.275	6.043	6.395	5.920	3.58%
Mar 08	6.058	6.213	6.293	5.770	-2.53%
Feb 08	6.215	6.085	6.530	6.055	1.94%
Jan 08	6.097	6.327	6.380	5.845	-3.64%
Dec 07	6.327	5.992	6.440	5.677	5.45%
Nov 07	6.000	6.173	6.390	5.680	-2.80%
Oct 07	6.173	6.155	6.313	6.003	0.21%
Sep 07	6.160	5.915	6.280	5.735	4.09%
Aug 07	5.918	6.030	6.090	5.688	-1.65%
Jul 07	6.017	6.017	6.017	6.017	-3.91%
Jun 07	6.262	6.262	6.262	6.262	4.11%
May 07	6.015	6.015	6.015	6.015	2.09%
Apr 07	5.892	5.892	5.892	5.892	-0.39%
Mar 07	5.915	5.915	5.915	5.915	5.25%
Feb 07	5.620	5.620	5.620	5.620	-4.78%
Jan 07	5.902	5.902	5.902	5.902	0.20%
Dec 06	5.890	5.890	5.890	5.890	6.13%
Nov 06	5.550	5.550	5.550	5.550	-1.86%
Oct 06	5.655	5.655	5.655	5.655	2.54%
Sep 06	5.515	5.515	5.515	5.515	-2.65%
Aug 06	5.665	5.665	5.665	5.665	-3.49%
Jul 06	5.870	5.870	5.870	5.870	0.77%
Jun 06	5.825	5.825	5.825	5.825	1.04%
May 06	5.765	5.765	5.765	5.765	0.70%
Apr 06	5.725	5.725	5.725	5.725	6.31%
Mar 06	5.385	5.385	5.385	5.385	1.41%
Feb 06	5.310	5.310	5.310	5.310	-0.93%
Jan 06	5.360	5.360	5.360	5.360	2.88%
Dec 05	5.210	5.210	5.210	5.210	-3.43%
Nov 05	5.395	5.395	5.395	5.395	-0.74%
Oct 05	5.435	5.435	5.435	5.435	1.97%
Sep 05	5.330	5.330	5.330	5.330	4.10%
Aug 05	5.120	5.120	5.120	5.120	-1.25%
Jul 05	5.185	5.185	5.185	5.185	1.57%
Jun 05	5.105	5.105	5.105	5.105	-1.45%
May 05	5.180	5.180	5.180	5.180	-3.54%
Apr 05	5.370	5.370	5.370	5.370	-6.04%
Mar 05	5.715	5.715	5.715	5.715	3.72%
Feb 05	5.510	5.510	5.510	5.510	2.80%
Jan 05	5.360	5.360	5.360	5.360	0.66%
Dec 04	5.325	5.325	5.325	5.325	0.66%
Nov 04	5.290	5.290	5.290	5.290	-1.67%
Oct 04	5.380	5.380	5.380	5.380	-2.54%
Sep 04	5.520	5.520	5.520	5.520	-0.54%
Aug 04	5.550	5.550	5.550	5.550	-5.13%
Jul 04	5.850	5.850	5.850	5.850	-0.17%
Jun 04	5.860	5.860	5.8		

Australia 10-Year Discussions

Date	Price	Open	High	Low	Change %
May 04	5.835	5.835	5.835	5.835	-1.60%
Apr 04	5.930	5.930	5.930	5.930	7.92%
Mar 04	5.495	5.495	5.495	5.495	-0.90%
Feb 04	5.545	5.545	5.545	5.545	-4.89%
Jan 04	5.830	5.830	5.830	5.830	4.67%
Dec 03	5.570	5.570	5.570	5.570	-6.54%
Nov 03	5.960	5.960	5.960	5.960	3.47%
Oct 03	5.760	5.760	5.760	5.760	7.06%
Sep 03	5.380	5.380	5.380	5.380	-2.00%
Aug 03	5.490	5.490	5.490	5.490	1.10%
Jul 03	5.430	5.430	5.430	5.430	8.38%
Jun 03	5.010	5.010	5.010	5.010	2.87%
May 03	4.870	4.870	4.870	4.870	-7.77%
Apr 03	5.280	5.280	5.280	5.280	-0.94%
Mar 03	5.330	5.330	5.330	5.330	5.13%
Feb 03	5.070	5.070	5.070	5.070	-2.12%
Jan 03	5.180	5.180	5.180	5.180	0.39%
Dec 02	5.160	5.160	5.160	5.160	-9.47%
Nov 02	5.700	5.700	5.700	5.700	2.15%
Oct 02	5.580	5.580	5.580	5.580	4.49%
Sep 02	5.340	5.340	5.340	5.340	-6.15%
Aug 02	5.690	5.690	5.690	5.690	-2.90%
Jul 02	5.860	5.860	5.860	5.860	-2.17%
Jun 02	5.990	5.990	5.990	5.990	-3.39%
May 02	6.200	6.200	6.200	6.200	1.64%
Apr 02	6.100	6.100	6.100	6.100	-3.48%
Mar 02	6.320	6.320	6.320	6.320	6.22%
Feb 02	5.950	5.950	5.950	5.950	-1.00%
Jan 02	6.010	6.010	6.010	6.010	0.00%
Dec 01	6.010	6.010	6.010	6.010	7.13%
Nov 01	5.610	5.610	5.610	5.610	7.68%
Oct 01	5.210	5.210	5.210	5.210	-5.62%
Sep 01	5.520	5.520	5.520	5.520	-0.36%
Aug 01	5.540	5.540	5.540	5.540	-8.88%
Jul 01	6.080	6.080	6.080	6.080	0.66%
Jun 01	6.040	6.040	6.040	6.040	0.17%
May 01	6.030	6.030	6.030	6.030	4.33%
Apr 01	5.780	5.780	5.780	5.780	9.47%
Mar 01	5.280	5.280	5.280	5.280	0.96%
Feb 01	5.230	5.230	5.230	5.230	-1.88%
Jan 01	5.330	5.330	5.330	5.330	-2.38%
Dec 00	5.460	5.460	5.460	5.460	-5.37%
Nov 00	5.770	5.770	5.770	5.770	-6.63%
Oct 00	6.180	6.180	6.180	6.180	-0.32%
Sep 00	6.200	6.200	6.200	6.200	-1.27%
Aug 00	6.280	6.280	6.280	6.280	0.48%
Jul 00	6.250	6.250	6.250	6.250	1.46%
Jun 00	6.160	6.160	6.160	6.160	-1.75%
May 00	6.270	6.270	6.270	6.270	-1.88%
Apr 00	6.390	6.390	6.390	6.390	0.47%
Mar 00	6.360	6.360	6.360	6.360	-4.36%
Feb 00	6.650	6.650	6.6		

Australia 10-Year Discussions

Date	Price	Open	High	Low	Change %
Jan 00	7.160	7.160	7.160	7.160	2.87%
Dec 99	6.960	6.960	6.960	6.960	4.82%
Nov 99	6.640	6.640	6.640	6.640	0.15%
Oct 99	6.630	6.630	6.630	6.630	5.24%
Sep 99	6.300	6.300	6.300	6.300	-0.79%
Aug 99	6.350	6.350	6.350	6.350	1.76%
Jul 99	6.240	6.240	6.240	6.240	-0.48%
Jun 99	6.270	6.270	6.270	6.270	4.50%
May 99	6.000	6.000	6.000	6.000	8.89%
Apr 99	5.510	5.510	5.510	5.510	0.36%
Mar 99	5.490	5.490	5.490	5.490	-1.08%
Feb 99	5.550	5.550	5.550	5.550	10.56%
Jan 99	5.020	5.020	5.020	5.020	0.20%
Dec 98	5.010	5.010	5.010	5.010	-0.40%
Nov 98	5.030	5.030	5.030	5.030	1.82%
Oct 98	4.940	4.940	4.940	4.940	-2.76%
Sep 98	5.080	5.080	5.080	5.080	-14.04%
Aug 98	5.910	5.910	5.910	5.910	6.87%
Jul 98	5.530	5.530	5.530	5.530	-0.90%
Jun 98	5.580	5.580	5.580	5.580	3.72%
May 98	5.380	5.380	5.380	5.380	-8.66%
Apr 98	5.890	5.890	5.890	5.890	2.43%
Mar 98	5.750	5.750	5.750	5.750	-3.85%
Feb 98	5.980	5.980	5.980	5.980	1.36%
Jan 98	5.900	5.900	5.900	5.900	-2.48%
Dec 97	6.050	6.050	6.050	6.050	-2.42%
Nov 97	6.200	6.200	6.200	6.200	4.03%
Oct 97	5.960	5.960	5.960	5.960	-2.77%
Sep 97	6.130	6.130	6.130	6.130	-6.55%
Aug 97	6.560	6.560	6.560	6.560	2.98%
Jul 97	6.370	6.370	6.370	6.370	-9.65%
Jun 97	7.050	7.050	7.050	7.050	-5.75%
May 97	7.480	7.480	7.480	7.480	-4.47%
Apr 97	7.830	7.830	7.830	7.830	-2.13%
Mar 97	8.000	8.000	8.000	8.000	4.17%
Feb 97	7.680	7.680	7.680	7.680	3.64%
Jan 97	7.410	7.410	7.410	7.410	0.54%
Dec 96	7.370	7.370	7.370	7.370	2.79%
Nov 96	7.170	7.170	7.170	7.170	-2.85%
Oct 96	7.380	7.380	7.380	7.380	-5.26%
Sep 96	7.790	7.790	7.790	7.790	-3.47%
Aug 96	8.070	8.070	8.070	8.070	-2.77%
Jul 96	8.300	8.300	8.300	8.300	-6.53%
Jun 96	8.880	8.880	8.880	8.880	0.34%
May 96	8.850	8.850	8.850	8.850	1.49%
Apr 96	8.720	8.720	8.720	8.720	-1.80%
Mar 96	8.880	8.880	8.880	8.880	3.38%
Feb 96	8.590	8.590	8.590	8.590	7.24%
Jan 96	8.010	8.010	8.010	8.010	-2.08%
Dec 95	8.180	8.180	8.180	8.180	0.12%
Nov 95	8.170	8.170	8.170	8.170	-6.95%
Oct 95	8.780	8.780	8.7		

Australia 10-Year Discussions

Date	Price	Open	High	Low	Change %
Sep 95	8.570	8.570	8.570	8.570	-4.57%
Aug 95	8.980	8.980	8.980	8.980	-4.67%
Jul 95	9.420	9.420	9.420	9.420	2.28%
Jun 95	9.210	9.210	9.210	9.210	3.02%
May 95	8.940	8.940	8.940	8.940	-7.74%
Apr 95	9.690	9.690	9.690	9.690	-1.42%
Mar 95	9.830	9.830	9.830	9.830	-0.20%
Feb 95	9.850	9.850	9.850	9.850	-5.29%
Jan 95	10.400	10.400	10.400	10.400	3.59%
Dec 94	10.040	10.040	10.040	10.040	-4.11%
Nov 94	10.470	10.470	10.470	10.470	-0.38%
Oct 94	10.510	10.510	10.510	10.510	1.74%
Sep 94	10.330	10.330	10.330	10.330	10.36%
Aug 94	9.360	9.360	9.360	9.360	-2.19%
Jul 94	9.570	9.570	9.570	9.570	-0.62%
Jun 94	9.630	9.630	9.630	9.630	9.56%
May 94	8.790	8.790	8.790	8.790	4.15%
Apr 94	8.440	8.440	8.440	8.440	6.16%
Mar 94	7.950	7.950	7.950	7.950	12.77%
Feb 94	7.050	7.050	7.050	7.050	10.85%
Jan 94	6.360	6.360	6.360	6.360	-4.79%
Dec 93	6.680	6.680	6.680	6.680	-1.91%
Nov 93	6.810	6.810	6.810	6.810	4.93%
Oct 93	6.490	6.490	6.490	6.490	-5.12%
Sep 93	6.840	6.840	6.840	6.840	3.01%
Aug 93	6.640	6.640	6.640	6.640	-3.49%
Jul 93	6.880	6.880	6.880	6.880	-6.65%
Jun 93	7.370	7.370	7.370	7.370	-4.41%
May 93	7.710	7.710	7.710	7.710	2.12%
Apr 93	7.550	7.550	7.550	7.550	-3.45%
Mar 93	7.820	7.820	7.820	7.820	-2.01%
Feb 93	7.980	7.980	7.980	7.980	-7.21%
Jan 93	8.600	8.600	8.600	8.600	-3.80%
Dec 92	8.940	8.940	8.940	8.940	-2.19%
Nov 92	9.140	9.140	9.140	9.140	3.16%
Oct 92	8.860	8.860	8.860	8.860	-0.89%
Sep 92	8.940	8.940	8.940	8.940	-0.33%
Aug 92	8.970	8.970	8.970	8.970	8.07%
Jul 92	8.300	8.300	8.300	8.300	-6.74%
Jun 92	8.900	8.900	8.900	8.900	-2.41%
May 92	9.120	9.120	9.120	9.120	-3.29%
Apr 92	9.430	9.430	9.430	9.430	-4.65%
Mar 92	9.890	9.890	9.890	9.890	-1.49%
Feb 92	10.040	10.040	10.040	10.040	-0.69%
Jan 92	10.110	10.110	10.110	10.110	7.67%
Dec 91	9.390	9.390	9.390	9.390	-3.99%
Nov 91	9.780	9.780	9.780	9.780	-0.41%
Oct 91	9.820	9.820	9.820	9.820	-4.75%
Sep 91	10.310	10.310	10.310	10.310	-3.37%
Aug 91	10.670	10.670	10.670	10.670	-2.91%
Jul 91	10.990	10.990	10.990	10.990	-1.61%
Jun 91	11.170	11.170	11.1	Australia 10-Year Discussions	

Date	Price	Open	High	Low	Change %
May 91	10.750	10.750	10.750	10.750	-2.09%
Apr 91	10.980	10.980	10.980	10.980	-3.51%
Mar 91	11.380	11.380	11.380	11.380	-1.30%
Feb 91	11.530	11.530	11.530	11.530	0.09%
Jan 91	11.520	11.520	11.520	11.520	-4.56%
Dec 90	12.070	12.070	12.070	12.070	-1.31%
Nov 90	12.230	12.230	12.230	12.230	-8.39%
Oct 90	13.350	13.350	13.350	13.350	-2.05%
Sep 90	13.630	13.630	13.630	13.630	1.04%
Aug 90	13.490	13.490	13.490	13.490	2.51%
Jul 90	13.160	13.160	13.160	13.160	-1.79%
Jun 90	13.400	13.400	13.400	13.400	-0.81%
May 90	13.510	13.510	13.510	13.510	-1.96%
Apr 90	13.780	13.780	13.780	13.780	2.53%
Mar 90	13.440	13.440	13.440	13.440	1.05%
Feb 90	13.300	13.300	13.300	13.300	3.91%
Jan 90	12.800	12.800	12.800	12.800	-0.78%
Dec 89	12.900	12.900	12.900	12.900	-1.53%
Nov 89	13.100	13.100	13.100	13.100	-3.32%
Oct 89	13.550	13.550	13.550	13.550	-0.73%
Sep 89	13.650	13.650	13.650	13.650	5.41%
Aug 89	12.950	12.950	12.950	12.950	-3.00%
Jul 89	13.350	13.350	13.350	13.350	-1.11%
Jun 89	13.500	13.500	13.500	13.500	-2.88%
May 89	13.900	13.900	13.900	13.900	3.73%
Apr 89	13.400	13.400	13.400	13.400	-1.83%
Mar 89	13.650	13.650	13.650	13.650	0.00%
Feb 89	13.650	13.650	13.650	13.650	2.63%
Jan 89	13.300	13.300	13.300	13.300	2.70%
Dec 88	12.950	12.950	12.950	12.950	4.86%
Nov 88	12.350	12.350	12.350	12.350	3.78%
Oct 88	11.900	11.900	11.900	11.900	-0.42%
Sep 88	11.950	11.950	11.950	11.950	1.27%
Aug 88	11.800	11.800	11.800	11.800	-1.26%
Jul 88	11.950	11.950	11.950	11.950	0.00%
Jun 88	11.950	11.950	11.950	11.950	-2.85%
May 88	12.300	12.300	12.300	12.300	6.96%
Apr 88	11.500	11.500	11.500	11.500	-3.36%
Mar 88	11.900	11.900	11.900	11.900	-3.25%
Feb 88	12.300	12.300	12.300	12.300	-0.81%
Jan 88	12.400	12.400	12.400	12.400	-3.50%
Dec 87	12.850	12.850	12.850	12.850	-3.38%
Nov 87	13.300	13.300	13.300	13.300	-2.56%
Oct 87	13.650	13.650	13.650	13.650	9.20%
Sep 87	12.500	12.500	12.500	12.500	-3.47%
Aug 87	12.950	12.950	12.950	12.950	0.00%
Jul 87	12.950	12.950	12.950	12.950	1.17%
Jun 87	12.800	12.800	12.800	12.800	-1.54%
May 87	13.000	13.000	13.000	13.000	-0.38%
Apr 87	13.050	13.050	13.050	13.050	-2.97%
Mar 87	13.450	13.450	13.450	13.450	-3.93%
Feb 87	14.000	14.000	14.0		

Australia 10-Year Discussions

Date	Price	Open	High	Low	Change %
Jan 87	13.800	13.800	13.800	13.800	2.99%
Dec 86	13.400	13.400	13.400	13.400	-1.47%
Nov 86	13.600	13.600	13.600	13.600	0.00%
Oct 86	13.600	13.600	13.600	13.600	-1.81%
Sep 86	13.850	13.850	13.850	13.850	-1.77%
Aug 86	14.100	14.100	14.100	14.100	-0.70%
Jul 86	14.200	14.200	14.200	14.200	9.65%
Jun 86	12.950	12.950	12.950	12.950	2.37%
May 86	12.650	12.650	12.650	12.650	3.27%
Apr 86	12.250	12.250	12.250	12.250	-2.78%
Mar 86	12.600	12.600	12.600	12.600	-8.03%
Feb 86	13.700	13.700	13.700	13.700	-2.84%
Jan 86	14.100	14.100	14.100	14.100	-5.05%
Dec 85	14.850	14.850	14.850	14.850	-1.33%
Nov 85	15.050	15.050	15.050	15.050	3.44%
Oct 85	14.550	14.550	14.550	14.550	5.43%
Sep 85	13.800	13.800	13.800	13.800	-1.08%
Aug 85	13.950	13.950	13.950	13.950	4.89%
Jul 85	13.300	13.300	13.300	13.300	-1.48%
Jun 85	13.500	13.500	13.500	13.500	-2.17%
May 85	13.800	13.800	13.800	13.800	-1.08%
Apr 85	13.950	13.950	13.950	13.950	1.09%
Mar 85	13.800	13.800	13.800	13.800	0.73%
Feb 85	13.700	13.700	13.700	13.700	4.58%
Jan 85	13.100	13.100	13.100	13.100	-2.24%
Dec 84	13.400	13.400	13.400	13.400	1.13%
Nov 84	13.250	13.250	13.250	13.250	0.38%
Oct 84	13.200	13.200	13.200	13.200	0.76%
Sep 84	13.100	13.100	13.100	13.100	2.34%
Aug 84	12.800	12.800	12.800	12.800	-2.66%
Jul 84	13.150	13.150	13.150	13.150	-4.36%
Jun 84	13.750	13.750	13.750	13.750	-2.83%
May 84	14.150	14.150	14.150	14.150	1.80%
Apr 84	13.900	13.900	13.900	13.900	-1.42%
Mar 84	14.100	14.100	14.100	14.100	0.71%
Feb 84	14.000	14.000	14.000	14.000	3.70%
Jan 84	13.500	13.500	13.500	13.500	0.00%
Dec 83	13.500	13.500	13.500	13.500	2.27%
Nov 83	13.200	13.200	13.200	13.200	-1.49%
Oct 83	13.400	13.400	13.400	13.400	-5.30%
Sep 83	14.150	14.150	14.150	14.150	-3.74%
Aug 83	14.700	14.700	14.700	14.700	-0.68%
Jul 83	14.800	14.800	14.800	14.800	0.68%
Jun 83	14.700	14.700	14.700	14.700	12.21%
May 83	13.100	13.100	13.100	13.100	-7.09%
Apr 83	14.100	14.100	14.100	14.100	-2.08%
Mar 83	14.400	14.400	14.400	14.400	5.88%
Feb 83	13.600	13.600	13.600	13.600	4.62%
Jan 83	13.000	13.000	13.000	13.000	-7.14%
Dec 82	14.000	14.000	14.000	14.000	-4.11%
Nov 82	14.600	14.600	14.600	14.600	0.34%
Oct 82	14.550	14.550	14.5		

Australia 10-Year Discussions

Date	Price	Open	High	Low	Change %
Sep 82	15.200	15.200	15.200	15.200	-7.88%
Aug 82	16.500	16.500	16.500	16.500	0.61%
Jul 82	16.400	16.400	16.400	16.400	0.00%
Jun 82	16.400	16.400	16.400	16.400	0.00%
May 82	16.400	16.400	16.400	16.400	7.89%
Apr 82	15.200	15.200	15.200	15.200	0.33%
Mar 82	15.150	15.150	15.150	15.150	0.33%
Feb 82	15.100	15.100	15.100	15.100	0.67%
Jan 82	15.000	15.000	15.000	15.000	0.00%
Dec 81	15.000	15.000	15.000	15.000	0.00%
Nov 81	15.000	15.000	15.000	15.000	0.00%
Oct 81	15.000	15.000	15.000	15.000	0.00%
Sep 81	15.000	15.000	15.000	15.000	0.00%
Aug 81	15.000	15.000	15.000	15.000	7.91%
Jul 81	13.900	13.900	13.900	13.900	6.11%
Jun 81	13.100	13.100	13.100	13.100	0.00%
May 81	13.100	13.100	13.100	13.100	0.00%
Apr 81	13.100	13.100	13.100	13.100	0.00%
Mar 81	13.100	13.100	13.100	13.100	0.00%
Feb 81	13.100	13.100	13.100	13.100	0.00%
Jan 81	13.100	13.100	13.100	13.100	3.97%
Dec 80	12.600	12.600	12.600	12.600	1.45%
Nov 80	12.420	12.420	12.420	12.420	5.25%
Oct 80	11.800	11.800	11.800	11.800	0.17%
Sep 80	11.780	11.780	11.780	11.780	-0.34%
Aug 80	11.820	11.820	11.820	11.820	0.34%
Jul 80	11.780	11.780	11.780	11.780	0.17%
Jun 80	11.760	11.760	11.760	11.760	-0.17%

Highest: **16.500** Lowest: **0.555** Difference: **15.945** Average: **7.615** Change %: **-91.795**

Disclaimer: Fusion Media would like to remind you that the data contained in this website is not necessarily real-time nor accurate. All CFDs (stocks, indexes, futures), cryptocurrencies, and Forex prices are not provided by exchanges but rather by market makers, and so prices may not be accurate and may differ from the actual market price, meaning prices are indicative and not appropriate for trading purposes. Therefore Fusion Media doesn't bear any responsibility for any trading losses you might incur as a result of using this data.
Fusion Media or anyone involved with Fusion Media will not accept any liability for loss or damage as a result of reliance on the information including data, quotes, charts and buy/sell signals contained within this website. Please be fully informed regarding the risks and costs associated with trading the financial markets, it is one of the riskiest investment forms possible.

Australia 10-Year Discussions

Australia 20-Year Bond Yield

Sydney

1.554 **+0.051** **(+3.39%)**

09:34:16 - Closed. (Disclaimer)

Add to Portfolio | Create Alert

Type: Bond
Group: Government
Market: Australia

Prev. Close: **1.503** Day's Range: **1.510 - 1.577**

General | Chart | Technical | Forum

Overview | Historical Data

Australia 20-Year Bond Yield Historical Data

Time Frame:
Monthly

Download Data 30/05/2010 - 19/05/2020

Date	Price	Open	High	Low	Change %
May 20	1.554	1.511	1.632	1.413	3.81%
Apr 20	1.497	1.414	1.677	1.287	0.34%
Mar 20	1.492	1.083	2.158	0.933	19.55%
Feb 20	1.248	1.318	1.528	1.220	-8.97%
Jan 20	1.371	1.810	1.847	1.352	-23.92%
Dec 19	1.802	1.435	1.822	1.426	26.81%
Nov 19	1.421	1.518	1.736	1.399	-7.61%
Oct 19	1.538	1.430	1.600	1.275	10.73%
Sep 19	1.389	1.322	1.625	1.276	7.01%
Aug 19	1.298	1.639	1.674	1.215	-21.81%
Jul 19	1.660	1.767	1.941	1.627	-4.16%
Jun 19	1.732	1.934	2.015	1.677	-11.04%
May 19	1.947	2.260	2.274	1.938	-14.00%
Apr 19	2.264	2.235	2.411	2.184	1.94%
Mar 19	2.221	2.588	2.636	2.181	-12.25%
Feb 19	2.531	2.540	2.585	2.414	-1.29%
Jan 19	2.564	2.640	2.703	2.383	-2.44%
Dec 18	2.628	2.926	2.970	2.628	-10.34%
Nov 18	2.931	2.954	3.166	2.931	-0.54%
Oct 18	2.947	2.999	3.104	2.903	-1.34%
Sep 18	2.987	2.838	3.117	2.820	4.26%
Aug 18	2.865	2.993	3.060	2.839	-3.70%
Jul 18	2.975	2.903	3.045	2.850	1.26%
Jun 18	2.938	3.023	3.193	2.895	-2.16%
May 18	3.003	3.103	3.250	2.953	-4.24%
Apr 18	3.136	3.009	3.274	2.945	5.77%
Mar 18	2.965	3.205	3.235	2.962	-7.72%
Feb 18	3.213	3.212	3.349	3.135	0.75%
Jan 18	3.189	3.107	3.307	3.051	1.95%
Dec 17	3.128	3.034	3.202	2.974	4.55%
Nov 17	2.992	3.178	3.221	2.952	-5.35%
Oct 17	3.161	3.328	3.387	3.160	-4.85%
Sep 17	3.322	3.211	3.399	3.069	2.63%
Aug 17	3.237	3.248	3.267	3.105	0.19%
Jul 17	3.231	3.241	[illegible]	[illegible]	[illegible]
Jun 17	3.187	3.065	[illegible]	[illegible]	[illegible]

Australia 20-Year Discussions

Date	Price	Open	High	Low	Change %
May 17	3.039	3.219	3.383	3.015	-5.71%
Apr 17	3.223	3.312	3.335	3.088	-3.27%
Mar 17	3.332	3.391	3.637	3.291	-3.00%
Feb 17	3.435	3.445	3.572	3.353	-0.58%
Jan 17	3.455	3.485	3.546	3.349	-1.45%
Dec 16	3.506	3.417	3.694	3.417	3.51%
Nov 16	3.387	2.964	3.471	2.842	15.16%
Oct 16	2.941	2.645	2.969	2.541	14.39%
Sep 16	2.571	2.456	2.872	2.433	4.94%
Aug 16	2.450	2.411	2.593	2.350	1.83%
Jul 16	2.406	2.595	2.613	2.376	-7.46%
Jun 16	2.600	2.934	2.983	2.565	-11.50%
May 16	2.938	3.148	3.243	2.880	-6.19%
Apr 16	3.132	3.134	3.310	3.008	0.93%
Mar 16	3.103	2.975	3.308	2.908	3.16%
Feb 16	3.008	3.202	3.244	2.930	-6.96%
Jan 16	3.233	3.406	3.446	3.152	-5.80%
Dec 15	3.432	3.449	3.584	3.317	-0.09%
Nov 15	3.435	3.278	3.616	3.268	4.73%
Oct 15	3.280	3.228	3.399	3.134	1.49%
Sep 15	3.232	3.343	3.498	3.216	-2.00%
Aug 15	3.298	3.389	3.486	3.098	-2.22%
Jul 15	3.373	3.678	3.748	3.298	-6.67%
Jun 15	3.614	3.316	3.771	3.276	9.75%
May 15	3.293	3.130	3.593	3.130	4.61%
Apr 15	3.148	2.813	3.183	2.720	11.91%
Mar 15	2.813	2.995	3.295	2.805	-6.08%
Feb 15	2.995	2.878	3.173	2.833	2.64%
Jan 15	2.918	3.360	3.420	2.913	-13.49%
Dec 14	3.373	3.492	3.614	3.313	-3.74%
Nov 14	3.504	3.790	3.824	3.499	-6.49%
Oct 14	3.747	4.008	4.016	3.665	-6.04%
Sep 14	3.988	3.810	4.258	3.791	4.86%
Aug 14	3.803	4.033	4.065	3.791	-5.49%
Jul 14	4.024	4.052	4.120	3.828	-0.47%
Jun 14	4.043	4.205	4.386	4.025	-3.99%
May 14	4.211	4.475	4.475	4.150	-6.17%
Apr 14	4.488	4.664	4.779	4.438	-3.86%
Mar 14	4.668	4.593	4.813	4.533	1.48%
Feb 14	4.600	4.580	4.835	4.515	-0.33%
Jan 14	4.615	4.795	4.993	4.575	-3.55%
Highest: **4.993**	Lowest: **0.933**	Difference: **4.060**		Average: **2.951**	Change %: **-67.524**

Disclaimer: Fusion Media would like to remind you that the data contained in this website is not necessarily real-time nor accurate. All CFDs (stocks, indexes, futures), cryptocurrencies, and Forex prices are not provided by exchanges but rather by market makers, and so prices may not be accurate and may differ from the actual market price, meaning prices are indicative and not appropriate for trading purposes. Therefore Fusion Media doesn't bear any responsibility for any trading losses you might incur as a result of using this data.
Fusion Media or anyone involved with Fusion Media will not accept any liability for loss or damage as a result of reliance on the information including data, quotes, charts and buy/sell signals contained within this website. Please be fully informed regarding the risks and costs associated with trading the financial markets, it is one of the riskiest investment forms possible.

Australia 20-Year Discussions

Australia 30-Year Bond Yield

Sydney

1.738 **+0.057** **(+3.42%)**

19:09:32 - Closed. (Disclaimer)

Add to Portfolio | Create Alert

Type: Bond
Group: Government
Market: Australia

Prev. Close: **1.681** Day's Range: **1.710 - 1.752**

General | Chart | News & Analysis | Technical | Forum

Overview | Historical Data

Australia 30-Year Bond Yield Historical Data

Time Frame:
Monthly

Download Data 05/30/2010 - 05/19/2020

Date	Price	Open	High	Low	Change %
May 20	1.737	1.688	1.836	1.589	3.49%
Apr 20	1.678	1.612	1.892	1.459	-2.44%
Mar 20	1.720	1.282	2.363	1.113	20.03%
Feb 20	1.433	1.507	1.717	1.413	-8.20%
Jan 20	1.561	2.005	2.042	1.548	-21.64%
Dec 19	1.992	1.625	2.008	1.615	23.42%
Nov 19	1.614	1.703	1.933	1.583	-6.22%
Oct 19	1.721	1.622	1.780	1.449	8.31%
Sep 19	1.589	1.488	1.815	1.479	7.36%
Aug 19	1.480	1.838	1.875	1.403	-20.60%
Jul 19	1.864	1.943	2.125	1.839	-3.62%
Jun 19	1.934	2.124	2.212	1.871	-9.88%
May 19	2.146	2.446	2.472	2.134	-12.84%
Apr 19	2.462	2.423	2.606	2.380	2.16%
Mar 19	2.410	2.729	2.781	2.370	-9.91%
Feb 19	2.675	2.744	2.793	2.598	-3.46%
Jan 19	2.771	2.825	2.897	2.573	-1.53%
Dec 18	2.814	3.115	3.155	2.814	-9.69%
Nov 18	3.116	3.115	3.349	3.111	0.29%
Oct 18	3.107	3.172	3.269	3.064	-1.40%
Sep 18	3.151	3.018	3.285	3.000	3.58%
Aug 18	3.042	3.160	3.231	3.014	-3.21%
Jul 18	3.143	3.063	3.217	3.013	1.29%
Jun 18	3.103	3.203	3.370	3.080	-2.51%
May 18	3.183	3.300	3.423	3.128	-4.21%
Apr 18	3.323	3.215	3.472	3.148	4.53%
Mar 18	3.179	3.415	3.450	3.171	-6.77%
Feb 18	3.410	3.442	3.570	3.347	-0.47%
Jan 18	3.426	3.356	3.544	3.308	1.57%
Dec 17	3.373	3.309	3.460	3.237	3.15%
Nov 17	3.270	3.474	3.474	3.231	-5.16%
Oct 17	3.448	3.658	3.658	3.448	-4.17%
Sep 17	3.598	3.460	3.703	3.378	1.64%
Aug 17	3.540	3.575	3.577	3.418	-0.08%
Jul 17	3.543	3.480	[illegible]	[illegible]	[illegible]
Jun 17	3.478	3.339	[illegible]	[illegible]	[illegible]

Australia 30-Year Discussions

Date	Price	Open	High	Low	Change %
May 17	3.360	3.539	3.696	3.303	-5.25%
Apr 17	3.546	3.560	3.626	3.383	-2.74%
Mar 17	3.646	3.741	3.963	3.617	-2.64%
Feb 17	3.745	3.790	3.893	3.675	-1.71%
Jan 17	3.810	3.793	3.874	3.667	0.13%
Dec 16	3.805	3.734	3.994	3.727	3.03%
Nov 16	3.693	3.283	3.840	3.196	12.39%
Highest: **3.994**	Lowest: **1.113**	Difference: **2.881**		Average: **2.806**	Change %: **-47.155**

Disclaimer: Fusion Media would like to remind you that the data contained in this website is not necessarily real-time nor accurate. All CFDs (stocks, indexes, futures), cryptocurrencies, and Forex prices are not provided by exchanges but rather by market makers, and so prices may not be accurate and may differ from the actual market price, meaning prices are indicative and not appropriate for trading purposes. Therefore Fusion Media doesn't bear any responsibility for any trading losses you might incur as a result of using this data.
Fusion Media or anyone involved with Fusion Media will not accept any liability for loss or damage as a result of reliance on the information including data, quotes, charts and buy/sell signals contained within this website. Please be fully informed regarding the risks and costs associated with trading the financial markets, it is one of the riskiest investment forms possible.

Australia 30-Year Discussions

DO NOT SCALE

CONCEPT DESIGN ONLY - SUBJECT TO DETAILED DESIGN

Ref No.	Dia.	Height	Spread	Species
1	0.4	10.5	6	Eucalyptus cinerea
2	0.2	8	3	Eucalyptus cultivar
3	0.2	9	4	Eucalyptus cinerea
4	0.4	9.5	10	Eucalyptus cinerea
5	0.1	7.5	3	Eucalyptus cultivar
6	0.3	10.5	8	Eucalyptus cultivar
7	0.8	11	9	Eucalyptus cinerea
8	0.2	10.5	5	Eucalyptus cinerea
9	0.2	7	4	Eucalyptus cinerea
10	0.5	10	8	Eucalyptus cinerea
11	0.3	9	4	Eucalyptus cinerea
12	0.7	15.5	5	Populus nigra
13	0.3	10.5	5	Eucalyptus cinerea
14	0.8	15.5	5	Populus nigra
15	0.3	7.5	6	Eucalyptus cinerea
16	0.3	3	7	Acacia baileyana
17	0.3	5	4	Eucalyptus cultivar
18	0.7	15	5	Populus nigra
19	0.1	4	2	Acacia baileyana
20	0.1	7.5	2	Acacia baileyana
21	0.4	9.5	6	Eucalyptus cinerea
22	0.3	8	5	Eucalyptus cinerea
23	0.3	10	5	Eucalyptus cinerea
24	0.2	5	2	Brachychiton populneus

LEGEND

- 30 Existing tree to be retained
- 52 Existing tree to be removed
- 15m high street tree to be planted: Eucalyptus Mannifera (little spotty)
- Extent of earthworks
- Exclusion fencing to incorporate trees for retention

DRAWING PRACTICE TO AS 1100

No.	DESIGN	DATE	AMENDMENT	APP
4	CES	19.05.20	REVISO SEWER LAYOUT	G.T
3	CES	20.11.19	FURTHER CLARIFICATION	###

ISSUED FOR APPROVAL

SCALE IN METRES
1:500 (A1) 0 5 10 20 30 1:1000 (A3)

DRAWN: SWC
DATE: JUN '19
SCALE:
DESIGNED / VERIFIED / APPROVED / DATE

© Copyrighted S.R.L.E. - 2019 All Rights Reserved

S.R.L.E. Southern Region Land Engineering
telephone (02) 4823 5577
mobile 0417 235 415
167 Bourke Street, Goulburn NSW 2580
P.O. Box 111, Thirroul NSW 2515

PRJ. Title: **308 SLOANE STREET**
RESIDENTIAL ESTATE
Goulburn, NSW
FOR
LMB MAAS

DRG. Title: EXISTING TREE SURVEY PLAN

DRG. No: T01807 - SK006 Issue: IFA Rev: 4

E:\CES\180387-sloane-st-srle\Civil\SK005-Tree SK006.dwg SK006 19/05/2020

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: Scott Critchlow

Organisation: S+K lawn Maintenance

Development application details

DA Number: DA/0073/1920.

DA Address: 30B sloane street

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)

the development back on to us in sloane street and we have a rear lane entry to our back shed + yards im worried about the lane as it has no proper gutters the rain runs into shed al along as it ~~isnt~~ is to high we all in the neblock would like to see it repaired before people start to build theres no where for the water to go back into all the yards its not wide enough. when thers buildings there a lot more people will use it to put all types of vehicles, trailer, boats etc also all the trees are either dead or over grown the roots are lifting the road, also make a terrible mess with the leaves and are dangerous for our kids who ride their bikes and walk dogs they are always dropping branches it would be better to remove plus they look terrible finally Im very worried with the amount of earth works to get property ready to build on if it storms the run off will go straight into our sheds and yards we also cant find plans if any of the height of the houses to be built as its so much higher than all of our houses so the privacy of our properties would affect all of us greatly ~~to~~ we are all for new developments in town but we think these few little problems should be addressed first our rear entrance is in terrible shape thank you ☺

Page 2

Submission to Development Application Effective from 30 June 2018 to 30 June 2019

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: Elsbeth Margaret Jennifer MACDOUGALL

Organisation: Executrix Estate the Late Betty Jean Yeadon, late of 32 SLOANE ST, GOULBURN, NSW 2580

Development application details

DA Number: DA/0073/1920

DA Address: 30 B SLOANE STREET, GOULBURN, 2580 NSW

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)

See Attached.

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

SUBMISSION IN REGARD TO DA/0073/1920 - 30 B SLOANE STREET GOULBURN NSW

1. I make this submission in my capacity as Executrix of the Estate of the Late . I make the submission as legal representative of the life tenant and remaindermen of that Estate who currently reside in the Estate property

2. In regard to the proposed development, it is noted that access to Lots 1-13 of same will be via the proposed access from Lansdowne Street, while Lot 14 is to be accessed from the unnamed lane to the site from Sloane Street which runs between the Estate property of 32 and 30 Sloane Street.

3. It is my view that all Lots to the new Development should be via the proposed new roadway to the site from Lansdowne Street. This would mean the amalgamation of Lots 14 and 5 into one larger Lot, resulting in a reduction in the number of Lots to 13.

4. It is noted that Lots 1-4 will back onto the unnamed lane running to the rear of existing Sloane Street dwellings and that a Covenant on those Lots is "suggested", requiring access to Lots 1-4 be via the proposed new roadway so that there will be no increase in traffic in that rear laneway or through the lane between 32 and 30 Sloane Street. Currently I understand residents whose properties front Sloane Street use that rear lane for parking due to the danger of substantial traffic along Sloane Street.

5. I do not consider that the suggested Covenants will be enforceable or prevent owners of Lots 1-4 from entering and exiting those Lots via Sloane Street through the lane between the Estate property 32 Sloane St and 30 Sloane St, nor using the rear lane for the purpose of parking vehicles such as trailers and caravans that they might prefer to not park on their Lot. Hence there is likely to be a marked increase in traffic in that lane to the detriment of residents in the Sloane St properties.

6. It is my view that the rear of Lots 1-4 should be required to be fenced by the developer with 1.8 to 2m colorbond fencing with landscape medium size trees or

tall shrubs planted in the lane behind such fence in addition to any covenant on those Lots prohibiting use of the laneway by owners of Lots 1-4 as an entry point to those Lots. The parking of trailers or caravans in the rear laneway by purchasers of Lots 1-4 should be prohibited.

7. During construction phase of the Development access by heavy construction vehicles of any kind via the lane off Sloane Street between the Estate residence and 30 Sloane Street to the site should be prohibited. The only exception should be for the purpose of accessing existing service lines etc.

8. For further discussion on these matters I may be contacted by the contact email given.

9. Please send copy of all notifications regarding the Development to both Mr. A at 32 Sloane Street and to myself acting on behalf of the Estate.

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 make a submission, and what Council will be doing with any personal information you provide in your submission. C Privacy Management Policy may also help assist with your considerations when making a submission.

Your Details

Name:

Organisation: X LEAVE BLANK !!

Development application details

DA Number: DA/0073/1920

DA Address: 30 B Sloane St

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)

See attached summary table of objections to this proposal.

Scanned by CamScanner

To: Goulburn Mulwaree Council
Attn: Daliana Day
Dear Ms Day

Re : DA/0073/1920, 30B Sloane Street Goulburn

We are concerned that the Application contains insufficient information to make an informed decision at Development Application stage. As such, the proposal presents significant risk of stormwater damage to those downstream of the proposed development. It also presents significant risk of overshadowing, loss of privacy and amenity to existing properties.

The main stormwater issue is how the proposed system performs in wet weather conditions on already saturated soil, and there is no evidence that the design has included scenarios for 1, 2, 5, 10, 50 and 100-year storm events. The proposal does not demonstrate capability of the catchment as a whole.

Also there is no evidence that the design is based on the likely combination of 80-90% hardstand development on each block, failure to maintain the proposed mitigation measures (ie stormgardens, bio basin, water tanks).

We are concerned that other subdivision approvals from Council have yielded poor results from the purchasers of those Lots. We do not want this to be repeated here. Anecdotal evidence (Facebook posts and neighbour's friends) indicate that subdivision/ development of similar steep sites in Goulburn has already caused property damage and poor results for the purchasers of that land (eg around the Waterworks area). The difference in this situation is that there are already existing properties here, which puts the larger burden of mitigation/ remediation and good initial design decisions on the Applicant and Council.

Residents would like to know the following:

- Who is the responsible party for addressing damages and remediation works to existing residences, in the highly-likely failure of the existing under-specified design? Will the Council pay, or the Applicant/ Developer?
- Have the Council's engineers asked for more information from the Applicant as outlined in the attached table??
- If so, what extra information has been provided by the Applicant to the Council's engineering department?
- Confirmation that Lots 1, 2, 3 and 4 will not be able to construct driveways off the Sloane street lane

We believe it is vital that Council make an informed decision at Development Application stage. The risks are too high to leave key information/design resolution to be provided at Construction Certificate stage.

We are also concerned about this development in the light of other proposed developments in the area. We are aware that there is an existing Submission (currently unavailable for public comment) for subdivision of 30A Sloane Street. We have also been informed that the proposal may include a planned road link between 30A and 30B Sloane Street. As such, a

more holistic view of stormwater management and traffic is required to be available for pubic assessment in the context of this proposal.

These concerns – and others – are expanded on in the attached table with appropriate references. We are happy to talk with Council and to discuss a better way forward

Due to other pressing issues and the very restricted time frame to organise an objection to this Development Application, we have not been able to get signatures from all the neighbours on this petition or mobilise as a whole.

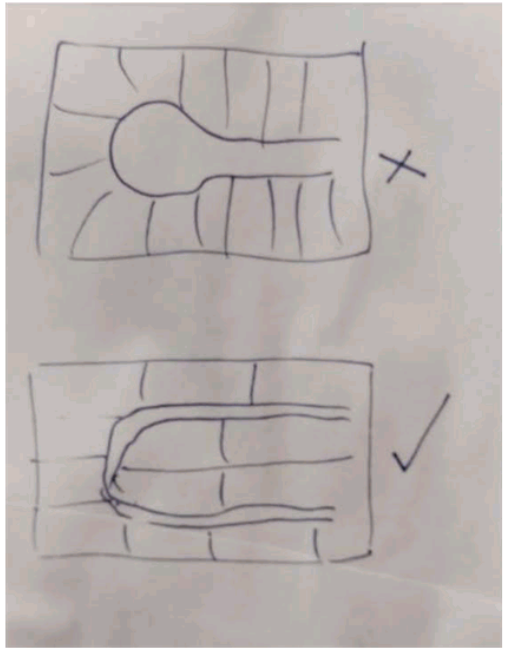
I attached a petition from two other neighbours in vicinity, alongside two cover letters also signed by neighbours. We request our names be kept private and for this reason have not signed part B of the Submission to Development Application in the Name field, and trust that this confidentiality will apply to all of the signatories in the attachments

Kind regards

#	Issue	Concern	Proposed action
1	**Water quality management** refer T01807-SK002 - Concept Drainage Plan PROPOSED SUBDIVISION AND WATER CYCLE MEASURES 19000105 P01 01 NORBE ASSESSMENT 19000105	We are concerned that the Application contains insufficient information to make an informed decision at Development Application stage. As such, the proposed development presents significant risks. We are concerned that the proposed subdivision will place significant additional stormwater burden on existing residences downstream, at both Sloane Street laneway and Broughton/Lansdowne street entrance. We are also concerned that the proposed subdivision will place additional burden on the catchment area as a whole. Applicant's statement that *"... the proposal will provide an improvement to the stormwater runoff downhill of the site and onto the rear lane .....".* is completely unsubstantiated. Missing information required includes: - how the proposed system performs in wet weather conditions on already saturated soil; - scenarios for 1, 2, 5, 10, 50 and 100-year storm events; - whether the design is based on the likely event of 80-90% hardstand development on each block (noting that even 5% can result in enormous differences in predicted volumes) - implications of failure to install and/ or maintain the proposed mitigation measures (ie storm gardens, bio basin, water tanks)	**Further information required including that already noted**

		- size of drainage pipes to cope with above storm events - details of retaining walls and stormwater run-offs from these into the proposed bio basin; - overall catchment capability under above storm scenarios - do the stormwater calculations include the additional loading proposed from diverting existing stormwater from the Broughton street entrance, through the subdivision and into the Bio Basin route? - Has the charged load from the retaining wall proposed for the north of Lot 12, for example, been included? Or for that matter, the charged loads from other retaining walls in the proposed subdivision? - Run-off from these walls needs to be known and managed for the site as a whole, it cannot be addressed on a Lot by Lot basis, the slope performs as a unit - The Application simply refers to the whole site as 'clay loam' which is most likely inaccurate given the changing nature soil profiles in a steep slope. Has a soil study been requested by the Council's engineering department? - MUSIC modelling has assumed pervious fractions calibrated for clay loam soil – this is likely to be incorrect due to the changing nature of the soil profile in lateral sections across the slope - Civil works proposed for entrance, as this will have a significant effect on 20 Lansdowne street, and essential details are missing for effective evaluation at Development Application stage; For example, what happens to the levels around the proposed retaining wall? Which direction does the proposed retaining wall fall? What other cut and fill is required here?	

		The existing WCM study is not presented in an accessible format. Interpretation data is required to enable the information to be readily evaluated. The proposal additionally proposes to divert existing stormwater off the entrance from Broughton Street, apparently into the subdivision and into the Bio Basin. Has this been included? Given the above missing information, is it safe to say that items *3.14 Stormwater pollution* and *3.15 Impacts on drinking water catchments* from the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 have been satisfied?	
2	**Maintenance requirements:** Ref dwngs: 19000105 PIT AND PIPE MAINTENANCE 19000105 RAINWATER COLLECTION AND RAINGARDEN MAINTENANCE PROPOSED SUBDIVISION AND WATER CYCLE MEASURES dwg 19000105	Applicant claims that *"All lots to have a 10m2 raingarden with 5m2 filter bed to treat rainwater tank overflow and at least 50% of curtilage. TYP."* As these are proposed as key components of the stormwater management system, the negative effects of the raingardens NOT being included or maintained in the development need to be included in the assessment. Diagram does not accurately reflect movement of stormwater runoff along laneway. The existing culvert to the rear lane has not been maintained by Council for decades (anecdotal evidence, residents), so expecting to divert a significant portion of the additional stormwater runoff to this culvert can be expected to fail rapidly. The existing culvert certainly will not shed water as shown considering the additional volume proposed from hard surfaces of the proposed development. Again we ask: "Who is the responsible party for addressing damages and remediation works to existing residences, in the highly-likely failure of the existing under-specified design? Will the Council pay, or the Applicant/ Developer?"	**Further information required including that already noted** **Improved design required**

3	**Design principles:** Ref: 4 Principal development controls Urban 4.1.17.2 General provisions - Lot orientation	 The subdivision design is being led by passive solar principles. However we question whether on a steep slope, a topography-driven design is more appropriate. The current design overrides the topography, and therefore creates a series of downhill runways for stormwater to accelerate and shed downhill. A landscape-based design will offer more opportunities for swales, benching etc. Although the overall yield may be affected it will present an opportunity for a better systems-based outcome: It will also present better building Lots having less slope	**Alternative design layout proposed**
4	**Overshadowing**	We are very concerned that the steep slope will cast longer shadows over back yards when built up. Winter sun is already restricted from the hill, and we are concerned this will be made worse by the proposed layout of the subdivision and increased building height.	**Further information required including that already noted**

		Effects of new land levels due to Cut and Fill operations will have an additional effect on building height and therefore overshadowing– especially as the fill is proposed along the Eastern edge of the development closest to existing properties on Sloane Street. The chainage diagrams do not include a key to show the location of each survey, however for example at Chainage 1100, a fill level of around 2m seems consistent across the site for the eastern Lots Additional information required: • A key is required for chainage locations on the existing survey chain diagrams. • Shadow diagrams are required, showing permitted building envelope of each proposed Lot INCLUDING increased heights produced from new ground levels of proposed cut and fill operations • Positive covenants are required for proposed developments restricting building heights	
5	**Privacy (1)**	We object to the potential height of future buildings overlooking our private open space and threatening our amenity 1. Existing trees in proposed subdivision We object to loss of privacy by lack of vegetative screening. Applicant claims that existing trees will provide privacy. However the sewage plan shows the existing trees being removed to make way for the sewer – see drawing T01807-SK003 Concept Sewer Plan.	Applicant is planning to remove existing trees so Applicant's claim for trees adding privacy cannot be considered
6	**Privacy (2)**	We object to the significant loss of privacy and amenity. The Applicant proposes that civil engineering details are provided at CC stage. However these need to be available for public review at the Development Application stage due to the steep nature of the slope and the significant effect of cut and fill on building heights and on privacy of downhill residents.	**Further information is required:** to model the existing rear lane buildings and

		2. Existing buildings adjacent rear lane of houses on laneway Applicant suggests existing garages and other structures along the laneway will provide sufficient privacy screening from overlooking of proposed development buildings. This has not been demonstrated and seems unlikely given the scale of the proposed development and the increased building heights from proposed cut and fill operations 3. Existing laneway is not a visual buffer Applicant refers to privacy being provided by the buffer of the existing laneway. The laneway is flat and does not provide any visual buffer. Privacy and modelling of existing buildings along rear lane is required, alongside modelling of permitted building envelope of proposed built-up subdivision, INCLUDING increased elevations of proposed lots and maximum building envelopes permitted, as stated above for shadow diagrams (Item 1). We request a positive convenant be put restricting building heights, which includes the additional heights from proposed cut and fill and retaining walls (Item 1)	the maximum permissible building envelope on proposed Lots
7	Access to side lane from Sloane Street "Detailed Lot Layout" T01807 - SK001	We object to any increased traffic to already poorly functioning rear laneway and side street off Sloane Street. We understand that the Council's proposed subdivision of 30A Sloane Street includes a future plan to connect both 30A and 30B by a connecting road. Applicant is proposing that Lot 14 use the rear lane. Applicant proposes positive covenant restricting Lots 1-3 using rear lane. We need to know there is no possiblity that Lots 1-3 will add garages and parking to the rear of the Lots under the existing proposed plan.	**Further information required:** Traffic management plan is required Only Lot 6 should be allowed to continue to use the existing road access from Sloane

		There is only street parking for residents in this part of Sloane Street, as there are no driveways off the street. Therefore residents in this part of Sloane street are forced to use the rear lane for parking and for trade vehicles. Also, Semi trailer passage is increasing in the area and presents a real danger to residents parking on the street due to speed of the semis and other traffic. Adding to the traffic and congesting the side lane just increases danger and hazard for street access and residents as a whole. Lane is already one-way only, and there is no turning circle. Thus, residents are required to reverse in one direction whenever accessing the lane. Adding a pedestrian entrance at this point is dangerous for pedestrians and adds burden to residents using the rear lane if pedestrian traffic is included when we are reversing in one direction	Street. No further traffic load permitted.
8	Retaining wall at entrance is unspecified	We object to high risk of stormwater malfunction at entrance to proposed development, at retaining walls. This is a particular risk for 20 Lansdowne Street, and has potentially spillover effect for other properties downhill and connected to the laneway. Details of stormwater management at the proposed Broughton Street entrance, where stormwater currently already cascades down the steep slope. Will stormwater cause water sheeting and loss of control of vehicles at this point? Details of the proposed earthworks at the entrance are required	**Further information required:** Request design of retaining wall and proposed cut-and-fill operations at the entrance to the proposed subdivision, for assessment as part of this DA
9	Proposed removal of covenant C13314	We are concerned that we have not had an opportunity to view the Covenant referred to in the application, as Appendix F was missing. The Covenant number C13314 relates to an existing covenant about a driveway on the site, and does not match the information referred	Covenant Appendix F is required for community review

		to in the application about Lot "D" and Ebdon Street. We believe there may be two Covenants restricting the development at the moment and need an opportunity to review the one relating to Ebdon street/ "Lot D"	
10	Loss of amenity to 20 Lansdowne street	20 Lansdowne Street: We object to the risks presented to 20 Lansdowne Street in particular in regards to: - Significant tree risk- retaining wall appears to cut into root zone - Potential for loss of garden amenity doe to proximity of retaining wall on boundary; - Unknown risk from unspecified civil works details at entrance that can potentially have detrimental effects with stormwater runoff and soil subsidence - Shadow and microclimate diagrams due to proximity of proposed civil works and creation of new microclimates and overshadowing on the property	**Further information required**
11	Learn from mistakes	We are concerned that other subdivision approvals from Council have yielded very poor results from the purchasers of those Lots. We do not want this to be repeated here. Anecdotal evidence (Facebook pages and neighbour's friends) indicate that subdivision/ development of similar steep sites in Goulburn has caused property damage and poor results for the purchasers of that land (eg around the Waterworks area). The difference in this situation is that there are already existing properties here, which puts the larger burden of mitigation/ remediation and good initial design decisions on the Applicant and Council.	

To: Goulburn Mulwaree Council
Attn: Daliana Day

Dear Ms Day

Re : DA/0073/1920, 30B Sloane Street Goulburn

We request an extension of time to review the Development Application. The notification from Council arrived 1-2days after official review time, and has coincided with a public holiday. We were not forewarned of the proposed development. The Applicant has had months to prepare the proposal and we need more time to review it.

Also information referred to in the submission is missing from the Appendices and cannot be reviewed at this stage (eg Appendix E)

In the event that an extension of time to review the DA is not granted, we wish to object to the DA proposal on the grounds listed in the attached table. We also request more information for several aspects of the proposal.

In essence, information is missing and key design considerations have not yet been addressed. The Applicant proposes to present most of the design details with the Construction Certificate application. For such a steep slope with critical water management issues, we believe this needs to be addressed before a DA is granted.

Also, we believe that too much of the proposal relies on individual and Council action which cannot be guaranteed and therefore runs a high risk of malfunction.

As such, the proposal does not present an enduring and effective design. As stormwater management is fundamental to a steep slope, the current design presents a very high risk of stormwater malfunction, with associated damage and risks to adjoining public and private property.

We would like to meet with you to discuss, and also invite you to a site meeting here in the Sloane Street laneway to view the matters of concern.

Kind regards

Undersigned Residents of the neighbourhood:

DRAFT - ASAP

Scanned by CamScanner

To: Goulburn Mulwaree Council
Attn: Daliana Day

Dear Ms Day

Re : DA/0073/1920, 30B Sloane Street Goulburn

We request an extension of time to review the Development Application. The notification from Council arrived 1-2days after official review time, and has coincided with a public holiday. We were not forewarned of the proposed development. The Applicant has had months to prepare the proposal and we need more time to review it.

Also information referred to in the submission is missing from the Appendices and cannot be reviewed at this stage (eg Appendix E)

In the event that an extension of time to review the DA is not granted, we wish to object to the DA proposal on the grounds listed in the attached table. We also request more information for several aspects of the proposal.

In essence, information is missing and key design considerations have not yet been addressed. The Applicant proposes to present most of the design details with the Construction Certificate application. For such a steep slope with critical water management issues, we believe this needs to be addressed before a DA is granted.

Also, we believe that too much of the proposal relies on individual and Council action which cannot be guaranteed and therefore runs a high risk of malfunction.

As such, the proposal does not present an enduring and effective design. As stormwater management is fundamental to a steep slope, the current design presents a very high risk of stormwater malfunction, with associated damage and risks to adjoining public and private property.

We would like to meet with you to discuss, and also invite you to a site meeting here in the Sloane Street laneway to view the matters of concern.

Kind regards

Undersigned Residents of the neighbourhood:

DRAFT - ASAP

Scanned by CamScanner

PETITION

We the undersigned residents of Sloane Street wish to raise the following objections to **DA/0073/1920, 30B Sloane Street Goulburn**

- Insufficient information for Council to make an informed decision for steep block
- High risk of stormwater failure and damage to our properties
- We don't want a repeat of the mistakes around the Waterworks subdivisions
- The responsibility for paying for stormwater damage to our existing properties needs to be clarified – will it be Council or the Developer?
- Our privacy is threatened – judging from the chainage diagrams, theres a potential for houses to be built close to the rear lane around 8m higher than existing soil levels – these will look directly into our back yards
- If the whole hill is built up, we will lose sunlight into our back yards during winter

Name (print)	Address	signed

Statement of Objections to DA/0073/1920, 30B Sloane Street Goulburn *20 October 2019*

1 | Page of 6

Scanned by CamScanner

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: KEN WHEELTON – BUSINESS MANAGER PROPERTY & COMMUNITY SERVICES

Organisation: GOULBURN MULWAREE COUNCIL

Development application details

DA Number: DA / 0073 / 1920

DA Address: 30 / B SLOANE STREET, 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)

NO OBJECTIONS FROM A PROPERTY MANAGEMENT PERSPECTIVE.
ATTACHED IS A COPY OF A CONCEPT PLAN FOR A PROPOSED 30 LOT RESIDENTIAL SUBDIVISION ON THE ADJOINING PARCELS OF LAND (49-57 AND 59-61 HOVELL STREET LOTS 8 & 9 DP 832816) OWNED BY COUNCIL. NOTE, LOT 8 DP 832816 IS THE SUBJECT OF A PLANNING PROPOSAL TO RE-ZONE THIS LAND FROM RE1 PUBLIC RECREATION TO R1 GENERAL RESIDENTIAL.

YOU WILL NOTE THAT AS PART OF THE CONCEPT PLAN COUNCIL HAS ENTERED INTO NEGOTIATIONS TO ACQUIRE APPROX 931 m² OF LOT 1 DP 1099324 IN EXCHANGE FOR PROVIDING AN ACCESS ROAD TO THIS PROPERTY FROM COUNCIL'S SUBDIVISION.

ISSUE	AMENDMENT	DATE
B	DIMENSIONS ADDED ADDIDTIONAL INFO	29/07/2019
C	ROAD AMENDEMNTS	7/08/2019
D	LAYOUT AMENDMENTS	2/10/2019
E	LAYOUT AMENDMENTS	2/10/2019

SCALE 1:1000

0 12 24 36 48 60

Metres

LandTeam Australia Pty Ltd
ABN 35 300 283 592
Goulburn Office
36 Montague Street
Postal: PO Box 1040
GOULBURN NSW 2580
p: (02) 4821 1033
e: goulburn@landteam.com.au
www.landteam.com.au

LandTeam

A3 SHEET

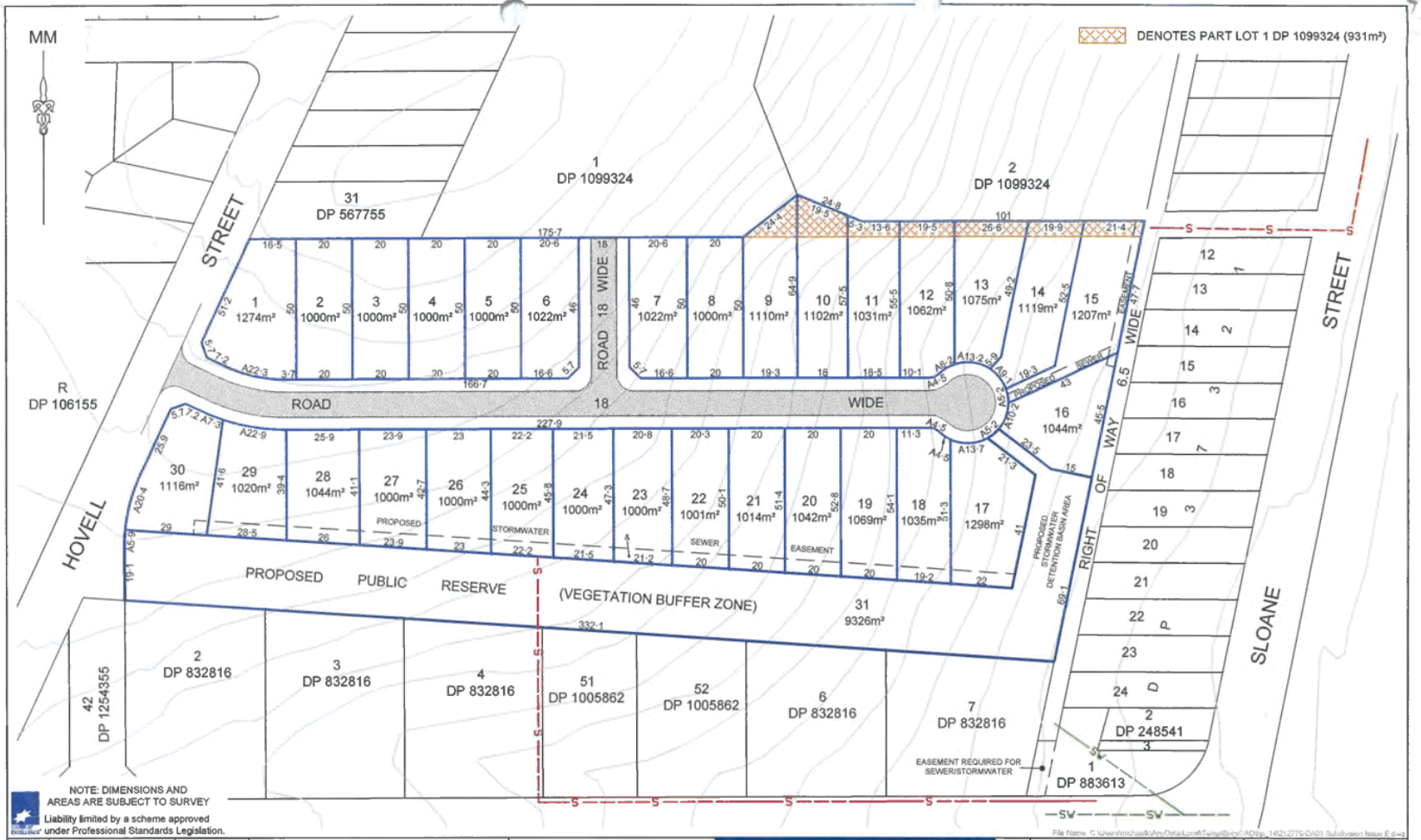
GMC

GOULBURN MULWAREE COUNCIL
PLAN OF PROPOSED SUBDIVISION
OF LOTS 8 & 9 DP 832816
AND PART LOT 1 DP 1099324
HOVELL STREET, GOULBURN

DATUM N/A CONTOUR INTERVAL N/A

DATE: 2/10/2019
DESIGNED: MK
DRAWN: MK
CHECKED: JK
ISSUE E
DRAWING No.
212776-DA01-01

COPYRIGHT: Concepts and information within these drawings and related documents are the copyright of LandTeam Australia Pty Ltd. Unauthorised copying of part or whole of the document(s) is a breach of this copyright.



ISSUE	AMENDMENT	DATE
B	DIMENSIONS ADDED ADDIDTIONAL INFO	29/07/2019
C	ROAD AMENDEMNTS	7/08/2019
D	LAYOUT AMENDMENTS	2/10/2019
E	LAYOUT AMENDMENTS	2/10/2019

SCALE 1:1250

0 15 30 45 60 75 Metres

LandTeam Australia Pty Ltd
ABN 35 300 283 592
Goulburn Office
36 Montague Street
Postal: PO Box 1040
GOULBURN NSW 2580
p: (02) 4821 1033
e: goulburn@landteam.com.au
www.landteam.com.au

LandTeam

A3 SHEET | GMC

GOULBURN MULWAREE COUNCIL
PLAN OF PROPOSED SUBDIVISION
OF LOTS 8 & 9 DP 832816
AND PART LOT 1 DP 1099324
HOVELL STREET, GOULBURN

DATUM N/A | CONTOUR INTERVAL N/A

DATE: 2/10/2019
DESIGNED: MK
DRAWN: MK
CHECKED: JK
ISSUE E
DRAWING No. 212776-DA01-02

COPYRIGHT: Concepts and information within these drawings and related documents are the copyright of LandTeam Australia Pty Ltd. Unauthorised copying of part or whole of the document(s) is a breach of this copyright.

Additional items contained within the submissions.

Further to the items discussed above, below are responses to other items contained within the submissions relating to the DA. These responses have been separated into categories:

a) Potential traffic impacts to the rear laneway

Currently the existing dwelling on the subject site has vehicular access from the rear laneway. The application proposes that only one of the proposed lots (Lot 14) will have access from the rear laneway at the same location where the driveway serves the existing dwelling. This in effect will not create any additional vehicle movements within the rear lane. The DA submitted included that a Positive Covenant can be placed on the proposed lots 1 to 4 restricting vehicular access to be from the new 15m wide road.

As the proposed OSD/Bio-basin will be contained within a reserve to be dedicated to Council then this effectively prevents Lot 4 from access to the rear laneways and therefore the Positive Covenant would be applied to lots 1 to 3 only. Further to this and as suggested in one of the submissions, a 1.5m high 'colourbond' fence will be constructed along the rear of the proposed lots 1 to 3. The Positive Covenant can also include a clause relating to this fence stating that the proprietors and or occupiers of the lots must maintain and replace as necessary any damaged or detiorated sections of the fence. Also that they cannot modify the fence in any manner, including (without limitation) altering any surface of the fence whether by painting the outside of the fence, affix any items or otherwise or interfering in any manner (including by cutting or removing) the fence without the prior written consent of Goulburn Mulwaree Council.

In addition to the above a 150mm high barrier kerb and gutter is proposed to be constructed along the full length of the rear lane where it abuts the site which will create an additional impediment to any rear lane access to these three lots.

The concern in the submissions relating to vehicles reversing down this driveway would largely be limited to vehicles exiting the rear of No18 Lansdowne Street as vehicles exiting the other properties are capable of using the laneway as a three point turn to enable forward movement back down the laneway. It should also be noted that there is a clear area at the rear of No48 Sloane St that currently enables vehicles exiting the garage of No18 Lansdowne St to turn around upon exit from the garage. In any case the proposal now contains footpaths within the laneways which will safely convey pedestrians to and from the internal pathways and down the rear laneway. Furthermore street lighting is proposed to be included at strategic locations to illuminate the laneways where the pedestrian pathways will be constructed. The lighting will also increase the security of the rear laneway for the existing adjoining properties.

b) Water Cycle Management Study

One of the submissions includes concerns relating to the Water Cycle Management Study lodged with the application. This report is required to show that NorBE can be achieved as part of the development. It should be noted that the report has been submitted to Water NSW as part of the approval process. It is Water NSW who undertake a detailed analysis of the soil types, rainfall data, suitability of the proposed treatment system etc. The authority has subsequently issued a letter stating that in their opinion '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.' The authority did not identify any similar concerns brought up in the submission and as such further comment in relation to the WCMS is not warranted.

c) Principle development controls

Refer above to the discussion relating to the lot orientation and compliance with Council's DCP. The proposed alternate lot layout contained within one of the submissions is unsuited to the site based upon the constraints of access, site width and topography

d) Privacy and overshadowing

On the attached plans the locations of the existing dwellings and outbuildings within the properties adjoining the rear laneway have been shown. Also drawing T01817- 111 includes an illustrative 'Site Section'. The Site Section includes a possible two storey dwelling to be located on the fill area on the eastern side of the new road. The Site Section was prepared to demonstrate that the existing slope of the site and the existing development located above the site such as fences will mean that the proposed earthworks coupled with the future dwellings will be unlikely to create any additional overshadowing that already created by existing trees, topography and the existing development located above the subdivision. The section also shows that there is a reasonable distance between any future dwelling and the existing dwellings and associated backyards.

The SoEE for the applications discusses potential impacts to the privacy of No.20 Lansdowne St and the properties that back onto the laneway. No20 Lansdowne St is unlikely to be subjected to any further overshadowing by either the subdivision works and/or a future dwelling. A future dwelling to the proposed Lot 13 is unlikely to overshadow this property firstly due to the offset created by the road which in this case creates a distance of some 30m from the existing dwelling to the building setback of the proposed Lot 13. Secondly, taking into consideration building height restrictions applicable to the zone, the existing topography and existing dwellings located above the subdivision there would be minimal overshadowing if any at all. Below is a photo taken on the 23 July 2019 at 3:40pm from the fence of No20 Lansdowne St looking directly up the hill to show how unlikely any significant overshadowing would occur to what occurs presently.

The face of the proposed retaining wall is located 5.2m from the boundary of No20 Lansdowne Street and the maximum height is 1.2m at the southern end of the block where the wall turns to the east and reduces in height to 0.2m and ends some 0.2m from the boundary of No20 Lansdowne St. View of the proposed wall from No20 Lansdowne St will be blocked by the existing fence on the boundary. Where the height of the wall exceeds 0.4m a 1.0m high tubular steel handrail will be located along the top of the wall. The use of a tubular steel handrail will minimise any visual impacts to No20 Lansdowne Street.

As the existing fence along the western and eastern boundaries of No20 Lansdowne St is in poor condition, it is proposed that the developer will replace the existing fence with a 1 lapped and capped timber fence of the same height to improve the look of, the acoustic benefits and outlook from No20 Lansdowne Street.

One of the submissions also suggests that all of the existing trees are proposed to be removed and that these trees are all that protects the privacy of the existing dwellings. This is incorrect as only the trees behind Lot 14 and where the basin is proposed to be located behind Lot 4 will be removed and that the majority of the trees will be retained at the rear of lots 1 to 3. It should also be noted that these existing trees would create a greater impact to overshadowing than the proposed development as shown by the Site Section. As can be seen by the plans the outbuildings of the existing properties extend along the majority of the frontage of these lots to the laneway.

As described in the SoEE, the discussion above and the attached plans, the proposed development would have only a minor impact upon the privacy and amenity of the existing lots. The suggestion for a positive covenant for a building height restriction is not warranted. With the exception of just the one lot (Lot 1) there aren't any other lots that abut existing residences which is somewhat unique for an infill development such as this.

e) Failures of past developments remote to this site

There are references within the submissions relating to issues caused by previous developments located remote to this site. However, the specific issues were not identified. Let it be said that the proposed works will be undertaken in accordance with the relevant documentation including Council's current design and construction specifications which should prevent any undesirable failures. Furthermore a reasonable amount of time and experience has been applied to the concept designs contained herein which should also ensure a desirable outcome.

f) Possible adjoining subdivision

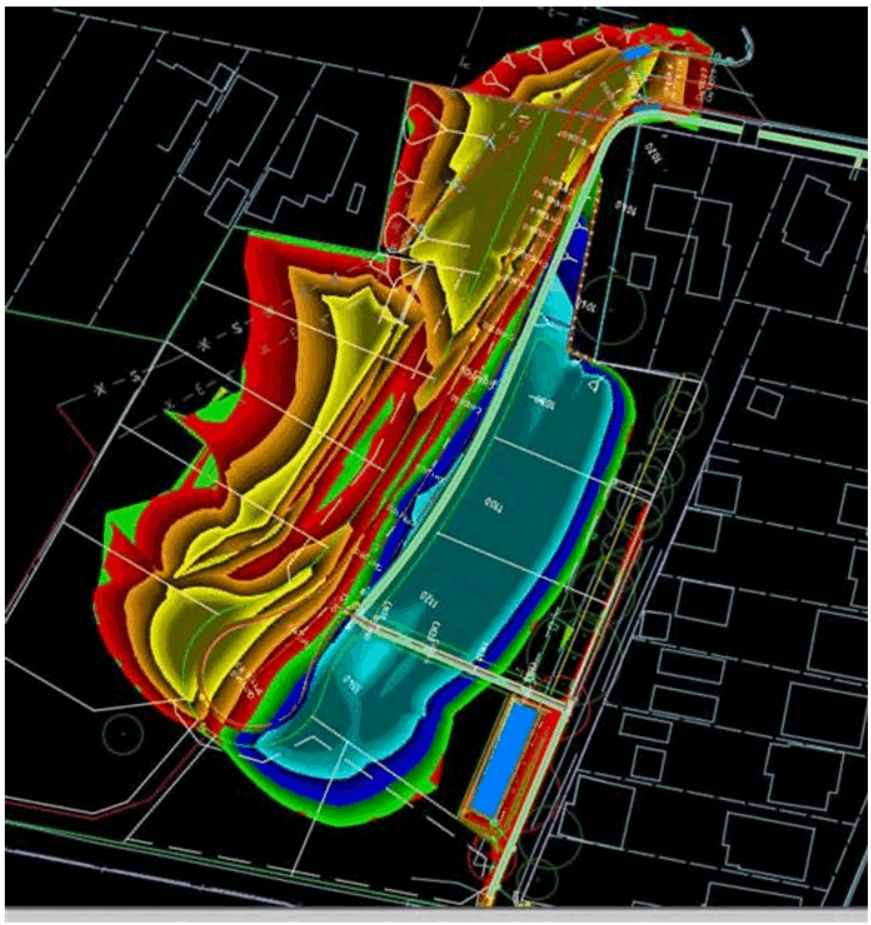
There was mention in the submissions of a possible subdivision of land to the south of this site. The schematic layouts of a possible subdivision proposal have also been presented to the applicants of this subdivision proposal and a connecting road was rejected for a number of reasons. Importantly it should be understood that this other site is currently zoned RE1 and will require rezoning to enable any residential subdivision to either occur on all or part of the site. It maybe many years before the site may become available for residential subdivision. In accordance with the documents included in Council's Property Division submission the road access to the site is proposed to come from Hovell St. For these and other reasons it is unreasonable for this proposed development to become caught up with this other possible proposal.

g) Construction traffic movements relating to earthworks

The revised earthworks calculations for the proposed design are as follows:

Total cut: 4,415m³
Total fill: 4,295m³
Therefore surplus cut: 120m³

Any surplus of cut will be removed from site.



Revised Figure 2.1 - Diagram showing proposed depths of cut and fill.

Development benefits:

The identified benefits of the proposal are as follows:

i. There will be a significant reduction in the volume of runoff from entering the rear laneways as surface flows and hence the existing properties to the east of the laneway directly behind the site will be better protected.

ii. There will be a reduction of surface flows entering No.20 Lansdowne Street due to the proposed development.

iii. Additional safety and security to the existing lots that abut the laneway will be created by the inclusion of the street lights to the rear lane as well as the future dwellings overseeing the laneway.

iv. Better pedestrian access down Lansdowne Street to Sloane Street by the inclusion of the proposed pathway

v. Removes the gravel runoff from the existing unsealed section of Lansdowne Street which is currently washed onto the existing sealed section of the road

vi. The existing batter to Sloane Street will be rejuvenated and the appearance improved by the removal of the existing rubbish and weeds then the addition of mulching and additional planting.

Yours Sincerely

Greg Todd

15.2 POST EXHIBITION REPORT - PLANNING PROPOSAL TO INCLUDE WINGELLO PARK AS AN ITEM OF HERITAGE

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

Authoriser: **Warwick Bennett, General Manager**

Attachments:
1. **DPIE Gateway Determination - Wingello Park**
2. **Agency Submissions**
3. **Public Submissions**
4. **SRL Cover Letter and Paul Davies Heritage Assessment**

Link to Community Strategic Plan:	EN4 Maintain a balance between growth, development and environmental protection through sensible planning C04 Recognise and celebrate our diverse cultural identities, and protect and maintain our community's natural and built heritage.
Cost to Council:	The cost of the rezoning will be funded from operational budgets.
Use of Reserve Funds:	Nil

RECOMMENDATION

That

1. The post exhibition report on the Planning Proposal to amend the provisions of Schedule 5 – Items of Environmental Heritage in *Goulburn Mulwaree Local Environmental Plan 2009* by adding "Wingello Park" by the Business Manager Strategic Planning be received.
2. Council amend the Planning Proposal to:
   a) Clarify that it applies only to that portion of the site located within the Goulburn Mulwaree local government area.
   b) The map identifying the extent of the listing over the entirety of the subject site be replaced with a map indicating the extent of the listing being within the areas indicated in the following map, and that associated descriptions of the proposal within the Planning Proposal document reflect this change.

3. Council endorse the Planning Proposal (as amended by Part 2 above) to amend Schedule 5 of *Goulburn Mulwaree Local Environmental Plan 2009* to include "Wingello Park" 14597 Hume Highway, Marulan (Lot 2 DP 1138469) as an item of environmental heritage.
4. A Draft Instrument be prepared that is consistent with the above amendment.
5. The Planning Proposal and relevant documentation be forwarded to the Department of Planning and Environment for plan making.

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

Council at its meeting of 17 December 2019 resolved that:

1. *The report to amend the provisions of Schedule 5 – Items of Environmental Heritage in Goulburn Mulwaree Local Environmental Plan 2009 by adding "Wingello Park" by the Business Manager Strategic Planning be received.*

2. *Council resolve to prepare a Planning Proposal to amend Schedule 5 of Goulburn Mulwaree Local Environmental Plan 2009 to include "Wingello Park" 14597 Hume Highway, Marulan (Lot 2 DP 1138469) as an item of environmental heritage.*

3. *When the Planning Proposal is prepared, a request for a Gateway Determination be forwarded to the NSW Department of Planning, Industry and Environment.*

4. *The NSW Department of Planning, Industry and Environment be requested to issue delegations so that Council is the Relevant Planning Authority to process the subject Planning Proposal.*

5. *Council request the Heritage Council make a recommendation to the Minister for Heritage under section 32(2) of the Heritage Act, 1977 to include the item on the State Heritage Register*

6. *Council prepare a State Heritage Register (SHR) nomination form for submission to the NSW Heritage Council nominating Wingello Park for inclusion on the State Heritage Register.*

7. *No fee is applicable for this Planning Proposal as it is being initiated by Council.*

REPORT

This report follows the public exhibition and consultation for the Planning Proposal for the inclusion of the property known as "Wingello Park" as an item of environmental heritage under Schedule 5 of *Goulburn Mulwaree Local Environmental Plan* 2009 (referred to hereafter as "the Planning Proposal").

Gateway Determination

On 17 February 2020 the NSW Department of Planning Industry and Environment (DPIE) issued a Gateway Determination **(Attachment 1)** to allow the Planning Proposal to progress to public exhibition subject to conditions including:

- the Planning Proposal to be updated, prior to community consultation, as follows:
  - Revise the explanation of provisions section to refer to including Wingello Park on Schedule 5 – Environmental Heritage;

- Remove reference to SEPP (Rural Lands) 2008, which is repealed, and replace with an assessment of the proposal against SEPP (Primary Production and Rural Development) 2019; and
- Include a reference to a savings provision to apply to any development application lodged but not determined.

- a minimum length of time for the public exhibition period; and

- consultation requirements with State agencies - Water NSW, NSW Rural Fire Service (RFS) and Department of Premier and Cabinet (Heritage NSW).

The Gateway Determination did not authorise the Council to be the local plan making authority.

State Agency Referrals

The Planning Proposal was referred to Water NSW, and the Department of Premier and Cabinet (Heritage NSW) and the NSW Rural Fire Service. Comments from all State agencies are summarised below with full copies of Agency submissions attached **(Attachment 2)**:

- Water NSW

Council undertook preliminary consultation with Water NSW prior to submission of the Planning Proposal for a Gateway Determination. Water NSW advised by email dated 20 December 2019:

We provide the following comments as a preliminary response to the Proposal:

- *The Planning Proposal will need to take into account and respond to State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 and s 9.1 Ministerial Direction 5.2 Sydney Drinking Water Catchment, having regard to any implications for water quality.*
- *With regard to Direction 5.2, and on the understanding that the Proposal involves a heritage listing only (and no changes in zoning or minimum lot size, etc), Strategic Land and Water Capability Assessment (SLWCAs) will not be applicable.*
- *Based on the boundaries of the Interim Heritage Order Curtilage Map, the area includes Uringalla Creek and associated drainage features. These will need to be afforded consideration in the Planning Proposal.*

Further consultation was undertaken with Water NSW following the Gateway Determination. Water NSW advised on 13 March 2020:

> *Thank you for your email of 20 February 2020 referring the Planning Proposal to amend Goulburn Mulwaree Local Environmental Plan 2009 (the LEP) to add Wingello Park, No. 14597 Hume Highway, Marulan (Lot 2 DP 1138469) as an item of environmental heritage to Schedule 5 of the LEP. There are no proposed changes to the zoning or the minimum lot size.*
>
> *We provided preliminary advice on this Proposal on 20 December 2019 (our ref: D2019/151538). The Proposal responds to that advice and includes water quality considerations relevant to State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP) and section 9.1 Direction 5.2 Sydney Drinking Water Catchments.*
>
> *The Proposal generally concludes that there will be a positive impact to water quality as the listing will rule out complying and exempt development for the affected site, thereby enabling a more rigorous assessment of future development. We agree with this conclusion and note that the listing will also bring new development under the auspices of the SEPP. As raised in our earlier correspondence, Strategic Land and Water Capability Assessments are not applicable as the Proposal concerns a heritage listing only.*
>
> *WaterNSW notes that Uringalla Creek and other associated drainage features cross the property. The main dwelling is located within 100m of Uringalla Creek. The Proposal notes that the residence has an on-site effluent disposal system. While an assessment of the adequacy of the system is beyond the scope of the Proposal, any future development of the site would likely allow for further appraisal of the system, including whether it delivers a neutral or beneficial effect (NorBE) on water quality under the SEPP.*
>
> *Based on the information provided, WaterNSW has no objection to the Proposal proceeding*

- Department of Premier and Cabinet – Heritage NSW

Heritage NSW (Department of Premier and Cabinet) were consulted following the Gateway Determination and advised on 13 March 2020:

> *We have reviewed Council's planning proposal and supporting Heritage Assessment prepared by David Hobbes and note that the report indicates that 'Wingello Park' meets several of the criteria for heritage listing a local level. The report has also indicated that, subject to further research, the proposed item has the potential to meet the threshold for State significance.*

As you are aware, Council's nomination to list 'Wingello Park' on the State Heritage Register (SHR) was received in January 2020. The SHR Committee of the Heritage Council of NSW considered the nomination at its meeting on 3 March 2020. The Committee resolved that Wingello Park may meet the threshold for State heritage significance and agreed to progress it to the next stage of prioritisation and assessment in April 2020.
In addition, support for the proposed curtilage inclusive of its setting and surrounding landscape elements was also noted. Heritage NSW will continue to consult with Council on the progression of the nomination through the listing process.

Heritage NSW encourages the identification and listing of new local heritage items provided that all necessary due diligence, assessments and notifications have been undertaken. If Wingello Park is listed on the SHR, Council should make an administrative amendment to its LEP to identify that the item is of State significance.

A further email from Heritage NSW dated 7 August, 2020 clarified its position on the extent of the listing/curtilage in its original submission:

The comment made about the curtilage is in relation to the SHR nomination. The nomination provided by council proposes that the whole property be listed, and the SHR Committee have indicated that they are supportive of this curtilage in the SHR context.

This comment would still be considered general support for the listing of the whole property on the Goulburn Mulwaree LEP 2009 (as indicated in the planning proposal) as normal practice is for any item listed on the SHR to also be listed on the appropriate local council LEP with the same curtilage.

- NSW RFS

The NSW RFS advised on 13 May, 2020 (following referral of the Planning Proposal after Gateway Determination):

I refer to your correspondence dated 20/02/2020 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

Based upon an assessment of the information provided, the NSW RFS raises no objections to the proposal subject to a requirement that future development within Wingello Park complies with the relevant provisions outlined in 'Planning for Bush Fire Protection 2019'.

Council considers that there are no outstanding issues/objections in relation to the Planning Proposal raised by State agencies that need to be addressed.

Public Exhibition

The Planning Proposal was publicly exhibited twice. The first exhibition was undertaken for a period of 5 weeks, from 20 March 2020 until 24 April 2020 with notices in the Goulburn Post and on Council's web page.

Individual notification letters were posted to the affected landowner and owners of surrounding properties.

The Planning Proposal received four submissions during the first exhibition, three submissions in support of the Planning Proposal from the public and one on behalf of the landowner raising concerns in relation to the Planning Proposal.

The submissions are summarised below. A full copy of all submissions is attached **(Attachment 3)**:

Submitter	Submission Summary	Council Comment
Maureen Eddy OAM	"Wingello Park" is one of many historic homesteads in our area which were built in the early 1800s. This occurred when the restrictions for travel through the "Cowpastures" was lifted by Governor Macquarie in 1817.1 think "Arthursleigh" was the first as it was already the home of Hannibal MacArthur when Gov. Macquarie visited in 1820. (This is now in Upper Lachlan Shire). However "Wingello Park" would be the first property in Goulburn Mulwaree Council area as it was a grant given to Robert Mackay Campbell of 600 aces in 1824 which he called "Wingello" and to which he added with further grants. The copy of the sketch enclosed was made by surveyor Robert Hoddle in 1833 and was sent by Mr. Campbell to his father in Scotland. It is held at the Mitchell Library in Sydney having been brought back to Australia by a granddaughter in 1925. A later sketch made in 1846 shows the larger homestead of eleven rooms and outbuildings. When the estate was offered for sale in 1860 it was described as "Cottage Ornee" and included a barn built in 1847. The front paddock was called the "Mail Paddock" because the Cobb & Co coaches called there daily. At the entrance there was also a Mounted Police Station and in 1834 Mr Campbell was allowed to hold police court at his place. In 1834 the "Wingello Stockade" was established on the southern side of the property. A chained gang was installed there who were engaged in the building of the Great South Road. Sadly once the gang was moved on to Towrang' Stockade in 1836 the site was sold and nothing remains but the Sentrv's Lookout Rock".	Submission in support noted.
Australian Garden History Society and Mr Read	The ACT Monaro and Riverina Branch of the Australian Garden History Society (AGHS) wishes to submit its support for the inclusion of Wingello Park, No. 14597 Hume Highway Marulan (Lot 2 DP 1138469) as an item of environmental heritage to Schedule 5 of the Goulburn Mulwaree Local Environmental Plan 2009. Our support for this is because it will provide a heritage listing under Goulburn Mulwaree Local Environmental Plan 2009 to a property that is considered to have local significance and potentially State heritage significance as outlined in our correspondence to you earlier this year. Wingello Park as one of the few extant colonial homesteads between Sutton Forest and Goulburn which clearly illustrates convict activity in the c1833 layout, construction and materials of its homestead complex; and that it is one of the two remaining pastoral properties with homesteads from this early era in the	Submissions in support noted.

	northern part of Goulburn Mulwaree Shire, makes the property a rare example of its type. The AGHS considers the place has heritage significance in the immediate setting in relation to the homestead and outbuilding layout of the estate and its remnant driveway and garden (a small scale cultural landscape which illustrates past social structures and land use). We hope that heritage listing of the property will alert the owner to its value so that the history of the site can be more fully appreciated and that any further proposals for developments on site will be consistent with the identified heritage significance. An email from Mr Read was sent in support of this submission.	
Shaw Reynolds Lawyers (on behalf of the land owner)	**1. Not in accordance with condition 1 of the Gateway Determination** The Planning Proposal has not been updated prior to community consultation as required by condition 1 of the Gateway Determination. The Planning Proposal still refers to the *State Environmental Planning Policy (Rural Lands) 2008* which is repealed.	Agree, we missed this change to the specified State Environmental Planning Policy (SEPP). Council will amend the PP and re-exhibit it accordingly. ***Note: the Planning Proposal was amended and subsequently re-exhibited as discussed in the following part of this report.***
	2. Inconsistent with the Interim heritage Order (IHO) The Planning Proposal is for the listing of the Property in its entirety as an item of environmental heritage which is inconsistent with the IHO.	An IHO and a Planning Proposal are two separate processes, and operate under separate legislation. The Planning Proposal need not be limited to the IHO Curtilage Area. The comments referred to from Water NSW relate to the original email referral in relation to this matter. The more pertinent submission is the second submission (Post Gateway) from Water NSW dated 13 March which refers to the PP and to the addition of Wingello Park (Lot 2 DP 1138468) as an item of heritage to Schedule 5 of GM LEP 2009.
	3. No investigation to establish heritage significance of the entire Property The Planning Proposal is for the listing of the Property in its entirety as an item of environmental heritage. Investigations have not been carried out to establish the heritage significance of the site in its entirety. The Preliminary Heritage Assessment identifies that a full heritage assessment is required to "*determine the extent and level of heritage significance*". This full heritage assessment has not been carried out as far as we are aware, and any full assessment is not included within the Planning Proposal. Accordingly, it is not apparent that a full heritage assessment has been completed to support the listing of the Property in whole or in part.	The Preliminary Heritage Assessment by Council's Heritage Advisor did address the selection criteria for listing. The submission from Heritage NSW, NSW Premier and Cabinet dated 13 March, 2020 also advised: As you are aware, Council's nomination to list 'Wingello Park' on the State Heritage Register (SHR) was received in January 2020. The SHR Committee of the Heritage Council of NSW considered the nomination at its meeting on 3 March 2020. The Committee resolved that Wingello Park may meet the threshold for State heritage significance and agreed to

		progress it to the next stage of prioritisation and assessment in April 2020. In addition, support for the proposed curtilage inclusive of its setting and surrounding landscape elements was also noted. In discussion with Heritage NSW it has been indicated that further commentary supporting the inclusion of the site as a whole may be provided as a part of any re-exhibition **(Refer to State agency submissions and email from Heritage NSW dated 7 August, 2020).**
	4. Inconsistent with Ministerial Direction 2.3 Heritage Conservation The Planning Proposal is not consistent with the applicable Ministerial Direction 2.3 Heritage Conservation under section 9.1 of the EPA Act given that: ▪ the Planning Proposal is for the Property in its entirely and does not facilitate the conservation of items "*identified in a study*". As noted at issue 3 above, the heritage listing is proposed to cover areas of the Property that have not been investigated. ▪ we are not aware that the Council has satisfied the Director-General of the Department of Planning (or a relevant nominated officer) that it is appropriate for the Planning Proposal to be inconsistent with the terms of this direction.	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. The PP is consistent with this objective. A PP must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the *National Parks and Wildlife Act 1974*, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. The intention of this provision is not the exclusion of heritage sites not identified in a study but rather the reverse – insurance of inclusion when such sites are identified. This should be obvious when viewed in conjunction with the objective of this direction above.

		In terms of consistency with the Direction, DPIE in accordance with Part 5 of the direction has issued the Gateway and is therefore satisfied that: (a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or (b) the provisions of the planning proposal that are inconsistent are of minor significance. Consistency is achieved with the Direction objectives is achieved by the individual "study" or assessment of the site provided by Council's Heritage Advisor.
	5. No consideration of Ministerial Direction 1.5 Rural Lands The Planning Proposal has not been considered against the applicable Ministerial Direction 1.5 Rural Lands under section 9.1 of the EPA Act. It has been considered against an historic version of this direction which was revised on 28 February 2019 following the repeal of the State Environmental Planning Policy (Rural Lands) 2008.	If listed, most of the exemptions under *State Environmental Planning Policy SEPP (Exempt and Complying Development Codes)* will not apply to rural activities undertaken on site, including matters such as farm sheds, fencing etc. Council can offer to use Clause 5.10.3 to agree to certain matters being "minor" if agricultural activities are limited to already cleared and worked land, i.e. exclude, ploughing, sowing, harvesting of crops, rural post and wire fencing, yards, irrigation, stock watering systems etc. as requiring approval. ***Note: Council amended the Planning Proposal to include discussion of the use of Clause 5.10. 3(GM LEP 2009) to address this issue in the second exhibition.***

The Planning Proposal was subsequently amended to include an assessment of the proposal against *SEPP (Primary Production and Rural Development)* 2019 and to amend the discussion around exemptions.

The Planning Proposal was re-exhibited between 10 July 2020 and 7 August 2020, with a notice placed in the Council web site (note during this period the Goulburn Post was not available following COVID 19 temporary regional newspaper closures), with all those who had made a previous submission and all those originally notified advised of the re-exhibition in writing.

Only one submission was received as a result of the re-exhibition which was from Shaw Reynolds Lawyers on behalf of the land owner as summarised below:

Issue – Shaw Reynolds Lawyers on behalf of the landowner	**Council Comment**

1. No power to pursue Planning Proposal Council seeks to list the Property in its entirety where it does not have the power to do so as it is not the plan making authority for the Property in its entirety. A part of the Property is outside the local government area for which Council is responsible. In this regard Council does not have the power to pursue the Planning Proposal and cannot be authorised to do so in another local government area.	The Planning Proposal only applies to land in the Goulburn Mulwaree LGA. The property does include a small section of land in the Wingecarribee LGA but this area was not included in the mapping associated with the Planning Proposal, furthermore, the Planning Proposal did not include any discussion around amendments to the Wingecarribee LEP, therefore it only applies to land that the GM LEP 2009 applies to. Council can include further written clarification of this matter in the Planning Proposal before finalisation.
2. The Planning Proposal does not consider a relevant consideration The Subdivision Consent is operational and permits harm to the items which are the subject of the Planning Proposal. The Subdivision Consent permits, among other things, construction of a new public road with access points to and from the Old Hume Highway, to the southwest, and to the Hume Highway, to the north; and a number of internal access roads or driveways to each subdivided lot. The conditions of the Subdivision Consent provide some of the details of the construction required for the public road, access ways and creek crossings, including matters such as road surfaces, drainage structures in or around them, and utilities. These matters are a relevant consideration given that works have physically commenced and Council is seeking to list the Property in its entirety.	The subdivision consent has not been registered, and if it is eventually registered, there may be potential for heritage beyond the proposed house lot, this can be flagged through a heritage listing or in heritage inventory listing. ***Note: Refer to later discussion is this report regarding modification of the extent of the mapped area.***
3. Inconsistent with the Interim Heritage Order (IHO) The Planning Proposal is for the listing of the Property in its entirety as an item of environmental heritage which is inconsistent with the Interim Heritage Order (IHO). The IHO is with respect to the "Wingello Park Dwelling and Barn Complex" and a curtilage surrounding this item. A copy of the IHO is enclosed at Annexure A. It is also noted that the referral response from Water NSW specifically relies on the IHO for the purposes of determining the extent of the area to be affected by the Planning Proposal.	The Planning Proposal can be inconsistent with the IHO as they fall under separate legislation. Water NSW were consulted twice in the planning proposal process, the consultation referred to here is the preliminary consultation. Water NSW was referred a full copy of the Planning Proposal post Gateway Determination (pre- exhibition) which identified the site in its entirety (as it falls within the Goulburn Mulwaree LGA) as detailed in the exhibited version.
4. No investigation to establish heritage significance of the entire Property The Planning Proposal is for the listing of the Property in its entirety as an item of environmental heritage. Investigations have not been carried out to establish the heritage significance of the site in its entirety. The Preliminary Heritage Assessment identifies that a full heritage assessment is required to "*determine the extent and level of heritage*	Planning Proposal - Page 9 is referring to the entirety as it falls within the Goulburn Mulwaree LGA. The map of the proposed listing on p.29 clearly identifies the LGA boundary and details the extent of the listing. Planning Proposal -Page 25 contains the IHO map, which identifies the extent of the property (within the Goulburn Mulwaree LGA). NSW Heritage has supported the inclusion of the property in its entirety (as within the Goulburn LGA)

significance". This full heritage assessment has not been carried out as far as we are aware, and any full assessment is not included within the Planning Proposal. Accordingly, it is not apparent that a full heritage assessment has been completed to support the listing of the Property in whole or in part.	in its submission, as it is considering the property in its entirety for the State Heritage Register listing. It is noted that in previous correspondence from SRL on this matter that a heritage assessment was being undertaken by the landowner. Council offered to consider any such assessment in its consideration of the extent of the listing in the planning proposal. Such an assessment would need to cover the extent of the area identified in the Planning Proposal and consider Aboriginal cultural heritage as well as non-Aboriginal cultural heritage. The assessment would need to be prepared by an appropriately qualified heritage professional in accordance with the Heritage NSW publications: *Assessing Heritage Significance* guideline and *Heritage Curtilages.* It would need to identify in plan form the setting and curtilage of the dwelling complex as well as identify all potential artefacts, archaeological sites, ancillary structures etc. ***Note: A Heritage Impact Assessment prepared by Paul Davies was submitted to Council on 8 October, 2020.*** ***The assessment includes the identification of a curtilage area around the dwelling and barn. This is discussed in more detail later in this report.***
5. Inconsistent with Ministerial Direction 2.3 Heritage Conservation The Planning Proposal is not consistent with the applicable Ministerial Direction 2.3 Heritage Conservation under section 9.1 of the EPA Act given that: ▪ the Planning Proposal is for the Property in its entirely and does not facilitate the conservation of items "*identified in a study*". As noted at issue 3 above, the heritage listing is proposed to cover areas of the Property that have not been investigated. ▪ questions whether Council has satisfied the Director-General of the Department of Planning (or a relevant nominated officer) that it is appropriate for the Planning Proposal to be inconsistent with the terms of this direction.	Council does not agree with this interpretation of the Ministerial Direction. The intention of this Direction is to ensure that where studies are undertaken their recommendations are included in planning proposals, this is not intended to exclude properties not identified in existing studies. If DPIE or Heritage NSW had an issue with this matter they would have raised it during the Gateway Determination or in the consultation process. Council considers the planning proposal does satisfy this direction as: The site is identified in 'Appendix 2 - Recommended Listings for the GMLEP 2009' in the *Goulburn Mulwaree Archaeological Management Plan* prepared by Edward Higginbotham and Associates Pty Ltd dated 2010 and has been mentioned in some local history works. The preliminary assessment was undertaken by Council's Heritage Advisor which found the site met the relevant State criteria for listing. Previous studies of the site were undertaken in support of the subdivision DA in 2007 (539/0607/DA) which applied to the property as a whole. The studies included a Non-Indigenous Heritage Assessment prepared by NSW Archaeology which recommended listing for the main dwelling and barn but did not identify a curtilage. It is also noted that a planning proposal may be inconsistent with this Ministerial Direction if that inconsistency is of minor significance, it could be

	argued that being a site specific amendment relating to one property only, that the lack of inclusion of Wingello Park within the Heritage Study is of minor significance, especially given the site's inclusion in the Archaeological Management Plan and other assessments. The term "study" in the Ministerial Direction is not defined and for the purposes of the intent of this Direction could include an assessment or management plan.

As stated in the comments above, the Planning Proposal only applies to land in the Goulburn Mulwaree LGA. The property does include a small section of land in the Wingecarribee LGA but this area was not included in the mapping associated with the Planning Proposal, furthermore, the Planning Proposal did not include any discussion around amendments to the Wingecarribee LEP, therefore it only applies to land that the GM LEP 2009 applies to. Council can include further written clarification of this matter in the Planning Proposal before finalisation.

Council offered to consider a heritage assessment undertaken on behalf of the landowner in its assessment of the extent of the listing in the Planning Proposal. Council required that the assessment would need to be made and submitted to Council prior to the preparation of the post exhibition report to Council on the Planning Proposal. Council advised that it was in a position prepare a post exhibition report, however was willing to hold off for one month (until Friday 25 September, 2020). An assessment by Paul Davies Pty Ltd (Architects/Heritage Consultants) was submitted by Shaw Reynolds Lawyers on 8 October, 2020 (**Attachment 4**). The assessment included the identification of a curtilage area around the dwelling and barn as indicated in Diagram 1 below.

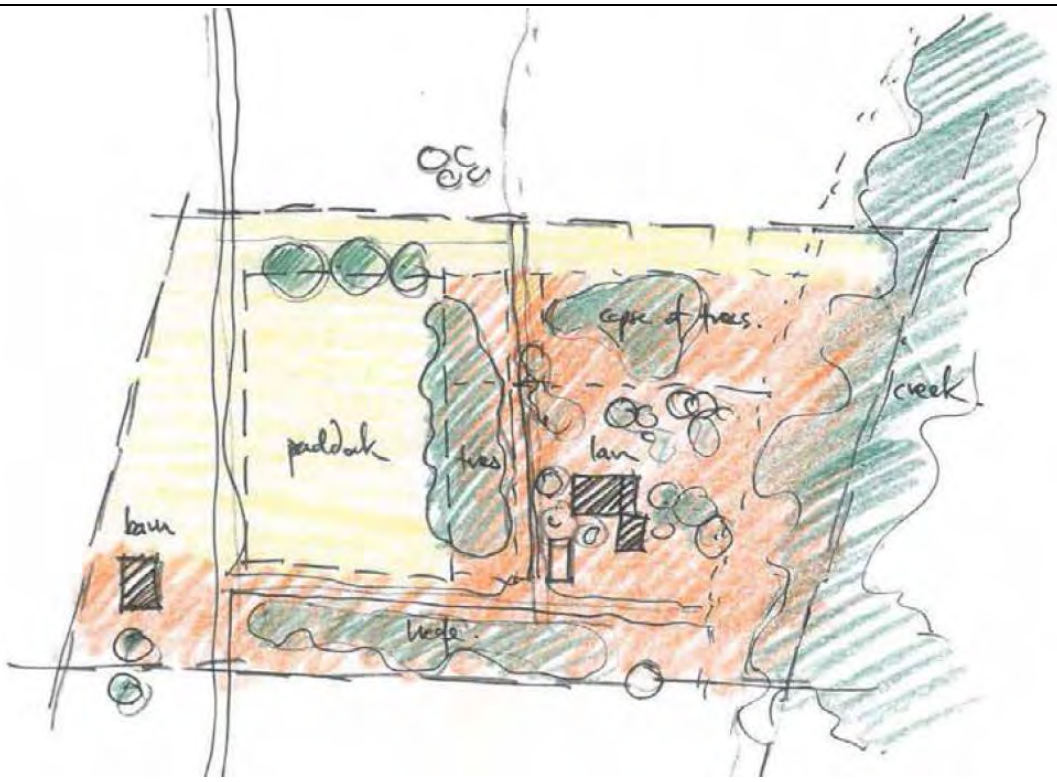


Diagram 1 -Setting or curtilage of the house and garden (green = trees; red= immediate visual setting; yellow = supporting paddocks). Extract from Assessment by Paul Davies Pty Ltd

The assessment recommends the following boundaries noting that they would need to be defined more precisely (refer to later comments in relation to a survey):

North *The alignment of the paddock fence immediately to the north of the stand of pine trees extending from the creek to about 10 metres past the access drive to the west.*

East *The centre of the creek*

South *The fence set behind the stand of trees to the south of the driveway*

West *A diagonal line set about 20 m west of the barn joining the north and south boundaries.*

The recommendations in relation to the heritage listing (LEP amendment) include the establishment of the agreed setting (as per the diagram above) and a survey of the boundaries to inform the listing.

This assessment was referred to Council's Consultant Heritage Advisor who advised on 3 November, 2020:

"After further consideration I believe that the curtilage proposed by Paul Davies, which is for an area around the homestead and outbuilding complex is the most feasible at this point in time.

Council is aware of the potential for a number of other significant sites on the overall property including:

- *police lock up*
- *old road alignment*
- *grave site*
- *several Aboriginal artefact sites.*

However, there is no immediate obvious evidence of these items and Council does not have the resources to carry out a detailed assessment of the broader property, nor is the owner likely to grant access.

In my opinion there is currently insufficient evidence of these items to justify identifying the entire property in the heritage listing.

I understand that the NSW Heritage Office [Heritage NSW] may make further assessment of these items in its assessment for listing on the SHR [State Heritage Register]. In the event that sound evidence of further items is discovered Council could amend the LEP Schedule 5 listing in the future to expand the Wingello park curtilage or identify separate heritage items with their own curtilages.

I support flagging in the LEP Schedule 5 listing that there is potential for significant items beyond the homestead curtilage and that further heritage assessment may be required in relation to the specific locations of future development applications."

A more recent aerial photo is available for the site which quite clearly picks up on the landscape elements identified in the sketch by Paul Davies as shown in Diagram 2 below.

Diagram 2 -Near Map aerial photo with curtilage overlay from the heritage assessment by Paul Davies

Based on the above, an accurate identification of the area described can be made without the need for a further survey, using an overlay of the aerial and cadastre layers. Latitude and longitude points can be picked up off Council's GIS.

Following consideration of the Heritage Assessment by Paul Davies and advice from Council's Heritage Advisor, it is recommended that the Planning Proposal map be amended to include the setting/curtilage area only and that the heritage inventory listing reflect the potential for further archaeological sites to occur beyond this area. Should Heritage NSW's assessment of curtilage extend beyond the area identified in the LEP amendment (and associated mapping), that the LEP be amended accordingly.

The Heritage Assessment by Paul Davies also concludes that there "…*appears to be no doubt that the whole dwelling complex is of heritage significance*".

Interim Heritage Order (IHO)

Council published *Interim Heritage Order No 1* (which applies to Wingello Park) in the NSW Government Gazette on 1 November, 2019. Council subsequently, resolved at its meeting of 17 December 2019 to prepare a Planning Proposal and to refer a State Heritage Register nomination on to the NSW Heritage Council.

Due to the resolution to proceed with the Planning Proposal, Council is of the understanding that the interim heritage order (IHO) would not lapse following the initial six (6) months (from the date the order was published) as Council has addressed both the criteria in the IHO to continue the IHO application period being:

> *The Interim Heritage Order will lapse after six months from the date it is made unless the local Council has passed a resolution before that date; and*
>
> *1. In the case of an item which, in the Council's opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or*

2. In the case of an item which, in the Council's opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under Section 32(2) o the Heritage Act to include the item on the State Heritage Register.

As stated in Section 29 (2) of the *NSW Heritage Act, 1977*, an IHO remains in force for twelve months unless it is revoked or a shorter period is specified. Council is of the understanding that the resolution extended the period of the order for the full twelve months (and therefore lapsed after 1 November 2020).

The provisions of the *Environmental Planning and Assessment Act, 1979* in relation to draft environmental planning instruments (draft heritage items) will still apply for the period of the Gateway Determination (as the Planning Proposal has been exhibited). Accordingly the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes)* for complying development (particularly demolition) will not apply to the site as per Clause 1.18:

1.18 General requirements for complying development under this Policy

(1) To be complying development for the purposes of this Policy, the development must—

(a) not be exempt development under this Policy, and

(b) be permissible, with consent, under an environmental planning instrument applying to the land on which the development is carried out, and

(c) meet the relevant provisions of the Building Code of Australia, and

(c1) must not require an environment protection licence within the meaning of the Protection of the Environment Operations Act 1997, and

(c2) must not be designated development, and
Note— Designated development is defined in section 4.10 of the Act as development that is declared to be designated development by an environmental planning instrument or the regulations.

(c3) not be carried out on land that comprises, or on which there is, a draft heritage item

Based on the above, despite the lapsing of the IHO, Wingello Park's status as a draft item of heritage in an exhibited planning proposal should be sufficient to protect it until the LEP amendment is made (up until the Gateway determination period expires).

CONCLUSION

In conclusion, it is recommended that the Planning Proposal be endorsed by Council and forwarded to the Department of Planning, Industry and Environment to enable the amendment to *Goulburn Mulwaree Local Environmental Plan 2009* to be made.

The best means of protection for the item is a listing under Schedule 5 of Council's Local Environmental Plan. Neither an interim heritage order nor Local Environmental Plan listing prohibits demolition or redevelopment of an item, but listing does allow for a full consideration of the significance of the item, as well as other available options to achieve retention and adaptive reuse as a part of the development application assessment process.

Ultimately, heritage listing under Council's Local Environmental Plan and the State Heritage Register, is the best means of ensuring the appropriate heritage management outcomes for what is a potentially very significant site.

NSW GOVERNMENT | Planning, Industry & Environment

Gateway Determination

***Planning proposal (Department Ref: PP_2020_GOULB_002_00)**: to include Wingello Park, No. 14597 Hume Highway Marulan (Lot 2 DP1138469) as an item of environmental heritage in Schedule 5 Environmental Heritage of the Goulburn Mulwaree Local Environmental Plan 2009.*

I, the Director, Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 as described above should proceed subject to the following conditions:

1. The planning proposal is to be updated, prior to community consultation, as follows:
   - Revise the explanation of provisions section to refer to including Wingello Park on Schedule 5 – Environmental Heritage;
   - Remove reference to SEPP (Rural Lands) 2008, which is repealed, and replace with an assessment of the proposal against SEPP (Primary Production and Rural Development) 2019; and
   - Include a reference to a savings provision to apply to any development application lodged but not determined.

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:

   (a) the planning proposal must be made publicly available for a minimum of **28 days**; and

   (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
   - WaterNSW;
   - NSW Rural Fire Service; and
   - Department of Premier and Cabinet (Heritage).

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The time frame for completing the LEP is to be **15 months** following the date of the Gateway determination.

Dated 17th day of February 2020.

Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and Environment

Delegate of the Minister for Planning and Public Spaces

PP_2020_GOULB_002_00 (IRF20/541)

From: Stuart Little [mailto:Stuart.Little@waternsw.com.au]
Sent: Friday, 20 December 2019 10:54 AM
To: Kate Wooll <Kate.Wooll@goulburn.nsw.gov.au>
Cc: Alison Kniha <Alison.Kniha@waternsw.com.au>
Subject: RE: GMC - WaterNSW- Preliminary Consultation - Planning Proposal - Wingello Park

Hi Kate,

I have discussed the below email request with Alison Kniha, Catchment Protection Planning Manager.

We provide the following comments as a preliminary response to the Proposal:

- The Planning Proposal will need to take into account and respond to *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* and s 9.1 Ministerial Direction 5.2 Sydney Drinking Water Catchment, having regard to any implications for water quality.
- With regard to Direction 5.2, and on the understanding that the Proposal involves a heritage listing only (and no changes in zoning or minimum lot size, etc), Strategic Land and Water Capability Assessment (SLWCAs) will not be applicable.
- Based on the boundaries of the Interim Heritage Order Curtilage Map, the area includes Uringalla Creek and associated drainage features. These will need to be afforded consideration in the Planning Proposal.

This a preliminary response only and we seek for the Planning Proposal to be formally referred to us when exhibited.

If you have any questions, please contact me on 9865 2449,

Many thanks

Stuart

Stuart J Little

Strategic Land Use Planner

PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
T: 02 9865 2449
Stuart.little@waternsw.com.au
www.waternsw.com.au

1

From: Kate Wooll
Sent: Thursday, 19 December 2019 8:48 AM
To: Environmental Assessments
Cc: Stuart Little
Subject: GMC - WaterNSW- Preliminary Consultation - Planning Proposal - Wingello Park

Hi Stuart,

As discussed earlier this week, Council resolved on 17 December, 2019 to proceed with a Planning Proposal (PP) to amend GMLEP 2009 by including Wingello Park as an item of environmental heritage. In addition to this, Council has also resolved to nominate this property for inclusion on the State Heritage Register (SHR).

It is noted that there is a Class 1 appeal against *Interim Heritage Order No. 1,* and against the decision to refuse the DA associated with this site, I have attached a copy of the Council Report and Resolution which provides more details.

Essentially the PP is seeking to only amend the heritage layer of mapping and to add Wingello Park into Schedule 5. There is no proposed change to the zoning, nor to the minimum allotment size. Essentially from a water management perspective, a heritage listing will tighten the planning provisions for this site as it will rule out complying development.

Council is seeking to use this email as the basis of it preliminary consultation requirements under 9.1 Local Planning Directions 5.2 (5)(e) given the nature of the PP and its lack of impact generally on water quality .

Would you mind confirming that Water NSW has no objection to this approach and whether Water NSW is likely to have any comments on this PP?

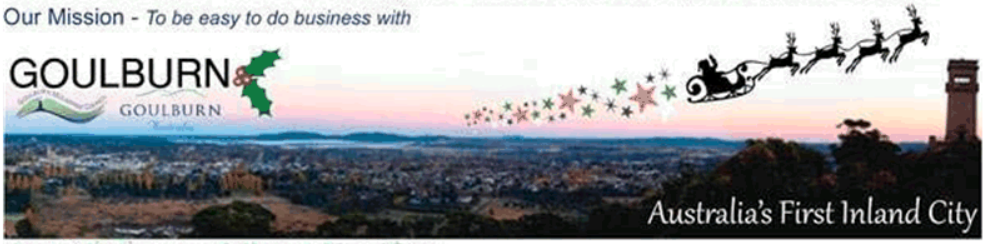
If you have any questions, please do not hesitate to contact me.

Regards, Kate

Kate Wooll
Business Manager Strategic Planning

P: 02 4823 4444
Goulburn Mulwaree Council | Locked Bag 22 Goulburn NSW 2580
W: www.goulburn.nsw.gov.au | Find us on Facebook

Our Vision & Values - *One team delivering with* **P**assion **R**espect **I**nnovation **D**edication **E**xcellence
Our Mission - *To be easy to do business with*



Merry Christmas and Happy New Year!

2

PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
www.waternsw.com.au
ABN 21 147 934 787

13 March 2020

Contact: *Stuart Little*
Telephone: *02 9865 2449*
Our ref: *D2020/20613*

Kate Wooll
Business Manager Strategic Planning
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Ms Wooll,

RE: Goulburn Mulwaree Planning Proposal – Wingello Park

Thank you for your email of 20 February 2020 referring the Planning Proposal to amend Goulburn Mulwaree Local Environmental Plan 2009 (the LEP) to add Wingello Park, No. 14597 Hume Highway, Marulan (Lot 2 DP 1138469) as an item of environmental heritage to Schedule 5 of the LEP. There are no proposed changes to the zoning or the minimum lot size.

We provided preliminary advice on this Proposal on 20 December 2019 (our ref: D2019/151538). The Proposal responds to that advice and includes water quality considerations relevant to State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP) and section 9.1 Direction 5.2 Sydney Drinking Water Catchments.

The Proposal generally concludes that there will be a positive impact to water quality as the listing will rule out complying and exempt development for the affected site, thereby enabling a more rigorous assessment of future development. We agree with this conclusion and note that the listing will also bring new development under the auspices of the SEPP. As raised in our earlier correspondence, Strategic Land and Water Capability Assessments are not applicable as the Proposal concerns a heritage listing only.

WaterNSW notes that Uringalla Creek and other associated drainage features cross the property. The main dwelling is located within 100m of Uringalla Creek. The Proposal notes that the residence has an on-site effluent disposal system. While an assessment of the adequacy of the system is beyond the scope of the Proposal, any future development of the site would likely allow for further appraisal of the system, including whether it delivers a neutral or beneficial effect (NorBE) on water quality under the SEPP.

Based on the information provided, WaterNSW has no objection to the Proposal proceeding. Should you have any questions, please contact Stuart Little (stuart.little@waternsw.com.au).

Yours sincerely

CLAY PRESHAW
Manager Catchment Protection

NSW GOVERNMENT

NSW RURAL FIRE SERVICE

Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Your reference: PP_2020_GOULB_002_00
Our reference: SPI20200229000027

ATTENTION: Kate Wooll

Date: Wednesday 13 May 2020

Dear Sir/Madam,

Strategic Planning Instrument
LEP Amendment – Planning Proposal
Planning Proposal to add Wingello Park to Schedule 5 of Goulburn Mulwaree Local Environmental Plan 2009

I refer to your correspondence dated 20/02/2020 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

Based upon an assessment of the information provided, the NSW RFS raises no objections to the proposal subject to a requirement that future development within Wingello Park complies with the relevant provisions outlined in 'Planning for Bush Fire Protection 2019'.

For any queries regarding this correspondence, please contact Bradley Bourke on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Team Leader, Dev. Assessment & Planning
Planning and Environment Services

Postal address
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address
NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

23rd March, 2020,

7 Station Street,

MARULAN 2579

SCANNED

- 3 APR 2020

Goulburn Mulwaree Council

General Manager,

Goulburn Mulwaree Council,

Re: North East Goulburn Enterprise Corridor Planning Proposal.

Thank you for your letter advising that Council is proposing to apply to amend GM LEP 2009 to include "Wingello Park" as an item of environmental heritage in Schedule 5. I am totally in agreement with Council's action in this matter.

"Wingello Park" is one of many historic homesteads in our area which were built in the early 1800s. This occurred when the restrictions for travel through the "Cowpastures" was lifted by Governor Macquarie in 1817. I think "Arthursleigh" was the first as it was already the home of Hannabal MacArthur when Gov. Macquarie visited in 1820. (This is now in Upper Lachlan Shire).

However "Wingello Park" would be the first property in Goulburn Mulwaree Council area as it was a grant given to Robert Mackay Campbell of 600 aces in 1824 which he called "Wingello" and to which he added with further grants.

The copy of the sketch enclosed was made by surveyor Robert Hoddle in 1833 and was sent by Mr. Campbell to his father in Scotland. It is held at the Mitchell Library in Sydney having been brought back to Australia by a granddaughter in 1925. A later sketch made in 1846 shows the larger homestead of eleven rooms and outbuildings.

When the estate was offered for sale in 1860 it was described as "Cottage Ornee" and included a barn built in 1847. The front paddock was called the "Mail Paddock" because the Cobb & Co coaches called there daily.

At the entrance there was also a Mounted Police Station and in 1834 Mr. Campbell was allowed to hold police court at his place.

In 1834 the "Wingello Stockade" was established on the southern side of the property. A chained gang was installed there who were engaged in the building of the Great South Road. Sadly once the gang was moved on to Towrang Stockade in 1836 the site was sold and nothing remains but the Sentry's Lookout Rock".

Residents of the area who have been to "Wingello Park" are in agreement with me and I have been in touch with members of the Sieler family who leased the property in 1930/1940s and have many memories and photographs of it. I have asked them to put in a submission too if they are well enough to do so.

Thank you for your efforts in this matter.

Regards

Maureen Eddy OAM

Wingello Cottage. Sketch of Wingello Park by the then surveyor Robert Hoddle in 1855. It was sent by the owner R.M. Campbell to his father in Scotland and brought back to Australia in 1925 by a granddaughter.

(Photo: courtesy Mitchell Library)

P.S. I have never made any political donations. Maureen Eddy

Subject: FW: North East Goulburn Enterprise Corridor Planning Proposal

Sent: Monday, 13 April 2020 11:27 AM
To: Council <Council@goulburn.nsw.gov.au>
Subject: North East Goulburn Enterprise Corridor Planning Proposal

The General Manager
Mr Warwick Bennett
Goulburn Mulwarree Council
184 Bourke Street
Goulburn NSW 2580

14th April 2020

North East Goulburn Enterprise Corridor Planning Proposal
Wingello Park Planning Proposal – Notification – REZ/0003/1920

Dear Mr Bennett

The ACT Monaro and Riverina Branch of the Australian Garden History Society (AGHS) wishes to submit its support for the inclusion of Wingello Park, No. 14597 Hume Highway Marulan (Lot 2 DP 1138469) as an item of environmental heritage to Schedule 5 of the Goulburn Mulwaree Local Environmental Plan 2009.

Our support for this is because it will provide a heritage listing under Goulburn Mulwaree Local Environmental Plan 2009 to a property that is considered to have local significance and potentially State heritage significance as outlined in our correspondence to you earlier this year. Wingello Park as one of the few extant colonial homesteads between Sutton Forest and Goulburn which clearly illustrates convict activity in the c1833 layout, construction and materials of its homestead complex; and that it is one of the two remaining pastoral properties with homesteads from this early era in the northern part of Goulburn Mulwarree Shire, makes the property a rare example of its type. The AGHS considers the place has heritage significance in the immediate setting in relation to the homestead and outbuilding layout of the estate and its remnant driveway and garden (a small scale cultural landscape which illustrates past social structures and land use).

We hope that heritage listing of the property will alert the owner to its value so that the history of the site can be more fully appreciated and that any further proposals for developments on site will be consistent with the identified heritage significance.

The Australian Garden History Society is a community not for profit organisation that seeks to promote awareness and conservation of significant gardens and cultural landscapes through engagement, research, advocacy and activities.

Yours sincerely

Sue Byrne
Chair
ACT Monaro Riverina Branch
Australian Garden History Society

1

From: Stuart Read
Sent: Monday, 13 April 2020 1:33 PM
To: Sue Byrne; Council
Cc: Anne Claoue-Long; Nancy Clarke; Bronwyn Blake AGHS
Subject: North East Goulburn Enterprise Corridor Planning Proposal

Categories: Paul

Bravo all - must say I don't like the sound of 'enterprise corridor' - planning proposal - sounds like we're gearing up for massive rezonings all along the 'highspeedrailcorridor' Sydney - Melbourne - and have already decided where stations will be - a bonanza - hope not!

Well done

Stuart

------ Original Message ------
From: "Sue Byrne"
To: council@goulburn.nsw.gov.au
Cc: "Anne Claoue-Long" ; "Nancy Clarke"
Sent: Monday, 13 Apr, 2020 At 11:27 AM
Subject: North East Goulburn Enterprise Corridor Planning Proposal

The General Manager

Mr Warwick Bennett

Goulburn Mulwarree Council

184 Bourke Street

Goulburn NSW 2580

14th April 2020

North East Goulburn Enterprise Corridor Planning Proposal

Wingello Park Planning Proposal – Notification – REZ/0003/1920

Dear Mr Bennett

1

Shaw Reynolds Lawyers

Level 29, Chifley Tower
2 Chifley Square
Sydney NSW 2000

ABN 77 159 046 036
TELEPHONE: (02) 8330 5837
WEB: shawreynolds.com.au

Our Ref: CHS:AK:190165
Your Ref: REZ/0003/1920

24 April 2020

Warwick Bennett
The General Manager
Goulburn Mulwaree Council
184 Bourke Street
Goulburn NSW 2580

By email: ***council@goulburn.nsw.gov.au***

Dear Mr Bennett,

Re: Wingello Park Planning Proposal

Introduction

1. By way of introduction, we act for Twynam Investments Pty Ltd who is the registered owner of 14597 Hume Highway, Marulan (Lot 2 DP 1138469) (the **Property**).

2. We refer to:

    a. Interim Heritage Order No.1 made by Goulburn Mulwaree Council (**Council**) pursuant to section 25 of the *Heritage Act 1977* with respect to the item known as the "Wingello Park Dwelling and Barn Complex" at 14597 Hume Highway, Marulan, and a curtilage surrounding this item (the **IHO**); and

    b. the public notice of the exhibition of the "Wingello Park" planning proposal (the **Planning Proposal**) which intends to amend the *Goulburn Mulwaree Local Environmental Plan 2009* (the **LEP**) to "*include Wingello Park, No. 14597 Hume Highway, Marulan (Lot 2 DP 1138469) as an item of environmental heritage*".

3. We write to you to make submissions in respect of the Planning Proposal in accordance with clause 15 of schedule 1 of the *Environmental Planning and Assessment Act 1979* (**EPA Act**).

4. In summary, our client has significant concerns with the Planning Proposal in its current form including that the Planning Proposal:

    a. does not comply with condition 1 of the Gateway Determination;

    b. is inconsistent with the IHO;

Liability limited by a scheme approved under Professional Standards Legislation.
Legal practitioners employed by Shaw Reynolds Lawyers Pty Ltd are members of the scheme.

c. proposes to list the Property in its entirety however there has been no investigation to establish heritage significance of the Property in its entirety;

d. is inconsistent with Ministerial Direction 2.3 Heritage Conservation;

e. has not considered the current version of Ministerial Direction 1.5 Rural Lands; and

f. has not identified exemptions for agricultural activities.

5. We explain these concerns in detail below.

Background

6. We understand the following:

a. on 16 May 2019 development application number DA/0335/1819 was lodged with Council for alterations and additions to an existing dwelling at 14597 Hume Highway, Marulan (the **Development Application**).

b. on 29 October 2019 Council received a Preliminary Heritage Assessment from the heritage consultant Mr David Hobbes in relation to the Property.

c. on 1 November 2019 the IHO was published in the NSW Government Gazette. The IHO applies to:

i. the item described as "Wingello Park Dwelling and Barn Complex"; and

ii. that part of the land known as Lot 2 DP 1138469 which is shown edged heavy red on a map attached to the IHO.

A copy of the IHO is enclosed at Annexure A.

d. on 7 November 2019 Council notified our client of the IHO.

e. on 26 November 2019 the Development Application was determined by way of refusal.

f. on 21 January 2020 Council submitted the Planning Proposal to the Department of Planning, Industry and Environment (**Department of Planning**) seeking to amend the LEP to "*include Wingello Park, No. 14597 Hume Highway, Marulan (Lot 2 DP 1138469) as an item of environmental heritage*".

g. on 17 February 2020, the Department of Planning sent a letter to Council enclosing its gateway determination in relation to the Planning Proposal (the **Gateway Determination**). A copy of the letter and Gateway Determination is enclosed at Annexure B.

h. on 20 March 2020, the Council commenced public exhibition of the Planning Proposal. The public exhibition period is to end on 24 April 2020.

Issues for consideration

7. We set out the issues of which our client would like to submit for consideration in the table below.

No.	Issue	References
1	**Not in accordance with condition 1 of the Gateway Determination** – the Planning Proposal has not been updated prior to community consultation as required by condition 1 of the Gateway Determination. The Planning Proposal still refers to the *State Environmental Planning Policy (Rural Lands) 2008* which is repealed. Also see issue 5 below.	The Gateway Determination relevantly states (with *emphasis* added): *The planning proposal is to be updated, prior to community consultation, as follows:* • *Revise the explanation of provisions section to refer to including Wingello Park on Schedule 5 – Environmental Heritage;* • *Remove reference to SEPP (Rural Lands) 2008, which is repealed, and replace with an assessment of the proposal against SEPP (Primary Production and Rural Development) 2019; and* • *Include a reference to a savings provision to apply to any development application lodged but not determined.*
2	**Inconsistent with the IHO** - The Planning Proposal is for the listing of the Property in its entirety as an item of environmental heritage which is inconsistent with the IHO. The IHO is with respect to the "Wingello Park Dwelling and Barn Complex" and a curtilage surrounding this item. A copy of the IHO is enclosed at Annexure A. It is also noted that the referral response from Water NSW specifically relies on the IHO for the purposes of determining the extent of the area to be affected by the Planning Proposal.	Page 9 of the Planning Proposal relevantly states: *The heritage listing is proposed to cover the entirety of Wingello Park (Lot 2 DP 1138469), as there is potential for other parts of the property to have heritage significance upon further investigation.* Page 24 of the Planning Proposal includes a proposed heritage map for incorporation in the LEP which identifies the Property in its entirety as being a heritage item. The referral response from Water NSW at attachment 4 of the Planning Proposal relevantly states: *Based on the boundaries of the Interim Heritage Order Curtilage Map, the area includes Uringalla Creek and associated drainage features. These will need to be afforded consideration in the Planning Proposal.*
3	**No investigation to establish heritage significance of the entire Property** - The Planning Proposal is for the listing of the Property in its entirety as an item of	Page 9 of the Planning Proposal relevantly states:

	environmental heritage. Investigations have not been carried out to establish the heritage significance of the site in its entirety. The Preliminary Heritage Assessment identifies that a full heritage assessment is required to "*determine the extent and level of heritage significance*". This full heritage assessment has not been carried out as far as we are aware, and any full assessment is not included within the Planning Proposal. Accordingly, it is not apparent that a full heritage assessment has been completed to support the listing of the Property in whole or in part.	*The heritage listing is proposed to cover the entirety of Wingello Park (Lot 2 DP 1138469), as there is potential for other parts of the property to have heritage significance upon further investigation.* Page 22 of the Planning Proposal states (with *emphasis* added): *The site does, however, potentially also contain sites of Aboriginal archaeological and cultural heritage significance. An AHIMS search has been undertaken (Attachment 6) which identifies that 5 Aboriginal sites are located in or near the Wingello Park Property (Lot 2 DP 1138469).* Page 24 of the Planning Proposal includes a proposed heritage map for incorporation in the LEP which identifies the Property in its entirety as being a heritage item. The Preliminary Heritage Assessment by Mr David Hobbes at attachment 5 of the Planning Proposal does not identify the Property in its entirety as having heritage significance. This report focuses on the heritage significance of the dwelling. The Preliminary Heritage Assessment relevantly states (with *emphasis* added): *This preliminary heritage assessment is required to inform the IHO. Once issued a full heritage assessment will be undertaken to determine the extent and level of heritage significance.*
4	**Inconsistent with Ministerial Direction 2.3 Heritage Conservation** - The Planning Proposal is not consistent with the applicable Ministerial Direction 2.3 Heritage Conservation under section 9.1 of the EPA Act given that: • the Planning Proposal is for the Property in its entirely and does not facilitate the conservation of items "*identified in a study*". As noted at issue 3 above, the heritage listing is proposed to cover areas of the Property that have not been investigated.	Page 15 of the Planning Proposal relevantly states: *A planning proposal must contain provisions that facilitate the conservation of:* *(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,*

	• we are not aware that the Council has satisfied the Director-General of the Department of Planning (or a relevant nominated officer) that it is appropriate for the Planning Proposal to be inconsistent with the terms of this direction.	*The planning proposal is intended to expand the existing heritage provisions under Goulburn Mulwaree Local Environmental plan 2009 to include the Wingello Park site. This is intended to ensure appropriate consideration of the heritage significance of the site when assessing development applications and also to identify the site as being of significance to the community which may facilitate opportunities*
5	**No consideration of Ministerial Direction 1.5 Rural Lands** - The Planning Proposal has not been considered against the applicable Ministerial Direction 1.5 Rural Lands under section 9.1 of the EPA Act. It has been considered against an historic version of this direction which was revised on 28 February 2019 following the repeal of the *State Environmental Planning Policy (Rural Lands) 2008*.	Pages 13-14 of the Planning Proposal relevantly states (with *emphasis* added): *Applies when:* *(a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary), or* *(b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.* *A planning proposal to which clauses (a) and (b) apply must be consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008.* *A planning proposal to which clause (b) applies must be consistent with the Rural Subdivision Principles listed in State Environmental Planning Policy (Rural Lands) 2008.* *The Rural Planning Principles are as follows...*
6	**Exemptions for agricultural activities** - It is unclear what exemptions will be made for "agricultural activities" within the heritage listing as indicated in the Planning Proposal. Further clarity is sought from Council in this regard.	Page 23 of the Planning Proposal which states: *A heritage listing need not impact upon the predominant land use of the site which is extensive agriculture. Exemptions within heritage listings can be made for agricultural activities, therefore not impacting on the economic viability of the property.*

Next Steps

8. Any listing of the Property will have direct impacts on our client. Accordingly, we respectfully request that:

    a. this submission be considered by Council and the Department of Planning; and

    b. thereafter a formal written response is provided to the issues raised in this letter.

9. We also note that our client is investigating the heritage significance of the Property and in particular the "Wingello Park Dwelling and Barn Complex" identified in the IHO. Our client seeks to discuss these investigations further with Council and the Department of Planning to ensure the appropriateness of any listing. To facilitate these discussions we ask that you also write to us to confirm available dates in May 2020 to meet by way of video conference.

10. Please contact the writer if you have any questions about this letter, or require further information.

Yours faithfully,

per Christopher Shaw
Principal
for **SHAW REYNOLDS LAWYERS**

Mobile: 0414 353 818
Email: chris.shaw@shawreynolds.com.au

Alyce Kliese
Senior Solicitor

Mobile: 0400 438 072
Email: alyce.kliese@shawreynolds.com.au

ANNEXURE A – INTERIM HERITAGE ORDER NO. 1

In accordance with Section 44 of the *Roads Act 1993* the land in Lot 1 DP 1253042, Lot 4, 5 & 6 DP 1253044, Lot 7 & 8 DP 1253046 being vested in Eurobodalla Shire Council as operational land, to be given by Council as compensation for other land acquired by Council for the purposes of the Roads Act.

Dr Catherine Dale
General Manager
Eurobodalla Shire Council
PO Box 99, Moruya NSW 2537

(n2019-3360)

GOULBURN MULWAREE COUNCIL

HERITAGE ACT 1977

Interim Heritage Order No. 1

Under Section 25 of the *Heritage Act 1977*, Goulburn Mulwaree Council does by this order:

1. make an Interim Heritage order to cover the item of environmental heritage specified or described in Schedule "A", and
2. declare that the Interim Heritage order shall apply to the curtilage or site of such item, being the land described in Schedule "B".

The Interim Heritage order will lapse after six months from the date it is made unless the local Council has passed a resolution before that date; and

i. in the case of an item which, in the Council's opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or

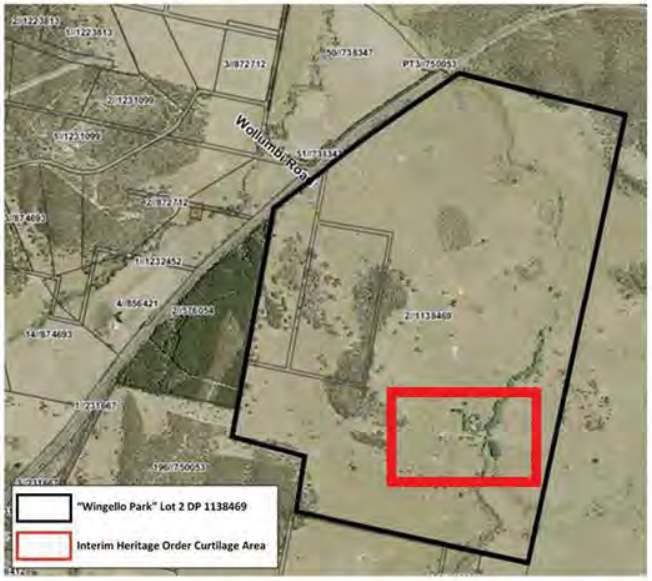
ii. in the case of an item which, in the Council's opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32(2) of the Heritage Act to include the item on the State Heritage Register.

Dated at Goulburn, 30 October, 2019

Mr Warwick Bennett, General Manager, Goulburn Mulwaree Council

Schedule "A"	The property known as "Wingello Park Dwelling and Barn Complex" at 14597 Hume Highway, Marulan
Schedule "B"	That part of the land known as Lot 2 DP 1138469 which is shown edged heavy red on the plan catalogued Interim Heritage Order Curtilage Map – Wingello Park Dwelling and Barn Complex, as shown on the attached map.

Land referred to in Schedule B under Interim Heritage Order No. 1:



Interim Heritage Order Curtilage Map – Wingello Park Dwelling and Barn Complex

(n2019-3361)

HILLTOPS COUNCIL

ROADS ACT 1993

Naming of Roads

Notice is hereby given that Hilltops Council, pursuant to section 162 of the *Roads Act 1993*, has officially named the road(s) as shown hereunder

:

Name	**Locality**
CHERRY TREE CLOSE	Bendick Murrell

Description

Approved 14 lot subdivision of 52 Bendick Murrell Road, Bendick Murrell. Extends North West along Bendick Murrell Road

LARISSA HACKETT, Manager Building and Compliance, Hilltops Council, 189 Boorowa Street, YOUNG NSW 2594

GNB Ref: 0212 (n2019-3362)

ANNEXURE B – LETTER DATED 17 FEBRUARY 2020 FROM THE DEPARTMENT OF PLANNING TO COUNCIL ENCLOSING THE GATEWAY DETERMINATION

Planning, Industry & Environment

Your ref: REZ_0003_1920
Our ref: PP_2020_GOULB_002_00 (IRF20/541)

Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
Email: council@goulburn.nsw.gov.au

Attention: Kate Wooll, Business Manager Strategic Planning

Dear Warwick

Planning proposal PP_2020_GOULB_002_00 to amend Goulburn Mulwaree Local Environmental Plan 2009

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the Environmental *Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to include Wingello Park, No. 14597 Hume Highway Marulan (Lot 2 DP1138469) as a heritage item in Schedule 5 Environmental Heritage of the Goulburn Mulwaree Local Environmental Plan 2009.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority noting the dispute between the landowner and Council in relation to the proposed heritage listing of the property.

The amending local environmental plan (LEP) is to be finalised within 15 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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

4 Parramatta Square 12 Darcy Street Parramatta NSW 2150 | Locked Bag 5022 Parramatta NSW 2124 | planning.nsw.gov.au

Should you have any enquiries about this matter, I have arranged for Mr George Curtis to assist you. Mr Curtis can be contacted on 4247 1824.

Yours sincerely

17 February 2020

Sarah Lees
Director, Southern Region
Local and Regional Planning

Encl: Gateway determination

4 Parramatta Square 12 Darcy Street Parramatta NSW 2150 | Locked Bag 5022 Parramatta NSW 2124 | planning.nsw.gov.au

NSW GOVERNMENT | Planning, Industry & Environment

Gateway Determination

***Planning proposal (Department Ref: PP_2020_GOULB_002_00)**: to include Wingello Park, No. 14597 Hume Highway Marulan (Lot 2 DP1138469) as an item of environmental heritage in Schedule 5 Environmental Heritage of the Goulburn Mulwaree Local Environmental Plan 2009.*

I, the Director, Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 as described above should proceed subject to the following conditions:

1. The planning proposal is to be updated, prior to community consultation, as follows:
   - Revise the explanation of provisions section to refer to including Wingello Park on Schedule 5 – Environmental Heritage;
   - Remove reference to SEPP (Rural Lands) 2008, which is repealed, and replace with an assessment of the proposal against SEPP (Primary Production and Rural Development) 2019; and
   - Include a reference to a savings provision to apply to any development application lodged but not determined.

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:

   (a) the planning proposal must be made publicly available for a minimum of **28 days**; and

   (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
   - WaterNSW;
   - NSW Rural Fire Service; and
   - Department of Premier and Cabinet (Heritage).

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The time frame for completing the LEP is to be **15 months** following the date of the Gateway determination.

Dated 17th day of February 2020.

Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and Environment

Delegate of the Minister for Planning and Public Spaces

PP_2020_GOULB_002_00 (IRF20/541)

Shaw Reynolds Lawyers

Level 29, Chifley Tower
2 Chifley Square
Sydney NSW 2000

ABN 77 159 046 036
TELEPHONE: (02) 8330 5837
WEB: shawreynolds.com.au

Our Ref: CHS:AK:190165
Your Ref: REZ/0003/1920

10 August 2020

Warwick Bennett
The General Manager
Goulburn Mulwaree Council
184 Bourke Street
Goulburn NSW 2580

By email: ***council@goulburn.nsw.gov.au***

Dear Mr Bennett,

Re: Wingello Park Planning Proposal

Introduction

1. By way of introduction, we act for Twynam Investments Pty Ltd who is the registered owner of 14597 Hume Highway, Marulan (Lot 2 DP 1138469) (the **Property**).

2. We refer to:

    a. Interim Heritage Order No.1 made by Goulburn Mulwaree Council (**Council**) pursuant to section 25 of the *Heritage Act 1977* with respect to the item known as the "Wingello Park Dwelling and Barn Complex" at 14597 Hume Highway, Marulan, and a curtilage surrounding this item (the **IHO**);

    b. the public notice of the exhibition of the "Wingello Park" planning proposal up to 7 August 2020 (the **Planning Proposal**) which intends to amend the *Goulburn Mulwaree Local Environmental Plan 2009* (the **LEP**) to "*include Wingello Park, No. 14597 Hume Highway, Marulan (Lot 2 DP 1138469) as an item of environmental heritage*";

    c. the letter dated 24 April 2020 from our firm to Council which made submissions in relation to the previous exhibition of the Planning Proposal; and

    d. the letter dated 19 June 2020 from our firm to Council's lawyers, Maddocks Lawyers, in relation to the development consent approving development application number 539/0607/DA and modification application number 45/1011/MOD for an 11 lot rural subdivision with staged release at the Property (the **Subdivision Consent**) and requesting that the Planning Proposal take into account the Subdivision Consent as a relevant consideration.

Liability limited by a scheme approved under Professional Standards Legislation.
Legal practitioners employed by Shaw Reynolds Lawyers Pty Ltd are members of the scheme.

3. We write to you to make submissions in respect of the Planning Proposal in accordance with clause 15 of schedule 1 of the *Environmental Planning and Assessment Act 1979* (**EPA Act**).

4. In summary, our client has significant concerns with the Planning Proposal in its current form including that the Planning Proposal:

    a. is sought to be made in circumstances where Council does not have power to do so;

    b. does not take into account a relevant consideration being the Subdivision Consent;

    c. is inconsistent with the IHO;

    d. proposes to list the Property in its entirety however there has been no investigation to establish heritage significance of the Property in its entirety; and

    e. is inconsistent with Ministerial Direction 2.3 Heritage Conservation;

5. We explain our concerns in detail below.

Background

6. We understand the following:

    a. on 16 May 2019 development application number DA/0335/1819 was lodged with Council for alterations and additions to an existing dwelling at 14597 Hume Highway, Marulan (the **Development Application**).

    b. on 29 October 2019 Council received a Preliminary Heritage Assessment from the heritage consultant Mr David Hobbes in relation to the Property.

    c. on 1 November 2019 the IHO was published in the NSW Government Gazette. The IHO applies to:

        i. the item described as "Wingello Park Dwelling and Barn Complex"; and

        ii. that part of the land known as Lot 2 DP 1138469 which is shown edged heavy red on a map attached to the IHO.

    A copy of the IHO is enclosed at Annexure A.

    d. on 7 November 2019 Council notified our client of the IHO.

    e. on 26 November 2019 the Development Application was determined by way of refusal.

    f. on 21 January 2020 Council submitted the Planning Proposal to the Department of Planning, Industry and Environment (**Department of Planning**) seeking to amend the LEP to "*include Wingello Park, No. 14597 Hume Highway, Marulan (Lot 2 DP 1138469) as an item of environmental heritage*".

    g. on 17 February 2020, the Department of Planning sent a letter to Council enclosing its gateway determination in relation to the Planning Proposal (the **Gateway Determination**). A copy of the letter and Gateway Determination is enclosed at Annexure B.

    h. on 20 March 2020, the Council commenced public exhibition of the Planning Proposal. The public exhibition period is to end on 24 April 2020.

Issues for consideration

7. We set out the issues of which our client would like to submit for consideration in the table below.

No.	Issue	References
1	**No power to pursue Planning Proposal** – Council seeks to list the Property in its entirety where it does not have the power to do so as it is not the plan making authority for the Property in its entirety.	We bring to Council's attention that part of the Property is outside the local government area for which Council is responsible. In this regard Council does not have the power to pursue the Planning Proposal and cannot be authorised to do so in another local government area.
2	**The Planning Proposal does not consider a relevant consideration** - the Subdivision Consent is operational and permits harm to the items which are the subject of the Planning Proposal.	The Subdivision Consent permits, among other things, construction of a new public road with access points to and from the Old Hume Highway, to the southwest, and to the Hume Highway, to the north; and a number of internal access roads or driveways to each subdivided lot. The conditions of the Subdivision Consent provide some of the details of the construction required for the public road, access ways and creek crossings, including matters such as road surfaces, drainage structures in or around them, and utilities. These matters are a relevant consideration given that works have physically commenced and Council is seeking to list the Property in its entirety.
3	**Inconsistent with the IHO** - The Planning Proposal is for the listing of the Property in its entirety as an item of environmental heritage which is inconsistent with the IHO. The IHO is with respect to the "Wingello Park Dwelling and Barn Complex" and a curtilage surrounding this item. A copy of the IHO is enclosed at Annexure A. It is also noted that the referral response from Water NSW specifically relies on the IHO for the purposes of determining the extent of the area to be affected by the Planning Proposal.	Page 9 of the Planning Proposal relevantly states: *The heritage listing is proposed to cover the entirety of Wingello Park (Lot 2 DP 1138469), as there is potential for other parts of the property to have heritage significance upon further investigation.* Page 24 of the Planning Proposal includes a proposed heritage map for incorporation in the LEP which identifies the Property in its entirety as being a heritage item. The referral response from Water NSW at attachment 4 of the Planning Proposal relevantly states: *Based on the boundaries of the Interim Heritage Order Curtilage Map, the area includes Uringalla Creek and associated drainage features. These*

		will need to be afforded consideration in the Planning Proposal.
4	**No investigation to establish heritage significance of the entire Property** - The Planning Proposal is for the listing of the Property in its entirety as an item of environmental heritage. Investigations have not been carried out to establish the heritage significance of the site in its entirety. The Preliminary Heritage Assessment identifies that a full heritage assessment is required to "*determine the extent and level of heritage significance*". This full heritage assessment has not been carried out as far as we are aware, and any full assessment is not included within the Planning Proposal. Accordingly, it is not apparent that a full heritage assessment has been completed to support the listing of the Property in whole or in part.	Page 9 of the Planning Proposal relevantly states: *The heritage listing is proposed to cover the entirety of Wingello Park (Lot 2 DP 1138469), as there is potential for other parts of the property to have heritage significance upon further investigation.* Page 22 of the Planning Proposal states (with *emphasis* added): *The site does, however, potentially also contain sites of Aboriginal archaeological and cultural heritage significance. An AHIMS search has been undertaken (Attachment 6) which identifies that 5 Aboriginal sites are located in or near the Wingello Park Property (Lot 2 DP 1138469).* Page 24 of the Planning Proposal includes a proposed heritage map for incorporation in the LEP which identifies the Property in its entirety as being a heritage item. The Preliminary Heritage Assessment by Mr David Hobbes at attachment 5 of the Planning Proposal does not identify the Property in its entirety as having heritage significance. This report focuses on the heritage significance of the dwelling. The Preliminary Heritage Assessment relevantly states (with *emphasis* added): *This preliminary heritage assessment is required to inform the IHO. Once issued a full heritage assessment will be undertaken to determine the extent and level of heritage significance.*
5	**Inconsistent with Ministerial Direction 2.3 Heritage Conservation** - The Planning Proposal is not consistent with the applicable Ministerial Direction 2.3 Heritage Conservation under section 9.1 of the EPA Act given that: • the Planning Proposal is for the Property in its entirely and does not facilitate the conservation of items "*identified in a study*". As noted at issue	Page 15 of the Planning Proposal relevantly states: *A planning proposal must contain provisions that facilitate the conservation of:* *(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social,*

Page **4** of **5**

	3 above, the heritage listing is proposed to cover areas of the Property that have not been investigated. • we are not aware that the Council has satisfied the Director-General of the Department of Planning (or a relevant nominated officer) that it is appropriate for the Planning Proposal to be inconsistent with the terms of this direction.	*archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,* *The planning proposal is intended to expand the existing heritage provisions under Goulburn Mulwaree Local Environmental plan 2009 to include the Wingello Park site. This is intended to ensure appropriate consideration of the heritage significance of the site when assessing development applications and also to identify the site as being of significance to the community which may facilitate opportunities*

Next Steps

8. We respectfully request that:

    a. this submission be considered by Council and the Department of Planning; and

    b. thereafter a formal written response is provided to the issues raised in this letter.

9. We ask that this response is provided by **5pm on 14 August 2020.** Failure to do so will force our client to commence proceedings.

10. Please contact the writer if you have any questions about this letter, or require further information.

Yours faithfully,

2020

per Christopher Shaw
Principal
for **SHAW REYNOLDS LAWYERS**

Mobile: 0414 353 818
Email: chris.shaw@shawreynolds.com.au

Alyce Kliese
Senior Solicitor

Mobile: 0400 438 072
Email: alyce.kliese@shawreynolds.com.au

ANNEXURE A – INTERIM HERITAGE ORDER NO. 1

In accordance with Section 44 of the *Roads Act 1993* the land in Lot 1 DP 1253042, Lot 4, 5 & 6 DP 1253044, Lot 7 & 8 DP 1253046 being vested in Eurobodalla Shire Council as operational land, to be given by Council as compensation for other land acquired by Council for the purposes of the Roads Act.

Dr Catherine Dale
General Manager
Eurobodalla Shire Council
PO Box 99, Moruya NSW 2537

(n2019-3360)

GOULBURN MULWAREE COUNCIL

HERITAGE ACT 1977

Interim Heritage Order No. 1

Under Section 25 of the *Heritage Act 1977*, Goulburn Mulwaree Council does by this order:

1. make an Interim Heritage order to cover the item of environmental heritage specified or described in Schedule "A", and
2. declare that the Interim Heritage order shall apply to the curtilage or site of such item, being the land described in Schedule "B".

The Interim Heritage order will lapse after six months from the date it is made unless the local Council has passed a resolution before that date; and

i. in the case of an item which, in the Council's opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or

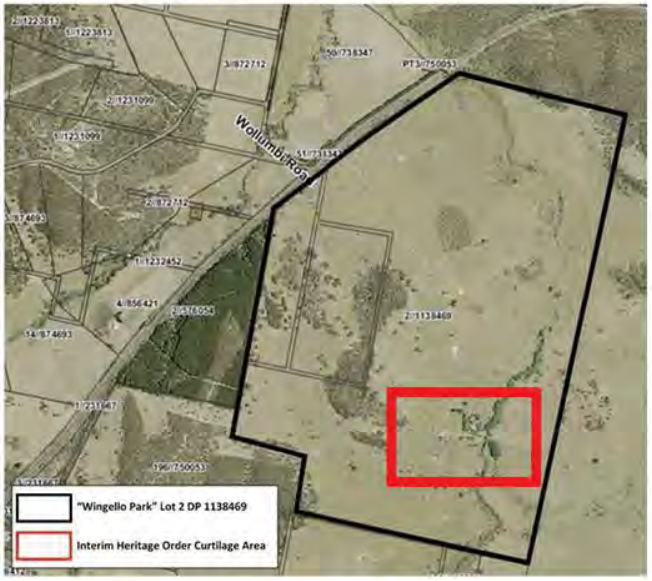
ii. in the case of an item which, in the Council's opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32(2) of the Heritage Act to include the item on the State Heritage Register.

Dated at Goulburn, 30 October, 2019

Mr Warwick Bennett, General Manager, Goulburn Mulwaree Council

Schedule "A"	The property known as "Wingello Park Dwelling and Barn Complex" at 14597 Hume Highway, Marulan
Schedule "B"	That part of the land known as Lot 2 DP 1138469 which is shown edged heavy red on the plan catalogued Interim Heritage Order Curtilage Map – Wingello Park Dwelling and Barn Complex, as shown on the attached map.

Land referred to in Schedule B under Interim Heritage Order No. 1:



Interim Heritage Order Curtilage Map – Wingello Park Dwelling and Barn Complex

(n2019-3361)

HILLTOPS COUNCIL

ROADS ACT 1993

Naming of Roads

Notice is hereby given that Hilltops Council, pursuant to section 162 of the *Roads Act 1993*, has officially named the road(s) as shown hereunder

:

Name	**Locality**
CHERRY TREE CLOSE	Bendick Murrell

Description

Approved 14 lot subdivision of 52 Bendick Murrell Road, Bendick Murrell. Extends North West along Bendick Murrell Road

LARISSA HACKETT, Manager Building and Compliance, Hilltops Council, 189 Boorowa Street, YOUNG NSW 2594

GNB Ref: 0212 (n2019-3362)

ANNEXURE B – LETTER DATED 17 FEBRUARY 2020 FROM THE DEPARTMENT OF PLANNING TO COUNCIL ENCLOSING THE GATEWAY DETERMINATION

Planning, Industry & Environment

Your ref: REZ_0003_1920
Our ref: PP_2020_GOULB_002_00 (IRF20/541)

Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
Email: council@goulburn.nsw.gov.au

Attention: Kate Wooll, Business Manager Strategic Planning

Dear Warwick

Planning proposal PP_2020_GOULB_002_00 to amend Goulburn Mulwaree Local Environmental Plan 2009

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the Environmental *Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to include Wingello Park, No. 14597 Hume Highway Marulan (Lot 2 DP1138469) as a heritage item in Schedule 5 Environmental Heritage of the Goulburn Mulwaree Local Environmental Plan 2009.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority noting the dispute between the landowner and Council in relation to the proposed heritage listing of the property.

The amending local environmental plan (LEP) is to be finalised within 15 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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

4 Parramatta Square 12 Darcy Street Parramatta NSW 2150 | Locked Bag 5022 Parramatta NSW 2124 | planning.nsw.gov.au

Should you have any enquiries about this matter, I have arranged for Mr George Curtis to assist you. Mr Curtis can be contacted on 4247 1824.

Yours sincerely

17 February 2020

Sarah Lees
Director, Southern Region
Local and Regional Planning

Encl: Gateway determination

4 Parramatta Square 12 Darcy Street Parramatta NSW 2150 | Locked Bag 5022 Parramatta NSW 2124 | planning.nsw.gov.au

NSW GOVERNMENT | Planning, Industry & Environment

Gateway Determination

***Planning proposal (Department Ref: PP_2020_GOULB_002_00)**: to include Wingello Park, No. 14597 Hume Highway Marulan (Lot 2 DP1138469) as an item of environmental heritage in Schedule 5 Environmental Heritage of the Goulburn Mulwaree Local Environmental Plan 2009.*

I, the Director, Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 as described above should proceed subject to the following conditions:

1. The planning proposal is to be updated, prior to community consultation, as follows:
   - Revise the explanation of provisions section to refer to including Wingello Park on Schedule 5 – Environmental Heritage;
   - Remove reference to SEPP (Rural Lands) 2008, which is repealed, and replace with an assessment of the proposal against SEPP (Primary Production and Rural Development) 2019; and
   - Include a reference to a savings provision to apply to any development application lodged but not determined.

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:

   (a) the planning proposal must be made publicly available for a minimum of **28 days**; and

   (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
   - WaterNSW;
   - NSW Rural Fire Service; and
   - Department of Premier and Cabinet (Heritage).

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The time frame for completing the LEP is to be **15 months** following the date of the Gateway determination.

Dated 17th day of February 2020.

Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and Environment

Delegate of the Minister for Planning and Public Spaces

PP_2020_GOULB_002_00 (IRF20/541)

Shaw Reynolds Lawyers

Level 29, Chifley Tower
2 Chifley Square
Sydney NSW 2000

ABN 77 159 046 036
TELEPHONE: (02) 8330 5837
WEB: shawreynolds.com.au

Our Ref: CHS:AK:190165
Your Ref: REZ/0003/1920

8 October 2020

Warwick Bennett
The General Manager
Goulburn Mulwaree Council
184 Bourke Street
Goulburn NSW 2580

By email: ***council@goulburn.nsw.gov.au***

Attention: Kate Wooll

Dear Mr Bennett,

Re: Wingello Park Planning Proposal

1. As you are aware, we act for Twynam Investments Pty Ltd who is the registered owner of 14597 Hume Highway, Marulan (Lot 2 DP 1138469) (the **Property**).

2. We refer to:

    a. the email dated 27 August 2020 from Ms Kate Wooll of Goulburn Mulwaree Council (**Council**) to Ms Alyce Kliese of our firm regarding responses to the submission made on behalf of our client in relation to the re-exhibition of the draft Wingello Park Planning Proposal (the **Draft Planning Proposal**).

    b. the Ordinary Meeting of Council held on 6 October 2020 which included a report in relation to the updated strategic planning program at Council (item 15.7 in the business paper). This report identified the Draft Planning Proposal as an ongoing and specific project.

3. Further to the email dated 27 August 2020, our client has requested that we provide you with a copy of:

    a. the Statement of Heritage Impact; and

    b. a drawing of the proposed curtilage for Wingello Park.

4. These materials are enclosed at Annexure A.

5. The Statement of Heritage Impact and drawing of the proposed curtilage have been prepared by Mr Paul Davies in his capacity as a heritage expert and in relation to the proposed development application at the Property which is currently before the Land and Environment Court. These materials have separately been provided to Council as part of those proceedings. Notwithstanding that the

Liability limited by a scheme approved under Professional Standards Legislation.

materials have been prepared in relation to those proceedings, it is our client's view that the materials appropriately identify in plan form the setting and curtilage of the dwelling complex and include materials which will assist Council in the preparation of the Draft Planning Proposal.

6. We respectfully request that:

    a. Council review the materials and that the materials are taken into account, and in particular the reduced curtilage size;

    b. following a consideration of the materials, the Draft Planning Proposal is adjusted and placed on re-exhibition for further comment; and

    c. that a written response be provided to us by **5pm on 15 October 2020** to confirm the matters at paragraph 6.a and 6.b in order to avoid legal proceedings in relation to the Draft Planning Proposal.

7. Please contact the writer if you have any questions about this letter, or require further information.

Yours faithfully,

2020

Christopher Shaw
per Principal
for **SHAW REYNOLDS LAWYERS**

Mobile: 0414 353 818
Email: chris.shaw@shawreynolds.com.au

Alyce Kliese
Senior Solicitor

Mobile: 0400 438 072
Email: alyce.kliese@shawreynolds.com.au

ANNEXURE A – MATERIALS IN RELATION TO WINGELLO PARK

PAUL DAVIES PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS

Wingello Park Hume Highway Marulan

Assessment and Analysis of Heritage Value, History, Setting and Condition

Background

Paul Davies Heritage Consultants have been engaged to assist with two appeals in relation to the property. They relate to the placing of an IHO on the title and refusal of a DA for demolition of one wing of Wingello House and the construction of a new wing.

In summary, this report has been commissioned to investigate the house, the garden, other buildings and the site more generally to determine if the place is of sufficient significance to support a heritage listing.

While the report is commissioned by the owner, the assessment is independent and is provided to understand the place and the matters that have been raised in relation to its potential significance.

The building and site were inspected in detail on the 13th of February and again in August 2020. Heavy rain fell on the day of the first inspection which hindered the site inspection in some regards but also allowed the building to be seen in its worst condition. The site visits explored the building, its fabric and the setting. There has been limited research undertaken on the property but sufficient to understand its heritage values and layout.

Assessment of the House complex

Wingello Park homestead group comprises a main house of three attached but different wings, a small separate mid to late twentieth century building used as an office, a stone barn and a separate early twentieth century house. The main house is set in a mature garden on the banks of a creek.

The separate and more recent house appears not to be significant and was not assessed, it is also not subject to the current IHO.

The barn is heavily modified, is clearly of heritage significance (1847) but is not assessed in detail as it is now a remnant structure with only sections of the four stone walls remaining.

The house is presently unoccupied and is in poorish condition although it appears structurally reasonable. It was last occupied around three years ago.

There is some debate over the age of the buildings, the construction sequence and the significance of the place as a whole and in its various component parts. This has arisen from a DA to undertake some

demolition work and construct a new wing. The application has drawn attention as the property was not heritage listed when the DA was lodged. In response to visiting the site and inspecting the buildings the local council have had an IHO placed on the whole site and the DA has been refused. The owner has appealed the IHO and the DA refusal.

There have been various views on the dating of the buildings and the sequence of construction of the three wings. This is of some interest but irrespective of the detail there is documentary evidence in the form of a several sketches that illustrates the property at key early dates and which establishes at least a date range for the older buildings.

The twentieth century buildings are not considered as they are clearly not significant (in relation to the main buildings).

For the purpose of the analysis the five buildings on site are defined:

A Main wing fronting the main lawn

B Kitchen Wing with cellar

C Living Room Wing

D Office Building

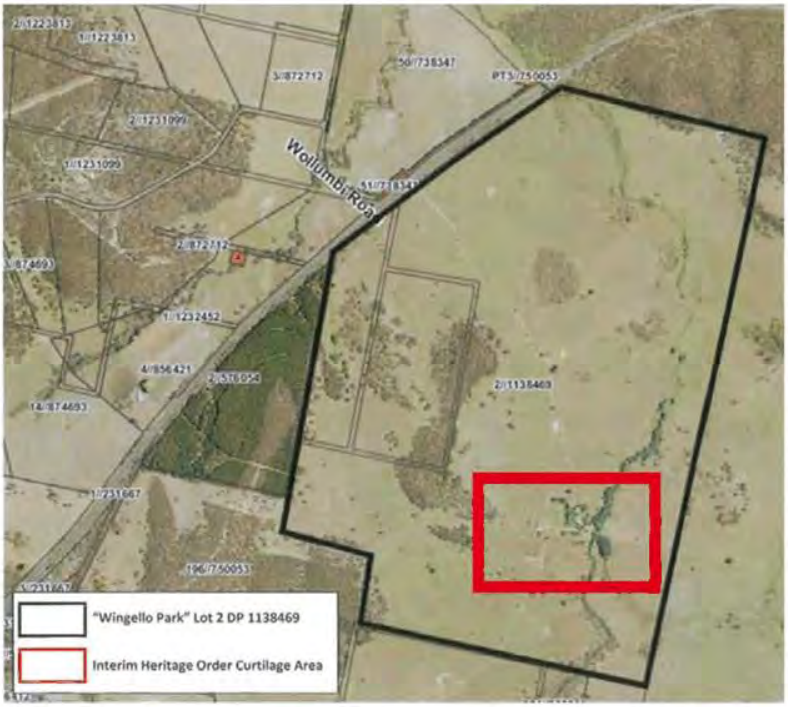
E Barn

F Secondary Residence

There have been previous buildings on site including:

G Southern wing now demolished

Figure 1 : Site Plan showing parts of the site. The house is set within the trees, the barn is to the west and the river runs north south slightly to the east of the house. The earlier drive can be seen heading north across the paddocks, it is no longer in evidence except for the southern most section.



Interim Heritage Order Curtilage Map – Wingello Park Dwelling and Barn Complex

Figure 2 : IHO Curtilage Plan showing the property in relation to the Hume Highway and the creek. The property boundaries are outlined. The red curtilage is clearly indicative as it does not relate to site features and is drawn as a square oriented north rather than responding to site boundaries etc. The curtilage plan also does not relate to the approved sub-division of the site.

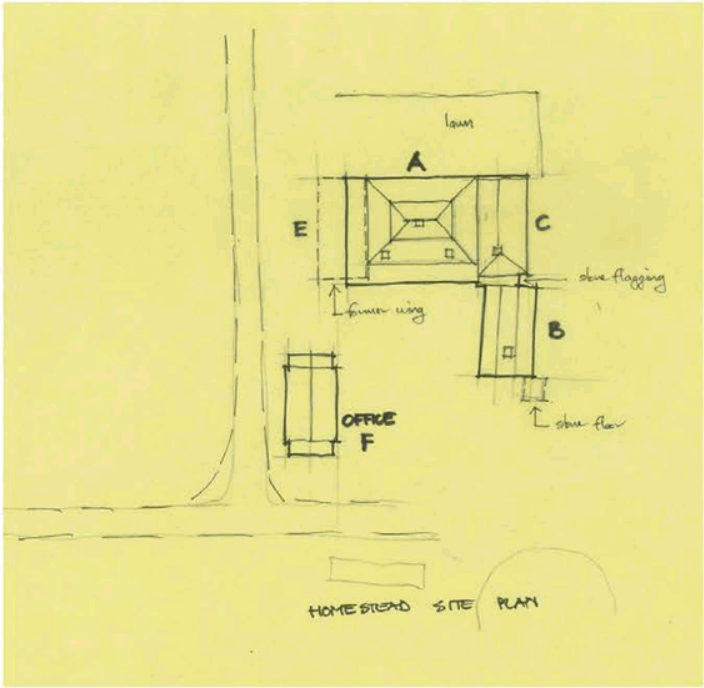


Figure 3 : Building identifying plan:

A Main residence c 1825-30

B Kitchen c 1828-30

C Formal Rooms 1830-1835

F Office unknown

E Demolished wing 1830-1835

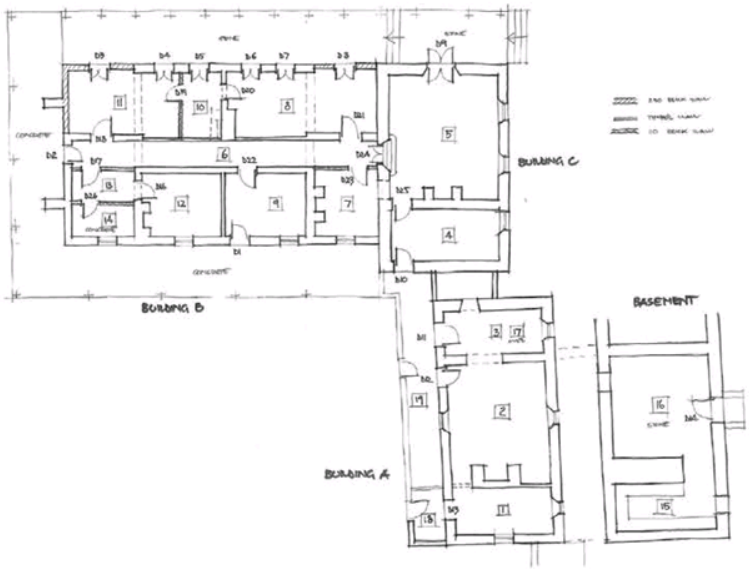


Figure 4 : Existing Floor plan of main house with room and door numbers

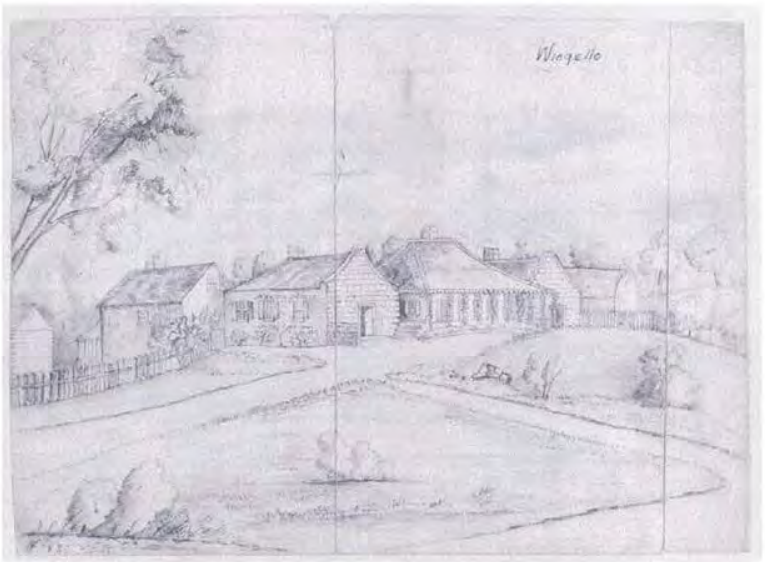


Figure 5 : 1846 drawing showing the central wing (A), the living Room Wing (C), the kitchen wing (B) and the now demolished wing to the right of wing B (G). Other buildings are also indicated that are no longer extant. It is noted that the wing to the left (C) does not have a verandah at this time and the recesses on wing A on either side of the main rooms remain.

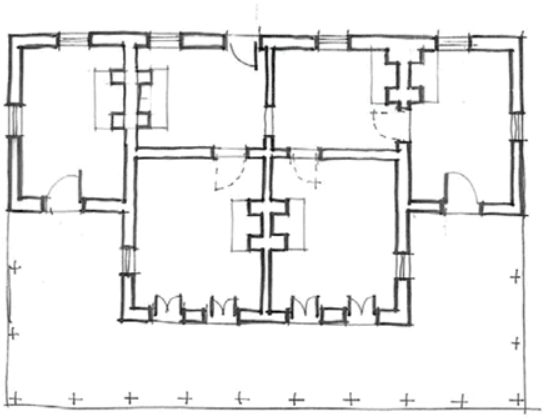


Figure 6 : Conjectural plan of possible original layout of the main house. When wings were added the main rooms were cut to create a cross corridor linking the two later living spaces

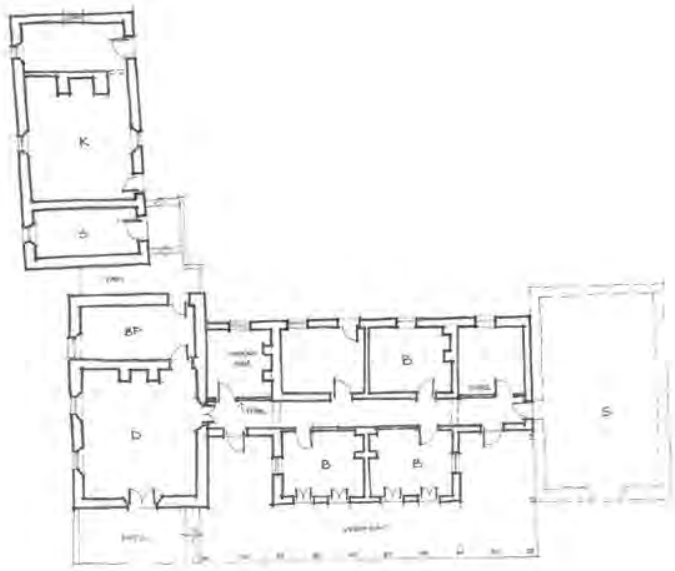


Figure vi: Conjectural sketch of how the house may have been arranged based on the 1846 sketch and site measurement.

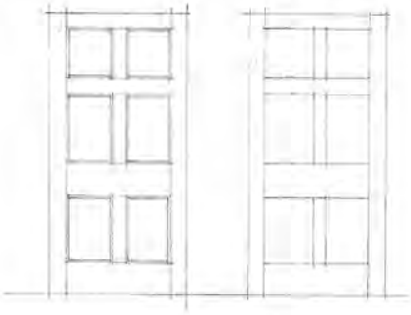


Figure vii: Detail of doors from the original house. These are consistent in detail and size with a range of houses in NSW from the 1820-1840 period.

The local Council commissioned an initial study of the history of the property to inform the IHO process. The Heritage Council also have a very recent data sheet on the property available on-line that includes

some of council's material plus some additional information. Other documentary sources assist with details about the place.

This research sets out:

- The land was granted to the Robert Campbell in 1824 and called Wingello. It was one of four properties granted by Macquarie to the Campbell family at the suggestion of Macquarie's wife Elizabeth (nee Campbell), the properties were Duntroon, Yarralumla, Campbells Wharf and Wingello Park all in the southern region. (This information arises from Joan Kerrs book on Duntroon and the Campbells)
- The Campbell family appear to be in occupancy shortly after 1824.
- A dwelling is recorded on the site by 1830. Various reports note a house by 1828.
- The main road was relocated closer to the house in 1833.
- A sketch from 1835 shows three wings in existence (sketch not seen)
- A sketch from 1841 shows three wings in existence (sketch not seen)
- A sketch from 1846 shows four wings in existence (see above).

The 1846 drawing is very informative as it appears to be very accurate (comparing it to the building today) and shows in detail the following:

- Apart from known changes the drawings depict the buildings almost exactly as they are now seen
- Building C does not have a front verandah at this time
- The stone steps between Blocks A and C are in existence
- The return verandah on Block A is evident (now infilled) and there is a window in the side wall
- There are four French doors on the frontage, it is probable that they are the current openings but the doors appear different.
- The front verandah to Building A has the same number of posts as are current.
- A western building (E) appears to have a similar form to building C. It is possible they were matching wings, it also does not have a front verandah.
- The windows appear to be 12 paned and the French doors similar
- There is a small timber shed at the rear of the kitchen, the stone base for that is extant on site.
- There are shutters to the windows and French doors on building A and the windows on building C but not B.
- The façade of building C is shown as stone
- The loft window to building B is glazed and 12 pane
- There is a low stone wall at the end of the paving in front of Building C.
- The driveway extends across the front of the house with paths and there is no indication that the lawn had been levelled.
- Fencing is shown.
- There is a building in the background that appears t be a barn with a curved roof and a timber structure to the left of the photo.

- There is evidence of gardens and plants including climbers on the verandah.

An analysis of the three buildings that form the house is:

Building A

This appears to have been a 6 room dwelling with a three-sided verandah that terminated on each side with 'box' rooms.

The layout was two front rooms, two rear rooms and two side rooms at the rear of the verandah. There was a single rear entry door, possibly doors to the side rooms from the corridor. There was no clear front door but the four pairs of French doors across the main verandah, doors 4-7.

The internal doors (type A) were 915x1880 6 panelled doors. 6 remain, some in original locations some relocated. A number of doors retain their early simple architraves.

Early internal doors are: 16, 17,18, 21, 22.

Surviving architraves are: 17,18, 21, 22

Relocated doors are 16.

Door 1 is an original external door and doors 2 and 24 were most likely added when Building C was added and internal alterations were made to create the cross hall.

There were four-six fireplaces (it is possible, two back to back in the front rooms and two rear back to back fireplaces, the southern fireplace remains with its mantel in intact early form.

The ceilings were timber lined with evidence of lathe and plaster in one front room. Ceilings have not been inspected from above. The hall has a high timber ceiling under the main roof, the corridor ends have low timber ceilings that align with the former box rooms, the corridor wall to both these rooms is timber framed and lined with fine and wide timber boarding, these two walls are additions. It is also possible the fireplace in room 7 was added.

There is also clear evidence of the removal of the two east west outer walls both seen in the ceilings and the walls and within the corridor.

The early drawings show a side window to each of the front rooms that would have been removed with the infill of the verandah ends.

The two front end rooms (8A and 11A) were added after the three wings were complete as drawings show the three wings without this addition. The two pairs of French doors (3, 8) are much later in detail and the walls are 230mm brickwork in contrast to the much thicker 380 and 490mm walls elsewhere.

It is also evident that the outer face of the stonewall to building C was painted prior to being plastered, indicating it was an outside wall.

The internal door locations have been moved , probably at an early date, to accommodate changes.

Original door locations that have been infilled appear to be to rooms 8, 11 and 12.

There is evidence in the stone flagging to the south end of the verandah that it once returned into a recess as the flagging changes direction.

Later changes to the building, that appear to be early -mid twentieth century include:

- creation of room 11 with much later joinery (noting it appears to have been fitted out several times). It is possible this was formed as an entry hall with access to both front rooms and was later converted to a bathroom. The probable use as an entry hall involved the removal of the fireplace to room 11

and may have involved adding the lathe and plaster ceiling, it must also have had a door to the hallway.

- cement rendering of most internal walls
- replacement of most skirtings
- some new ceilings added over old ceilings
- some changes to floors
- addition of bathroom and hall to rooms 13 and 14 with concrete floor
- addition of verandah to south and east facades with extended roof
- all window sashes have been replaced at various times and with varying joinery details, however frames appear to be early.
- French doors have been either replaced or been adapted.

Building B

Building B is the kitchen/store/service wing. It is and was freestanding and built at a slight angle to the main house. It is possible the wing was built first, but without bedrooms and living spaces it makes little sense unless the first dwelling was a simple timber building and the kitchen wing was built as a first stage of the main house with building A being built immediately after. It is also possible that if the kitchen was built first that the siting of the main house was adjusted for the site accounting for the slight change in orientation between buildings.

The building has a main floor and a basement. The basement covers most but not all of the building area, is stone flagged and has stone benches built in to one end. It is a secure area with small windows with bars and a secure gated doorway.

Presumably the siting of the building was to take advantage of the ground fall to build the basement.

The upper floor comprised three rooms that appear not to have been linked. The central and main space was a kitchen that retains its large kitchen hearth and a high raked ceiling lined in timber boarding. Storerooms or service rooms were at each end with doors to the exterior. It is unlikely that it had a verandah in its early form. The western room was set about 250mm lower than the main floor, this has now been infilled to the main floor level, it may have a stone floor beneath the current floor.

Loft spaces above the side rooms, one accessed from the kitchen provided additional storage for dry goods.

Externally the building is refined but reasonably crude in execution with coursed dressed stonework, quoined corners and carefully and unusually dressed heads to windows and doors. Recent re-pointing has been not well executed.

The building has had a range of changes including:

- verandah added with recovered stone walling
- bathroom built at end of verandah
- verandah concreted
- openings cut between rooms
- opening cut to west wall and infill structure between buildings
- floor level raised in western room
- tiling to thresholds

- walls cement rendered
- fitout to east room for laundry
- various fitout elements
- windows replaced

Building C

The living room wing appears to be an aggrandisement of the house providing a more suitable formal room, commensurate with the status of the property. The wing, one of a flanking pair provides a large lounge or dining room and an anteroom behind it that is likely to have been a butler's pantry and servery area. The layout links the formal space to the house and its existing formal rooms with bedrooms behind and links the ante-room to the kitchen block for use by servants. The corner location of the window in the anteroom, to provide symmetry on the exterior façade, suggests a service room rather than a formal living room.

With the matching western wing in place, it is likely this room was a dining room as it was close to the kitchen and the western wing was a sitting room or collection of rooms.

The building is set about 550mm lower than the other buildings, unusual except that it allowed the room to access directly to the formal front lawn from the verandah.

The front verandah was added to match the main verandah and is not extant in the 1846 sketch but appears to have been added early.

The detail in the building is superior to the other wings with panelled bevelled reveals to windows and doors and attention to detail befitting an established house.

The mantlepiece appears to be a later addition, late Victorian.

The two doors are similar in detail to the main house being 6 panelled with similar detailing, suggesting a similar construction period.

Externally the building is interesting, it is stone unlike building A and has coursed and dressed façade to the north or side with dressed window heads and sills, does not have quoined corners and has a random rubble front wall. This indicates it was meant to be rendered, probably to match Building A.

The 1846 sketch shows a matching building to the south and the use of the unusual gabled form to book-end the central wing would have presented an impressive façade that belied the simple early form of the building.

The building appears to have its early floors, a timber ceiling to the anteroom and a new plasterboard ceiling to the main room.

All doors and joinery apart from window sashes that appear to have been replaced are original.

The stair is recent and an older stair may exist beneath it.

Under the more recent infill structure between buildings B and C is a sloping stone path with drainage cut into the stonework.

The construction of the wing appears to have involved the removal of the east wall of the brick wing and the construction of a new stone wall, this would have been necessary to accommodate the level change in the building.

Condition

The buildings as noted are not currently used but have been occupied in the recent past. There has also been work to strip out later fitout that has been partially undertaken that presents the buildings in a worse state than they actually are.

The site was inspected during heavy rain and there are several obvious leaks that should be attended to including lifted flashings around chimneys. The cellar area had flooded and appears to have done so for many years based on the extent of mortar loss in the joints.

There is a need for general maintenance apart from conservation or adaptation works.

The roof does not appear unduly deteriorated but requires maintenance.

Generally, joinery requires painting and maintenance but is mostly serviceable and workable.

Floors apart from where they have been lifted are sound and if an applied finish such as carpet were added would be adequate without extensive work.

All service areas require removal and replacement with new fitout.

A structural report was prepared to accompany the DA, it notes a range of problems but observes they are capable of repair.

Cracking in the building occurs largely at the junction of additions and changes and does not appear to be structural in nature. However, large buttresses are built against the east wall but do not appear to relate to major movement. It is possible these were erected following removal of the wing in that location and that the demolished building was supporting the end of the house. The area appears reasonably stable at this time.

There is some rising damp but it is not major.

On the basis of similar buildings assessed and conserved by my practice, the building is readily recoverable for occupation.

Significance

There appears to be little doubt that the three buildings were in existence by 1835 and that the central wing probably dates to pre 1830. As noted above the likely site history is:

- 1824/25 the land is occupied with a simple probably timber dwelling
- the main house is built as a separate building, most likely by 1828 but at the latest in the early 1830s
- the kitchen wing is built as stage 2 of a larger house complex, it is likely that it was in existence around 1830, it may have been built at the same time as the main house
- the flanking wings are added within a few years and are in place by 1835 when the house is noted as having three wings (probably not including the kitchen wing)
- the buildings remain in this configuration until a significant rework of the place infills the side verandahs and creates a new entry hall through one of the sets of French doors to the front verandah. This is possibly a late Victorian change.
- the eastern wing is demolished (unknown)
- there are a range of changes during the twentieth century replacing joinery, rendering, adding bathrooms etc.

While the buildings have suffered deterioration of fabric and need work, there can be no doubt that they are all significant and that there is no potential to develop an argument that could support the removal of the IHO.

The citation that has appeared on the NSW heritage office database is reasonably comprehensive and there is almost nothing in that citation that can be challenged in relation to significance. The historical information from initial research appears accurate and the estimations of dating are based on good analysis. Any building complex dating to the pre 1850 period will have heritage significance, even if it is very poor condition or in ruin, properties from the 1820 and 1830 period are rare simply as not many existed or still exist. Despite changes to the buildings, the house complex (less the barn) retains a good level of integrity and legibility and retains a setting that is similar to what would have been found in the 1830s.

The place is relatively modest in comparison to some other early estate houses, but this in some ways adds to its significance as there are relatively few examples of such complexes.

There is potential for the complex to have higher than local significance and the SHI database material appears to set up the potential for a state heritage listing.

Setting

The setting falls into three areas: the house and its immediate setting; the location of the house, barn garden, entry drive and relationship to the creek and finally the broader property.

The IHO quite crudely draws a large red box around the approximate area of the house but this line has no relationship to the actual setting.

The garden setting includes the house, front lawn and the fenced plantings to north and west in particular. The rear yard of the house is also part of the setting extending to the line of trees south of the rear access road.

The early drive enters from the north across a cattle grid and skirts the western side of the house, at one time it accessed across the building frontage as indicated in the 1846 sketch. The early drive now only extends approximately 100 metres from the house towards the west although the formation can be seen in the northern paddock. Early aerials show its alignment.

The house sits above a levelled lawn area that also sits above the contours to north and west, the creek is some 30 metres to the north and while not part of the formal garden area provides the visual backdrop. The creek lie is heavily vegetated and forms a visual termination of the house setting.

A stand of trees also extends east-west outside the garden plantings that frames a southern paddock.

The setting of the house is defined by the fence lines of the garden to the north and west, the creek to the east and the stand of trees behind the access road to the south.

The setting also extends west to include the stone barn which, although slightly distant from the house, is located in relationship to it and separate enough to be outside the immediate setting.

There are site features of significance including:

- the levelled lawn area
- stone walls,
- stone pavements and steps
- the evidence of early buildings that are no longer extant
- the potential archaeological site of the western wing now demolished
- the early drive and pathway alignments
- etc,

but they have not been assessed in detail. They are all within the immediate setting that is set out below.

As the garden and the tree plantings are quire mature, they form an intentional and now achieved quite private setting for the house with managed outlooks towards the creek in particular. The IHO drawing illustrates that the intent of the Order is not to place a restriction on the whole property. The property with its current zoning will remain as a rural holding and will continue to provide the setting that the house has had since it was built.

Consequently, the following sketch sets out, after site analysis, the area that could be considered as the curtilage or more correctly the setting for the house and barn complex. It adopts the following recommended boundaries noting that they would need to be defined more precisely:

North	The alignment of the paddock fence immediately to the north of the stand of pine trees extending from the creek to about 10 metres past the access drive to the west.
East	The centre of the creek
South	The fence set behind the stand of trees to the south of the driveway
West	A diagonal line set about 20 metres west of the barn joining the north and south boundaries.

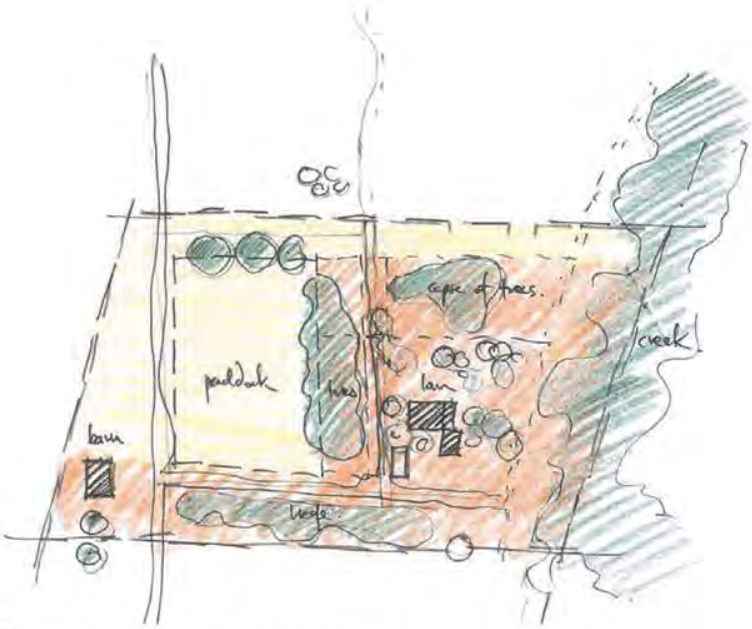


Figure 7 : The setting or curtilage of the house and garden.
Green – trees
Red – immediate visual setting
Yellow – Supporting paddocks

Rarity

On the assumption that the buildings were extant by the mid 1830s at the latest and the late 1820s at the earliest, the place satisfies the criterion for rarity. There are not many similar places, within the region: there may be none.

It is the collective value of the three wings of the house that adds to its significance. While each has significance, their collective value is greater than each part. This extends to the immediate setting.

As the buildings have undergone change there is potential for further change and adaptation. I have no doubt that the buildings can be adapted for a very good dwelling without major works. Cost will always be a factor but the buildings are in overall fairly good condition putting aside the now dated services fitouts that all require replacement.

Amended Proposal

The revised proposal for the building addresses the significance of the place in the following ways:

i the main wing is retained and not demolished

ii existing areas of fitout for bathrooms and kitchen are re-used to avoid impacts on other areas

iii the new fitout is carefully added to avoid damage to fabric

iv evidence of earlier significant elements is to be retained throughout

v the building will be repaired and occupied

vi drainage is to be added around the junction of the concrete verandah with the house to minimise damp issues

vii maintenance work generally to the house is proposed including roof repairs, joinery repairs, painting and essential stone repairs

viii the French doors are recovered in the bathroom area

ix the original wall location between rooms and is reinstated and later infill wall removed.

The attached drawing outline the scope of works proposed in some detail to assist in understanding the works.

Conclusion

There appears to be no doubt that the whole dwelling complex is of heritage significance.

It is also clear that the building can be adapted for ongoing use.

The house will adapt to create 3- 4 bedrooms with bathrooms and could have a front entry hall reinstated if required.

Conservation of the exterior of the buildings is not extensive and most cost will relate to the two stone buildings and the damp issues of the basement area.

Structurally there appears little required to re-occupy the building.

Council has requested a "schedule of repairs". I suggest that these works are negotiated with the owner as part of the listing process with respect to future repairs in the schedule of repairs I would suggest a likely broad scope of works could Include:

External

- repair roof and flashings to stop leaks
- attend to minor stone external repairs and pointing to walls
- do minor repairs to stone flagging
- joinery repairs around the buildings in preparation for painting
- repairs to the existing verandah
- repair and complete rear kitchen wall and window
- add perimeter drainage around the buildings
- minor render repairs to walls

Internal

- new kitchen and bathrooms etc.
- new floor finishes either polished timber or carpet etc. based on extent of original floor materials

- minor render repairs
- plaster repairs where plaster exists
- strip out agreed unwanted fitout but no original finishes
- add new lining (as selected to walls requiring a finish)
- add new openings as approved for doors etc.
- prep and paint
- flexible filling of minor cracking
- block (temporary) unwanted fireplaces

The amended drawings respond to the heritage values of the place and are modest and appropriate for ongoing use as a residence.

With regard to the curtilage or setting I would make the following recommendations:

1 Establish an agreed setting as suggested in figure 7

2 Survey the boundaries to inform the listing

With regard to the heritage listing I would make the following suggestions:

1 Council (and the NSW Heritage Council) confirm exemptions to undertake repair and maintenance work to the place.

2 Council (and the NSW Heritage Council) confirm exemptions to carry out agricultural activities in the paddocks in the area supporting the dwelling.

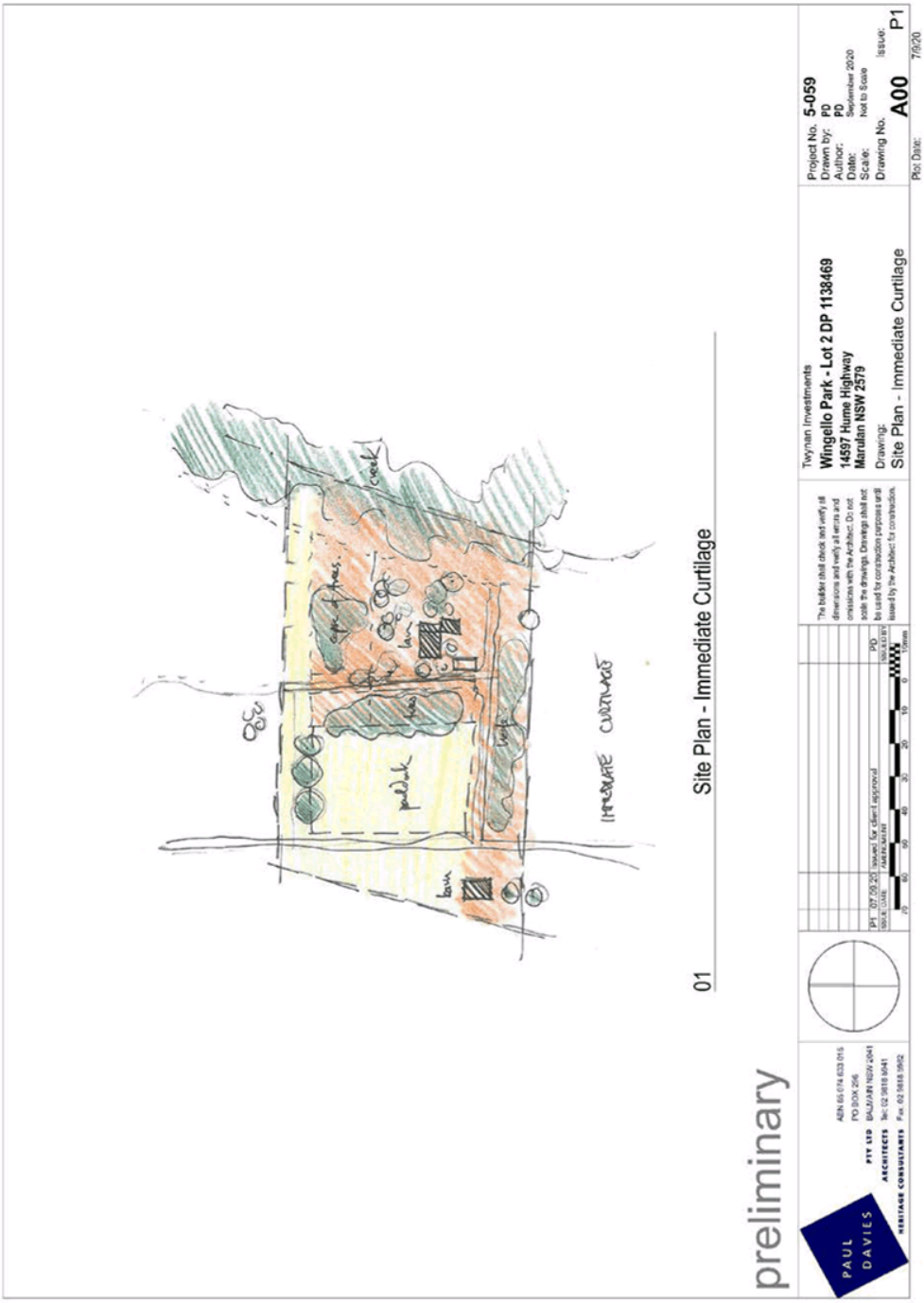
3 Negotiate as part of the listing process works that the owner wishes to undertake to the house with respect to future repairs in the schedule of repairs so that there is a clear understanding of what may take place to inform an amended application.

4 Negotiate the boundaries of the listing

Paul Davies

B Arch MBEnv Bldg Cons AIA
Chartered Architect

September 2020


preliminary
01
Site Plan - Immediate Curtilage
PAUL DAVIES
Twynan Investments
Wingello Park - Lot 2 DP 1138469
14597 Hume Highway
Marulan NSW 2579
Drawing:
Site Plan - Immediate Curtilage
Project No. 5-059
Drawn by: PD
Author: PD
Date: September 2020
Scale: Not to Scale
Drawing No. A00
Issue: P1
Plot Date: 7/9/20

15.3 POST EXHIBITION REPORT - PLANNING PROPOSAL TO INCLUDE THE RU6 TRANSITION ZONE WITHIN CLAUSES 4.1AA AND 4.2B OF GM LEP 2009

Author: **David Kiernan, Senior Strategic Planner**

Authoriser: **Warwick Bennett, General Manager**

Attachments:
1. **Council Report and Resolution 5 March 2019**
2. **Council Report and Resolution 3 December 2019**
3. **Council Report and Resolution 1 September 2020**
4. **Public and Agency Submissions 2019 and 2020**

Reference to LSPS:	Planning Priority 4: Housing – Vision 2040 - A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.
Submissions:	Two agency submissions and one public submission
Cost to Council:	Nil

RECOMMENDATION

That:

1. The post exhibition report from the Senior Strategic Planner regarding the inclusion of the RU6 Transition Zone within Clauses 4.1AA and 4.2B be received.

2. Council endorse the current Planning Proposal to amend the Goulburn Mulwaree (GM) Local Environmental Plan (LEP) 2009 to include the RU6 Transition Zone in Clause 4.1AA (2) and Clause 4.2B (2) as a zone to which these Clauses apply.

3. A draft instrument be prepared that is consistent with the above amendment.

4. The General Manager use Council's delegated plan-making authority to implement the amendment described above as soon as practicable.

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

Council at its meeting on 5 March 2019 resolved to prepare a planning proposal, to include the RU6 Transition Zone as a zone to which Clauses 4.1AA and 4.2B would apply. A copy of this report is available in **Attachment 1**.

The Planning Proposal was prepared (REZ/0004/1819) and a Gateway Determination to proceed was received on 1 May 2019 with delegated authority provided to the Council. The Gateway Determination has since been extended and is still active until 1 May 2021.

The Planning Proposal's initial public exhibition ran for 29 days between 6 June 2019 and July 2019. A further 29 day extension was provided until 5 August 2019 to permit further submissions. A total of six public submissions and two agency submissions were received.

The agency submissions were received from Water NSW and NSW Rural Fire Service which raised no objections to the proposed amendment and indicated their support for the change.

Five of the six public submissions received were objections to the proposed amendment which raised concerns relating to:

- Maintaining flexibility for the potential that the housing strategy may not be sufficient to meet future housing demand
- A current demand for lifestyle lots
- A lack of a current strategy for rural lands
- Insufficient consultation
- Lack of alternative options considered
- The Development Control Plan (DCP) should instead be amended to cater for community title developments

These objections were addressed in detail in the Post Exhibition Report to Council dated 3 December, 2019 (refer **Attachment** 2). Council at this meeting resolved to withdraw the Planning Proposal and reconsider it as part of the *Urban and Fringe Housing Strategy* endorsement.

The *Urban and Fringe Housing Strategy* was endorsed by Council in July 2020, establishing a strategy for the development of urban and rural residential lots centred on Goulburn and Marulan. Given the endorsement of the Strategy, a report recommending the Planning Proposal be re-exhibited was presented to Council at its meeting on 1 September 2020 (refer **Attachment 3**), where it was resolved that:

1. *The report from the Business Manager Strategic Planning regarding the planning proposal to include the RU6 Transition Zone into the provisions of Clauses 4.1AA and 4.2B of the GM LEP 2009 in relation to Community and Strata title subdivision be received.*

2. *Council re-exhibit the planning proposal which seeks to include the RU6 Transition Zone within the provisions of Clauses 4.1AA and 4.2B of the GM LEP 2009 in relation to Community and Strata title subdivision.*

This report follows the most recent public exhibition of the planning proposal and recommends that the plan be made.

REPORT

In summary, the Planning Proposal seeks to include the RU6 Transition Zone within Clauses 4.1AA and 4.2B of the GM LEP in relation to Community and Strata title subdivisions. Other rural and environmental zones already have lots sizes, in relation to community and strata title subdivisions, limited by the minimum lot size map of the GM LEP. This planning proposal seeks to ensure consistency in the application of the minimum lot size map for strata and community title subdivisions for the RU6 Transition zone with other zones non- residential/industrial zones.

Currently sites zoned RU6 Transition can lodge a development application (DA) for residential subdivisions with undersized lots via community or strata title subdivision. This has the potential to result in significant unplanned development in rural areas which lack the necessary infrastructure to support the number of residents. The unplanned concentrations of residential development outside the designated urban area or urban release areas has a number of negative outcomes such as:

- Additional pressure on emergency services.

- Greater reliance on private transport to access the concentration of services and facilities in the urban area.

- Developer contributions planning cannot be properly undertaken for areas that have been identified as primarily rural for future development (instead of for urban).

- The community does not have the opportunity to be involved with the strategic decision making associated with extensions of residential areas.

The RU6 Transition zone is a rural zone which requires the same lot size limitations prescribed by the minimum lot size maps in the LEP as the other rural or environmental zones in the LGA.

The public re-exhibition of the RU6 Planning Proposal (REZ/0004/1819), to which this report relates, was held for 29 days between 28 September 2020 and 27 October 2020.

The public re-exhibition included:

- A notice in the Council web site and Goulburn Post.
- Direct notification to all those who had previously made a submission during the 2019 public exhibition period.

A total of two agency submissions and one public submission were received during the re-exhibition period with no objections raised. Submissions were received from Rural NSW Fire Service, Water NSW and Property Sales and Leasing. The main points raised in these submissions are presented in Table 1 below:

Table 1: Re-Exhibition Submission Summary

Submitter	Comment Summary
Water NSW	• The amendment will help abate the risk of more intensive rural residential development occurring in urban fringe areas where sewerage and related infrastructure is likely to be absent. • Noted that the RU6 zone will be guided by the *Urban and Fringe Housing Strategy* • Proposal is consistent with *Sydney Drinking Water Catchment SEPP* and Ministerial Direction 5.2 (Drinking Water Catchments).
NSW Rural Fire Service	No objections raised subject to future subdivisions complying with *Planning for Bushfire Protection 2019*
Tod Anderson Property Sales and Leasing	Strata or community titled subdivisions on RU6 zoned land must comply with the minimum lot size requirements as presently applied to other similar zones and for Torrens title subdivisions

A full copy of all submissions (including those made in relation to the previous exhibition) are available in **Attachment 4**.

Public Exhibition

The Gateway determination included a requirement to exhibit the planning proposal for a minimum period of 14 days. This minimum exhibition period has been extended significantly to over 80 days to ensure relevant affected parties have sufficient opportunity to comment on the proposal and to meet previously identified concerns regarding a limited consultation timescale.

Water NSW and NSW Rural Fire Service support the proposed amendment and this has been confirmed through supporting submissions on two separate occasions.

Through the two exhibition periods two public submissions of support for the amendment have been received. Five submissions objecting to the amendment were received through the 2019 extended exhibition period but no additional objections were received during the latest exhibition between September and October 2020. Council specifically notified all those who had previously made submissions of the most recent re-exhibition of the planning proposal. It is unknown whether the endorsement of the *Urban and Fringe Housing Strategy* by Council has resulted in the receipt of no further objections to the most recent exhibition.

Conclusion and Recommendation

The proposed amendment has been prepared and exhibited in accordance with the Gateway determination and within the current Gateway determination (extension date) for completion.

The Planning Proposal has been subject to extensive scrutiny from Council through previous reports and Council meetings, agency referrals which indicated their support and through over 80 days of public exhibition. Comments received through the previous exhibition have been addressed and the overarching strategy for future land release has been endorsed by Council.

No objections to the Planning Proposal were received through the most recent re-exhibition period.

The Planning Proposal is complementary to the endorsed *Urban and Fringe Housing Strategy* and ensures a consistency of approach with the strategies planned outcomes for all greenfield site development.

It is recommended that this Planning Proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* to include the RU6 Transition Zone within Clause 4.1AA (2) and Clause 4.2B (2) as a zone to which these Clauses apply be endorsed by Council and proceed to finalisation.

12.3 PLANNING PROPOSAL TO AMEND GOULBURN MULWAREE LEP 2009 TO EXCLUDE THE RU6 TRANSITION ZONE FROM CLAUSE 4.1AA & CLAUSE 4.2B

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

Authoriser: **Warwick Bennett, General Manager**

Attachments: **Nil**

Link to Community Strategic Plan:	EN4 Maintain a balance between growth, development and environmental protection through sensible planning
Cost to Council:	The cost of the rezoning will be funded from operational budgets.
Use of Reserve Funds:	Nil

RECOMMENDATION

That

1. The report to amend the provisions of Clause 4.1AA and 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009* in relation to the RU6 - Transition Zone by the Business Manager Strategic Planning be received.
2. Council resolve to prepare a Planning Proposal to amend Clause 4.1AA (2) and Clause 4.2B (2) of *Goulburn Mulwaree Local Environmental Plan 2009* to include the RU6 Transition Zone.
3. When the Planning Proposal is prepared, a request for a Gateway Determination be forwarded to the Department of Planning and Environment.
4. The Department of Planning and Environment be requested to issue delegations so that Council is the Relevant Planning Authority to process the subject Planning Proposal.

BACKGROUND

The NSW Standard Instrument was amended to clarify the provisions of Clause 4.1 (Minimum Allotment Size) in LEPs so as to make it clear that Community Title Scheme subdivisions and Strata Tittle Scheme Subdivisions were exempt from compliance with the minimum lot size maps.

This clause applies to all zones, therefore Councils including Goulburn Mulwaree Council had moved to amend the LEP to specify that certain zones (particularly rural and environmental zones) would be excluded from the provisions of Clause 4.1(4), thereby requiring development in these zones to meet the minimum allotment size regardless of the form of subdivision.

The Planning Proposal for *Goulburn Mulwaree Local Environmental Plan (GM LEP) 2009* (Amendment 8) which was gazetted in 2018 originally included a proposal to include the RU6 – Transition zone into Clause 4.1AA and Clause 4.2B in order to exclude this zone (in addition to the other Rural, Environmental and Large Lot Residential zones) from the provisions of Clause 4.1(4)(a) which permits Community Title subdivision and Strata Title subdivision without complying with the minimum allotment size provision.

Council's resolution of 6 March 2018 had originally included the RU6 zone, however a later report dated 5 June 2018 recommended excluding the RU6 for consideration in the Draft Housing Strategy.

The report to Council dated 5 June 2018 concluded that this is a matter which could be considered in the Draft Housing Strategy and advised:

It should be noted that if Council was to reverse the decision recommended in this report at a later date, a subsequent amendment to the GM LEP 2009 would need to be prepared under separate cover. This may occur if the outcomes of the Housing Strategy warrant a more rigorous enforcement of the minimum allotment size by a Community Title or Strata Subdivision of land in the zone Ru6 Transition under GMC LEP 2009.

It is noted that no submissions were made to the original planning proposal in relation to this matter.

Since this matter was considered in mid-2018 a development application (DA/0100/1819) for a Community Title subdivision of 119 Marys Mount Road has been submitted. This DA proposes a twenty four (24) lot residential subdivision of land with lots ranging in size from 590m^2 – 620m^2. Under a Torrens subdivision this site would have a 100ha minimum allotment size and potentially not enjoy a dwelling entitlement under Clause 4.2A. This report is not intended to provide an assessment of this DA, but rather highlights the potential for this type of application to be made on RU6 zoned land.

In addition to the above DA, other enquiries have been made for potential residential development in the RU6 zone, therefore, reconsideration of this issue has been brought forward as a separate matter to the now exhibited *Draft Urban and Fringe Housing Strategy* (Draft Housing Strategy) given the implications of the current provisions to the Draft Housing Strategy recommendations and land use planning in the interim.

REPORT

The purpose of this report is to present a justification for the inclusion of the RU6 Transition Zone within the provisions of both Clause 4.1AA and Clause 4.2B, the effect of which would be that both Community Title subdivision and Strata Title subdivision (of residential and tourist and visitor accommodation) would be required to meet the minimum allotment size provisions in Clause 4.1 as specified in the GM LEP 2009 mapping. The RU6 Transition Zone has the following objectives:

- *To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The RU6 zone is a transitional rural zone which is located around the periphery of various town and village centres to provide a buffer between rural and residential development. The minimum allotment size for subdivision within this zone varies considerably from 10ha to 100ha depending on the locality. The RU6 zone is quite extensive especially around Goulburn as indicated in the map below (refer Figure 1).

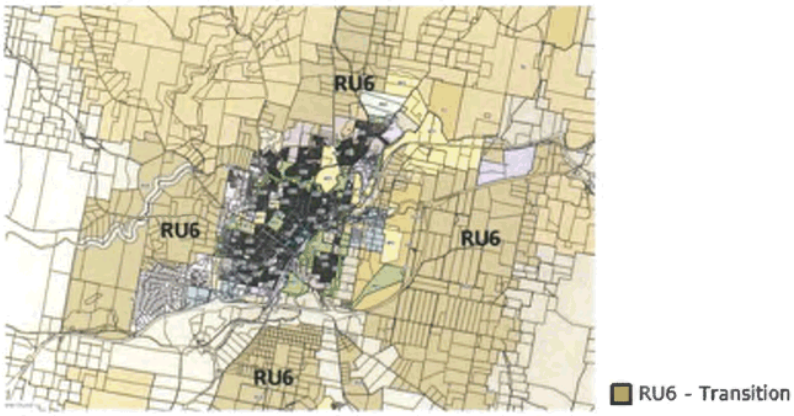


Figure 1 – Locations of RU6 Zoned Land around Goulburn

The potential for residential subdivision within the RU6 area is not limited by the lack of connection to Council's reticulated water and sewer services, as community lots could provide for sewerage treatment facilities and water could be provided either on site or also within a centralised facility on a community lot.

The concern is that the current provisions allow for ad hoc residential development on the fringe of existing towns and villages. Over time such developments will undermine Council strategic planning documents which intend to identify appropriate locations and criteria for further development such as the work being undertaken with the *Draft Urban and Fringe Housing Strategy*. Such unplanned developments could negatively impact on the orderly expansion of towns and villages.

Where other Councils include RU6 zones in their LEPs the zone has been excluded from the provision of Clause 4.1(4) for the purposes of Community Title and Strata Title subdivision. The following provisions are an extract from the Wagga LEP 2010:

4.1AA Minimum subdivision lot size for community title schemes

(1) The objectives of this clause are as follows:
(a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones:
(a) Zone RU1 Primary Production,

(b) Zone RU2 Rural Landscape,

(c) Zone RU4 Primary Production Small Lots,

(d) Zone RU6 Transition,

(e) Zone R5 Large Lot Residential,

(f) Zone E4 Environmental Living,

but does not apply to a subdivision by the registration of a strata plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(4) This clause applies despite clause 4.1.

and

4.2B Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones

(1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to land in the following zones that is used, or proposed to be used, for residential accommodation or tourist and visitor accommodation:
(a) Zone RU1 Primary Production,

(b) Zone RU2 Rural Landscape,

(c) Zone RU4 Primary Production Small Lots,

(d) Zone RU6 Transition,

(e) Zone R5 Large Lot Residential,

(f) Zone E4 Environmental Living.

(3) Development consent must not be granted for the subdivision of a lot to which this clause applies under a strata plan that would create lots below the minimum size shown on the Lot Size Map for that land.

The above provisions from the Wagga LEP and from GM LEP 2009 (for certain zones) are intended to ensure that land to which the clause applies is not fragmented by subdivisions which would create additional dwelling entitlements.

There is also an apparent conflict with the current situation (relating to the RU6 zone) between minimum lot size provision in the GM LEP 2009 and provisions for dwelling entitlements in Clause 4.9 which states:

4.2A Erection of dwelling houses on land in certain rural and environmental zones

(1) This clause applies to land in the following zones:
Zone RU1 Primary Production,

Zone RU2 Rural Landscape,

Zone RU3 Forestry,

Zone RU6 Transition,

Zone E2 Environmental Conservation,

Zone E3 Environmental Management.

(2) Development consent must not be granted for the erection of a dwelling house on a lot in a zone to which this clause applies, and on which no dwelling house has been erected, unless the lot is:

(a) a lot created in accordance with this Plan, or

(b) a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or

(c) a lot created before this Plan commenced that is at least the minimum lot size specified for that lot by the Lot Size Map, or

(d) a lot for which subdivision approval was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible immediately before that commencement, or

(e) an existing holding.

Since Clause 4.1 only applies to Torrens subdivision in the RU6 zone, the limitation on dwelling entitlement identified in Clause 4.2A for the RU6 zone is potentially contradicted by the potential for subdivision and then dwelling entitlement under a Community Title scheme. The technical issues around the use of Strata title under this clause become even more complex, as Strata title typically involves the design or approval of the building prior to the subdivision thereby creating a potential conflict with Clause 4.2 if the subject site is undersized and does not meet the other criteria for a dwelling entitlement.

For development application preparation and assessment, considerations of site suitability and location are largely unaddressed in the current LEP provisions and are reliant on:

- Environmental Planning and Assessment (EP&A) Act, 1979 and LEP Zone objectives;
- Site suitability assessment under Section 4.15 of the EP&A Act; and
- State Environmental Planning Policy (Rural Lands).

The current approach is unclear, more difficult in relation to assessment and does not provide a strategic framework for the identification of appropriate urban expansion sites. Council is effectively providing a "mixed message" by allowing unrestricted Strata and Community Title subdivision in a rural zone which has objectives and other clauses which are contrary to allowing unconstrained residential in a rural area.

The current situation is also contradictory to the approach taken with the draft Housing Strategy which has the following criteria for the expansion of urban areas into green field sites:

Location

- *the site is within the area identified for urban expansion in the Housing Strategy adopted by Council*
- *the site location supports a logical and contiguous development with the existing settlements of Goulburn and Marulan.*
- *the site is within the urban fringe identified by the Housing Strategy*
- *the site can be connected to water and sewer infrastructure*
- *the site has minimal or limited impact on matters of biodiversity or heritage*
- *the site will not result in the fragmentation of biodiversity corridors*
- *the sites is not identified as bring subject to flooding*
- *the proposal will preserve and enhance riparian corridors as open space networks and utilise for active travel connections. Development around riparian corridors is to be in accordance with the guidelines for waterfront land defined by the NSW Office of Water DPI*
- *avoid residential development on the southern/eastern side of the Hume Highway*
- *the proposal will satisfy the requirements of rural planning and subdivision principles (Rural Lands SEPP).*

Housing

- *housing contributes the required demand identified in the Housing Strategy for the Goulburn Mulwaree LGA*
- *the proposal delivers appropriate housing to meet the demographic needs of the region*
- *development reinforces and enhances any existing residential character*
- *development will contribute housing affordability, choice and diversity appropriate for the anticipated demographic profile of the LGA.*

Use

- *development will not result in land use conflicts particularly with agriculture and primary industries*
- *minimise disturbance or conflict with State Significant Quarry Areas.*

There is a substantial risk that a DA will be presented which is in an area identified to be unsuitable for residential development by Council. Refusal of applications could lead to appeals against Council decisions in the NSW land and Environment Court which may otherwise have been avoidable should the LEP be amended.

The Draft Strategy is also potentially undermined by developments lodged before its adoption and before an amendment to the LEP can be made following its adoption. It is considered that the LEP be amended so as to make it clear whether or not Council is supportive of such developments in the outlying rural areas around the towns and villages.

CONCLUSION

In conclusion, a Planning Proposal is recommended to be prepared and forwarded to the Department of Planning and Environment (DPE) for the inclusion of the RU6 Transition Zone within the provisions of both Clause 4.1AA and Clause 4.2B, the effect of which would be that both Community Title subdivision and Strata Title subdivision (of residential and tourist and visitor accommodation) would be required to meet the minimum allotment size provisions in Clause 4.1 as specified in the GM LEP 2009 mapping.

The need to amend the GM LEP 2009 is due to the lack of strategic direction provided for the location of Community Title and Strata subdivisions within the RU6 Transition zone which covers extensive areas around the towns and villages.

The current situation lends itself to the lodgement of DAs for residential subdivisions which are contrary to the EP&A Act, Rural Lands SEPP and zone objectives. The potential for DAs for residential subdivision within the RU6 zone to be lodged before the adoption of the Draft Strategy and to undermine the established criteria of the Draft Strategy is also apparent.

The conflict between zone objectives and the provision on Clause 4.1 as it currently applies to the RU6 zone should be corrected as soon as practicable through a Planning Proposal to amend the relevant clauses.

9 NOTICE OF MOTION

Nil

10 NOTICE OF RESCISSION

Nil

11 MAYORAL MINUTE

Nil

12 ITEMS FOR DETERMINATION

12.1 MOD/0029/1819 - 203 AUBURN STREET - MINOR AMENDMENTS TO GROUND FLOOR LAYOUT

This item has been withdrawn from the Business Paper.

12.2 DA/0188/1819 - 203 AUBURN STREET - ALTERATIONS & ADDITIONS AND CHANGE OF USE

This item has been withdrawn from the Business Paper.

12.3 PLANNING PROPOSAL TO AMEND GOULBURN MULWAREE LEP 2009 TO EXCLUDE THE RU6 TRANSITION ZONE FROM CLAUSE 4.1AA & CLAUSE 4.2B

RESOLUTION 2019/52

Moved: Cr Leah Ferrara
Seconded: Cr Carol James

That

1. **The report to amend the provisions of Clause 4.1AA and 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009* in relation to the RU6 - Transition Zone by the Business Manager Strategic Planning be received.**
2. **Council resolve to prepare a Planning Proposal to amend Clause 4.1AA (2) and Clause 4.2B (2) of *Goulburn Mulwaree Local Environmental Plan 2009* to include the RU6 Transition Zone.**
3. **When the Planning Proposal is prepared, a request for a Gateway Determination be forwarded to the Department of Planning and Environment.**
4. **The Department of Planning and Environment be requested to issue delegations so that Council is the Relevant Planning Authority to process the subject Planning Proposal.**

CARRIED

15.2 POST EXHIBITION REPORT - AMENDMENT TO INCLUDE RU6 ZONE IN CLAUSES 4.1AA AND 4.2B.

Author: **Bennett Kennedy, Senior Strategic Planner**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Submissions**

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

RECOMMENDATION

That:

1. The post exhibition report from the Senior Strategic Planner regarding the inclusion of the RU6 Transition zone in Clause 4.1AA and 4.2B be received.
2. Council endorse the current Planning Proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* to include the RU6 Transition Zone in Clause 4.1AA (2) and Clause 4.2B (2) as a zone to which these Clauses apply.
3. A Draft Instrument be prepared that is consistent with the above amendment.
4. The Planning Proposal and relevant documentation be forwarded to the Department of Planning, Industry and Environment for making as soon as possible.
5. Council advise those who made a submission of the resolution and thank them for their submission.

BACKGROUND

Council at its meeting of 5 March 2019 resolved to prepare a planning proposal, to include the RU6 Transition zone as a zone whereupon Clauses 4.1AA and 4.2B would apply, as follows:

That:

1. *The report to amend the provisions of Clause 4.1AA and 4.2B of the Goulburn Mulwaree Local Environmental Plan 2009 in relation to the RU6 – Transition Zone by the Business Manager Strategic Planning be received.*
2. *Council resolve to prepare a Planning Proposal to amend Clause 4.1AA (2) and Clause 4.2B (2) of the Goulburn Mulwaree Local Environmental Plan 2009 to include RU6 Transition Zone.*
3. *When the Planning Proposal is prepared, a request for a Gateway Determination be forwarded to the Department of Planning and Environment.*
4. *The Department of Planning be requested to issue delegations so that Council is the Relevant Planning Authority to process the subject Planning Proposal.*

This report responds to submissions received during the exhibition of the proposed amendment.

To recap, the following Clauses are those the subject of the proposed Amendment to the *Goulburn Mulwaree Local Environmental Plan 2009* which intends to include the RU6 Transition zone in subsection (2). The proposed amendment will ensure that any lot created from a subdivision approved in the RU6 Transition zone will be greater than or equal to the existing applicable

Minimum Lot Size identified on the Lot Size map appended to the *Goulburn Mulwaree Local Environmental Plan 2009*. The existing Clauses are as follows:

4.1AA Minimum subdivision lot size for community title schemes

(1) The objectives of this clause are as follows:

(a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones:

(a) Zone RU1 Primary Production,

(b) Zone RU2 Rural Landscape,

(c) Zone R5 Large Lot Residential,

(d) Zone E2 Environmental Conservation,

(e) Zone E3 Environmental Management,

(f) Zone E4 Environmental Living,

but does not apply to a subdivision by the registration of a strata plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(4) This clause applies despite clause 4.1.

4.2B Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones

(1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to land in the following zones that is used, or proposed to be used, for residential accommodation or tourist and visitor accommodation:

(a) Zone RU1 Primary Production,

(b) Zone RU2 Rural Landscape,

(c) Zone R5 Large Lot Residential,

(d) Zone E2 Environmental Conservation,

(e) Zone E3 Environmental Management,

(f) Zone E4 Environmental Living.

(3) Development consent must not be granted for the subdivision of a lot to which this clause applies under a strata plan that would create lots below the minimum size shown on the Lot Size Map for that land.

The following maps identify the location of RU6 Transition zone in the Goulburn Mulwaree local government area that will be affected by the proposed amendment.

Map 1 Location of RU6 Transition Zone – Goulburn Locality.

Map 2 Location of RU6 Transition Zone – Marulan and Tallong Locality.

Map 3 Location of RU6 Transition Zone – Bungonia Locality.

Map 4 Location of RU6 Transition Zone – Tarago Locality.

REPORT

This post exhibition report is necessary for two reasons: To ensure that the Gateway process, under which statutory instruments may be amended has been followed, and to ensure that submissions from government agencies and/or public submissions received have been considered and appropriately addressed.

This report will firstly outline the Gateway process, then respond to written submissions received from the public.

Gateway Determination

In response to the request for a Gateway Determination (Council Resolution 5 March 2019 – Part 3), the then *Department of Planning and Environment* issued a Gateway Determination on 1 May 2019.

The Gateway Determination included six (6) conditions to be addressed:

No.	Condition	Response
(1)	Sections of the Planning Proposal to be revised prior to public exhibition	The Planning Proposal was revised accordingly prior to public exhibition.
(2)	Public Exhibition is required as follows: a) As a low impact amendment, public exhibition is required for a minimum of **14 Days** b) Public exhibition must be in accordance with the Department of Planning and Environment's guidelines	a) The Planning Proposal was exhibited for a period of **29 days** from **6 June 2019** until close of business **5 July 2019**. An advertisement was placed in a local newspaper giving Notice of the exhibition period and where the relevant documents can be viewed. Following representation to Executive staff and the Mayor from private landowners, the exhibition period was extended to **5 August 2019** (a further 29 days) to permit further written submission. b) In accordance with the Department's guidelines, all documentation including the Planning Proposal, the Gateway Determination and Council's Report and Resolution of 5 March 2019 were posted on Council's website on 6 June 2019 and copies placed at the front counter for public inspection during this period.
(3)	Consultation with the following public agencies was required: a) *NSW Rural Fire Service* b) *Water NSW*	a) *NSW Rural Fire Service* was advised of the application on 2 May 2019. The response from the NSW RFS received on 24 May 2019 raised no objections to the proposed amendment subject to any future subdivision complying with *Planning for Bushfire Protection guidelines*. b) *Water NSW* was provided the opportunity to provide preliminary advice on 6 March 2019 (as per the Gateway Process relevant to the Sydney Drinking Water Catchment) on 6 March 2019. *Water NSW's* response to this preliminary referral advised on 6 March 2019 that they supported the proposed amendment. As per the Gateway Determination (see condition 1), the revised Planning Proposal was referred to Water NSW on 2 May 2019. The response received from *Water NSW* noted that much

		of the 9,500 hectares of the RU6 Transition zone land is characterised by rural residential development and is not serviced by reticulated water and sewer infrastructure. *Water NSW* considered that the introduction of this amendment would reduce the risk of ad-hoc residential development occurring in fringe areas where sewer is likely to be absent. They further note that the proposal supports the Urban and Fringe Housing Strategy and aligns well with the *Department of Planning, Industry and Environment's* Directions. In summary, *Water NSW* supports the proposed amendment to the Goulburn Mulwaree Local Environmental Plan 2009.
(4)	A public Hearing is not required to be held into this matter.	No Public Hearing was held or requested in submissions in accordance with the then *Department of Planning, Industry and Environment's* guidelines.
(5)	The planning proposal authority is authorised as the local-plan making authority to exercise its functions subject to the following: a) The planning proposal authority has satisfied all the conditions of the Gateway Determination. b) the planning proposal is consistent with the *Department of Planning, Industry and Environment's* Directions or the Secretary has agreed that any inconsistencies are justified; and c) There are no outstanding written objections from public authorities.	a) All of the conditions of the Gateway Determination have been satisfied b) The Planning Proposal is consistent with the *Department of Planning, Industry and Environment's* Directions, and c) There are no outstanding written objections from public authorities.
(6)	The timeframe for completing the Amendment to the *Goulburn Mulwaree Local Environmental Plan 2009* is to be **6 months** following the date of the Gateway Determination.	The timeframe for this Planning Proposal would lapse on 1 November 2019. When it was clear that this timeframe could not be met, an extension was requested, and granted on 14 October 2019 from the *Department of Planning, Industry and Environment* until 1 May 2020.

PUBLIC EXHIBITION

In response to the formal public exhibition of the Planning Proposal from 6 June to 5 July 2019, and subsequent extension to 5 August 2019, six (6) written submissions were received. Full copies of each of the submissions are provided in Attachment 1.

No.	Name/Locality	Comments Summary	Response
1	Wallis (Run'O'Waters)	This submission supports the proposed amendment.	This submission is supportive of the proposal as exhibited.
2	Marama Superannuation Fund (between Gurrundah Road and Shannon Drive Run'O'Waters)	The Marama Superannuation Fund submission, dated 5 July 2019, requests that certain lands, owned by Marama Superannuation Fund, be excluded from the proposed amendment.	Because the proposed Amendment to the subject Clauses refers to zoning, it is impractical to exclude certain lands from the application of these statutory controls. Council has reviewed these Clauses previously as part of Amendment 8 and does not support this view. The reason is that the objective of the clauses is to ensure that

		Marama Superannuation fund considers that the subject clauses should be retained because they would be more sustainable and allow for more flexible land uses. *The ecological values of the site could be retained with development for Community title or Strata Subdivision and enhanced while enabling the land to be developed, with any adverse impacts appropriately managed.*	*additional dwelling* entitlements are not created where they are not appropriately serviced. The flexibility of land uses is retained in the schedule of permissible land uses under the RU6 Transition zone. The ecological sustainability of any site for any purpose other than dwellings, would be retained by promoting development that would be consistent with the objectives of the RU6 Transition zone. It is noted that while ecological integrity and amenity of any site may be retained with delineation of these areas appropriately, any proposed lot not serviced by reticulated sewer, requires a minimum lot size of 2,500 sqm (Water NSW standard) with 1,500 sqm required for On-Site Waste Water treatment. The reduction of the minimum lot size via Community Title or Strata Subdivision will intensify the residential development of the land and necessitate the provision of an appropriate area (or infrastructure) to ensure effluent is appropriately treated in the Sydney Drinking Water Catchment. In addition to the visual impact of any measures to treat On Site Waste Water, locating this infrastructure in this area would still present a risk in terms of offsite impacts of odour and the risk to environmental integrity. Further, it is unlikely to meet the objectives of the RU6 Transition zone and present too great a risk to the Sydney Drinking Water Catchment if not appropriately addressed.
		The submission notes *that Council is currently preparing an Urban and Fringe Housing Strategy to meet future housing needs and that permitting additional dwellings in the RU6 Transition zone by way of the Community Title Subdivision would assist in meeting future housing demand*	Council's revised Housing Strategy identifies the constraints which impact on the ability of each site to house future population growth. The current Draft Housing Strategy identifies the land as an opportunity area for serviced residential land (with a high priority). Following a more strategic process such as the implementation of the Strategy, will allow for structure plans (provision of access, open space, water/sewer infrastructure, drainage infrastructure) and contributions planning to occur for the precinct. Community title subdivision may still be a valid option for this site if rezoned residential as a result of the Strategy.
3	**Guduguntla (General)**	The submission from Guduguntla recommends Council reconsider (not proceed with) amending Clauses 4.1AA and Clause 4.2B in order maintain flexibility beyond the Draft Housing Strategy. Furthermore, that the forecast growth rate in the Draft Housing Strategy may not be sufficient to meet future housing demand.	It is considered that the issues raised in this submission have been taken in to account in developing Council's Draft Housing Strategy. In addition, periodic reviews of the Draft Housing Strategy will ensure housing needs are being met. This submission provides insufficient justification to prevent a reconsideration of the proposed amendment.

4	Taylor (Brisbane Grove locality)	This submission strongly objects to the proposed amendment. It objects to the perceived stagnation of development and existing fragmentation of rural lands and the difficulty of succession planning. The submission suggests there is a demand for lifestyle lots.	This area has been considered in the Draft Housing Strategy for rural residential potential. The demand and supply of rural residential also being a general consideration in the Draft Housing Strategy. The Strategy is considered to be the appropriate strategic document for identifying land for housing. It is noted that this Planning Proposal is a generic to all land zoned RU6 Transition. The Strategy is the means to identify specific locations suitable for further development.
5	Weir (Gurrundah Road locality)	The identified land that is the subject of this submission is 10.16 hectares in size and is currently zoned RU6 Transition zone. This submission suggests reviewing the appropriateness of the RU6 Transition zone. The Planning Proposal will not address the lack of strategic direction. This submission states that there is a mistake in the subject Planning Proposal in that there is no strategy in place for rural land and that some sites have reticulated water. Other options were not provided to Council for consideration instead of amending Clause 4.1AA and Clause 4.2B. Objects to level of consultation undertaken (being insufficient).	It is agreed that a review of the RU6 Transition zone is necessary. The zone is considered to be too extensive and not fit for purpose. The Housing Strategy is the appropriate mechanism to determine location/supply of suitable land for residential. However, a review of rural lands and zoning is required and is an item on the adopted Strategic Planning Program. Only a very small percentage of properties zoned RU6 Transition located on the fringe of Goulburn have a water service. As Council is located in the Sydney Drinking Water Catchment, there is a pressing need to ensure that the risk to water quality is minimised. The connection of reticulated water in conjunction with on-site sewer treatment increases the risk of untreated run-off from these systems into the catchment, particularly during high rainfall events. Other options on addressing this issue were not provided in the original Council report. This is primarily due to the fact that the clearest way of addressing this issue is to do so via amending the relevant clauses of the Goulburn Mulwaree Local Environmental Plan. If a Development Control Plan amendment were undertaken there would be an implication that Council supports this type of development. Given the vastness of the area covered (9500ha) it is simply not a form of development which is to be encouraged as it is fundamentally inconsistent with the zone objectives. Consultation timeframes for this Planning Proposal were specified by the Department of Planning, Industry and Environment as 14 days as it was largely considered to be an administrative amendment. Upon representation from landowners to Council the exhibition period was extended. Given the large area affected individual letters to landowners was not considered feasible. The Weir's property is identified in the Baw Baw Precinct of the Draft Housing Strategy as

			being a potential urban expansion area post 2036.
6	Burton (Gurrundah Road and Pockley Drive locality)	This submission does not support the proposed amendment to Clauses 4.1AA and Clause 4 2B of the Goulburn Mulwaree Local Environment Plan 2009 to include the RU6 Transition zone in these Clauses This submission makes the point that the Development Control Plan should be amended to cater for Community Title developments, which can be shared and environmentally sustainable. See also comments/responses made in Submission 2 above.	The subject site is identified in the Draft Housing Strategy for future development. It is agreed that sustainability and environmental considerations are critical in maintaining healthy land and lifestyles into the future, however, maintaining the status quo concerning residential development in environmentally sensitive areas would be counter-productive to the achievement of environmental sustainability. A Development Control Plan is not the ideal means of addressing this issue as the permissibility of undersized lots will be maintained, without being located as a result of any strategic consideration. If rezoned to residential following the adoption of the Draft Housing Strategy, site specific Development Control Plan provisions addressing sustainability can be considered.

Summary

The Planning Proposal has been processed in accordance with the Gateway Determination process.

The two (2) submissions from government agencies, Water NSW and the NSW Rural Fire Service support the proposed amendment to include the RU6 Transition zone in Clause's 4.1AA and 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009*.

Five (5) of the six (6) written submissions from the public do not support the proposed amendment, while one (1) supports the amendment. Of the submissions which object to the proposal each submission demonstrated a clear understanding of the potential impact of the proposal on their respective properties.

What has been missed however from the five (5) written submissions objecting to the proposed amendment is that it only affects the Community Title (Clause 4.1AA) and Strata (Clause 4.2B) Subdivision of *residential development* (and *tourist and visitor accommodation* in Cl 4.2B). In this context each submission has made an attempt to address the impact restricting only *residential*, and *tourist and visitor accommodation*, will have on their respective properties. Furthermore, the proposed amendment only prevents the subdivision of this land for the purpose of *Community Land Development Act 1989* or a Strata Plan (both being the creation of individual lots) where a lot proposed is below the minimum allotment size specified in the Clause 4.1 map in the Goulburn Mulwaree Local Environmental Plan.

It is the impact of residential development on undersized allotments that Council has sought to rectify to ensure that land is not further *fragmented by subdivisions that would create additional dwelling entitlements*. In addition, increasing the density of residential development, particularly in the majority of the 9,500 hectares of land not serviced by reticulated sewer, would require intensive and substantial sewer treatment facilities to service this development. This has a significant potential to create an unacceptable risk to water quality in the Sydney Drinking Water Catchment.

Unplanned concentrations of residential development outside town centres has a number of negative outcomes such as:

- Additional pressure on emergency services
- Greater reliance on private transport to access town facilities
- Developer contributions planning cannot be properly undertaken for areas that have been identified as primarily rural for future development instead of residential.
- Development patterns may not be conducive to the orderly and economic development of an area.
- The community does not have the opportunity to be involved with the strategic decision making associated with extensions of residential areas.

Fundamentally the RU6 Transition zone is not a residential zone but a rural zone.

Council has been working towards developing the current Draft Housing Strategy. The Draft Housing Strategy will both address issues and constraints to residential development that are apparent and those which may present themselves in future including, but not limited to a greater or lesser population growth than will limit the potential of environmentally constrained land.

Conclusion

The proposed amendment has been assessed in accordance with the Gateway process and there is no impediment to the amendment being supported on these grounds.

Both government agencies consulted (Water NSW and NSW Rural Fire Service) raised no objection to the proposed amendment and have indicated their support for the amendment due to its consistency with their respective guidelines and objectives for development in the Goulburn Mulwaree local government area.

No submissions have provided sufficient justification to overturn Council's support, as the Relevant Planning Authority, for the amendment to include the RU6 Transition zone as a relevant zone to which Clause 4.1AA and 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009* should apply.

It is recommended that the proposed amendment proceed as exhibited.

15.2 POST EXHIBITION REPORT - AMENDMENT TO INCLUDE RU6 ZONE IN CLAUSES 4.1AA AND 4.2B.

Mayor Bob Kirk declared an interest in this item and took no part in the discussion or voting on the matter. At 6:22pm, Mayor Bob Kirk left the meeting.

Deputy Mayor Peter Walker took the Chair.

RESOLUTION 2019/496

Moved: Cr Margaret O'Neill
Seconded: Cr Sam Rowland

That Council Move into Committee of the Whole.

Council moved into Committee of the whole at 6:22pm.

CARRIED

RESOLUTION 2019/497

Moved: Cr Sam Rowland
Seconded: Cr Denzil Sturgiss

That Council move back into Open Council.

Council moved back into Open Council at 6:35pm.

CARRIED

RESOLUTION 2019/498

Moved: Cr Margaret O'Neill
Seconded: Cr Denzil Sturgiss

That:

1. **The post exhibition report from the Senior Strategic Planner regarding the inclusion of the RU6 Transition zone in Clause 4.1AA and 4.2B be received.**
2. **Council withdraw the Planning Proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* to include the RU6 Transition Zone in Clause 4.1AA (2) and Clause 4.2B (2) as a zone to which these Clauses apply.**
3. **Council reconsider this planning proposal as part of the Housing Strategy endorsement.**
4. **Council advise those who made a submission of the resolution and thank them for their submission.**

CARRIED

At 6:42 pm, Cr Bob Kirk returned to the meeting and resumed the Chair.

15.7 PLANNING PROPOSAL - INCLUSION OF THE RU6 TRANSITON ZONE IN CLAUSES 4.1AA AND 4.2B OF GMLEP 2009

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

Authoriser: **Warwick Bennett, General Manager**

Attachments: **Nil**

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

RECOMMENDATION

That

1. The report from the Business Manager Strategic Planning regarding the planning proposal to include the RU6 Transition Zone into the provisions of clauses 4.1AA and 4.2B of GM LEP 2009 in relation to Community and Strata title subdivision be received.
2. Council re-exhibit the planning proposal which seeks to include the RU6 transition zone within the provisions of clauses 4.1AA and 4.2B of GM LEP 2009 in relation to Community and Strata title subdivision.

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

Council considered an initial report on this matter at its meeting of 5 March, 2019 where it resolved that:

1. *The report to amend the provisions of Clause 4.1 AA and 4.2B of the Goulburn Mulwaree Local Environmental Plan 2009 in relation to the RU6 - Transition Zone by the Business Manager Strategic Planning be received.*
2. *Council resolve to prepare a Planning Proposal to amend Clause 4.1AA (2) and Clause 4.2B (2) of Goulburn Mulwaree Local Environmental Plan 2009 to include the RU6 Transition Zone.*
3. *When the Planning Proposal is prepared, a request for a Gateway Determination be forwarded to the Department of Planning and Environment.*
4. *The Department of Planning and Environment be requested to issue delegations so that Council is the Relevant Planning Authority to process the subject Planning Proposal.*

Council on 3 December 2019 considered a post exhibition report on the planning proposal which intended to include the RU6 Transition Zone in clauses 4.1AA and 4.2B of the LEP. This would have the effect of excluding these zones from rural or residential subdivision using Community or Strata title where lots below the minimum lot sizes specified in the LEP were proposed. Council resolved that:

1. *The post exhibition report from the Senior Strategic Planner regarding the inclusion of the RU6 Transition zone in Clause 4.1AA and 4.2B be received.*
2. *Council withdraw the Planning Proposal to amend the Goulburn Mulwaree Local Environmental Plan 2009 to include the RU6 Transition Zone in Clause 4.1AA (2) and Clause 4.2B (2) as a zone to which these Clauses apply.*
3. ***Council reconsider this planning proposal as part of the Housing Strategy endorsement.***
4. *Council advise those who made a submission of the resolution and thank them for their submission.*

The planning proposal was subsequently withdrawn, submitters notified and the notation removed from Section 10.7 Planning Certificates. However, the Gateway Determination from the NSW Department of Planning Industry and Environment (DPIE) is still active (until 1 May 2021). Therefore, should Council choose, the planning proposal could (given the endorsement of the Housing Strategy) be re-exhibited and finalised.

Council at its meeting of 21 July 2020 endorsed the *Urban and Fringe Housing Strategy*, therefore in accordance with Part 3 of the above resolution, this matter is being presented for reconsideration.

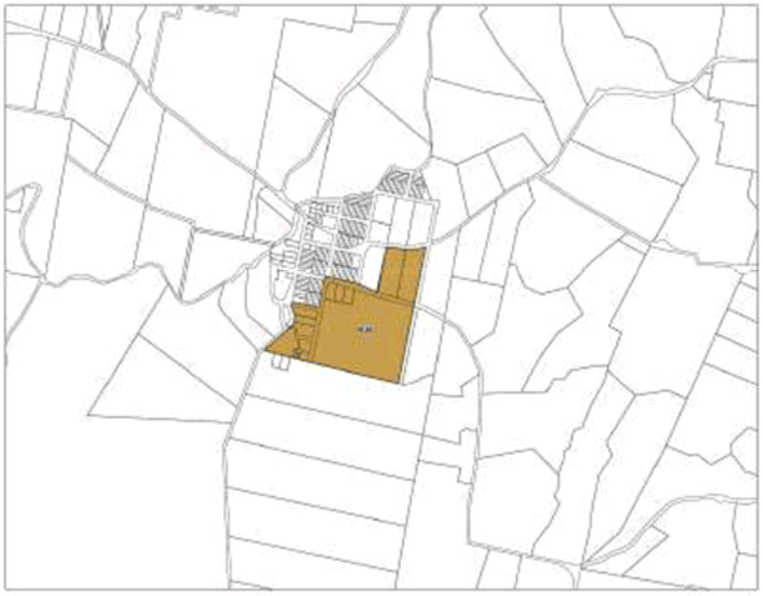
REPORT

The inclusion of the RU6 Transition Zone in Clauses 4.1AA and 4.2B does not prohibit Community and Strata title subdivision. It does however, limit these subdivisions by applying the minimum allotment sizes specified in the LEP. As previously reported, the RU6 Transition Zone is relatively extensive, covering approximately 9500 hectares across the LGA (refer to the Maps 1 - 4 below).

Map 1 Location of RU6 Transition Zone – Goulburn Locality.

Map 2 Location of RU6 Transition Zone – Marulan and Tallong Locality.

Map 3 Location of RU6 Transition Zone – Bungonia Locality.



Map 4 Location of RU6 Transition Zone – Tarago Locality.

Greenfield sites identified for residential release in the *Urban and Fringe Housing Strategy* are generally zoned RU6 Transition (although there are some other zones included). This situation is not ideal as it means that development applications (DAs) can be lodged for residential subdivisions with undersized lots using current Community or Strata title subdivision provisions. Until these areas are zoned residential, the Part 6 provisions (urban release area provisions) will not apply. These provisions require that Council be satisfied that arrangements are in place for such matters as infrastructure/servicing and that a DCP and staging plan are in place before a DA is lodged. Currently these provisions do not apply and effectively there are no appropriate controls in place for the urban release of these sites.

Furthermore, until the Developer Contributions Plans are updated, these sites will be levied as if they are rural subdivisions under the current Contributions Plan (Section 7.12 Plan/former s.94A Plan), thereby causing an immediate shortfall in funds levied for new residential populations and associated demands on infrastructure. Furthermore, these areas also fall outside the Developer Servicing Plan areas for water and sewer with no ability for Council to apply these charges (which provide for existing and future water/sewer infrastructure).

It is important to note that once residential land release sites are rezoned to residential, Community and Strata Title subdivisions will not be affected by the provisions of Clauses 4.1AA and 4.2B, and will continue to be an option for developers. However, the protections offered by Part 6 of the LEP for urban release areas will also apply. Alternatively, if through the planning proposal process it can be demonstrated that essential infrastructure is available and the Local Infrastructure Contributions Plans (S. 7.11/s.7.12 plans) are updated, it may be demonstrated the application of LEP Part 6 urban release area (URA) provisions are not required to be applied.

As indicated on Maps 2 – 4, there are other areas outside the villages of Tallong, Bungonia and Tarago also zoned RU6 Transition. The capacity of the villages for further residential development is a matter flagged for consideration in the *Villages Strategy*.

There are a number of different factors which may constrain the development of these areas such as water quality impacts (lack of access to reticulated water/sewer systems), bushfire hazard, biodiversity or flooding.

The current provisions allow for development applications to be lodged in the absence of any forward planning around the suitability of these areas for urban development and puts a heavy reliance upon the development assessment phase as a means to undertake what should be a strategic planning process.

Given that the Gateway Determination is in place and that Council had previously resolved to reconsider this matter with the Strategy endorsement, it is recommended that this planning proposal be placed on public exhibition again. As discussed above, it is considered that this planning proposal is a complementary action that Council can undertake to ensure that a planned outcome for greenfield sites is identified in the Strategy.

The public exhibition would include direct notification to all submitters from the previous exhibition.

Conclusion

This report recommends that the planning proposal intending to include the RU6 Transition zone into the provisions of Clauses 4.1AA and 4.2B of the GM LEP 2009 be re-exhibited, as this planning proposal is complementary to the actions of the Strategy and is intended to ensure a consistency of approach with planned outcomes for all greenfield site development.

oint Regional Planning Panel	Cr O'Neill
Local Emergency Management	Cr Peter Walker Director O erations
Lynwood Consultative Committee	Cr A Walker
Marulan Hall	Cr Banfield Cr O'Neill
Pe er Tree Community Consultative Committee	Cr Sturgiss
South East Australian Trans ort Strategy SEATS	Cr Peter Walker Cr Sturgiss Alternate
Southern Ta lelands Zone Bush Fire Management Committee	Cr Sturgiss
Southern Ta lelands South Coas Region No ious Plants Committee	Cr Sturgiss
V eolia Mulwaree Trust	Mayor
V eolia Woodlawn Bioreactor Community Liaison Tarago Consultative Committee	Cr Sturgiss
Wakefield Park Community Consultative Committee	Mayor Bo Kirl Director Planning Environment

CARRIED

At 6:52 pm, Cr Alfie Walker left the meeting.

15.7 PLANNING PROPOSAL - INCLUSION OF THE RU6 TRANSITON ZONE IN CLAUSES 4.1AA AND 4.2B OF GMLEP 2009

RESOLUTION 2020 9

Moved: Cr Andrew Banfield
Seconded: Cr Margaret O Neill

That

1. **The re ort from the Business Manager Strategic Planning regarding the lanning ro osal to include the RU6 Transition Zone into the rovisions of clauses 4.1AA and 4.2B of GM LEP 2009 in relation to Community and Strata title su division e received.**
2. **Council re-e hi it the lanning ro osal which seeks to include the RU6 transition within the rovisions of clauses 4.1AA and 4.2B of GM LEP 2009 in relation to Community and Strata title su division.**

Section 75A of the r re ires General Managers to record which Councillors vote for and against each lanning decision of the Council, and to make this information u licly availa le.

CARRIED

In Favour: Crs Bob K irk, Peter Walker, Andrew Banfield, Sam Rowland, Leah Ferrara, Margaret O Neill, Carol James and Denzil Sturgiss

Against: Nil

15.2 POST EXHIBITION REPORT - AMENDMENT TO INCLUDE RU6 ZONE IN CLAUSES 4.1AA AND 4.2B.

Author: **Bennett Kennedy, Senior Strategic Planner**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Submissions**

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

RECOMMENDATION

That:

1. The post exhibition report from the Senior Strategic Planner regarding the inclusion of the RU6 Transition zone in Clause 4.1AA and 4.2B be received.
2. Council endorse the current Planning Proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* to include the RU6 Transition Zone in Clause 4.1AA (2) and Clause 4.2B (2) as a zone to which these Clauses apply.
3. A Draft Instrument be prepared that is consistent with the above amendment.
4. The Planning Proposal and relevant documentation be forwarded to the Department of Planning, Industry and Environment for making as soon as possible.
5. Council advise those who made a submission of the resolution and thank them for their submission.

BACKGROUND

Council at its meeting of 5 March 2019 resolved to prepare a planning proposal, to include the RU6 Transition zone as a zone whereupon Clauses 4.1AA and 4.2B would apply, as follows:

That:

1. *The report to amend the provisions of Clause 4.1AA and 4.2B of the Goulburn Mulwaree Local Environmental Plan 2009 in relation to the RU6 – Transition Zone by the Business Manager Strategic Planning be received.*
2. *Council resolve to prepare a Planning Proposal to amend Clause 4.1AA (2) and Clause 4.2B (2) of the Goulburn Mulwaree Local Environmental Plan 2009 to include RU6 Transition Zone.*
3. *When the Planning Proposal is prepared, a request for a Gateway Determination be forwarded to the Department of Planning and Environment.*
4. *The Department of Planning be requested to issue delegations so that Council is the Relevant Planning Authority to process the subject Planning Proposal.*

This report responds to submissions received during the exhibition of the proposed amendment.

To recap, the following Clauses are those the subject of the proposed Amendment to the *Goulburn Mulwaree Local Environmental Plan 2009* which intends to include the RU6 Transition zone in subsection (2). The proposed amendment will ensure that any lot created from a subdivision approved in the RU6 Transition zone will be greater than or equal to the existing applicable

Minimum Lot Size identified on the Lot Size map appended to the *Goulburn Mulwaree Local Environmental Plan 2009*. The existing Clauses are as follows:

4.1AA Minimum subdivision lot size for community title schemes

(1) The objectives of this clause are as follows:

(a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones:

(a) Zone RU1 Primary Production,

(b) Zone RU2 Rural Landscape,

(c) Zone R5 Large Lot Residential,

(d) Zone E2 Environmental Conservation,

(e) Zone E3 Environmental Management,

(f) Zone E4 Environmental Living,

but does not apply to a subdivision by the registration of a strata plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(4) This clause applies despite clause 4.1.

4.2B Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones

(1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to land in the following zones that is used, or proposed to be used, for residential accommodation or tourist and visitor accommodation:

(a) Zone RU1 Primary Production,

(b) Zone RU2 Rural Landscape,

(c) Zone R5 Large Lot Residential,

(d) Zone E2 Environmental Conservation,

(e) Zone E3 Environmental Management,

(f) Zone E4 Environmental Living.

(3) Development consent must not be granted for the subdivision of a lot to which this clause applies under a strata plan that would create lots below the minimum size shown on the Lot Size Map for that land.

The following maps identify the location of RU6 Transition zone in the Goulburn Mulwaree local government area that will be affected by the proposed amendment.

Map 1 Location of RU6 Transition Zone – Goulburn Locality.

Map 2 Location of RU6 Transition Zone – Marulan and Tallong Locality.

Map 3 Location of RU6 Transition Zone – Bungonia Locality.

Map 4 Location of RU6 Transition Zone – Tarago Locality.

REPORT

This post exhibition report is necessary for two reasons: To ensure that the Gateway process, under which statutory instruments may be amended has been followed, and to ensure that submissions from government agencies and/or public submissions received have been considered and appropriately addressed.

This report will firstly outline the Gateway process, then respond to written submissions received from the public.

Gateway Determination

In response to the request for a Gateway Determination (Council Resolution 5 March 2019 – Part 3), the then *Department of Planning and Environment* issued a Gateway Determination on 1 May 2019.

The Gateway Determination included six (6) conditions to be addressed:

No.	Condition	Response
(1)	Sections of the Planning Proposal to be revised prior to public exhibition	The Planning Proposal was revised accordingly prior to public exhibition.
(2)	Public Exhibition is required as follows: a) As a low impact amendment, public exhibition is required for a minimum of **14 Days** b) Public exhibition must be in accordance with the Department of Planning and Environment's guidelines	a) The Planning Proposal was exhibited for a period of **29 days** from **6 June 2019** until close of business **5 July 2019**. An advertisement was placed in a local newspaper giving Notice of the exhibition period and where the relevant documents can be viewed. Following representation to Executive staff and the Mayor from private landowners, the exhibition period was extended to **5 August 2019** (a further 29 days) to permit further written submission. b) In accordance with the Department's guidelines, all documentation including the Planning Proposal, the Gateway Determination and Council's Report and Resolution of 5 March 2019 were posted on Council's website on 6 June 2019 and copies placed at the front counter for public inspection during this period.
(3)	Consultation with the following public agencies was required: a) *NSW Rural Fire Service* b) *Water NSW*	a) *NSW Rural Fire Service* was advised of the application on 2 May 2019. The response from the NSW RFS received on 24 May 2019 raised no objections to the proposed amendment subject to any future subdivision complying with *Planning for Bushfire Protection guidelines*. b) *Water NSW* was provided the opportunity to provide preliminary advice on 6 March 2019 (as per the Gateway Process relevant to the Sydney Drinking Water Catchment) on 6 March 2019. *Water NSW's* response to this preliminary referral advised on 6 March 2019 that they supported the proposed amendment. As per the Gateway Determination (see condition 1), the revised Planning Proposal was referred to Water NSW on 2 May 2019. The response received from *Water NSW* noted that much

		of the 9,500 hectares of the RU6 Transition zone land is characterised by rural residential development and is not serviced by reticulated water and sewer infrastructure. *Water NSW* considered that the introduction of this amendment would reduce the risk of ad-hoc residential development occurring in fringe areas where sewer is likely to be absent. They further note that the proposal supports the Urban and Fringe Housing Strategy and aligns well with the *Department of Planning, Industry and Environment's* Directions. In summary, *Water NSW* supports the proposed amendment to the Goulburn Mulwaree Local Environmental Plan 2009.
(4)	A public Hearing is not required to be held into this matter.	No Public Hearing was held or requested in submissions in accordance with the then *Department of Planning, Industry and Environment's* guidelines.
(5)	The planning proposal authority is authorised as the local-plan making authority to exercise its functions subject to the following: a) The planning proposal authority has satisfied all the conditions of the Gateway Determination. b) the planning proposal is consistent with the *Department of Planning, Industry and Environment's* Directions or the Secretary has agreed that any inconsistencies are justified; and c) There are no outstanding written objections from public authorities.	a) All of the conditions of the Gateway Determination have been satisfied b) The Planning Proposal is consistent with the *Department of Planning, Industry and Environment's* Directions, and c) There are no outstanding written objections from public authorities.
(6)	The timeframe for completing the Amendment to the *Goulburn Mulwaree Local Environmental Plan 2009* is to be **6 months** following the date of the Gateway Determination.	The timeframe for this Planning Proposal would lapse on 1 November 2019. When it was clear that this timeframe could not be met, an extension was requested, and granted on 14 October 2019 from the *Department of Planning, Industry and Environment* until 1 May 2020.

PUBLIC EXHIBITION

In response to the formal public exhibition of the Planning Proposal from 6 June to 5 July 2019, and subsequent extension to 5 August 2019, six (6) written submissions were received. Full copies of each of the submissions are provided in Attachment 1.

No.	Name/Locality	Comments Summary	Response
1	Wallis (Run'O'Waters)	This submission supports the proposed amendment.	This submission is supportive of the proposal as exhibited.
2	Marama Superannuation Fund (between Gurrundah Road and Shannon Drive Run'O'Waters)	The Marama Superannuation Fund submission, dated 5 July 2019, requests that certain lands, owned by Marama Superannuation Fund, be excluded from the proposed amendment.	Because the proposed Amendment to the subject Clauses refers to zoning, it is impractical to exclude certain lands from the application of these statutory controls. Council has reviewed these Clauses previously as part of Amendment 8 and does not support this view. The reason is that the objective of the clauses is to ensure that

			additional dwelling entitlements are not created where they are not appropriately serviced.
		Marama Superannuation fund considers that the subject clauses should be retained because they would be more sustainable and allow for more flexible land uses.	The flexibility of land uses is retained in the schedule of permissible land uses under the RU6 Transition zone.
		The ecological values of the site could be retained with development for Community title or Strata Subdivision and enhanced while enabling the land to be developed, with any adverse impacts appropriately managed.	The ecological sustainability of any site for any purpose other than dwellings, would be retained by promoting development that would be consistent with the objectives of the RU6 Transition zone. It is noted that while ecological integrity and amenity of any site may be retained with delineation of these areas appropriately, any proposed lot not serviced by reticulated sewer, requires a minimum lot size of 2,500 sqm (Water NSW standard) with 1,500 sqm required for On-Site Waste Water treatment. The reduction of the minimum lot size via Community Title or Strata Subdivision will intensify the residential development of the land and necessitate the provision of an appropriate area (or infrastructure) to ensure effluent is appropriately treated in the Sydney Drinking Water Catchment. In addition to the visual impact of any measures to treat On Site Waste Water, locating this infrastructure in this area would still present a risk in terms of offsite impacts of odour and the risk to environmental integrity. Further, it is unlikely to meet the objectives of the RU6 Transition zone and present too great a risk to the Sydney Drinking Water Catchment if not appropriately addressed.
		The submission notes *that Council is currently preparing an Urban and Fringe Housing Strategy to meet future housing needs and that permitting additional dwellings in the RU6 Transition zone by way of the Community Title Subdivision would assist in meeting future housing demand*	Council's revised Housing Strategy identifies the constraints which impact on the ability of each site to house future population growth. The current Draft Housing Strategy identifies the land as an opportunity area for serviced residential land (with a high priority). Following a more strategic process such as the implementation of the Strategy, will allow for structure plans (provision of access, open space, water/sewer infrastructure, drainage infrastructure) and contributions planning to occur for the precinct. Community title subdivision may still be a valid option for this site if rezoned residential as a result of the Strategy.
3	**Guduguntla (General)**	The submission from Guduguntla recommends Council reconsider (not proceed with) amending Clauses 4.1AA and Clause 4.2B in order maintain flexibility beyond the Draft Housing Strategy. Furthermore, that the forecast growth rate in the Draft Housing Strategy may not be sufficient to meet future housing demand.	It is considered that the issues raised in this submission have been taken in to account in developing Council's Draft Housing Strategy. In addition, periodic reviews of the Draft Housing Strategy will ensure housing needs are being met. This submission provides insufficient justification to prevent a reconsideration of the proposed amendment.

4	Taylor (Brisbane Grove locality)	This submission strongly objects to the proposed amendment. It objects to the perceived stagnation of development and existing fragmentation of rural lands and the difficulty of succession planning. The submission suggests there is a demand for lifestyle lots.	This area has been considered in the Draft Housing Strategy for rural residential potential. The demand and supply of rural residential also being a general consideration in the Draft Housing Strategy. The Strategy is considered to be the appropriate strategic document for identifying land for housing. It is noted that this Planning Proposal is a generic to all land zoned RU6 Transition. The Strategy is the means to identify specific locations suitable for further development.
5	Weir (Gurrundah Road locality)	The identified land that is the subject of this submission is 10.16 hectares in size and is currently zoned RU6 Transition zone. This submission suggests reviewing the appropriateness of the RU6 Transition zone. The Planning Proposal will not address the lack of strategic direction. This submission states that there is a mistake in the subject Planning Proposal in that there is no strategy in place for rural land and that some sites have reticulated water. Other options were not provided to Council for consideration instead of amending Clause 4.1AA and Clause 4.2B. Objects to level of consultation undertaken (being insufficient).	It is agreed that a review of the RU6 Transition zone is necessary. The zone is considered to be too extensive and not fit for purpose. The Housing Strategy is the appropriate mechanism to determine location/supply of suitable land for residential. However, a review of rural lands and zoning is required and is an item on the adopted Strategic Planning Program. Only a very small percentage of properties zoned RU6 Transition located on the fringe of Goulburn have a water service. As Council is located in the Sydney Drinking Water Catchment, there is a pressing need to ensure that the risk to water quality is minimised. The connection of reticulated water in conjunction with on-site sewer treatment increases the risk of untreated run-off from these systems into the catchment, particularly during high rainfall events. Other options on addressing this issue were not provided in the original Council report. This is primarily due to the fact that the clearest way of addressing this issue is to do so via amending the relevant clauses of the Goulburn Mulwaree Local Environmental Plan. If a Development Control Plan amendment were undertaken there would be an implication that Council supports this type of development. Given the vastness of the area covered (9500ha) it is simply not a form of development which is to be encouraged as it is fundamentally inconsistent with the zone objectives. Consultation timeframes for this Planning Proposal were specified by the Department of Planning, Industry and Environment as 14 days as it was largely considered to be an administrative amendment. Upon representation from landowners to Council the exhibition period was extended. Given the large area affected individual letters to landowners was not considered feasible. The Weir's property is identified in the Baw Baw Precinct of the Draft Housing Strategy as

			being a potential urban expansion area post 2036.
6	Burton (Gurrundah Road and Pockley Drive locality)	This submission does not support the proposed amendment to Clauses 4.1AA and Clause 4 2B of the Goulburn Mulwaree Local Environment Plan 2009 to include the RU6 Transition zone in these Clauses This submission makes the point that the Development Control Plan should be amended to cater for Community Title developments, which can be shared and environmentally sustainable. See also comments/responses made in Submission 2 above.	The subject site is identified in the Draft Housing Strategy for future development. It is agreed that sustainability and environmental considerations are critical in maintaining healthy land and lifestyles into the future, however, maintaining the status quo concerning residential development in environmentally sensitive areas would be counter-productive to the achievement of environmental sustainability. A Development Control Plan is not the ideal means of addressing this issue as the permissibility of undersized lots will be maintained, without being located as a result of any strategic consideration. If rezoned to residential following the adoption of the Draft Housing Strategy, site specific Development Control Plan provisions addressing sustainability can be considered.

Summary

The Planning Proposal has been processed in accordance with the Gateway Determination process.

The two (2) submissions from government agencies, Water NSW and the NSW Rural Fire Service support the proposed amendment to include the RU6 Transition zone in Clause's 4.1AA and 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009*.

Five (5) of the six (6) written submissions from the public do not support the proposed amendment, while one (1) supports the amendment. Of the submissions which object to the proposal each submission demonstrated a clear understanding of the potential impact of the proposal on their respective properties.

What has been missed however from the five (5) written submissions objecting to the proposed amendment is that it only affects the Community Title (Clause 4.1AA) and Strata (Clause 4.2B) Subdivision of *residential development* (and *tourist and visitor accommodation* in Cl 4.2B). In this context each submission has made an attempt to address the impact restricting only *residential*, and *tourist and visitor accommodation*, will have on their respective properties. Furthermore, the proposed amendment only prevents the subdivision of this land for the purpose of *Community Land Development Act 1989* or a Strata Plan (both being the creation of individual lots) where a lot proposed is below the minimum allotment size specified in the Clause 4.1 map in the Goulburn Mulwaree Local Environmental Plan.

It is the impact of residential development on undersized allotments that Council has sought to rectify to ensure that land is not further *fragmented by subdivisions that would create additional dwelling entitlements*. In addition, increasing the density of residential development, particularly in the majority of the 9,500 hectares of land not serviced by reticulated sewer, would require intensive and substantial sewer treatment facilities to service this development. This has a significant potential to create an unacceptable risk to water quality in the Sydney Drinking Water Catchment.

Unplanned concentrations of residential development outside town centres has a number of negative outcomes such as:

- Additional pressure on emergency services
- Greater reliance on private transport to access town facilities
- Developer contributions planning cannot be properly undertaken for areas that have been identified as primarily rural for future development instead of residential.
- Development patterns may not be conducive to the orderly and economic development of an area.
- The community does not have the opportunity to be involved with the strategic decision making associated with extensions of residential areas.

Fundamentally the RU6 Transition zone is not a residential zone but a rural zone.

Council has been working towards developing the current Draft Housing Strategy. The Draft Housing Strategy will both address issues and constraints to residential development that are apparent and those which may present themselves in future including, but not limited to a greater or lesser population growth than will limit the potential of environmentally constrained land.

Conclusion

The proposed amendment has been assessed in accordance with the Gateway process and there is no impediment to the amendment being supported on these grounds.

Both government agencies consulted (Water NSW and NSW Rural Fire Service) raised no objection to the proposed amendment and have indicated their support for the amendment due to its consistency with their respective guidelines and objectives for development in the Goulburn Mulwaree local government area.

No submissions have provided sufficient justification to overturn Council's support, as the Relevant Planning Authority, for the amendment to include the RU6 Transition zone as a relevant zone to which Clause 4.1AA and 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009* should apply.

It is recommended that the proposed amendment proceed as exhibited.

15.2 POST EXHIBITION REPORT - AMENDMENT TO INCLUDE RU6 ZONE IN CLAUSES 4.1AA AND 4.2B.

Mayor Bob Kirk declared an interest in this item and took no part in the discussion or voting on the matter. At 6:22pm, Mayor Bob Kirk left the meeting.

Deputy Mayor Peter Walker took the Chair.

RESOLUTION 2019/496

Moved: Cr Margaret O'Neill
Seconded: Cr Sam Rowland

That Council Move into Committee of the Whole.

Council moved into Committee of the whole at 6:22pm.

CARRIED

RESOLUTION 2019/497

Moved: Cr Sam Rowland
Seconded: Cr Denzil Sturgiss

That Council move back into Open Council.

Council moved back into Open Council at 6:35pm.

CARRIED

RESOLUTION 2019/498

Moved: Cr Margaret O'Neill
Seconded: Cr Denzil Sturgiss

That:

1. **The post exhibition report from the Senior Strategic Planner regarding the inclusion of the RU6 Transition zone in Clause 4.1AA and 4.2B be received.**
2. **Council withdraw the Planning Proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* to include the RU6 Transition Zone in Clause 4.1AA (2) and Clause 4.2B (2) as a zone to which these Clauses apply.**
3. **Council reconsider this planning proposal as part of the Housing Strategy endorsement.**
4. **Council advise those who made a submission of the resolution and thank them for their submission.**

CARRIED

At 6:42 pm, Cr Bob Kirk returned to the meeting and resumed the Chair.

Public & Agency Submissions on Planning Proposal- Inclusion of the RU6 Transition Zone in Clauses 4.1AA and 4.2B of GMLEP 2009

Re-Exhibition Submissions between 28 September 2020 and 27 October 2020 from the following:

- Water NSW
- NSW Rural Fire Service
- Property Sales and Leasing

PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
www.waternsw.com.au
ABN 21 147 934 787

26 October 2020

Contact: *Stuart Little*
Telephone: *02 9865 2449*
Our ref: *D2020/114435*

General Manager
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Sir/Madam

AMENDMENTS TO CLAUSES 4.1AA & 4.2B (RU6 – TRANSITION ZONE) PLANNING PROPOSAL (REZ/0004/1819)

I refer to Council's re-exhibition of the Planning Proposal to amend Clauses 4.1AA & 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009* (the LEP) to extend minimum lot size restrictions for Community and Strata Title subdivision to the RU6 – Transition Zone. Re-exhibition of the Proposal follows the adoption of Council's Urban and Fringe Housing Strategy.

WaterNSW provided advice on the Planning Proposal on 22 March 2019 (our ref: D2019/24253) and 24 May 2019 (our ref: D2019/46800). We note that the proposed LEP provisions have not changed since we provided our last advice, therefore the comments made on both 22 March 2019 and 24 May 2019 remain relevant.

WaterNSW is supportive of the Proposal. As raised in our previous correspondence, the RU6 zone is characterised by rural residential development that is generally un-serviced by town reticulated water and sewer. The Proposal will help ensure that Strata and Community Title subdivision on land zoned RU6 meets the minimum lot size requirements as specified in the lot size maps of the LEP. This will help abate the risk of more intensive and *ad hoc* rural residential development occurring in urban fringe areas where sewerage and related infrastructure is likely to be absent. We note that development in the RU6 zone will also be guided by the provisions of Council's Urban and Fringe Housing Strategy.

WaterNSW acknowledges that the Proposal references our earlier advice of 22 March 2019 and 24 May 2019, which is provided in Attachment 3 to the Proposal. We also confirm that the Planning Proposal is consistent with the aims of State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 and Direction 5.2 (Sydney Drinking Water Catchments) as referenced in the Proposal. The Planning Proposal requires minor corrections on Page 18 which refer to WaterNSW correspondence being issued on 24 May 2020 instead of 2019.

If you have any questions regarding the issues raised in this letter, please contact Stuart Little at stuart.little@waternsw.com.au.

Yours sincerely

JEvans

JESSIE EVANS
A/Manager Catchment Protection

NSW GOVERNMENT

NSW RURAL FIRE SERVICE

Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Your reference: REZ/0004/1819
Our reference: SPI20201002000172

ATTENTION: Megan Trotter

Date: Wednesday 14 October 2020

Dear Sir/Madam,

LEP Amendment – Planning Proposal
Proposal to amend Clause 4.1AA and 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009 (GM LEP)* to provide that minimum lots sizes specified in Clause 4.1 apply to Community and Strata Title subdivisions. The intent of this Planning Proposal is to provide consistency to the *GM LEP* in relation to the consideration of subdivisions in the RU6 Transition Zone. This matter is being reconsidered following the adoption of the *Urban and Fringe Housing Strategy*, as per the Council resolution of 3 December 2019. This Planning Proposal applies to all land within the RU6 Transition Zone under the *GM LEP*.
Goulbun LEP Goulburn NSW 2580 AUS

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 28/09/2020.

Reference is made to Council's correspondence dated 22 September 2020 seeking comment in relation to the above Planning Proposal which seeks to amend Clauses 4.1AA & 4.2B of the *Goulburn Mulwaree Local Environmental Plan 2009* to introduce minimum lots sizes for Community and Strata Title subdivision in the RU6 – Transition Zone.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The objectives of the direction are:

(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
(b) to encourage sound management of bush fire prone areas.

The direction provides that a planning proposal must:

(a) have regard to Planning for Bushfire Protection,
(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
(c) ensure that bushfire hazard reduction is not prohibited within the APZ.

Postal address
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address
NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

Based upon an assessment of the information provided, the NSW RFS raises no objections to the proposal subject to a requirement that future subdivision of land complies with *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Bradley Bourke on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Team Leader, Dev. Assessment & Planning
Planning and Environment Services

T & T Equity Pty Ltd
tod.anderson@propertysalesandleasing.com.au
0412 350 285

16 October 2020

Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Dear Sir/Madam,

RU6 Zone Planning Proposal (REZ/0004/1819) - Submission

We are the owner of 152 Brayton Road, Marulan being Lot 1 in Deposited Plan 780918 and lodge this submission in support of the RU6 Zone Planning Proposal (REZ/0004/1819).

Strata Title or Community Title subdivision of land zoned RU6 Transition must comply with the minimum lot size requirement for land on the lot size maps in Goulburn Mulwaree LEP 2009 in the same manner it has and presently applies to zoning's listed in Clause 4.1AA and 4.2B of a similar character and for Torrens Title subdivision.

Regards

Tod Anderson
Director

Public and Agency Submissions on Planning Proposal- Inclusion of the RU6 Transition Zone in Clauses 4.1AA and 4.2B of GMLEP 2009

First Exhibition Submissions between 6 June 2019 and 5 August 2019 from the following:

- Campbell Wallis
- Marama Superannuation Fund
- Guduguntla
- Annette Taylor
- Jan and Alex Weir
- Rebekah Burton
- Water NSW
- NSW Rural Fire Service

Submission 1

The General Manager,
Goulburn Mulwaree Council,
Goulburn 2580.

3 / 7 / 2019

Dear Sir,

Re: Planning Proposal REZ/0004/1819.

I refer to your recent Notice in relation to the proposed amendments to the Goulburn Mulwaree L.E. P. 2009 concerning Community Title and Strata Title Subdivisions in RU6 zones.

May I offer my support to your proposal as offering Council greater opportunity to ensure consistency of outcomes in this zone , by reference to other zones and ensuring direction for any potential development in the zone.

The particular zone has a degree of sensitivity as is evidenced by its objectives. The present proposal should assist Council in dealing with those objectives.

Yours faithfully,

Campbell Wallis

Submission 2

Submission Goulburn Mulwaree Council *5th July 2019.*

Planning Proposal – (REZ/0004/1718)

Council are requested, to exclude part of the lands owned by Marama Superannuation Fund from the planning proposal placed on exhibition on the 6th June 2019. The intent of the planning Proposal is to ensure that Strata and Community Title subdivision of land zoned RU6 Transition meets the minimum lot size requirements for land on the lot size maps in Goulburn Mulwaree LEP 2009.

The exclusion of these lands from the planning proposal will positively contribute towards a well-considered community development proposal, that offers a number of Community Wellbeing measures including;

- Use of renewable energy and community heating in the development.
- Providing facilities and services not available in standard Torrens Title residential developments., such as storage facilities for RV Vehicles and Boats, Golf driving Range, Equestrian infrastructure, including dressage arena & horse paddocks.
- Providing a mechanism and ongoing resources to sensitively manage environmental assets held as community open spaces, in perpetuity.

The use of community title in this instance will help meet future housing demands. It will enable efficient development of the land and reinforce the surrounding land uses and allow effective management of existing natural assets. The land has convenient road access and nearby infrastructure to enable efficient development of the land which is recommended to be excluded from the planning proposal.

Lands proposed to be excluded from the planning proposal include

a) Lot 1 of the proposed 2 lot Subdivision of lot 10 DP 625626 Approximately 40 Hectares of a 110 hectare site, (DA/0368/1819/) and

b) those parts of adjoining portions, not affected by Biodiversity constraints as identified in Terrestrial Biodiversity Map Sheet BIO-001*.

Lot 268 DP 750015	1.7 Hectares (Total Area)
Lot 337 DP 750015	21.9 Hectares (Total Area)
Lot 338 DP 750015	9.1 Hectares (Total Area)

Council may also consider, excluding parts of Lot 4 DP 835933 that are not affected by Biodiversity constraints. This is an adjoining lot to the south of our lands, that would benefit by the proposed sewer main to be installed under DA/0368/1819.

The lands recommended to be excluded from the Planning Proposal represent less than 10% of the total area of the affected RU6 Zone and will not adversely affect the strategic direction of fringe housing.

*https://www.legislation.nsw.gov.au/maps/e829735a-38f6-4b72-8f7d-32049dc93c31/3310_COM_BIO_001_160_20180209.pdf

Goulburn Mulwaree Council
Date Received: 5/7/19
Signature: 2:33pm.
SCANNED

Submission 2

Figure 1 Map Showing Land recommended to be excluded from Planning Proposal

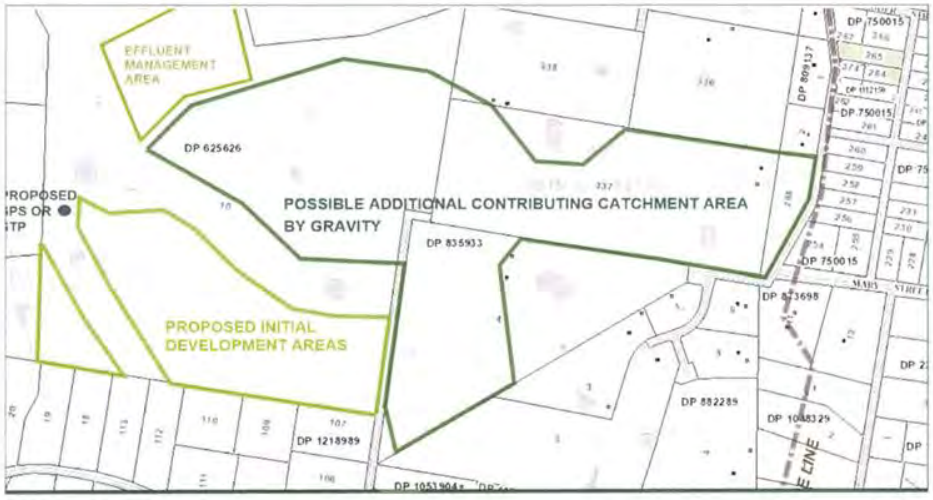


Figure 2 Potential Sewerage Catchments of areas recommend to be excluded from Planning Proposal, The Proposed Initial Development Areas are part of DA/0368/1819.

Figure 2 was prepared by Southern Region Land Engineers, as part of the owner's submission to the Draft Urban and Fringe Housing Strategy.

Submission REZ/0004/1718 MARAMA SUPERANNUATION FUND

Submission 2

BACKGROUND

1) Lodgement of Development Application 3rd June 2019

The Marama Superannuation Fund, lodged a Development Application form with Council, on Monday 3rd June 2019 by email. This email included a request for a fees quote, which Council did not provide. Making it impossible to comply with the Division 1, Clause 50 of the EP&A Regs.

The planning proposal to make Amendments to Clauses 4.1AA & 4.2B (RU6 – Transition Zone) in the Local Environmental Plan 2009 was placed on exhibition on the Thursday 6th June 2019.

2) Development Proposal DA/0378/1819 [1]

Marama Superannuation Fund. Sought consent for the subdivision of Lot 10 DP625626 into 2 Torrens title lots and "Concept Approval" for the subdivision of proposed Lot 1, (approximately 40 Hectares), into 93 Community title lots with Lot 1 being Community Association property, pursuant to Part 4, Div. 4.4 of the EP&A Act which allows for concept development applications.

No works were proposed under this DA and detailed proposals for the Community title subdivision of proposed Lot 1 will be the subject of a subsequent DA(s).

3) Merit of the Development Proposal

The proposal was consistent with the controls in both the LEP and DCP at 3rd June 2019.

The ecological values of the site can be retained and enhanced while enabling the land to be redeveloped, and any adverse impacts can be appropriately managed.

The technical studies which accompanied the DA established that the environmental impacts of the proposed concept are generally positive and, where appropriate, make recommendations for the detailed design phase of the project which will provide certainty and clarity to guide the development.

The proposed development is in the public interest and will have a range of positive social and economic benefits, namely:

- Provides a mechanism and ongoing resources to sensitively manage environmental assets held as community open spaces. in perpetuity.
- Incorporates 16 hectares of managed community open spaces and the potential to benefit from community owned renewable energy and heating.
- Provides additional land for housing that is in high demand and within close proximity to existing services in Goulburn Town centre
- Facilitates urban development in the areas that allow urban infrastructure services to be provided in a cost-efficient manner as it can be easily augmented

We conclude that the proposal represents a sound development outcome and will not adversely affect the strategic direction of fringe housing if excluded from REZ/0004/1718.

[1] (https://www.dropbox.com/sh/kcmo3zwcun88rnd/AADgu7xGsoc9zYql9yjeVLCca?dl=0)

Submission 2

4) Urban and Fringe Housing Strategy

Council is currently preparing an Urban and Fringe Housing Strategy, a draft of which was publicly exhibited in January/February 2019. One of the intentions of the Draft Strategy is to provide criteria for the consideration of Planning Proposals in future for land located on the fringe of the towns, specifically Goulburn and Marulan.

a) Our Submission in May 2018 responded to the Pre-strategy Consultation at Stage 2 of the project. As council was looking to sustainably house 5700 more people over the next 20 years. This submission contented by allowing large residential lots to be developed in this location it would reinforce the surrounding land uses and allow effective management of existing natural and cultural assets. The land has convenient road access and nearby infrastructure to enable efficient development of the land. (see Attachment 1)

b) The draft housing strategy identified the site as No. 4 and part of Run O' Waters area in west Goulburn. This area was not recommended for any land use changes due to significant ecological constraints. This decision was based on a desktop review.

c) Response to Draft Strategy.
Elton Consulting (Sydney) provided an evidenced based response on our behalf to the draft housing strategy. (Refer attachment 2)

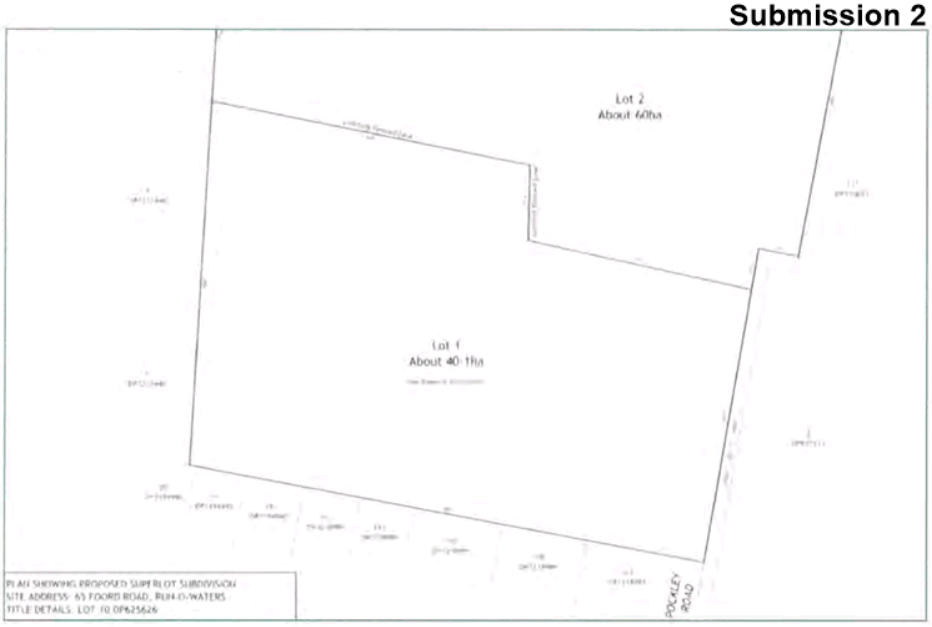
A detailed Ecological Values and Constraints Assessment by Capital Ecology, demonstrated that:

- The majority of the site has little or no conservation value, given the land has been used pastoral purposes for several decades.
- The small areas of high conservation value are limited to areas containing remnant Box Gum Woodland (the northern paddock and areas in the eastern areas of the site), all of which are recommended to be protected.

Vegetation mapping on LEP Terrestrial Biodiversity Mapping

A Draft Concept Plan and subdivision layout plan had been prepared to demonstrate what can be achieved at the sites (see figures below).

Submission 2



Our submission demonstrated the site presents an opportunity to address the issue of housing supply in the region and should be included as a future investigation area as there are no significant constraints that would preclude the site from further residential development.

- The site is directly adjacent to Goulburn's existing urban area and will form a contiguous and logical expansion
- The site access to a range of commercial, retail, education, medical and community facilities as well as public transport given its close proximity to Goulburn urban area.
- The site has the potential to deliver a significant volume of residential lots (40–80 residential lots)
- Protecting and retaining the areas of high conservation value and enhancing these areas through replanting and reserving under a titling system or legal equivalent
- Infrastructure can be easily augmented to service the site and there is capacity to accommodate future development
- The surrounding road network has the capacity to accommodate future residential development
- The proposal is not inconsistent with local and state strategic framework including the objectives in the Draft Goulburn-Mulwaree Urban and Fringe Housing Strategy.

Submission REZ/0004/1718 MARAMA SUPERANNUATION FUND

Submission 2

5) Planning amendment on Public exhibition REZ/0004/1718

The Planning amendment on Public exhibition, proposes to change the minimum lot sizes for community titled subdivisions in the (RU6 – Transition Zone). The intent of the planning Proposal is to ensure that Strata and Community Title subdivision of land zoned RU6 Transition meets the minimum lot size requirements for land on the lot size maps in Goulburn Mulwaree LEP 2009.

We understand that Department of Planning and Environment, were satisfied that minimal community consultation was required for this proposal. Being a 14-day exhibition and notification of the exhibited Planning Proposal in the following media:

1. A newspaper advertisement that circulates in the area affected by the Planning Proposal; and
2. The website of Goulburn Mulwaree Council and the Department of Planning and Environment.

There was no advice to affected landholders proposed in Council's Community Consultations.

Representations were made to Council senior management in December 2017 by Christopher & Rebekah Burton, to establish an equestrian facility and community title development on Lot 10 DP 625626. Their concept plan proposed that the 50% of the total site would be open space (65 hectares), 15% of the site will be managed for conservation of Grassy Box Woodland (25 hectares) and 35% will be set aside for residential development. Those representations reflected terrestrial biodiversity mapping of the site at the time. The development proposed in their representations provided for the protection and enhancement of the natural environment through establishing and maintaining dedicated environmental areas and open spaces, that would be managed as a community lot.

Council's advise at that time, was to engage a consultant to further develop their proposal and to participate in a proposed Urban & Fringe Housing project.

The trustees of the land, submitted a submission to Council's Urban & Fringe Housing project, suggesting that the site offered an alternative residential development product to the main development front at Mary's Mount and reinforcing a transition in land use from rural to urban.

A Development Application, DA/0368/1819 has been lodged with Council, seeking consent for the subdivision of Lot 10 DP625626 into 2 Torrens title lots and "Concept Approval" for the subdivision of proposed Lot 1, (approximately 40 Hectares), into 93 Community title lots with Lot 1 being Community Association property, pursuant to Part 4, Div. 4.4 of the EP&A Act which allows for concept development applications.

No works were proposed under that DA and detailed proposals for the Community title subdivision of proposed Lot 1 would be the subject of a subsequent DA(s).

The timing and limited consultation associated with the current RU6 Planning Proposal, took place after a substantial body of work had been undertaken on the drafting and lodging of a DA /0368/1819 that sought concept approval for a community title subdivision.

The submitted development proposal over part of lot 10 DP 625626 represents a sound development outcome, that has been based on a number of technical assessments

Submission 2

supporting its case for concept approval in its current form and will not adversely affect the strategic direction of fringe housing if excluded from REZ/0004/1718.

Our submission to the exhibited Housing Strategy demonstrated the site presents an opportunity to address the issue of housing supply in the region and should be included as a future investigation area in the housing strategy as there are no significant constraints that would preclude the site from further residential development.

The lands recommended to be excluded from the Planning Proposal represent less than 10% of the total area of the affected RU6 Zone and will not adversely affect the strategic direction of fringe housing if excluded from REZ/0004/1718.

Lands proposed to be excluded from the planning proposal

a) Lot 1 of the proposed 2 lot Subdivision of lot 10 DP 625626 Approximately 40 Hectares of a 110 hectare site, (see details of that DA below) and

b) those parts of adjoining portions, not affected by Bio- Diversity constraints as identified in Terrestrial Biodiversity Map Sheet BIO-001.

Lot 268 DP 750015	1.7 Hectares
Lot 337 DP 750015	21.9 Hectares
Lot 338 DP 750015	9.1 Hectares

The Trustees
Marama Superannuation Fund.
C/- Dawson & Partners
PO BOX 201,
Cootamundra NSW 2590

Contact James Thompson

Submission 2

Attachment 1 ***REZ/0004/1718***

Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
Locked Bag 22,
Goulburn NSW 2580
Via email: council@goulburn.nsw.gov.au

Dear Mr Bennett

Goulburn-Mulwaree Urban and Fringe Housing Strategy Consultation Submission

Thank you for the opportunity to make this submission associated with the development of the Goulburn Mulwaree Council Housing Strategy for Goulburn and Marulan. This submission relates primarily to the western urban fringe of Goulburn in the Run-O-Waters locality in particular Lot 337/750015 and Lot 10/625626, 65 Foord Road, Goulburn. We would like to propose our land for future consideration for use as large lot residential.

We have considered the strategic context and the physical characteristics of our land and believe that, if developed in an appropriate manner, it could provide a high-quality residential estate as an addition to the existing urban footprint of Goulburn. The surrounding area has been progressively urbanised over the past few years. The subject land offers a logical and contiguous extension to the development of Goulburn Mulwaree's fringe lands and could potentially contribute to satisfying the growing demand for housing.

The Goulburn Mulwaree Strategy 2030 identified the area to the west of Goulburn as an appropriate area to accommodate large lot residential development, providing an alternative residential development product to the main development front at Mary's Mount and reinforcing a transition in land use from rural to urban. The strategy recommended the following minimum lot size – 2000m2 for allotments comprising water and sewer and 10 hectares for allotments without water and sewer.

This submission responds to the Pre-strategy Consultation at Stage 2 of the project. As council is looking to sustainably house 5700 more people over the next 20 years, our site offers a logical and appropriate location.

Description of the site

The land is located west of the Goulburn Urban Core Area and is defined as Lot 268 337/750015 and Lot 10/625626. The total area of three sites is 120 hectares. Access to the site is via Gurrundah Road to the north and Mary Street to the east and Pockley road to the south. The site is gently sloping and connected to sewer, water, electricity and gas. (figure 1 and 2).

The land is currently used for Extensive Agriculture (beef cattle and some cereal grain production) and a detached residence. The arable portions of the land have been fully pastured improved and fertilsed regularly to improve carrying capacity and provide competition to weeds. The full productive potential of the site is constrained by the adjacent residential development and large lot residential lots. The risks arising from the presence of dogs on these lots, makes the breeding & grazing of sheep not economic, and some day to day management activites more difficult.

The grazing activities on this land, provide an important aid to managing bush fire loads, that can pose a threat to the periphery of the city.

There are significant challenges in generating sufficient income from a parcel of this size to meet the increasing costs of beef production, as well as Environmental stewardship costs of enhancing and restoring the Grassy Box Woodland on the site.

Submission 2

Attachment 1 *REZ/0004/1718*

Figure 1 Location of subject site showing contours and surrounding subdivision pattern

Figure 2 Subject site- road access and vegetation coverage

Submission 2

Attachment 1 *REZ/0004/1718*

Current statutory planning provisions

The site is subject to the provisions of the *Goulburn Mulwaree Local Environmental Plan 2009* and is zoned RU6 Transition Zone.

The sites are subject to two minimum lot sizes (MLS) of AB1 (10ha) for the western portion and Z (2ha) for the eastern parcel. The submission seeks an opportunity to undertake a rural residential subdivision of the land as part of the proposed determination of the Goulburn Mulwaree Urban & Fringe Housing Strategy, to be followed by a subsequent amendment to the Goulburn Mulwaree LEP.

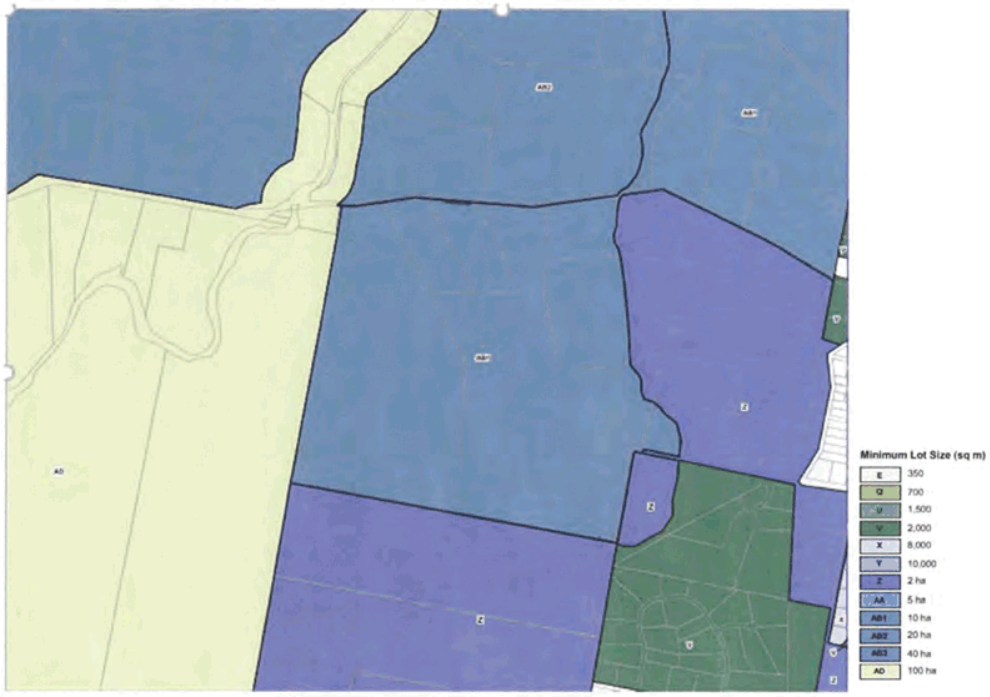


Figure 3 Current Minimum Lot Size
Goulburn Mulwaree LEP 2009 Lot Size Map - Sheet LSZ- 001A

Proposal

A summary of the key elements of our proposal are provided below.

- 268/337/750015 and 10/625626 to be considered under the Goulburn Mulwaree Housing Strategy as a site for future residential development (large lot residential). While the proposed allotment sizes would be subject to further land capability and infrastructure capacity analyses we propose the amendment of the Minimum Lot Size for Lot 10/625626 to MLS Z (2ha) and consideration of part of the residual land for residential allotments of area between 1000-2000m^2.

The following strategic planning documents have been considered in developing and understanding the suitability of our proposal. These include:

» *Goulburn Mulwaree Local Environmental Plan*

Terrestrial Biodiversity, Urban Release, Land Zoning and Minimum Lot Size Maps

» *South East and Tablelands Regional Plan 2036*

» *Goulburn-Mulwaree Strategy 2020*

» *Goulburn-Mulwaree Urban & Fringe Housing Strategy*

Submission 2

Attachment 1 ***REZ/0004/1718***

These documents have provided a preliminary understanding of the housing, environmental and social impacts of the subject proposal.

The proposal in its completed form will have considered the desired character and urban structure of Goulburn. The location of the land is considered to be suitable for a contiguous development of large residential lots (1000-2000m^2). Such development would provide highly desirable housing to the market and help to provide a more diverse range of housing options available to the market.

The proposed amendment to the LEP that would be required to facilitate the subdivision of the land into smaller lots is consistent with minimum lot sizes prescribed for land to the south of the site. Adjacent blocks have a minimum lot size of 2,000m^2.

Goulburn is generally characterised by an urban core with a minimum lot size of 700m^2 and an outer core with a minimum lot size of 2000m^2. The outer core transitions into 2-10-100 hectare rural holdings. The proposed rezoning of the subject land is unlikely to detract from the town's urban density or structure but rather, would complete the outer core and provide a transition from large, productive rural land to a more intensive urban setting.

The subject site is located adjacent to an approved Urban Release Area under the *Goulburn-Mulwaree Local Environmental Plan 2009*. There is a clear and logical opportunity for the extension of the Urban Release Area to include our land. The proposed subdivision could provide new and affordable residential land at the fringe; an increased choice in housing options, and a desirable product with good access to infrastructure, services, jobs and transport. Our subdivision proposal will provide a transition from rural to residential development, on land with limited agricultural productivity, but also close to the existing urban boundary with infrastructure and services.

The proposed development site is consistent with a number of directives outlined within the *Goulburn-Mulwaree Strategy 2020* - specifically, those relating to accommodating sustainable growth. These include:

» Facilitating urban development in the areas that allow urban infrastructure services to be provided in a cost-efficient manner.

» Accommodating rural residential living opportunities on less productive rural lands and in locations which would not detract from the cost-effective provision of services and utilities.

Settlement Planning Principles, as outlined within the *Southeast and Tablelands Regional Plan* developed by the NSW Government, include a number of considerations for desirable housing outcomes. Outcomes that directly relate to, and have been considered for this proposal include:

» Protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors.

The majority of the site is contained within a terrestrial biodiversity zone. Our concept plan proposes that the 50% of the site will be open space (65 hectares), 15% of the site will be managed for conservation of Grassy Box Woodland (25 hectares) and 35% will be set aside for residential development. Accordingly, the proposed development would protect and enhance the natural environment through establishing and maintaining dedicated environmental areas and open spaces.

» Identifying a sustainable water supply;

The site has 2 existing connections to town water and 2 licensed bores. One of these bores provides sufficient water for over 150 head of cattle. We propose to acquire an irrigation licence to use an existing easement from Wollondilly River. This would increase water security for the future development area and ensure environmental quality.

The *Goulburn Mulwaree Strategy 2020* includes a planning principle to protect biodiversity by locating development areas where they would not endanger threatened species or critical habitat and minimise modification to natural ecosystems, habitat loss and fragmentation. As stated previously the site contains environmentally significant vegetation that is protected under State legislation. This has been accounted for and included in concept design layouts within the development area. Areas in which Grassy Box Woodland has been identified will be preserved and managed to avoid intense development, thus ensuring environmental protection and maintaining the existing character of the area. Opportunities to strengthen habitat corridors have also been identified.

Submission 2

Attachment 1 *REZ/0004/1718*

The *Goulburn-Mulwaree Strategy 2020* outlines a number of approaches to accommodating sustainable growth. The social approaches to promoting this have been considered in the proposal and are facilitated through the following outcomes:

» New urban areas with a sense of 'community' with key services available locally.

The proposed subdivision and residential development is immediately contiguous with existing residential development and is a short distance from the broad range of services available in Goulburn including health, education and retail services. We are also hoping that the design of our subdivision will lead to both a sense of community and increased community resilience amongst new residents.

» Safeguarding important heritage and ecological assets in any land use and development decisions overall, to ensure that development of land is carried out in an orderly and efficient manner.

Aboriginal and European heritage assessments will be carried out prior to any development taking place. This is to ensure no significant heritage items would be affected by the residential development, with any identified heritage elements being managed and retained as historically significant features of the area.

Conclusion

We consider this preliminary proposal to have merit in terms of its alignment with existing growth and development strategies for the Goulburn Mulwaree Local Government Area. The land represents an ideal location to accommodate the increasing number of people moving to Goulburn-Mulwaree. There are low numbers of large residential lots available, yet there is a high level of interest and apparent demand from "tree changers" looking for parcels of land larger than traditional metropolitan lots to meet their housing and lifestyle needs. Allowing large residential lots to be developed in this location would reinforce the surrounding land uses and allow effective management of existing natural and cultural assets. The land has convenient road access and nearby infrastructure to enable efficient development of the land.

We would welcome the opportunity to discuss the merits of our proposal with Council staff and the consultants appointed to prepare the Goulburn-Mulwaree Urban and Fringe Housing Strategy. We can be contacted on 0428 480 512 after the 12th July 2018.

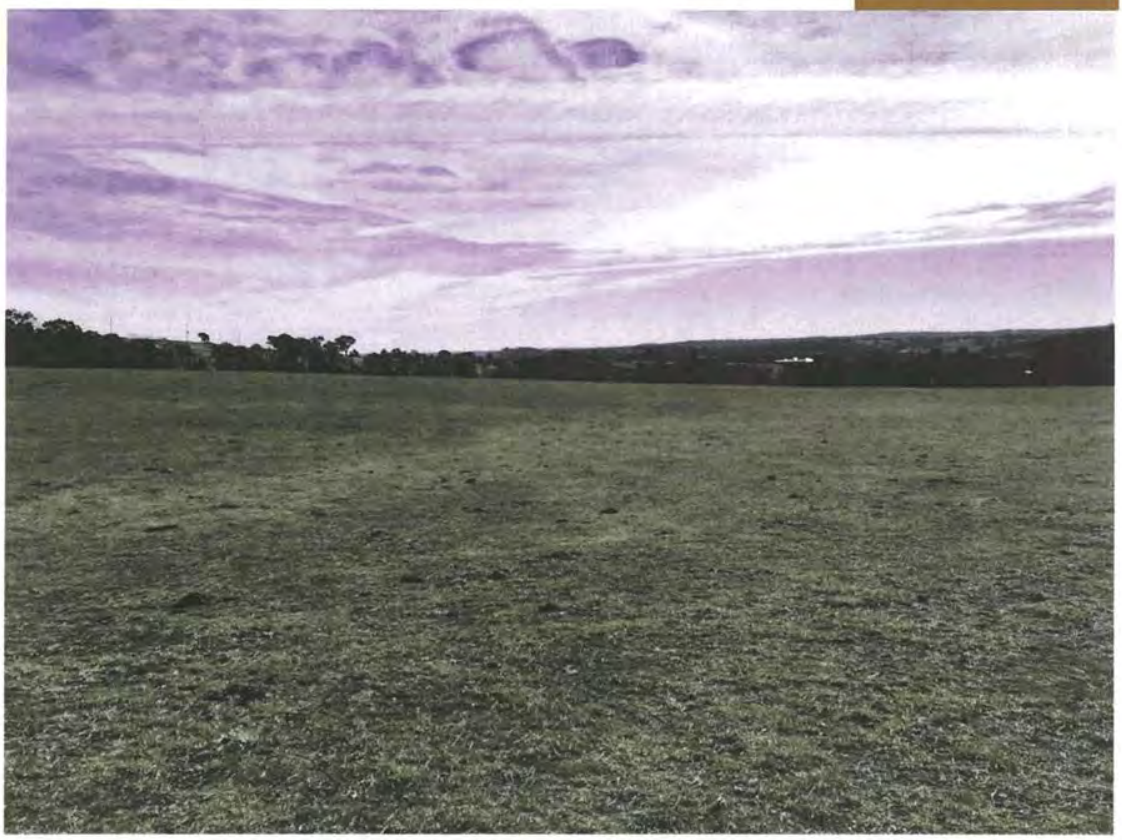
Yours sincerely

Stewart Thompson

As Trustee Marama Superannuation Fund.

ATTACHMENT # 2. REZ/0004/1718 **Submission 2**

elton consulting



65 Foord Road, Run'O Waters

Submission Draft Goulburn Mulwaree Housing Strategy

Client: Stewart Thompson
Date: 22 February 2019

A Veris Company veris

Submission 2

Contact:

Vasiliki (Vas) Andrews
vas.andrews@elton.com.au
02 9387 2600

SYDNEY
02 9387 2600

Level 6, 332 - 342 Oxford Street
Bondi Junction NSW 2022

www.elton.com.au
consulting@elton.com.au
Sydney | Brisbane | Canberra | Darwin | Melbourne | Perth
ABN 56 003 853 101

Prepared by	Vasiliki (Vas) Andrews
Reviewed by	Robert Bennett
Date	22 February 2019
Version	FINAL

Submission 2

Contents

EXECUTIVE SUMMARY		**4**
1	**INTRODUCTION**	**7**
2	**THE SITE**	**8**
2.1	Context	8
2.2	Site description	9
2.3	Surrounding development	11
2.4	Development proposals in the area	14
Planning Proposals (LEP Amendments)		14
Major Projects		14
Local Development Applications		15
2.5	Current planning controls	16
3	**SUBMISSION**	**20**
3.1	Site assessment – constraints analysis	22
3.1.1	Issues/concerns	25
3.1.2	Recommendation	30
3.2	Consultation	30
4	**PROPOSAL**	**31**
4.1	Objectives and intended outcomes	31
4.2	Proposed amendments	33
4.3	Justification for proposal	34
4.3.1	Strategic merit	34
4.3.2	Site specific merit	35
5	**CONCLUSION**	**38**

FIGURES

Figure 1	Site context	8
Figure 2	Aerial view of the site	9
Figure 3	Local context	12
Figure 4	Proposed subdivision Shannon Drive DA/0090/1718	15
Figure 5	Excerpt existing zoning	17
Figure 6	Excerpt Lot size map	17
Figure 7	Excerpt Heritage Map	18
Figure 8	Excerpt Terrestrial Biodiversity Map	18
Figure 9	Existing Bushfire Prone Land Map	19
Figure 10	Goulburn Sites	21
Figure 11	Goulburn West Opportunity Sites	22
Figure 12	Ecological values map	23
Figure 13	Riparian buffers	24

Submission 2

Figure 14	Vegetation mapping on LEP Terrestrial Biodiversity Mapping	26
Figure 15	Draft Concept Plan	32
Figure 16	Draft Subdivision Layout	32
Figure 17	Potential servicing of the site	37

TABLES

Table 1	Site details	9
Table 2	Key characteristics of the site	10
Table 3	Adjoining properties zoning and uses	13
Table 4	Assessment against Criteria of identification of greenfield sites	28
Table 5	Additional Criteria for Large Lot Residential Land (2-10ha)	29

APPENDICES

A	Site photos	39
B	Submission No. 1	40
C	Preliminary Ecological Values and Constraints Assessment	41
D	Engineering Advice	42
E	Salinity testing	43

Submission 2

Executive summary

This submission has been prepared on behalf of Mr Stewart Thompson in respect of his property at 65 Foord Road, Run O' Waters (the site).

We welcome the opportunity to provide comment as part of the second round of consultation on the Goulburn-Mulwaree Urban and Fringe Housing Strategy.

The draft housing strategy identifies the site as No. 4 and forms part of Run O' Waters area in west Goulburn. This area is not recommended for any land use changes due to significant ecological constraints which has been based on a desktop review.

The key objective of this submission is for Goulburn Mulwaree Council to reconsider the inclusion of the site as an investigation area based on the outcomes of a more detailed Ecological Values and Constraints Assessment by Capital Ecology, which demonstrates that:

- The majority of the site has little or no conservation value, given the land has been used pastoral purposes for several decades
- The small areas of high conservation value are limited to areas containing remnant Box Gum Woodland (the northern paddock and areas in the eastern areas of the site), all of which are recommended to be protected.

The figure below highlights the ecological values of the site.

A Draft Concept Plan and subdivision layout plan has also been prepared to demonstrate what can be achieved at the sites (see figures below).

Our submission demonstrates the site is presents an opportunity to address the issue of housing supply in the region and should be included as a future investigation area as:

- The site is directly adjacent to Goulburn's existing urban area and will form a contiguous and logical expansion
- Has access to a range of commercial, retail, education, medical and community facilities as well as public transport given its close proximity to Goulburn urban area
- The site has the potential to deliver a significant volume of residential lots (40–80 residential lots)
- Our initial analysis suggests that the site can accommodate up to 40–80 residential lots at 1-2 hectares (ha) lots, as well as a couple five ha lots and a 10ha lot
- Protecting and retaining the areas of high conservation value and enhancing these areas through replanting and reserving under a titling system or legal equivalent
- There are no other significant constraints that would preclude the site from further residential development and issues such as bush fire which can be managed through the DA process
- Infrastructure can be easily augmented to service the site and there is capacity to accommodate future development
- There is capacity in the surrounding road network to accommodate future residential development
- The proposal is not inconsistent with local and state strategic framework including the objectives in the Draft Goulburn-Mulwaree Urban and Fringe Housing Strategy.

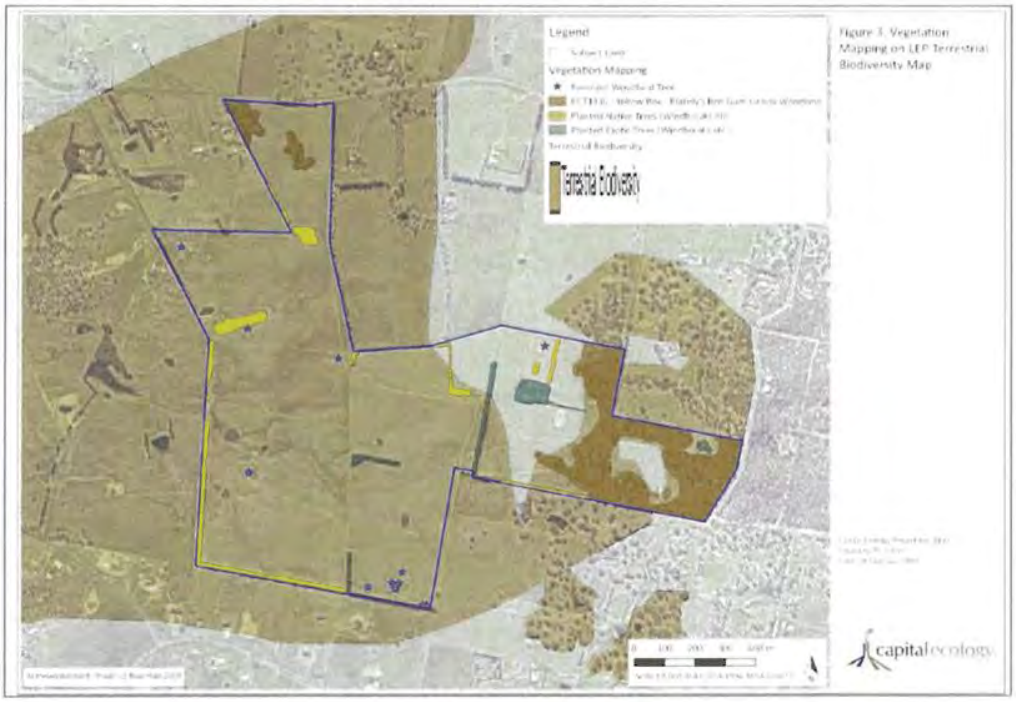
We therefore consider this to be an ideal site for future residential development and recommend that Council:

1. Consider our proposal for the site (Section 4) as illustrated below
2. Identify the site under the Goulburn Mulwaree Housing Strategy for future investigation (large lot residential and standard residential)

Submission 2

3. Include the land in the Council led planning proposal to amend Goulburn Mulwaree LEP 2009 to facilitate the site's redevelopment as follows:
   - Land Zoning Map amended from RU5 Rural Transition to R5 Large Lot Residential and/or E2 Environmental Living
   - Lot size map - Lot 10 DP 625626 and part Lot 337 DP750015 from 10,000sqm to 1000sqm - 2000sqm depending on infrastructure servicing
   - Terrestrial Biodiversity Map - amend to more accurately reflect the ecological/biodiversity values of the site and adjoining properties.

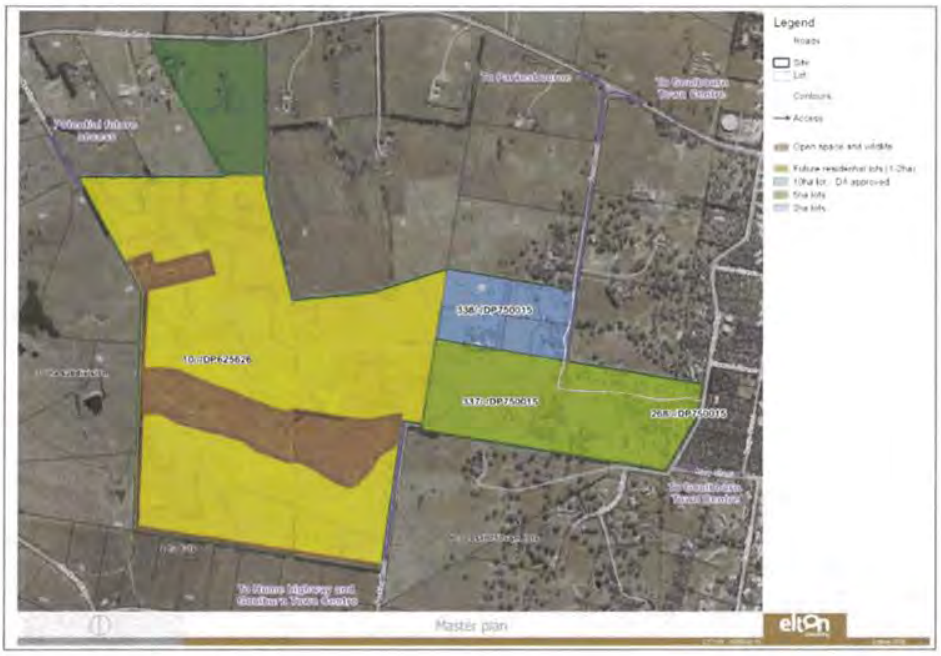
Vegetation mapping on LEP Terrestrial Biodiversity Mapping



Source: Capital Ecology 2019

Submission 2

Draft Concept Plan



Source: Elton Consulting October 2018

Draft Subdivision Layout

Source: Southern Cross Consulting Surveyors October 2018

Submission 2

1 Introduction

This submission has been prepared on behalf of Mr Stewart Thompson in respect of his property at 65 Foord Road, Run O'Waters (the site).

We welcome the opportunity to provide comment as part of the second round of consultation on the Goulburn-Mulwaree Urban and Fringe Housing Strategy.

We support an evidence based approach to investigating and identifying areas suitable for housing to assist Goulburn Mulwaree Council in meeting the housing demands generated by the expected continued population growth.

The key objective of this submission is for Goulburn Mulwaree Council is for Council to take advantage of this unique opportunity and consider the site for future residential development.

The submission is set out as follows:

- **Section 2** provides an overview of the site's location and context and key planning controls that apply to the site
- **Section 3** details our submission to the Draft Goulburn Mulwaree Housing Strategy. It identifies: the key aspects of the Draft Strategy that relate to the site, issues of contention and recommendations
- **Section 4** Details our proposal for the site and justification
- **Section 5** provides a summary of the recommendations and the conclusion.

This submission is supported by the following documents:

- Concept Master Plan
- Preliminary Ecological Values and Constraints Assessment
- Preliminary Subdivision Plan for land in the south western corner.
- Sewerage System Analysis advice prepared by Southern Region Land Engineering
- Salinity Testing results.

Submission 2

2 The site

2.1 Context

The site is located within the suburb of Run O' Waters, 3km west of the Goulburn Urban Core Area within the Goulburn Mulwaree Local Government Area (LGA). The site is strategically located being 78 kilometres (km) (an hour and ten minutes) to Canberra CBD, 159km to Wollongong (about two hours) and 197km to Sydney (about two and a half hours).

As such, the site is in an ideal location with access to a range of:

- Educational establishments
- Retail and commercial opportunities
- Medical facilities
- Recreational and community facilities and services.

While public transport is not a major consideration for rural townships, the site is in close proximity to Goulburn town centre, train services and coach are available to major centres and towns including Sydney, Canberra and Melbourne.

Figure 1 Site context

Source: Nearmap 2019

Submission 2

2.2 Site description

The site is located at 65 Foord Road, Run O' Waters, 3km west of the Goulburn Urban Core Area. The site covers an area of approximately 130 hectares and includes four parcels of land detailed in **Table 1**.

Key characteristics of the site and landform features of the site as well as opportunities and constraints are summarised in **Table 2**.

Figure 2 and corresponding images in **Appendix A** illustrate existing development and characteristics of the site.

Table 1 Site details

Legal Description	Area (Hectares ha)
Lot 10 DP625626	98.5
Lot 268 DP750015	1.7
Lot 337 DP750015	21.9
Lot 338 DP750015	9.1
Total	131.20

Figure 2 Aerial view of the site

Source: Elton Consulting 2018

Submission 2

Table 2 Key characteristics of the site

Item	Description
Current conditions	The site is currently utilised for residential and grazing for beef cattle and some cereal grain production. The site contains: » Two detached dwelling houses, a main farm dwelling located on Lot 338 DP750015 and a smaller cottage located on Lot 268 DP750015 » Farm sheds and associated structures » Dirt access tracks » 23 Paddocks used for grazing and cereal grain production » Area of Remnant Box Woodland (limited mainly in the eastern sections and northern portion of Lot 10), which have been fenced out, to encourage regeneration, and quarantined from fertiliser applications
Bushfire	The site not currently identified as being bushfire prone on the current map (**Figure 9**) however the site is bordered by Category 2 Vegetation at the Eastern boundary. However, the Bushfire Prone map is currently in the process of being amended. A draft map has been prepared, considered by Council and sent to the Rural Fire Service for approval. The draft map identifies the site as being medium bush fire risk vegetation category 3. This does not preclude development at the site but will require that any development (including minor works) will require an assessment under Planning for Bushfire Protection Guidelines and relevant construction standards.
Contamination	It is understood that the site has been utilised for agricultural purposes since early 1800s. The owners claim, that there is no evidence of former sheep dips or horticultural uses on the site that would be sources of potential for contamination.
Ecology	The majority of the site is cleared and pasture improved for farm land use, the vegetation that does exist consists of: » Patches of Box Gum woodland located in the eastern area of the site on Lot 337 and northern area of lot 338, Boxgum woodland is located in the area with a lower minimum lot size. It is also the area closest to the existing urban lands of Goulburn and therefore most desirable for subdivision. » A few remnant trees sparsely scattered across the site. » Perimeter plantings and windbreak plantings some of which were planted under grant funding as part of the Remnant Links Project. Refer **Section 3.1** of this report and accompanying Ecological advice for further information.
Watercourses	The site has four drainage paths (**Figure 13**) each of these drain in either a westerly or northern direction towards the Wollondilly River. These drainage paths consist of grassy swales, and undulating grass landscapes, Overland flows are reduced by draining into farm dams, with peak flows slowed through the use of contour banks.
Heritage	The site is not identified as a heritage item is located within a heritage conservation are however a local Item No. 003, Baw Baw "Cole Park" Homestead located at 115 Gurrundah Road (Lot 1 DP 790767) borders the site to the north of Lot 10 DP 625626.
Topography	The site is gently undulating.

Submission 2

Item	Description
Traffic & access	Access to the site is via Gurrundah and Foord Roads to the north, Keating Drive to north west, Mary / Ridge Streets to the east and Pockley Road to the south.

2.3 Surrounding development

The site is bordered by:

- Gurrrundah Road to the north with rural residential, grazing land and supporting agricultural uses further north
- Southern Tableland wholesaler located to the west of northern portion of the Lot 10 DP625626
- 10-hectare residential subdivision to the west
- Rural residential development on two hectare lots to the south bordering Lot 10 DP625626 known as Run Waters Subdivision
- Rural residential development on lots to the south-east bordering Lot 337 DP750015 known as Shannon Drive (see below for further information)
- Heavily vegetated area to the east which includes Crown land and land acquired by Council for open space known as the West Goulburn Bushland Reserve.

Figure 3 below illustrates surrounding development in the vicinity of the site a further analysis of use of adjoining land has also been undertaken by the Mr Thompson and summarised **Table 3**. As it is evident land adjoining the site is principally as residential lots, with some very limited grazing undertaken.

Submission 2

Figure 3 Local context

Source: Nearmap 2019

Submission 2

Table 3 Adjoining properties zoning and uses

Address	Site area (hectares)	Current zoning	Observations/comments
115 Gurrundah Road, Mummel	30.8	RU6	Residence No Stock, not grazed, limited livestock water. Land locked parcel, development potential limited due to lack of suitable access
137 Gurrundah Road, Run' O Waters	10.34	RU6	Residence + Retail Outlet – Southern Tablelands No Stock, not grazed, limited livestock and water- identified as Site 37 in the housing strategy
213 Gurrundah Road, Run' O Waters	10.12	RU6	Residence + sheep grazed on non-commercial scale
51 Keating Road, Run' O Waters	10	RU6	Residence + Alpacas grazed
Bowerman Road, Run' O Waters	10	RU6	Vacant land (shed), no stock, not grazed,
6 Bowerman Road, Run' O Waters	9	RU6	Residence, no stock, not grazed,
55 Knowlman Road, Run' O Waters	2	R5	Residence
63 Knowlman Road, Run' O Waters	2	R5	Residence
63 Knowlman Road, Run' O Waters	2	R5	Residence
73 Knowlman Road, Run' O Waters	2	R5	Residence
79 Knowlman Road, Run' O Waters	2	R5	Residence
95 Knowlman Road, Run' O Waters	2	R5	Residence
97 Knowlman Road, Run' O Waters	2	R5	Residence
61 Pockley Road, Run' O Waters	2	R5	Vacant land

Submission 2

Address	Site area (hectares)	Current zoning	Observations/comments
129 Shannon Drive, Run O Waters	19.64	R5	Residence + horse agistment DA with Council for 103 lots adjoining (6 Lots) ranging from 1.4 to 19.4 eectares Identified as Site 3 in the housing strategy
66 Ridge St, Goulburn	1	RU6	Residence - Dual occupancy
59 Foord St, Run O' Waters	9.38	RU6	Residence + cattle grazed on non-commercial scale
48 Foord St, Run O' Waters	9.31	RU6	Residence, no stock, not grazed, limited livestock water

Source: Stewrat Thompson 2019

2.4 Development proposals in the area

Planning Proposals (LEP Amendments)

There are no major rezoning proposals currently being considered by the Department of planning and Environment.

It is noted that Shannon Drive (currently subject of a DA described below) was subject of a Council led planning proposal (2016) that sought to delete the West Goulburn Urban Release Area from the LEP to make to easier for the land to be subdivided for rural residential purposes.

According to the Department of Planning's Assessment 19 October 2016 report, it was not originally proposed to amend the Terrestrial Biodiversity map however out of this process it was recommended that this be updated to include areas of high conservation value native vegetation/Box-Gum Woodland Endangered Ecological Community (EEC) in response to concerns raised by Council and Office of Environment and Heritage (OEH) about the need to protect areas of high conservation.

The DPE recommended:

That Council update the applicable Terrestrial Biodiversity Map to include areas of high conservation value native vegetation/Box-Gum Woodland EEC that have been verified and mapped by OEH, notably on Shannon Drive site, as part of the planning proposal process. This will ensure these environmental attributes are considered in future DAs.

The planning proposal was amended to include the amendments to the Terrestrial Biodiversity Map and was subsequently exhibited and approved on the 18 May 2018.

Major Projects

No large-scale residential projects were identified in the Major Projects register or Joint Regional Planning Panel website. Projects identified were infrastructure related such as roads, wind/solar farms, mining, water supply, waste transfer and the like.

Submission 2

Local Development Applications

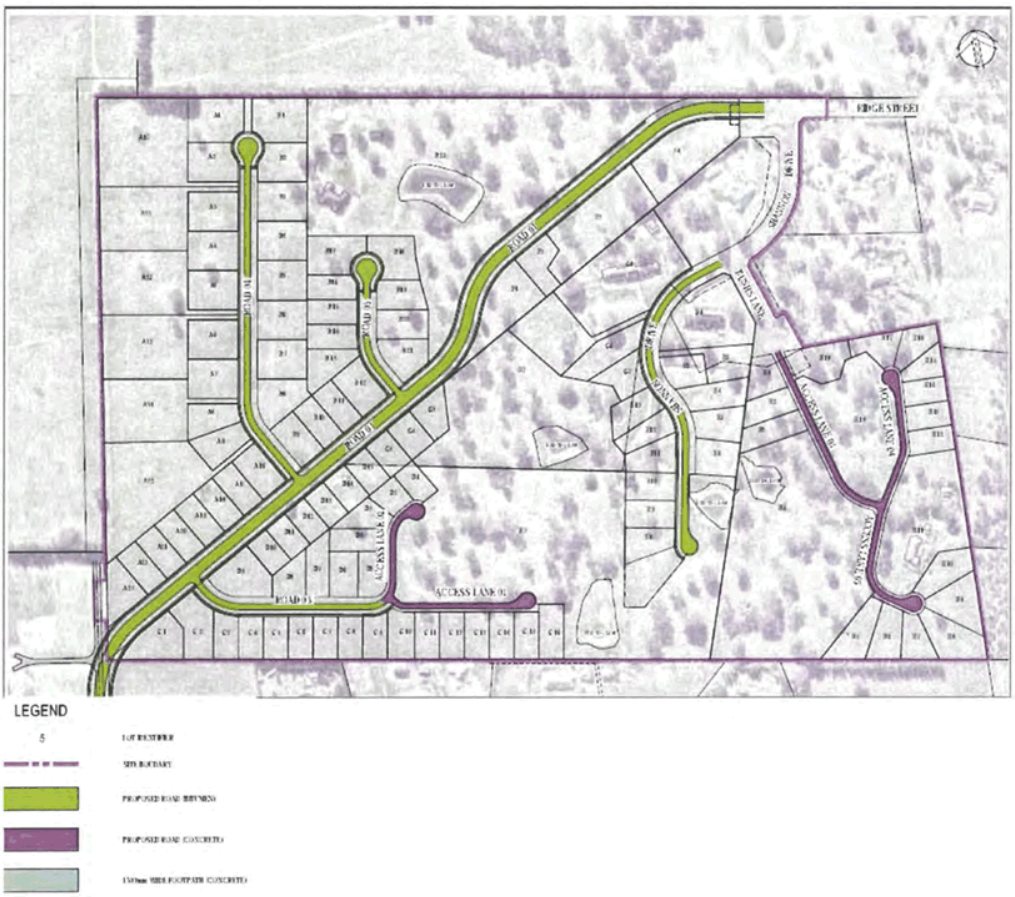
A review of Planning Alerts websites to identify recent development applications (DAs) lodged within the surrounding area. The search revealed that the recent DAs are small scale and include: alterations and additions to existing dwellings, small subdivisions (2 lot), construction of garages or shed, installation of sewerage reticulation, and construction of new dwellings.

Shannon Drive located to the south of Lot 337 is subject of a current DA/0090/1718 that was lodged by SpaceLab on behalf of the owners in 2017 that is yet to be approved. A summary of the details of this DA is set out below.

Shannon Drive is a 40 -hectare area of land located north of Ducks Lane including Bonnet Drive, Park Close, and Shannon Drive, West Goulburn).

DA/0090/1718 sought approval to subdivide the land to create 117 Residential Lots, two Vegetation Conservation Lots, and associated civil and landscaping works. This DA is still under consideration by Council and it is understood that it is yet to be determined due to issues associated with the impacts to the ecological values of the site.

Figure 4 Proposed subdivision Shannon Drive DA/0090/1718



Source: SpaceLab June 2017

Submission 2

2.5 Current planning controls

A summary of the key planning controls under the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 are detailed below:

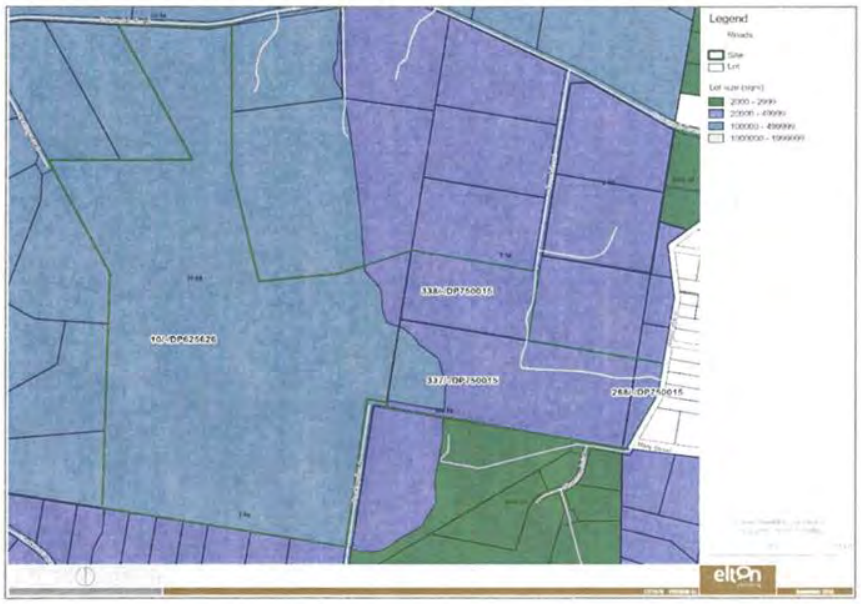
- Zoned RU5 Rural Transition (**Figure 5**)
- Minimum lot size controls vary across the site from 10ha (Lot 10 DP 625626 and portion on Lot 3367 DP 750015) to 2ha (Lot 338 DP750015, majority of lot 337 DP 750015) (**Figure 6**)
- There are no height controls or floor space ratio controls for the site
- There are no identified heritage items located at the site however a local Item No. 003, Baw Baw "Cole Park" Homestead located at 115 Gurrundah Road (Lot 1 DP 790767) borders the site to the north of Lot 10 DP 625626 (**Figure 7**)
- A large portion of the site is identified as biodiversity on the Terrestrial Biodiversity Map (**Figure 8**). Any future DA is required to consider the provisions of Clause 7.2 which seeks to:
  - protect biological diversity of native flora and fauna, and
  - protect the ecological processes necessary for their continued existence, and
  - encourage the recovery of threatened species, communities or populations and their habitats.
- The site is **not** identified:
  - For acquisition on the Land Reservation Acquisition map, however land adjacent to the east is identified for acquisition by Council for a park and zoned RE1 Public Recreation
  - As an urban release area
  - As flood prone land or an area that contains mineral resources
  - As being bushfire prone on the current map however the site is bordered by Category 2 Vegetation at the Eastern boundary (**Figure 9**). A new map is currently in the process of being prepared. Refer **Section 2.2**.

Submission 2

Figure 5 Excerpt existing zoning

Source: Goulburn Mulwaree LEP 2009, https://www.legislation.nsw.gov.au/#/view/EPI/2009/56

Figure 6 Excerpt Lot size map



Source: Goulburn Mulwaree LEP 2009, https://www.legislation.nsw.gov.au/#/view/EPI/2009/56

Submission 2

Figure 7 Excerpt Heritage Map

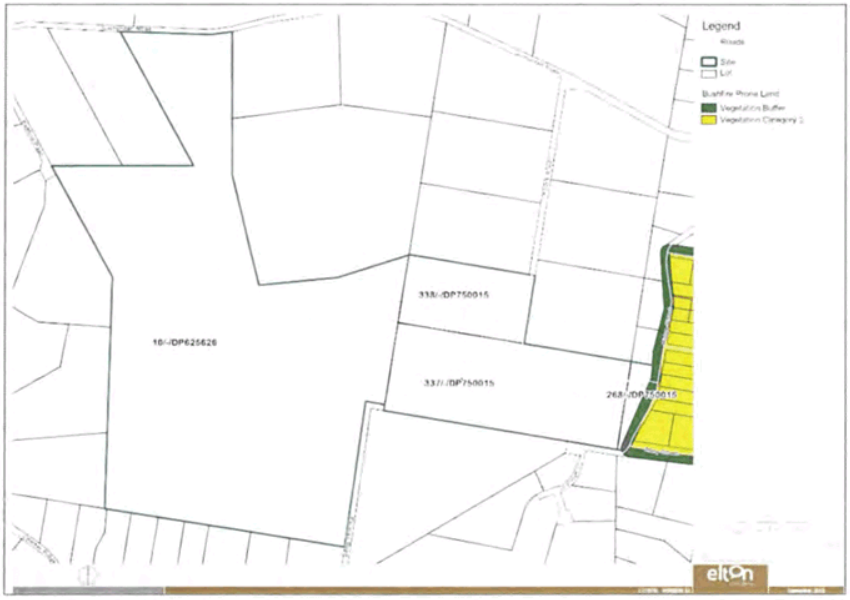
Source: Goulburn Mulwaree LEP 2009, https://www.legislation.nsw.gov.au/#/view/EPI/2009/56

Figure 8 Excerpt Terrestrial Biodiversity Map

Source: Goulburn Mulwaree LEP 2009, https://www.legislation.nsw.gov.au/#/view/EPI/2009/56

Submission 2

Figure 9 Existing Bushfire Prone Land Map



Source: Goulburn Mulwaree Council 2018 https://www.goulburn.nsw.gov.au/Planning-Information/Bushfire-Map.aspx

Submission 2

3 Submission

The Urban and Fringe Housing Strategy (Strategy) has been prepared in response to continuing pressure from residential growth and an increasing shortage of available, zoned residential land, particularly in Goulburn.

The Strategy seeks to identify the future housing needs for Goulburn and Marulan and provide recommendations to guide land use decisions and local policy.

The Strategy has been developed in two phases with the first phase being the initial community and stakeholder engagement undertaken by Council in April and May 2018. Our client's submission to this first phase to the strategy is attached (**Appendix B**).

This Phase of the project seeks to establish the issues and test these with stakeholders and the community. The Strategy provides an assessment of the 39 sites which Council has received requests for planning controls to be amended since 2009 on the fringe of Goulburn (**Figure 10**) and provides an assessment in the context of the broader review of housing in Goulburn and Marulan.

Sites were assessed by of the following criteria:

- Development principles for both urban and non-urban land
- Criteria for Large Lot Residential Land
- Environmental and physical constraints analysis including:
  - Topography
  - Flooding
  - Bushfire
  - Biodiversity
  - Agricultural Land
  - Sydney Water Catchment
  - Land Suitability.

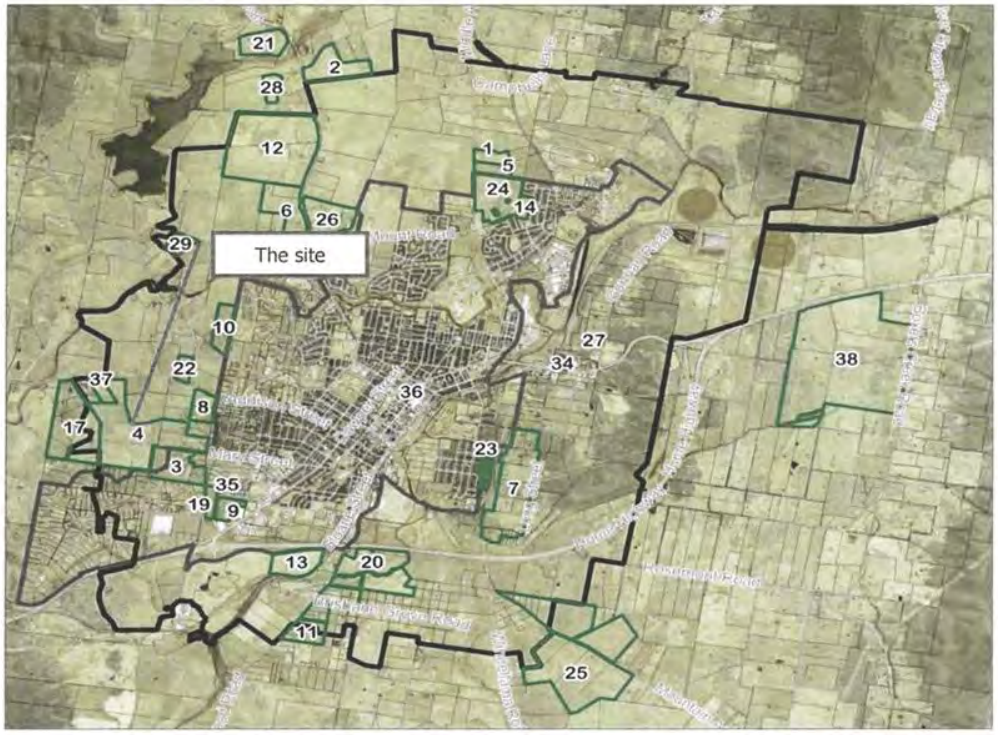
In addition, to the environmental constraints listed above, Ecological Australia were engaged to provide a specific assessment as to the biodiversity conservation value of the sites.

The strategy states that assessment undertaken was at a strategic level and while it provides initial recommendations for the sites, nothing prevents individual landowners or applicants from lodging site specific Planning Proposals for consideration by Council.

Our submission to this latest draft of the Housing Strategy is set out below.

Submission 2

Figure 10 Goulburn Sites



Source: Goulburn Mulwaree Urban Fringe and Housing Strategy - Site Assessment - Opportunity Sites

Submission 2

3.1 Site assessment – constraints analysis

Our client's property is identified as No. 4 and forms part of Run O' Waters area in west Goulburn. This area is not recommended for any land use changes (**Figure 11**) due to significant ecological constraints (discussed in below).

Other constraints identified in the strategy include:

- Not being connected to sewer or water - noting however that a water main runs along the southern boundary of the site in the eastern portion and an extension of the sewer system is possible refer **Section 4.3.2**
- Affected by salinity ranging from:
  - Moderate to severe limitations for the majority of the site
  - Severe limitations lower portion of the site
  - Very severe in a small patch in the eastern corner of the site.

Noting, that recent and historical soil tests do not indicate any salinity refer **Section 4.3.2**

Figure 11 Goulburn West Opportunity Sites

Area/s Number	3, 4, 8, 9, 10, 17, 19, 22, 35 and 37
Area Name	West Goulburn – Run-O-Waters area
Constraints	This area was initially considered suitable to provide an extension of the large lot residential development already supported in the area. Current MLS allow subdivision to 2,000m2 to 2ha and lot averaging also applies or lots in this area are as mall as 1ha. However, the assessment by Ecological confirms significant environmental constraints to future subdivision and development. Further, Site 9 currently acts as a buffer to the B6 enterprise Corridor zone
Current Zoning	Mix of E4 + B6, RU6 and E4 +R5
Minimum Lot Size	Variable 10ha, 2ha, 2000m^2
Recommendations	No Change

Source: Goulburn Mulwaree Urban Fringe and Housing Strategy – Site Assessment – Opportunity Sites

Ecological values

Ecological constraints mapping prepared by Elton Consulting and included in the strategy identifies the site as being subject of the following:

- Biodiversity map as per the LEP been included in the document which identifies that the majority of the site contains high biodiversity (**Figure 8**)
- Vegetation Communities map (page 22) identifies the following being located at the site: Grassland-Woodland Mosaic and Secondary Grassland (lower probability of occurrence)
- Vegetation Communities map (page 25) identifies the following communities being located at the site:
  - None
  - Secondary Grassland (higher probability of occurrence)
  - Secondary Grassland (lower probability of occurrence)
  - Western Tablelands Dry Forest.

Submission 2

- Small portion in the eastern corner of the site as being of high environmental value.

Key findings of the study by Ecological related to the site are summarised below:

- Less than one present of the site contains Threatened Ecological Communities (TECs)
  - White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland
  - Natural Temperate Grasslands of the Southern Tablelands of NSW and the ACT.
- There are no threatened species recorded at the site or in nearby site
- No threatened flora species have been recorded within the study area sites, however seven flora species listed under the BC Act, including 5 species listed under the EPBC Act were identified within 5km of the study area sites
- A number of matters of National Environmental Significance (MNES) have been identified as being likely to occur or known to occur in the proximity of the study area sites
- Conservation values of the site as being a mix of low, medium and high (**Figure 12**). Sixty-one percent of the site is affected by higher conservation values (high and moderate) and make up core habitat. The study notes this mapping has been prepared by Council and was obtained via Elton.
- There are four Hectares of first order stream (10m buffer) and 1.5 Hectares of second order steam (20m buffer) at the site making up 4% of the site (**Figure 13**).

Figure 12 Ecological values map

Source: Goulburn Mulwaree Urban Fringe and Housing Strategy - Site Assessment - Opportunity Sites

Submission 2

Figure 13 Riparian buffers

Source: Goulburn Mulwaree Urban Fringe and Housing Strategy - Site Assessment - Opportunity Sites

Submission 2

3.1.1 Issues/concerns

Ecological values and constraints

We raise concerns about the exclusion of their site for further urban expansion based on ecological values given the study undertaken by Ecological is only based on a desktop review.

Our client has since engaged Capital Ecology to prepare a Preliminary Ecological Values and Assessment which is attached at **Appendix C.**

The assessment has been based on:

- A desktop review of available information
- A brief inspection of the site on 10 August 2018, completed to preliminarily record and assess the ecological values of the subject land
- The knowledge of the author regarding the biota of the locality, specifically the threatened ecological communities, flora, and fauna (and associated habitat) with the potential to occur in the lowland ecosystems of the Goulburn region.

The key findings, conclusion and recommendations are detailed below.

Key findings of the assessment are as follows:

- While a full structural and floristic assessment would be required in spring-summer to determine the extent of the remnant woodland patches which meet the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) listing criteria, it is highly likely that a proportion of these patches is in good enough condition to constitute EPBC Act Box-Gum Woodland. The patches of remnant woodland would also meet the definition of Biodiversity Conservation Act 2016 (BC Act) listed Box-Gum Woodland. It is also probable that the BC Act (and potentially the EPBC Act) listed community occurs as derived native grassland where native grass dominance extends outwards for a short distance from the woodland patches
- The remainder of the subject land comprises pasture improved paddocks upon which the only as semblance that remains of the former natural vegetation are the few scattered eucalypt trees
- Numerous EPBC Act listed and/or BC Act listed threatened flora and fauna species are known or occur, or have the potential to occur, in the locality. Of the identified flora species, only Hoary Sunray has any real potential for occurrence on the subject land, and this potential is limited to the remnant woodland patches. Similarly, the remnant woodland patches are also likely to be the only portions of the subject land of potential habitat value to threatened woodland bird and insectivorous bat species. Targeted surveys would be required to determine the actual utilisation and potential significance of these patches to listed birds and bats
- The small farm dam and drainage lines on the subject land are likely to support several common frogs and reptiles however the subject land does not support potential habitat for any listed reptile, amphibian, or ground dwelling mammals
- Whilst the planted native and exotic windbreaks are likely of value to common woodland birds moving through the landscape, they do not have the potential to reinstate the former natural woody vegetation and are of limited habitat value to threatened bird species
- The Box-Gum Woodland in the eastern portion of the subject land is largely contiguous with the expanses of the community occurring on the adjoining properties (north and south), and well connected to the remnant dry sclerophyll forest in the reserve to the east. This characteristic further increases the conservation value of the patch in the subject land as it increases the fauna habitat functionality of the patch (i.e. provides habitat connectivity for native woodland fauna, decreases edge-to-core ratio, etc.)
- The ecological/biodiversity values of the subject land are not accurately reflected in the LEP Terrestrial Biodiversity Map. While the eastern portion of the subject land supports substantial patches of Box-Gum Woodland consistent with the BC Act definition and likely to meet the EPBC Act listing criteria, the remainder of the subject land is of little or no biodiversity conservation value.

Submission 2

Refer to **Figure 14** for mapping of Vegetation at the site overlayed with the LEP Terrestrial Biodiversity Mapping.

The assessment concluded that:

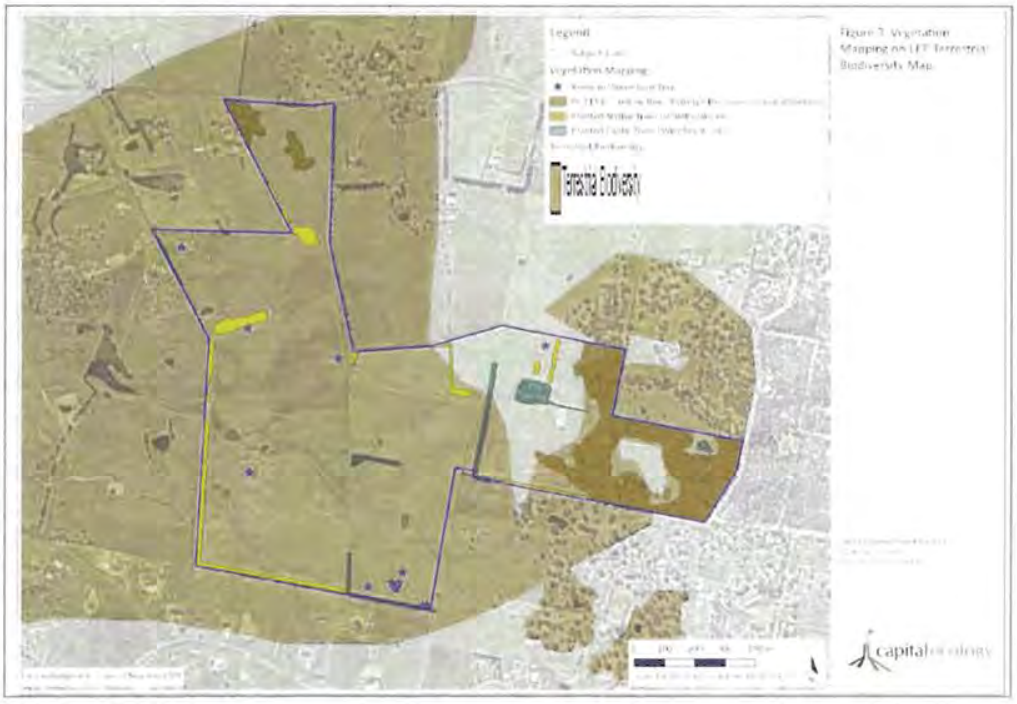
The remnant Box-Gum Woodland occurring on the subject land, including the two smaller patches in the northern paddock, is of high biodiversity conservation value. These patches are of recognised conservation significance as a TEC and are also likely to be of conservation significance as habitat for listed threatened flora and fauna species. The remainder of the subject land is of little or no biodiversity conservation value.

Recommendations were as follows:

- Any proposed subdivision or other development on the subject land should avoid, or minimise the fullest extent practicable, impacts to the Box-Gum Woodland patches. If impacts to the Box-Gum Woodland patches are avoided then it is unlikely that full assessment, approval, and potentially offsets will be required under the EPBC Act and/or the BC Act
- Establishment of the Box-Gum Woodland patches in the east of the subject land as a Biodiversity Stewardship Site under a formal Biodiversity Stewardship Agreement (BSA) should be considered. A BSA would provide permanent protection for the Box-Gum Woodland and provide upfront and ongoing payments to the landholder to undertake conservation-focused management actions
- A request should be made to Goulburn Mulwaree Council for the LEP Terrestrial Biodiversity Map to be amended to accurately reflect the ecological/biodiversity values of the subject land and adjoining properties.

It is planned that these areas of higher biodiversity and watercourses to be retained and protected should the land be developed in the future. **Section 4** details our client's vision and proposal for the site.

Figure 14 Vegetation mapping on LEP Terrestrial Biodiversity Mapping



Source: Capital Ecology 2019

Submission 2

Assessment of other constraints

We do not consider that the site is constrained by any other significant issues that would prevent further intensification of land use changes at the site as:

- The site is not affected by flooding, heritage or significant slope
- Issues such as bush fire, contamination and salinity can be addressed at the DA stage
- The site can be connected to sewer and water and other utilities as detailed in **Section 4.3.2**
- While the site is currently used for extensive Agriculture (beef cattle and some cereal grain production) and a detached residence. The arable portions of the land have been fully pastured improved and fertilised regularly to improve carrying capacity and provide competition to weeds. The full productive potential of the site is constrained by the adjacent residential development and large lot residential lots.

Concerns are also raised about land in the north (Sites 12, 6 and 26) which is recommended further urban expansion given:

- Parts of this land Lot No. 26 are as of high environmental value being Box Gum Woodland
- The site is further from Canberra and does not have direct road access to the Hume Highway – concern is raised about the capacity of the transport infrastructure to accommodate further intensification of this land
- Similar to our site the land is not connected to sewer or water
- This site is affected by similar levels of salinity to our site as is the majority of the sites investigated.

Lastly an assessment of our site against the criteria in the strategy *Identification of Greenfield Sites* (**Table 4**) and *Additional Criteria for Large Lot Residential Land* (**Table 5**) demonstrates that our site is suitable for further residential development.

Submission 2

Table 4 Assessment against Criteria of identification of greenfield sites

Criteria	Assessment
Location	
The site is within the area identified for urban expansion in the Housing Strategy adopted by Council	The site is currently being investigated for urban development.
The site location supports a logical and contiguous development with the existing settlements of Goulburn and Marulan.	The site is directly adjacent to Goulburn's existing urban area and will form a contiguous and logical expansion.
The site is within the urban fringe identified by the Housing Strategy	The site is located in the urban fringe area in the strategy.
The site can be connected to water and sewer infrastructure	The site can be connected to water and sewer infrastructure. Refer **Section 4.3.2**.
The site has minimal or limited impact on matters of biodiversity or heritage	The site is not affected by any heritage. However Aboriginal and European heritage assessments will be carried out prior to any development taking place. This is to ensure no significant heritage items would be affected by the residential development, with any identified heritage elements being managed and retained as historically significant features of the area. The site is not significantly constrained by ecological issues and any areas of high biodiversity will be protected as part of the future redevelopment of the site.
The site will not result in the fragmentation of biodiversity corridors	Areas of high biodiversity and existing wildlife corridors or vegetation are planned to be protected and enhanced as part of area future development of the land by way of community title or other mechanism. This will ensure protection in perpetuity.
The sites is not identified as being subject to flooding	The site is not flood affected.
The proposal will preserve and enhance riparian corridors as open space networks and utilise for active travel connections. Development around riparian corridors is to be in accordance with the guidelines for waterfront land defined by the NSW Office of Water DPI	It is intended to preserve and enhance riparian corridors as open space networks and utilise for active travel connections. Refer **Section 4**.
Avoid residential development on the southern/eastern side of the Hume Highway	The site is north of the Hume Highway.
The proposal will satisfy the requirements of rural planning and subdivision principles (Rural Lands SEPP)	The site is not identified as state significant agricultural land. Any future development for dwellings at the site would be required to consider the matters in Clause 10 depending on the future zoning of the site.

Submission 2

Criteria	Assessment
Housing	
Housing contributes the required demand identified in the Housing Strategy for the Goulburn Mulwaree LGA	The proposal will contribute to housing supply and address demand in the area.
The proposal delivers appropriate housing to meet the demographic needs of the region	The site has the potential to contribute to supply and deliver a range of dwellings to meet the different needs, budgets and lifestyles of the Goulburn community.
Development reinforces and enhances any existing residential character	The proposed development will be given consideration to the topography, environmental values and surrounding context.
Development will contribute housing affordability, choice and diversity appropriate for the anticipated demographic profile of the LGA	The site has the potential to contribute to supply and deliver a range of dwellings to meet the different needs, budgets and lifestyles of the Goulburn community.
Use	
Development will not result in land use conflicts particularly with agriculture and primary industries	The site is surrounded by rural residential development south of Gurrundah Road with the exception of Southern Tableland wholesaler located to the west of the northern portion of the Lot 10 DP625626. Land to the north of Gurundah Road comprises rural residential, grazing and supporting agricultural uses. The proposal will not cause land use conflict but complement surrounding uses. It is noted that adjacent residential uses makes existing agricultural activities and day to day management activities more difficult.
Minimise disturbance or conflict with State Significant Quarry Areas	The site is not in proximity to any State Significant Quarry Areas.

Table 5 Additional Criteria for Large Lot Residential Land (2-10ha)

Criteria	Assessment
The development can be managed to avoid land use conflict Rural residential development should have regard to the surrounding agricultural land use and must provide a buffer to agricultural land.	As per the response above regarding land use conflict and surrounding land sues.
The site is unconstrained by flooding, as it is above the flood planning level of the 1 in 100 ARI The area is not affected by flooding and has unconstrained flood free access out of the property and/or locality.	The site is not flood affected.
The lots can be connected to the existing road network by sealed road access The area can be connected to the existing sealed road network by sealed road access and is fully serviced by a sealed road.	Pockley Drive provides a direct access to Ducks lane and the Hume Highway.

Submission 2

Criteria	Assessment
The development will not undermine future residential land opportunities. It should be located on land that is not, or unlikely to be suitable for general residential land at some point in the future.	Large residential will preserve the rural character and environmental qualities of the area.
The resulting residential development will not adversely impact on the groundwater system. Any development, and in particular un-serviced development, needs to demonstrate that it will not adversely impact on the groundwater system.	It is expected that the site will be serviced and that ground water system will be protected through appropriate integrated water cycle management system.
The need for the additional lots can be justified in terms of supply and demand	The Strategy has been prepared in response to residential growth and an increasing shortage of available, zoned residential land, in Goulburn.
The site be managed to reduce bushfire hazard	This can be managed though the DA process.
The development should avoid class I-III agricultural land and avoid Important Agricultural Land (subject to mapping being completed for the LGA)	The land is not mapped as high agricultural land
The development will have access to a sustainable water supply. The proposed lot must demonstrate the provision of a sustainable water supply. A sustainable water supply can be achieved by various means including the provision of reticulated water, roof water catchment or accessing water from a river, lake or aquifer in accordance with the *Water Management Act 2000*. Department of Primary Industries – Water 'How much water do I need for my rural property' provides one methodology to calculate a required supply.	A sustainable water supply will be provided. **Section 4.3.2**.

3.1.2 Recommendation

Based on the above and our justification below, we recommend that Council:

- Consider our proposal for the site detailed in **Section 4**
- Identify the site under the Goulburn Mulwaree Housing Strategy future residential development
- Include the site in the Council led Planning Proposal to amend Goulburn Mulwaree LEP 2009 to facilitate the site's redevelopment.

3.2 Consultation

Please note we understand that our client did not receive any correspondence notifying him of the exhibition of the strategy and only found out about the process through his diligence. This may have been an oversight by Council.

We would ask that Council ensure that our client and any other land owners affected by any future land use changes be properly notified of any the exhibition of any plans, policies and strategies that may affect the development potential of their land as well as the outcomes of these processes.

Submission 2

4 Proposal

4.1 Objectives and intended outcomes

To assist Council in progressing the redevelopment of the site, a high-level Concept Plan (**Figure 15**) and draft Subdivision Layout for southern portion of Lot 10 DP 625626 (**Figure 16**) has been prepared to demonstrate what may be achievable at the site.

The Concept Plan and draft subdivision plan has been informed by site analysis, desktop review, preliminary ecological assessment by Capital Ecology and advice from Southern Land Engineers.

The client's vision for the site is to retain areas of high biodiversity areas and provide large tracts of open space, while providing a new sustainable residential community in proximity to the Goulburn Urban Core that can be easily serviced.

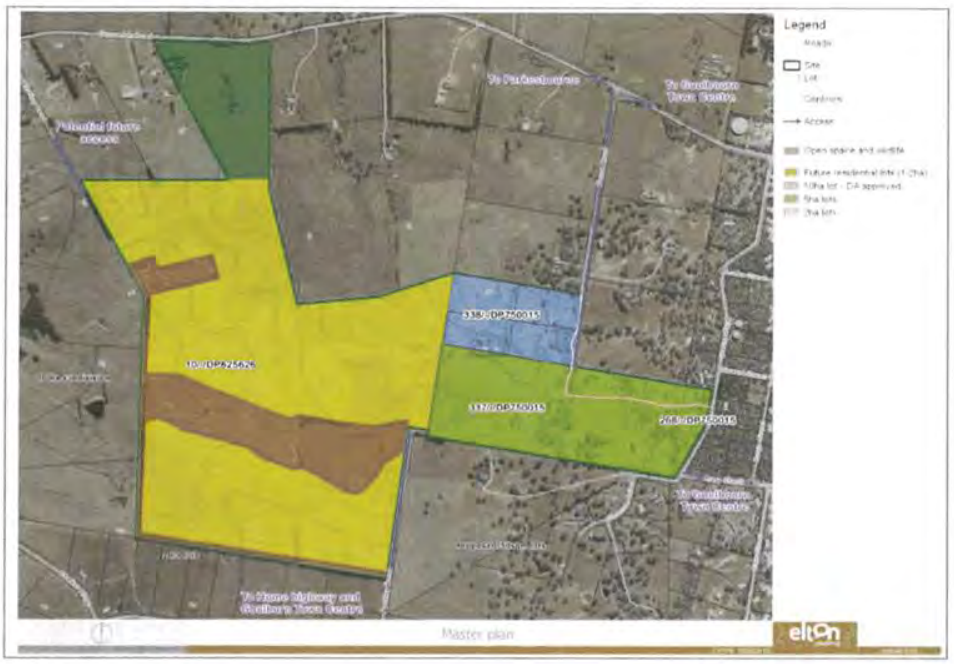
Our preliminary concept plan provides for:

- A 10-hectare portion of Lot 10 DP 625626 in the north that is subject of an approved subdivision (Development consent No. DA/0437/0607)
- Land identified in yellow (remaining portion of Lot 10 DP 625626) to facilitate a new residential community with residential lots ranging from 1- 2 hectares depending on the infrastructure servicing combined with areas of open space and preservation of the existing wildlife corridors/existing vegetation along the southern and eastern boundaries. It is proposed that this land would be subdivided by way of community title so that open space areas are protected and managed by way of the community with little or no expense to Council
- Lot 338 DP 750015 to be subdivided to create a number of two hectare lots which is already permissible under the current controls
- Lot 268 DP750015 and Lot 337 DP750015 to comprise a couple of 5-hectare residential lots that will enable the protection of areas of higher biodiversity.

Accordingly, areas of high environmental value will be retained and protected providing numerous recreational and environmental benefits including important wildlife corridors and connections to land to the east and west.

Submission 2

Figure 15 Draft Concept Plan



Source: Elton Consulting October 2018

Figure 16 Draft Subdivision Layout

Source: Southern Cross Consulting Surveyors October 2018

Submission 2

4.2 Proposed amendments

To facilitate the proposed redevelopment of the site, we proposed that the Goulburn Mulwaree LEP 2009 is amended as follows:

- Land Zoning Map amended from RU5 Rural Transition to R5 Large Lot Residential and/or E2 Environmental Living
- Lot size map - Lot 10 DP 625626 and part Lot 337 DP750015 from 10,000sqm to 1000sqm - 2000sqm depending on infrastructure servicing
- Terrestrial Biodiversity Map - amend to more accurately reflect the ecological/biodiversity values of the site and adjoining properties.

No changes are proposed to the lot size controls (minimum of 2000sqm) for Lot 268 DP750015, eastern part of Lot 337 DP750015 and Lot 338 DP 750015.

It is considered that the proposed development to either R5 or E2 would be consistent with the objectives of the respective zones (excerpt below).

Zone R5 Large Lot Residential

- *To provide residential housing in a rural setting while preserving environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To facilitate and promote an increased range of residential opportunities by providing for low intensity residential development compatible with the rural characteristics of the locality.*

E2 Environmental Living

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To avoid or minimise impacts on the natural environment and to protect environmentally sensitive land.*

Submission 2

4.3 Justification for proposal

Our justification for the proposal is assessed against the strategic and site-specific merit test criteria as detailed in Guide to Rezoning Reviews prepared by the DPE.

Each of these criteria are addressed below.

4.3.1 Strategic merit

We consider that the proposal has strategic merit in that it aligns with existing strategies for the Goulburn Mulwaree LGA summarised below.

The proposal is consistent with:

- The South East and Tablelands Regional Plan 2036 in that it will address growing housing needs while protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors
- A number of directives outlined within the Goulburn-Mulwaree Strategy 2020 - specifically, those relating to accommodating sustainable growth. These include:
  - Facilitating urban development in the areas that allow urban infrastructure services to be provided in a cost-efficient manner
  - Accommodating rural residential living opportunities on less productive rural lands and in locations which would not detract from the cost-effective provision of services and utilities.
- The vision of the LGA that has been adopted in the Regional Community Plan to: "*To build and maintain sustainable communities while retaining the region's natural beauty*"
- The objectives in the draft Housing Strategy in that:
  - The site will provide a continuous and logical extension of the Goulburn Urban Core
  - Infrastructure can be easily augmented to service the site
  - Development will complement surrounding land uses
  - Areas of high environmental significance will be protected and enhanced
- Biodiversity Strategy in that high value conservation will be protected an enhanced.

The proposal also responds to demographic trends in that there are low numbers of large residential lots available, yet there is a high level of interest and apparent demand from "tree changers" looking for parcels of land larger than traditional metropolitan lots to meet their housing and lifestyle needs.

Submission 2

4.3.2 Site specific merit

As demonstrated above the site is not constrained by any significant constraints. Further discussion of site specific issues is detailed below.

The natural environment

Environmental values

As detailed in the preceding sections, the concept plan seeks to protect the areas of high biodiversity as well as riparian areas, with the areas of little or no conservation value to be developed.

The patches of Box Gum woodland could be protected by way of a stewardship agreement and riparian corridors and open space as part of a community title or legal equivalent.

More detailed ecological assessment can be undertaken as part of any future DA that will ensure mechanisms are in place to protect and enhance areas with important environmental values.

Hazards

Any potential hazards such as bushfire, salinity, contamination and salinity can be managed through the DA process.

Heritage

Aboriginal and European heritage assessments will be carried out prior to any development taking place. This is to ensure no significant heritage items would be affected by the residential development, with any identified heritage elements being managed and retained as historically significant features of the area.

The existing uses, approved uses and likely future uses of land in the vicinity

As demonstrated in this report surrounding land uses are primarily residential. The land is currently used for Extensive Agriculture (beef cattle and some cereal grain production) and a detached residence. The arable portions of the land have been fully pastured improved and fertilised regularly to improve carrying capacity and provide competition to weeds. The full productive potential of the site is constrained by the adjacent residential development and large lot residential lots. The risks arising from the presence of dogs on these lots, makes the breeding & grazing of sheep not economic, and some day to day management activities more difficult. The client has also indicated that there are significant challenges in generating sufficient income from a parcel of this size to meet the increasing costs of beef production.

Therefore, based on existing residential uses in the area, size of the site and proximity to the Goulburn urban core as well as Canberra we consider that the site is suited for more intense residential development.

Availability of services and infrastructure and any proposed financial arrangements for infrastructure provision

Road and public transport

The land has convenient road access being located in proximity to the Hume Highway and Goulburn urban centre. Pockley Road would provide a convenient connection to the Hume Highway.

Train services run from Goulburn to Sydney and to Melbourne.

Based on a Traffic Study prepared by GTA Consultants for Ducks Lane/Bonnet Park/ Run O' Waters Precinct there appears to be sufficient capacity in the surrounding road network noting however that further studies would need to be undertaken to support the development at the site.

Submission 2

Water

The Housing Strategy identified that there are no capacity constraints to the supply of water for the development but the key issue being the cost of servicing new release areas is dependent on the proximity to existing mains.

As illustrated in the constraints mapping of the Housing Strategy an existing water main runs along Mary Street and Pockley Road which could easily be extended to service the site.

Further site has two existing connections to town water and two licensed bores. One of these bores provides sufficient water for over 150 head of cattle. An irrigation licence to use an existing easement from Wollondilly River could be applied for to increase water security for the future development area that could be utilised for irrigation purposes.

Further any future residential development would be required to implement sustainability measures such as rainwater tanks where water could be utilised for irrigation purposes.

Sewer

Advice was sought from Southern Land Engineering with respect to sewerage servicing of the site.

The advice identified that:

- Currently this western area of Goulburn does not contain a connection to a gravity sewerage system. There is a north to south ridge line along the approximate alignments of Ridge and Carr Streets that prevents flows from the west Goulburn and Run-O-Waters areas to be connected by gravity to the reticulation system that eventually discharges to the sewerage treatment facility located at Ross Street to the north east of Goulburn City. There is a catchment area to the south east of the site which falls to the Duck's Lane sewerage pumping system but this cannot be accessed by a gravity sewerage pipe from this development.
- The preferred option to service the site would be to construct a sewerage pumping station (SPS) and to connect the rising main to a receiving manhole to be connected to the existing sewerage system on the eastern side of the ridge line. There are number of locations where this can be achieved the most logical of which is the sewer system in Mary Street just south of the intersection with Slocombe Street. The SPS could be sized for any future contributing areas such as the additional lots created through the development of Lots 337 & 268 of DP750015 and a portion of Lot 4 DP835933. **Figure 17** shows the approximate area that could be serviced by a gravity pipe system to the suggested SPS location.
- An alternate option to an SPS would be the installation of a Sewerage Treatment Plant (STP) incorporating a secondary wastewater treatment system. This would require an effluent management area which could be located within an area as shown in **Figure 17**. Alternatively, the treated effluent could be pumped to a storage tank located at the high point of the development area and reused as a secondary non-potable water supply system for the lots within the development. This would effectively reduce the water supply demand of the lots serviced by the non-potable. The whole of this system could be managed under a Community Titled subdivision.

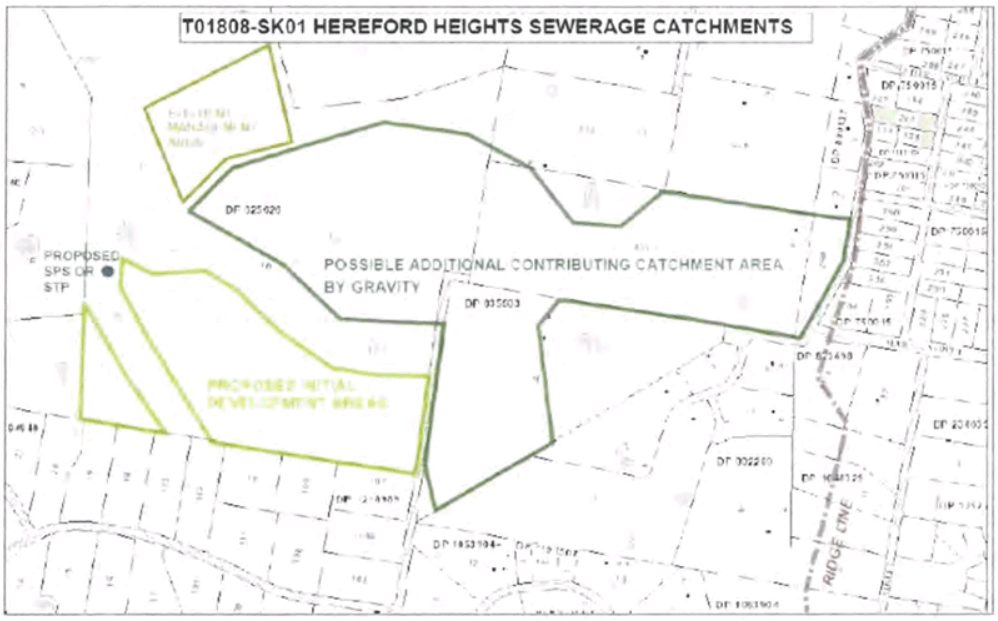
Further it is noted that Council has recently upgraded the Goulburn STP to accommodate up to 30,000 equivalent person (ep) with capacity to accommodate 40,000 ep with augmentation and therefore a SPS would be viable option.

Other utilities

Other utilities (electricity and telecommunication etc.) are expected to be provided through augmentation of existing systems.

Submission 2

Figure 17 Potential servicing of the site



Source: Southern Region Land Engineering 2018

Proposed financial arrangements for additional infrastructure provision

Arrangements for infrastructure provision in support of the proposed development will addressed as part of a planning proposal. Options include local contributions under a 7.11 Plan or voluntary planning agreements.

Submission 2

5 Conclusion

We appreciate Goulburn Mulwaree Council's consideration of our submission.

We consider that the site presents an opportunity to address the issue of housing supply in the region while protecting and enhancing the most important environmental features of the site.

We therefore recommend that Council:

1. Consider our proposal for the site as detailed in Section 4
2. Identify the site under the Goulburn Mulwaree Housing Strategy for future investigation (large lot residential and standard residential)
3. Include the land in the Council led planning proposal to amend Goulburn Mulwaree LEP 2009 to facilitate the site's redevelopment as follows:
   - Land Zoning Map amended from RU5 Rural Transition to R5 Large Lot Residential and/or E2 Environmental Living
   - Lot size map - Lot 10 DP 625626 and part Lot 337 DP750015 from 10,000sqm to 1000sqm - 2000sqm depending on infrastructure servicing
   - Terrestrial Biodiversity Map - amend to more accurately reflect the ecological/biodiversity values of the site and adjoining properties.

Submission 2

A Site photos

Submission 2

B Submission No. 1

Submission 2

Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
Locked Bag 22,
Goulburn NSW 2580
Via email: council@goulburn.nsw.gov.au

Dear Mr Bennett

Goulburn-Mulwaree Urban and Fringe Housing Strategy Consultation Submission

Thank you for the opportunity to make this submission associated with the development of the Goulburn Mulwaree Council Housing Strategy for Goulburn and Marulan. This submission relates primarily to the western urban fringe of Goulburn in the Run-O-Waters locality in particular Lot 337/750015 and Lot 10/625626, 65 Foord Road, Goulburn. We would like to propose our land for future consideration for use as large lot residential.

We have considered the strategic context and the physical characteristics of our land and believe that, if developed in an appropriate manner, it could provide a high-quality residential estate as an addition to the existing urban footprint of Goulburn. The surrounding area has been progressively urbanised over the past few years. The subject land offers a logical and contiguous extension to the development of Goulburn Mulwaree's fringe lands and could potentially contribute to satisfying the growing demand for housing.

The Goulburn Mulwaree Strategy 2030 identified the area to the west of Goulburn as an appropriate area to accommodate large lot residential development, providing an alternative residential development product to the main development front at Mary's Mount and reinforcing a transition in land use from rural to urban. The strategy recommended the following minimum lot size – 2000m2 for allotments comprising water and sewer and 10 hectares for allotments without water and sewer.

This submission responds to the Pre-strategy Consultation at Stage 2 of the project. As council is looking to sustainably house 5700 more people over the next 20 years, our site offers a logical and appropriate location.

Description of the site

The land is located west of the Goulburn Urban Core Area and is defined as Lot 268 337/750015 and Lot 10/625626. The total area of three sites is 120 hectares. Access to the site is via Gurrundah Road to the north and Mary Street to the east and Pockley road to the south. The site is gently sloping and connected to sewer, water, electricity and gas. (figure 1 and 2).

The land is currently used for Extensive Agriculture (beef cattle and some cereal grain production) and a detached residence. The arable portions of the land have been fully pastured improved and fertilsed regularly to improve carrying capacity and provide competition to weeds. The full productive potential of the site is constrained by the adjacent residential development and large lot residential lots. The risks arising from the presence of dogs on these lots, makes the breeding & grazing of sheep not economic, and some day to day management activites more difficult.

The grazing activities on this land, provide an important aid to managing bush fire loads, that can pose a threat to the periphery of the city.

There are significant challenges in generating sufficient income from a parcel of this size to meet the increasing costs of beef production, as well as Environmental stewardship costs of enhancing and restoring the Grassy Box Woodland on the site.

Submission 2

Figure 1 Location of subject site showing contours and surrounding subdivision pattern

Figure 2 Subject site- road access and vegetation coverage

Submission 2

Current statutory planning provisions

The site is subject to the provisions of the *Goulburn Mulwaree Local Environmental Plan 2009* and is zoned RU6 Transition Zone.

The sites are subject to two minimum lot sizes (MLS) of AB1 (10ha) for the western portion and Z (2ha) for the eastern parcel. The submission seeks an opportunity to undertake a rural residential subdivision of the land as part of the proposed determination of the Goulburn Mulwaree Urban & Fringe Housing Strategy, to be followed by a subsequent amendment to the Goulburn Mulwaree LEP.

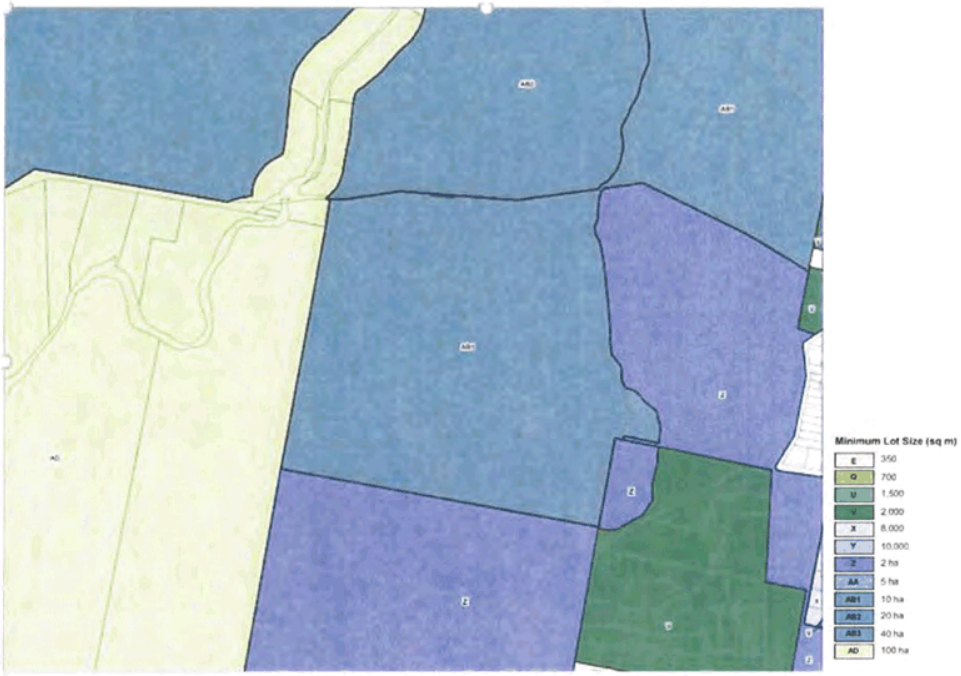


Figure 3 Current Minimum Lot Size
Goulburn Mulwaree LEP 2009 Lot Size Map - Sheet LSZ- 001A

Proposal

A summary of the key elements of our proposal are provided below.

- 268/337/750015 and 10/625626 to be considered under the Goulburn Mulwaree Housing Strategy as a site for future residential development (large lot residential). While the proposed allotment sizes would be subject to further land capability and infrastructure capacity analyses we propose the amendment of the Minimum Lot Size for Lot 10/625626 to MLS Z (2ha) and consideration of part of the residual land for residential allotments of area between 1000-2000m^2.

The following strategic planning documents have been considered in developing and understanding the suitability of our proposal. These include:

» *Goulburn Mulwaree Local Environmental Plan*

Terrestrial Biodiversity, Urban Release, Land Zoning and Minimum Lot Size Maps

» *South East and Tablelands Regional Plan 2036*

» *Goulburn-Mulwaree Strategy 2020*

» *Goulburn-Mulwaree Urban & Fringe Housing Strategy*

Submission 2

These documents have provided a preliminary understanding of the housing, environmental and social impacts of the subject proposal.

The proposal in its completed form will have considered the desired character and urban structure of Goulburn. The location of the land is considered to be suitable for a contiguous development of large residential lots (1000-2000m$^{2)}$. Such development would provide highly desirable housing to the market and help to provide a more diverse range of housing options available to the market.

The proposed amendment to the LEP that would be required to facilitate the subdivision of the land into smaller lots is consistent with minimum lot sizes prescribed for land to the south of the site. Adjacent blocks have a minimum lot size of 2,000m^2.

Goulburn is generally characterised by an urban core with a minimum lot size of 700m^2 and an outer core with a minimum lot size of 2000m^2. The outer core transitions into 2-10-100 hectare rural holdings. The proposed rezoning of the subject land is unlikely to detract from the town's urban density or structure but rather, would complete the outer core and provide a transition from large, productive rural land to a more intensive urban setting.

The subject site is located adjacent to an approved Urban Release Area under the *Goulburn-Mulwaree Local Environmental Plan 2009*. There is a clear and logical opportunity for the extension of the Urban Release Area to include our land. The proposed subdivision could provide new and affordable residential land at the fringe; an increased choice in housing options, and a desirable product with good access to infrastructure, services, jobs and transport. Our subdivision proposal will provide a transition from rural to residential development, on land with limited agricultural productivity, but also close to the existing urban boundary with infrastructure and services.

The proposed development site is consistent with a number of directives outlined within the *Goulburn-Mulwaree Strategy 2020* - specifically, those relating to accommodating sustainable growth. These include:

» Facilitating urban development in the areas that allow urban infrastructure services to be provided in a cost-efficient manner.

» Accommodating rural residential living opportunities on less productive rural lands and in locations which would not detract from the cost-effective provision of services and utilities.

Settlement Planning Principles, as outlined within the *Southeast and Tablelands Regional Plan* developed by the NSW Government, include a number of considerations for desirable housing outcomes. Outcomes that directly relate to, and have been considered for this proposal include:

» Protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors.

The majority of the site is contained within a terrestrial biodiversity zone. Our concept plan proposes that the 50% of the site will be open space (65 hectares), 15% of the site will be managed for conservation of Grassy Box Woodland (25 hectares) and 35% will be set aside for residential development. Accordingly, the proposed development would protect and enhance the natural environment through establishing and maintaining dedicated environmental areas and open spaces.

» Identifying a sustainable water supply;

The site has 2 existing connections to town water and 2 licensed bores. One of these bores provides sufficient water for over 150 head of cattle. We propose to acquire an irrigation licence to use an existing easement from Wollondilly River. This would increase water security for the future development area and ensure environmental quality.

The *Goulburn Mulwaree Strategy 2020* includes a planning principle to protect biodiversity by locating development areas where they would not endanger threatened species or critical habitat and minimise modification to natural ecosystems, habitat loss and fragmentation. As stated previously the site contains environmentally significant vegetation that is protected under State legislation. This has been accounted for and included in concept design layouts within the development area. Areas in which Grassy Box Woodland has been identified will be preserved and managed to avoid intense development, thus ensuring environmental protection and maintaining the existing character of the area. Opportunities to strengthen habitat corridors have also been identified.

Submission 2

The *Goulburn-Mulwaree Strategy 2020* outlines a number of approaches to accommodating sustainable growth. The social approaches to promoting this have been considered in the proposal and are facilitated through the following outcomes:

» New urban areas with a sense of 'community' with key services available locally.

The proposed subdivision and residential development is immediately contiguous with existing residential development and is a short distance from the broad range of services available in Goulburn including health, education and retail services. We are also hoping that the design of our subdivision will lead to both a sense of community and increased community resilience amongst new residents.

» Safeguarding important heritage and ecological assets in any land use and development decisions overall, to ensure that development of land is carried out in an orderly and efficient manner.

Aboriginal and European heritage assessments will be carried out prior to any development taking place. This is to ensure no significant heritage items would be affected by the residential development, with any identified heritage elements being managed and retained as historically significant features of the area.

Conclusion

We consider this preliminary proposal to have merit in terms of its alignment with existing growth and development strategies for the Goulburn Mulwaree Local Government Area. The land represents an ideal location to accommodate the increasing number of people moving to Goulburn-Mulwaree. There are low numbers of large residential lots available, yet there is a high level of interest and apparent demand from "tree changers" looking for parcels of land larger than traditional metropolitan lots to meet their housing and lifestyle needs. Allowing large residential lots to be developed in this location would reinforce the surrounding land uses and allow effective management of existing natural and cultural assets. The land has convenient road access and nearby infrastructure to enable efficient development of the land.

We would welcome the opportunity to discuss the merits of our proposal with Council staff and the consultants appointed to prepare the Goulburn-Mulwaree Urban and Fringe Housing Strategy. We can be contacted on 0428 480 512 after the 12th July 2018.

Yours sincerely

Stewart Thompson

As Trustee Marama Superannuation Fund.

Email contact stewart_t@tpg.com.au

Submission 2

C Preliminary Ecological Values and Constraints Assessment

Submission 2

capital ecology

21 February 2019

Stewart Thompson
65 Foord Road
Run-O-Waters
Goulburn, NSW, 2580
M: 0428 480 512
E: inhousevaluation@gmail.com

Preliminary Ecological Values and Constraints Assessment for 65 Foord Road, Run-O-Waters, NSW

Capital Ecology project no. 2837

Dear Mr Thompson,

This letter provides a preliminary Ecological Values and Constraints Assessment (EVCA) for 65 Foord Road, Run-O-Waters, NSW (formally known as Lot 10 DP625626 and Lots 268,337,338 DP750015) (the 'subject land', refer Figure 1). The subject land encompasses 131.20 ha located on the western fringe of Goulburn. It is understood that this EVCA will inform the submission being prepared by Elton Consulting (2019[1]) regarding Goulburn Mulwaree Council's development of the Goulburn-Mulwaree Urban and Fringe Housing Strategy (in prep).

This EVCA provides preliminary identification and assessment of the potential values of recognised biodiversity conservation significance occurring on the subject land, specifically those currently listed pursuant to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and/or the NSW *Biodiversity Conservation Act 2016* (BC Act).

This EVCA has been prepared based on:

- information provided by Elton Consulting;
- the results of database searches for the subject land, including the EPBC Act Protected Matters Search Tool (PMST) and the NSW Wildlife Atlas (BioNet);

[1] Elton Consulting (2019). *Submission on the Goulburn-Mulwaree Urban and Fringe Housing Strategy for 65 Foord Road, Run-O-Waters*. Draft 18/02/2019.

Capital Ecology Pty Ltd

PO Box 854 Gungahlin ACT 2912 | ACN: 607 364 358 ABN: 50 607 364 358 | Phone: 0412 474 415 Email: admin@capitalecology.com.au | www.capitalecology.com.au

Submission 2

capital ecology

- a review of the relevant *Goulburn Mulwaree Local Environment Plan 2009* (LEP) overlays as they relate to the biodiversity values of the subject land and locality;
- a review of relevant ecological studies and other background information, including the surveys and sources referenced herein;
- a brief inspection of the subject land on 10 August 2018, completed to preliminarily record and assess the ecological values of the subject land; and
- the knowledge of the author regarding the biota of the locality, specifically the threatened ecological communities, flora, and fauna (and associated habitat) with the potential to occur in the lowland ecosystems of the Goulburn region.

Figure 1 shows the location of the subject land in the Goulburn locality, and Figure 2 shows the subject land and biodiversity values as discussed in this EVCA on recent aerial imagery.

1. Background and Database Results

Goulburn Mulwaree Local Environment Plan 2009

Presented as an overlay on Figure 3, the majority of the subject land is identified on the LEP Terrestrial Biodiversity Map (Sheet BIO_001) as 'Biodiversity'. A development application that effects land identified as 'Biodiversity' is required to consider the provisions of Clause 7.2, the objectives of which are to –

protect, maintain or improve the diversity of the native vegetation, including:

(a) protecting biological diversity of native flora and fauna, and

(b) protecting the ecological processes necessary for their continued existence, and

(c) encouraging the recovery of threatened species, communities or populations and their habitats.

This LEP Terrestrial Biodiversity Map appears to be the primary driver behind the majority of the subject land being identified as either 'High' (66.55 ha) or 'Moderate' (13.46 ha) conservation value in Figure 7 of Ecological Australia (2018).

Commonwealth *Environment Protection and Biodiversity Conservation Act 1999 – Matters of National Environmental Significance (MNES)*

An EPBC Act Protected Matters Search Tool report generated on 19 February 2019 with a search radius of 5 km of the subject land identified the following MNES as potentially occurring within the locality of the subject land:

- 2 listed threatened ecological communities;
- 21 listed threatened fauna species;
- 11 listed threatened flora species; and
- 12 listed migratory species.

© Capital Ecology Pty Ltd 2019

Submission 2

capital ecology

NSW *Biodiversity Conservation Act 2016*

Table 1 provides a summary of the results of a search of the NSW Wildlife Atlas (BioNet) conducted on 19 February 2019. As detailed in Table 1:

- Five threatened flora species, two of which (Few-seeded Bossiaea and Delicate Pomaderris) are very old records with an accuracy of 25 km; and
- Four threatened fauna species.

Table 1. NSW Wildlife Online (BioNet) records within 5 km of the subject land.

Scientific Name	Common Name	EPBC Act Status	NSW BC Act Status	Date	Accuracy (m)
Plants					
Bossiaea oligosperma	Few-seeded Bossiaea	Vulnerable	Vulnerable	5/09/1964	25000
Diuris aequalis	Buttercup Doubletail	Vulnerable	Endangered	1/01/1998	10
Leucochrysum albicans var. *tricolor*	Hoary Sunray	Endangered		8/04/2009	10
Pomaderris delicata	Delicate Pomaderris		Critically Endangered	20/10/1953	25000
Rutidosis leptorrhynchoides	Button Wrinklewort	Endangered	Endangered	3/11/2009	10
Animals					
Ephippiorhynchus asiaticus	Black-necked Stork		Endangered	26/04/1998	1000
Haliaeetus leucogaster	White-bellied Sea-Eagle	CAMBA	Vulnerable	11/12/1985	100
Litoria aurea	Green and Golden Bell Frog	Vulnerable	Endangered	1/01/1975	1000
Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Vulnerable	26/01/2017	50

2. Site Observations

Vegetation

The Plant Community Type (PCT) (i.e. the pre-1750 vegetation community) as per NSW Vegetation Information System of the subject land is '*PCT 1330 Yellow Box - Blakely's Red Gum grassy woodland on the tablelands, South Eastern Highlands Bioregion*'. This determination is based on the landscape position, the species of the remnant canopy trees which have been retained as small patches and scattered paddock trees on the subject land and adjoining paddocks, together with the dominant soil type and other geophysical characteristics of the land.

Commonly known as Box-Gum Woodland, in its climax form PCT1330 would have been characterised by an open canopy, sparse or absent mid and shrubstorey, together with a defined grassy groundstorey supporting a high diversity of native forbs.

© Capital Ecology Pty Ltd 2019

Submission 2

capital ecology

The subject land has been used primarily for pastoral purposes for several decades. This land use has involved the clearance of the most of the natural overstorey, midstorey and shrubstorey strata of PCT1330 across the majority of the subject land. The areas cleared of woody vegetation have been continually actively managed (i.e. via cultivation, sowing and superphosphate application) as improved pasture dominated by pastorally productive species such as Phalaris *Phalaris aquatica*, Cocksfoot *Dactylis glomerata*, and various Clover species *Trifolium* spp.

As shown in Figure 2 and Plate 1, the remnant canopy of PCT1330 has been retained across much of the easternmost paddocks of the subject land. Two other smaller patches have been retained in the northernmost extent of the subject land. The midstorey and shrubstorey are sparse or absent throughout these patches due to stock grazing removing shrub species and preventing eucalypt regeneration. Pasture improvement has not occurred to the same extent in and around the woodland patches and this has permitted the persistence of native grasses such as Tall Speargrass *Austrostipa bigeniculata*, Corkscrew *A. scabra*, Wallaby Grasses *Rytidosperma* spp., and Kangaroo Grass *Themeda triandra*. The native forb diversity was observed to be low to moderate in these remnant woodland patches, however this can be partially attributed to the seasonal timing (i.e. August) and the exceptionally dry winter.

As shown in Figure 2 and Plate 2, the only other natural vegetation retained on the subject land is the few scattered remnant woodland trees.

As shown in Figure 2 and Plates 3 and 4, numerous substantial windbreaks have been planted on the subject land, notably around the boundaries. These windbreaks comprise either native species (generally Wattles *Acacia* spp. and various eucalypts) or exotic species (primarily Radiata Pine *Pinus radiata*).

Photo Plate 1. Patch of remnant Box-Gum Woodland in the eastern portion of the subject land. Mature Yellow Box and Blakely's Red Gum trees over low diversity native grass dominant groundstorey.

© Capital Ecology Pty Ltd 2019

Submission 2

capital ecology

Photo Plate 2. Scattered mature Yellow Box and Blakely's Red Gum trees over exotic pasture.

Photo Plate 3. Planted windbreak of native species (generally Wattles *Acacia* spp. and various eucalypts).

© Capital Ecology Pty Ltd 2019

Submission 2

capital ecology

Photo Plate 4. Planted windbreak of Radiata Pine *Pinus radiata*.

Threatened Ecological Communities (TECs)

***Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)**

Two EPBC Act listed threatened ecological communities (TECs) have the potential to occur on the subject land, both listed as critically endangered under the EPBC Act: 'Natural Temperate Grassland of the South Eastern Highlands', and 'White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland' (Box-Gum Woodland).

Natural Temperate Grassland of the South Eastern Highlands – listed as critically endangered pursuant to the EPBC Act

Description – As detailed in Commonwealth of Australia (2016[2]), the NTG-SEH TEC is characterised by grassy vegetation dominated by moderately tall (25–50cm) to tall (50–100cm), dense to open tussock grasses in the genera *Austrodanthonia* (note: now *Rytidosperma*), *Austrostipa*, *Bothriochloa*, *Poa* and *Themeda*. Up to 70% of all plant species may be forbs. The community may be treeless or contain up to 10% cover of trees, shrubs or sedges. Natural Temperate Grassland occurs within the biogeographical region of the South Eastern Highlands in valleys influenced by cold air drainage and in broad plains.

Presence in the subject land – Absent – The entirety of the subject land would have supported PCT1330 (Box-Gum Woodland) pre-1750. Accordingly, the subject land does not support this TEC.

[2] Commonwealth of Australia (2016). *Approved conservation advice for the Natural Temperate Grassland of the South Eastern Highlands (NTG–SEH) ecological community.*

© Capital Ecology Pty Ltd 2019

Submission 2

capital ecology

White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland – listed as critically endangered pursuant to the EPBC Act

Description – The White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland TEC is characterised by a species-rich understorey of native tussock grasses, herbs and scattered shrubs (where shrub cover comprises less than 30% cover), and a dominance or prior dominance of White Box and/or Yellow Box and/or Blakely's Red Gum trees. This TEC occurs along the western slopes and tablelands of the Great Dividing Range from southern Queensland through New South Wales and the Australian Capital Territory to Victoria.

Presence in the subject land – Highly likely – As discussed above, the entirety of the subject land would have once supported one of the climax communities of this TEC (i.e. PCT1330). Whilst a full structural and floristic assessment would be required in spring-summer to determine the extent of the remnant woodland patches (refer Figure 2) which meet the EPBC Act listing criteria (Commonwealth of Australia 2006[3]), it is highly likely that a proportion of these patches is in good enough condition to constitute EPBC Act Box-Gum Woodland.

***Biodiversity Conservation Act 2016* (NSW)**

Two BC Act listed ecological communities have the potential to occur in the site:

- 'White Box – Yellow Box – Blakely's Red Gum Woodland' (BC Act Box-Gum Woodland)'; and
- 'Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland in the South Eastern Highlands, Sydney Basin, South East Corner and NSW South Western Slopes Bioregions'.

BC Act Box-Gum Woodland

This community, listed as endangered in NSW, is described below, together with an assessment of likelihood of occurrence on the subject land.

The below description is extracted from the NSW *Final Determination for the TSC Act endangered listed ecological community White Box – Yellow Box – Blakely's Red Gum Woodland*) (NSW Scientific Committee 2002, gazetted 15 March 2002[4]).

> *White Box Yellow Box Blakely's Red Gum Woodland is found on relatively fertile soils on the tablelands and western slopes of NSW and generally occurs between the 400 and 800 mm isohyets extending from the western slopes, at an altitude of c. 170 m to c. 1200 m, on the northern tablelands (Beadle 1981). The community occurs within the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands and NSW South Western Slopes Bioregions.*
>
> *White Box Yellow Box Blakely's Red Gum Woodland includes those woodlands where the characteristic tree species include one or more of the following species in varying proportions and combinations – Eucalyptus albens (White Box), Eucalyptus melliodora (Yellow Box) or Eucalyptus*

[3] Commonwealth of Australia (2006). *Policy Statement 3.5: White Box – Yellow Box – Blakely's Red Gum grassy woodlands and derived native grasslands. Environment Protection and Biodiversity Conservation Act 1999.* Commonwealth Department of Environment and Heritage.
[4] NSW Scientific Committee (2002). *Final Determination for the TSC Act endangered listed ecological community White Box – Yellow Box – Blakely's Red Gum Woodland.* Gazetted 15 March 2002.

© Capital Ecology Pty Ltd 2019

Submission 2

capital ecology

blakelyi (Blakely's Red Gum). Grass and herbaceous species generally characterise the ground layer. In some locations, the tree overstorey may be absent as a result of past clearing or thinning and at these locations only an understorey may be present. Shrubs are generally sparse or absent, though they may be locally common.

Although the final determination does not provide specific listing criteria against which to assess a patch of vegetation, a useful key is provided in *Identification Guidelines for Endangered Ecological Communities – White Box Yellow Box Blakely's Red Gum Woodland (Box-Gum Woodland)* (NPWS 2002[5]), which draws its information from the final determination. As described in the final determination and the associated key, the definition for the BC Act Box-Gum Woodland TEC is extremely broad. In effect, any land for which the climax community is Box-Gum Woodland that has not been cultivated, become a stock camp, or otherwise been entirely modified, is likely to meet the minimum definition of the BC Act listed TEC.

Presence in the subject land – Confirmed – As discussed above, the entirety of the subject land would have once supported one of the climax communities of this TEC (i.e. PCT1330). The patches of remnant woodland certainly meet the definition of BC Act listed Box-Gum Woodland. It is also probable that the listed community occurs as derived native grassland where native grass dominance extends outwards for a short distance from the woodland patches.

BC Act Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland

This community, listed as endangered in NSW, is described below, together with an assessment of likelihood of occurrence on the subject land.

The below description is extracted from the NSW *Final Determination for the TSC Act endangered listed ecological community Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland in the South Eastern Highlands, Sydney Basin, South East Corner and NSW South Western Slopes Bioregions* (NSW Scientific Committee 2011, gazetted 10 June 2011[6]).

Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland typically forms an open-forest, woodland or open woodland that transitions into grassland at low tree cover. The canopy is dominated by Eucalyptus pauciflora (Snow Gum), E. rubida (Candlebark), E. stellulata (Back Sallee) and E. viminalis (Ribbon Gum), either as single species or in combinations. A shrub layer may be present and sub-shrubs are often a component of the ground stratum; characteristic species include Hymenanthera dentata and Melichrus urceolatus. The ground layer is dominated by grasses and other herbaceous species including Themeda australis, Poa spp., Austrostipa spp., Austrodanthonia spp., Leptorhynchos squamatus, Chrysocephalum apiculatum, and Asperula conferta. This community may also occur as secondary grassland where the dominant trees have been removed but the ground stratum remains.

The ecological community mainly occurs on valley floors, margins of frost hollows, footslopes and undulating hills between approximately 600 and 1400 m in altitude. It occurs on a variety of

[5] NSW NPWS (2002). *Identification Guidelines for Endangered Ecological Communities - White Box Yellow Box Blakely's Red Gum Woodland (Box-Gum Woodland)*. NSW National Parks and Wildlife Service.
[6] NSW Scientific Committee (2011). *Final Determination for the TSC Act endangered listed ecological community Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland in the South Eastern Highlands, Sydney Basin, South East Corner and NSW South Western Slopes Bioregions*. Gazetted 10 June 2011.

© Capital Ecology Pty Ltd 2010

Submission 2

capital ecology

substrates including granite, basalt, metasediments and Quaternary alluvium. The ecological community occurs as a part of a mosaic of native vegetation communities including swamps, bogs, wetlands, grasslands and sclerophyll forests.

The final determination does not provide specific listing criteria against which to assess a patch of vegetation, however the presence of the key canopy eucalypts and a native dominated ground stratum are described as the key characteristics of the community. The final determination also states that the community may also occur as secondary grassland. In this regard, based on the final determination, a logical interpretation of the minimum criteria for a patch to constitute the listed community is that the patch must:

1. support a canopy which is dominated by the key eucalypt species and occurs in at least moderately intact condition; or
2. where the canopy has been cleared, the ground stratum remains in at least moderately intact condition (i.e. native dominated with moderate to high diversity).

Presence in the subject land – Absent – As discussed above, the entirety of the subject land would have supported PCT1330 (Box-Gum Woodland) pre-1750. Accordingly, the subject land does not support this TEC.

Conclusion

Whilst a full structural and floristic assessment would be required in spring-summer to determine the extent of the remnant woodland patches which meet the EPBC Act listing criteria, it is highly likely that a proportion of these patches is in good enough condition to constitute EPBC Act Box-Gum Woodland. The patches of remnant woodland would also meet the definition of BC Act listed Box-Gum Woodland. It is also probable that the BC Act (and potentially the EPBC Act) listed community occurs as derived native grassland where native grass dominance extends outwards for a short distance from the woodland patches.

The remainder of the subject land comprises pasture improved paddocks upon which the only semblance that remains of the former natural vegetation are the few scattered eucalypt trees.

Threatened Fauna Habitat

As detailed in Section 1, numerous EPBC Act listed and/or BC Act listed threatened flora and fauna species are known or occur, or have the potential to occur, in the locality.

Of the identified flora species, only Hoary Sunray *Leucochrysum albicans* var. *tricolor* has any real potential for occurrence on the subject land, and this potential is limited to the remnant woodland patches. Similarly, the remnant woodland patches are also likely to be the only portions of the subject land of potential habitat value to threatened woodland bird and insectivorous bat species. Targeted surveys would be required to determine the actual utilisation and potential significance of these patches to listed birds and bats.

The small farm dam and drainage lines on the subject land are likely to support several common frogs (e.g. Spotted Marsh Frog *Limnodynastes tasmaniensis*, Common Froglet *Crinia signifera*) and reptiles (e.g. Eastern Long-necked Turtle *Chelodina longicollis*, Red-bellied Black-snake *Pseudechis porphyriacus*),

© Capital Ecology Pty Ltd 2010

Submission 2

however the subject land does not support potential habitat for any listed reptile, amphibian, or ground dwelling mammals.

Whilst the planted native and exotic windbreaks are likely of value to common woodland birds moving through the landscape, they do not have the potential to reinstate the former natural woody vegetation and are of limited habitat value to threatened bird species.

3. Evaluation of LEP Terrestrial Biodiversity Mapping

As shown in Figure 2, the Box-Gum Woodland in the eastern portion of the subject land is largely contiguous with the expanses of the community occurring on the adjoining properties (north and south), and well connected to the remnant dry sclerophyll forest in the reserve to the east. This characteristic further increases the conservation value of the patch in the subject land as it increases the fauna habitat functionality of the patch (i.e. provides habitat connectivity for native woodland fauna, decreases edge-to-core ratio, etc.).

As discussed herein and illustrated in Figure 3, the ecological/biodiversity values of the subject land are not accurately reflected in the LEP Terrestrial Biodiversity Map. Whilst the eastern portion of the subject land supports substantial patches of Box-Gum Woodland consistent with the BC Act definition and likely to meet the EPBC Act listing criteria, the remainder of the subject land is of little or no biodiversity conservation value.

I assume that the inaccuracy in the LEP Terrestrial Biodiversity Map is also the primary driver behind EcoLogical Australia's incorrect mapping of the majority of the subject land as either 'High' (66.55 ha) or 'Moderate' (13.46 ha) conservation value.

Conclusion and Recommendations

Informed by my desktop review and on-ground observations, I believe that the remnant Box-Gum Woodland occurring on the subject land, including the two smaller patches in the northern paddock, is of high biodiversity conservation value. These patches are of recognised conservation significance as a TEC and are also likely to be of conservation significance as habitat for listed threatened flora and fauna species. The remainder of the subject land is of little or no biodiversity conservation value.

In light of the above, I recommend the following.

- Any proposed subdivision or other development on the subject land should avoid, or minimise the fullest extent practicable, impacts to the Box-Gum Woodland patches. If impacts to the Box-Gum Woodland patches are avoided then it is unlikely that full assessment, approval, and potentially offsets will be required under the EPBC Act and/or the BC Act.
- Establishment of the Box-Gum Woodland patches in the east of the subject land as a Biodiversity Stewardship Site under a formal Biodiversity Stewardship Agreement (BSA) should be considered. A BSA would provide permanent protection for the Box-Gum Woodland and provide upfront and ongoing payments to the landholder to undertake conservation-focused management actions.

© Capital Ecology Pty Ltd 2019

Submission 2

capital ecology

- A request should be made to Goulburn Mulwaree Council for the LEP Terrestrial Biodiversity Map to be amended to accurately reflect the ecological/biodiversity values of the subject land and adjoining properties.

I trust that this preliminary EVCA provides the review and advice required. If, however, you should have any questions relating to any of the matters discussed herein, please do not hesitate to contact me.

Yours sincerely,

Robert Speirs

Director / Principal Ecologist

Accredited BAM Assessor No: BAAS17089

Attachments:

Figure 1. Locality Plan

Figure 2. Vegetation Mapping and Ecological Values

Figure 3. Vegetation Mapping on LEP Terrestrial Biodiversity Map

© Capital Ecology Pty Ltd 2019

Submission 2

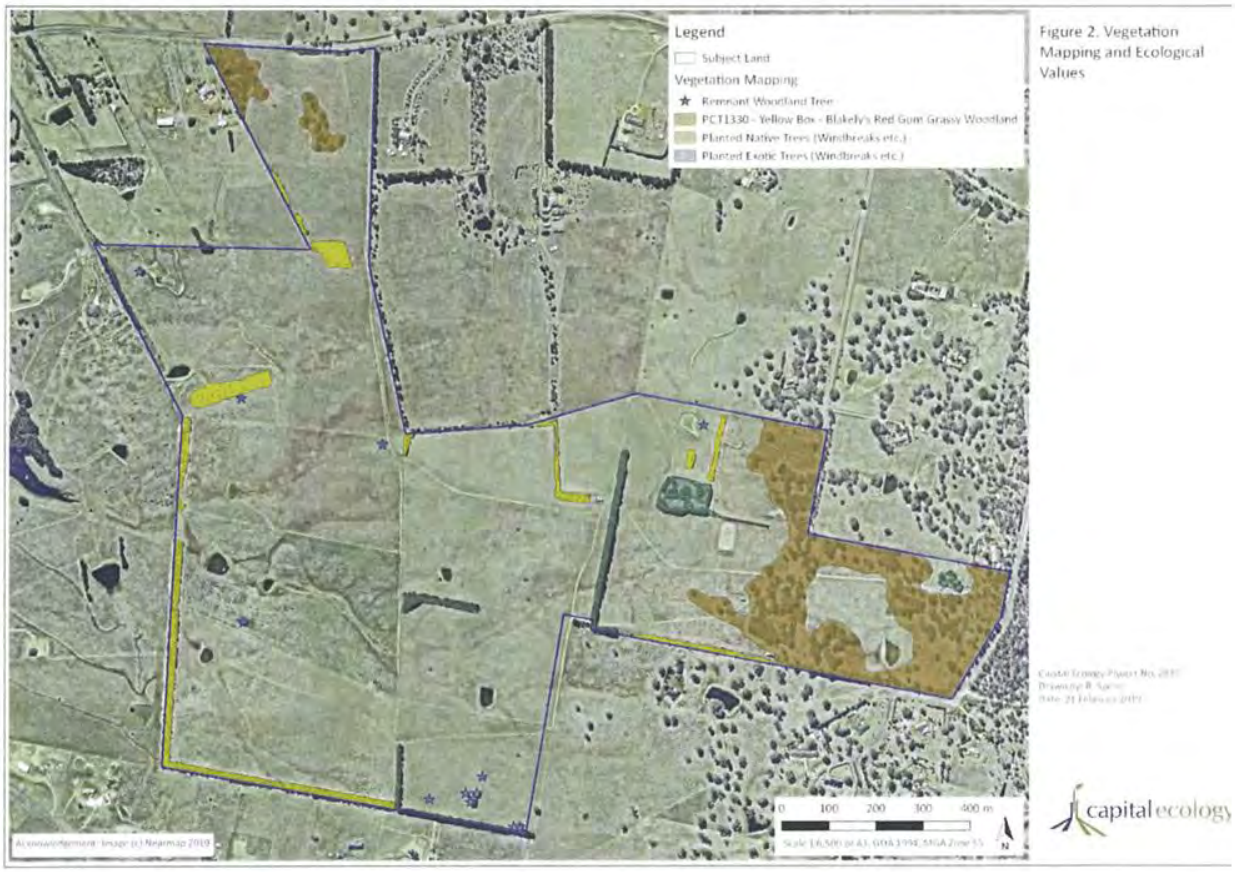


Figure 2. Vegetation Mapping and Ecological Values

Submission 2

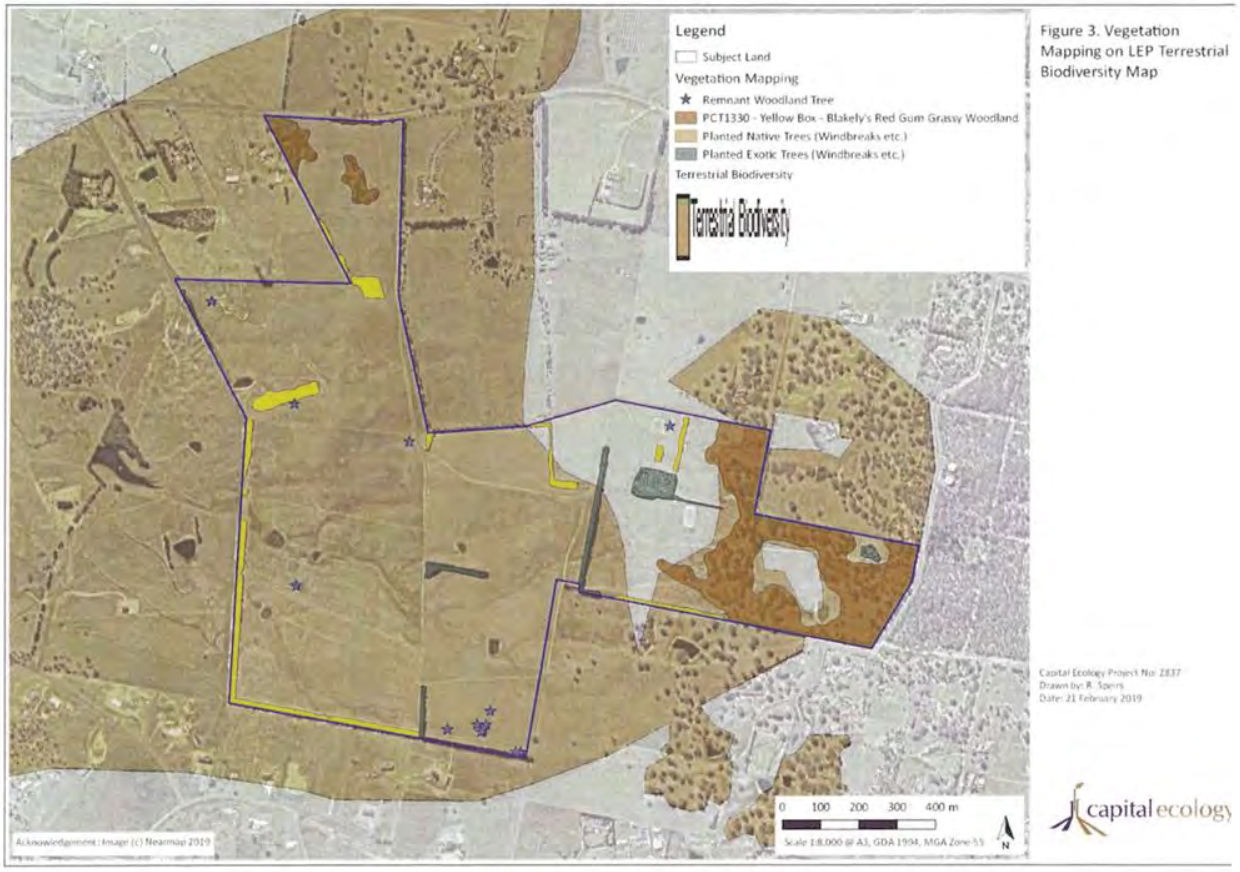


Figure 3. Vegetation Mapping on LEP Terrestrial Biodiversity Map

Submission 2

D Engineering Advice

Submission 2

S.R.L.E.
SOUTHERN REGION LAND ENGINEERING

167 Bourke Street Goulburn NSW 2580
PO Box 111 Thirroul NSW 2515
ABN: 55 583 029 605

Telephone: 02 48235577
Fax: 02 48235578
Mobile: 0417 235415

Email: gregtodd.srle@gmail.com

24 January 2019 Ref: T01818

Stewart Thompson
65 Foord Road
Run-O-Waters NSW2580

Dear Stewart,

RE: Proposed Residential Development Hereford Heights - Sewage System Analysis

The proposed development incorporates an initial rezoning of a portion of Lot 10 DP 625626 to a minimum lot size of 2 hectares to achieve a permitted density though lot averaging. At a later stage the proposal will include sections of Lots 337 & 268 of DP750015 to also be rezoned for minimum lot sizes of 2,000m². This letter addresses the issues relating to implementing a suitable sewerage system to service the proposed development.

Currently this western area of Goulburn does not contain a connection to a gravity sewerage system. There is a north to south ridge line along the approximate alignments of Ridge and Carr Streets that prevents flows from the wes Goulburn and Run-O-Waters areas to be connected by gravity to the reticulation system that eventually discharges to the sewerage treatment facility located at Ross Street to the north east of Goulburn City. There is a catchment area to the south east of the site which falls to the Duck's Lane sewerage pumping system but this cannot be accessed by a gravity sewerage pipe from this development. Also it is understood that the current sewerage pipe infrastructure at the southern end of Goulburn City is at or near capacity.

The preferred option to service the proposed development would be to construct a sewerage pumping station and to connect the rising main to a receiving manhole to be connected to the existing sewerage system on the eastern side of the ridge line. There are number of locations where this can be achieved the most logical of which is the sewer system in Mary Street just south of the intersection with Slocombe Street. The existing sewer in Carr Street may be unsuitable due to new development at the southern end of Goulburn City that would have an impact on the capacity of the existing sewer in this locality. An analysis of the existing sewerage system would be required to determine whether there was sufficient capacity for the additional flows.

As with all new Sewerage Pump Station/s (SPS), a suitably sized storage tank will be required to be installed. The storage tank in this case could also be used to store flows for discharging during non-peak periods. A suggested location for the new SPS is shown on the attached sketch '*T01808-SK01 Hereford Heights Sewerage Catchments*' below the area being considered for the initial development.

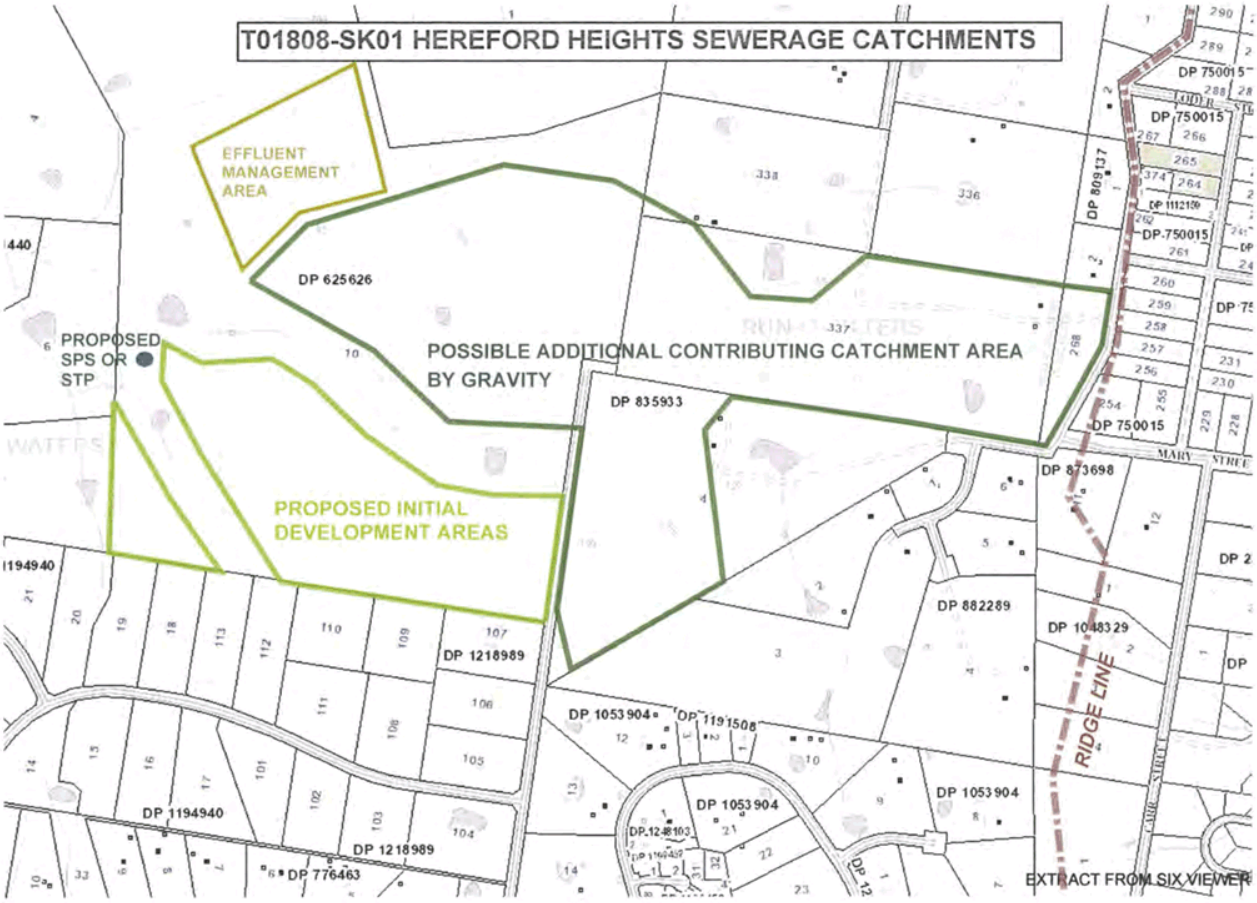
The SPS could be sized for any future contributing areas such as the additional lots created through the development of Lots 337 & 268 of DP750015 and a portion of Lot 4 DP835933. The attached sketch T01808-SK01 shows the approximate area that could be serviced by a gravity pipe system to the suggested SPS location. Whilst the volume of the SPS wet well and storage tank would be designed to cater for any additional contributing areas, the initial installation of pumps etc would be sized for the initial lot yield within Lot 10 DP625626 and subsequently upsized when the additional areas are developed. The rising main would be designed to suit the expected eventual lot yield.

The SPS could be either dedicated to Council otherwise it could be included as part of the common property in a Community Titled subdivision where all of the benefitting lots would pay for the maintenance and running costs of the SPS. The rising main, however, should be dedicated to Council as part of the infrastructure costs.

An alternate option to an SPS would be the installation of a Sewerage Treatment Plant (STP) incorporating a secondary wastewater treatment system. This would require an effluent management area which could be located within an area as shown on the attached sketch. Alternatively the treated effluent could be pumped to a storage tank located at the high point of the development area and reused as a secondary non-potable water supply system for the lots within the development. This would effectively reduce the water supply demand of the lots serviced by the non-potable system. The whole of this system could be managed under a Community Titled subdivision.

Please contact the undersigned for any clarification of the above.

Submission 2



Submission 2

E Salinity testing

Submission 2

Nutrient Advantage®

Nutrient Advantage Advice® Recommendation Report

Adrian Keith

Taralga
2580

Report Print Date: 18/05/2018
Agent/Dealer: Goulburn Produce & Rural Supplie
Advisor/Contact: Kathryn Pengilley
Phone: 02 4821 3655
Purchase Order No: 52694

Grower Name: Adrian Keith
Sample No: 021704497
Paddock Name: ST OATS
Sample Name:
Sample Depth (cm) 0 To 10

Nearest Town: TARALGA
Test Code: E22
Sample Type: Soil
Sampling Date: 30/04/2018

Analyte / Assay	Unit	Value	Very Low Marginal Optimum High Excess	Optimal
Soil Colour		Brown		
Soil Texture		Clay		
pH (1:5 Water)		5.3		
pH (1:5 CaCl2)		4.7	Strongly acidic	4.8 - 6.5
Electrical Conductivity (1:5 water)	dS/m	0.15	Not saline.	< 0.4
Electrical Conductivity (Sat. Ext.)	dS/m	0.9		
Chloride	mg/kg	25	Low and harmless to plant growth.	< 300
Organic Carbon (W&B)	%	2.1		1.6 - 2.4
Nitrate Nitrogen	mg/kg	38		
Ammonium Nitrogen	mg/kg	6		
Phosphorus (Olsen)	mg/kg	28		
Phosphorus (Colwell)	mg/kg	65		31 - 40
Phosphorus Buffer Index		65	Low phosphorus fixation capacity	
Phosphorus Environmental Risk Index		1.00	Possible risk of P loss to environment	
Potassium (Colwell)	mg/kg	270		190 - 245
Sulphur (KCl40)	mg/kg	24		10-15
Cation Exch. Cap. (CEC)	cmol(+)/kg	6.8		
Calcium (Amm-acet.)	cmol(+)/kg	4.1		3 - 5
Magnesium (Amm-acet.)	cmol(+)/kg	1.9		1 - 2
Sodium (Amm-acet.)	cmol(+)/kg	0.08	Low risk of being harmful to plant growth	< 0.7
Potassium (Amm-acet.)	cmol(+)/kg	0.48		
Aluminium (KCl)	cmol(+)/kg	0.2		
Aluminium % of Cations	%	2.9	There are no problems with Aluminium toxicity	<5
Grass Tetany Risk Index		0.08		

Analyses conducted by Nutrient Advantage Laboratory Services
For a copy of Laboratory Methods of Analysis please go to www.nutrientadvantage.com.au
8 South Road, Werribee VIC 3030
NATA Accreditation No: 11958
Tel: 1800 803 453
Certificate of Analysis is available upon request.
Email: lab.feedback@incitecpivot.com.au

Sample No 021704497 Version: 2 Page 1 of 4

Submission 2

Nutrient Advantage®

Nutrient Advantage Advice® Recommendation Report

Grower Name:	Adrian Keith	**Nearest Town:**	TARALGA
Sample No:	021704497	**Test Code:**	E22
Paddock Name:	ST OATS	**Sample Type:**	Soil
Sample Name:		**Sampling Date:**	30/04/2018
Sample Depth (cm)	0 To 10		

Analyte / Assay	Unit	Value	Very Low Marginal Optimum High Excess	Optimal
Calcium % of Cations	%	61.0	Satisfactory for soil structure, check sodici	60 - 85
Magnesium % of Cations	%	28.0	May affect dispersion in cultivated soils	< 25
Sodium % of Cations (ESP)	%	1.20	Non sodic soil, stable soil structure likely	< 6.0
Potassium % of Cations	%	7.00		
Calcium/Magnesium Ratio		2.2	Stable soil structure likely, check sodicity	> 2.0

The results reported pertain only to the sample submitted.
Analyses performed on soil dried at 40 degrees Celsius and ground to <2mm (excluding moisture assay)
* One or more components of this test are below their detection limit. The value used is indicative only.

Incitec Pivot

Sample No 021704497 Version: 2 Page 2 of 4

Submission 2

Nutrient Advantage®

Nutrient Advantage Advice® Recommendation Report

Grower Name:	Adrian Keith	**Nearest Town:**	TARALGA
Sample No:	021704497	**Test Code:**	E22
Paddock Name:	ST OATS	**Sample Type:**	Soil
Sample Name:		**Sampling Date:**	30/04/2018
Sample Depth (cm)	0 To 10		

Sample Details:

Enterprise (Crop):	PASTURE	**Activity (enterprise):**	Beef/Sheep
Pasture:	Existing	**Lucerne:**	
Proposed Sowing Method:		**Time of Sowing:**	
Dairy Stocking Rate (cows/ha):		**Beef/sheep Stocking Rate (dse/ha):**	8.00
Other Stock Type:		**Other Stocking Rate (dse/ha):**	
Cuts per year:		**Yield per Cut (t/ha) :**	
Seed Production Type:		**Fodder Crop Type:**	
Sample Depth (cm) From:	0	**To:**	10

Recommendations

Product Recommendation	Application Rate (kg/ha) (Unless Stated)	Timing	Application Method	N kg/ha	P kg/ha	K kg/ha	S kg/ha
Total Nutrient Applied							

This Recommendation has been done by: Kathryn Pengilley (273)

Other Elements in recommendation	Ca kg/ha	Mg kg/ha	Cu kg/ha	Zn kg/ha	Mo gm/ha	Co gm/ha	B kg/ha	Fe kg/ha	Mn kg/ha	Si kg/ha
Total Nutrient Applied										

Legend:

N : Nitrogen	P : Phosphorus	K : Potassium	S : Sulphur	Ca : Calcium
Mg : Magnesium	Cu : Copper	Zn : Zinc	Mo : Molybdenum	Co : Cobalt
B : Boron	Fe : Iron	Mn : Manganese	Si : Silicon	

Incitec Pivot

Sample No 021704497 Version: 2 Page 3 of 4

Submission 2

Nutrient Advantage®

Nutrient Advantage Advice® Recommendation Report

Grower Name:	Adrian Keith	**Nearest Town:**	TARALGA
Sample No:	021704497	**Test Code:**	E22
Paddock Name:	ST OATS	**Sample Type:**	Soil
Sample Name:		**Sampling Date:**	30/04/2018
Sample Depth (cm)	0 To 10		

Comments

What is the soil "Phosphorus Environmental Risk Index"?
The Phosphorus Environmental Risk Index (PERI) is defined as the ratio between the amount of P present in the soil (Colwell P) and the capacity of that soil to retain P (PBI). As a soil becomes increasingly "saturated" with P two things will occur. First, the quantity of soluble P that can be lost from soils by surface runoff and by leaching through internal drainage into shallow groundwaters increases. Second, eroding soil particles are increasingly enriched in biologically available P and thus more likely to release P into waters when they are deposited as sediments in creeks, rivers, dams, and lakes.

PERI - (Phosphorus Environmential Risk Index): This intierpretiation is based on early research ffndings ffor a limitied range off soils and climaties and should be used as a guide only. Losses off watier soluble P ffrom tihis soil via intiernal drainage or roff could negatively impacti tihe environmenti To minimise tihe risks off tihis occurringprecautions need tio be tiaken tio preventi soil watier draining directily intio ffrm watier bodies such as creeks, rivers, dams and lakes. Phosphorus application, including matierials such as manures compostis bio-solids and organic by-productis contiaining phosphorusshould be reviewed tio preventi tihe PERI rising above 2.0. Monitior tihe sitiuation tihrough a routine soil sampling program.

Guideline Consideration for Nitrogen Use on Pastures

1. **Grazing Management (mature pasture)** is critical in maintaining a good grass density - graze to a minimum of 1200kgDM/ha (or 5cm in height) - over grazing will cause ryegrass decline, lax grazing will cause shading, tiller death, lower feed quality and density decline. The optimal time for nitrogen application is immediately following a grazing. Ryegrass should be grazed at 2.5-3 leaf stage (spring graze at 2.5 leaf stage) which corresponds with optimal white clover grazing. Phalaris grazing is set at 4-5 leaf stage.
Following a nitrogen application stock should be excluded from the paddock for a 3 week period to avoid nitrate poisoning.
Grazing Management (establishing pasture). Phosphorus should be applied close to the seed at sow, maximum nitrogen safe seed rate is 10kgN/ha with the seed. Lightly graze pasture 4-6 weeks post emergence (or when seedlings won't pull from soil) and then apply an application of nitrogen to encourage tillering.
2. **Pasture Composition** plays a part in determining nitrogen responses - generally pastures with a high composition of improved grasses ie.ryegrass and low to moderate composition of clover (up to 30%) will provide the better pasture response, as will pastures with minimal weeds, disease and insect pest activity.
3. **Paddock fertility** is very important in supporting a healthy pasture - ensure major nutrients, trace elements and soil ameliorates are addressed to improve dry matter responses to nitrogen applications.
4. **Moisture** is probably the major limiting factor to nitrogen responses - ensure the soil has adequate soil moisture to sustain production and following a broadcast nitrogen application at least 5mm (light soil) or 10mm (heavy soil) rainfall event or irrigation follows within 2 days of application. Green Urea can be consider if volatilisation is considered to be an issue.
5. **Application Rates** should be in a range of 30-50kgN/ha.
6. **Time of year (season)** causes variation in responses to nitrogen. Responses to perennial ryegrass can be as low as 5 kgDM/ha/kgN in the winter and up to 25 kgDM/ha/kgN in the spring. Italian type ryegrasses tend to be more responsive to nitrogen than perennials. Forward thinking in predicting future gaps will allow nitrogen applications to be used to maximum efficiency ie. Aug 15 calving herd should have nitrogen applied on 1st July assuming leaf emergence every 15 days.
Don't apply nitrogen if soil temperatures are below 5°C as ryegrass has stopped growing.
7. **Cost of Dry Matter** is the key consideration in determining whether nitrogen should be applied or not. Estimates on expected dry matter responses and ulitisation coupled with the cost of nitrogen will provide a dry matter cost, this can then be compared to other feed alternative to see the value (or not) in using nitrogen. These costs will vary during the year with winter feed the most expensive.
8. **Environment** can be negatively impacted by poor nitrogen management. Don't apply close to waterways, or to paddocks that are waterlogged and grasses are not growing.
9. **Utilisation** - If the additional pasture Dry Matter grown as a result of applying Nitrogen can not be utilised, do not apply Nitrogen.

Follow the points listed above for best practice management.

Disclaimer: Laboratory analyses and fertiliser recommendations are made in good faith, based on the best technical information available as at the date of this report. Incitec Pivot Limited, its officers, employees, consultants, Agents and Dealers do not accept any liability whatsoever arising from or in connection with the analytical results, interpretations and recommendations provided, and the client takes the analytical results, interpretations and recommendations on these terms. In respect of liability which cannot be excluded by law, Incitec Pivot's liability is restricted to the re-supply of the laboratory analysis or the cost of having the analysis re-supplied.

Incitec Pivot

Submission 2

Nutrient Advantage®

Nutrient Advantage Advice® Recommendation Report

Adrian Keith

Taralga
2580

Report Print Date: 18/05/2018
Agent/Dealer: Goulburn Produce & Rural Supplie
Advisor/Contact: Kathryn Pengilley
Phone: 02 4821 3655
Purchase Order No: 52694

Grower Name: Adrian Keith
Sample No: 021704496
Paddock Name: ST BORE
Sample Name:
Sample Depth (cm) 0 To 10

Nearest Town: TARALGA
Test Code: E22
Sample Type: Soil
Sampling Date: 30/04/2018

Analyte / Assay	Unit	Value	Very Low Marginal Optimum High Excess	Optimal
Soil Colour		Brown		
Soil Texture		Clay Loam		
pH (1:5 Water)		5.2		
pH (1:5 CaCl2)		4.4	Strongly acidic	4.8 - 6.5
Electrical Conductivity (1:5 water)	dS/m	0.08	Not saline.	< 0.29
Electrical Conductivity (Sat. Ext.)	dS/m	0.6		
Chloride	mg/kg	12	Low and harmless to plant growth.	< 180
Organic Carbon (W&B)	%	1.8		1.6 - 2.4
Nitrate Nitrogen	mg/kg	18		
Ammonium Nitrogen	mg/kg	5		
Phosphorus (Olsen)	mg/kg	13		
Phosphorus (Colwell)	mg/kg	37		30 - 39
Phosphorus Buffer Index		62	Low phosphorus fixation capacity	
Phosphorus Environmental Risk Index		0.60	Low risk of P loss to the environment	
Potassium (Colwell)	mg/kg	260		170 - 220
Sulphur (KCl40)	mg/kg	9		10-15
Cation Exch. Cap. (CEC)	cmol(+)/kg	3.8		
Calcium (Amm-acet.)	cmol(+)/kg	2.2		3 - 5
Magnesium (Amm-acet.)	cmol(+)/kg	0.7		1 - 2
Sodium (Amm-acet.)	cmol(+)/kg	0.07	Low risk of being harmful to plant growth	< 0.7
Potassium (Amm-acet.)	cmol(+)/kg	0.45		
Aluminium (KCl)	cmol(+)/kg	0.4		
Aluminium % of Cations	%	10.0	Aluminium toxicity may become a problem	<5
Grass Tetany Risk Index		0.15		

Analyses conducted by Nutrient Advantage Laboratory Services
For a copy of Laboratory Methods of Analysis please go to www.nutrientadvantage.com.au
NATA Accreditation No: 11958
Certificate of Analysis is available upon request.

8 South Road, Werribee VIC 3030
Tel: 1800 803 453
Email: lab.feedback@incitecpivot.com.au

Sample No 021704496 Version: 2 Page 1 of 4

Submission 2

Nutrient Advantage®

Nutrient Advantage Advice® Recommendation Report

Grower Name:	Adrian Keith	**Nearest Town:**	TARALGA
Sample No:	021704496	**Test Code:**	E22
Paddock Name:	ST BORE	**Sample Type:**	Soil
Sample Name:		**Sampling Date:**	30/04/2018
Sample Depth (cm)	0 To 10		

Analyte / Assay	Unit	Value	Very Low Marginal Optimum High Excess	Optimal
Calcium % of Cations	%	57.0	Marginal for soil structure, check sodicity	60 - 85
Magnesium % of Cations	%	19.0	Stable soil structure likely, check sodicity	< 25
Sodium % of Cations (ESP)	%	1.90	Non sodic soil, stable soil structure likely	< 6.0
Potassium % of Cations	%	12.00		
Calcium/Magnesium Ratio		3.1	Stable soil structure likely, check sodicity	> 2.0

The results reported pertain only to the sample submitted.
Analyses performed on soil dried at 40 degrees Celsius and ground to <2mm (excluding moisture assay)
* One or more components of this test are below their detection limit. The value used is indicative only.

Incitec Pivot

Sample No 021704496 Version: 2 Page 2 of 4

Submission 2

Nutrient Advantage®

Nutrient Advantage Advice® Recommendation Report

Grower Name:	Adrian Keith	**Nearest Town:**	TARALGA
Sample No:	021704496	**Test Code:**	E22
Paddock Name:	ST BORE	**Sample Type:**	Soil
Sample Name:		**Sampling Date:**	30/04/2018
Sample Depth (cm)	0 To 10		

Sample Details:

Enterprise (Crop):	PASTURE	**Activity (enterprise):**	Beef/Sheep
Pasture:	Existing	**Lucerne:**	
Proposed Sowing Method:		**Time of Sowing:**	
Dairy Stocking Rate (cows/ha):		**Beef/sheep Stocking Rate (dse/ha):**	8.00
Other Stock Type:		**Other Stocking Rate (dse/ha):**	
Cuts per year:		**Yield per Cut (t/ha) :**	
Seed Production Type:		**Fodder Crop Type:**	
Sample Depth (cm) From:	0	**To:**	10

Recommendations

Product Recommendation	Application Rate (kg/ha) (Unless Stated)	Timing	Application Method	N kg/ha	P kg/ha	K kg/ha	S kg/ha
Total Nutrient Applied							

This Recommendation has been done by: Kathryn Pengilley (273)

Other Elements in recommendation	Ca kg/ha	Mg kg/ha	Cu kg/ha	Zn kg/ha	Mo gm/ha	Co gm/ha	B kg/ha	Fe kg/ha	Mn kg/ha	Si kg/ha
Total Nutrient Applied										

Legend:
N : Nitrogen, P : Phosphorus, K : Potassium, S : Sulphur, Ca : Calcium
Mg : Magnesium, Cu : Copper, Zn : Zinc, Mo : Molybdenum, Co : Cobalt
B : Boron, Fe : Iron, Mn : Manganese, Si : Silicon

Incitec Pivot

Sample No 021704496 Version: 2 Page 3 of 4

Submission 2

Nutrient Advantage®

Nutrient Advantage Advice® Recommendation Report

Grower Name:	Adrian Keith	**Nearest Town:**	TARALGA
Sample No:	021704496	**Test Code:**	E22
Paddock Name:	ST BORE	**Sample Type:**	Soil
Sample Name:		**Sampling Date:**	30/04/2018
Sample Depth (cm)	0 To 10		

Comments

What is the soil "Phosphorus Environmental Risk Index"?
The Phosphorus Environmental Risk Index (PERI) is defined as the ratio between the amount of P present in the soil (Colwell P) and the capacity of that soil to retain P (PBI). As a soil becomes increasingly "saturated" with P two things will occur. First, the quantity of soluble P that can be lost from soils by surface runoff and by leaching through internal drainage into shallow groundwaters increases. Second, eroding soil particles are increasingly enriched in biologically available P and thus more likely to release P into waters when they are deposited as sediments in creeks, rivers, dams, and lakes.

PERI - (Phosphorus Environmental Risk Index): This information is based on early research findings for a limited range of soils and climates and should be used as a guide only. Soil solution losses of P from this soil via internal drainage or run-off are not likely to negatively impact the environment. However, precautions need to be taken to prevent soil water draining directly to water bodies such as creeks, rivers, dams and lakes. If the Phosphorus Environmental Risk Index is approaching 0.65, monitor by soil testing again after 2 - 3 more P applications particularly if P applied is significantly greater than P removed in produce. Extra care should be taken on soils with a PBI of less than 15.

Guideline Consideration for Nitrogen Use on Pastures

1. **Grazing Management (mature pasture)** is critical in maintaining a good grass density - graze to a minimum of 1200kgDM/ha (or 5cm in height) - over grazing will cause ryegrass decline, lax grazing will cause shading, tiller death, lower feed quality and density decline. The optimal time for nitrogen application is immediately following a grazing. Ryegrass should be grazed at 2.5-3 leaf stage (spring graze at 2.5 leaf stage) which corresponds with optimal white clover grazing. Phalaris grazing is set at 4-5 leaf stage.
Following a nitrogen application stock should be excluded from the paddock for a 3 week period to avoid nitrate poisoning.
Grazing Management (establishing pasture). Phosphorus should be applied close to the seed at sow, maximum nitrogen safe seed rate is 10kgN/ha with the seed. Lightly graze pasture 4-6 weeks post emergence (or when seedlings won't pull from soil) and then apply an application of nitrogen to encourage tillering.
2. **Pasture Composition** plays a part in determining nitrogen responses - generally pastures with a high composition of improved grasses ie.ryegrass and low to moderate composition of clover (up to 30%) will provide the better pasture response, as will pastures with minimal weeds, disease and insect pest activity.
3. **Paddock fertility** is very important in supporting a healthy pasture - ensure major nutrients, trace elements and soil ameliorates are addressed to improve dry matter responses to nitrogen applications.
4. **Moisture** is probably the major limiting factor to nitrogen responses - ensure the soil has adequate soil moisture to sustain production and following a broadcast nitrogen application at least 5mm (light soil) or 10mm (heavy soil) rainfall event or irrigation follows within 2 days of application. Green Urea can be consider if volatilisation is considered to be an issue.
5. **Application Rates** should be in a range of 30-50kgN/ha.
6. **Time of year (season)** causes variation in responses to nitrogen. Responses to perennial ryegrass can be as low as 5 kgDM/ha/kgN in the winter and up to 25 kgDM/ha/kgN in the spring. Italian type ryegrasses tend to be more responsive to nitrogen than perennials. Forward thinking in predicting future gaps will allow nitrogen applications to be used to maximum efficiency ie. Aug 15 calving herd should have nitrogen applied on 1st July assuming leaf emergence every 15 days.
Don't apply nitrogen if soil temperatures are below 5°C as ryegrass has stopped growing.
7. **Cost of Dry Matter** is the key consideration in determining whether nitrogen should be applied or not. Estimates on expected dry matter responses and ulitisation coupled with the cost of nitrogen will provide a dry matter cost, this can then be compared to other feed alternative to see the value (or not) in using nitrogen. These costs will vary during the year with winter feed the most expensive.
8. **Environment** can be negatively impacted by poor nitrogen management. Don't apply close to waterways, or to paddocks that are waterlogged and grasses are not growing.
9. **Utilisation** - If the additional pasture Dry Matter grown as a result of applying Nitrogen can not be utilised, do not apply Nitrogen.

Follow the points listed above for best practice management.

Disclaimer: Laboratory analyses and fertiliser recommendations are made in good faith, based on the best technical information available as at the date of this report. Incitec Pivot Limited, its officers, employees, consultants, Agents and Dealers do not accept any liability whatsoever arising from or in connection with the analytical results, interpretations and recommendations provided, and the client takes the analytical results, interpretations and recommendations on these terms. In respect of liability which cannot be excluded by law, Incitec Pivot's liability is restricted to the re-supply of the laboratory analysis or the cost of having the analysis re-supplied.

Incitec Pivot

Submission 3

03 August 2019

General Manager
Goulburn Mulwaree Council
Locked Bag 22,
GOULBURN NSN 2580

Dear Sir,

Planning Proposal (REZ/0004/1819) - Local Environmental Plan 2009
Amendments to Clauses 4.1AA & 4.2B (RU6 Transition Zone)

Reference is made in relation to the Goulburn Mulwaree Council Planning Proposal currently on Public Exhibition to amend LEP 2009 clauses 4.1AA & 4.2B to include RU6 Transition zone in relation to the application of minimum allotment sizes.

The draft Urban and Fringe Housing Strategy that is yet to be finalized looks at expected LGA wide housing demand due to continued population growth of only 3500 dwellings over the next 18 years to 2036 which equates to around 8000 to 9000 people i.e. only 450 to 500 people per year. These estimates could be based on historical data over the last 10 to 15 years and the housing demand for the Goulburn Mulwaree LGA could be much more over the next 10 to 20 years and could be 3 to 4 times higher than historical average based on the below factors.

Economic indicators and Government's immigration and refugee resettlement policies suggest that the population growth over next 20 years will be much more than the last 5 years average because of Western Sydney Airport, settling migrants and refugees in regional areas and people moving from both Sydney and Canberra because of affordability issue.

Also, Economic indicators suggest that there will be growing demand for affordable large lots residential and rural residential lots from people living in Sydney as Goulburn is only 90mins away from Campbelltown / Camden areas and the lot sizes are getting smaller and expensive in Sydney and its fringes.

News Paper reports suggest one of the Federal Government's priority is looking at ways to redirect the migrants from Sydney to settle in regional areas and regions which were identified included Goulburn. Also, State Government's refugee resettlement strategy is to settle refugees in regional NSW.

Based on the above factors, request Council to reconsider not to amend the LEP 2009 clauses 4.1AA & 4.2B to include RU6 Transition zone in relation to the application of minimum allotment sizes to have the flexibility and assess it on case by case depending on the location and demand at that time rather than completely removing the flexibility.

If you have any queries or require further information, please contact me on 0414 537269.

Yours Sincerely,

Suresh Guduguntla

Planning Proposal - Amendments to Clause 4.1 *Page 1 of 1*

Submission 4

HARD COPY OF E-MAILED SUBMISSION

SCANNED

2ND August 2019

Goulburn Mulwaree Council
Date Received: 5/8/19
Signature: D Lasker

The General Manger
Goulburn Mulwaree Council
Civic Centre
Bourke Street
GOULBURN NSW 2580

ATTACHED SUBMISSION FOR PROPOSED CHANGES

TO RU6 TRANSITION CLAUSES

Proposal Number (REZ/0004/1819)

Dear Sir,

Please find attached above mentioned submission for consideration of this matter.

The history and previous processes relating to the RU6 Transitional Zoning implication are advised in the attached proposal, of which my family have been a part of for the last decade.

I await Councils finding in relation to this matter.

Yours faithfully

Annette R Taylor

Submission 4

SUBMISSION RELATING TO PROPOSED AMENDMENT TO

Goulburn Mulwaree Local Environmental Plan 2009

Including zone RU6 Transition in Clauses 4.1AA & Clause 4.28

Proposal Number (REZ/0004/1819)

Submission presented by **Annette Taylor**

General Objection

&

REVELENCE TO BRISBANE GROVE AREA

Relative to existing Land Rated RU6 Transitional

Advising that I Annette Taylor have never made a Political donation and therefore not in the last 2 years.

1.

Submission 4

SUMMARY:

As we are all aware the people of the RU6 Transitional Zoning wish to have the ability to make decisions relating to their life style choices.

We are also aware where current developments are happening .eg. Mary,s Mount housing area.

We also know that 10ha (25 acres to smaller 2.2ha (5 acres) Life Style blocks are popular but scarce.

BUT

There are many other areas that have marked time for a decade or more to be able to Plan & Process existing lands, with simple planning processes from supporting Councils.

SO

If the RU6 Transitional Zone loophole (as you call it) is closed.

What Zoning does the various areas change to.

What costings are the land holders going to have applied.

What comfort & Confidence do the land holders receive in development of their lands from Councils.

NB: MY RELEVENT AREA – BRISBANE GROVE – GUNDARY AREA.

Over the last decade with many discussions with council, the major issue that has always been applied, is that Councils reluctance in providing costs for infrastructure, e.g. water, electricity, sewerage etc, are not available.

This argument is not co-operative.

When people buy Life Style blocks, they the **Purchasers** have factored in the Infrastructure costings themselves, which has proved to be successful.

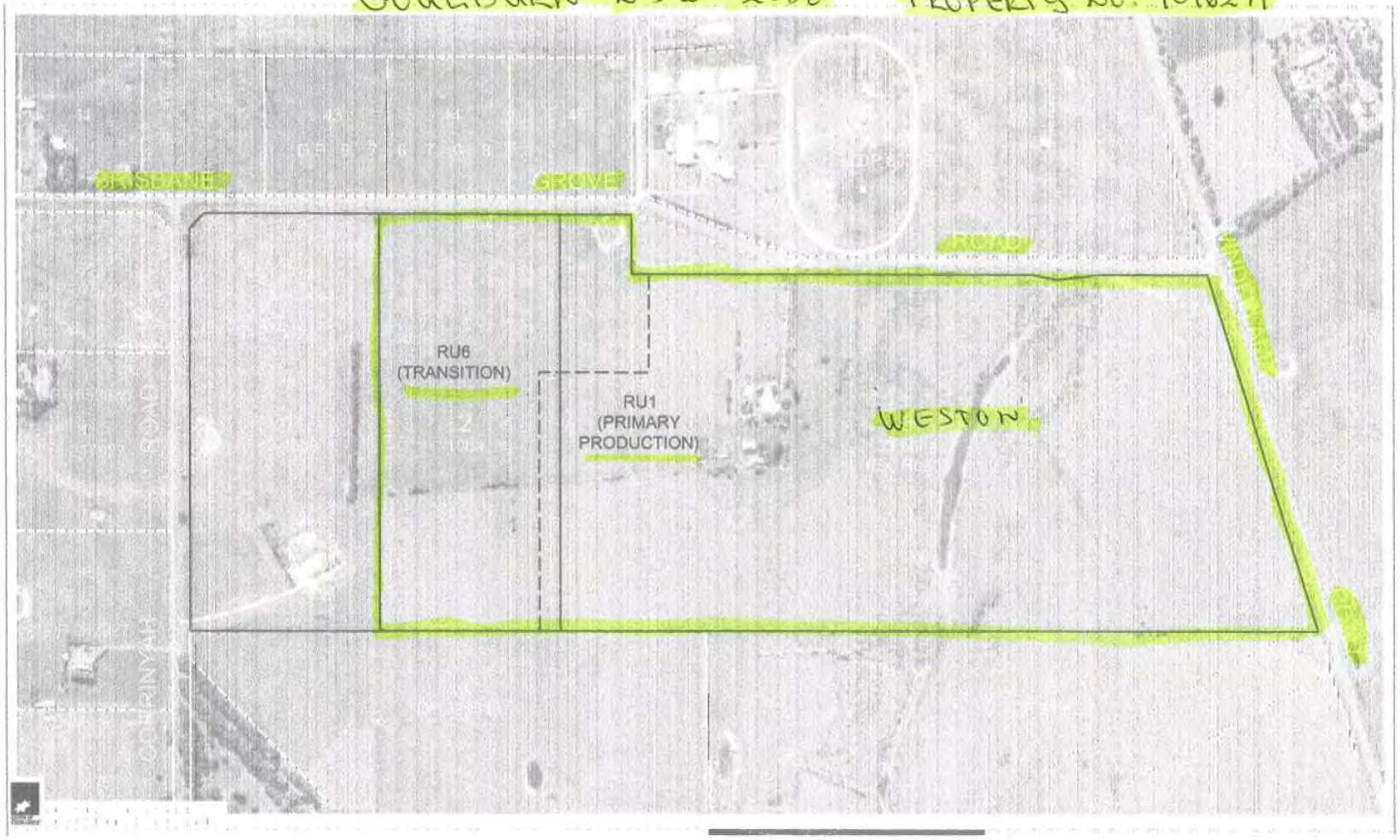
THEREFORE THERE IS NO COSTS TO COUNCIL:

Thank you.

3.

Submission 4

REF:- WESTON
242 BRISBANE GROVE RD.
GOULBURN NSW 2580 PROPERTY NO. 1016271



4.

Submission 4

SUBMISSION REFERENCE RU6 TRANSITIONAL ZONING CHANGES (REZ/0004/1819)

Hello, my name is Annette Taylor and my family and I own property on the Brisbane Grove Rd .

Specifically 242 Brisbane Grove Rd shows the RU6 Transition part of the Property as per attached map.

We wish to have noted that we Strongly Object to any change of this zoning.

We have been part of the previous Discussions, Submissions, Meeting in **2008** through to **2011** relating to land zonings that helped implemented the **RU6 Transitional Zone**, for land surrounding the City and Towns in the Goulburn Mulwaree Council.

The reasoning for **RU6 Transitional Zoning** still exists today.

1. The area is already fragmented with small farms, lots, etc which are not viable income producing business any more.
2. These are areas falling into neglect & stagnation due to the age of the owners fitness issues.
3. Therefore creates ongoing issues of **Current and Succession Planning** for these families – some up to 7 generations.

ORIGINAL IMPLICATION OF RU6 TRANSITIONAL ZONE.

As previously stated many hours, meeting, submissions, partitions went into giving the land holders some certainness, easier transitions and future options.

This can be verified by Goulburn Mulwaree Councillors, many that are still part of the Council today, and the documentations with Council

e.g. **EXTAORDINARY COUNCIL MEETING – Thursday 7 April 2011** .

2.

Submission 4

Public Exhibition Notice – Planning Proposal

This Notice advises that Goulburn Mulwaree Council is the Relevant Planning Authority for the purpose of a proposed Amendment to *Goulburn Mulwaree Local Environmental Plan 2009* to include zone RU6 Transition in Clauses 4.1AA (Community Title Subdivision) and Clause 4.2B (Strata Title Subdivision). The subject amendment is intended to provide strategic direction in relation to minimum allotment sizes applying to Community Title and Strata Title Subdivisions within the RU6 Transition zone.

Exhibition details:

The planning proposal and supporting information will be on public exhibition from **Thursday 6 June 2019 until close of business Monday 5th August 2019** (it is noted that the public exhibition period has been extended from the original closing date of 5th July, 2019). It will be available to view at the Civic Centre (184 Bourke Street Goulburn), the Goulburn Mulwaree Library or at www.goulburn.nsw.gov.au

Submissions shall be made in writing addressed to the General Manager, including the planning proposal number **(REZ/0004/1819)**, in person at the Civic Centre, via post to Locked Bag 22 Goulburn, NSW, 2580 or emailed to submissions@goulburn.nsw.gov.au

Please note, submissions may be made public in accordance with the *Government Information (Public Access) Act 2009* including both the substance and the identity of the author. Submissions may be provided or published in Council reports and correspondence, on Council's website, to government agencies, in court proceedings or to any person seeking a copy. The onus is on anyone making a submission to advise if they have made any political donations within the last two (2) years.

Contact Details:

If you would like to speak with a Council officer about the proposed amendment, please contact Council's Strategic Planning Team on (02) 4823 4444 during business hours.

Urban Fringe Housing Strategy Submission
Goulburn Mulwaree Council

Submission 5

23 October 2019

Mr & Ms Weir

By email: submissions@goulburn.nsw.gov.au

Warwick Bennett
General Manager
Goulburn Mulwaree Council
184-194 Burke Street
Goulburn NSW 2580

Dear Mr Bennett

Goulburn Mulwaree Planning Proposal (REZ/004/1819) - Submission

We are the owners of 70 Gurrundah Road, Goulburn (the land). We are writing in response to the Goulburn Mulwaree Council's (the Council) Planning Proposal for an Amendment to the 'Goulburn Mulwaree Local Environmental Plan 2009' to include the RU6 Transition Zone in Clauses 4.1AA (Community Title Subdivision) and Clause 4.2B (Strata Title Subdivision).

The Land

The land is 10.16ha in size and is currently zoned RU6 (Transition) under the *Goulburn Mulwaree Local Environmental Plan 2009*.

The Planning Proposal - Rationale

At its meeting on 5 March 2019, the Council resolved to proceed with a Planning Proposal on the basis that such an action would address expressed concerns in relation to the probability of Development Applications (DAs) being lodged resulting in "ad-hoc residential development" on the fringe of Goulburn and Marulan.

Such concerns were based on the recent receipt of a specific DA for a 'Community Title' subdivision plus enquiries for potential residential development that emanated from the exhibition of the 'Draft Urban and Fringe Housing Strategy' (the Strategy) in February 2019 which had received a very high level of interest and subsequently had an extension of its exhibition period to cob 1 March 2019.

The Strategy resulted in forty-seven (47) "high level submissions" according to a Council statement. Given the number of submissions received, the Strategic Planning area within the Council, identified a need for the Council's urgent decision and action, on the basis that there was deemed to be, a "substantial risk that a DA will be presented ….Refusal of applications could lead to appeals against Council decisions in the NSW Land and Environment Court".

The initial Planning Proposal was prepared and lodged with NSW Department of Planning, requesting a 'Gateway Determination' on 25 March 2019. A qualified approval was initially received by the Council and on submission of a revised version, the Council received a Determination on 2 May 2019. The Council exhibited the Planning Proposal on 6 June 2019 and following our request, the exhibition period was extended to 5 August 2019.

The Planning Proposal – in more detail

The Council cites within its Planning Proposal, the need to amend the Local Environmental Plan 2009 (LEP 2009) due to "lack of strategic direction provided for the location of Community Title and Strata Title subdivisions within the RU6 Transition zone which covers extensive areas around towns and villages"

190369_003.docx

Submission 5

Goulburn Mulwaree Council
184-194 Burke Street
Goulburn NSW 2580

23 October 2019

Such a statement implies that the Council has determined that the proposed changes to the LEP 2009 are going to remedy an identified "lack of strategic direction" in terms of planning. It is suggested that the Council would benefit from some further research into the methodologies employed by many other regional Councils to manage development in urban fringe locations. Our research has identified that a minority of regional NSW Councils do NOT use RU6 Transition zoning. The majority of Councils use additional rural zones supported by additional (locally specific) clauses that enable transparency around the staging of development and its associated opportunities and benefits for the local community.

Some of the existing RU6 zoned land that will be impacted by the Planning proposal is currently impacted by a Section 94 Development Contribution Plan. Given the purpose of a designated Contribution Plan area, this now creates confusion and ambiguity for affected landowners

The Planning Proposal format poses specific questions to planning proponents. The Council has responded inaccurately to some of these questions, for example:

3.1. *Is the Planning Proposal a result of any strategic study or report?*

The Council responds to this question in the negative but references the draft Strategy and its purpose; however, the Council also states, "the area is dominated by rural residential development and is currently un-serviced by town reticulated water and sewer". This statement is **incorrect** as although most lots use septic systems, many lots have reticulated water.

3.2 *Is the Planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

This question implies that a planning proposal proponent has completed their due diligence and assessed all other feasible options; However, Council responds "it is the best means of addressing orderly development". This statement clearly identifies that Council has not undertaken due diligence as there are a number of options available that were not researched or investigated. This was confirmed in our meeting with the Director of Planning (Mr Scott Martin) and the Mayor (Mr Bob Kirk).

It would appear from the Council meeting records, that Councillors accepted the one and only option provided to them as a solution to address this issue.. Given the impact of this decision on hundreds of people within our community, it is suggested that in future, a new **"standard"** be introduced to all briefing/reports for meetings. Such a "standard" would require the provision of an outline of all possible options to a planning/development issue.

4.3 Section 9.1 ministerial Directions
2.3 Residential Zones

The Council have enabled the Regional Planning Panel to have an understanding that the proposal does not affect land in an existing locality in which significant residential development is or is proposed to be permitted.

Given that (Council supported development) areas of proposed medium density development within very close (60 meters) proximity to RU6 transition zoned land, have already been identified within the draft Strategy, this is an extremely inaccurate perception currently held by the Regional Planning Panel that the Council have not taken any action to correct.

Furthermore, it is apparent that the Council have also enabled a misconception to prevail in relation to the average size of RU6 lots that will be impacted by this planning proposal. The Regional Planning Panel has a stated understanding that the subject land is "namely 20ha to 40ha for Goulburn" when, in fact, the large majority of lots are 10 ha for Goulburn. This is a serious misconception, given that there is a general perception around the size of a lot that can sustain an agricultural based income. The Council, it is suggested, has allowed this inaccuracy to be sustained in order to strengthen the view that the majority of impacted land is capable of supporting primary production which is definitely not the case.

5.1 Social (Impact) and 5.3 Economic (Impact

190369_003.docx

Submission 5

Goulburn Mulwaree Council
184-194 Burke Street
Goulburn NSW 2580

3.

23 October 2019

The Council have stated to the Regional Planning Panel that there are negligible social and economic impacts which essentially disregard the very significant impact on existing landowners who have procured land on the basis of future economic returns.

In addition, some areas of existing RU6 zoned land are located within metres of similarly RU6 zoned land that has already achieved Council support/approval for low and medium density development. Some of these development sites have already been commenced despite environmental issues identified within the draft Strategy. This raises the question, how can a draft Strategy be considered "draft" when areas identified being considered for future development possibility have already commenced development?

Consultation

The consultation associated with the Planning Proposal has been negligible, and Council has been, it is suggested, totally ingenuous in the manner and commitment to consult with the impacted landowners.

For example, all those who provided submissions to the draft Strategy were NOT informed about the outcomes of their submissions and the Council decision to proceed with this Planning Proposal.

In fact, the Council's first communication to those who lodged submissions to the Strategy was a letter distributed on the same day that the Planning Proposal was uploaded for public exhibition on the Council's website. However, the letter from the Council did NOT mention the Planning Proposal and its possible ramifications for affected landowners.

A few impacted landowners have met with relevant personnel from the Council and this merely resulted in an extension of the exhibition period. The majority of people in our community do not have any reason to monitor the Council's website for news and neither do they have an understanding or even basic knowledge about the meaning of 'Planning Proposal" etc.

The technical language constantly employed by the Council in relation to planning matters is a huge barrier to engaging the community and the poor selection and use of appropriate media to convey such important messages is critical to achieving the trust and respect of the community.

Summary

For the above reasons and others associated with the non-alignment with numerous and relevant strategic documents, the Planning Proposal as exhibited by the Council is considered to be an inappropriate and ill-considered solution to a land development issue that has previously been addressed so successfully by many other NSW Councils.

We therefore request that the Council reconsider its options and undertake the necessary due diligence around researching all options and genuinely consulting with the community.

Please do not hesitate to contact us on if you would like to discuss any aspect of our submission.

Yours sincerely

Jan and Alex Weir

190369_003.docx

Submission 6

General Manager,
Goulburn Mulwaree Council,
submissions@goulburn.nsw.gov.au

Submission Planning Proposal REZ_0004_1819

Dear Sir,

Having read through the amended planning proposal and Council's rationale for the proposed LEP amendments, to "ensure that Community Title subdivision will occur without any adverse impact on environmental or rural values" in the RU6 Zone.

Council may be better to consider, not amending Clause 4.1AA in the current planning proposal and instead amend control plans that will facilitate the use of Community Title in areas of the RU6 zone to manage areas with environmental, cultural and heritage significance.

We would make the argument than there is nothing more environmentally sustainable than a Community Title development. The environmental benefits of a Community Title development is the ability to fund and manage environmental assets in perpetuity in a community lot and provide large amounts of open space. This is particularly so where special ecological, and aesthetic values are present and enjoyed beyond the bounds of a subdivision.

Part of the environmental benefits of a Community Title development is the pooling of resources, particularly where the majority of the services can be drawn from the environment, eg solar power, ground source heating, environmentally conscious design of buildings, water recycling. All areas that go above and beyond any of the requirements placed by Council on recent and current developments.

To adopt a standard minimum lot size, in line with typical Torren's title subdivisions across the zone, will squander those opportunities.

We understand that the Planning Proposal was a broad approach to prevent inappropriate residential subdivision within a rural zone. In particular the RU6 Transition Zone. The objectives of the zone include the protection and maintenance of land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities and to minimise conflict between land uses within this zone and land uses within adjoining zones.

The Justification of the planning proposal includes the avoidance of fragmenting productive agricultural land and making sure developments doesn't conflict with current land use. Our observations would indicate that this has already been allowed to occur in the Run-O-Waters locality using the current minimum lot sizes.

Submission 6

The family farm has run a beef cattle and cereal cropping enterprise at 65 Foord Road, Run-O-Waters for over 30 years. In recent years the business has suffered increasing management difficulties as a result of the surrounding developments. Almost every boundary of our land has been developed or approved for residential development.

This residential growth in the immediate area has negatively impacted farming operations. We have lost cattle as a result of them ingesting rubbish blown across the paddocks from neighbouring building works. Notwithstanding the suffering felt by the particular animals, this was both financially and emotionally distressing. Grazing activities may be restricted future because it won't be safe to spray the necessary chemicals to plant crops with people now living so close. We have had a number of straying dogs on our property and had comments on both noise and odour. It is becoming increasingly clear that as a result of surrounding developments it will soon be impossible to carry on a profitable agricultural enterprise on the land.

Council may be better to consider, not amending Clause 4.1AA in the current planning proposal and instead amend control plans that will facilitate the use of Community Title in areas of the RU6 zone to manage areas with environmental, cultural and heritage significance. This could be achieved by insisting that the Community Title lot is used to achieve environmental and community well being outcomes and is equal to or greater in area than the aggregate of the total lots developed in the subdivision. By only allowing community title development in areas where existing urban infrastructure services can be easily augmented, will ensure orderly development in the immediate locality.

In December 2017 my husband, Christopher Burton, and I sat with the Mayor and General Manager to discuss the concept of a Community Title-based development on land off Gurrundah Road and Pockley Drives (lot10 DP 625626). This was a very positive conversation met with great enthusiasm for the idea of an environmentally driven development involving pooled community resources and a new and exciting housing option not currently available in our area. We have invested a huge amount of time and resources to develop plans for an equestrian facility on part of lot 10. (DA/0437/0607, modified by MOD/066/1718). We made those decisions to make our investment on the basis of the positivity displayed at that meeting.

We love the Goulburn area and look forward to relocating once our business has finished here in the UK, and a clearer strategic framework for community title development is in place.

Rebekah Burton.

PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
www.waternsw.com.au
ABN 21 147 934 787

22 March 2019

Contact: *Alison Kniha*
Telephone: *02 9865 2505*
Our ref: *D2019/24253*

Kate Wooll
Business Manager Strategic Planning
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Dear Ms Wooll,

Preliminary Advice – Draft Planning Proposal – Goulburn Mulwaree LEP2009

Thank you for your email dated 6 March 2019 requesting WaterNSW's advice for consideration in the preparation of the Planning Proposal to include the RU6 zone in the provisions of Clauses 4.1AA and 4.2B under Goulburn Mulwaree Local Environmental Plan 2009.

WaterNSW notes the objective of both clauses is to ensure that land is not fragmented by subdivisions that would create additional dwelling entitlements, and that the Planning Proposal is being developed to respond to residential subdivision applications and enquiries for land zoned RU6 now being received by Council.

WaterNSW supports the proposal to include the RU6 zone in the listed clauses. The LEP amendment will reflect the limited opportunity for expansion of residential development in these areas due to significant constraints, as identified in the draft Housing Strategy, as well as help to avoid the ad hoc proliferation of small residential lots on the fringe of existing towns and villages.

WaterNSW requests Council continue to consult with us on Planning Proposals in the Sydney Drinking Water Catchment by using the email address Environmental.Assessments@waternsw.com.au.

If you have any questions regarding this letter, please contact Alison Kniha at alison.kniha@waternsw.com.au.

Yours sincerely

CLAY PRESHAW
Manager Catchment Protection

NSW RURAL FIRE SERVICE

NSW GOVERNMENT

The General Manager
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Your reference: PP_2019_GOULB_003_00
Our reference: R19/613
DA19050318521 BB

Attention: Kate Wooll

24 May 2019

Dear Sir/Madam,

Planning Proposal – Goulburn Mulwaree Local Environmental Plan 2009

Reference is made to Council's correspondence dated 3 May 2019 seeking comment in relation to the above Planning Proposal which seeks to include the RU6 Transition Zone within the provisions of clauses 4.1AA and 4.2B of the *Goulburn Mulwaree Local Environmental Plan* 2009 in relation to the application of minimum allotment sizes specified in clause 4.1.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The objectives of the direction are:

(a) *to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
(b) *to encourage sound management of bush fire prone areas.*

The direction provides that a planning proposal must:

(a) *have regard to Planning for Bushfire Protection,*
(b) *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
(c) *ensure that bushfire hazard reduction is not prohibited within the APZ.*

Based upon an assessment of the information provided, the NSW RFS raises no objections to the proposal subject to a requirement that future subdivision of land complies with *Planning for Bush Fire Protection.*

If you have any queries regarding this advice, please contact Bradley Bourke, Development Assessment and Planning Officer, on 1300 NSW RFS.

Postal address
NSW Rural Fire Service
Planning and Environment Services
Locked Bag 17
GRANVILLE NSW 2141

T 1300 NSW RFS
F (02) 8741 5433
E records@rfs.nsw.gov.au
www.rfs.nsw.gov.au

Yours sincerely,

Martha Dotter
Acting Team Leader, Development Assessment and Planning
Planning and Environment Services (South)

15.4 2021T0005 COOKBUNDOON PAVILION UPGRADE TENDER EVALUATION

Author: **Robert Hughes, Business Manager Community Facilities**

Authoriser: **Warwick Bennett, General Manager**

Attachments:
1. **2021T0005 Assessment Sheet - Confidential**
2. **2021T0005 Cookbundoon Schematic Design**
3. **2021T0005 Evaluaiton Report Final - Confidential**

Link to Community Strategic Plan:	IN4 – Maintain and update existing community facilities and support the development of new community infrastructure as needed.
Cost to Council:	The approved budget for the upgrade of the Cookbundoon Pavilion is $1,072,884. To date expenditure is $18,397 on preliminaries.
Use of Reserve Funds:	The project is being funded from the following reserves as resolved at the 21st July 2020 Ordinary meeting of Council:21st July 2020 Ordinary meeting of Council: Community Infrastructure Reserve Fund - $500,000 The balance of the budget ($572,884) is grant funded from the Local Roads and Community Infrastrucutre Grant Program.

RECOMMENDATION

That:

1. The report form the Business Manager Community Facilities on 2021T0005 Cookbundoon Pavilion Upgrade Tender Evaluation be received;
2. The tender from Joss Group for $851,886.46 (incl. GST) is accepted in accordance with the specification and documents for Tender No 2021T0005.
3. The General Manager is authorised to approve a variation of up to ten (10) percent ($85,190 incl. GST) for this project.
4. Unexpended funds from the 2020/21 budget allocation be carried forward to 2021/22.
5. The name Ray Harvey be retained on the new pavilion.

BACKGROUND

This report summarises tenders received for the design and construction of the new pavilion at Cookbundoon Sporting Fields.

Council was successful in receiving grant funding for the construction of a new sporting pavilion at the Cookbundoon Fields. The grant is under the Local Roads and Community Infrastructure Program (LRCI).

The total budget for this project is $1,072,884 with $572,884 being funded from the LCRI program.

The LRCI program aims to assist a community led recovery from Covid-19 by supporting local employment opportunities. Ian objective of this program is to engage local business and employment to deliver projects for economic stimulus of local communities.

The existing Pavilion is named after Ray Harvey, a prominent sportsman and one of the instigators of the Ray Harvey Foundation. The report is also recommending that Council retain Ray Harvey in the naming of this facility when complete.

REPORT

The work is for a successful tenderer to design and construct a new Pavilion at Cookbundoon Sporting Fields that meets the needs of the current and future user groups. The new facility will include:

- Six change rooms;
- Function room;
- Canteen;
- Officials change room;
- Public Amenities, including unisex disabled toilets;
- Storeroom
- Office; and
- Undercover verandah.

A schematic design (attached to report) has been provided to all tenderers. The design was completed in consultation with the sporting groups who use the site, and relevant Council staff. The successful tenderer is to deliver on the design and finalise the Issue For Construction (IFC) plans.

The construction period is estimated to be six months. This will have a potential impact on the Southern Tablelands Football Association (STFA) for the start of their 2021 season. Consultation has commenced between Council and the STFA to identify any temporary arrangements.

Tenders were called for on 15th September 2020 under 2021T0005 Cookbundoon Pavilion Upgrade. The tender process was conducted in accordance with the Division of Local Government Tendering Guidelines. Tenders were originally scheduled to close on 13th October 2020. An extension was given to the new date of 20th October 2020 to allow tenderers sufficient time to prepare the submissions.

A mandatory pre-tender meeting was held on 22nd September 2020. Nine (9) companies registered for this meeting, with only eight (8) companies present on the day. As this was a compulsory meeting only the eight (8) companies that attended the meeting could progress to submitting a tender.

Tender submissions were received from the following eight (8) companies on the 20th October 2020, all of whom attended the mandatory pre-tender meeting on the 22nd September 2020:

Company	Address
ARW Multigroup Pty Ltd	PO Box 332 Goulburn NSW 2580
Cercol Constructions Services Pty Ltd	PO Box 846 Fyshwick Canberra ACT 2609
Integrated Building Group Pty Ltd	PO Box 6065 Goulburn NSW 2580
Iqon Pty Ltd	PO Box 110 Curtin Canberra ACT 2605
Jewell Builders Pty Ltd	257 Long Street Goulburn NSW 2580
Joss Group	PO Box 7079 Albury NSW 2640
Monarch Building Solutions Pty Ltd	PO Box 1379 Fyshwick Canberra ACT 2609
The Trustee for the Adaptive Trust t/a Dezign Interiors	19 John Street Lawson NSW 2783

A Tender Evaluation Panel was established comprising of:

- Business Manager Community Facilities (Chair)

- Director Operations; and
- Business Manager Marketing, Events & Culture.

The evaluation process was carried out by The Panel following the process as outlined in the Tender Plan. The Tender Plan was completed and signed prior to advertisement.

The final Evaluation Report is attached to this Council report.

The panel met to determine whether the tenders were conforming to mandatory submission requirements. All submission were deemed to conform. The panel then completed the detailed evaluation of non-price criteria in accordance with the following weightings:

- Company Experience and Performance 25%
- Company Capability and Resourcing 15%
- Project Appreciation and Methodology 40%
- Local Business and Industry Participation 10%
- Management Systems 10%

Price was kept separate from the evaluation of the non-price criteria to avoid bias in the non-price evaluation. The weighting for price and non-price criteria were applied at:

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

The Evaluation Panel determined that all submissions complied with the non-price and mandatory criteria for the RFT. The pricing submissions were then assessed and included into the overall Value For Money (VFM) score as outlined in the Evaluation and Probity Plan for Tender 2021T0005.

Ranking	Company
1	ARW Multigroup
2	Joss Group
3	Monarch Building Solutions
4	Integrated Building Solutions
5	Dezign Interiors
6	Iqon
7	Jewell Builders
8	Cercol Construction

Following the completion of the tender evaluation process, the panel recommends Joss Group be approved as the preferred tenderer in accordance with the documentation for 2021T0005. As ARW Multigroup Pty Ltd and Joss Group had almost equivalent value for money scoring Joss Group is recommended as the preferred company given their price is the lowest submitted price.

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.

DESIGN AND CONSTRUCT TENDER DOCUMENTATION
PROPOSED NEW AMENITIES BLOCK
COOKBUNDOON PLAYING FIELDS GOULBURN NSW

ARCHITECTURAL DOCUMENTATION

DRAWING NUMBER	DRAWING TITLE	REVISION NUMBER	ISSUE DATE
0720-1252-000	SITE PLAN	A	11-9-2020
0720-1252-001	DEMOLITION PLAN	A	11-9-2020
0720-1252-002	PROPOSED SITE PLAN	A	11-9-2020
0720-1252-003	DETAIL SITE PLAN	A	11-9-2020
0720-1252-004	DIMENSIONED FLOOR PLANE PLAN	A	11-9-2020
0720-1252-005	ANNOTATED FLOOR PLAN	A	11-9-2020
0720-1252-006	ROOF PLAN	A	11-9-2020
0720-1252-007	ELEVATIONS 1	A	11-9-2020
0720-1252-008	ELEVATIONS 2	A	11-9-2020
0720-1252-009	SECTION	A	11-9-2020
0720-1252-010	SECTION NOTES	A	11-9-2020
0720-1252-011	ACCESSIBLE TOILET LAYOUT	A	11-9-2020

DRAWING AMENDMENTS

AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE
NEW AMENITIES BUILDING

CLIENT
GOULBURN MULWAREE COUNCIL

Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 insructions. unless noted otherwise use only new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

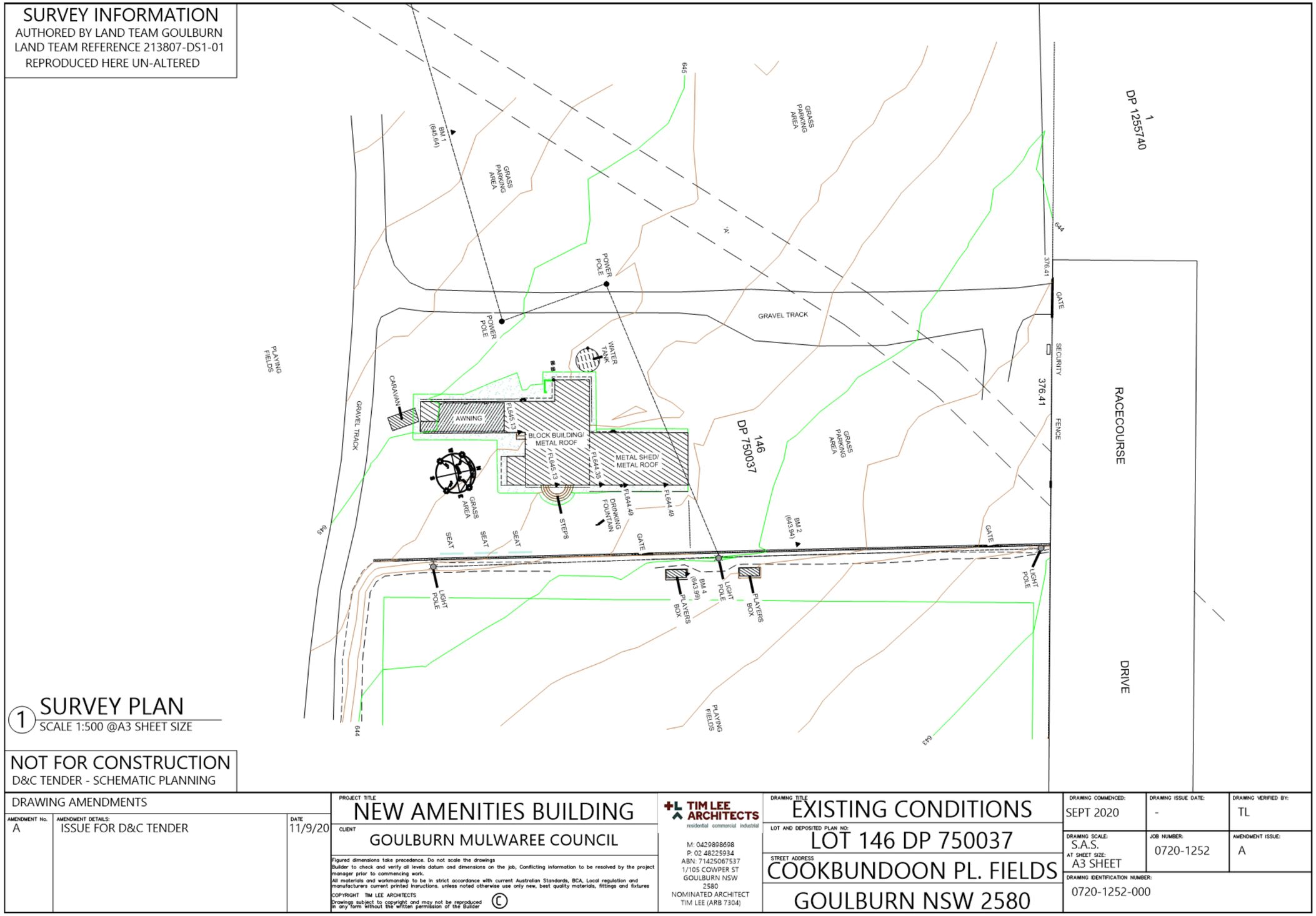
DRAWING TITLE
TITLE SHEET

LOT AND DEPOSITED PLAN NO:
LOT 146 DP 750037

STREET ADDRESS
COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A

DRAWING IDENTIFICATION NUMBER:
0720-1252-TITLE



DRAWING AMENDMENTS		
AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE
NEW AMENITIES BUILDING

CLIENT
GOULBURN MULWAREE COUNCIL

Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 insructions. unless noted otherwise use only new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

DRAWING TITLE
EXISTING CONDITIONS

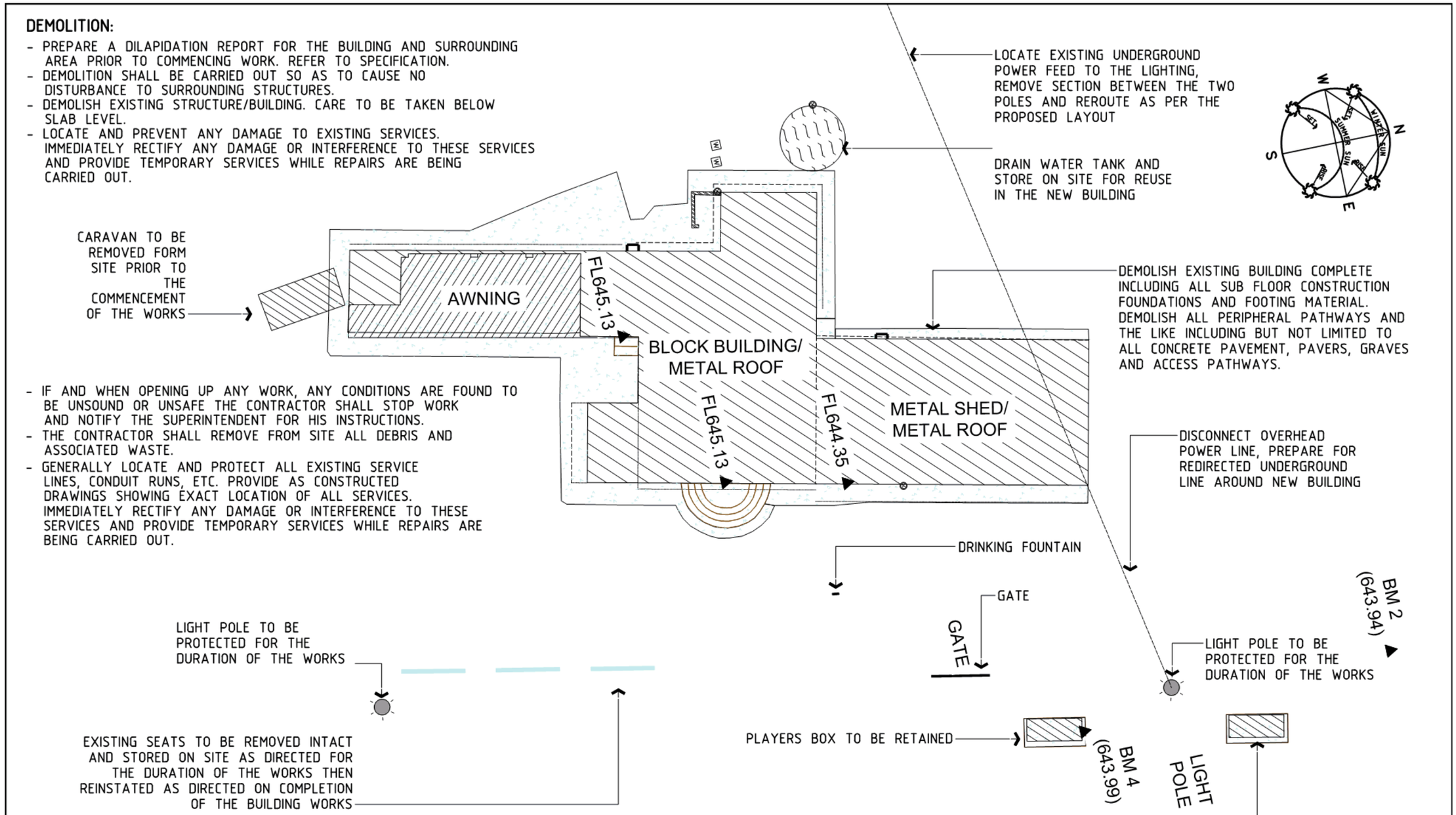
LOT AND DEPOSITED PLAN NO:
LOT 146 DP 750037

STREET ADDRESS
COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-000		

DEMOLITION:

- PREPARE A DILAPIDATION REPORT FOR THE BUILDING AND SURROUNDING AREA PRIOR TO COMMENCING WORK. REFER TO SPECIFICATION.
- DEMOLITION SHALL BE CARRIED OUT SO AS TO CAUSE NO DISTURBANCE TO SURROUNDING STRUCTURES.
- DEMOLISH EXISTING STRUCTURE/BUILDING. CARE TO BE TAKEN BELOW SLAB LEVEL.
- LOCATE AND PREVENT ANY DAMAGE TO EXISTING SERVICES. IMMEDIATELY RECTIFY ANY DAMAGE OR INTERFERENCE TO THESE SERVICES AND PROVIDE TEMPORARY SERVICES WHILE REPAIRS ARE BEING CARRIED OUT.



- IF AND WHEN OPENING UP ANY WORK, ANY CONDITIONS ARE FOUND TO BE UNSOUND OR UNSAFE THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE SUPERINTENDENT FOR HIS INSTRUCTIONS.
- THE CONTRACTOR SHALL REMOVE FROM SITE ALL DEBRIS AND ASSOCIATED WASTE.
- GENERALLY LOCATE AND PROTECT ALL EXISTING SERVICE LINES, CONDUIT RUNS, ETC. PROVIDE AS CONSTRUCTED DRAWINGS SHOWING EXACT LOCATION OF ALL SERVICES. IMMEDIATELY RECTIFY ANY DAMAGE OR INTERFERENCE TO THESE SERVICES AND PROVIDE TEMPORARY SERVICES WHILE REPAIRS ARE BEING CARRIED OUT.

NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING

1 DEMOLITION PLAN
SCALE 1:200 @A3 SHEET SIZE

DRAWING AMENDMENTS

AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE: NEW AMENITIES BUILDING
CLIENT: GOULBURN MULWAREE COUNCIL

Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 insructions. unless noted otherwise use only new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

DRAWING TITLE: DEMOLITION PLAN
LOT AND DEPOSITED PLAN NO: LOT 146 DP 750037
STREET ADDRESS: COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

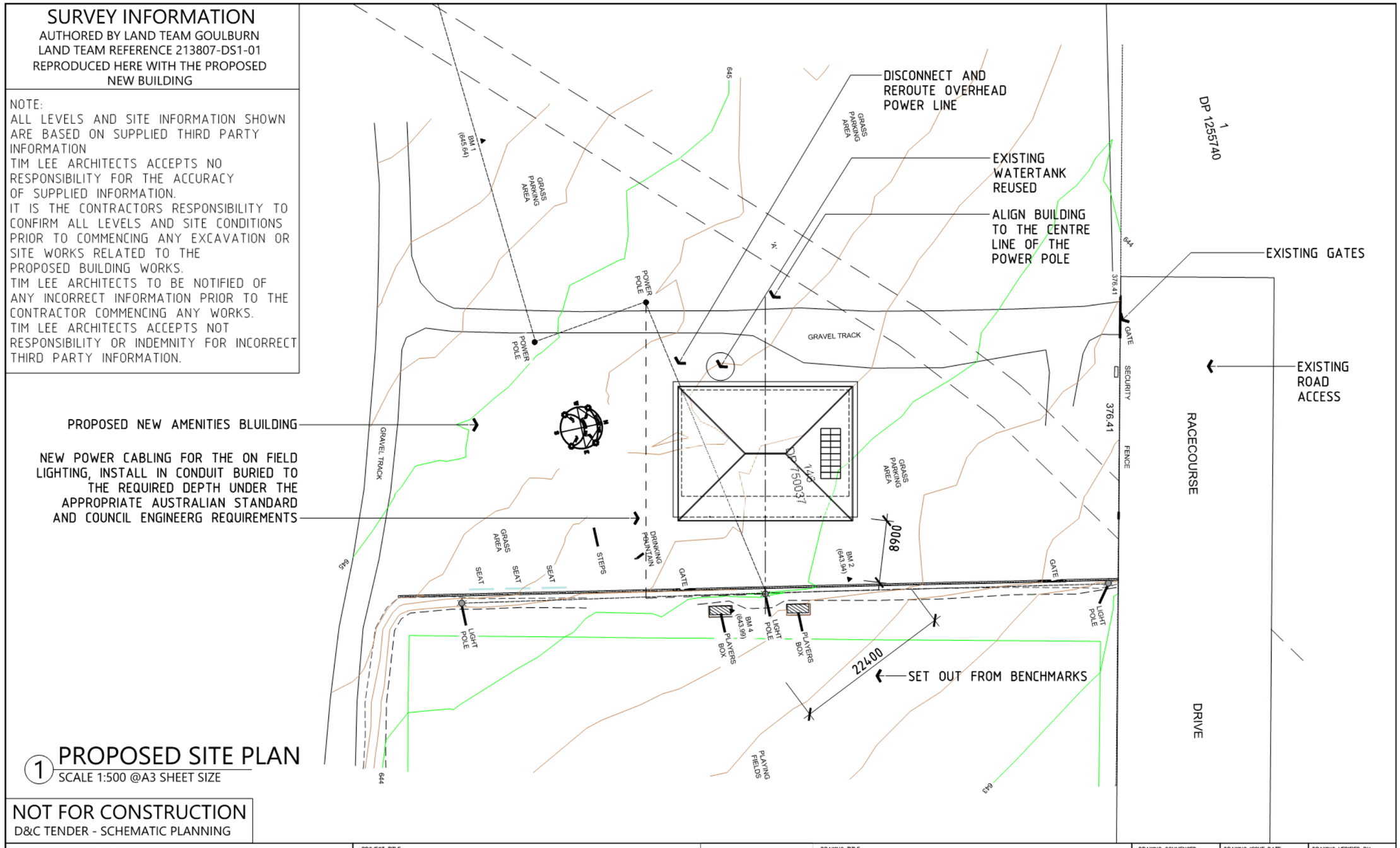
DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A

DRAWING IDENTIFICATION NUMBER: 0720-1252-001

SURVEY INFORMATION

AUTHORED BY LAND TEAM GOULBURN
LAND TEAM REFERENCE 213807-DS1-01
REPRODUCED HERE WITH THE PROPOSED NEW BUILDING

NOTE:
ALL LEVELS AND SITE INFORMATION SHOWN ARE BASED ON SUPPLIED THIRD PARTY INFORMATION
TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SUPPLIED INFORMATION.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL LEVELS AND SITE CONDITIONS PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS RELATED TO THE PROPOSED BUILDING WORKS.
TIM LEE ARCHITECTS TO BE NOTIFIED OF ANY INCORRECT INFORMATION PRIOR TO THE CONTRACTOR COMMENCING ANY WORKS.
TIM LEE ARCHITECTS ACCEPTS NOT RESPONSIBILITY OR INDEMNITY FOR INCORRECT THIRD PARTY INFORMATION.



1 PROPOSED SITE PLAN
SCALE 1:500 @A3 SHEET SIZE

NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING

DRAWING AMENDMENTS		
AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE: NEW AMENITIES BUILDING
CLIENT: GOULBURN MULWAREE COUNCIL

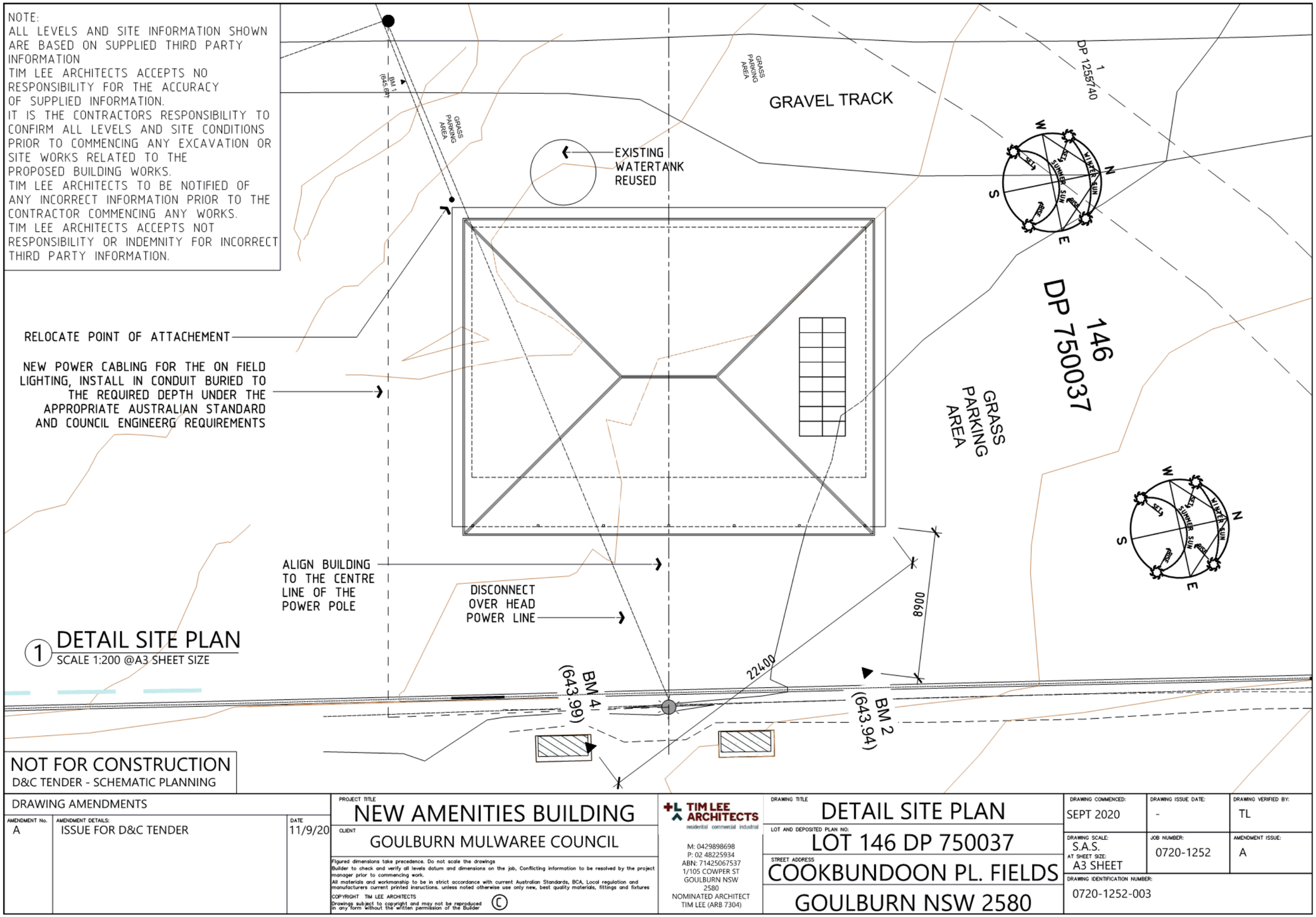
Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify all levels datum and dimensions on the job, Conflicting information to be resolved by the project manager prior to commencing work.
All materials and workmanship to be in strict accordance with current Australian Standards, BCA, Local regulation and manufacturers current printed insructions. unless noted otherwise use only new, best quality materials, fittings and fixtures

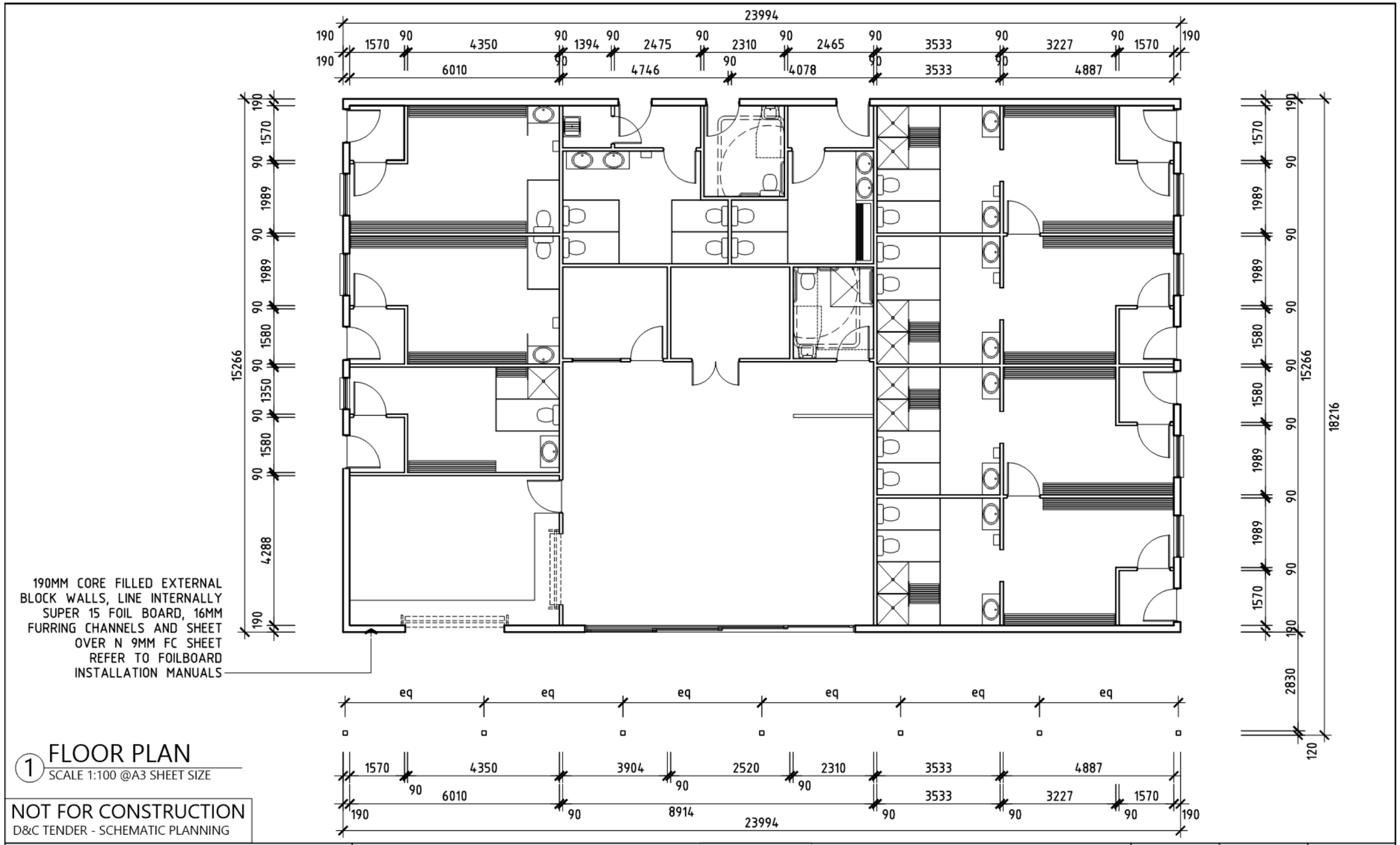
COPYRIGHT TIM LEE ARCHITECTS
Drawings subject to copyright and may not be reproduced in any form without the written permission of the Builder ©

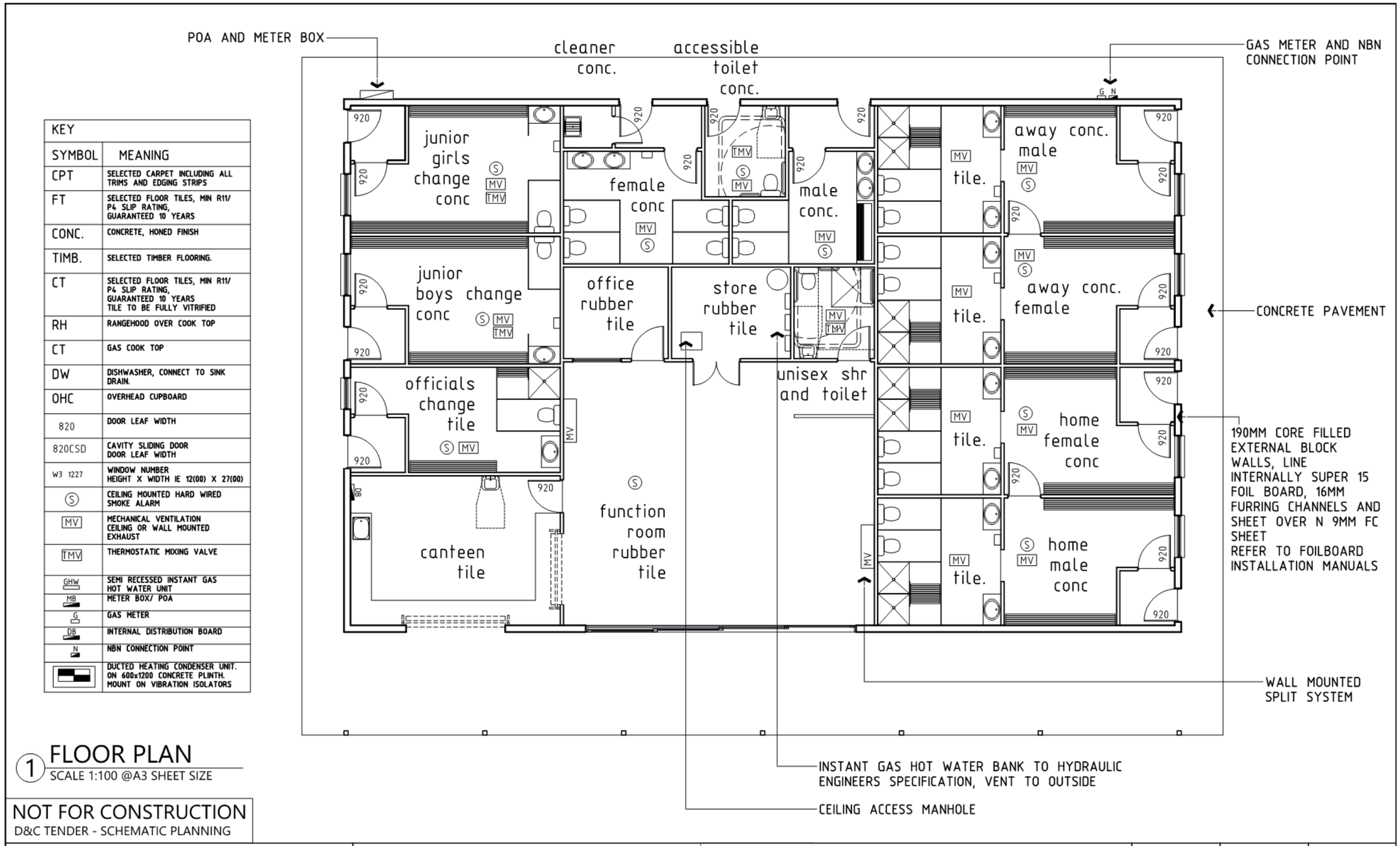
TIM LEE ARCHITECTS
residential commercial industrial
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

DRAWING TITLE: PROPOSED SITE PLAN
LOT AND DEPOSITED PLAN NO: LOT 146 DP 750037
STREET ADDRESS: COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-002		


NOTE:
ALL LEVELS AND SITE INFORMATION SHOWN ARE BASED ON SUPPLIED THIRD PARTY INFORMATION
TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SUPPLIED INFORMATION.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL LEVELS AND SITE CONDITIONS PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS RELATED TO THE PROPOSED BUILDING WORKS.
TIM LEE ARCHITECTS TO BE NOTIFIED OF ANY INCORRECT INFORMATION PRIOR TO THE CONTRACTOR COMMENCING ANY WORKS.
TIM LEE ARCHITECTS ACCEPTS NOT RESPONSIBILITY OR INDEMNITY FOR INCORRECT THIRD PARTY INFORMATION.
GRAVEL TRACK
GRASS PARKING AREA
EXISTING WATERTANK REUSED
RELOCATE POINT OF ATTACHEMENT
NEW POWER CABLING FOR THE ON FIELD LIGHTING, INSTALL IN CONDUIT BURIED TO THE REQUIRED DEPTH UNDER THE APPROPRIATE AUSTRALIAN STANDARD AND COUNCIL ENGINEERG REQUIREMENTS
ALIGN BUILDING TO THE CENTRE LINE OF THE POWER POLE
DISCONNECT OVER HEAD POWER LINE
146 DP 750037
GRASS PARKING AREA
1 DP 1255740
8900
22400
BM 4 (643.99)
BM 2 (643.94)
1 DETAIL SITE PLAN
SCALE 1:200 @A3 SHEET SIZE
NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING
DRAWING AMENDMENTS
AMENDMENT No. A
AMENDMENT DETAILS: ISSUE FOR D&C TENDER
DATE 11/9/20
PROJECT TITLE NEW AMENITIES BUILDING
CLIENT GOULBURN MULWAREE COUNCIL
Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 insructions. unless noted otherwise use only new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW 2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)
DRAWING TITLE DETAIL SITE PLAN
LOT AND DEPOSITED PLAN NO: LOT 146 DP 750037
STREET ADDRESS COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580
DRAWING COMMENCED: SEPT 2020
DRAWING ISSUE DATE: -
DRAWING VERIFIED BY: TL
DRAWING SCALE: S.A.S.
AT SHEET SIZE: A3 SHEET
JOB NUMBER: 0720-1252
AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-003


23994
190 1570 90 4350 90 1394 90 2475 90 2310 90 2465 90 3533 90 3227 90 1570 190
190 6010 90 4746 90 4078 90 3533 90 4887
15266
190 1570 90 1989 90 1989 90 1580 90 1350 90 1580 90 4288 190
190 1570 90 1989 90 1989 90 1580 90 1580 90 1989 90 1989 90 1570 190 2830 120
18216
190MM CORE FILLED EXTERNAL BLOCK WALLS, LINE INTERNALLY SUPER 15 FOIL BOARD, 16MM FURRING CHANNELS AND SHEET OVER N 9MM FC SHEET REFER TO FOILBOARD INSTALLATION MANUALS
eq eq eq eq eq eq
1570 4350 3904 2520 2310 3533 4887
90 6010 90 8914 90 3533 3227 1570
190 90 90 90 90 190
23994
1 FLOOR PLAN
SCALE 1:100 @A3 SHEET SIZE
NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING
DRAWING AMENDMENTS
AMENDMENT No. A
AMENDMENT DETAILS: ISSUE FOR D&C TENDER
DATE 11/9/20
PROJECT TITLE NEW AMENITIES BUILDING
CLIENT GOULBURN MULWAREE COUNCIL
Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 insructions. unless noted otherwise use only new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)
DRAWING TITLE FLOOR PLAN - DIMENSIONED
LOT AND DEPOSITED PLAN NO: LOT 146 DP 750037
STREET ADDRESS COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580
DRAWING COMMENCED: SEPT 2020
DRAWING ISSUE DATE: -
DRAWING VERIFIED BY: TL
DRAWING SCALE: S.A.S.
AT SHEET SIZE: A3 SHEET
JOB NUMBER: 0720-1252
AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-004



KEY	
SYMBOL	MEANING
CPT	SELECTED CARPET INCLUDING ALL TRIMS AND EDGING STRIPS
FT	SELECTED FLOOR TILES, MIN R11/ P4 SLIP RATING, GUARANTEED 10 YEARS
CONC.	CONCRETE, HONED FINISH
TIMB.	SELECTED TIMBER FLOORING.
CT	SELECTED FLOOR TILES, MIN R11/ P4 SLIP RATING, GUARANTEED 10 YEARS TILE TO BE FULLY VITRIFIED
RH	RANGEHOOD OVER COOK TOP
CT	GAS COOK TOP
DW	DISHWASHER, CONNECT TO SINK DRAIN.
OHC	OVERHEAD CUPBOARD
820	DOOR LEAF WIDTH
820CSD	CAVITY SLIDING DOOR DOOR LEAF WIDTH
W3 1227	WINDOW NUMBER HEIGHT X WIDTH IE 12(00) X 27(00)
(S)	CEILING MOUNTED HARD WIRED SMOKE ALARM
MV	MECHANICAL VENTILATION CEILING OR WALL MOUNTED EXHAUST
TMV	THERMOSTATIC MIXING VALVE
GHW	SEMI RECESSED INSTANT GAS HOT WATER UNIT
MB	METER BOX/ POA
G	GAS METER
DB	INTERNAL DISTRIBUTION BOARD
N	NBN CONNECTION POINT
	DUCTED HEATING CONDENSER UNIT. ON 600x1200 CONCRETE PLINTH. MOUNT ON VIBRATION ISOLATORS

1 FLOOR PLAN
SCALE 1:100 @A3 SHEET SIZE

NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING

DRAWING AMENDMENTS

AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE
NEW AMENITIES BUILDING

CLIENT
GOULBURN MULWAREE COUNCIL

Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 insructions. unless noted otherwise use only new, 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 ©

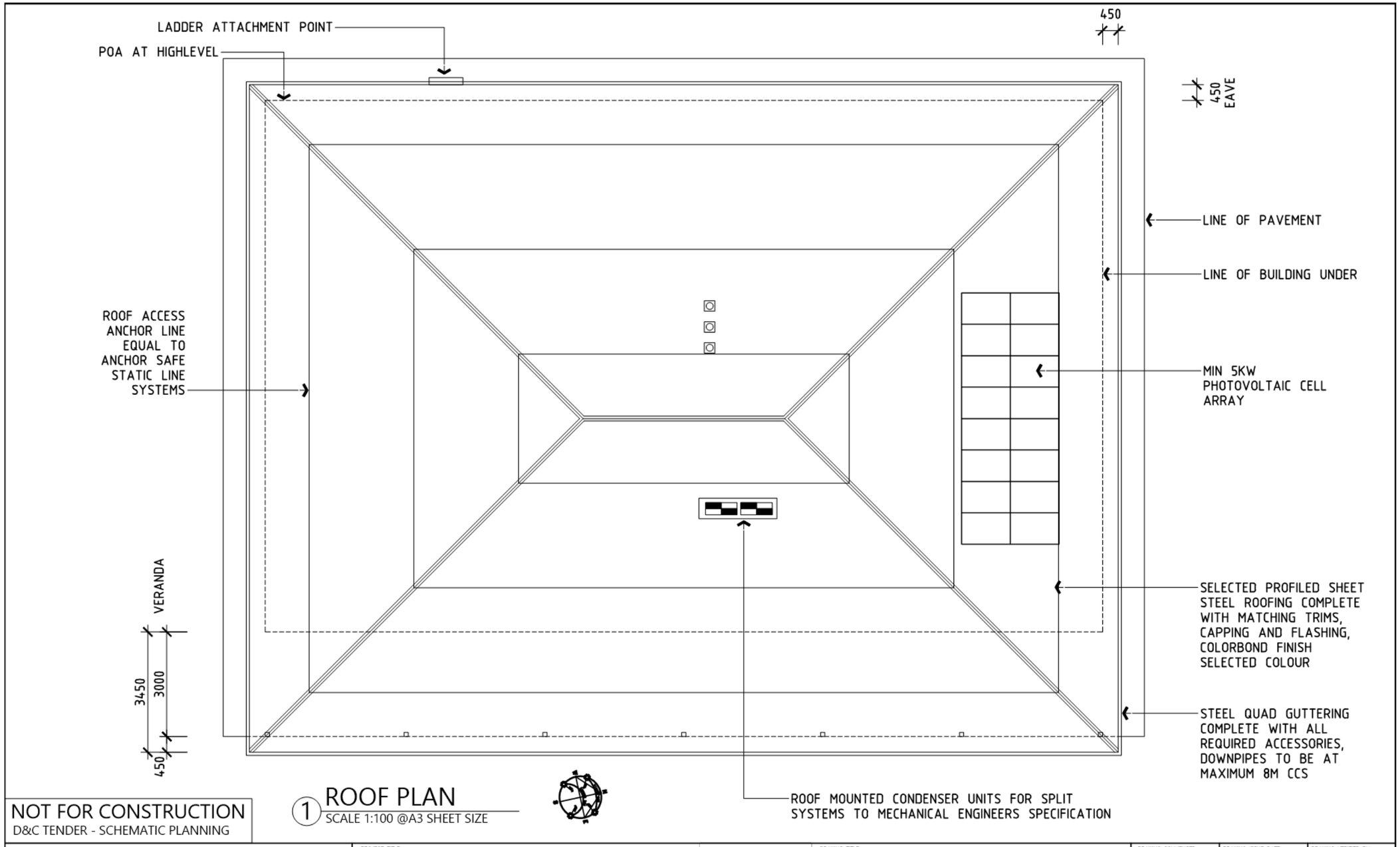
TIM LEE ARCHITECTS
residential commercial industrial
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

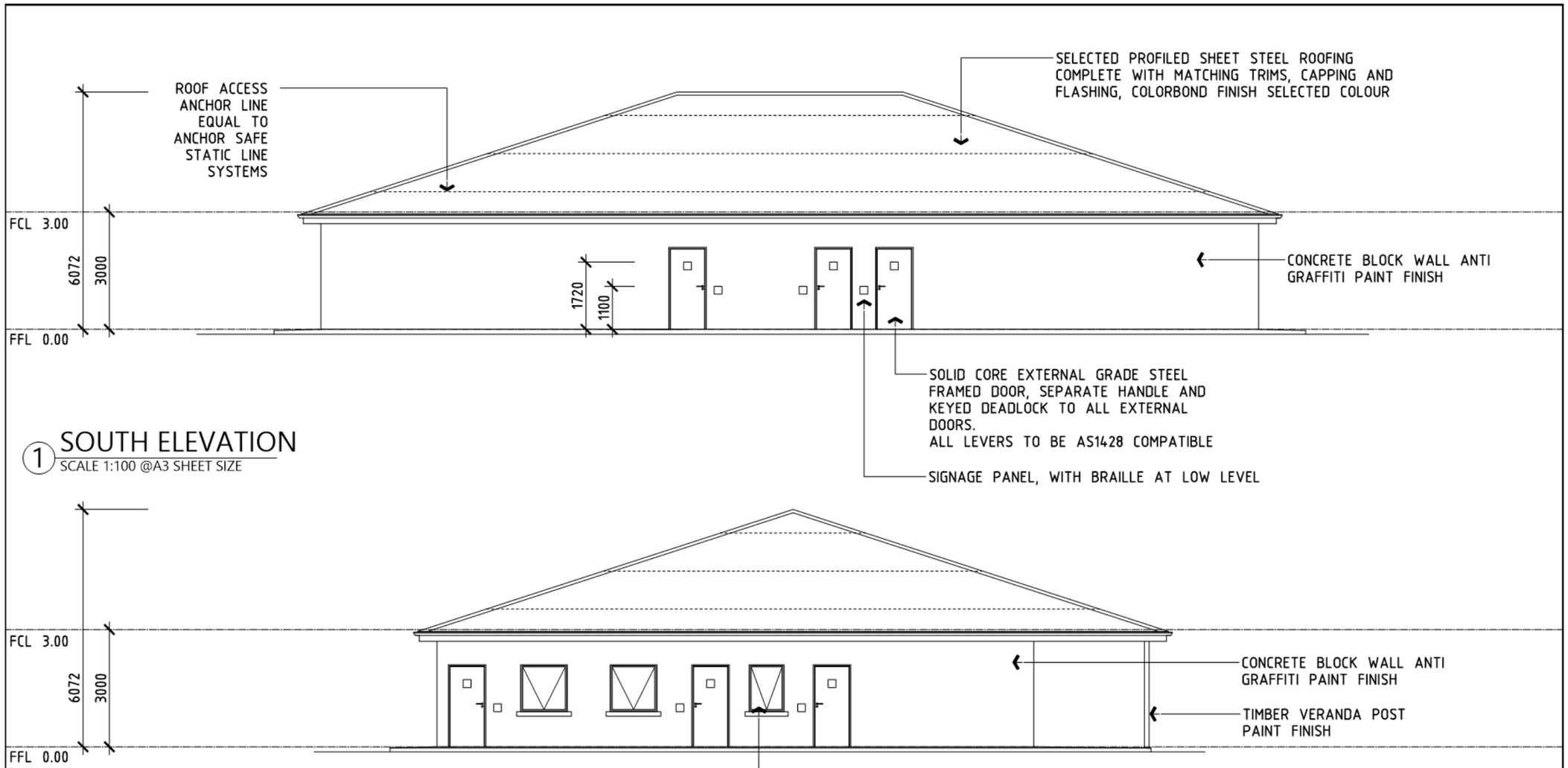
DRAWING TITLE
FLOOR PLAN - NOTES

LOT AND DEPOSITED PLAN NO:
LOT 146 DP 750037

STREET ADDRESS
COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-005		


LADDER ATTACHMENT POINT
POA AT HIGHLEVEL
450
450 EAVE
LINE OF PAVEMENT
LINE OF BUILDING UNDER
ROOF ACCESS ANCHOR LINE EQUAL TO ANCHOR SAFE STATIC LINE SYSTEMS
MIN 5KW PHOTOVOLTAIC CELL ARRAY
VERANDA
3450
3000
450
SELECTED PROFILED SHEET STEEL ROOFING COMPLETE WITH MATCHING TRIMS, CAPPING AND FLASHING, COLORBOND FINISH SELECTED COLOUR
STEEL QUAD GUTTERING COMPLETE WITH ALL REQUIRED ACCESSORIES, DOWNPIPES TO BE AT MAXIMUM 8M CCS
ROOF MOUNTED CONDENSER UNITS FOR SPLIT SYSTEMS TO MECHANICAL ENGINEERS SPECIFICATION
NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING
1 ROOF PLAN
SCALE 1:100 @A3 SHEET SIZE
DRAWING AMENDMENTS
AMENDMENT No. A
AMENDMENT DETAILS: ISSUE FOR D&C TENDER
DATE 11/9/20
PROJECT TITLE NEW AMENITIES BUILDING
CLIENT GOULBURN MULWAREE COUNCIL
Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 insructions. unless noted otherwise use only new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)
DRAWING TITLE ROOF PLAN
LOT AND DEPOSITED PLAN NO: LOT 146 DP 750037
STREET ADDRESS COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580
DRAWING COMMENCED: SEPT 2020
DRAWING ISSUE DATE: -
DRAWING VERIFIED BY: TL
DRAWING SCALE: S.A.S.
AT SHEET SIZE: A3 SHEET
JOB NUMBER: 0720-1252
AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-006



1 SOUTH ELEVATION
SCALE 1:100 @A3 SHEET SIZE

2 WEST ELEVATION
SCALE 1:100 @A3 SHEET SIZE
roof penetrations for flues and change room ventilation not shown

NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING

DRAWING AMENDMENTS

AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE
NEW AMENITIES BUILDING

CLIENT
GOULBURN MULWAREE COUNCIL

Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 new, 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 ©

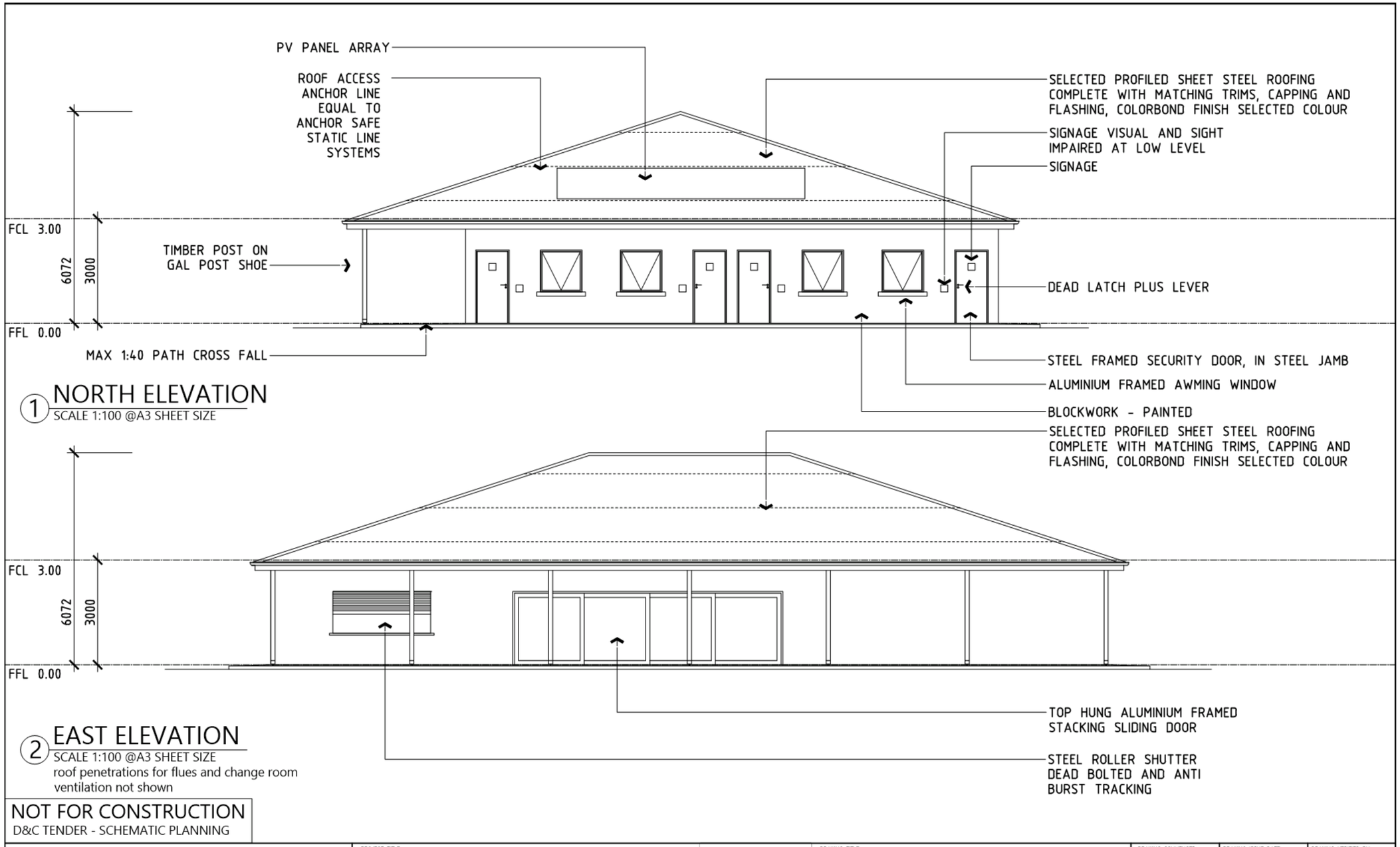
TIM LEE ARCHITECTS
residential commercial industrial
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

DRAWING TITLE
ELEVATIONS 1

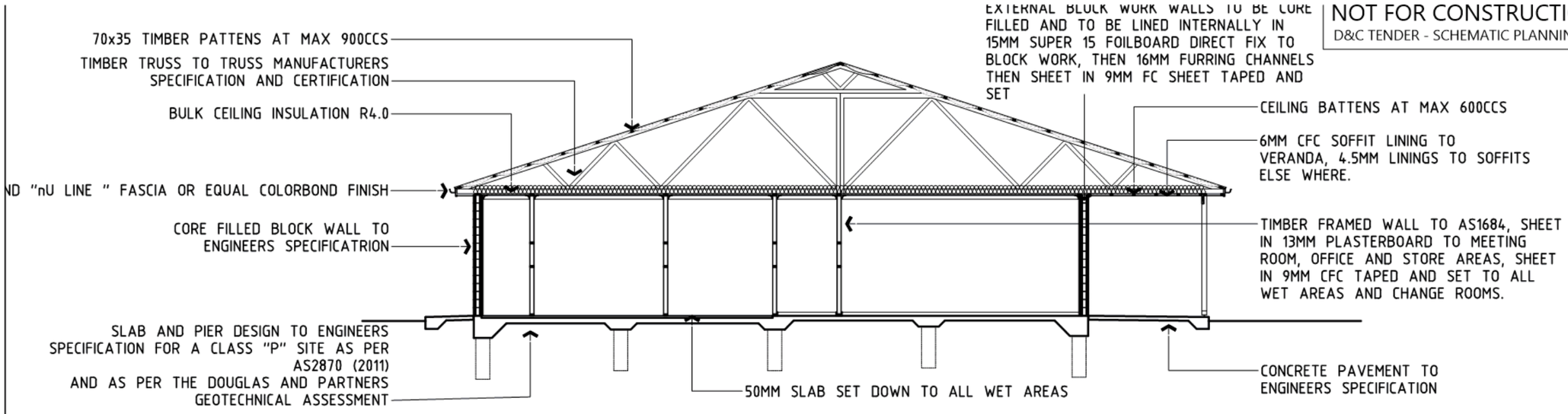
LOT AND DEPOSITED PLAN NO:
LOT 146 DP 750037

STREET ADDRESS
COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-007		


PV PANEL ARRAY
ROOF ACCESS ANCHOR LINE EQUAL TO ANCHOR SAFE STATIC LINE SYSTEMS
SELECTED PROFILED SHEET STEEL ROOFING COMPLETE WITH MATCHING TRIMS, CAPPING AND FLASHING, COLORBOND FINISH SELECTED COLOUR
SIGNAGE VISUAL AND SIGHT IMPAIRED AT LOW LEVEL
SIGNAGE
FCL 3.00
6072
3000
TIMBER POST ON GAL POST SHOE
DEAD LATCH PLUS LEVER
FFL 0.00
MAX 1:40 PATH CROSS FALL
STEEL FRAMED SECURITY DOOR, IN STEEL JAMB
ALUMINIUM FRAMED AWMING WINDOW
BLOCKWORK - PAINTED
1 NORTH ELEVATION
SCALE 1:100 @A3 SHEET SIZE
SELECTED PROFILED SHEET STEEL ROOFING COMPLETE WITH MATCHING TRIMS, CAPPING AND FLASHING, COLORBOND FINISH SELECTED COLOUR
FCL 3.00
6072
3000
FFL 0.00
TOP HUNG ALUMINIUM FRAMED STACKING SLIDING DOOR
STEEL ROLLER SHUTTER DEAD BOLTED AND ANTI BURST TRACKING
2 EAST ELEVATION
SCALE 1:100 @A3 SHEET SIZE
roof penetrations for flues and change room ventilation not shown
NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING
DRAWING AMENDMENTS
AMENDMENT No. A
AMENDMENT DETAILS: ISSUE FOR D&C TENDER
DATE 11/9/20
PROJECT TITLE NEW AMENITIES BUILDING
CLIENT GOULBURN MULWAREE COUNCIL
Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 insructions. unless noted otherwise use only new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW 2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)
DRAWING TITLE ELEVATIONS 2
LOT AND DEPOSITED PLAN NO: LOT 146 DP 750037
STREET ADDRESS COOKBUNDOON PL. FIELDS GOULBURN NSW 2580
DRAWING COMMENCED: SEPT 2020
DRAWING ISSUE DATE: -
DRAWING VERIFIED BY: TL
DRAWING SCALE: S.A.S.
AT SHEET SIZE: A3 SHEET
JOB NUMBER: 0720-1252
AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-008

NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING



1 TYPICAL SECTION
SCALE 1:100 @A3 SHEET SIZE

CONCRETE REINFORCEMENT:
- ALL REINFORCEMENT WILL BE HELD RIGIDLY IN PLACE WITHIN SPECIFIED TOLERANCES BEFORE & DURING CONCRETE PLACEMENT.
- CONDUITS, PIPES ETC. SHALL BE FABRICATED AND INSTALLED SO THAT NO BENDING, CUTTING OR DISPLACEMENT OF THE REINFORCEMENT FROM ITS PROPER POSITION WILL BE REQUIRED.
- ALL REINFORCEMENT TO BE SUPPORTED ON STEEL CHAIRS TO MAINTAIN CORRECT LEVELS. SPACING TO BE NO MORE THAN 800mm FOR TRENCH MESH, AND 600mm FOR FABRIC MESH.
- LAPPING TOLERANCES FOR FABRIC MESH TO BE:
  FABRIC MESH 300mm
  TRENCH MESH 600mm
- ALL STEEL WORK AND MATERIALS TO CONFORM TO AS 1302, 1303, 1304 & 3600. (AUSTRALIAN STANDARDS).

CONCRETE:
- UNLESS OTHERWISE NOTED ON THE DRAWINGS THE CHARACTERISTIC STRENGTH GRADE OF ALL CONCRETE WILL BE GRADE N32.
- AGGREGATE SHALL BE DENSE AGGREGATE TO AS1465 FROM AN APPROVED SOURCE. THE MAXIMUM SIZE OF COURSE AGGREGATE SHALL NOT BE GREATER THAN 14mm IN 150mm SLABS.
- CONCRETE TESTING TO COMPLY WITH AS 3600
- DURING CURING THE CONCRETE SHALL BE COVERED AND KEPT WET FOR A MINIMUM OF 7 DAYS. COVER TO BE 0.2mm THICK POLYTHENE SHEETING WHICH SHALL BE SECURELY FIXED AGAINST TRAFFIC, WIND AND OVERLAPPED MIN 300mm AT JOINTS.
- ALL CONCRETE SHALL BE PROPERLY COMPACTED USING A HIGH FREQUENCY MECHANICAL VIBRATOR.
- ALL EXPOSED CONCRETE PAVING TO BE FLOATED TO A FLAT SURFACE AND BROOM FINISHED FOR A NON-SLIP FINISH.
- CONCRETE PAVING ABUTTING OTHER MATERIALS OR STRUCTURES TO HAVE AN EXPANSION JOINT & IRONED FINISH TO EDGES.
- NON-SLIP SURFACES ARE TO BE PROVIDED ON ALL FORMED SURFACES WHERE PEDESTRIAN TRAFFIC IS ANTICIPATED. (I.E. STEP TREADS, LANDINGS, RAMPS, ETC) PROVIDE SLIP RESISTANT TOOLED GROOVES AS REQUIRED.
- ALL CONCRETE JOINTS TO BE IRONED.

TERMITE PROTECTION;
- PROVIDE TERMITE PROTECTION FOR ALL NEW SLABS, FLOOR & RETAINING WALLS.

CEILING SUSPENSION SYSTEM:
- CEILING SUSPENSION SYSTEM TO BE EQUAL TO RONDO SCREW UP SUSPENDED CEILING SYSTEM. CONTRACTOR TO SELECT COMPONENTS & SETOUT CEILING SYSTEM TO SUIT A DESIGN CEILING LOAD OF 21kg/m²
- CEILING SYSTEM TO BE DESIGNED AND CONSTRUCTED AS PER MANUFACTURERS CURRENT PRINTED INSTRUCTIONS.
- ALL CEILINGS TO BE 13mm GP PLASTERBOARD.
- ALL NEW CEILINGS TO HAVE R5.0 BATTS LAYED DIRECTLY OVER THE CEILING.

STRUCTURAL STEEL;
- PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL STEEL BASED ON SITE MEASUREMENTS & LEVELS.
- ALL SIZES & DETAILS TO ENGINEERING DRAWINGS.
- ALL STRUCTURAL STEEL POSTS, BEAMS & LINTELS TO BE FIRE RATED TO A 180/-/- LEVEL. CONTRACTOR TO DETERMINE PROTECTION METHOD.
- ALL STRUCTURAL STEEL TO BE CORROSION PROTECTED BY GALVANIZING OR BY A ZINC PHOSPHATE PAINT COATING SYSTEM.

NEW MASONRY WALLS;
- NEW MASONRY WALLS ARE TO USE METRIC BLOCKS. ALL NEW MASONRY WORK TO BE IN ACCORDANCE WITH AS3700.

ROOFING;
- FLASHINGS, BARGES & OTHER METAL ROOFING PRODUCTS ARE TO BE 0.60BMT G300 ZINCLAUME STEEL. GENERALLY LAP ALL FLASHINGS 150mm OVER METAL DECK.
- ALL NEW METAL DECK TO BE LAYED OVER 50mm INSULATION BLANKET, SISALATION & SAFETY MESH.
- ALL SISALATION TO BE LAPPED 150mm & TAPED.
- ALL ROOF STRUCTURE TO ENGINEERING DRAWINGS.
- ALL OTHER GUTTERS TO BE 150mm QUAD TYPE GUTTERS WITH 100mm DOWNPIPES & SPREADERS.
- ALL GUTTERS TO HAVE A METAL DECK UNDERFLASHING TURNED DOWN INTO THE GUTTER.

NEW FRAMED WALLS:
- CONSTRUCT FROM 90 x 45 F5 PINE OR 90mm STEEL STUDS.
- STUDS AT MAX 450cts UNLESS NOTED.
- 3 ROWS OF NOGGINGS FOR ALL STUD WALLS.
- FIX TOP AND BOTTOM PLATES TO SUBSTRATE AT MAX 600cts.
- SHEET BOTH SIDES OF FRAME, WITH 9mm VILLABOARD GENERALLY
- CORNICE AND SKIRTING DETAILS AS NOTED
- DEFLECTION HEAD TO BE INCLUDED FOR FRAMING NOT FIXED TO OVERHEAD STRUCTURE.
- CORNICE TO BE FIXED TO CEILING ONLY.

TIMBER FRAME BRACING, TIE-DOWNS AND JOINT SCHEDULE TO BE DESIGNED AND CERTIFIED BY THE FRAME FABRICATOR IN ACCORDANCE WITH AS 1684 (NATIONAL TIMBER FRAMING CODE).

TO AREAS LABELLED CT, LAY SELECTED NON SLIP CERAMIC TILES ON MORTAR BED GRADED TO GIVE FALLS TO FW's AS SHOWN.

WEEPHOLES TO EVERY THIRD PERPEND. SUPER ALCOR DPC OVER WEEPHOLES.

GRADE FINISHED GROUND LINE TO GIVE FALLS AWAY FROM BUILDING.

MINIMUM BEARING PRESSURE 150KPa.

CONCRETE SLAB TO ENGINEERS DETAILS.

FORM 12mm EJ TO BLOCK SKIN WITH 50mm ABELFLEX STRIP. FILL JOINT WITH POLYETHYLENE FOAM BACKING ROD & SEAL WITH COLOURED MASTIC. PROVIDE EJ AT MAX 9m CTS UNLESS OTHERWISE SPECIFIED.

PROVIDE TERMITE CONTROL TO ALL AREAS AS REQUIRED BY PART B OF THE BCA, AS-3660.1 AND AS-3660.2.

CONNECT ALL NEW DOWNPIPES TO NEW WATER TANKS.

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

DRAWING AMENDMENTS

AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE: NEW AMENITIES BUILDING
CLIENT: GOULBURN MULWAREE COUNCIL

Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

DRAWING TITLE: SECTION
LOT AND DEPOSITED PLAN NO: LOT 146 DP 750037
STREET ADDRESS: COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-009		

INSULATION:
- NEW R5.0 CEILING INSULATION TO AREAS SPECIFIED.

DOORS:
- ALL NEW INTERNAL DOORS TO BE SOLID CORE DOORS.
- ALL NEW INTERNAL DOOR FRAMES TO BE TIMBER.
- DOOR HARDWARE TO BE EQUAL TO LOCKWOOD MORTICE LOCKS. PROVIDE SCHEDULED FURNITURE. CONTRACTOR TO PRODUCE A SCHEDULE FOR ALL LOCKS, LATCHES & HARDWARE WITH PARTICULAR REGARD TO REQUIRED FIRE EGRESS SAFETY.
- INSTALL DOOR STOPS BY FIXING ONTO FLOOR TO PREVENT THE DOOR FURNITURE STRIKING THE WALL OR OTHER SURFACES.
- DOOR STOPS EQUAL TO 'BOYD' DS111, PROVIDE BRACKETS AS REQUIRED FOR DOOR HEIGHT.
- INSTALL DOOR CLOSERS ON ALL INTERNAL & EXTERNAL DOORS. INTERNAL DOORS CLOSERS ARE TO HAVE AN ON-OFF HOLD OPEN FUNCTION. ALL CLOSERS ARE TO BE MOUNTED INTERNALLY.
- DOOR HINGES 3No. PER DOOR TO BE HEAVY DUTY SATIN CHROME FAST FIX HINGES TO SUIT DOOR WEIGHT & DOOR CLOSER.
- DOOR LEAVES ALL TO BE 870mm WIDE UNLESS OTHERWISE NOTED.
- DOORS TO TOILETS & TOILET AIRLOCKS TO HAVE 300mm HIGH STAINLESS STEEL KICKPLATES TO BOTH SIDES.
- DOOR HARDWARE GENERALLY TO BE SATIN CHROME. TIMBER TO BE PAINTED.

WINDOWS:
- ALL WINDOWS TO BE POWDERCOATED ALUMINIUM FRAMED. COLOUR AS SELECTED. ALUMINIUM FRAMED FLY SCREENS - COLOUR TO MATCH WINDOW ASSEMBLY. GLASS TO CONFORM WITH BS 952 & AS 1288, AND SHALL BE THE BEST QUALITY, FREE FROM CRACKS, SCRATCHES, ETC.

GENERAL NOTES:
- CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
- DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
- ALL FITTINGS AND FIXTURES TO BE SUPPLIED AND INSTALLED COMPLETE TO MANUFACTURERS CURRENT PRINTED INSTRUCTIONS.
- UNLESS NOTED ALL NEW INTERNAL WALLS TO BE TIMBER STUDS.
- ALL SHEET LININGS TO BE BACK BLOCKED, TAPE COATED, SECOND COATED, FINISH COATED, SKIM COATED & SANDED AS NECESSARY TO GIVE A LEVEL 4 FINISH.
- REMOVE ALL SIGNAGE FROM DOORS AND WALLS FOR THE PURPOSE OF PAINTING. REPLACE ONCE PAINTING HAS BEEN COMPLETED.
- PATCH, FILL AND MAKE GOOD TO ALL EXISTING RENDERED SURFACES TO AREA OF NEW WORK INCLUDING SURFACES THAT MAY HAVE BEEN DAMAGED DURING THE DEMOLITION OR CONSTRUCTION STAGES. PREPARE FOR FINAL PAINT FINISH.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS, LEVELS AND SET OUT PRIOR TO COMMENCING WORKS, NOTIFY THE PROJECT MANAGER OF ANY ISSUES PRIOR TO COMMENCING WORK
- CONTRACTORS COMMENCMENT OF WORK CONSTITUTES A COMPLETE UNDERSTANDING OF THE SUPPLIED DOCUMENTATION AND ACCEPTANCE OF RESPONSIBILITY FOR ALL SITE CONDITIONS.
- NOTIFY THE PROJECT MANAGER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCING WORKS PROJECT MANAGER TO CONTACT THE ARCHITECT FOR ADVICE PRIOR TO COMMENCING WORKS
- TIM LEE ARCHITECTS ACCFEPT NO RESPONSIBILITY OR INDEMNITY FOR ANY CONDITIONS LATENT OR OTHERWISE ARRISING WITHOUT NOTIFICATION PRIOR TO COMMENCING THE WORKS

NEW FLOOR AND WALL TILES:
- NEW FLOOR TILES TO WET AREAS TO BE 100x100 FULLY VITRIFIED NON-SLIP TILES.
- NEW WALL TILES TO WET AREAS ARE TO BE 150x150 GLAZED TILES WITH MATCHING BORDER TILES.
- USE PORTLAND CEMENT TO COMPLY WITH AS 1315, TYPE A.
- USE CLEAN, WASHED, SHARP, SIEVED AND GRADED SAND.
- FLOOR TILES ADHESIVE TO BE WATERPROOF, FLEXIBLE THIN BED. ABA FLEXIBLE MULTIPURPOSE OR EQUAL.
- FORM JOINTS STRAIGHT AND CONSTANT WIDTH. DO NOT FIX TILES WITH TIGHT JOINTS.
- ALLOW AT LEAST 24 HOURS FOR THE TILES TO SET. PROTECT TILES FROM THE WEATHER, WATER PENETRATION, ETC. DURING THIS PERIOD.
- DO NOT COMMENCE GROUTING OF TILES FOR AT LEAST 24 HOURS AFTER THE TILES HAVE BEEN LAID. USE APPROVED GROUT MIX ONLY. APPLY IN STRICT ACCORDANCE WITH MANUFACTURERS CURRENT PRINTED INSTRUCTIONS.
- ALLOW FLOORS TO SET FOR AT LEAST 48 HOURS BEFORE USE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILS.
- WATERPROOFING TO BE APPROPRIATE TO THE AREA, ENSURE THE WHOLE OF THE FLOOR AND WALLS ARE WATERPOOFED BY A CERTIFIED INSTALLER, PROVIDE PRODUCT DATA SHEET TO ENSURE THE WATER PROOFING IS APPROPRIATE TO THE SUBSTRAIT

PAINTING:
- TO AREAS OF NEW WORK, CLEAN DOWN PREPARE ALL SURFACES TO BE PAINTED, AS DIRECTED BY MANUFACTURES PAINTING INSTRUCTIONS.
- ALL NEW PAINT WORK TO CONSIST OF; PRIME COAT, UNDER COAT AND 2 No. TOP COATS. (MIN. 4 COATS TOTAL).
- EXTERNAL PAINTING AS NOMINATED TO MATCH EXISTING.
- APPLY AT LEAST TWO (2) FINISHING TOP COATS OF PAINT.
- ALL PAINTING AND WORKMANSHIP TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, AS-2311.
- COLOUR TO BE CHOSEN AS DIRECTED ON SITE OR AS SPECIFIED IN THE SPECIFICATION.

SIGNAGE:
- PROVIDE NEW SIGNAGE SUITABLY POSITIONED FOR NEW SIDE DISABLED ENTRY/RAMP, FEMALE AND MALE DISABLED TOILETS.
- REMOVE ALL SIGNAGE FROM DOORS AND WALLS FOR THE PURPOSE OF PAINTING. REPLACE ONCE PAINTING HAS BEEN COMPLETED.

GENERAL ELECTRICAL:
- TO AREAS OF NEW WORK, THE CONTRACTOR MUST ALLOW FOR THE REMOVAL AND REPLACEMENT OF ALL LIGHTS AND OTHER FITTINGS FOR THE PURPOSE OF PAINTING AND/OR CLEANING.
- CONTRACTOR TO INCLUDE ALL REQUIRED CABLES, SWITCHES, FITTINGS AND FIXTURES TO ENSURE ALL SYSTEMS ARE INSTALLED COMPLETE AND IN A SAFE WORKING MANNER.
- CONTRACTOR TO ENSURE THAT THE EXISTING SUBMAINS ARE OF SUFFICIENT SIZE FOR NEW LOADING MAINTAINING MINIMUM 20% SPARE CAPACITY AND TO ALLOW FOR UPGRADE AS REQUIRED.
- CONTRACTOR TO MAKE GOOD ALL DAMAGE CAUSED BY THE REMOVAL OF FITTINGS AND FIXTURES.
- ALL CABLING AND SWITCH WIRING TO BE CHASED INTO WALLS OR CONCEALED BY WALL CAVITIES, UNDER FLOOR OR THROUGH CEILINGS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS INCLUDING POWER OUTLETS, LIGHTING LAYOUTS, SINGLE LINE DIAGRAMS, AND SWITCHBOARD LAYOUTS.
- CALCULATIONS OF THE LOADING FOR THE PROPOSED WORK TO BE SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO WORK COMMENCING.
- CONTRACTOR TO PROVIDE 3 SETS OF 'AS BUILT' DRAWINGS INCLUDING SINGLE LINE DIAGRAMS, AND SWITCHBOARD LAYOUTS.
- CONTRACTOR TO PROVIDE 3 MANUALS CONTAINING ALL RELEVANT MAINTENANCE AND PRODUCT INFORMATION, COPIES OF ALL CERTIFICATES AND APPROVALS, RELATING TO THE WORK.
- ALL POWER OUTLET CIRCUITS TO ALL AREAS TO BE PROTECTED WITH INDIVIDUAL EARTH LEAKAGE CIRCUIT BREAKERS.
- CONTRACTOR TO CLEAN AND RETUBE ALL LIGHT FITTINGS TO AREAS OF NEW WORK SUFFICIENT TO ILLUMINATE THE NEW WORKS TO LUX LEVEL REQUIRED BY THE AUSTRALIAN STANDARDS AS-1680.
- INSTALL NEW LUMINARIES AS DIRECTED.

GENERAL MECHANICAL SERVICES NOTES:
- CONTRACTOR TO PROVIDE EXHAUST AIR SYSTEM TO NEW TOILET AREAS.
- CONTRACTOR TO HAVE MANUFACTURERS REPRESENTATIVE CERTIFY ALL EXHAUST AIR INSTALLATION AND EQUIPMENT.
- CONTRACTOR TO DESIGN EXHAUST AIR SYSTEM TO PROVIDE A MINIMUM OF 20 COMPLETE AIR CHANGES PER HOUR.
- AIR TO BE EXHAUSTED TO OUTSIDE THROUGH CEILING & ROOF.
- SKYLIGHTS ARE TO BE EQUIPPED WITH FANS FOR VENTILATION. CONTRACTOR TO SUPPLY, INSTALL & CONNECT TO VENTILATION CONTROLS.
- DESIGN, INSTALL AND CERTIFY INSTALLATION IN STRICT ACCORDANCE WITH; ALL RELEVANT AUSTRALIAN STANDARDS, LOCAL BY LAWS, BCA, PROVIDE 3 No. COPIES OF ANY REQUIRED CERTIFICATION.
- NEW HEAT/COOLING UNITS TO BE 'MITSUBISHI' MICROPROCESSOR MSH128VA2 OR EQUAL.

NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING

DRAWING AMENDMENTS

AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE: NEW AMENITIES BUILDING
CLIENT: GOULBURN MULWAREE COUNCIL

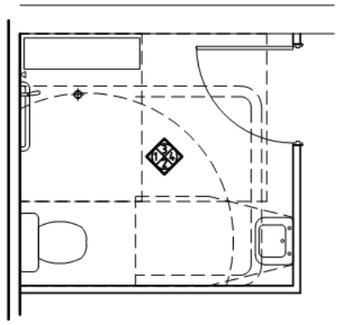
Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify all levels datum and dimensions on the job, Conflicting information to be resolved by the project manager prior to commencing work.
All materials and workmanship to be in strict accordance with current Australian Standards, BCA, Local regulation and manufacturers current printed insructions. unless noted otherwise use only new, best quality materials, fittings and fixtures

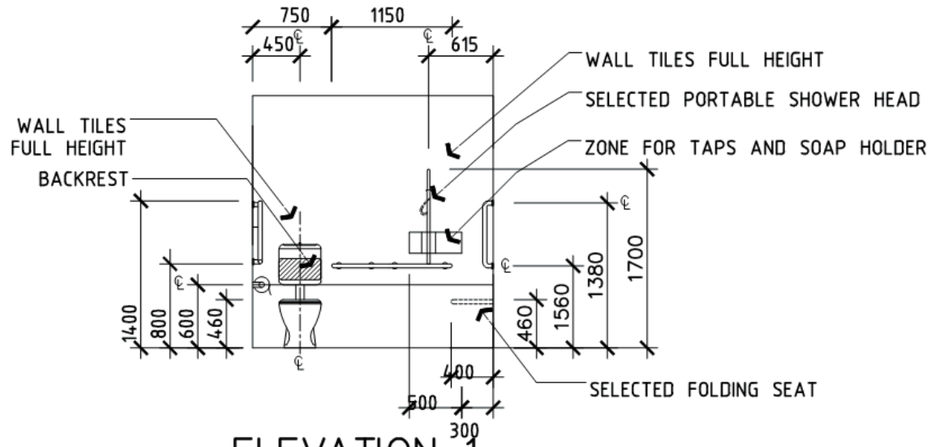
COPYRIGHT TIM LEE ARCHITECTS
Drawings subject to copyright and may not be reproduced in any form without the written permission of the Builder ©

TIM LEE ARCHITECTS
residential commercial industrial
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

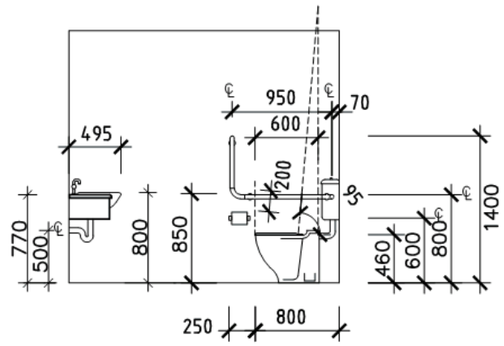
DRAWING TITLE: SECTION NOTES
LOT AND DEPOSITED PLAN NO: LOT 146 DP 750037
STREET ADDRESS: COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. / AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A
DRAWING IDENTIFICATION NUMBER: 0720-1252-010		





ELEVATION 1
SCALE 1 : 50



ELEVATION 2
SCALE 1 : 50

WATER CLOSETS:

THE CISTERN MAY BE SURFACE MOUNTED OR FLUSH. IF A FLUSH CISTERN IS USED THE DEPTH OF THE TOILET FIXTURE SPACE MAY BE REDUCED ACCORDINGLY.

THIS CIRCULATION SPACE CAN OVERLAP ANY OTHER CIRCULATION SPACES.

BASINS:

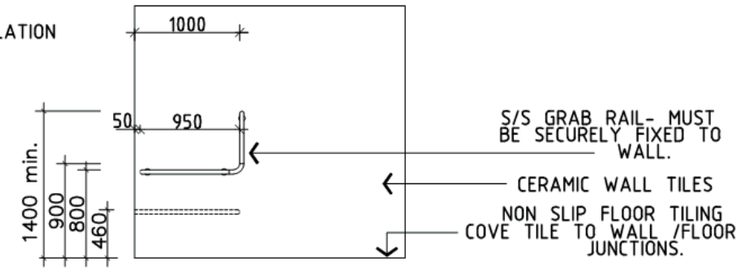
THIS CIRCULATION SPACE MAY OVERLAP ANY OTHER CIRCULATION SPACES SPECIFIED.

A FLOOR WASTE MAY BE USED IF THE WASTE ENTERS THE FLOOR OUTSIDE THE CIRCULATION SPACE.

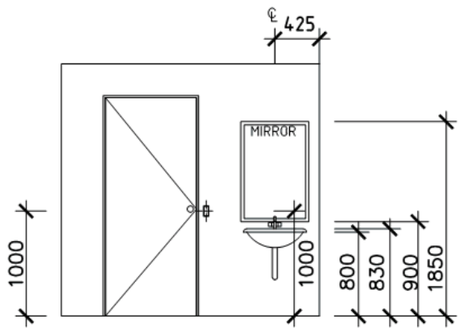
SHOWER RECESSES:

THESE CIRCULATION SPACES CAN OVERLAP ANY OTHER CIRCULATION SPACE.

THE FOLDING SEAT IS NOT PART OF THE CIRCULATION SPACE.



ELEVATION 3
SCALE 1 : 50



ELEVATION 3
SCALE 1 : 50

NOT FOR CONSTRUCTION
D&C TENDER - SCHEMATIC PLANNING

DRAWING AMENDMENTS		
AMENDMENT No.	AMENDMENT DETAILS:	DATE
A	ISSUE FOR D&C TENDER	11/9/20

PROJECT TITLE
NEW AMENITIES BUILDING

CLIENT
GOULBURN MULWAREE COUNCIL

Figured dimensions take precedence. Do not scale the drawings
Builder to check and verify 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 new, 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
M: 0429898698
P: 02 48225934
ABN: 71425067537
1/105 COWPER ST
GOULBURN NSW
2580
NOMINATED ARCHITECT
TIM LEE (ARB 7304)

DRAWING TITLE
ACCESSIBLE FACILITY SET OUT

LOT AND DEPOSITED PLAN NO:
LOT 146 DP 750037

STREET ADDRESS
COOKBUNDOON PL. FIELDS
GOULBURN NSW 2580

DRAWING COMMENCED:	DRAWING ISSUE DATE:	DRAWING VERIFIED BY:
SEPT 2020	-	TL
DRAWING SCALE: S.A.S. / AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0720-1252	AMENDMENT ISSUE: A

DRAWING IDENTIFICATION NUMBER:
0720-1252-011

15.5 2019/20 AUDITED FINANCIAL STATEMENTS

Author: **Brendan Hollands, Director Corporate & Community Services**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. 2019/20 Audited Financial Statements (separately enclosed)**

Link to Community Strategic Plan:	Delivery Plan Action CL1.2 - Ensure the long term financial sustainability of Council through effective and prudent financial management (CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community)
Cost to Council:	Nil
Use of Reserve Funds:	N/A

RECOMMENDATION

That

1. The report from the Director Corporate & Community Services on the 2019/20 Audited Financial Reports be received.

2. The Audited Financial Statements for the year ending 30 June 2020 be received and the Financial Position of Council be noted.

BACKGROUND

In accordance with s419(1) Local Government Act 1993, a Council must present its audited financial reports, together with the auditor's reports, at a meeting of Council.

REPORT

The audit of the 2019/20 Financial Statements has been completed and all Auditors reports received. As such, the Statements are now completed and copies are included as a Separate Enclosure.

In accordance with the legislation the Statements have been placed on public exhibition since 28 October 2020 for wider community comment.

A summary of the final results of the Statements including some of the more important Key Performance Indicators (KPIs) is included in the "Report on the Conduct of the Audit" which can be found at the end of the General Purpose Financial Statements (pages 97-102) section of the document.

Due to Covid restrictions Ms Dominika Ryan of the NSW Auditor General's Office will not provide a presentation to the meeting but will instead provide a presentation to Council at a workshop prior to the Council meeting. This will be done via video conferencing.

15.6 2019/20 STATUTORY ANNUAL REPORT

Author: **Brendan Hollands, Director Corporate & Community Services**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Annual Report 2019-2020 (separately enclosed)**

Link to Community Strategic Plan:	CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community
Cost to Council:	Nil
Use of Reserve Funds:	N/A

RECOMMENDATION

That

1. The report by the Director Corporate & Community Services on the 2019/20 Statutory Annual Report be received.
2. Council endorse the 2019/20 Statutory Annual Report as required by the Local Government Act 1993.

BACKGROUND

Under the Local Government Act 1993, Council is required to submit an Annual Report (addressing statutory matters and General Regulations) to the Minister for Local Government by 30 November each year.

REPORT

The 2019/20 Statutory Annual Report is complete and is included in the separate enclosure document. The Audited Financial Statements form part of the Annual Report and they are the subject of a separate item on this Agenda.

The Annual Report has been forwarded to the Minister for Local Government and relevant authorities.

15.7 QUARTERLY BUDGET REVIEW

Author: **Brendan Hollands, Director Corporate & Community Services**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. September 2020 Quarterly Budget Review**

Link to Community Strategic Plan:	Delivery Plan Action CL 1.2 – Ensure the long term financial sustainability of Council through effective and prudent financial management (CSP Strategy CL 1 – Effect resourceful and respectful leadership and attentive representation of the community)
Cost to Council:	Changes proposed will have the following effects on the projected unrestricted cash balances: General Fund – reduction of $451,669 DWM – Unchanged Water Fund – increase of $2,767 Sewer Fund – reduction of $12,005
Use of Reserve Funds:	Requested adjustments have the effect of transferring $1,172,323 from reserves over all funds. Included in this amount is $189,311 for Unexpended Grants, $500,000 from the Special Projects reserve for the Cookbundoon Amenities building (brought forward from 2021/22), and $170,000 from Water & Sewer infrastructure reserves to fund the review and update of Council's Integrated Water Cycle Management (IWCM) Strategy

RECOMMENDATION

That:

1. The report of the Director Corporate & Community Services on the September 2020 Quarterly Budget Review be noted.
2. The budged variations contained within the September 2020 Quarterly Review be approved.

BACKGROUND

To report on the results of the Budget review carried out as at 30 September 2020 in accordance with the *Local Government Act 1993* and the *Financial Management Regulation 1999*.

REPORT

Finance staff has carried out the Budget Review as at 30 September 2020 in accordance with the *Local Government Act 1993* and Regulation.

The Regulation prescribes that estimates need to be revised where necessary and a statement made by the Responsible Accounting Officer on whether the financial position is satisfactory, and if not, any remedial action required.

The review contains a quite a number of proposed budget amendments to address the following:

- Grant funded programs that were incomplete at 30 June – the income and remaining expenditure of these programs have been introduced into the revised budget, often with the income exceeding the expenditure due to the timing of the projects and milestone payments
- Projects for which Grant Funding has been secured since 1 July

- Changes to Account codes due to implementation of new Accounting Standards
- Results of changes to salaries & wages (including staff movements and regrades) from 1 July to mid-October.

The overall result of the requested budget amendments is a decrease in the project unrestricted cash balance of the General Fund of $451,669. This is primarily due to adjustments to employee costs due to staff movements and regrades from July-October ($364,947) and increased legal costs ($90,000). In the December quarterly budget review are large proportion of this amount will be identified as budget savings to ensure where practicable we retain a balance budget for the full financial year.

The projected unrestricted cash remains unchanged for the Domestic Waste Management fund while the minor changes to the projected unrestricted cash balance of the Water Fund (decrease $2,767) and Sewer Fund (increase $12,005) are due solely to the adjustments to employee costs. Movements by fund can be seen in the table below:

	General	**DWM**	**Water**	**Sewer**
Operating Surplus/(Deficit) before Capital	1,444,912	0	(49,767)	(97,995)
(Increase)/Decrease in Capital Works	(2,898,904)	0	(13,000)	0
Net transfers (to)/from Reserves	1,002,323	0	60,000	110,000
Increase in General Fund balance	(451,669)	0	(2,767)	12,005

Goulburn Mulwaree Council

Quarterly Budget Review Statement
for the period 01/07/20 to 30/09/20

Table of Contents

1. Responsible Accounting Officer's Statement

2. Income & Expenses Budget Review Statement's
   - 10 - General Fund
   - 20 - DWM Fund
   - 30 - Water Fund
   - 40 - Sewer Fund
   - Total Council Summary
   - Consultancy and Legal Expenses

3. Capital Budget Review Statement
   - 10 - General Fund
   - 20 - DWM Fund
   - 30 - Water Fund
   - 40 - Sewer Fund
   - Total Council Summary

4. Cash & Investments Budget Review Statement
   - Total Council Summary

5. Budget Review Amendments Report

6. Contracts & Other Expenses Budget Review Statement

Goulburn Mulwaree Council

Quarterly Budget Review Statement
for the period 01/07/20 to 30/09/20

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review Statement for Goulburn Mulwaree Council for the quarter ended 30/09/20 indicates that Council's projected financial position at 30/06/21 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____ **date:** 30/10/20

Brendan Hollands
Responsible Accounting Officer

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Statement by Entity
for YTD Period Ending September

10 - General Fund

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	Income						
100	Rates & Annual Charges	21,664,486	0	21,664,486	21,438,715	0	21,664,486
105	User Charges & Fees	6,346,400	0	6,346,400	1,634,476	0	6,346,400
110	Interest & Investment Revenue	555,000	0	555,000	-95,697	0	555,000
115	Other Revenues	1,362,060	0	1,362,060	253,634	9,500	1,371,560
120	Operating Grants & Contributions	10,564,253	178,893	10,743,146	1,275,772	159,125	10,902,271
130	Internal Income	18,885,246	0	18,885,246	4,570,558	0	18,885,246
	Total Income	59,377,446	178,893	59,556,339	29,077,458	168,625	59,724,964
	Expense						
200	Employee costs	21,945,156	130,845	22,076,001	4,254,738	298,223	22,374,224
205	Materials & Contracts	8,505,742	104,408	8,610,150	2,352,885	330,328	8,940,479
210	Borrowing Costs	160,116	0	160,116	22,342	0	160,116
215	Depreciation & Impairment	9,823,356	0	9,823,356	0	0	9,823,356
220	Other Expenses	4,760,871	4,000	4,764,871	1,676,850	40,000	4,804,871
230	Internal Expenses	11,861,983	0	11,861,983	2,962,656	0	11,861,983
	Total Expense	57,057,225	239,253	57,296,478	11,269,472	668,551	57,965,029
	Operating Surplus/(Deficit) before Capital	**2,320,221**	**-60,360**	**2,259,861**	**17,807,986**	**-499,926**	**1,759,934**
	Capital Income						
125	Capital Grants & Contributions	43,517,693	-2,800,612	40,717,081	2,151,208	1,944,838	42,661,919
	Operating Surplus/(Deficit) after Capital	**45,837,914**	**-2,860,972**	**42,976,942**	**42,976,942**	**1,444,912**	**44,421,853**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Statement by Entity
for YTD Period Ending September

20 - Domestic Waste Management

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	Income						
100	Rates & Annual Charges	4,170,000	0	4,170,000	4,326,348	0	4,170,000
110	Interest & Investment Revenue	23,250	0	23,250	-1,789	0	23,250
115	Other Revenues	22,800	0	22,800	9,565	0	22,800
120	Operating Grants & Contributions	71,500	0	71,500	0	0	71,500
130	Internal Income	6,970	0	6,970	0	0	6,970
	Total Income	4,294,520	0	4,294,520	4,334,124	0	4,294,520
	Expense						
200	Employee costs	898,376	-31,146	867,230	222,539	0	867,230
205	Materials & Contracts	852,931	46,000	898,931	156,857	0	898,931
215	Depreciation & Impairment	700	0	700	0	0	700
220	Other Expenses	6,000	5,000	11,000	0	0	11,000
230	Internal Expenses	2,967,493	0	2,967,493	613,807	0	2,967,493
	Total Expense	4,725,499	19,854	4,745,353	993,203	0	4,745,353
	Operating Surplus/(Deficit) before Capital	**-430,979**	**-19,854**	**-450,833**	**3,340,921**	**0**	**-450,833**
	Capital Income						
	Operating Surplus/(Deficit) after Capital	**-430,979**	**-19,854**	**-450,833**	**-450,833**	**0**	**-450,833**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Statement by Entity
for YTD Period Ending September

30 - Water Fund

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	Income						
100	Rates & Annual Charges	2,256,135	0	2,256,135	581,249	0	2,256,135
105	User Charges & Fees	7,020,765	0	7,020,765	759,629	0	7,020,765
110	Interest & Investment Revenue	282,500	0	282,500	-40,897	0	282,500
115	Other Revenues	99,639	0	99,639	45,531	0	99,639
120	Operating Grants & Contributions	99,000	0	99,000	0	0	99,000
130	Internal Income	473,897	0	473,897	57,345	0	473,897
	Total Income	10,231,937	0	10,231,937	1,402,857	0	10,231,937
	Expense						
200	Employee costs	2,076,117	69,110	2,145,227	387,541	2,767	2,147,994
205	Materials & Contracts	2,162,000	172,912	2,334,912	205,838	47,000	2,381,912
210	Borrowing Costs	911,553	0	911,553	111,001	0	911,553
215	Depreciation & Impairment	3,332,513	0	3,332,513	0	0	3,332,513
220	Other Expenses	427,800	0	427,800	149,936	0	427,800
230	Internal Expenses	2,000,313	0	2,000,313	499,186	0	2,000,313
	Total Expense	10,910,296	242,022	11,152,318	1,353,502	49,767	11,202,085
	Operating Surplus/(Deficit) before Capital	**-678,359**	**-242,022**	**-920,381**	**49,355**	**-49,767**	**-970,148**
	Capital Income						
125	Capital Grants & Contributions	1,029,553	0	1,029,553	148,773	0	1,029,553
	Operating Surplus/(Deficit) after Capital	**351,194**	**-242,022**	**109,172**	**109,172**	**-49,767**	**59,405**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Statement by Entity
for YTD Period Ending September

40 - Sewer Fund

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	Income						
100	Rates & Annual Charges	9,088,753	0	9,088,753	2,344,640	0	9,088,753
105	User Charges & Fees	1,907,408	0	1,907,408	280,355	0	1,907,408
110	Interest & Investment Revenue	418,405	0	418,405	-49,050	0	418,405
115	Other Revenues	13,368	0	13,368	23,546	0	13,368
120	Operating Grants & Contributions	93,500	0	93,500	0	0	93,500
130	Internal Income	200,959	0	200,959	36,007	0	200,959
	Total Income	11,722,392	0	11,722,392	2,635,498	0	11,722,392
	Expense						
200	Employee costs	2,053,539	-101,790	1,951,749	406,274	-12,005	1,939,745
205	Materials & Contracts	1,481,250	50,000	1,531,250	277,274	110,000	1,641,250
210	Borrowing Costs	205,415	0	205,415	19,272	0	205,415
215	Depreciation & Impairment	1,801,307	0	1,801,307	0	0	1,801,307
220	Other Expenses	752,600	0	752,600	81,315	0	752,600
230	Internal Expenses	2,108,197	0	2,108,197	486,507	0	2,108,197
	Total Expense	8,402,308	-51,790	8,350,518	1,270,642	97,995	8,448,514
	Operating Surplus/(Deficit) before Capital	**3,320,084**	**51,790**	**3,371,874**	**1,364,856**	**-97,995**	**3,273,879**
	Capital Income						
125	Capital Grants & Contributions	3,100,000	859,009	3,959,009	168,116	0	3,959,009
	Operating Surplus/(Deficit) after Capital	**6,420,084**	**910,799**	**7,330,883**	**7,330,883**	**-97,995**	**7,232,888**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Statement by Entity
for YTD Period Ending September

Total Council Summary

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	Income						
100	Rates & Annual Charges	37,179,374	0	37,179,374	28,690,952	0	37,179,374
105	User Charges & Fees	15,274,574	0	15,274,574	2,674,460	0	15,274,574
110	Interest & Investment Revenue	1,279,155	0	1,279,155	-187,433	0	1,279,155
115	Other Revenues	1,497,868	0	1,497,868	332,277	9,500	1,507,368
120	Operating Grants & Contributions	10,828,253	178,893	11,007,146	1,275,772	159,125	11,166,271
130	Internal Income	19,567,072	0	19,567,072	4,663,910	0	19,567,072
	Total Income	85,626,295	178,893	85,805,188	37,449,937	168,625	85,973,813
	Expense						
200	Employee costs	26,973,188	67,019	27,040,207	5,271,092	288,985	27,329,192
205	Materials & Contracts	13,001,923	373,320	13,375,243	2,992,854	487,328	13,862,571
210	Borrowing Costs	1,277,084	0	1,277,084	152,615	0	1,277,084
215	Depreciation & Impairment	14,957,876	0	14,957,876	0	0	14,957,876
220	Other Expenses	5,947,271	9,000	5,956,271	1,908,101	40,000	5,996,271
230	Internal Expenses	18,937,986	0	18,937,986	4,562,156	0	18,937,986
	Total Expense	81,095,328	449,339	81,544,667	14,886,818	816,314	82,360,981
	Operating Surplus/(Deficit) before Capital	**4,530,967**	**-270,446**	**4,260,521**	**22,563,118**	**-647,689**	**0%**
	Capital Income						
125	Capital Grants & Contributions	47,647,246	-1,941,603	45,705,643	2,468,097	1,944,838	47,650,481
	Operating Surplus/(Deficit) after Capital	**52,178,213**	**-2,212,049**	**49,966,164**	**49,966,164**	**1,297,149**	**47,650,481**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Statement by Entity
for YTD Period Ending September

Consultancy and Legal Expenses

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	Legal Fees	0	0	0	0	0	0
	Consultants	470,300	235,745	706,045	130,478	308,144	1,014,189
	Totals	470,300	235,745	706,045	130,478	308,144	1,014,189

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Capital Program Statement
for YTD Period Ending September

10 - General Fund

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	New Assets						
10	Plant & Equipment	1,552,000	540,906	2,092,906	142,251	9,500	2,102,406
20	Land	0	0	0	21,386	0	0
30	Infrastructure	56,839,697	5,167,206	62,006,903	5,014,465	1,795,622	63,802,525
40	Other Assets	315,000	162,190	477,190	72,988	15,516	492,706
	Renewal Assets (Replacement)						
10	Plant & Equipment	907,000	255,000	1,162,000	130,791	25,000	1,187,000
30	Infrastructure	18,013,648	2,716,406	20,730,054	2,416,137	1,033,166	21,763,220
40	Other Assets	149,000	90,000	239,000	133,088	20,100	259,100
	Loan Repayments	651,346	0	651,346	144,924	0	651,346
	Total Capital Program	78,427,691	8,931,708	87,359,399	8,076,030	2,898,904	90,258,303
	Funding Source						
115	Other Revenues	0	0	0	9,500	9,500	9,500
120	Operating Grants & Contributions	1,798,415	144,953	1,943,368	380,025	105,220	2,048,588
125	Capital Grants & Contributions	42,830,593	-2,800,612	40,029,981	1,994,718	1,944,838	41,974,819
130	Internal Income	512,264	0	512,264	0	0	512,264
400	Sale of Assets	522,000	0	522,000	0	0	522,000
405	Proceeds from Borrowings	25,480,000	0	25,480,000	0	0	25,480,000
410	Transfers from Internal Reserves	938,633	9,734,600	10,673,233	0	278,856	10,952,089
415	Transfers from Developer Contributions	1,848,951	1,269,176	3,118,127	0	515,000	3,633,127
420	Transfers from Other External Reserves	1,904,000	722,277	2,626,277	0	40,000	2,666,277
	Total Funding Source	75,834,856	9,070,394	84,905,250	2,384,243	2,893,414	87,798,663
	Net General Revenue Funding Required	**2,592,835**	**-138,686**	**2,454,149**	**5,691,788**	**5,490**	**2,459,639**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Capital Program Statement
for YTD Period Ending September

20 - Domestic Waste Management

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	New Assets						
10	Plant & Equipment	0	40,000	40,000	0	0	40,000
40	Other Assets	0	9,000	9,000	0	0	9,000
	Renewal Assets (Replacement)						
	Loan Repayments	0	0	0	0	0	0
	Total Capital Program	0	49,000	49,000	0	0	49,000
	Funding Source						
420	Transfers from Other External Reserves	0	49,000	49,000	0	0	49,000
	Total Funding Source	0	49,000	49,000	0	0	49,000
	Net General Revenue Funding Required	0	0	0	0	0	0

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Capital Program Statement
for YTD Period Ending September

30 - Water Fund

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	New Assets						
10	Plant & Equipment	30,000	0	30,000	13,993	0	30,000
30	Infrastructure	3,648,590	335,916	3,984,506	325,622	0	3,984,506
	Renewal Assets (Replacement)						
30	Infrastructure	3,242,014	145,384	3,387,398	633,636	13,000	3,400,398
	Loan Repayments	514,207	0	514,207	124,209	0	514,207
	Total Capital Program	7,434,811	481,300	7,916,111	1,097,460	13,000	7,929,111
	Funding Source						
125	Capital Grants & Contributions	665,553	0	665,553	64,534	0	665,553
415	Transfers from Developer Contributions	2,358,037	0	2,358,037	0	0	2,358,037
420	Transfers from Other External Reserves	1,000,000	481,300	1,481,300	0	0	1,481,300
	Total Funding Source	4,023,590	481,300	4,504,890	64,534	0	4,504,890
	Net General Revenue Funding Required	**3,411,221**	**0**	**3,411,221**	**1,032,925**	**13,000**	**3,424,221**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Capital Program Statement
for YTD Period Ending September

40 - Sewer Fund

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	New Assets						
10	Plant & Equipment	10,000	0	10,000	2,440	0	10,000
30	Infrastructure	5,000,000	3,337,834	8,337,834	120,540	0	8,337,834
	Renewal Assets (Replacement)						
30	Infrastructure	8,445,000	1,576,284	10,021,284	879,871	0	10,021,284
	Loan Repayments	486,159	0	486,159	132,593	0	486,159
	Total Capital Program	13,941,159	4,914,118	18,855,277	1,135,445	0	18,855,277
	Funding Source						
125	Capital Grants & Contributions	2,600,000	859,009	3,459,009	0	0	3,459,009
415	Transfers from Developer Contributions	1,500,000	530,045	2,030,045	0	0	2,030,045
420	Transfers from Other External Reserves	3,500,000	3,525,064	7,025,064	0	0	7,025,064
	Total Funding Source	7,600,000	4,914,118	12,514,118	0	0	12,514,118
	Net General Revenue Funding Required	**6,341,159**	**0**	**6,341,159**	**1,135,445**	**0**	**6,341,159**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Capital Program Statement
for YTD Period Ending September

Total Council Capital Consolidated

List By	Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
	New Assets						
10	Plant & Equipment	1,592,000	580,906	2,172,906	158,684	9,500	2,182,406
20	Land	0	0	0	21,386	0	0
30	Infrastructure	65,488,287	8,840,956	74,329,243	5,460,627	1,795,622	76,124,865
40	Other Assets	315,000	171,190	486,190	72,988	15,516	501,706
	Renewal Assets (Replacement)						
10	Plant & Equipment	907,000	255,000	1,162,000	130,791	25,000	1,187,000
30	Infrastructure	29,700,662	4,438,074	34,138,736	3,929,645	1,046,166	35,184,902
40	Other Assets	149,000	90,000	239,000	133,088	20,100	259,100
	Loan Repayments	1,651,712	0	1,651,712	401,726	0	1,651,712
	Total Capital Program	99,803,661	14,376,126	114,179,787	10,308,935	2,911,904	117,091,691
	Funding Source						
115	Other Revenues	0	0	0	9,500	9,500	9,500
120	Operating Grants & Contributions	1,798,415	144,953	1,943,368	380,025	105,220	2,048,588
125	Capital Grants & Contributions	46,096,146	-1,941,603	44,154,543	2,059,252	1,944,838	46,099,381
130	Internal Income	512,264	0	512,264	0	0	512,264
400	Sale of Assets	522,000	0	522,000	0	0	522,000
405	Proceeds from Borrowings	25,480,000	0	25,480,000	0	0	25,480,000
410	Transfers from Internal Reserves	938,633	9,734,600	10,673,233	0	278,856	10,952,089
415	Transfers from Developer Contributions	5,706,988	1,799,221	7,506,209	0	515,000	8,021,209
420	Transfers from Other External Reserves	6,404,000	4,777,641	11,181,641	0	40,000	11,221,641
	Total Funding Source	87,458,446	14,514,812	101,973,257	2,448,777	2,893,414	104,866,671
	Net General Revenue Funding Required	**12,345,215**	**-138,686**	**12,206,530**	**7,860,158**	**18,490**	**12,225,019**

Date Report Run: 30-Oct-2020

Projected Restricted Asset Balances for September Quarterly Budget Review Statement

for YTD Period Ending September 2020

Nat Acct	Description	Opening Balances	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget	Closing Balances
	Total Unrestricted Funds	0	79,471,507	8,800,862	88,272,369	20,929,179	2,447,235	90,719,604	90,719,604
	Externally Restricted Funds								
30EQC101	Ext Res - Unexpended Loans	0	3,900,000	0	3,900,000	137,857	0	3,900,000	3,900,000
30EQC201	Ext Res - Developer Contributions	0	-3,181,932	-1,799,221	-4,981,153	20,493,582	-515,000	-5,496,153	-5,496,153
30EQC202	Ext Res - Unexpended Grants	0	-1,894,000	-755,149	-2,649,149	3,013,095	-189,311	-2,838,460	-2,838,460
30EQC205	Ext Res - Incomplete Works	0	-4,500,000	-4,169,840	-8,669,840	15,740,117	-170,000	-8,839,840	-8,839,840
	Ext Res - Water Fund Cash	0	6,201,772	412,190	6,613,962	76,195	10,233	6,624,195	6,624,195
	Ext Res - Sewer Fund Cash	0	12,383,874	5,015,907	17,399,782	337,326	12,004	17,411,786	17,411,786
	Ext Res - Domestic Waste Cash	0	-430,279	80,146	-350,133	3,372,600	0	-350,133	-350,133
	Total Externally Restricted Funds	0	12,479,434	-1,215,966	11,263,468	43,170,771	-852,073	10,411,395	10,411,395
	Internally Restricted Funds								
30EQC301	Int Res - Plant & Vehicle	0	-330,000	-895,906	-1,225,906	1,724,860	0	-1,225,906	-1,225,906
30EQC302	Int Res - Employee Leave Entitlements	0	0	0	0	1,065,937	0	0	0
30EQC303	Int Res - Asset Management	0	0	0	0	448	0	0	0
30EQC304	Int Res - Bridges	0	0	-833,473	-833,473	833,473	0	-833,473	-833,473
30EQC305	Int Res - Cemeteries	0	0	0	0	5,837	0	0	0
30EQC306	Int Res - Environment	0	-375,000	-1,025,051	-1,400,051	1,454,797	0	-1,400,051	-1,400,051
30EQC307	Int Res - Community Assistance Scheme	0	103,440	0	103,440	226,159	-30,320	73,120	73,120
30EQC308	Int Res - Energy Efficiency	0	0	0	0	4,507	0	0	0
30EQC309	Int Res - Election Reserve	0	40,000	0	40,000	120,000	0	40,000	40,000
30EQC311	Int Res - Fife Place Foot	0	0	0	0	397	0	0	0
30EQC312	Int Res - Financial Assistance Grant	0	0	0	0	2,723,647	0	0	0
30EQC313	Int Res - Gallery	0	0	0	0	18,055	0	0	0
30EQC314	Int Res - Insurance Rebates	0	22,448	0	22,448	127,755	0	22,448	22,448
30EQC315	Int Res - Libaray Development	0	0	0	0	206,126	-20,100	-20,100	-20,100
30EQC316	Int Res - Local Roads	0	112,760	-77,790	34,970	422,040	-49,800	-14,830	-14,830
30EQC317	Int Res - Marulan Hall	0	0	0	0	138,384	0	0	0
30EQC318	Int Res - Museums	0	0	-617,693	-617,693	680,569	0	-617,693	-617,693
30EQC319	Int Res - Swimming Pool	0	0	-850,964	-850,964	742,090	330,000	-520,964	-520,964
30EQC320	Int Res - Performing Arts Centre	0	0	-3,063,068	-3,063,068	3,188,616	0	-3,063,068	-3,063,068
30EQC321	Int Res - Collex/Veolia Host Fee	0	183,684	0	183,684	1,288,061	0	183,684	183,684
30EQC322	Int Res - Land Sales	0	0	-1,500,000	-1,500,000	620,032	0	-1,500,000	-1,500,000
30EQC324	Int Res - Risk Management	0	0	0	0	269,446	0	0	0
30EQC325	Int Res - Social Plan	0	0	0	0	32,940	0	0	0
30EQC326	Int Res - Special Projects	0	0	0	0	2,051,744	-508,636	-508,636	-508,636
30EQC327	Int Res - Strategic Planning	0	-10,000	-36,196	-46,196	399,511	-19,156	-65,352	-65,352
30EQC328	Int Res - Technology	0	-80,000	0	-80,000	324,287	0	-80,000	-80,000
30EQC329	Int Res - Tip Replacement	0	-123,633	0	-123,633	262,736	0	-123,633	-123,633

Date Report Run: 30-Oct-2020

Projected Restricted Asset Balances for September Quarterly Budget Review Statement

for YTD Period Ending September 2020

Nat Acct	Description	Opening Balances	Original Budget	Approved Changes	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget	Closing Balances
30EQC330	Int Res - Tourism	0	-10,000	-3,028	-13,028	74,013	0	-13,028	-13,028
30EQC331	Int Res - Training	0	0	0	0	100,000	0	0	0
30EQC334	Int Res - Landscaped Areas	0	0	-62,659	-62,659	88,918	0	-62,659	-62,659
30EQC336	Int Res - Buildings	0	1,236	-158,650	-157,414	240,568	0	-157,414	-157,414
30EQC337	Int Res - Public Entertainment Venue	0	0	-509,032	-509,032	509,032	0	-509,032	-509,032
30EQC338	Int Res - Printer	0	0	0	0	120,000	0	0	0
30EQC399	Int Res - Other	0	500	-4,000	-3,500	53,941	0	-3,500	-3,500
	Total Internally Restricted Funds	0	-464,565	-9,637,510	-10,102,075	20,118,926	-298,012	-10,400,087	-10,400,087
	Total Council Funds	**0**	**91,486,376**	**-2,052,614**	**89,433,763**	**84,218,876**	**1,297,150**	**90,730,912**	**90,730,912**

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Amendments Report
for YTD Period Ending September

List By	Project Description	Management Reporting Description	Natural Account Description	Original Budget	Approved Changes Carry Overs	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget	Quarterly Budget Review Comments September
	Income									
100311-1001-41510	Wollondilly River Restoration-Willows&Blackberry Removal (G)	Operating Grants & Contributions	Op Grants - Environmental Services	0	0	0	0	28,650	28,650	Q1.37 To account for Grant Funds received in 20/21 to complete this project
100391-1001-41512	Rocky Hill Tower Sig & Condition Assessment Report (G)	Operating Grants & Contributions	Op Grants - Heritage & Cultural Services	0	0	0	0	10,000	10,000	Q1.44 Request to transfer $6,390 from Museums Capital Renewal to Rocky Hill Significance & Condition Assessment Report and account for grant funding received for this project which also covers expenditure incurred in 19/20 for this project
100395-1001-41509	Small Business Month Festival	Operating Grants & Contributions	Op Grants - Other	0	0	0	2,000	2,000	2,000	Q1.1 To account for the Small Business Month Festival Grant
100396-1001-41512	Waterworks Museum Archive Conservation(G)	Operating Grants & Contributions	Op Grants - Heritage & Cultural Services	0	0	0	0	13,255	13,255	Q1.45 To account for Grant funded project received in 20/21
190080-1001-41758	RRBG - Taralga Road - Rural (G)	Operating Grants & Contributions	Op Conts - Regional Road Block Grant	305,000	0	305,000	265,000	-104,146	200,854	Q1.46 To account for RRP Funds awarded for Union St and to transfer funds from RRBG Rural to Urban Roads in 20/21
190081-1001-41758	RRBG - Taralga Road - Urban (G)	Operating Grants & Contributions	Op Conts - Regional Road Block Grant	134,000	0	134,000	0	104,146	238,146	Q1.46 To account for RRP Funds awarded for Union St and to transfer funds from RRBG Rural to Urban Roads in 20/21
190081-1001-41759	RRBG - Taralga Road - Urban (G)	Operating Grants & Contributions	Op Conts - Road Repair Program	0	0	0	0	105,220	105,220	Q1.46 To account for RRP Funds awarded for Union St and to transfer funds from RRBG Rural to Urban Roads in 20/21
190146-1001-41117	Heavy Fleet Replacements	Other Revenues	Insurance Claims	0	0	0	9,500	9,500	9,500	Q1.29 To account for Heavy Vehicle Insurance claim re stolen vehicle
400001-1001-40009	Waste Water Management - Administration	Rates & Annual Charges	Rates - Pension Rebate Expense	-170,000	0	-170,000	-41,090	170,000	0	Q1.54 Transfer budget allocation re new natural account number created
400001-1001-40010	Waste Water Management - Administration	Rates & Annual Charges	Annual Charges - Pension Rebate Expense	0	0	0	-87	-170,000	-170,000	Q1.54 Transfer budget allocation re new natural account number created
	Total Income			269,000	0	269,000	235,323	168,625	437,625	
	Expense									
100001-1001-60001	Finance Operations	Employee costs	Salaries and Wages	735,853	0	735,853	189,714	-3,416	732,437	
100001-1001-76505	Finance Operations	Employee costs	Oncost Expense	288,729	0	288,729	72,904	-1,340	287,389	
100005-1001-60009	Grants Operations	Employee costs	Other Allowances	0	12,259	12,259	2,852	-9,358	2,901	
100030-1001-60001	Community Relations	Employee costs	Salaries and Wages	80,578	0	80,578	21,614	17,112	97,690	
100030-1001-76505	Community Relations	Employee costs	Oncost Expense	31,617	0	31,617	8,326	6,715	38,331	
100036-1001-60020	WHS Operations	Employee costs	Other Employee Costs	10,712	0	10,712	48	-10,712	0	Q1.5 T'fer budget from Other Employee Costs to Consultancy Fees re Financial Statement change
100036-1001-60320	WHS Operations	Materials & Contracts	Consultancy Fees	0	0	0	0	10,712	10,712	Q1.5 T'fer budget from Other Employee Costs to Consultancy Fees re Financial Statement change
100037-1001-60020	Return to Work & Wellbeing Operations	Employee costs	Other Employee Costs	1,071	0	1,071	0	-1,071	0	Q1.6 T'fer budget from Other Employee Costs to Materials re Financial Statementchange
100037-1001-60205	Return to Work & Wellbeing Operations	Materials & Contracts	Materials - General	0	0	0	208	1,071	1,071	Q1.6 T'fer budget from Other Employee Costs to Materials re Financial Statementchange
100038-1001-60020	Employee Assistance Program	Employee costs	Other Employee Costs	18,000	0	18,000	815	-18,000	0	Q1.7 T'fer budget from Other Employee Costs to Consultancy Fees re Financial Statement change
100038-1001-60320	Employee Assistance Program	Materials & Contracts	Consultancy Fees	0	0	0	815	18,000	18,000	Q1.7 T'fer budget from Other Employee Costs to Consultancy Fees re Financial Statement change
100039-1001-60020	Employee Health Scheme	Employee costs	Other Employee Costs	18,941	0	18,941	480	-18,941	0	Q1.8 T'fer budget from Other Employee Costs to Consultancy Fees re Financial Statement change
100039-1001-60205	Employee Health Scheme	Materials & Contracts	Materials - General	0	0	0	140	3,000	3,000	Q1.8 T'fer budget from Other Employee Costs to Materials Financial Statement change
100039-1001-60320	Employee Health Scheme	Materials & Contracts	Consultancy Fees	0	0	0	631	15,941	15,941	Q1.8 T'fer budget from Other Employee Costs to Consultancy Fees re Financial Statement change
100040-1001-60020	Drug & Alcohol Testing	Employee costs	Other Employee Costs	18,000	0	18,000	335	-18,000	0	Q1.9 T'fer budget from Other Employee Costs to Contracts Tendered re Financial Statement change
100040-1001-60302	Drug & Alcohol Testing	Materials & Contracts	Contracts - Tendered Work	0	0	0	1,845	18,000	18,000	Q1.9 T'fer budget from Other Employee Costs to Contracts Tendered re Financial Statement change
100041-1001-60001	Learning & Development Operations	Employee costs	Salaries and Wages	95,845	0	95,845	26,347	36,864	132,709	
100041-1001-76505	Learning & Development Operations	Employee costs	Oncost Expense	37,607	0	37,607	10,805	14,465	52,072	
100063-1001-60001	Strategies & Policies Operations	Employee costs	Salaries and Wages	262,123	40,028	302,151	65,556	60,559	362,710	
100063-1001-76505	Strategies & Policies Operations	Employee costs	Oncost Expense	102,850	15,706	118,556	25,252	23,762	142,318	
100070-1001-60001	Development Assessments Operations	Employee costs	Salaries and Wages	505,576	-7,036	498,540	105,858	-10,542	487,998	
100070-1001-60009	Development Assessments Operations	Employee costs	Other Allowances	0	4,336	4,336	1,409	9,922	14,258	
100070-1001-60320	Development Assessments Operations	Materials & Contracts	Consultancy Fees	0	0	0	0	20,000	20,000	Q1.48 Request to add a budget for Legal and Consultancy Fees for Development Assessments
100070-1001-76505	Development Assessments Operations	Employee costs	Oncost Expense	199,405	-2,761	196,645	41,319	-4,136	192,508	

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Amendments Report
for YTD Period Ending September

100071-1001-60330	Development Legal Advice - Court	Materials & Contracts	Legal Expenses - Planning and Development	0	0	0	0	50,000	50,000	Q1.48 Request to add a budget for Legal and Consultancy Fees for Development Assessments
100077-1001-60001	Property Services Operations	Employee costs	Salaries and Wages	171,907	0	171,907	51,509	19,379	191,286	
100077-1001-76505	Property Services Operations	Employee costs	Oncost Expense	67,452	0	67,452	19,841	7,604	75,056	
100083-1001-60001	Marketing Operations	Employee costs	Salaries and Wages	185,695	0	185,695	41,182	4,049	189,744	
100083-1001-76505	Marketing Operations	Employee costs	Oncost Expense	72,862	0	72,862	15,809	1,588	74,450	
100086-1001-60001	VIC Operations	Employee costs	Salaries and Wages	130,776	20,186	150,962	30,563	2,699	153,661	
100086-1001-76505	VIC Operations	Employee costs	Oncost Expense	59,743	7,921	67,663	12,349	1,059	68,723	
100090-1015-60302	Event Development Fund	Materials & Contracts	Contracts - Tendered Work	45,000	0	45,000	1,000	-18,000	27,000	Q1.14 Request to transfer $18k from Event Development Fund to Pictures & Popcorn
100096-1015-60302	Pictures & Popcorn	Materials & Contracts	Contracts - Tendered Work	13,000	0	13,000	0	18,000	31,000	Q1.14 Request to transfer $18k from Event Development Fund to Pictures & Popcorn
100101-1001-60205	Create NSW Program Funding (G)	Materials & Contracts	Materials - General	30,000	0	30,000	8,916	701	30,701	Q1.15 Increase Transfer from Reserve re unspent funds in 19/20
100122-1001-60001	Companion Animals Operations	Employee costs	Salaries and Wages	130,252	3,589	133,841	31,033	40,046	173,887	
100122-1001-60205	Companion Animals Operations	Materials & Contracts	Materials - General	27,500	0	27,500	5,573	-11,880	15,620	Q1.20 Transfer funds from Companion Animal Operating Project (100122) to fund the purchase of the Cat Condos (190292)
100122-1001-76505	Companion Animals Operations	Employee costs	Oncost Expense	53,478	-962	52,515	11,868	15,713	68,228	
100126-1001-60009	Building Certification Operations	Employee costs	Other Allowances	0	769	769	174	5,791	6,560	
100127-1001-60001	Project Management	Employee costs	Salaries and Wages	394,724	0	394,724	86,069	2,839	397,563	
100127-1001-76505	Project Management	Employee costs	Oncost Expense	154,880	0	154,880	34,330	1,114	155,994	
100130-1001-60001	Engineering Design	Employee costs	Salaries and Wages	160,086	0	160,086	41,011	2,839	162,925	
100130-1001-76505	Engineering Design	Employee costs	Oncost Expense	62,814	0	62,814	16,356	1,114	63,928	
100154-1001-60014	On Cost Recovery	Employee costs	Superannuation	2,420,879	17,340	2,438,219	489,581	31,967	2,470,186	
100154-1001-60015	On Cost Recovery	Employee costs	Workers Compensation Insurance	825,303	5,911	831,214	-95,662	10,897	842,111	
100154-1001-60016	On Cost Recovery	Employee costs	Fringe Benefits Tax	127,385	1,460	128,845	0	1,773	130,618	
100154-1001-60020	On Cost Recovery	Employee costs	Other Employee Costs	127,385	1,460	128,845	34,160	1,773	130,618	
100154-1001-60024	On Cost Recovery	Employee costs	Annual Leave	1,606,339	18,416	1,624,755	288,772	22,354	1,647,109	
100154-1001-60025	On Cost Recovery	Employee costs	Sick Leave	722,855	8,287	731,141	167,525	10,060	741,202	
100154-1001-60026	On Cost Recovery	Employee costs	Long Service Leave	601,418	6,894	608,312	113,995	8,369	616,681	
100154-1001-60027	On Cost Recovery	Employee costs	Other Leave	102,326	1,172	103,499	26,530	1,424	104,923	
100154-1001-60028	On Cost Recovery	Employee costs	Public Holidays	722,855	8,287	731,141	240	10,060	741,202	
100154-1001-74505	On Cost Recovery	Employee costs	Oncost Recovery	-7,398,220	72,248	-7,325,973	-1,543,804	-98,677	-7,424,649	
100155-1001-60001	Community Facilities Manager	Employee costs	Salaries and Wages	143,155	0	143,155	37,398	19,379	162,534	
100155-1001-76505	Community Facilities Manager	Employee costs	Oncost Expense	56,171	0	56,171	14,406	7,604	63,774	
100192-1001-60007	Roads Management	Employee costs	First Aid Allowance	0	6,448	6,448	1,633	-806	5,642	
100245-1001-60205	The Good Initiative	Materials & Contracts	Materials - General	20,000	0	20,000	0	-15,000	5,000	Q1.53 Transfer a portion of the Materials budget to Contracts
100245-1001-60302	The Good Initiative	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	15,000	15,000	Q1.53 Transfer a portion of the Materials budget to Contracts
100258-1001-60302	Crown Reserve POMs (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	18,000	18,000	18,000	Q1.51 Account for Grant Funded project 20/21 portion
100260-1001-60001	Development Liaison	Employee costs	Salaries and Wages	284,515	23,694	308,209	69,135	1,116	309,325	
100260-1001-76505	Development Liaison	Employee costs	Oncost Expense	111,637	9,297	120,933	26,657	438	121,371	
100265-1001-60320	Housing Strategy	Materials & Contracts	Consultancy Fees	0	0	0	12,156	12,156	12,156	Q1.49 Request to transfer funds fron the Strategic Planinng Reserve to fund thecompletion of works carried over from 19/20
100299-1001-60330	Legal Fees - Carrington Clarke Group	Materials & Contracts	Legal Expenses - Planning and Development	0	0	0	12,816	20,000	20,000	Q1.48 Request to add a budget for Legal and Consultancy Fees for Development Assessments
100311-1001-60302	Wollondilly River Restoration-Willows&Blackberry Removal (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	28,650	28,650	Q1.37 To account for Grant Funds received in 20/21 to complete this project
100314-1001-60330	Legals - Twynam Investments Heritage Order	Materials & Contracts	Legal Expenses - Planning and Development	0	0	0	1,838	7,000	7,000	Q1.50 Request to transfer funds from the Strategic Planning reserve to fund Legal Expenses incurred in 20/21
100315-1001-60320	Climate Change Study Rec Area (G)	Materials & Contracts	Consultancy Fees	0	0	0	1,635	51,335	51,335	Q1.16 To recognise unspent grant funds received in 19/20 in 20/21 for the Climate Change Study
100320-1015-60302	Events Support	Materials & Contracts	Contracts - Tendered Work	100,000	0	100,000	0	-50,000	50,000	Q1.39 Request to transfer funds from Events Support budget (due to lower than usual events) to fund Goulburn Australia TV Marketing Campaign
100322-1001-60302	Bushfire Resilience Activities (G) BCRERF1-017	Materials & Contracts	Contracts - Tendered Work	0	0	0	9,675	74,275	74,275	Q1.17 To recognise unspent grant funds received in 19/20 in 20/21 for the Bushfire Resilience Activities
100322-1015-60205	Bushfire Resilience Activities (G) BCRERF1-017	Materials & Contracts	Materials - General	0	0	0	0	5,000	5,000	Q1.17 To recognise unspent grant funds received in 19/20 in 20/21 for the Bushfire Resilience Activities
100342-1001-60205	TV Marketing Campaign	Materials & Contracts	Materials - General	0	0	0	0	5,000	5,000	Q1.39 Request to transfer funds from Events Support budget (due to lower than usual events) to fund Goulburn Australia TV Marketing Campaign

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Amendments Report
for YTD Period Ending September

100342-1001-60302	TV Marketing Campaign	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	5,000	5,000	Q1.39 Request to transfer funds from Events Support budget (due to lower than usual events) to fund Goulburn Australia TV Marketing Campaign
100342-1001-60605	TV Marketing Campaign	Other Expenses	Advertising - General	0	0	0	0	40,000	40,000	Q1.39 Request to transfer funds from Events Support budget (due to lower than usual events) to fund Goulburn Australia TV Marketing Campaign
100391-1001-60302	Rocky Hill Tower Sig & Condition Assessment Report (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	13,112	13,112	Q1.44 Request to transfer $6,390 from Museums Capital Renewal to Rocky Hill Significance & Condition Assessment Report and account for grant funding received for this project which also covers expenditure incurred in 19/20 for this project
100393-1001-60001	Environment & Biodiversity Assessment Officer	Employee costs	Salaries and Wages	0	0	0	4,575	65,194	65,194	
100393-1001-76505	Environment & Biodiversity Assessment Officer	Employee costs	Oncost Expense	0	0	0	1,762	25,580	25,580	
100395-1015-60205	Small Business Month Festival	Materials & Contracts	Materials - General	0	0	0	0	2,000	2,000	Q1.1 To account for the Small Business Month Festival Grant
100396-1001-60302	Waterworks Museum Archive Conservation(G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	13,255	13,255	Q1.45 To account for Grant funded project received in 20/21
300001-1001-60001	Water Management - Administration	Employee costs	Salaries and Wages	82,300	0	82,300	21,183	1,987	84,287	
300001-1001-76505	Water Management - Administration	Employee costs	Oncost Expense	32,292	0	32,292	8,160	780	33,072	
300009-1001-60302	Goulburn Water Treatment	Materials & Contracts	Contracts - Tendered Work	35,000	0	35,000	32	-13,000	22,000	Q1.25 Request to t'fer funds from Gbn Water Treatment Operating budget to fund the replacement of the air conditioning unit at the WTP Cottage/Office
300016-1001-60320	Integrated Water Cycle Strategy	Materials & Contracts	Consultancy Fees	50,000	50,000	100,000	0	60,000	160,000	Q1.24 Request to increase budget to cover cost of updating the Integrated WaterCycle Management Strategy as advised by DPIE
400001-1001-60001	Waste Water Management - Administration	Employee costs	Salaries and Wages	82,300	0	82,300	21,183	1,987	84,287	
400001-1001-76505	Waste Water Management - Administration	Employee costs	Oncost Expense	32,292	0	32,292	8,160	780	33,072	
400002-1001-60001	Waste Water Management - Engineering & Supervision	Employee costs	Salaries and Wages	421,887	3,817	425,704	74,564	-10,609	415,095	
400002-1001-76505	Waste Water Management - Engineering & Supervision	Employee costs	Oncost Expense	165,538	1,497	167,035	29,512	-4,163	162,873	
400013-1001-60320	Integrated Water Strategy (Sewer Fund)	Materials & Contracts	Consultancy Fees	0	50,000	50,000	0	110,000	160,000	Q1.24 Request to increase budget to cover cost of updating the Integrated WaterCycle Management Strategy as advised by DPIE
	Total Expense			5,642,685	380,263	6,022,948	840,676	816,314	6,839,262	
	Operating Surplus/(Deficit) before Capital			-5,373,685	-380,263	-5,753,948	-605,353	-647,689	-6,401,637	
	Capital Income									
190020-1001-41914	Museum Capital Works - Renewal	Capital Grants & Contributions	Cap Conts - Other	0	0	0	0	3,905	3,905	Q1.32 To increase project budget re donation received from Rotary Club of Goulburn Mulwaree
190042-1001-41614	Organics Infrastructure (G)	Capital Grants & Contributions	Cap Grants - Other	0	0	0	78,412	78,412	78,412	Q1.19 To account for Organics Infrastructre Grant payment received
190132-1001-41608	SCC Riverside Park Project (G)	Capital Grants & Contributions	Cap Grants - Recreation & Culture	0	0	0	87,514	87,514	87,514	Q1.35 To account for Grant funding received in 20/21 to complete this project
190182-1001-41610	ROUNDABOUTS Future years	Capital Grants & Contributions	Cap Grants - Roads & Bridges	350,000	0	350,000	0	-350,000	0	Q1.40 Remove project from 20/21 budget. Project to be reinstated in a future year when grant funding received
190202-1001-41612	Community Recycling Centre (G)	Capital Grants & Contributions	Cap Grants - Waste Services	0	0	0	20,000	20,000	20,000	Q1.2 To account for the Community Recycling Centre Grant for 20/21
190237-1001-41610	Crookwell / Mary's Mount Rds Intersection	Capital Grants & Contributions	Cap Grants - Roads & Bridges	0	0	0	0	280,492	280,492	Q1.36 To account for Grant Funds received in 20/21 to complete this project
190271-1001-41608	Conversation Pit - Victoria Park	Capital Grants & Contributions	Cap Grants - Recreation & Culture	0	0	0	0	15,000	15,000	Q1.23 To account for Grant Funds received to fund part of the Conservation Pit/Mindfulness Garden
190274-1001-41608	Seiffert Oval Grandstand Improvements	Capital Grants & Contributions	Cap Grants - Recreation & Culture	125,000	0	125,000	98,576	-25,500	99,500	Q1.30 To reduce project budget re grant funding approved less than initial estimate
190276-1001-41608	Cookbundoon Amenities Building (G)	Capital Grants & Contributions	Cap Grants - Recreation & Culture	0	0	0	287,442	574,884	574,884	Q1.12 To account for Grant funded project - Cookbundoon Pavilion
190282-1001-41608	Riverside Pk Playspace	Capital Grants & Contributions	Cap Grants - Recreation & Culture	0	0	0	0	160,000	160,000	Q1.38 To account for 50% Grant Funded and 50% DCP Funded project re Riverside Park in 20/21
190283-1001-41610	On-Road Cycleways in CBD (G)	Capital Grants & Contributions	Cap Grants - Roads & Bridges	0	0	0	0	194,000	194,000	Q1.43 To account for grant funded project re On-road Cycleways in CBD in 20/21
190284-1001-41608	Goulburn Showground Rec Area NSW Stimulus (G)	Capital Grants & Contributions	Cap Grants - Recreation & Culture	0	0	0	0	406,131	406,131	Q1.22 To account for the Goulburn Showground Recreation Area NSW Stimulus Grant
190294-1001-41608	20-21 Footpath Stimulus Program LRaCIGP (G)	Capital Grants & Contributions	Cap Grants - Recreation & Culture	0	0	0	200,000	400,000	400,000	Q1.10 To account for Grant funded Footpath Renewals and Additions (LRCI Program)
190296-1001-41608	Tallong Toilet Block Renewal (G)	Capital Grants & Contributions	Cap Grants - Recreation & Culture	0	0	0	50,000	100,000	100,000	Q1.13 To account for Grant funded project - Tallong Toilet Block

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Amendments Report
for YTD Period Ending September

	Operating Surplus/(Deficit) after Capital			**-4,898,685**	**-380,263**	**-5,278,948**	**-5,278,948**	**1,297,149**	**-3,981,799**	
	Non Cash									
	Total Non Cash			0	0	0	0	0	0	
	Investing Fund Flows									
	Capital Works									
190008-8025-60205	Library Renewal Assets	Materials & Contracts	Materials - General	-5,000	0	-5,000	-11,355	-7,600	-12,600	Q1.4 To account for Library Upgrade Project funded from the Library Reserve
190008-8025-60302	Library Renewal Assets	Materials & Contracts	Contracts - Tendered Work	0	0	0	-12,500	-12,500	-12,500	Q1.4 To account for Library Upgrade Project funded from the Library Reserve
190020-8025-60205	Museum Capital Works - Renewal	Materials & Contracts	Materials - General	-7,500	0	-7,500	0	-3,905	-11,405	Q1.32 To increase project budget re donation received from Rotary Club of Goulburn Mulwaree
190020-8025-60302	Museum Capital Works - Renewal	Materials & Contracts	Contracts - Tendered Work	-7,500	-3,028	-10,528	0	6,390	-4,138	Q1.44 Request to transfer $6,390 from Museums Capital Renewal to Rocky Hill Significance & Condition Assessment Report
190042-8015-60205	Organics Infrastructure (G)	Materials & Contracts	Materials - General	0	0	0	-16,393	-78,412	-78,412	Q1.19 To account for Organics Infrastructre Grant payment received
190051-8025-60302	Plant & Equipment - Aquatic Centre	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-25,000	-25,000	Q1.33 Request to transfer $25k budget from Project # 190052 to 190051
190052-8015-60302	Aquatic Centre Upgrade (G)	Materials & Contracts	Contracts - Tendered Work	-14,900,000	149,036	-14,750,964	-1,365,261	25,000	-14,725,964	Q1.33 Request to transfer $25k budget from Project # 190052 to 190051
190068-8015-60302	Building Asset Replacement	Materials & Contracts	Contracts - Tendered Work	-40,000	0	-40,000	0	40,000	0	Q1.52 Correct Activity Code Only
190068-8025-60302	Building Asset Replacement	Materials & Contracts	Contracts - Tendered Work	0	0	0	-21,402	-40,000	-40,000	Q1.52 Correct Activity Code Only
190080-8015-60302	RRBG - Taralga Road - Rural (G)	Materials & Contracts	Contracts - Tendered Work	-220,917	0	-220,917	-26,520	104,146	-116,771	Q1.46 To account for RRP Funds awarded for Union St and to transfer funds from RRBG Rural to Urban Roads in 20/21
190081-8015-60302	RRBG - Taralga Road - Urban (G)	Materials & Contracts	Contracts - Tendered Work	-96,784	0	-96,784	-7,474	-209,366	-306,150	Q1.46 To account for RRP Funds awarded for Union St and to transfer funds from RRBG Rural to Urban Roads in 20/21
190102-8015-60302	Guardrails - Urban - Local	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-24,800	-24,800	Q1.34 Request to allocate funds for May St Bridge Guardrail from Roads Reserve as project not done in 19/20
190113-8015-60302	Rural Resealing	Materials & Contracts	Contracts - Tendered Work	-533,981	0	-533,981	-70,761	74,000	-459,981	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190113-8015-76500	Rural Resealing	Employee costs	Job Cost Expense	-28,104	0	-28,104	0	3,952	-24,152	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190114-8015-60302	Urban Resealing	Materials & Contracts	Contracts - Tendered Work	-428,171	0	-428,171	-2,748	205,442	-222,729	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190132-8015-60205	SCC Riverside Park Project (G)	Materials & Contracts	Materials - General	0	0	0	-16,076	-20,000	-20,000	Q1.35 To account for Grant funding received in 20/21 to complete this project
190132-8015-60302	SCC Riverside Park Project (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	-13,941	-67,514	-67,514	Q1.35 To account for Grant funding received in 20/21 to complete this project
190133-8015-60302	Wollondilly River/Trail - Stage2 (G)	Materials & Contracts	Contracts - Tendered Work	-550,000	0	-550,000	0	550,000	0	Q1.3 Transfer Project from 190133 (Projects) to 190295 (Community Facilities)
190146-8025-60292	Heavy Fleet Replacements	Purchase of Assets	Cap - Heavy Fleet Purchases	-900,000	-540,906	-1,440,906	0	-9,500	-1,450,406	Q1.29 To account for Heavy Vehicle Insurance claim re stolen vehicle
190172-8015-60302	Footpath Replacement	Materials & Contracts	Contracts - Tendered Work	-157,506	0	-157,506	-9,050	4,800	-152,706	Q1.42 Request to transfer budget from Footpath Replacement to R2R Forbes St Reconstruction
190182-8015-60302	ROUNDABOUTS Future years	Materials & Contracts	Contracts - Tendered Work	-350,000	0	-350,000	0	350,000	0	Q1.40 Remove project from 20/21 budget. Project to be reinstated in a future year when grant funding received
190202-8015-60302	Community Recycling Centre (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-20,000	-20,000	Q1.2 To account for the Community Recycling Centre Grant for 20/21
190210-8015-60302	Range Road - Fixing Country Roads (G)	Materials & Contracts	Contracts - Tendered Work	0	-115,873	-115,873	0	-84,539	-200,412	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190226-8015-60302	George Street Marulan Landscaping	Materials & Contracts	Contracts - Tendered Work	-25,000	0	-25,000	-28,636	-3,636	-28,636	Q1.26 Request to fund additional landscaping work at George St Marulan from theSpecial Projects reserve
190237-8015-60302	Crookwell / Mary's Mount Rds Intersection	Materials & Contracts	Contracts - Tendered Work	0	0	0	-264,366	-280,492	-280,492	Q1.36 To account for Grant Funds received in 20/21 to complete this project
190261-8015-60302	Urban Road Rehabilitation	Materials & Contracts	Contracts - Tendered Work	-71,453	0	-71,453	-1,105	71,453	0	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190261-8015-76200	Urban Road Rehabilitation	Internal Expenses	Internal - Plant Hire Charge	-12,200	0	-12,200	0	12,200	0	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190261-8015-76500	Urban Road Rehabilitation	Employee costs	Job Cost Expense	-24,400	0	-24,400	0	24,400	0	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190266-8015-60302	R2R Windellama Road Rehabilitation (G)	Materials & Contracts	Contracts - Tendered Work	-496,464	0	-496,464	-24,353	-74,000	-570,464	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190266-8015-76500	R2R Windellama Road Rehabilitation (G)	Employee costs	Job Cost Expense	-146,896	0	-146,896	-26,110	-3,952	-150,848	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190267-8015-60302	R2R Forbes Street Reconstruction (G)	Materials & Contracts	Contracts - Tendered Work	-91,367	0	-91,367	-2,149	-4,800	-96,167	Q1.42 Request to transfer budget from Footpath Replacement to R2R Forbes St Reconstruction

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Amendments Report
for YTD Period Ending September

190268-8015-60302	R2R Bourke Street Rehabilitation (G)	Materials & Contracts	Contracts - Tendered Work	-196,650	0	-196,650	-5,293	-181,797	-378,447	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190268-8015-76200	R2R Bourke Street Rehabilitation (G)	Internal Expenses	Internal - Plant Hire Charge	0	0	0	0	-12,200	-12,200	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190268-8015-76500	R2R Bourke Street Rehabilitation (G)	Employee costs	Job Cost Expense	-10,350	0	-10,350	0	-24,400	-34,750	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190269-8015-60302	R2R Auburn- Mundy R/About Rehab (G)	Materials & Contracts	Contracts - Tendered Work	-93,800	0	-93,800	-4,085	-10,559	-104,359	Q1.47 Request from Martin Wragge-Morley to transfer funds between a number of Budgets
190272-8015-60302	Pomeroy Rd - Rural Road Construction	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-25,000	-25,000	Q1.41 Request to transfer funds from the Roads Reserve to fund the fencing on Pomeroy Rd
190274-8015-60302	Seiffert Oval Grandstand Improvements	Materials & Contracts	Contracts - Tendered Work	-250,000	0	-250,000	-53,534	25,500	-224,500	Q1.30 To reduce project budget re grant funding approved less than initial estimate
190276-8015-60205	Cookbundoon Amenities Building (G)	Materials & Contracts	Materials - General	0	0	0	-6,709	-50,000	-50,000	Q1.12 To account for Grant funded project - Cookbundoon Pavilion
190276-8015-60302	Cookbundoon Amenities Building	Materials & Contracts	Contracts - Tendered Work	0	0	0	-3,640	-1,014,884	-1,014,884	Q1.12 To account for Grant funded project - Cookbundoon Pavilion
190276-8015-60320	Cookbundoon Amenities Building (G)	Materials & Contracts	Consultancy Fees	0	0	0	-1,650	-10,000	-10,000	Q1.12 To account for Grant funded project - Cookbundoon Pavilion
190282-8015-60302	Riverside Pk Playspace	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-400,000	-400,000	Q1.18 To recognise unspent grant funds received in 19/20 in 20/21 for the Riverside Park Playspace. Q1.38 To account for 50% Grant Funded and 50% DCP Funded project re Riverside Park in 20/21
190283-8015-60302	On-Road Cycleways in CBD (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-194,000	-194,000	Q1.43 To account for grant funded project re On-road Cycleways in CBD in 20/21
190284-8015-60302	Goulburn Showground Rec Area NSW Stimulus (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	-246,200	-406,131	-406,131	Q1.22 To account for the Goulburn Showground Recreation Area NSW Stimulus Grant
190287-8015-60302	Marulan Cricket Oval Pitch	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-25,000	-25,000	Q1.21 To account for the Marulan Cricket Pitch Village Project
190289-8015-60302	Marulan Soccer Field Fencing	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-10,320	-10,320	Q1.27 To account for Marulan Soccer Field Fencing funded from the Marulan Village Reserve
190292-8025-60205	Cat Condos - CAF	Materials & Contracts	Materials - General	0	-8,600	-8,600	-20,480	-11,880	-20,480	Q1.20 Transfer funds from Companion Animal Operating Project (100122) to fund the purchase of the Cat Condos (190292)
190294-8015-60302	20-21 Footpath Stimulus Program LRaCIGP (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	-14,390	-400,000	-400,000	Q1.10 To account for Grant funded Footpath Renewals and Additions (LRCI Program)
190295-8015-60205	Wollondilly Walking Track - Lower Sterne St (G)	Materials & Contracts	Materials - General	0	0	0	-10,490	-50,000	-50,000	Q1.3 Transfer Project from 190133 (Projects) to 190295 (Community Facilities)
190295-8015-60302	Wollondilly Walking Track - Lower Sterne St (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	-14	-500,000	-500,000	Q1.3 Transfer Project from 190133 (Projects) to 190295 (Community Facilities)
190296-8015-60302	Tallong Toilet Block Renewal (G)	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-100,000	-100,000	Q1.13 To account for Grant funded project - Tallong Toilet Block
390056-8015-60302	Spare Number	Materials & Contracts	Contracts - Tendered Work	0	0	0	0	-13,000	-13,000	Q1.25 Request to t'fer funds from Gbn Water Treatment Operating budget to fund the replacement of the air conditioning unit at the WTP Cottage/Office
490040-8015-60302	Goulburn WWTP Sludge Lagoon	Materials & Contracts	Contracts - Tendered Work	-150,000	0	-150,000	0	49,700	-100,300	Q1.31 Request to transfer funds from Gbn WWTP Sludge Lagoon to Gbn WWTP Step Screen Replacement
490054-8025-60205	Goulburn WWTP Step Screen Replacement	Materials & Contracts	Materials - General	0	0	0	0	-49,700	-49,700	Q1.31 Request to transfer funds from Gbn WWTP Sludge Lagoon to Gbn WWTP Step Screen Replacement
	Asset Sales									
	Total Investing Fund Flows			-19,794,043	-519,371	-20,313,414	-2,286,683	-2,911,904	-23,225,318	
	Financing Fund Flows									
	Loan Proceeds									
	Total Financing Fund Flows			0	0	0	0	0	0	
	Net Inc/(Dec) in Funds before Transfers			-24,692,728	-899,634	-25,592,362	-25,592,362	-1,614,754	-27,207,116	
	Reserve Movements									
	Transfers from Reserves									
100101-1390-74002	Create NSW Program Funding (G)	Transfers from Other External Reserves	Transfer from Unexpended Grants	80,000	0	80,000	0	701	80,701	Q1.15 Increase Transfer from Reserve re unspent funds in 19/20
100258-1390-74002	Crown Reserve POMs (G)	Transfers from Other External Reserves	Transfer from Unexpended Grants	0	0	0	0	18,000	18,000	Q1.51 Account for Grant Funded project 20/21 portion
100265-1390-74000	Housing Strategy	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	12,156	12,156	Q1.49 Request to transfer funds fron the Strategic Planinng Reserve to fund thecompletion of works carried over from 19/20
100314-1390-74000	Legals - Twynam Investments Heritage Order	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	7,000	7,000	Q1.50 Request to transfer funds from the Strategic Planning reserve to fund Legal Expenses incurred in 20/21
100315-1390-74002	Climate Change Study Rec Area (G)	Transfers from Other External Reserves	Transfer from Unexpended Grants	0	0	0	0	51,335	51,335	Q1.16 To recognise unspent grant funds received in 19/20 in 20/21 for the Climate Change Study

Date Report Run: 30-Oct-2020

September Quarterly Budget Review Amendments Report
for YTD Period Ending September

100322-1390-74002	Bushfire Resilience Activities (G) BCRERF1-017	Transfers from Other External Reserves	Transfer from Unexpended Grants	0	0	0	0	79,275	79,275	Q1.17 To recognise unspent grant funds received in 19/20 in 20/21 for the Bushfire Resilience Activities
190008-1390-74000	Library Renewal Assets	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	20,100	20,100	Q1.4 To account for Library Upgrade Project funded from the Library Reserve
190051-1390-74000	Plant & Equipment - Aquatic Centre	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	25,000	25,000	Q1.33 Request to transfer $25k budget from Project # 190052 to 190051
190052-1390-74000	Aquatic Centre Upgrade (G)	Transfers from Internal Reserves	Transfer from Internal Reserves	0	850,964	850,964	0	-355,000	495,964	Q1.28 To correct allocation from relevant reserves Q1.33 Request to transfer $25k budget from Project # 190052 to 190051
190052-1390-74001	Aquatic Centre Upgrade (G)	Transfers from Developer Contributions	Transfer from Developer Contributions	0	0	0	0	330,000	330,000	Q1.28 To correct allocation from relevant reserves
190102-1390-74000	Guardrails - Urban - Local	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	24,800	24,800	Q1.34 Request to allocate funds for May St Bridge Guardrail from Roads Reserve as project not done in 19/20
190133-1390-74001	Wollondilly River/Trail - Stage2 (G)	Transfers from Developer Contributions	Transfer from Developer Contributions	550,000	0	550,000	0	-550,000	0	Q1.3 Transfer Project from 190133 (Projects) to 190295 (Community Facilities)
190226-1390-74000	George Street Marulan Landscaping	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	3,636	3,636	Q1.26 Request to fund additional landscaping work at George St Marulan from theSpecial Projects reserve
190271-1390-74001	Conversation Pit - Victoria Park	Transfers from Developer Contributions	Transfer from Developer Contributions	70,000	0	70,000	0	-15,000	55,000	Q1.23 To account for Grant Funds received to fund part of the Conservation Pit/Mindfulness Garden
190272-1390-74000	Pomeroy Rd - Rural Road Construction	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	25,000	25,000	Q1.41 Request to transfer funds from the Roads Reserve to fund the fencing on Pomeroy Rd
190276-1390-74000	Cookbundoon Amenities Building	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	500,000	500,000	Q1.12 To account for Grant funded project - Cookbundoon Pavilion
190282-1390-74001	Riverside Pk Playspace	Transfers from Developer Contributions	Transfer from Developer Contributions	0	0	0	0	200,000	200,000	Q1.38 To account for 50% Grant Funded and 50% DCP Funded project re Riverside Park in 20/21
190282-1390-74002	Riverside Pk Playspace	Transfers from Other External Reserves	Transfer from Unexpended Grants	0	0	0	0	40,000	40,000	Q1.18 To recognise unspent grant funds received in 19/20 in 20/21 for the Riverside Park Playspace
190287-1390-74000	Marulan Cricket Oval Pitch	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	25,000	25,000	Q1.21 To account for the Marulan Cricket Pitch Village Project
190289-1390-74000	Marulan Soccer Field Fencing	Transfers from Internal Reserves	Transfer from Internal Reserves	0	0	0	0	10,320	10,320	Q1.27 To account for Marulan Soccer Field Fencing funded from the Marulan Village Reserve
190295-1390-74001	Wollondilly Walking Track - Lower Sterne St (G)	Transfers from Developer Contributions	Transfer from Developer Contributions	0	0	0	0	550,000	550,000	Q1.3 Transfer Project from 190133 (Projects) to 190295 (Community Facilities)
300016-1390-74009	Integrated Water Cycle Strategy	Transfers from Other External Reserves	Transfer from Other External Restrictions	0	50,000	50,000	0	60,000	110,000	Q1.24 Request to increase budget to cover cost of updating the Integrated WaterCycle Management Strategy as advised by DPIE
400013-1390-74009	Integrated Water Strategy (Sewer Fund)	Transfers from Other External Reserves	Transfer from Other External Restrictions	0	50,000	50,000	0	110,000	160,000	Q1.24 Request to increase budget to cover cost of updating the Integrated WaterCycle Management Strategy as advised by DPIE
	Total Reserve Movements			700,000	950,964	1,650,964	0	1,172,323	2,823,287	
	Net Inc/(Dec) in Unrestricted Funds			**-23,992,728**	**51,330**	**-23,941,398**	**-23,941,398**	**-442,431**	**-24,383,829**	

Goulburn Mulwaree Council

Quarterly Budget Review Statement
for the period 01/07/20 to 30/09/20

Contracts Budget Review Statement

Budget review for the quarter ended 30 September 2020
Part A - Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
Proludic Pty Ltd	Riverside Park Playground	299,917	06/10/20	1 year		
Maddocks Lindsay Taylor Lawyers HWL Ebsworth Lawyers Wilshire Webb Staunton Beattie	Legal Services Panel	Schedule of Rates and RFQ option	06/10/20	2 years + 2 x 1 year options		
Coopers Earthmoving Pty Ltd	Jerrara Road Storm Damage	302,193	18/08/20	1 year		

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or $50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

15.8 MONTHLY FINANCIAL REPORT

Author: **Beverley Moore, Accountant**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Monthly Financial Report**

Link to Community Strategic Plan:	Delivery Plan Action CL1.2 - Ensure the long term financial sustainability of Council through effective and prudent financial management (CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community)
Cost to Council:	Nil
Use of Reserve Funds:	Nil

RECOMMENDATION

That the report by the Director Corporate & Community Services and the Business Manager Finance & Customer Service on the Monthly Financial Report be received and noted for information.

BACKGROUND

To provide details on Council's actual income and expenditure compared to the estimate of Council's income and expenditure.

This report is made in compliance with the requirements of the *Local Government (General) Regulation 2005 – Reg 202 (a)*, relating to Council's responsible accounting officer to maintain a system for budgetary control.

REPORT

The Attachment includes the Capital Expenditure Year-to-Date Reports by Directorate along with Directorate reports comparing Council's year-to-date income and expenditure against the annual budget.

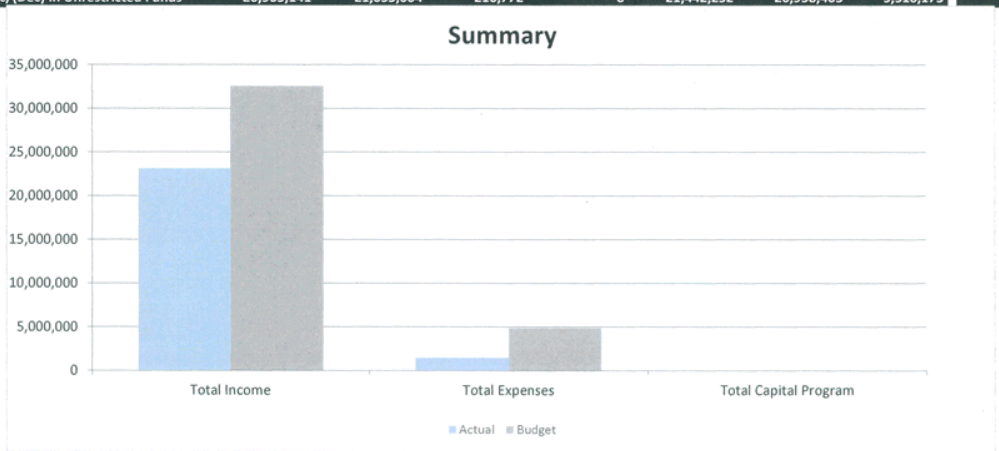
Council Directorate Summary Report for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

Executive Services

% of Time: 34%

Description	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget
Income								
Rates & Annual Charges	21,187,200	20,941,102	0	0	20,941,102	21,187,200	246,098	99%
User Charges & Fees	0	54	0	0	54	0	-54	0%
Interest & Investment Revenue	540,000	-91,830	0	0	-91,830	540,000	631,830	-17%
Other Revenues	74,412	5,271	0	0	5,271	74,412	69,141	7%
Operating Grants & Contributions	6,192,665	812,207	0	0	812,207	6,192,665	5,380,459	13%
Internal Income	4,570,646	1,494,412	0	0	1,494,412	4,570,646	3,076,234	33%
Total Income	32,564,923	23,161,216	0	0	23,161,216	32,564,923	9,403,708	71%
Expense								
Employee costs	3,402,723	1,046,944	114,406	0	1,161,350	3,407,459	2,246,109	34%
Materials & Contracts	368,770	65,811	68,326	0	134,137	368,770	234,633	36%
Depreciation & Impairment	1,723	0	0	0	0	1,723	1,723	0%
Other Expenses	579,679	226,569	28,040	0	254,609	579,679	325,070	44%
Internal Expenses	506,671	168,888	0	0	168,888	506,671	337,783	33%
Total Expense	4,859,565	1,508,212	210,772	0	1,718,984	4,864,302	3,145,318	35%
Operating Surplus/(Deficit) before Capi	**27,705,358**	**21,653,004**	**-210,772**	**0**	**21,442,232**	**27,700,622**	**6,258,390**	**77%**
Capital Income								
Operating Surplus/(Deficit) after Capita	**27,705,358**	**21,653,004**	**-210,772**	**0**	**21,442,232**	**27,700,622**	**6,258,390**	**77%**
Non Cash								
Depreciation & Impairment	1,723	0	0	0	0	1,723	1,723	0%
Total Non Cash	1,723	0	0	0	0	1,723	0	0%
Investing Fund Flows								
Capital Works	0	0	0	0	0	0	0	0%
Asset Sales	0	0	0	0	0	0	0	0%
Total Investing Fund Flows	0	0	0	0	0	0	0	0%
Financing Fund Flows								
Total Financing Fund Flows	0	0	0	0	0	0	0	0%
Net Inc/(Dec) in Funds before Transfers	**27,707,081**	**21,653,004**	**-210,772**	**0**	**21,442,232**	**27,702,345**	**6,260,113**	**77%**
Reserve Movements								
Transfers to Internal Reserves	-747,190	0	0	0	0	-747,190	-747,190	0%
Transfers from Internal Reserves	3,250	0	0	0	0	3,250	3,250	0%
Total Reserve Movements	-743,940	0	0	0	0	-743,940	-743,940	0%
Net Inc/(Dec) in Unrestricted Funds	**26,963,141**	**21,653,004**	**-210,772**	**0**	**21,442,232**	**26,958,405**	**5,516,173**	**80%**



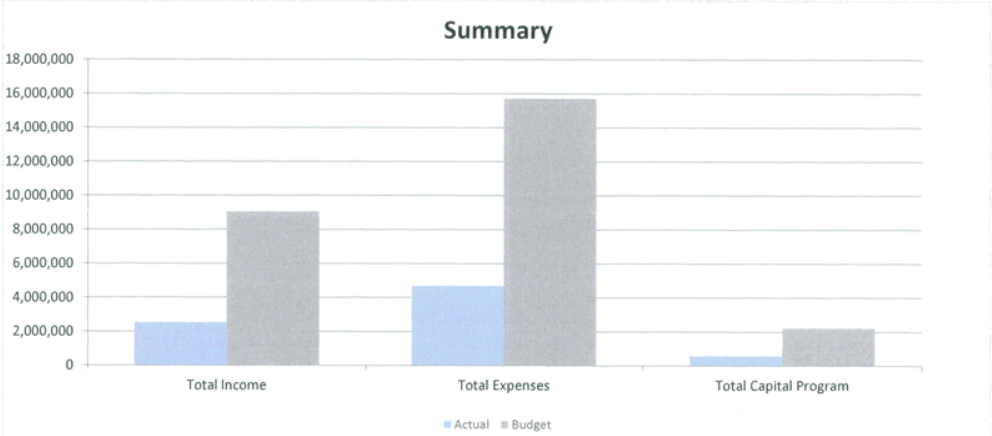
Council Directorate Summary Report for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

Corporate and Community Services

% of Time: 34%

Description	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget
Income								
User Charges & Fees	351,760	85,857	0	0	85,857	351,760	265,903	24%
Interest & Investment Revenue	15,000	-147	0	0	-147	15,000	15,147	-1%
Other Revenues	707,942	164,528	0	0	164,528	707,942	543,414	23%
Operating Grants & Contributions	507,712	138,689	0	0	138,689	512,828	374,139	27%
Internal Income	6,333,858	2,111,284	0	0	2,111,284	6,333,858	4,222,574	33%
Total Income	7,916,272	2,500,211	0	0	2,500,211	7,921,388	5,421,177	32%
Expense								
Employee costs	6,540,833	1,491,311	9,206	0	1,500,517	6,553,592	5,053,075	23%
Materials & Contracts	2,978,681	855,992	667,495	0	1,523,486	3,026,669	1,503,183	50%
Borrowing Costs	18,405	4,711	0	0	4,711	18,405	13,694	26%
Depreciation & Impairment	1,154,580	0	0	0	0	1,154,580	1,154,580	0%
Other Expenses	2,189,630	1,426,831	189,259	0	1,616,090	2,193,630	577,539	74%
Internal Expenses	2,765,692	926,684	0	0	926,684	2,765,692	1,839,007	34%
Total Expense	15,647,820	4,705,529	865,960	0	5,571,489	15,712,568	10,141,079	35%
Operating Surplus/(Deficit) before Capi	-7,731,549	-2,205,318	-865,960	0	-3,071,278	-7,791,180	-4,719,902	39%
Capital Income								
Capital Grants & Contributions	0	34,502	0	0	34,502	37,000	2,498	93%
Operating Surplus/(Deficit) after Capita	-7,731,549	-2,170,816	-865,960	0	-3,036,776	-7,754,180	-4,717,404	39%
Non Cash								
Depreciation & Impairment	1,154,580	0	0	0	0	1,154,580	1,154,580	0%
Total Non Cash	1,154,580	0	0	0	0	1,154,580	0	0%
Investing Fund Flows								
Capital Works	-1,091,000	-624,068	-4,445	-582,065	-1,210,579	-2,218,885	-1,008,306	55%
Asset Sales	1,500	0	0	0	0	1,500	1,500	0%
Total Investing Fund Flows	-1,089,500	-624,068	-4,445	-582,065	-1,210,579	-2,217,385	-1,006,806	55%
Financing Fund Flows								
Loan Principal	-58,927	-14,622	0	0	-14,622	-58,927	-44,305	25%
Total Financing Fund Flows	-58,927	-14,622	0	0	-14,622	-58,927	-44,305	25%
Net Inc/(Dec) in Funds before Transfers	-7,725,396	-2,809,506	-870,405	-582,065	-4,261,976	-8,875,912	-4,613,935	48%
Reserve Movements								
Transfers to Internal Reserves	-32,448	0	0	0	0	-32,448	-32,448	0%
Transfers to Other External Reserves	-90,000	0	0	0	0	-90,000	-90,000	0%
Transfers from Internal Reserves	430,000	0	0	0	0	1,409,721	1,409,721	0%
Transfers from Developer Contributions	50,000	0	0	0	0	50,000	50,000	0%
Transfers from Other External Reserves	80,000	0	0	0	0	238,036	238,036	0%
Total Reserve Movements	437,552	0	0	0	0	1,575,309	1,575,309	0%
Net Inc/(Dec) in Unrestricted Funds	-7,287,844	-2,809,506	-870,405	-582,065	-4,261,976	-7,300,603	-3,038,626	58%



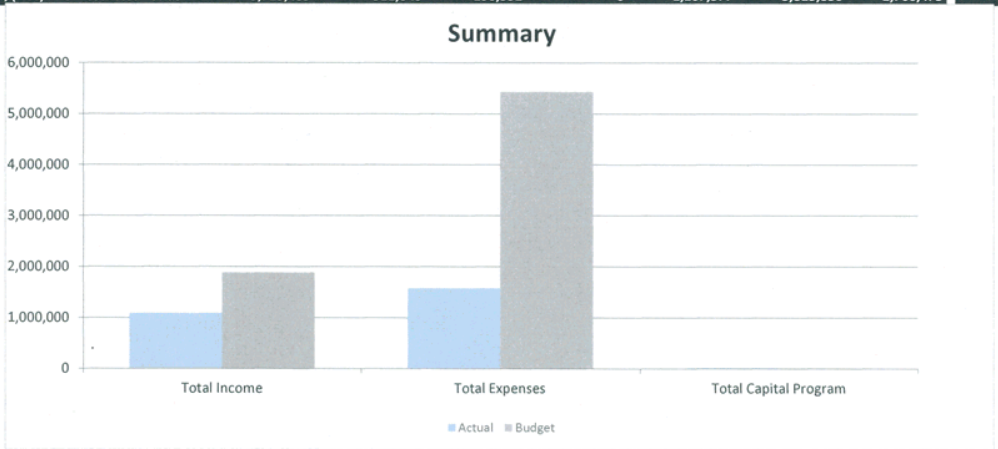
Council Directorate Summary Report for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

Planning & Environment

% of Time: 34%

Description	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget
Income								
User Charges & Fees	1,239,550	606,045	0	0	606,045	1,239,550	633,505	49%
Other Revenues	204,945	83,310	0	0	83,310	204,945	121,635	41%
Operating Grants & Contributions	391,797	392,894	0	0	392,894	420,621	27,727	93%
Total Income	1,836,292	1,082,248	0	0	1,082,248	1,865,116	782,868	58%
Expense								
Employee costs	3,408,721	955,660	0	0	955,660	3,499,082	2,543,422	27%
Materials & Contracts	370,310	113,014	196,332	0	309,346	426,730	117,384	72%
Depreciation & Impairment	20,057	0	0	0	0	20,057	20,057	0%
Other Expenses	47,030	34,367	0	0	34,367	47,030	12,663	73%
Internal Expenses	1,443,720	476,651	0	0	476,651	1,443,720	967,069	33%
Total Expense	5,289,838	1,579,692	196,332	0	1,776,024	5,436,619	3,660,594	33%
Operating Surplus/(Deficit) before Capi	-3,453,546	-497,444	-196,332	0	-693,776	-3,571,503	-2,877,726	19%
Capital Income								
Operating Surplus/(Deficit) after Capita	-3,453,546	-497,444	-196,332	0	-693,776	-3,571,503	-2,877,726	19%
Non Cash								
Depreciation & Impairment	20,057	0	0	0	0	20,057	20,057	0%
Total Non Cash	20,057	0	0	0	0	20,057	0	0%
Investing Fund Flows								
Capital Works	0	-21,175	0	0	-21,175	-8,600	12,575	246%
Asset Sales	0	0	0	0	0	0	0	0%
Total Investing Fund Flows	0	-21,175	0	0	-21,175	-8,600	12,575	246%
Financing Fund Flows								
Total Financing Fund Flows	0	0	0	0	0	0	0	0%
Net Inc/(Dec) in Funds before Transfers	-3,433,489	-518,620	-196,332	0	-714,952	-3,560,046	-2,845,094	20%
Reserve Movements								
Transfers to Developer Contributions	-301,000	-392,425	0	0	-392,425	-301,000	91,425	130%
Transfers from Internal Reserves	10,000	0	0	0	0	46,196	46,196	0%
Transfers from Developer Contributions	1,000	0	0	0	0	1,000	1,000	0%
Total Reserve Movements	-290,000	-392,425	0	0	-392,425	-253,804	138,621	155%
Net Inc/(Dec) in Unrestricted Funds	-3,723,489	-911,045	-196,332	0	-1,107,377	-3,813,850	-2,706,473	29%



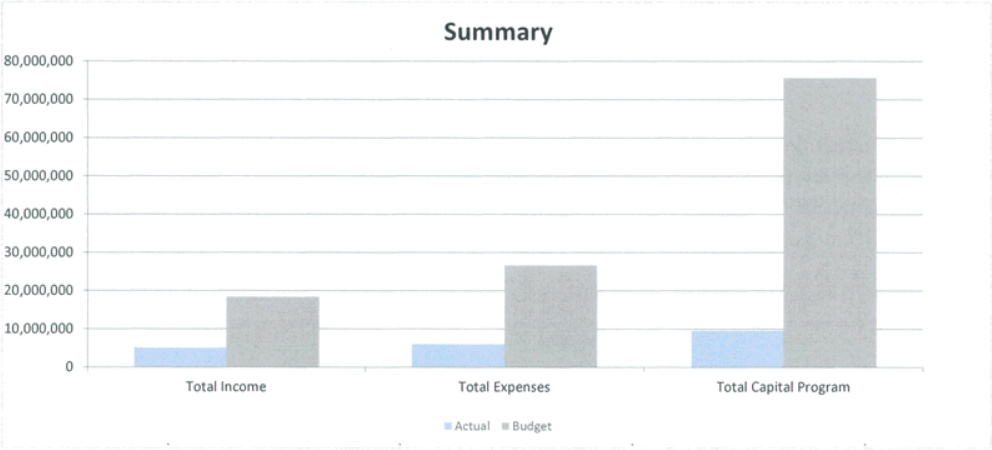
Council Directorate Summary Report for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

Operations

% of Time: 34%

Description	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget
Income								
User Charges & Fees	939,090	133,721	0	0	133,721	939,090	805,369	14%
Other Revenues	303,811	64,965	0	0	64,965	303,811	238,845	21%
Operating Grants & Contributions	3,472,079	510,346	0	0	510,346	3,617,032	3,106,686	14%
Internal Income	5,205,764	1,734,145	0	0	1,734,145	5,205,764	3,471,618	33%
Total Income	9,920,743	2,443,177	0	0	2,443,177	10,065,696	7,622,519	24%
Expense								
Employee costs	7,028,696	1,906,703	0	0	1,906,703	6,957,040	5,050,337	27%
Materials & Contracts	4,253,331	2,111,493	0	2,073,741	4,185,234	4,253,331	68,097	98%
Borrowing Costs	141,711	40,528	0	0	40,528	141,711	101,183	29%
Depreciation & Impairment	8,368,895	0	0	0	0	8,368,895	8,368,895	0%
Other Expenses	1,933,033	370,633	0	0	370,633	1,933,033	1,562,399	19%
Internal Expenses	5,057,693	1,652,599	0	0	1,652,599	5,057,693	3,405,094	33%
Total Expense	26,783,359	6,081,957	0	2,073,741	8,155,698	26,711,703	18,556,005	31%
Operating Surplus/(Deficit) before Capi	-16,862,616	-3,638,780	0	-2,073,741	-5,712,521	-16,646,007	-10,933,486	34%
Capital Income								
Capital Grants & Contributions	41,362,693	2,651,648	0	0	2,651,648	38,525,081	35,873,433	7%
Operating Surplus/(Deficit) after Capita	24,500,077	-987,132	0	-2,073,741	-3,060,873	21,879,074	24,939,947	-14%
Non Cash								
Depreciation & Impairment	8,368,895	0	0	0	0	8,368,895	8,368,895	0%
Total Non Cash	8,368,895	0	0	0	0	8,368,895	0	0%
Investing Fund Flows								
Capital Works	-69,130,345	-9,581,162	0	-39,986,945	-49,568,107	-75,688,123	-26,120,016	65%
Asset Sales	520,500	8,476	0	0	8,476	520,500	512,024	2%
Total Investing Fund Flows	-68,609,845	-9,572,686	0	-39,986,945	-49,559,631	-75,167,623	-25,607,992	66%
Financing Fund Flows								
Loan Principal	-592,419	-155,154	0	0	-155,154	-592,419	-437,265	26%
Proceeds from Borrowings	21,200,000	0	0	0	0	21,200,000	21,200,000	0%
Total Financing Fund Flows	20,607,581	-155,154	0	0	-155,154	20,607,581	20,762,735	-1%
Net Inc/(Dec) in Funds before Transfers	-15,133,292	-10,714,972	0	-42,060,686	-52,775,658	-24,312,073	28,463,585	217%
Reserve Movements								
Transfers to Internal Reserves	-213,996	0	0	0	0	-352,682	-352,682	0%
Transfers to Developer Contributions	-1,861,600	-681,068	0	0	-681,068	-1,861,600	-1,180,532	37%
Transfers to Other External Reserves	-3,900,000	0	0	0	0	-3,900,000	-3,900,000	0%
Transfers from Internal Reserves	716,316	0	0	0	0	8,496,544	8,496,544	0%
Transfers from Developer Contributions	2,028,515	0	0	0	0	3,261,921	3,261,921	0%
Transfers from Other External Reserves	1,904,000	0	0	0	0	2,279,489	2,279,489	0%
Total Reserve Movements	-1,326,765	-681,068	0	0	-681,068	7,923,672	8,604,740	-9%
Net Inc/(Dec) in Unrestricted Funds	-16,460,057	-11,396,040	0	-42,060,686	-53,456,726	-16,388,401	37,068,325	326%

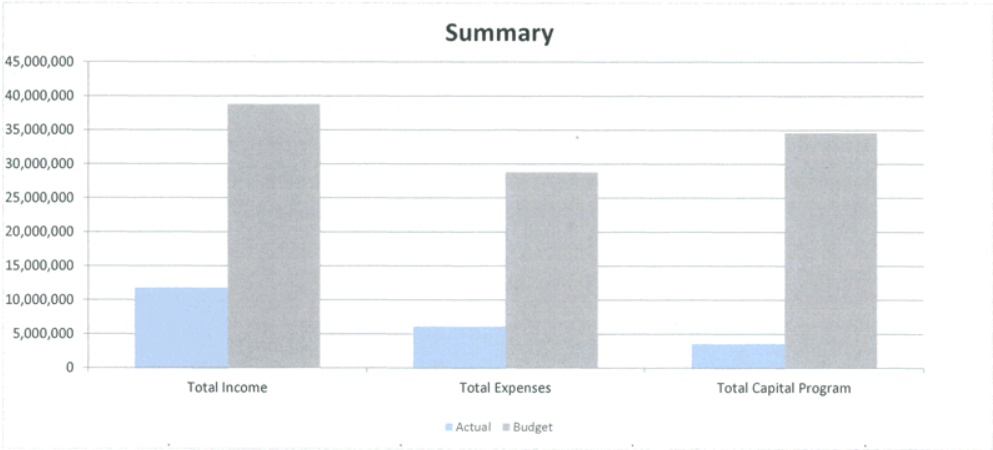


Council Directorate Summary Report for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

Utilities

Description	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget
							% of Time:	34%
Income								
Rates & Annual Charges	15,992,174	7,751,200	0	0	7,751,200	15,992,174	8,240,974	48%
User Charges & Fees	12,744,173	2,681,004	0	0	2,681,004	12,744,173	10,063,169	21%
Interest & Investment Revenue	724,155	-87,025	0	0	-87,025	724,155	811,180	-12%
Other Revenues	206,758	100,141	0	0	100,141	206,758	106,618	48%
Operating Grants & Contributions	264,000	0	0	0	0	264,000	264,000	0%
Internal Income	3,456,804	847,588	0	0	847,588	3,456,804	2,609,216	25%
Total Income	33,388,064	11,292,908	0	0	11,292,908	33,388,064	22,095,157	34%
Expense								
Employee costs	6,592,215	1,771,720	0	0	1,771,720	6,623,034	4,851,314	27%
Materials & Contracts	5,030,831	1,035,913	0	870,651	1,906,564	5,299,743	3,393,179	36%
Borrowing Costs	1,116,968	228,768	0	0	228,768	1,116,968	888,200	20%
Depreciation & Impairment	5,412,621	0	0	0	0	5,412,621	5,412,621	0%
Other Expenses	1,197,900	290,282	0	5,231	295,514	1,202,900	907,386	25%
Internal Expenses	9,164,210	2,826,004	0	0	2,826,004	9,164,210	6,338,206	31%
Total Expense	28,514,745	6,152,688	0	875,882	7,028,570	28,819,476	21,790,906	24%
Operating Surplus/(Deficit) before Capi	**4,873,319**	**5,140,220**	**0**	**-875,882**	**4,264,338**	**4,568,588**	**304,250**	**93%**
Capital Income								
Capital Grants & Contributions	6,284,553	501,264	0	0	501,264	7,143,562	6,642,298	7%
Operating Surplus/(Deficit) after Capita	**11,157,872**	**5,641,484**	**0**	**-875,882**	**4,765,601**	**11,712,150**	**6,946,549**	**41%**
Non Cash								
Depreciation & Impairment	5,412,621	0	0	0	0	5,412,621	5,412,621	0%
Total Non Cash	5,412,621	0	0	0	0	5,412,621	0	0%
Investing Fund Flows								
Capital Works	-27,930,604	-3,663,216	0	-3,645,076	-7,308,292	-34,612,467	-27,304,175	21%
Asset Sales	0	0	0	0	0	0	0	0%
Total Investing Fund Flows	-27,930,604	-3,663,216	0	-3,645,076	-7,308,292	-34,612,467	-27,304,175	21%
Financing Fund Flows								
Loan Principal	-1,000,366	-297,590	0	0	-297,590	-1,000,366	-702,776	30%
Proceeds from Borrowings	4,280,000	0	0	0	0	4,280,000	4,280,000	0%
Total Financing Fund Flows	3,279,634	-297,590	0	0	-297,590	3,279,634	3,577,224	-9%
Net Inc/(Dec) in Funds before Transfers	**-8,080,477**	**1,680,677**	**0**	**-4,520,958**	**-2,840,281**	**-14,208,062**	**-11,367,781**	**20%**
Reserve Movements								
Transfers to Developer Contributions	-1,000,000	-283,940	0	0	-283,940	-1,000,000	-716,060	28%
Transfers from Internal Reserves	298,633	0	0	0	0	1,278,684	1,278,684	0%
Transfers from Developer Contributions	4,265,017	0	0	0	0	4,830,832	4,830,832	0%
Transfers from Other External Reserves	4,500,000	0	0	0	0	9,050,900	9,050,900	0%
Total Reserve Movements	8,063,650	-283,940	0	0	-283,940	14,160,416	14,444,356	-2%
Net Inc/(Dec) in Unrestricted Funds	**-16,827**	**1,396,737**	**0**	**-4,520,958**	**-3,124,221**	**-47,646**	**3,076,575**	**6557%**



Corporate and Community Services Capital Report by Business Unit for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

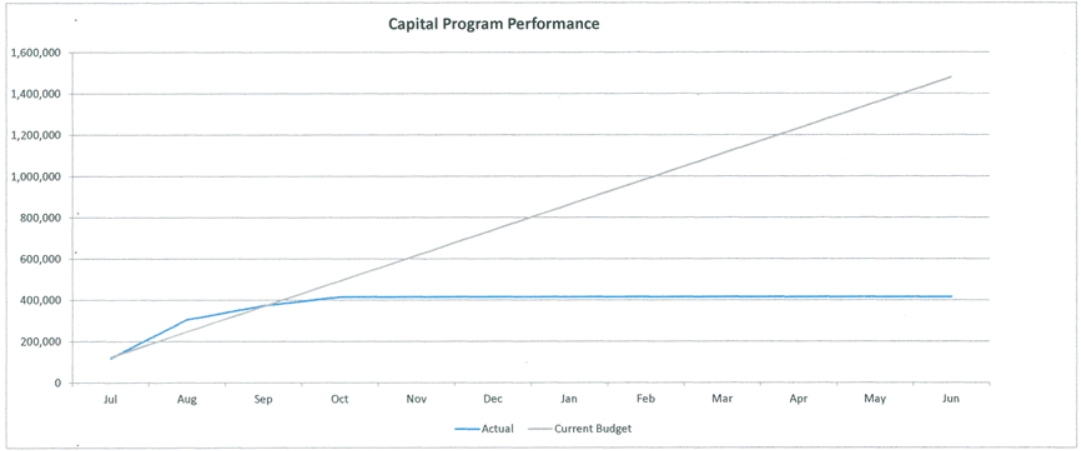
% of Time: 34%

Description	Renewal %	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget	Status	Comments
140 - Innovation & Technology											
IT Renewal Assets	Renewal 100%	467,000	111,094	0	67,276	178,370	533,000	354,630	33%	On time, on budget	
Techone Upgrade	Renewal 100%	100,000	19,157	0	0	19,157	289,000	269,843	7%	On time, on budget	
Contingency	Renewal 0%	100,000	0	0	0	0	100,000	100,000	0%	Not due to commence	
Chambers Video Upgrade	Renewal 100%	100,000	0	0	0	0	100,000	100,000	0%	Not due to commence	
56 Clinton St IT Upgrade	Renewal 100%	80,000	0	0	0	0	80,000	80,000	0%	Not due to commence	
GPAC Microwave Facility	Renewal 0%	0	0	0	0	0	100,000	100,000	0%	Not due to commence	
		847,000	*130,251*	*0*	*67,276*	*197,527*	*1,202,000*	*1,004,473*	*16%*		
180 - Marketing & Culture											
VIC Replacement Assets	Renewal 100%	10,000	0	0	0	0	10,000	10,000	0%	Not due to commence	
Library Renewal Assets	Renewal 100%	5,000	27,332	0	0	27,332	5,000	-22,332	547%	Quarterly review, carryover required	Lighting project dealt with as part of Sept QBR
Book Resources Gbn Library	Renewal 100%	115,000	29,732	0	93,044	122,777	115,000	-7,777	107%	On time, on budget	Annual standing orders placed. Will come in on/under budget at EFY
Art Gallery Acquisitions	Renewal 0%	10,000	1,750	0	0	1,750	10,000	8,250	18%	On time, on budget	
Public Art and Street Art	Renewal 0%	30,000	22,884	0	0	22,884	30,000	7,116	76%	On time, on budget	
Art Gallery - P&E Renewal	Renewal 100%	5,000	4,171	0	0	4,171	5,000	829	83%	On time, on budget	
Museum Capital Works - Renewal	Renewal 100%	15,000	1,791	0	0	1,791	18,028	16,237	10%	On time, on budget	
St Clair Museum Restoration Works (G)	Renewal 100%	0	382,475	0	421,745	804,220	769,857	-34,363	104%	On time, expected to be overspent	Includes estimates of consultants time. Likely to be over budget
Waterworks Upgrades	Renewal 100%	50,000	1,370	0	0	1,370	50,000	48,630	3%	Not due to commence	
		240,000	*471,505*	*0*	*514,789*	*986,294*	*1,012,885*	*26,591*	*97%*		
270 - Property & Community Services											
Hovell St Concept Subdivision	Renewal 0%	0	21,821	0	0	21,821	0	-21,821	0%	Quarterly review, carryover required	To be funded out of eventual sale of land. Budget to be incorporated into December QBR
Community Centre Furniture	Renewal 100%	4,000	0	3,636	0	3,636	4,000	364	91%	On time, on budget	
Clinton Street- Refurbishment & Upgrades	Renewal 100%	0	0	0	0	0	0	0	0%	On time, on budget	Budget being tranferred from Building Maintenance - September QBR
		4,000	*21,821*	*3,636*	*0*	*25,458*	*4,000*	*-21,458*	*636%*		
Total Capital Program		**1,091,000**	**623,577**	**3,636**	**582,065**	**1,209,279**	**2,218,885**	**1,009,606**	**0%**		

Corporate and Community Services Capital Report by Business Unit for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

Description	Renewal %	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	% of Time: $ Variance	34% % of Budget	Status	Comments

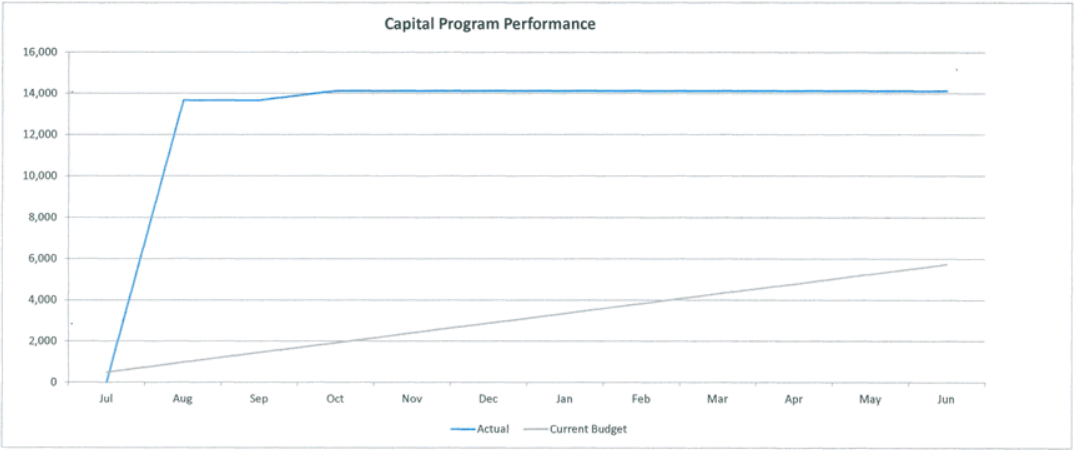


Planning & Environment Capital Report by Business Unit for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

% of Time: 35%

Description	Renewal %	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget	Status	Comments
190 - Environment & Health											
Cat Condos - CAF	Renewal 0%	0	21,175	695	0	21,871	8,600	-13,271	254%	On time, on budget	Completed
		0	*21,175*	*695*	*0*	*21,871*	*8,600*	*-13,271*	*254%*		
Total Capital Program		**0**	**21,175**	**695**	**0**	**21,871**	**8,600**	**-13,271**	**1%**		



Operations Capital Report by Business Unit for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

% of Time: 35%

Description	Renewal %	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget	Status	Comments
200 - Projects											
Performing Arts Centre (G)	Renewal 0%	12,804,000	3,073,526	0	12,126,041	15,199,567	16,298,301	1,098,734	93%	On time, on budget	
Growing Local Economies (G) 2018-2022	Renewal 0%	3,754,832	83,803	0	96,012	179,815	3,754,832	3,575,017	5%	Late, expected to be on budget	Design delays
Aquatic Centre Upgrade (G)	Renewal 0%	15,000,000	2,151,277	0	25,356,314	27,507,590	14,850,964	-12,656,626	185%	On time, on budget	
FP May Street (Park Rd - bridge)	Renewal 0%	0	41,050	0	68,687	109,737	48,952	-60,785	224%	On time, on budget	
K&G May St East	Renewal 0%	0	2,200	0	71,900	74,100	25,600	-48,500	289%	On time, on budget	
K&G May Street (Existing - Bridge)	Renewal 0%	0	1,418	0	35,200	36,618	32,318	-4,300	113%	On time, on budget	
St Lighting and Traffic facilities	Renewal 0%	25,000	0	0	9,979	9,979	25,000	15,021	40%	Not due to commence	
SCC Riverside Park Project (G)	Renewal 0%	0	30,340	0	18,182	48,522	0	-48,522	0%	Completed	In finalisation stage
Wollondilly River/Trail - Stage2 (G)	Renewal 0%	550,000	0	0	0	0	550,000	550,000	0%		Budget to be transferred to 190295
BR May St Bridge replacement	Renewal 100%	0	821,752	0	221,301	1,043,053	833,473	-209,580	125%	On time, on budget	
Regional Hockey Complex - Construction (G)	Renewal 100%	9,000,000	0	0	0	0	9,000,000	9,000,000	0%	Not commenced	Awaiting funding
Towrang Road Bridge Replacement	Renewal 100%	153,000	21,394	0	0	21,394	153,000	131,606	14%	Not due to commence	Preliminary works underway
Thornford Road Bridge Replacement (G)	Renewal 100%	0	267,618	0	29,382	297,000	377,533	80,533	79%	On time, on budget	
Goulburn-Crookwell Rail Trail (G)	Renewal 0%	16,000,000	0	0	0	0	16,000,000	16,000,000	0%	Not commenced	Awaiting funding
Crookwell Rd - Shared User Path (G)	Renewal 0%	0	252,573	0	62,557	315,130	315,197	67	100%	Completed	In finalisation stage
Hockey Redevelopment - West Field Refurb (G)	Renewal 50%	0	0	0	19,105	19,105	0	-19,105	0%		
		57,286,832	*6,746,951*	*0*	*38,114,658*	*44,861,609*	*62,265,170*	*17,403,561*	*72%*		
210 - Operations											
RRBG - Taralga Road - Rural (G)	Renewal 100%	305,000	27,043	0	29,091	56,134	305,000	248,866	18%	On time, on budget	
RRBG - Taralga Road - Urban (G)	Renewal 100%	103,484	7,553	0	900	8,453	103,484	95,031	8%	Not due to commence	Preliminary works underway
Drainage General Urban	Renewal 100%	100,000	37,977	0	3,036	41,013	100,000	58,987	41%	Not due to commence	Preliminary works underway
Gravel Resheeting	Renewal 100%	700,000	300,455	0	107,378	407,833	700,000	292,167	58%	On time, on budget	
Guardrails - Sealed Rural - Local	Renewal 100%	160,000	62,304	0	62,304	124,608	160,000	35,392	78%	Late, expected to be on budget	Design delays
K&G Auburn Street (Citizen - Shepherd)	Renewal 100%	0	99	0	0	99	0	-99	0%	Completed	
RHL Collector Rd - Veolia Sec94	Renewal 100%	322,512	5,061	0	0	5,061	322,512	317,451	2%	Late, expected to be on budget	Design delays
Rural Resealing	Renewal 100%	562,085	84,678	0	67,120	151,798	562,085	410,287	27%	On time, on budget	
Urban Resealing	Renewal 100%	451,496	7,552	0	94,818	102,371	451,496	349,125	23%	Not due to commence	Preliminary works underway
Other Parks/Reserves Replacements	Renewal 100%	20,000	244	0	1,830	2,073	20,000	17,927	10%	Not due to commence	
City Wide Creek Bed Improvements	Renewal 100%	35,000	0	0	0	0	35,000	35,000	0%	Not due to commence	
Light Fleet Replacements	Renewal 0%	502,000	142,251	0	176,733	318,984	502,000	183,016	64%	On time, on budget	
Minor Plant Replacements	Renewal 0%	45,000	0	0	0	0	45,000	45,000	0%	On time, on budget	
Heavy Fleet Replacements	Renewal 0%	900,000	0	0	339,395	339,395	1,440,906	1,101,511	24%	On time, on budget	
RRP - Taralga Rd SRR Repair (G)	Renewal 100%	160,000	0	0	0	0	160,000	160,000	0%	Not commenced	Budget to be utilised on other priority projects
CPTIGS Bus Shelters (G)	Renewal 70%	105,000	0	0	0	0	105,000	105,000	0%	Not commenced	Awaiting funding
Footpath Replacement	Renewal 100%	200,000	9,050	0	4,590	13,640	200,000	186,360	7%	Not due to commence	
ROUNDABOUTS Future years	Renewal 0%	350,000	0	0	0	0	350,000	350,000	0%		Budget to be transferred to 190279
Range Road - Fixing Country Roads (G)	Renewal 40%	0	0	0	220,679	220,679	115,873	-104,806	190%	On time, on budget	
RHL Lumley Rd - Hi Quality Sec94	Renewal 100%	0	331	0	0	331	77,652	77,321	0%	Late, expected to be on budget	Design delays
RHL Brayton Rd - Gunlake Sec 94	Renewal 100%	100,000	1,093	0	920	2,013	100,000	97,987	2%	Late, expected to be on budget	Design delays
RHL Ambrose Rd - Gunlake Sec 94	Renewal 100%	100,000	1,093	0	0	1,093	100,000	98,907	1%	Late, expected to be on budget	Design delays
RHL Jerrara Rd - MultiQuip Sec94	Renewal 100%	0	0	0	0	0	0	0	0%		
RHL Cullulla Rd - Hi Quality Sec 94	Renewal 0%	120,000	12,061	0	0	12,061	120,000	107,939	10%	Late, expected to be on budget	
Crookwell / Mary's Mount Rds Intersection	Renewal 0%	0	280,492	0	0	280,492	0	-280,492	0%	Completed	In finalisation stage
Drainage Fitzroy St (near Lamarra Pl)	Renewal 0%	100,000	0	0	0	0	100,000	100,000	0%	Not due to commence	
RTR Pomeroy Rd - SRR Construction (G)	Renewal 0%	0	0	0	0	0	0	0	0%		
Blackspot Mountain Ash (G)	Renewal 90%	1,401,358	464,136	0	33,735	497,871	1,401,358	903,487	36%	On time, on budget	
Urban Road Rehabilitation	Renewal 100%	108,053	1,105	0	0	1,105	108,053	106,948	1%	Not commenced	Project deferred due to gas main relocation
Gravel Pit Rehab/Improvements	Renewal 50%	20,000	0	0	14,500	14,500	20,000	5,500	73%	Not due to commence	
Kerb & Gutter Replacement	Renewal 100%	205,000	47,576	0	0	47,576	205,000	157,424	23%	On time, on budget	
Drainage General Rural	Renewal 0%	150,000	0	0	0	0	150,000	150,000	0%	Not due to commence	

Operations Capital Report by Business Unit for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

% of Time: 35%

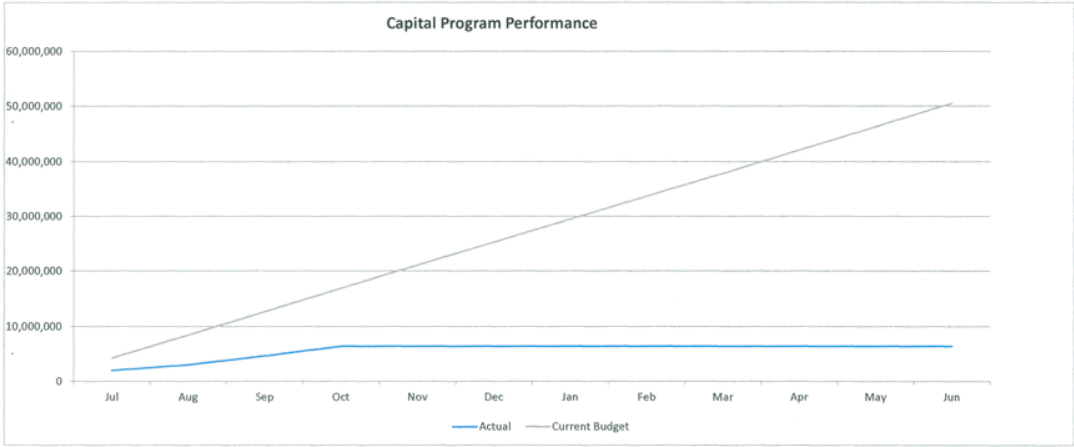
Description	Renewal %	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget	Status	Comments
R2R Windellama Road Rehabilitation (G)	Renewal 100%	720,865	112,624	0	7,314	119,938	720,865	600,927	17%	On time, on budget	
R2R Forbes Street Reconstruction (G)	Renewal 100%	133,192	99,302	0	25,412	124,714	133,192	8,478	94%	On time, on budget	
R2R Bourke Street Rehabilitation (G)	Renewal 100%	207,000	5,293	0	0	5,293	207,000	201,707	3%	Late, expected to be on budget	Design delays
R2R Auburn- Mundy R/About Rehab (G)	Renewal 100%	99,200	4,085	0	585	4,670	99,200	94,530	5%	Not due to commence	Preliminary works underway
Victoria Park Precinct Parking Alterations	Renewal 70%	100,000	0	0	0	0	100,000	100,000	0%	Not due to commence	
Blackspot - Bourke/Addison Roundabout (G)	Renewal 0%	35,865	0	0	0	0	35,865	35,865	0%	Not due to commence	
Blackspot Taralga Road Upgrade (G)	Renewal 100%	804,403	12,241	0	0	12,241	804,403	792,162	2%	Not due to commence	Preliminary works underway
20-21 Footpath Stimulus Program LRaCIGP (G)	Renewal 60%	0	14,390	0	12,660	27,050	0	-27,050	0%	Not due to commence	Preliminary works underway
Carrick Road - Sealing (G)	Renewal 0%	0	0	0	11,200	11,200	0	-11,200	0%	Not due to commence	
		9,426,513	*1,740,089*	*0*	*1,214,198*	*2,954,287*	*10,160,944*	*7,206,657*	*29%*		
220 - Community Facilities											
Recreation Area Improvements	Renewal 100%	50,000	0	0	18,943	18,943	50,000	31,057	38%	Not due to commence	
Belmore Park Improvements	Renewal 100%	25,000	6,125	0	2,600	8,725	25,000	16,275	35%	Not due to commence	
Avenues of Honour - Tree Planting	Renewal 0%	50,000	2,382	0	2,791	5,173	95,707	90,534	5%	On time, on budget	
CBD Asset Renewals	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	Late, expected to be overspent	Proposed scope change
Playground Facility Renewals	Renewal 100%	70,000	0	0	0	0	70,000	70,000	0%	Not due to commence	Awaiting funding advice
Seiffert Oval pavillion (G)	Renewal 100%	0	0	0	0	0	0	0	0%	Completed	
Memorial Gardens Beams	Renewal 0%	30,000	4,091	0	23,230	27,321	30,000	2,679	91%	On time, on budget	
Building Asset Replacement	Renewal 100%	40,000	21,402	0	7,519	28,921	40,000	11,079	72%	On time, on budget	
Civic Centre Furniture & Fittings	Renewal 100%	30,000	16,208	0	2,407	18,615	30,000	11,385	62%	On time, on budget	
Clinton St Offices Upgrade	Renewal 100%	50,000	14,214	0	18,416	32,630	50,000	17,370	65%		Transferred to Community Services
Civic Centre Carpet Renewal	Renewal 100%	20,000	6,075	0	0	6,075	20,000	13,925	30%	On time, on budget	
CBD Masterplan Implementation	Renewal 0%	500,000	314,096	0	141,029	455,124	1,008,362	553,238	45%	On time, on budget	
Public Conveniences Renewal	Renewal 100%	100,000	0	0	0	0	100,000	100,000	0%	Not due to commence	
Civic Centre Security Renewal	Renewal 100%	25,000	0	0	0	0	25,000	25,000	0%	Not due to commence	
Civic Centre Renewal - Air Conditioner	Renewal 100%	150,000	0	0	3,264	3,264	150,000	146,736	2%	On time, on budget	
Hetherington St Depot Workshop Renewal	Renewal 100%	600,000	40,761	0	6,965	47,726	668,650	620,924	7%	On time, on budget	
Sports Grounds Renewal Future Years	Renewal 100%	50,000	17,739	0	328	18,067	50,000	31,933	36%	On time, on budget	
Japanese Garden - Victoria Park	Renewal 0%	250,000	0	0	0	0	295,000	295,000	0%	Not due to commence	
George Street Marulan Landscaping	Renewal 0%	25,000	28,636	0	0	28,636	25,000	-3,636	115%	Completed	
Wollondilly Walking Track - Eastgrove (G)	Renewal 0%	0	4,337	0	0	4,337	0	-4,337	0%	Completed	In finalisation stage
Climate Change Mitigation Rec Area (G)	Renewal 0%	0	0	0	6,107	6,107	78,700	72,593	8%	On time, on budget	
Conversation Pit - Victoria Park	Renewal 0%	70,000	14,671	0	1,348	16,020	70,000	53,980	23%	On time, on budget	
Veolia Arena Surface Resealing	Renewal 100%	12,000	0	0	15,640	15,640	12,000	-3,640	130%	Not due to commence	
Seiffert Oval Grandstand Improvements	Renewal 100%	250,000	142,845	0	57,538	200,383	250,000	49,617	80%	On time, on budget	
Cookbundoon Amenities Building (G)	Renewal 0%	0	18,217	0	180	18,397	0	-18,397	0%	On time, on budget	Recommendation to go to next Council meeting
Hockey Facility - Goulburn Workers Arena	Renewal 0%	0	453	0	160,374	160,827	8,590	-152,237	1872%	Not due to commence	Land aquistion ongoing
Outdoor Lighting Upgrade - Aquatic Centre	Renewal 100%	0	92,570	0	1,818	94,388	90,000	-4,388	105%	Completed	
Goulburn Showground Rec Area NSW Stimulus (G)	Renewal 65%	0	311,550	0	127,828	439,379	0	-439,379	0%	On time, on budget	
North Park Storage Shed Gbn Jnr Rugby League	Renewal 0%	0	9,068	0	0	9,068	0	-9,068	0%	On time, on budget	To be funded from sporting group
Marulan Cricket Oval Pitch	Renewal 100%	0	0	0	27,648	27,648	0	-27,648	0%	On time, on budget	To be funded from discretionery fund
Marulan Soccer Field Fencing	Renewal 0%	0	9,300	0	0	9,300	0	-9,300	0%	On time, on budget	To be funded from discretionery fund
Wollondilly Walking Track - Lower Sterne St (G)	Renewal 0%	0	11,609	0	3,487	15,096	0	-15,096	0%	Not due to commence	Preliminary works underway
		2,417,000	*1,086,350*	*0*	*629,461*	*1,715,811*	*3,262,009*	*1,546,198*	*53%*		
230 - Asset & Design											
Survey Equipment	Renewal 100%	0	7,772	0	25,682	33,454	0	-33,454	0%		
On-Road Cycleways in CBD (G)	Renewal 0%	0	0	0	2,945	2,945	0	-2,945	0%	Late, expected to be on budget	Resourcing issue
		0	*7,772*	*0*	*28,627*	*36,400*	*0*	*-36,400*	*0%*		
Total Capital Program		**69,130,345**	**9,581,162**	**0**	**39,986,945**	**49,568,107**	**75,688,123**	**26,120,016**	**0%**		

Operations Capital Report by Business Unit for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

% of Time: 35%

Description	Renewal %	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget	Status	Comments



Utilities Capital Report by Business Unit for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

% of Time: 35%

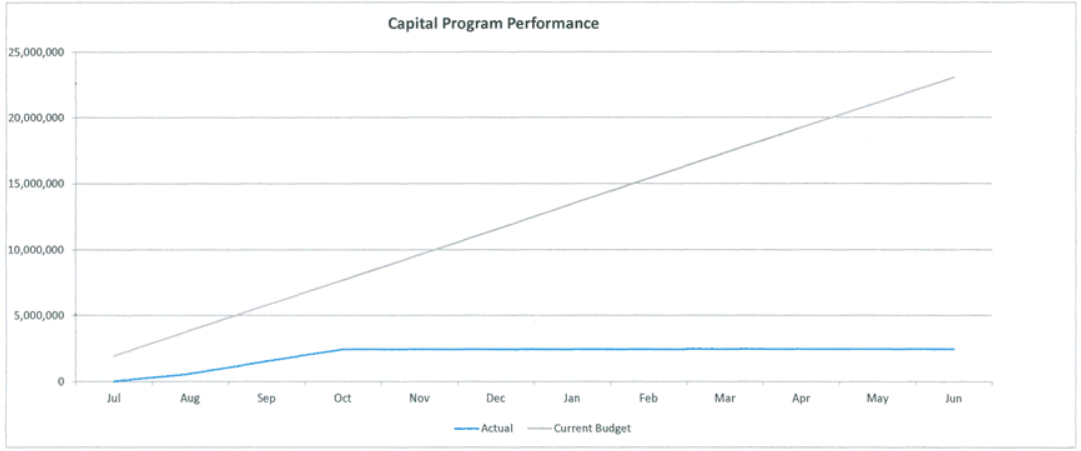
Description	Renewal %	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget	Status	Comments
240 - Waste Management											
Environmental Improvement Works Goulburn	Renewal 100%	100,000	0	0	18,150	18,150	440,150	422,000	4%	On time, on budget	Additional litter nets to be purchased. Consideration may be given to purchase of composting equipment.
Environmental Improvement Works Marulan	Renewal 100%	30,000	35,008	0	0	35,008	160,190	125,182	22%	On time, on budget	Landfill reconfiguration underway and stormwater works planned.
Replacement Bins & Lifters	Renewal 100%	80,000	0	0	39,140	39,140	80,000	40,860	49%	On time, on budget	
Tarago WMC Improvements - Amenities CO	Renewal 100%	0	0	0	1,688	1,688	0	-1,688	0%		Transfer to 190043 for Tarago WMC Power
Tarago WMC Environmental Works	Renewal 100%	0	0	0	1,360	1,360	0	-1,360	0%		Transfer to 190043 for Tarago WMC Power
Organics Infrastructure (G)	Renewal 0%	0	314,686	0	31,946	346,632	221,624	-125,008	156%	Quarterly review, carryover required	Project is underspent, variance is due to grant structure and the reallocation of funds including grant income.
Tarago WMC Improvements - Power CO	Renewal 0%	0	0	0	0	0	21,886	21,886	0%	On time, on budget	
Goulburn WMC Drilling Mud Facilities	Renewal 0%	0	0	0	0	0	523,595	523,595	0%	On time, on budget	
Goulburn WMC Improvements - New	Renewal 0%	7,300,000	10,385	0	322	10,708	7,300,000	7,289,292	0%	Late, not expected to be completed this year	Design nearing completion. Council will seek Grant funding for construction.
Commercial Waste Tubs - Renew	Renewal 100%	40,000	16,968	0	0	16,968	40,000	23,032	42%	On time, on budget	
Commercial Waste Tubs - New	Renewal 0%	5,000	0	0	0	0	5,000	5,000	0%	On time, on budget	
Truck Cameras/Software	Renewal 0%	0	0	0	0	0	40,000	40,000	0%	On time, on budget	
Compactor "Wrapping"	Renewal 0%	0	0	0	7,027	7,027	9,000	1,973	78%	On time, on budget	
		7,555,000	*377,047*	*0*	*99,634*	*476,681*	*8,841,445*	*8,364,764*	*5%*		
250 - Water Services											
Goulburn WTP Mechanical Works and Entrance	Renewal 100%	0	14,422	0	0	14,422	23,109	8,687	62%	On time, on budget	
Goulburn WTP Raw Water Augmentation	Renewal 0%	3,000,000	0	0	0	0	3,170,245	3,170,245	0%	On time, on budget	
Goulburn Reticulation Renewal	Renewal 100%	2,500,000	822,634	0	1,703,924	2,526,558	2,500,000	-26,558	101%	On time, on budget	
Water Connections - Private Works	Renewal 100%	252,014	64,120	0	909	65,029	252,014	186,985	26%	On time, on budget	
Water Meter Replacement	Renewal 100%	60,000	3,505	0	16,297	19,802	60,000	40,198	33%	On time, on budget	
Potable Low Level Standpipes	Renewal 0%	0	-25	0	0	-25	0	25	0%	Completed	
Water Quality Sampling System	Renewal 0%	0	1,159	0	1,950	3,109	33,021	29,912	9%		
Marulan WTP Renewal	Renewal 100%	100,000	0	0	0	0	222,275	222,275	0%	On time, on budget	Due to commence in 2021
Goulburn WTP Concrete repairs	Renewal 0%	0	0	0	0	0	132,650	132,650	0%	On time, on budget	
Chlorination Systems renewal	Renewal 100%	0	0	0	0	0	0	0	0%	Completed	Works completed 1920FY
Pejar Dam Amenities Water Service Replacement	Renewal 100%	100,000	23,001	0	64,964	87,965	100,000	12,035	88%	On time, on budget	
Pejar Dam Safety and Rehabilitation	Renewal 0%	25,000	0	0	0	0	25,000	25,000	0%	On time, on budget	
Marulan PS Pontoon Design & Replacement/Sandbagging of Bank	Renewal 100%	200,000	0	0	0	0	200,000	200,000	0%	On time, on budget	
Water Services Shed Main Renewal	Renewal 100%	30,000	0	0	18,872	18,872	30,000	11,128	63%	On time, on budget	
WTP Cottage/Office Renewals	Renewal 100%	0	0	0	7,263	7,263	0	-7,263	0%	On time, on budget	
WSN Growing Local Economies Common St (G)	Renewal 0%	623,590	324,488	0	66,421	390,909	623,590	232,681	63%	On time, on budget	
Water Distribution Plant & Equipment	Renewal 0%	30,000	14,504	0	2,329	16,833	30,000	13,167	56%	On time, on budget	
		6,920,604	*1,267,808*	*0*	*1,882,929*	*3,150,736*	*7,401,904*	*4,251,168*	*43%*		
260 - Waste Water Services											
Marulan Pump Station Improvements	Renewal 100%	1,000,000	0	0	0	0	1,000,000	1,000,000	0%	On time, on budget	
Pump Replacements	Renewal 100%	45,000	24,433	0	0	24,433	45,000	20,567	54%	On time, on budget	
Goulburn Mains Rehabilitation	Renewal 100%	2,000,000	1,211,486	0	788,514	2,000,000	2,000,000	0	100%	On time, on budget	
Sewer Connections - Private Works	Renewal 100%	100,000	8,156	0	909	9,065	100,000	90,935	9%	On time, on budget	
Marulan WWTP - Renewal	Renewal 100%	5,000,000	17,865	0	110,657	128,522	5,977,812	5,849,290	2%	On time, on budget	
STWRIS Stage 1 Design and Construction (G)	Renewal 100%	0	70,021	0	0	70,021	101,472	31,451	69%	On time, on budget	
STWRIS Stage 2 Reuse Irrigation Scheme (G)	Renewal 0%	5,000,000	461,410	0	259,121	720,532	5,318,900	4,598,368	14%	On time, on budget	
Gbn WWTP Electrical/Mechanical Renewals	Renewal 100%	150,000	31,476	0	250	31,726	150,000	118,274	21%	On time, on budget	
SN Growing Local Economies Common St (G)	Renewal 0%	0	0	0	0	0	1,289,054	1,289,054	0%	On time, on budget	
Goulburn WWTP Solar	Renewal 0%	0	171,779	0	480,530	652,309	1,692,880	1,040,571	39%	On time, underspent	To be completed in mid-December
BP West PS replacement design	Renewal 100%	0	0	0	0	0	100,000	100,000	0%	On time, on budget	
Gbn WWTP Shed & Revegetation	Renewal 0%	0	6,158	0	21,694	27,851	37,000	9,149	75%	On time, on budget	
Rec Area Sewer Pump Station Construction	Renewal 100%	0	7,804	0	0	7,804	397,000	389,196	2%	On time, on budget	

Utilities Capital Report by Business Unit for 2020/21
for YTD Period Ending October

Date Report Run: 02-Nov-2020

% of Time: 35%

Description	Renewal %	Original Budget 21PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 21PJCO	$ Variance	% of Budget	Status	Comments
Sewer Distribution Plant & Equipment	Renewal 0%	10,000	7,191	0	839	8,030	10,000	1,970	80%	On time, on budget	
Goulburn WWTP Sludge Lagoon	Renewal 100%	150,000	583	0	0	583	150,000	149,417	0%	On time, on budget	
		13,455,000	*2,018,362*	*0*	*1,662,514*	*3,680,876*	*18,369,118*	*14,688,242*	*20%*		
Total Capital Program		**27,930,604**	**3,663,216**	**0**	**3,645,076**	**7,308,292**	**34,612,467**	**27,304,175**	**0%**		



15.9 STATEMENT OF INVESTMENTS & BANK BALANCES

Author: **Beverley Moore, Accountant**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Statement of Investments & Bank Balances**

Link to Community Strategic Plan:	Delivery Plan Action CL1.2 - Ensure the long term financial sustainability of Council through effective and prudent financial management (CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community)
Cost to Council:	Nil
Use of Reserve Funds:	Nil

RECOMMENDATION

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

BACKGROUND

To report on the Investment Performance and Bank Balances as at 01 November 2020

REPORT

1. Monthly Investment Performance Indicators

Attached are the Investment Performance Indicators which compares Council's portfolio against the Investment Policies Term Mix and Benchmark Interest Rates Performance indicators. Also attached is Council's Investment Portfolio. Please note all interest rates and market values quoted in the Investment Portfolio Attachment are based on the latest available data.

2. Statement of Investments and Bank Balances

The amount of investments and bank balances reported to Council as at the end of September 2020 was $99,301,852 meaning that this month's balance of $95,175,631 equates to a decrease of $4,126,221 in investments and cash held.
The table on the following page outlines the reasons for this decrease.

Receipts		
Rates and Water Receipts	1,285,876	
Financial Assistance Grant		
Sundry Debtors	1,867,847	
Investment Redeemed		
S64/94 Income	499,617	
Other Income (including interest, term deposits redeemed)	840,881	
Total Receipts		**4,494,221**
Payments		
Salaries and Wages	1,756,843	
Payments to Creditors	6,863,599	
Total Payments		**8,620,442**
Increase/(Decrease) in cash and investments		**(4,126,221)**

3. Investments matured/defaulted this financial year

No investments have matured or defaulted in the 2020/21 financial year.

Performance Indicators - Investments and Interest Earned - As at 01 November 2020

Diversification & Credit Risk

Rating Scale	Long Term Ratings (Standard & Poors)	Short Term Rating (Standard & Poors)	Long Term Actual	Short Term Actual	Total Actual	Total % Actual	Max
1	AA+ to AA-	A1+	0	53,062,786	53,062,786	56.41%	100%
2	A+ to A	A1	0	19,000,000	19,000,000	20.20%	100%
3	BBB+ to BBB-	A2	0	22,000,000	22,000,000	23.39%	30%
4	Hourglass		0	0	0	0.00%	0%
5	Other		0	0	0	0.00%	5%
			0	**94,062,786**	**94,062,786**	**100.00%**	

1 Within Policy Guidelines
2 Within Policy Guidelines
3 Within Policy Guidelines
4 Within Policy Guidelines
5 Within Policy Guidelines

Portfolio - Term Mix

			Actual	Actual %	Maximum
A	At Call	(Current)	13,062,786.33	13.89%	100.00%
B	Working Capital	(0-3 Months)	16,000,000.00	17.01%	90.00%
C	Short Term	(3-12 Months)	56,000,000.00	59.53%	80.00%
D	Medium Term	(1-3 Years)	9,000,000.00	9.57%	30.00%
E	Medium To Long Term	(3-5 Years)	-	0.00%	30.00%
F	Long Term	(5+ Years)	-	0.00%	0.00%
			94,062,786		

A Within Policy Guidelines
B Within Policy Guidelines
C Within Policy Guidelines
D Within Policy Guidelines
E Within Policy Guidelines
F Within Policy Guidelines

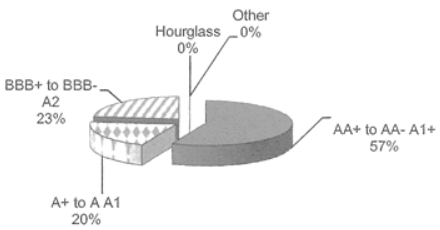
Benchmark Interest Rates Performance

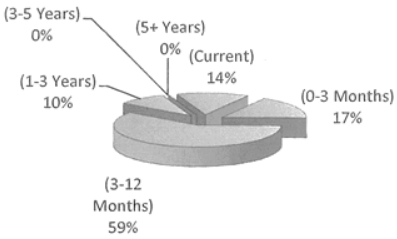
1 Benchmark Rate - Average for 2020/2021

Benchmark Rate -Average for 2020/2021		**0.4336%**	
Portfolio Over Benchmark		81,000,000	100.00%
Portfolio under Benchmark		-	0.00%
Total		**81,000,000**	
Excludes At Call		13,062,786	
Total including At Call		94,062,786	

2 Average Benchmark Rate for Financial Year

Benchmark - 90 Day BBSW Average for July 2020	0.1015%
Benchmark - 90 Day BBSW Average for August 2020	0.0989%
Benchmark - 90 Day BBSW Average for September 2020	0.0889%
Benchmark - 90 Day BBSW Average for October 2020	0.0737%
Benchmark - 90 Day BBSW Average for November 2019	0.9092%
Benchmark - 90 Day BBSW Average for December 2019	0.9001%
Benchmark - 90 Day BBSW Average for January 2020	0.8864%
Benchmark - 90 Day BBSW Average for February 2020	0.8880%
Benchmark - 90 Day BBSW Average for March 2020	0.8880%
Benchmark - 90 Day BBSW Average for April 2020	0.1708%
Benchmark - 90 Day BBSW Average for May 2020	0.0958%
Benchmark - 90 Day BBSW Average for June 2020	0.1015%
Average Benchmark Rate for Financial Year to Date	**0.4336%**





Statement of Investment and Bank Balances as at 01 November 2020

Description	Maturity Date	Investment Type	Rating	Current Interest Rate		Amount Invested
Comm Bank - Cash Management Account		AC	A1+	0.25%	$	13,062,786
Rabo 1826 Day TD - Curve	1/06/2021	TD	A1	3.30%	$	3,000,000
Police & Nurses 1827 Day TD - RimSec	8/06/2021	TD	A2	3.50%	$	2,000,000
Bank Of Queensland 730D TD - Curve	17/09/2021	TD	A2	1.65%	$	3,000,000
AMB 365 Day TD - Curve	2/12/2020	TD	A2	1.70%	$	2,000,000
NAB 365 Day TD - NAB 9295 1144	16/02/2021	TD	A1+	1.52%	$	10,000,000
ING Bank Australia 735 Day TD - RimSec	22/02/2022	TD	A1	1.60%	$	2,000,000
My State Financial Credit Union 365 Day TD - Curve	3/03/2021	TD	A2	1.65%	$	1,000,000
NAB 365 Day TD - NAB 9295 1144	4/03/2021	TD	A1+	1.30%	$	10,000,000
BankVic 273D TD - Curve	16/12/2020	TD	A2	1.75%	$	3,000,000
ING Bank Australia 729 Day TD - Curve	17/03/2022	TD	A1	1.50%	$	2,000,000
My State Financial Credit Union 245 Day TD - RimSec	8/12/2020	TD	A2	1.80%	$	3,000,000
Macquarie Bank 365 Day Term Deposit	8/04/2021	TD	A1	1.70%	$	7,000,000
Macquarie Bank 365 Day Term Deposit	22/04/2021	TD	A1	1.70%	$	5,000,000
AMP 182 Day TD - Curve	17/11/2020	TD	A2	1.65%	$	5,000,000
NAB 365 Day TD - NAB 9295 1144	2/06/2021	TD	A1+	1.00%	$	10,000,000
AMP 182 Day TD - Rimsec	1/12/2020	TD	A2	1.60%	$	3,000,000
Westpac 731 Day TD	27/06/2022	TD	A1+	1.01%	$	5,000,000
Westpac 365 Day TD	29/06/2021	TD	A1+	0.97%	$	5,000,000
Total Investments Held					$	94,062,786

Total Investments Held		$	94,062,786
Balance as per Passbook-Commonwealth Bank	418,565.64		
Add: Outstanding deposits	41,865.23		
Less: Unpresented cheques	6,900.26		
Balance as per Cash Book-Commonwealth Bank			**453,530.61**
Add- Trust Fund			**659,314.31**
Total Cash & Investments @ 01/11/2020			**95,175,631.25**

15.10 ST CLAIR CONSERVATION WORKS - STATUS REPORT

Author: **Sarah Ruberto, Business Manager Marketing Events & Culture**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **Nil**

Link to Community Strategic Plan:	EC2 – Jointly develop appropriate tourism opportunities and promote the region as a destination. CO4 – Recognise and celebrate our diverse cultural identities, and protect and maintain our community's natural and built cultural heritage. IN4 – Maintain and update existing community facilities, and support the development of new community infrastructure as needed.
Cost to Council:	The 2020/21 budget allocation for this project is $769,857 excl. GST. $382,475 has already been expended, and the total budget is over committed. It is noted that no further funds are allocated in the forward budget for this project.
Use of Reserve Funds:	The project is part funded from a $717,126 transfer from the St Clair Restoration Reserve (38209). This reserve is to be fully exhausted at the end of this project. There is also funding of $270,915 transferred from the following unexpended grants: - Office Environment & Heritage (38288) – $80,085 - Club Grants (38241) – $190,830 Again, both of these reserves will be fully exhausted at the end of this project. If the full $100,000 contingency from the Special Projects Reserve is utilised, that reserve is expected to have a balance of $1,541,448 at 30 June 2024 based on current budget allocations

RECOMMENDATION

That the report from the Business Manager Marketing, Events & Culture on the status of the St Clair Conservation Works be received.

BACKGROUND

To provide Council with an update on the current status of the St Clair Conservation Works.

REPORT

The Conservation Works at St Clair commenced in May, following the appointment of Longstone Pty Ltd as a result of their successful tender. This report provides an update of works completed on site, with an update report to be provided to Council monthly.

Program

Longstone Pty Ltd are on schedule, with the major tasks and milestones noted below.

Task Description	% completion	Comment
Preliminary work	100%	Complete
Site establishment	100%	Complete
Demolition	100%	Complete
Asbestos removal	100%	Complete
NW Drainage cell	100%	Complete
Excavation	100%	Complete
Mould & moisture remediation and sub-floor ventilation	100%	Complete.
Roofing & Guttering (Villa)	100%	Complete
Carpentry	95%	Minor works still to be undertaken
Brickwork	75%	Minor repairs to occur throughout
Steel balcony & stair	0%	Installation underway
Electrical	20%	Major upgrades commence 02/11/2020
Plumbing	0%	Rough in of bathroom and kitchen completed
Rendering & internal linings	5%	Minor sheeting works undertaken

Since the October update, the contractor has not been on site as frequently, while off site works were being undertaken by other trades.

The coming month will see the contractor focus on:

- Production and installation of steel balcony and stairs at rear of Villa – see progress photos to follow on progress to date.
- Electrical upgrade throughout to bring electrical wiring up to code, this includes relocation of meter box and new power supply to the street
- Plumbing, tiling and associated works in Coach House kitchen and bathroom
- Ceiling and plaster work throughout

The Project Manager met with the Heritage Architect and electrical contractor on-site 29 October to finalise the heritage light fittings throughout. Electrical works are due to commence early November. During this time, electricity will be unavailable to the site for up to three weeks while the establishment of a new metered connection to the pole occurs. The completion of the electrical works will see a significant part of the overall project works completed.

Budget and expenditure

To date, progress claims have been received for $758,141 from the $1,118,761 (incl. GST) total contract price. Note the contract price has been increased to include Variation-01.

Contract Variation

Variation	Description	Amount
V-01	This variation claim is for the full scope of electrical works and additional works undertaken to satisfy current building code requirements. Further works were undertaken to ensure the structural integrity of load bearing walls on the ground floor.	$72,726.27
	Total	**$72,726.27**

V-01 was finalised during September 2020. No further variations are flagged at this stage.

Contractual Issues

No contractual issues to report.

Project images

The below images show the evolution of the balcony, including removal of the old mission brown balcony, to the early installation stages of the new steel and glass balcony and stair.

15.11 GOULBURN AQUATIC CENTRE REDEVELOPMENT STAGE 1 CONSTRUCTION - OCTOBER 2020 STATUS REPORT

Author: **Matthew O'Rourke, Director Operations**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **Nil**

Link to Community Strategic Plan:	IN4 – Maintain and update existing community facilities and support the development of new community infrastructure as needed.
Cost to Council:	The approved construction budget for Stage 1 redevelopment works is $29,877,756 which is comprised of $27,032,756 for construction costs and $2,845,000 for Council costs. Expenditure to date is $4,247,724.
Use of Reserve Funds:	The project is being partly funded from the following reserves: Swimming Pool Reserve (via. Land Sales) – $3,600,000 S94A Reserve – $500,000 Special Projects Reserve – $877,756

RECOMMENDATION

That the report from the Director of Operations on the status of the Goulburn Aquatic Centre Redevelopment Stage 1 construction works be received.

BACKGROUND

To provide Council with an update on the current status of the Goulburn Aquatic Centre Redevelopment Stage 1 construction works.

REPORT

This is the October 2020 summary report for the Goulburn Aquatic Centre Redevelopment Stage 1 construction works.

Program

The following table outlines the construction program. Tasks are generally progressing in accordance with the program with finalisation of demolition works and removal of contaminated material. This table will be reviewed monthly to monitor site progress.

The Construction Certificate (CC) for earthworks and foundations (MODDA/0002/21 to DA/0425/1718) was issued on 26 October 2020. The CC permits earthworks and foundation works to commence in advance of the main building works. Site works have been interrupted by rain during the last week of October. A second CC for the main construction works will be finalised in November so building works can commence when the foundation works are complete.

Essential Energy have approved the design for the high voltage power upgrade. The approved design will be implemented by the contractor as part of the building works.

Council project staff have carried out a final review on the design plans. Feedback from this review will be incorporated into the final construction plans to be issued at the end of November 2020.

A site survey has been carried out to determine the extent of cut / fill now the contaminated material has been removed. This survey will inform the volume of soil required (if any) to replace the contaminated material removed from site.

The 50m outdoor pool opened on 9 October 2020. Attendance has been positive with 3,700 visits for the first three weeks of operations. Note, the attendance during October 2019 was 4,700 for the month.

Task description	Start	Finish	Comment
• Design amendment by FDC	27-03-20	30-08-20	Commenced & ongoing
• Project kick-off meeting with FDC & GMC	27-03-20	27-03-20	Complete
• Design amendment review # 1 by GMC	01-05-20	14-05-20	Complete
• DA modification submission	15-05-20	15-06-20	Complete
• Design amendment review # 2 by GMC	16-06-20	29-06-20	Complete
• Demolition Construction Certificate	01-07-20	07-08-20	Complete
• Demolition of existing indoor pool	20-07-20	21-09-20	Complete
• Design amendment review # 3 by GMC	27-07-20	30-08-20	Complete
• Issue Final Construction Drawings	30-08-20	21-09-20	Commenced & ongoing
• Site works / earthworks	23-09-20	18-12-20	Commenced & ongoing
• Leisure pool / main pool hall	17-11-20	18-11-21	
• Warm water pool hall / admin area	22-12-20	03-01-22	
• Grandstand	23-02-21	06-04-21	
• External works	28-07-21	08-09-21	
• Western car park	21-07-21	08-09-21	
• Eastern car park	04-08-21	06-09-21	
• Commissioning / handover	29-10-21	26-01-22	

Now the contaminated material has been removed the contractor will review the project schedule over the next month to determine what impact (if any) removal of this material has had on the construction program.

Project Budget and Expenditure

Expenditure Component	Budget Amount	Actual Expenditure
Construction Costs		
• Stage 1 construction	$26,353,247	$3,077,356
• Gymnasium	$679,509	-
Sub-total	$27,032,756	-
Council Costs		
• Outdoor 50m pool	$400,000	$316,245
• Preliminary works	$650,000	$506,163
• Café & gym fit-out	$300,000	-
• Extra 100 kW solar	$195,000	-
• Contingency	$1,300,000	$347,960
Sub-total	$2,845,000	$1,170,368
Total	$29,877,756	$4,247,724

The contractor has finalised the price the additional 100kW solar capacity at $171,380. The RFT documents requested a 100 KW system with Council including a Provisional Sum of $195,000 for an additional 100 kW, taking the total solar capacity for the centre to 200 kW. Therefore there is sufficient funds to include the additional 100 kW solar capacity.

The expenditure to date is for works on the outdoor 50m pool, design, planning and tender documentation, demolition of the existing indoor pool and removal of contaminated material.

The October 2020 progress claim has been received for $734,834.

Project Variations.

Variation	Description	Amount
VO-01	This variation claim is for removal of contaminated material encountered during demolition works. This was a nominated exclusion in FDC's RFT submission.	$347,960
Total		**$347,960**

The site survey and earthworks calculations will inform whether some additional material is required to offset the contaminated material volume removed from site. The outcome of these calculations was not available when this report was prepared and will be reported in the November Status Report.

Contractual Issues

Nil contract issues to report for October 2020.

Priorities for next month

The priorities over the next month will be to commence earthworks and piling. These tasks are expected to take around five weeks with favourable weather. Once these tasks are complete works on the pool structures will begin.

Finalisation of the building CC is required to permit the pool structure works to commence.

Project Control Group (PCG)

A condition of the project funding agreement is to establish a PCG to monitor and review the progress of the project. The Office and Sport and Goulburn Mulwaree Council are to be represented on the PCG. This status report also serves as the monthly status report discussed at the PCG meetings.

The October 2020 PCG Meeting occurred on 29 October 2020. The November 2020 PCG meeting is scheduled for 26 November 2020.

The Office of Sport project representative will inspect the site before the end of the year.

Project Risks

The significant project risks for October 2020 are as follows:

- Wet weather delays during earthworks.
    - Regular monitoring of weather forecasts – monitor and reporting.
- Delayed approval of the building Construction Certificate
    - Delays in finalising the building CC may impact progress of construction works – regular monitoring and follow up.
- Project interruptions due to COVID-19.
    - Follow up to date government directives and site protocols – monitor.

Aerial View

Entrance View

View From Park

Main Concourse

Café

Leisure Pool

15.12 GOULBURN PERFORMING ARTS CENTRE - OCTOBER 2020 STATUS REPORT

Author: **Matthew O'Rourke, Director Operations**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **Nil**

Link to Community Strategic Plan:	CO2.2 – Development and delivery of new and existing cultural and creative assets, including built heritage assets.
Cost to Council:	The approved construction construction budget in the 2019/20 budget is $18,950,000. Expenditure to date is $ 6,065,463
Use of Reserve Funds:	The project is being partly funded from the following reserves: S94A (38145) - $459,796 (projected balance at 30 June 2023 of #388,780.

RECOMMENDATION

That the report from the Director of Operations on the status of the Goulburn Performing Arts Centre construction be received.

BACKGROUND

To provide Council with an update on the current status of the Goulburn Performing Arts Centre construction works.

REPORT

This is the October 2020 summary report for the Goulburn Performing Arts Centre construction works.

Program

Following is the current construction program for the Goulburn Performing Arts Centre. Note, there is no time contingency in this program which may arise due to inclement weather or other issues, these will be considered on a case by case basis.

Task description	Start	Finish	Comment
• GMC Preliminary Works	01-09-19	31-01-20	Complete
• Site Establishment	29-11-19	20-12-19	Complete
• Preliminary and Enabling Works	06-01-20	31-03-20	Complete
• Groundwork and Sub-structure	01-04-20	20-08-20	Complete
• Structural Works	04-08-20	31-12-20	Commenced and ongoing
• Roofing and Cladding	01-12-20	29-01-21	
• Services & Finishes	01-09-20	10-06-21	Commenced and ongoing
• External Works	28-01-21	09-05-21	
• Commissioning and Handover	03-06-21	20-09-21	
• Completion	20-09-21	08-10-21	

Works on placement of precast wall panels for the auditorium structure have progressed over the last month. 140 of the 210 precast panels have now been installed. These are generally larger panels and experienced some interruptions due to wind and rainfall over the last month.

Topping of the hollow core floor with cast in situ concrete continued during October. Also, backfill of the building excavation around on building perimeter with a drainage layer has progressed over the last month.

Manufacture of the precast concrete panels is ongoing, with the next stage to be ground floor level panels. Precast panel detailing is now complete and manufacture of the remaining panels is underway.

Structural steel drawings review is now complete and steel fabrication is continuing off site. Placement of the structural steel will progress in conjunction with the ground floor level precast panels. The aim is to have the auditorium structure and roof largely in place before the Christmas break. Note, this does not include the fly tower structure.

The new substation was delivered late October 2020. Installation of the substation is scheduled for November although this is subject to coordination with Essential Energy. The lift and mechanical equipment have arrived and are scheduled for installation over the coming months.

Planning works and design review are now ongoing for the internal building fit out which will commence in 2021.

Construction Phase Budget and Expenditure

Expenditure Component	Budget Amount	Actual Expenditure
Construction Costs	$16,534,343	$4,161,392
Council Costs		
• Preliminary works	$1,490,657	$1,159,097
• Café fit-out	$125,000	
• Contingency	$800,000	$310,878
Sub-total	$2,415,657	
Total	**$18,950,000**	**$6,065,463**

The October 2020 progress claim has been received for $744,974.

Project Variations

Variation	Description	Amount
VO-01	This variation claim is for additional piling works including extra screw piles, pile caps and foundation adjustments to accommodate the additional piles.	$123,742
VO-02	This variation claim is for additional overhead costs associated with completion of Construction Certificate 1 works.	$128,000
VO-03	This variation is for additional structural steel required for floor support compared to that included in the initial tender.	$59,136
Total		**$310,878**

There are no variation requests to consider for October 2020.

Contractual Issues

Extension of Time	Description	Revised PC Date
EOT-01	The contractor submitted an Extension of Time request in May 2020 for three days due to inclement weather. The request was granted.	23-09-21
EOT-02	The contractor has submitted several requests for an Extension of Time totalling seven days for the substantial rainfall during August plus wind effected days. These requests have been granted	01-10-21
EOT-03	The contractor has submitted several requests for an Extension of Time totalling seven days for rainfall and wind effected days in late September and October. These requests have been granted	08-10-21

There are no other contractual issues to report for October 2020.

Project Control Group (PCG)

A PCG Meeting is conducted each month between GMC and CreateNSW, a project funding partner. The purpose of the PCG is monitor and review progress of the project on a monthly basis. A PCG meeting was held on 29th October 2020 and the next PCG meeting is scheduled for 26th November 2020. This status report also serves as the monthly status report discussed at the PCG meetings.

The CreateNSW project representative will inspect the site before the end of the year.

Priorities for next month

Placement of the larger precast wall panels will continue during November. Installation of the structural steel will commence and progress in conjunction with the wall panel installation.

A hydraulic booster point for the building firefighting system will be installed on the median threshold.

Installation of connector plates for the precast panels will be ongoing during November with approximately 1,000 plates to be installed in the auditorium structure.

Installation of the new pad mount substation is scheduled for November.

Project Risks

The significant project risks for September are as follows:

- Timely review of internal fit out drawings by the construction team and architect team to clarify technical details and permit placement of orders.
    - Regular meetings between project team and architect to monitor progress.
- Extent of works in the existing McDermott Centre building.
    - The contractor is planning for upcoming works the McDermott Centre building including installation of service ducts, demolition of internal walls and installation of a fire sprinkler system. This work requires thorough investigation to clarify the scope of works as the heritage nature of the existing building may present some unknown issues.
    - Design for an alternate performance based fire protection system has has been prepared and is currently under review for installation.

- Weather
    - Higher than normal winds are currently being experienced and can impact operation of the crane. This may affect placement of the auditorium precast concrete panels which commenced in October and will continue in November. The carne is fitted with a wind speed monitor that alerts high wind speeds.

Recent Photos of Goulburn Performing Arts Centre

AUSSIE KIPS

15.13 NATURAL DISASTER ESSENTIAL PUBLIC ASSET RESTORATION PROJECT - OCTOBER 2020 STATUS REPORT

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

Authoriser: **Warwick Bennett, General Manager**

Attachments: **Nil**

Link to Community Strategic Plan:	IN2.2 Eliminate network safety hazards when identified In3.2 Implement road infrastructure capital works and maintenance programs
Cost to Council:	Nil. Funded from the Natural Disaster Assistance Response – Natural Disaster No: AGRN 898 Floods $6,005,550 and Natural Disaster No: AGRN 871 Fire $1,399,175 (Total $7,404,725). Expenditure to Date: $1,093,202
Use of Reserve Funds:	Nil

RECOMMENDATION

That the report from the Business Manager Works on the status for the Natural Disaster Essential Public Asset Restoration Project received.

BACKGROUND

As per item 15.4 in the 21 April 2020 Ordinary Council Meeting regarding the February 2020 Flood Response, Goulburn Mulwaree Council (GMC) incurred a combined total of $7.4 million in storm and fire damage to the local and regional road network. Funds for damage repair have been approved by the NSW Government Office of Justice, with Council engaging an experienced consultant Project Engineer to oversee the delivery of the repairs.

REPORT

This is the October 2020 status report for the natural disaster repair works.

As noted in the previous status report for August and September 2020, another storm and flooding event was declared a Natural Disaster on 11 August 2020 (AGRN 923). This event saw additional roads damaged and an increase in damage to current roads already assessed from the February storms. This August event resulted in a number of roads being re-prioritised for urgent works.

This month has seen the completion of major erosion and causeway damage repairs on Forest Siding Road, completion of stage 1 Canyonleigh Road (drainage repairs and gravel replacement), commencement of Norwood Road pavement and bitumen seal, and the commencement of substantial drainage, erosion and culvert repairs on Jerrara Rd.

The project continues to make monthly reimbursement claims with Transport for NSW for emergency works and Essential Asset Restoration with current claims to date totaling $725,599.71 which includes Councils contribution of $29,000.00.

The following table lists the updated summary of works completed to date.

Works Complete			
Road Name	**Description of works**	**Status**	**Cost**
Bungendore Rd	Drainage Repairs and roadside erosion	Complete	$352,890
Sandy Point Rd	Gravel replacement and drainage repairs	Complete	$128,241
Caoura Road	Stage 1 works (road and drainage repairs)	Complete	$218,921
Narelle Ln	Drainage Repairs and roadside erosion	Complete	$29,304
Apps Ln	Drainage Repairs and roadside erosion	Complete	$40,209
Arthurs Rd	Drainage Repairs and roadside erosion	Complete	$45,178
Carters Cl	Drainage Repairs and roadside erosion	Complete	$40,433
Jacqua Rd	Grading repairs Stage 1	Complete	$11,437
Willandra Rd	Causeway repairs – rock protections and asphalt	Complete	$57,589
Canyonleigh Rd	Drainage repairs and roadside erosion	Complete	$169,000
		Sub –total	$1,093,202

The following table lists the updated summary of works in progress.

Works in Progress			
Road Name	**Description of works**	**Status**	**Cost**
Jerrara Rd	Repair works to numerous areas along road	Ongoing	$384,807
Norwood Rd	Repair works	Ongoing	$57,122
Bungendore Rd	Additional repair works	Ongoing	$ 51,638
Wollongorang Rd	Gravel replacements completed, drainage repairs to be completed	Ongoing	$84,029
Forest Siding Rd	Specialist Erosion and Sedimentation works to repair substantial erosion and mitigation works and reconstruction causeway includes stage 2.	Ongoing	$248,297
		Sub-total	$825,893
		Total to date	$1,919,095
		Balance	$5,485,630

The following table lists the works yet to commence.

Works Not Commenced					
Road Name	**Estimate**	**Road Name**	**Estimate**	**Road Name**	**Estimate**
Merilla Lane	$31,701	Range Rd	$38,872	Hetherington St	$83,459
Forest Lodge Culverts	$141,262	Rhyanna Rd	$85,830	Lambs Lane	$23,827
Canyonleigh Stage 2	$589,391	South Marulan	$21,203	Langi Rd	$14,216
Sandy Point Stage 2	$140,382	Windellama Rd	$29,795	Lumley Rd	$3,389
McDermott Dr	$9,500	Towrang Rd	$242,444	Merilla Lane	$31,701
Highlands Way	$162,620	Caoura Rd	$1,162,284	Mt Baw Baw Rd	$21,122
Taralga Rd	$73,007	Chugga Rd	$19,070	Mountain Ash Rd	$51,462
Cullarin Rd	$3,223	Fettlers Rd	$98,426	Parkesbourne Rd	$119,685
Gurrundah Rd	$19,957	Breadalbane	$9,918	Pomeroy Milford Rd	$13,389
Middle arm Rd	$118,042	Bullamalita Rd	$101,136	Pontilla Lane	$23,524
Oallen Ford Rd	$203,896	Carrick Rd	$147,965	Steins Lane	$59,807
Pomeroy Rd	$20,095	Coopers Lane	$12,830	Stewarts Crossing Rd	$11,077
Dennys lane	$57,124	Covan Creek Rd	$438,064	Stillwater Rd	$11,266
Fenwick Creek Rd	$26,806	Yarralow Rd	$12,019	Tarlo River Rd	$4,200
Spa Road	$22,654	Mogo Rd	$35,641	Tiyces Lane	$29,515

Project Variations

Nil approved variations

Contractual Issues

Delay in Jerrara Road commencement due to issues with contractor documentation.

Overall Project Timeframe

The Natural Disaster was declared on 11th February 2020 and Emergency response commenced on 12th February 2020. Under the NSW Natural Disaster Essential Public Asset Restoration Guidelines Council must complete the works within two (2) years after the end of the financial year in which the disaster occurred. Under the above arrangements the works associated with response to the damage will need to be completed by the 30th June 2022.

Priorities for next month

- Develop the vegetation disposal methodology for Caoura Rd (Fire damage) from ch. 16.37km to ch. 21.20km.
- Finalise and advertise the “Natural Disaster Restoration RFQ” to include the balance of the repair works. This RFQ will also be prepared to cover the damage from the August floods.
- Complete the higher risk repairs on Jerrara Road.
- Finalise detail scope for difficult sites e.g. Canyonleigh Road causeway, Parkesbourne Road Floodway, Middle Arm Box Culvert scour protection

Project Risks

The significant project risks for October 2020 are as follows:

- Procurement Timeframes.
    - Utilisation of panels and procurement exemptions for urgent works.
- New Natural disaster events.
    - Roads being reassessed and prioritised and programmed into current works.
- Weather causing delays.
    - Schedule of appropriate works in line with weather forecast.
- Project interruptions due to COVID-19.
    - Follow up to date government directives and site protocols – monitor.

Bungendore Road – Before

Bungendore Road – After

Completed works at Forest Siding Road Culvert

Repair of drainage scours at Canyonleigh Road

15.14 MOUNTAIN ASH ROAD BLACKSPOT PROJECT - OCTOBER 2020 STATUS REPORT

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

Authoriser: **Warwick Bennett, General Manager**

Attachments: **Nil**

Link to Community Strategic Plan:	IN3.2 Implement road infrastructure capital works and maintenance programs
Cost to Council:	Nil. Works fully funded through the Australian Government Blackspot program to the value of $1,581,358 The expenditure to date is $649,828
Use of Reserve Funds:	Nil

RECOMMENDATION

That the monthly status report on Mountain Ash Road Blackspot project from the Business Manager of Works be received.

BACKGROUND

To provide Council with an update on the current status of the Mountain Ash Road Blackspot project, which stretches from Jerrara Road at Bungonia, west towards Goulburn. The project is extended over a 7km segment with road widening and pavement overlay the major apects of the road improvements.

REPORT

This is the October 2020 summary report for the Mountain Ash Road Blackspot project.

Program

The following table outlines the construction program. Works have been further delayed in October due to wet weather and issues experienced with GPS machine control equipment.

Task description	Start	Finish	Comment
• Road widening	1/7/20	17/9/20	Complete
• Installation of 3 x cell 600mm culvert	25/8/20	27/8/20	Complete
• Installation single cell 600mm culvert	8/9/20	10/9/20	Complete
• Raise existing headwalls	9/9/20	22/9/20	Complete
• Re shape batters	1/8/20	18/9/20	Complete
• Table drain improvements	1/8/20	25/9/20	Complete
• Bitumen seal overlay of widened section	17/9/20	17/9/20	Complete
• Crushing of gravel for overlay	18/9/20	9/10/20	Complete
• Commence pavement overlay	12/10/20	2/12/20	Commencing early Nov.
• Bitumen sealing of overlay area	16/12/20	24/12/20	Not commenced
• Completion		22/1/2021	

Gravel crushing of 8,500m3 of gravel has been completed in anticipation of the gravel overlay of a 4.2km section of Mountain Ash Road which will now commence in early November 2020.

Project Budget and Expenditure

Expenditure Component	Budget Amount	Actual Expenditure
Construction Costs		
• Drainage/Stormwater & bulk earthworks	$432,453	$259,328
• Pavement/wearing course/project management	$795,313	$295,976
• Vegetation	$84,000	$94,319
• Guard rail, signage and line marking	$171,245	$205
• Contingency 5%	$78,346	$0
Sub-total	**$1,581,358**	**$649,826**

Expenditure Variations

Nil expenditure variations to report

General Project Issues

- Decision was made not to commence pavement overlay until after the October long weekend school holidays due to increased traffic during this period.
- Two week delay due to storm damage incurred in August 2020.
- Two week delay of the gravel overlay due to crusher break down in September 2020.
- Two week delay wet weather in October 2020 with 138mm of rain received on site.
- Two week delay due to GPS machine control issues.

As at the end of October 2020 the revised completion date is 22/1/2021

Priorities for next month

- Resolve GPS survey issues to assist GPS grader control equipment.
- Commence gravel overlay of existing pavement on 10th November 2020.
- Line mark of widened section of Mountain Ash Road by 18th November 2020.

Project Risks

- Weather causing delays
  - Four weeks in total have been lost to wet weather
- Through traffic, works occurring under strict traffic control conditions
  - Additional VMS (variable message board) has been placed on site warning motorists of the pending road works, additional to the traffic control signage
- Project interruptions due to COVID-19.
  - Nil to report

Bitumen over seal of widened section of Mountain Ash Road

15.15 COOKBUNDOON PAVILION UPGRADE - OCTOBER 2020 STATUS REPORT

Author: **Robert Hughes, Business Manager Community Facilities**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **Nil**

Link to Community Strategic Plan:	IN4 – Maintain and update existing community facilities and support the development of new community infrastructure as needed.
Cost to Council:	The approved budget for the upgrade of the Cookbundoon Pavilion is $1,072,884. Expenditure to date is $18,397
Use of Reserve Funds:	The project is being funded from the following reserves as resolved at the 21st July 2020 Ordinary meeting of Council:21st July 2020 Ordinary meeting of Council: Community Infrastructure Reserve Fund - $500,000 The balance of the budget ($572,884) is grant funded from the Local Roads and Community Infrastructure Grant Program.

RECOMMENDATION

That the report form the Business Manager Community Facilities on Cookbundoon Pavilion Upgrade Status Report be received.

BACKGROUND

To provide Council with an update on the current status of the Cookbundoon Pavilion Upgrade.

REPORT

This is the October 2020 summary report from the Cookbundoon Pavilion Upgrade.

Program

Following is the current program for the Cookbundoon Pavilion Upgrade and status of each component. Note additional tasks may be added as the project progresses.

Task description	Start	Finish	Comment
Advertising of RFT	15-09-20	20-10-20	Complete
Closing of RFT	20-10-20	20-10-20	Complete
Procurement of electrical and demolition contractors	13-10-20	03-11-20	Complete
Review of submissions and Council Report for RFT	04-11-20	17-11-20	Commenced
Engagement of contractor for design and construction of pavilion	06-11-20	06-11-20	
Commencement of demolition and electrical works	24-11-20	20-12-20	
Commencement of construction of pavilion	TBD	TBD	
Commissioning and Handover	TBD	TBD	
Completion	30-06-21	30-06-21	

The Request for Tender for Cookbundoon Pavilion Upgrade closed on the 20th October 2020. Tender submission have been evaluated and reported in a separate report titled 2021T0005 Cookbundoon Pavilion Upgrade Tender Report.

A detailed program of works will be completed by the successful tenderer when a contract has been awarded. The required completion date for this project is the 30th June 2021 as outlined in the grant funding agreement.

Expenditure to Date

Expenditure to date is $18,397 on preliminaries including concept design, geotechnical information, service investigations, review of environmental factors, approvals and preparation of tender documents. The estimated costs of each item and the progress payments to the end of September 2020 are outlined in the table below.

Expenditure Component	Budget Amount	Actual Expenditure
Preliminaries	$21,884	$18,397
Power Relocation	$19,000	
Demolition	$24,000	
New Pavilion (370m2)	$960,000	
Contingency (5%)	$48,000	
Total	**$1,072,884**	**$18,397**

Project Variations

Nil to report

Contractual Issues

Nil to report

Priorities for next month

The following priorities have been identified for the month of November:

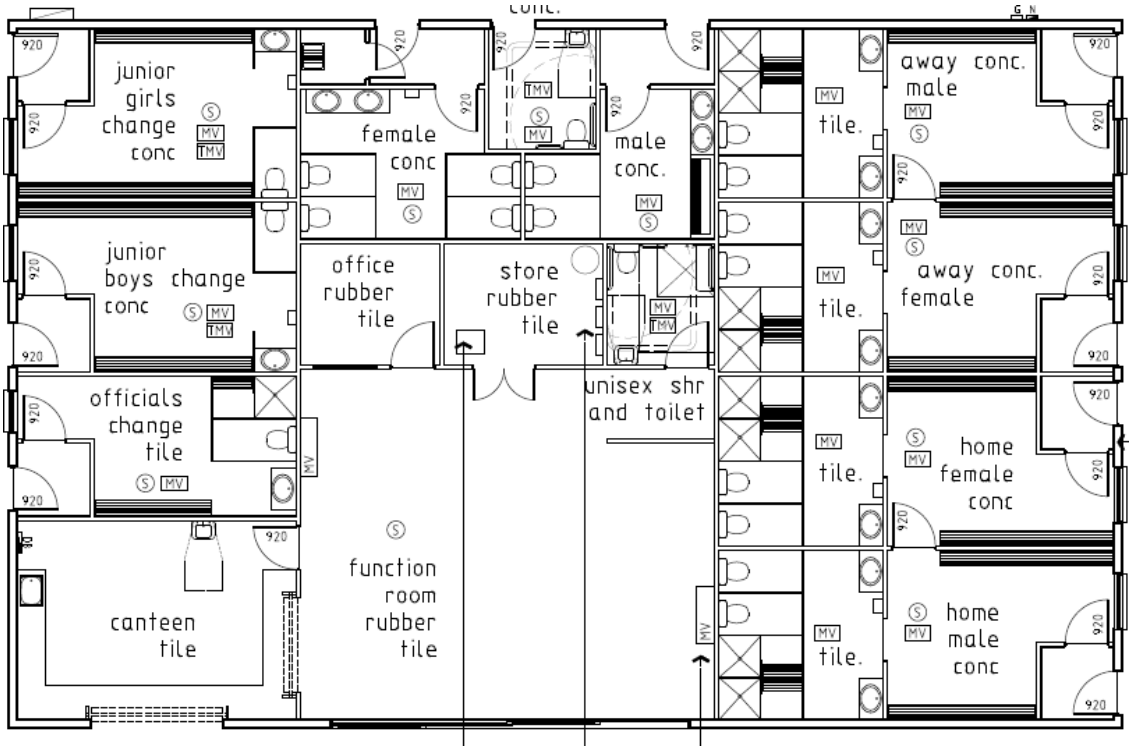
- Consultation with user groups;
- Relocation of irrigation controls;
- Engagement of successful tenderer;
- Demolition of existing pavilion; and
- Disconnection of electrical connection to existing pavilion.

Project Risks

The significant project risks and control measures for October are as follows:

- The tendered prices are above the allocated budget;
    - Refer to 2021T0005 Cookbundoon Pavilion Upgrade Tender Evaluation.
- Project interruptions due to COVID-19
    - Follow up to date government directives and site protocols – monitor.

Existing Building, with proposed footprint of new building



Draft internal layout of building

15.16 CANBERRA REGION JOINT ORGANISATION BOARD MINUTES - 26 OCTOBER 2020

Author: **Warwick Bennett, General Manager**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Canberra Region Joint Organisation Board Meeting Minutes 26 October 2020**

Link to Community Strategic Plan:	CL4 Actively investigating and communicate funding sources and collaboration opportunities that can strengthen the region
Cost to Council:	The cost of attending these meetings is covered in the Operational cost
Use of Reserve Funds:	Nil

RECOMMENDATION

That the minutes from the Canberra Region Joint Organisation Board meeting of the 26 October 2020 be noted.

REPORT

Please find attached the minutes of the Canberra Region Joint Organisation (CRJO) from their meeting held on the 26 October 2020. These minutes are presented to Council for information.

CANBERRA REGION
JOINT ORGANISATION

CRJO BOARD MEETING

Monday, 26 October 2020

10:00am – 12:00pm

Zoom Videoconference

Meeting ID 920 6506 7728

Our Region…

Dynamic

Innovative

Connected

…Compelling!

CRJO Board Meeting – Monday 26 October 2020

AGENDA

1. Opening Meeting & Acknowledgement of Country 4
2. Welcome 4
3. Apologies 4
4. Disclosure of Interest 4
5. Notice of Rescission 4
6. Notice of Motions 4
7. Urgent Business 4
8. Presentations 5
8.1. Telstra – Emergency Preparedness 5
9. Confirmation of Minutes 5
10. Matters in Progress 5
11. Chair's Minute 5
12. Reports to Joint Organisation 6
12.1. CRJO Chairs Report 6
12.2. Regional Workforce Strategy 6
12.3. CRJO Operational Report 6
12.4. CRJO Financial Reports 7
12.5. Disaster Resilience Program 7
12.6. CRJO Working Groups - Actions 7
13. CRJO Governance Reports 7
14. Office of Local Government Update 8
15. Regional NSW Update 8
16. ACT Government Update 8
17. Confidential Matters 9
18. Close 9

CRJO Board Meeting – Monday 26 October 2020

PRESENT	
Bega Valley Shire Council	Mayor Cr Russell Fitzpatrick Dr Alice Howe
Goulburn Mulwaree Council	Mayor Bob Kirk Mr Warwick Bennett
Hilltops Council	Mr Anthony O'Reilly
Queanbeyan-Palerang Regional Council	Mayor Tim Overall Mr Peter Tegart
Snowy Monaro Regional Council	Mayor Peter Beer Mr Peter Bascomb
Snowy Valleys Council	Mayor James Hayes OAM – **Deputy Chairperson** Mr Matthew Hyde
Upper Lachlan Shire Council	Mayor John Stafford Ms Colleen Worthy
Wingecarribee Shire Council	Mayor Duncan Gair Mr Barry Paull
Yass Valley Council	Mr Chris Berry
ACT Government	Mr Sam Engele
East Gippsland Shire Council	Mr Anthony Basford
Wagga Wagga City Council	Mayor Greg Conkey OAM Mr Peter Thompson
Canberra Region Joint Organisation	Ms Kalina Koloff Ms Justine Kim
GUESTS	
Resilience NSW	Mr Daryl Clifton
Jennifer Lang Australia	Jennifer Lang Australia
Office of Local Government	Karen Purser
NSW Government – Regional NSW	Ms Heidi Stratford
Telstra – Regional Australia Team	Larissa Copeland Chris Taylor

CRJO Board Meeting – Monday 26 October 2020

1. Opening Meeting & Acknowledgement of Country

Note that in the absence of Rowena Abbey that James Hays chair the meeting.

The Chairperson opened the meeting at 10:00am.

The Chairperson acknowledged aboriginal elders past, present and emerging of the many council areas the CRJO Board meets upon and the indigenous heritage across the CRJO region.

2. Welcome

The Chairperson welcomed Mayor Cr Russell Fitzpatrick, newly appointed mayor of Bega Valley Shire Council.

3. Apologies

RESOLVED

That the apologies of Rowena Abbey, Leanne Barnes, John White, and Brian Ingram be accepted.

Moved B.Kirk / T.Overall

Carried

4. Disclosure of Interest

Nil

5. Notice of Rescission

Nil

6. Notice of Motions

Nil

7. Urgent Business

Nil

Mr Warwick Bennett joined the meeting at 10:12am.

CRJO Board Meeting – Monday 26 October 2020

8. Presentations

8.1. Telstra – Emergency Preparedness

Presenters: Larissa Copeland, Regional Engagement Manager

Chris Taylor, Regional General Manager

- Larissa Copeland working to integrate Telstra info into Emergency Dashboard progress is ready to go this week.
- CRJO to work with Telstra to ensure required formatting works prior to launch.
- QPRC raised potential for discounts on bulk purchase of emergency kit – Telstra to refer account representative to reach out to CRJO to progress.

Larissa Copeland and Chris Taylor left the meeting at 10:50 am.

9. Confirmation of Minutes

RESOLVED

That the CRJO Board meeting minutes from 13-14 May 2020 be confirmed.

Moved D. Gair / B Kirk

Carried

10. Matters in Progress

RESOLVED

That the CRJO Board note the Action List.

Moved P. Beer / D.Gair

Carried

11. Chair's Minute

Nil

CRJO Board Meeting – Monday 26 October 2020

12. Reports to Joint Organisation

12.1. CRJO Chairs Report

RESOLVED

That that the CRJO Board note the Chairs Report and receive copies of correspondence

Moved D. Gair / B. Kirl

Carried

12.2. Regional Workforce Strategy

Reporting Officers: Ms Kalina Koloff and Mr Peter Tegart

RESOLVED

That the CRJO Board

1. *Note the Regional Workforce Strategy has been delivered and received by Councils.*
2. *CRJO to share each individual LGA Reports and full report of Regional Workforce Strategy via Sharepoint with minute of this meeting. See: Regional Workforce Strategy.*
3. *Request CRJO arrange a presentation of the Online aggregator Portal from the Skilling for Recovery working group at a future Board meeting.*
4. *Note that GMAG will receive a report regarding the updating of the infrastructure pipeline ("pipe" software) to capture some of the multipliers from major projects including job types, training requirements and skills and present to future Board meeting.*

Moved T. Overall / B. Beer

Carried

12.3. CRJO Operational Report

RESOLVED

That the CRJO Board note the CRJO Operational Report.

Moved B. Kirk / P. Beer

Carried

CRJO Board Meeting – Monday 26 October 2020

12.4. CRJO Financial Reports

RESOLVED

That the CRJO Board

1. *Note the financial position of the CRJO as at 30 September 2020.*
2. *Note the future reports include additional narrative covering key risks and emerging issues*
3. *Note the CRJO Annual report for 2019-2020 with audit statement will be included in December board meeting*

Moved B. Kirk / T. Overall

Carried

12.5. Disaster Resilience Program

RESOLVED

That the CRJO Board receives the update from Resilience NSW.

1. *Note the Emergency Dashboard is anticipated to be released within the next 2 weeks.*

Moved D. Gair / T. Overall

Carried

12.6. CRJO Working Groups - Actions

RESOLVED

That the CRJO Board note the Working Group report.

1. *CRJO CEO will provide a further update for the working group regarding the purpose, membership and alignment to strategic priorities at the December board meeting.*

Moved D. Gair / B. Kirk

Carried

Berry Paul left the meeting room at 11:33am.

13. CRJO Governance Reports

13.1. That the CRJO Board note 2019-2020 Public Interest Disclosure Form submitted to OLG

Moved B. Kirk / P. Beer

Carried

CRJO Board Meeting – Monday 26 October 2020

14. Office of Local Government Update

RESOLVED

That the CRJO Board receives the update from Office of Local Government.

Moved B. Kirk / P. Beer

Carried

15. Regional NSW Update

RESOLVED

That the CRJO Board

1. *Receive the update from Regional NSW.*
2. *Note discussion about recent meetings with Regional NSW Deputy Secretary, Chris Hanger regarding infrastructure prospectus. Request action by CRJO to prepare a letter to NSW Government agencies via the South East Regional Leadership Executive to encourage subscription and use of Pipe software to further build a picture of all proposed and planned infrastructure programs.*
3. *Note discussion on opportunities arising from the skilling for recovery programs and the role for local government at key employers of cadets, trainees and apprentices. Request action by CRJO to prepare letters outlining the opportunity to support Local Government to offer transition pathways and build capabilities of new employees. Note the potential commitment of the sector to replace outgoing or retiring senior staff with up to two trainees or cadet replacements.*
4. *Note discussion from Goulburn Mulwaree Council expressing frustration dealing with Dept Planning, Industry and Environment in the development and finalisation of their urban housing strategy. Request Regional NSW follow up status of Urban Housing Strategy with DPIE and report back..*

Moved P. Beer / B. Kirk

Carried

16. ACT Government Update

RESOLVED

That the CRJO Board

1. *Receive the update from ACT Government.*
2. *Note that ACT Labor party re-elected in coalition with the Greens, Andrew Barr returned as Chief Minister.*
3. *Note that expecting all the ministries to be announced next week.*

Moved B. Kirk / P. Beer

Carried

17. Confidential Matters

Nil

18. Close

The Chairperson closed the meeting at 12:01pm.

15.17 GOULBURN MULWAREE YOUTH COUNCIL MEETING NOTES - 30 OCTOBER 2020

Author: **Carol James, Councillor**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Youth Council Meeting Minutes 30 October 2020**

Link to Community Strategic Plan:	Our Civic Leadership
Cost to Council:	Nil
Use of Reserve Funds:	Nil

RECOMMENDATION

That the report from Cr Carol James in relation to the Goulburn Mulwaree Youth Council Meeting Notes held on the 30 October 2020 be received.

BACKGROUND

A meeting of the Goulburn Mulwaree Youth Council Meeting Notes held on the 30 October 2020.

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 October 2020 5pm
Council Chambers

Attendees

Charlotte, Millie, Sarah-Grace, Zoe, Ben, Holly, Cole, Henry & Blake.

Apology

Nil

Discussion Items

- Introduction to Monica Bridges who is an Aboriginal artist who conducted a workshop on aboriginal images and culture to help us design our logo for the NSW Youth Conference.
- Discussion about the conference on speakers and entertainment
- Mindfulness Garden – chose seats, plants and discussed ideas for a water feature
- Zoe reported on her speech on Climate Change at NSW Youth Parliament
- Holly going to attend Rhythm and Recovery this Friday and learn to instruct and support people with mental health issues.

Action List

Nil

Next Meeting: 5pm, 27 November 2020, Council Chambers

15.18 COPFORD REACH WORKING PARTY MINUTES - 5 NOVEMBER 2020

Author: **Warwick Bennett, General Manager**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Copford Reach Working Party Minutes - 5 November 2020**

Link to Community Strategic Plan:	CO1 – Access to Community Infrastructure
Cost to Council:	Nil at this stage
Use of Reserve Funds:	Nil at this stage

RECOMMENDATION

That the Copford Reach Working Party Minutes dated 5 November 2020 report from the General Manager be noted.

BACKGROUND

Council has established a Working Party to investigate options and opportunities to upgrade the Copford Reach and adjacent reserve.

REPORT

At the Council Meeting on the 15 September 2020 Council passed a resolution to set up the Copford Reach Working Party. This Working Group had their first meeting on the 5 November 2020. The minutes from that meeting are attached.

Copford Reach Working Party Minutes

Meeting Details

Thursday 5 November 2020 at 5.30pm
Council Chambers

Invited Attendees

Deputy Mayor Peter Walker (Chair), Mayor Bob Kirk, Dale Godber, Karen Whitaker, Brian Spilsbury, Sam Bell – arrived at 5.47pm (Goulburn Barefoot Waterski Club), Bill Starr (Goulburn Lions Club Inc.) & Warwick Bennett (Goulburn Mulwaree Council)

Apology

Cr Andrew Banfield

Discussion Items

1. Election of Chair of Copford Reach Working Party
   It was agreed the Deputy Mayor Peter Walker chair this working party.

2. Review and seek clarification on brief
   It was agreed the brief was clear.

3. List Opportunities – the following was listed
   - i. Access - to boat ramp
     - a. At Josephs Gate – pedestrian only
     - b. At Wollondilly Ave – pedestrian only - where will the cars park
   - ii. Car park adjacent to boat ramp
   - iii. Access point along the river at various point
   - iv. Vegetation removal – willows and weeds
   - v. Native Animals in particular platypus
   - vi. Boat Shed reserve – removal of dead pine trees and upgrade of boat shed
   - vii. Location of walking track - will it be on the road way or higher out of the flood waters
   - viii. Weir adjacent to Tully Park – what is its future – removal/restore/replace
   - ix. Canberra University student study papers – the General Manager to provide
   - x. Toilets facilities – where and how many
   - xi. Restricting access after dark and restricting vehicles along track unless event happening
   - xii. Width of walking track – shared path is proposed to be 2.5 meters
   - xiii. Location of shade areas
   - xiv. Restriction on pets – mainly dogs
   - xv. Protection of assets during floods

4. Review Recreational Fishing Working Party recommendations – discussion took place over access at Pejar Dam and why can't you Kayak at Pejar

5. Priority Projects – it was agreed to defer prioritisation until the working party has view the University Student research

6. Information for next meeting
   a. Karen Whitaker to review vegetation issues
   b. Lions Club to cost repairs to Boat Shed
   c. Dale Godber to review locations of assets

7. General Business - Nil

8. Date of next Working Party meeting - Thursday 3rd December at 5.00pm

Meeting closed at 6.08pm

Copford Reach Working Party
Action List

No	Project	Description	Working Party Members	Update on actions
1				
2				
3				
4				

15.19 CORPORATE & COMMUNITY SERVICES DIRECTORATE REPORT OCTOBER 2020

Author: **Brendan Hollands, Director Corporate & Community Services**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Corporate & Community Services Directorate Report October 2020**

Link to Community Strategic Plan:	CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community.
Cost to Council:	Nil
Use of Reserve Funds:	Nil

RECOMMENDATION

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

BACKGROUND

The purpose of this report is to provide an update on the monthly activities of the Corporate & Community Services Directorate.

REPORT

Please find attached the monthly report on the activities of the Corporate & Community Services Directorate for the month of October 2020.

Corporate & Community Services

Directorate Report

October 2020

PRIDE

Passion Respect Innovation Dedication Excellence

Table of Contents

Contents

1. Innovation & Technology 3
2. Finance 3
3. Governance 3
4. Customer Service 4
5. Property & Community Services 5
   5.1 Property Services 5
   5.2 Community Services 8
6. Marketing, Events & Culture 13
   6.1 Marketing & Events 13
   6.2 Museums 17
   6.3 Library 22
   6.4 Art Gallery 26

1. Innovation & Technology

Listed below are some of the projects/activities currently underway in Innovation & Technology:

- 2020/2021 IT Equipment rollout is in progress.
- The first part of the office upgrades for the Utilities area has been complete. This was a full re wire of power and computer data. IT worked in with Building maintenance who also were able to re carpet and paint.
- Cyber security discussions have been held with several external organisations. The threat to Australian government groups continue to increase. A large effort is underway to strengthen the position of council and provide the best defence possible.

2. Finance

Finance activities currently underway include:

- The 2019/2020 external audit is now complete and Council received an Unqualified Audit Report for the General Purpose and Special Purpose Financial Statements.
- The September Quarterly Review process is complete.
- The 2021/2022 budget process is in progress.
- Legal action and debt collection processes are currently suspended for outstanding rates and debtors due to COVID-19 restrictions.
- Procurement training continues for relevant Council staff members and the processes are being reviewed with regard to the changes to Legislation.

3. Governance

Governance Activities & Projects – October 2020:

- 56 Property Information Requests
- 20 Requests for Information
- New Instruments of Delegation and Instruments of Appointment in process of being issued throughout Planning & Environment Directorate
- Draft Continuous Improvement Pathway Workshops completed

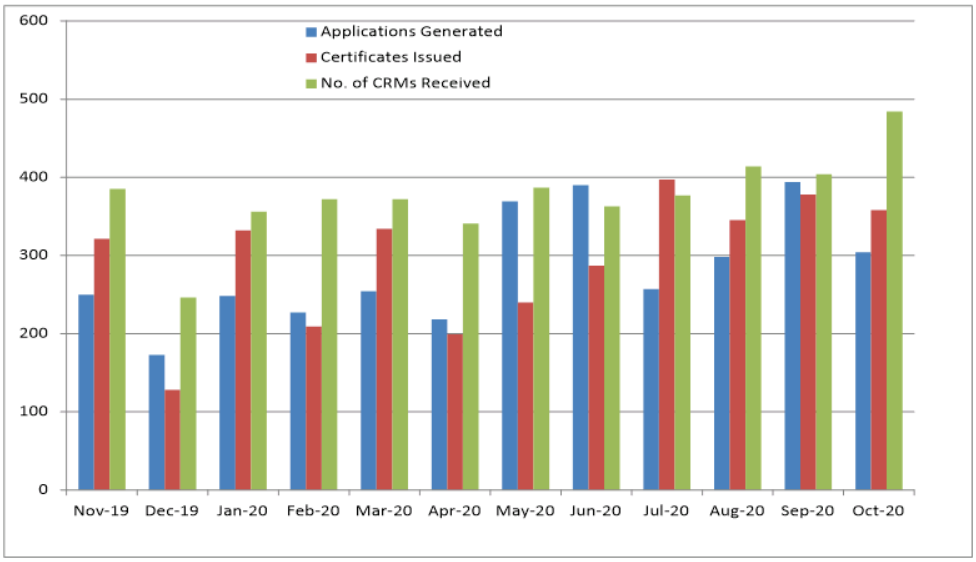
4. Customer Service

Customer Service has had a busy month during October with people out and about again. We are COVID-19 vigilant and have signage and hand sanitisers placed around the area. Our service requests have increased this month as well.

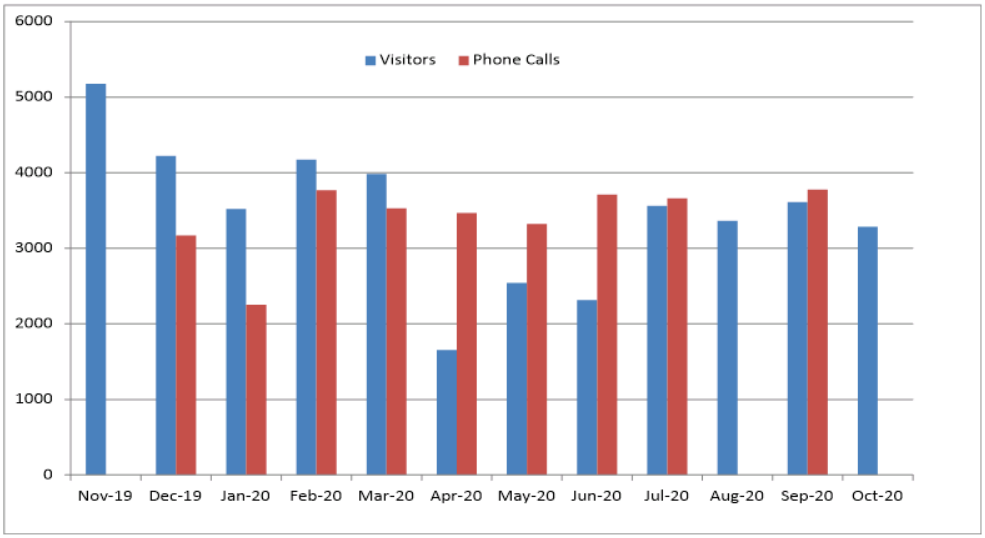
The team farewelled Emily Todkill who has joined the Planning team as a Development Liaison Officer and welcomed in three new casuals, Hayley, Elky and Belinda.

Refer to the Graphs Below for Statistical Information:

Productivity – October 2020



Visitors and Phone Calls – October 2020 *(Phone data unavailable at time of compiling report)*



5. Property & Community Services

The Property & Community Services Business Unit is responsible for providing a broad range of property and community related services.

5.1 Property Services

Property Services includes strategic advice, property management (including Managed Crown Land), conveyancing, preparing legal agreements for property matters, providing legal support services for property matters and maintaining data integrity within Council's property system. This unit also provides a central point of contact for major and minor investors to access information, support and assistance for investment and property related enquiries. A summary of various projects and property matters dealt with in October 2020 is included in this report.

Property Disposals
• **49-57 & 59-61 Hovell Street, Goulburn (Plan of Subdivision)** DA lodged with Planning & Development Business Unit with additional information to be supplied in November.
• **2/1 Dossie Street and surrounding land Goulburn (Plan of Subdivision),** Proceeding with subdividing approx. 1.4 hectares of land adjoining former nursery and rezoning to General Industrial. This and the remaining parcels of land will be offered for sale subject to disclosure of contamination issues.
• **Lots 3 & 4 DP 613877 Braidwood Road, Tarago** Preparations underway to close an adjoining unused road, acquire a sliver of closed Crown Road and consolidate with the two subject surplus parcels of land and offer for sale by EOI: - Notification to close unused road has closed with no objections and one letter of support; - DPIE - Crown Lands have confirmed it has no interest in the closed road; - DPIE - Crown Land has been reminded that it has an opportunity to offload a narrow 300m^2 strip of closed Crown Road together with Council's surplus land; - Quotes sought for preparation of a Plan of Road Closure.
Property Acquisitions
• **Road extension and realignment Wilson Drive, Marulan** Boral Property Division continues to struggle with decision on Council's proposal to acquire 305m^2 of its land for proposed intersection works and sale of 70m^2 of Council Public Road already enclosed within the Boral site. • **Stage 3 Wollondilly Walking Track (private property)** Negotiations with owner of 12 Mortis Street, Goulburn for acquisition of land for Walking Track. • **Roundabout Sydney Road & Common Street, Goulburn** Letters of Offer sent to land owners of 4 x parcels of land impacted by proposed round-a-bout has triggered negotiations. • **Intersection Upgrade Common/Sinclair Streets & Turning Head Common/Chiswick Streets** Letters of Offer sent to land owners of 3 x parcels of land impacted by proposed intersection upgrade and turning head at end of Common/Chiswick Streets has also triggered negotiations.
• **Road Realignment -Taralga Road, Tarlo** Letters of Offer sent to 2 x property owners accepted and will be reported to Council for consideration in December.

- **Plan of Subdivision Part 135 Hume Street, Goulburn**
  Closed Session Report considered at 3 November, 2020 Council Meeting with exchange of contracts scheduled for 1 December, 2020.

- **Speedway Road, Goulburn**
  - DPIE - Crown Lands' representatives unwilling to compromise on a nominal consideration for the transfer of Speedway Road to Council quoting various extracts of legislation. The General Manager made Council's position clear on this matter and;
  - Further advice was sought from NSW OLG;
  - Correspondence sent to DPIE Crown Lands recommending it:
    a) supports NSW OLG move to rescind the Gazette notification of Speedway Road;
    b) rescind the Tax Invoice for $24,500 for compensation; and
    c) arrange a no or low cost transfer by way of Gazette notification;
  - Further representations made to the Hon Melinda Pavey MP;
  - Further representations also made to the Hon Wendy Tuckerman

Easement Acquisitions

- **4 Montague St, Goulburn (Compulsory Acquisition of Sewerage/Electricity Easements for GPAC)**
  - Gazette notification of Easement received for review;
  - Gazette notification referred to Essential Energy for review and amendment;
  - Amendment in draft Gazette notification referred to NSW OLG requesting Governor's concurrence/approval and subsequent publication.
  - Valuer contracted by the Valuer General contacted Property Coordinator to obtain Council's perspective on the purpose of the acquisition;
  - Valuer apprised of proposal to widen Post Office Lane, the next *Land Acquisition (Just Terms Compensation) Act 1991* transaction on the agenda, for the GPAC.

- **Goulburn Aquatic & Leisure Centre**
  Dealings with Essential Energy's Conveyancing and Contestable Design & Certification teams in Port Macquarie and Dubbo for electricity easement/s to service the new Centre nearing completion. Caveat registered over title to satisfy Essential Energy requirements.

Leases / Licences

- **56 Clinton Street, Goulburn (Workspace Goulburn - First Floor)**
  - Wellways Australia lease executed to commence 2 November.
  - Smith Family (Ground floor) supplied with draft new Lease for review in May. Smith Family in a bid to secure a further discounted rent sought to relocate to Workspace Goulburn on First Floor but had to compete with another prospect for the same space, with the consequence that no additional rent discount was offered. The draft lease was finally accepted/returned.

- **Council Farm - 632 Taralga Road, Tarlo**
  - Draft lease for Riding for the Disabled and Goulburn Campdraft Association Inc. prepared and will be circulating to relevant parties for input.
  - The General Manager will provide final comments before the draft is circulated to the prospective tenants for their consideration.
  - Once the tenant's provide feedback on the draft lease, their comments will be sent to Council's panel solicitor to incorporate into a registrable lease with NSW LRS.

Assorted Grazing & Road Occupancy Licences

Plans of Consolidation

- **Goulburn Performing Arts Centre**

- Plan of Redefinition for consolidation of titles prepared and awaiting execution by DPIE - Crown Lands subject to NSW LRS updating 3 x old system titles.
- Further advice to hand that adjoining parcel of land (formerly an unnamed Crown lane and now Council owned land) must be consolidated with parcels of Crown land that GPAC is being built on.

Land Valuations

- **Goulburn Preschool - 15 Mount Street, Goulburn**
  - Rental Assessment commissioned to determine both market and community rent in preparation for renewal of Lease negotiations in early 2021.

Projects – Register of Public Land & Plans of Management (PoM)

- Register of Public Land continues to be revised before publishing.
- Discussions held with Council's Senior Accountant to distinguish Crown Reserves and Crown Land that Council is the appointed Land Manager of as opposed to those parcels for which Council is the Devolved Manager (i.e. Plans of Management not required etc).

- **Plans of Management (PoM)**

1. Goulburn Recreation Area PoM

   a) Submitted to DPIE - Crown Lands for approval to amend and add categorisations within the Crown Reserve and draft PoM and;
   b) Exhibit the draft PoM for public comment.

2. West Goulburn Reserve/Ridge Street Park

   DPIE Crown Lands has commenced assessment of 3 x Aboriginal Land Claims over this Crown. Director of Utilities submitted an infrastructure demands letter in terms of the need for an additional water reservoir on part of this Crown Land to accommodate growth in this part of Goulburn i.e. Crown Land identified several years ago is the subject of one of these Aboriginal Land Claims.

Property Addressing, Property Attributes and Integration of new Subdivisions in Property & Rating System

- **Property Addressing**
  Dealing with ongoing enquiries and anomalies and land attribute update requests to enable issue of s10.7 Certificates to conveyancers and solicitors.
- **New Subdivisions**
  Ongoing integration of data into Council's Property & Rating System.
- **Project – Review**
  Further consideration given to addressing processes for dual occupancies, granny flats and community and strata title properties.
- **Project – Review**
  Council public roads that NSW Government Gazette Notifications are required to be published but have been omitted over the years. A review is currently underway in consultation with the NSW Geographical Names Board | Spatial Services | Department of Customer Service before preparing a bulk notice for publication.

5.2 Community Services

Community Services include Neighbour Aid, Respite Programs, Leisure Link and Youth Services. The delivery of these services would not be humanly possible without the wonderful assistance received from our volunteers.

A summary of activities undertaken by the Neighbour Aid Coordinator, Leisure Link Coordinator and Youth Services Coordinator in October 2020 is included in this report.

NSW Youth Awards 2020

As a result of a collective Community Services effort, Luke Wallace and Caitlin Muddiman were nominated for the following NSW Youth Work Awards 2020:

Luke - *NSW Youth Worker of the Year*

Caitlin - *NSW Emerging Youth Worker of the Year*

On 15 October, 2020 a small number of people from local youth service organisations along with Luke and Caitlin's Council colleagues met at Workspace Goulburn to watch the live online broadcast from Youth Action Headquarters, Sydney.

It was an exciting time for all, and we felt as though we would burst with pride when we heard Caitlin and Luke officially named as nominees.

Congratulations to Caitlin and Luke for their dedication to their field and all their wonderful achievements which have led to these nominations. Luke also received a special mention as highly commended for his work with the Paperback Café.

Above: Luke & Caitlin celebrate their nominations with colleagues from Council and other local youth services organisations

Youth Mental Health Training

Luke Wallace - Youth Services Coordinator, together with Ester from headspace, recently delivered a Youth Mental Health Training workshop.

This training is a valuable tool for those working in the Youth Services field. Congratulations to Luke for his continued support and dedication to the Youth Services field in our Local Government Area.

Art of Aging Exhibition

The Community Centre is pleased to be the new permanent home for local photographer Tina Milson's returned prints from the 2018 'Art of Aging' exhibition.

Mrs Wendy Tuckerman, MP, opened the exhibition on Friday 9th October 2020 at a celebration afternoon tea, which was attended by Mayor Bob Kirk and a small group of invitees, including those senior citizens appearing in the prints.

The prints are a welcome addition to the Community Centre and we encourage anyone interested to visit the centre to view the amazing photographs.

Above: Tina Milson, Wendy Tuckerman MP & Mayor Bob Kirk

Above: Mayor Bob Kirk, Wendy Tuckerman & Tony & Adrianna Lamarra

Leisure Link & Neighbour Aid Activities

Activities have continued throughout the month of October at the Community Centre, including Girls Group, Boys Group, Choir, and the Tuesday afternoon Card Making and Paper Craft Group, which is a popular activity amongst Community Centre clientele.

Above: Photos of the Card Making & Paper Craft Group

Group activities are continuing with restrictions implemented such as limiting numbers to allow for 4m2 per person, and adhering to social distancing. Once again we thank Jo-Ann, Kim, Fiona and the Community Centre staff for their ability to adapt in the current climate. Their flexibility and innovative thinking needs to be commended as this has allowed the Community Centre programs to continue which is important for the Community.

Carer's Week Celebration High Tea

A high tea was held on Monday 18th October 2020 to celebrate Carers Week, hosted by Jo-Ann Fitzsimmons - Leisure Link Coordinator, and Kim Sorensen - Neighbour Aid Coordinator. This included a presentation on the new "Right to Work" program.

Special mention to Jo-Ann Fitzsimmons for the hard work that she put in to preparing for this wonderful event. It was well received by all who attended and was a lovely celebration of the carers in our area.

Above: Photos of the Carers Week High Tea Celebration

Formal Drive

Caitlin Muddiman – Part Time Youth Services Officer, ran a very successful formal drive from the Bourke St Depot during the final week of October. It was a wonderful opportunity for our local youth to source all that they need to step out in style for their end of year celebrations.

This is a wonderful initiative which enables local youth to find formal outfits at no cost, with all thanks to the generosity of those who donated gowns, dresses and suits, as well as the Youth Services team for running the formal drive.

Above: Photos of Caitlin Muddiman and the Formal Drive outfits at the Bourke Street Depot

6. Marketing, Events & Culture

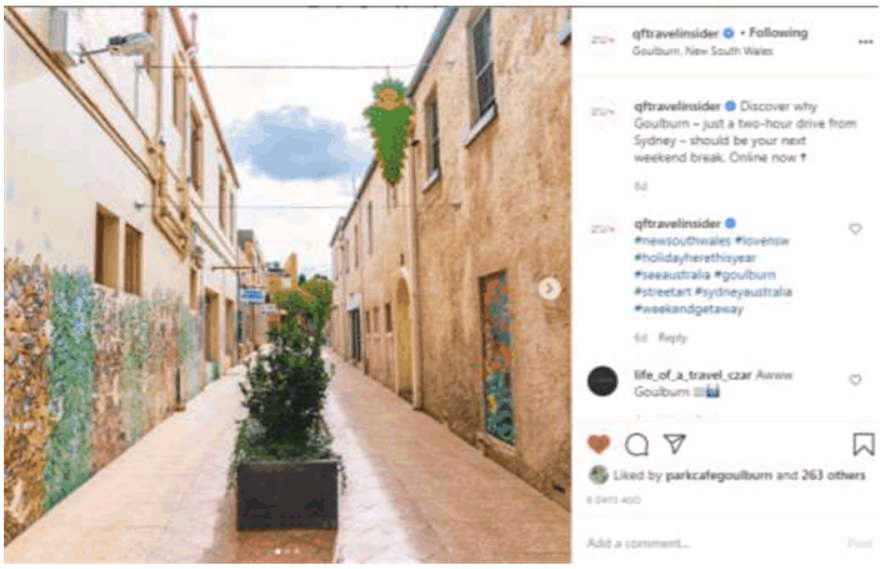
6.1 Marketing & Events

Marketing & Public Relations

- Published 12 posts to the Goulburn Australia Facebook page, reaching 31,281 people as at 28 October. Post reach has increased by 93.9% since September. This can be attributed to the utilisation of various new imagery and the inclusion of three videos that were developed as part of a Tablelands project and funded Destination Southern NSW.
- Published 11 posts to the Goulburn Australia Instagram page, reaching 9,565 people as at 28 October. Post reach has decreased by 18% since September. During October, the use of Instagram Stories was increased. Each story was viewed by an average of 300 people.
- Published the Pictures and Popcorn – Drive In event page on Facebook. The event has received 1,210 responses as at 28 October.
- Finalised the 2020/2021 Goulburn Australia Social Media Strategy and presented it to the Marketing and Events Team. The Strategy and its recommendations will now be implemented across the Goulburn Australia social media platforms.
- Designed and distributed 4 x 'Weekly What's On' EDMs (Electronic Direct Mail) to 250 subscribers, receiving an average open rate of 43.25%.
- Designed and distributed a 'Monthly What's On' EDM to 1,257 subscribers, receiving an open rate of 31.5%.
- Assisted the Museums team to put together a Service of Remembrance video which will be played at 11am each day at Rocky Hill War Memorial. The video will first be played on Remembrance Day.
- Wrote an editorial piece for www.farmbuy.com. Farm Buy currently have a number of farms for sale in the region and requested this piece to help increase investment in the area. It can be viewed here.
- The ongoing digital campaign running with News Corp Australia, focussing on the Live, Work and Invest pillars of the Goulburn Australia campaign continues to receive excellent results.
  Campaign performance from 1st October to 28th October is below:
  - Programmatic (online display) advertisements have received 96,751 impressions, a click through rate (CTR) of 0.16% and 816 people have returned to the Goulburn Australia website after seeing our advertisements during the period.
  - Social Media advertisements have received 97,823 impressions, CTR of 2.84% and 2,781 people have returned to the Goulburn Australia website after seeing our advertisements during the period.
- Developed posters, flyers, corflutes and street banner artwork for the upcoming Pictures and Popcorn – Drive In, and wrote a 30 second commercial for Pictures and Popcorn – Drive In.
- Put together 140 Branding Kits that will be sent to our current member data base.
- Redesigned the Goulburn Australia Wedding Guide to be in line with our new branding, we also had two new businesses advertise: OTT Party Supplies and Abercrombie Ridge.
- TVC: A new Television Commercial has been created to further complement the new campaign. A 60 second version has been created for the website and social media channels, and 2 x 30 second versions and 2 x 15 second versions have been created to be broadcast on various Nine Media channels, on a high frequency strategy – stating on 1 November with a video on demand package, for The Block.
- Wrote a Weekend in Goulburn concept article for Qantas Travel insider: View the current online

campaign that is now live, here (use Chrome):
www.qantas.com/travelinsider/en/explore/australia/new-south-wales/best-things-to-do-goulburn-accommodation-restaurants-walks.html
An Instagram post featuring images of Russell Lane, Grit Café and a street shopping scene was posted, promoting Goulburn as the next short weekend break choice for Sydneysiders. See image below.

- Australian Traveller: Wrote New editorial on "A weekend in Goulburn", as well as five new digital ads have been developed for the online campaign to commence in November. The campaign is now live, view on the following link (use Chrome):
www.australiantraveller.com/nsw/weekend-escape-in-goulburn/
- Highway Billboards: A new photographer has been commissioned to deliver photography suitable for use on the three highway billboards, as well as the two small billboards owned by Ooh Media.



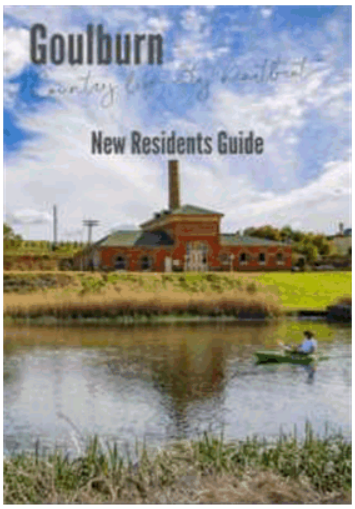
Groups Liaison

- Ongoing involvement with the Working Party for the 2021 Youth Conference, including attendance at meetings. Assisting to coordinate logo development for the conference in order to move forward with promotional material. Investigating key note speakers that are suitable for the youth market to set the scene for the conference.
- Working with the team towards the delivery of the Pictures and Popcorn drive in movie event.
- The Groups Liaison Officer was on leave for three weeks during October.

Events

- **Australia Day** – Worked with Grants and Executive Support Officer on COVID Safe Australia Day Grant Application. Attended first committee meeting for the 2021 Australia Day event.
- Assisted two separate external event organisers with their event related queries.
- **Pictures and Popcorn** – A logo for the event has been developed. Planning is well underway for this COVID safe event.
- **2021 NSW Youth Conference** – Continuing with planning in consultation with the Working Party and monthly meetings. Survey sent out to all NSW Local Government Youth Service areas to identify what is important to each LGA to include in the Conference
- **Child Safe Organisation** – Took part in two Child Safe Organisation Forums and also several webinars coordinated through the NSW Office of Children's Guardian.
- **Comic Con** – Attended planning meeting with Library staff.
- **Event Strategy** – Attended an internal meeting to discuss the brief for Council's Event Strategy. Will now work on compiling our ideas.

Visitor Services



- The *New Residents Guide* has been updated and formatted to match the new branding guidelines and all information is now current. The New Residents Guide has been rolled out and is available at all Goulburn Mulwaree Council Customer Service sites.
- All in house marketing and brochures have been updated and implemented to include new marketing membership partners, updated rates and contact details and have been reflected throughout the website.
- Based on *Postcode Collection Data* in October we experienced a further increase on September's visitor numbers coming from regional NSW and ACT with more people doing day trip or weekend visits to Goulburn and the surrounding areas. As a percentage of the total visitors, 81.3% came to Goulburn from either NSW or ACT, 15% locally and 3.7% throughout the rest of the country or internationally. These percentages reflect the border closures and current domestic & international travel trends.
- Based on *People Counter Data* October showed a sharp increase in visit numbers in general, aligning with the school holidays and October long weekend, and on track to hit over 60% of the total for the same period for 2019 as well as 88% of the Pre-COVID People Count figures for February 2020.
- Web presence for *Pictures & Popcorn – Drive In* created in line with marketing campaign.
- Website Analytics show a 17% increase in traffic thus far for the Month of October 2020 in comparison to September 2020 and also show the percentage drop for 2020 in comparison to the 2019 page visits for the same months improving. September 2020 saw a decrease of overall website traffic of 67% in comparison to September 2019 but October 2020 to October 2019 has seen the decrease reduce to 53.7%.

- A large portion of the drop can be attributed to the minimal amount of events being hosted and as such listed on the website with figures for consecutive months showing the event pages visitation dropping to just 10% of what it was in the same months for 2019.
- Of note, a trend has emerged where 76.9% of website visits are directly to either the *Live & Work* or *Visit & Explore* pages suggesting those are the targeted searches people are conducting within search engines and as such don't visit the website home page. This trend has increased over the last 12 months showing with only 60.6% finding their way to the Goulburn Australia webpage in October 2019 through the same means, and the same pages.

Postcodes collected during the month of October (Up to and including October 28th)

Total Walk-in Visitors	*519*
Local Residents	78
New South Wales	374
Victoria	5
Queensland	3
South Australia	1
Northern Territory	0
Australian Capital Territory	48
Western Australia	2
Tasmania	4
Overseas/International	4

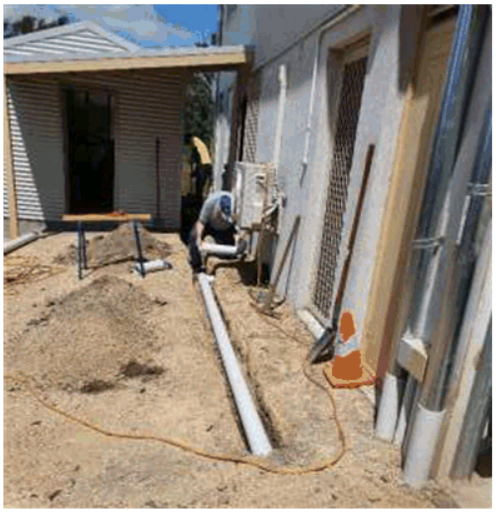
With only 58 days until Christmas, don't forget the Visitor Information Centre has a great range of local and regional products available for purchase, with assorted hampers available from the first week in November.

6.2 Museums

Staff and Volunteers

Volunteer works

Rocky Hill War Memorial and Museum volunteers have continued with plumbing works to the rear of the cottage museum. The previous downstairs archive storage area will be re-purposed as a lunch room and storage area for museums volunteers and surplus museum supplies once the plumbing works are complete.



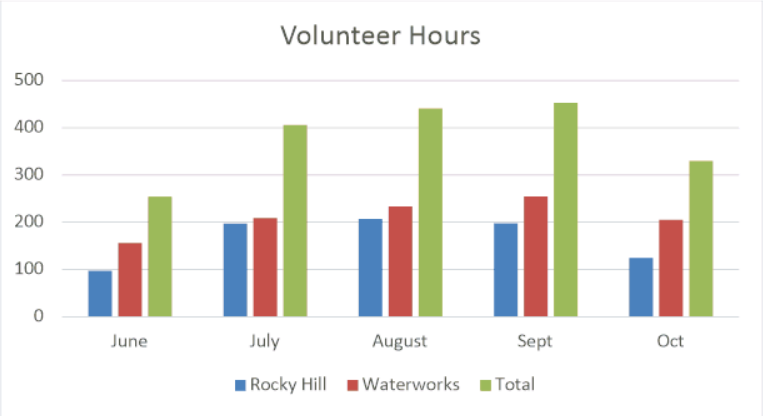
Volunteer Award!

Congratulations to Waterworks volunteer, Bryan Mulquiney, who won the 2020 Senior Volunteer of the Year Award at the Southern Inland Regional Award Ceremony of the NSW Volunteer of the Year Awards!

Held via Zoom on Thursday 8 October this is the 14th year of the awards which are held by The Centre for Volunteering. Gemma Rygate, CEO of The Centre for Volunteering, noted during the ceremony that more than 118,000 nominations were received state wide.

Bryan has been invited to attend the NSW State Wide Award Ceremony in early December and we wish Bryan the best of luck in being awarded the state wide Senior Volunteer of the Year. Bryan is pictured below with Museums Officer and Volunteer Coordinator, Julianne Salway.

Volunteer hours



Staff news

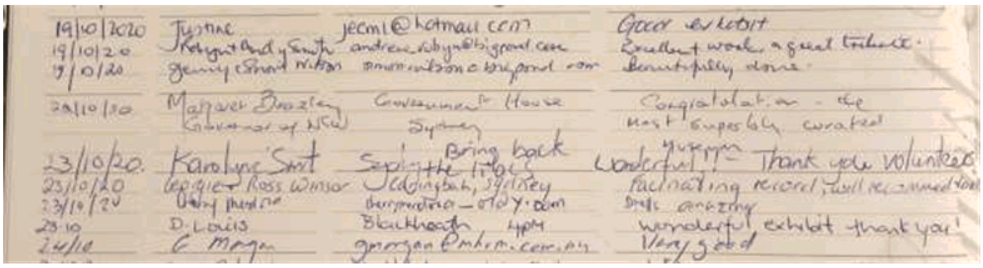
Interviews for the Casual Museums Attendant positions were held on Wednesday the 21st of October. Two strong candidates were chosen, one has an extensive background in educational programming in a number of Sydney museums – the other successful candidate has a background in history and historical study and strong customer service skills. We look forward to welcoming both at an all museums staff morning tea in early November.

Rocky Hill

NSW Governor tour

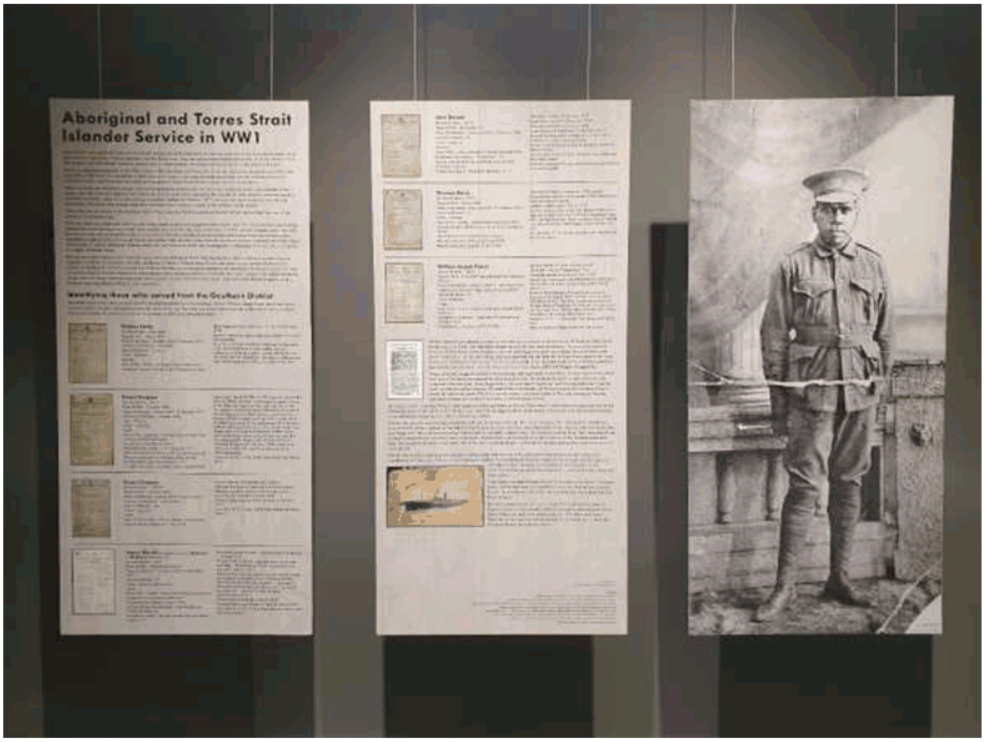
Her Excellency the Honourable Margaret Beazley AC QC, Governor of New South Wales and Mr Dennis Wilson visited Rocky Hill War Memorial Museum on Thursday the 22nd of October as part of their tour to mark 200 years of Goulburn as a settlement.

Her Excellency and Mr Wilson toured the cottage museum with volunteer Carol Olsen before touring the new museum building and mingling with additional Rocky Hill volunteers and Museum staff. The visit closed with a light lunch and the presentation of a gift from the Mayor. Her Excellency kindly signed the Rocky Hill War memorial Museum visitor book adding to our substantial visitor congratulations on the museum building and the current exhibition.



Goulburn2020 popup exhibition

Museums Coordinator, Kerry Ross, curated a popup exhibition during the Goulburn 2020 commemorations throughout the month of October. The display identifies and commemorates Aboriginal soldiers from the Goulburn district who served during WW1. A total of seven soldiers were identified, with a further three located after printing. Thank you to members of Mulwaree Aboriginal Community for putting forward the concept to the Goulburn 2020 Committee. The Service Records of each soldier and the background research will be presented to the Mulwaree Aboriginal Community for their records and for circulation to any family members who still reside in the district.

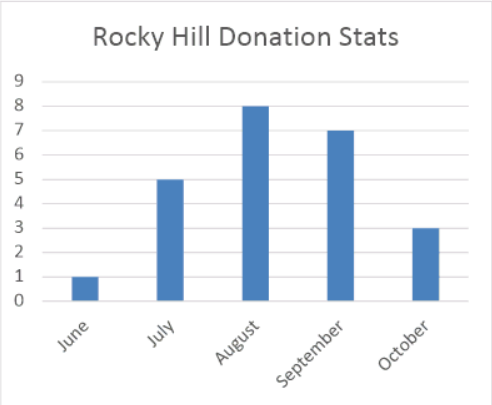


Oral History interview

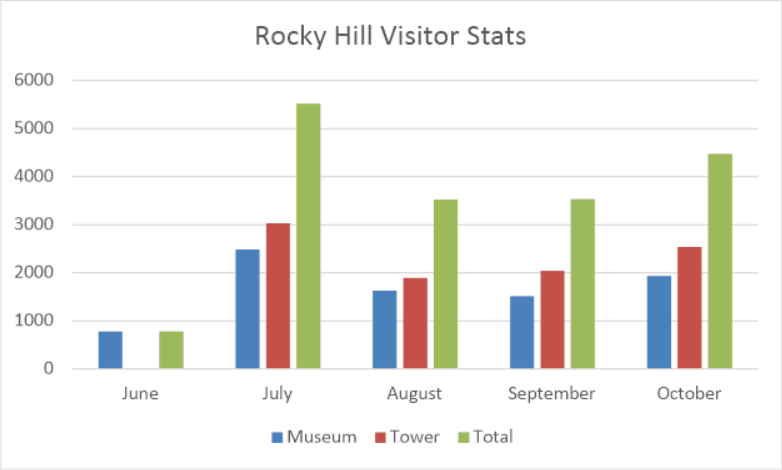
Museums Coordinator, Kerry Ross, interviewed local WW2 veteran Lance William Cooke on Monday the 12th of October at the Goulburn Sub-branch of the RSL. Lance was born in Yass in 1925 and his family moved to Goulburn in 1929. This is the first of a series of oral history interviews with local WW2 veterans as part of preparations for the 2021 exhibition at Rocky Hill.

Donations

Donations to Rocky Hill War Memorial and Museum in September include a WW1 German helmet and a beautiful wedding portrait depicting an unknown Goulburn couple. The latter has been posted to the Rocky Hill facebook page in the hopes of identifying the couple.



Visitor Numbers



Goulburn Historic Waterworks

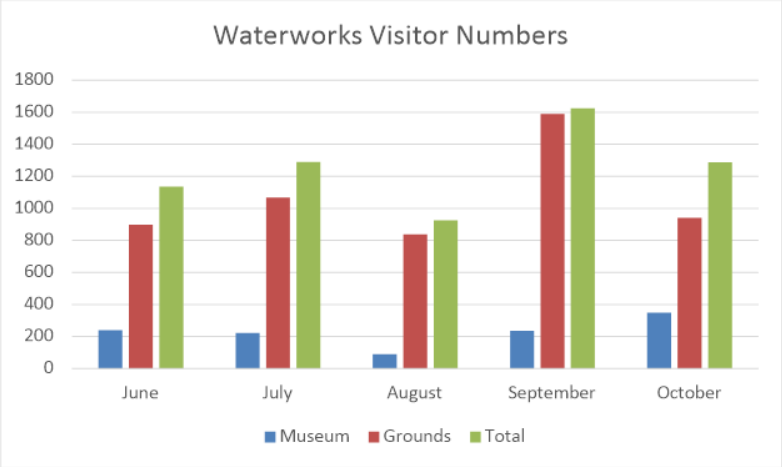
Powerhouse visit – the Maudslay Beam engine

GMC Executive and Museums staff met with Lisa Havilah, Chief Executive of the Museum of Applied Arts and Sciences (the Powerhouse), and Acting Director of Curatorial Collections and Exhibitions, Matthew Connell to discuss the transfer of the Maudslay Beam engine to the Goulburn Historic Waterworks. The engine was built in 1837 and imported into New South Wales sometime after this by William Bradley to drive his flour mill and brewery complex in Goulburn. It was donated to the Museum of Applied Arts and Sciences in 1929 by William Bartlett who had purchased the Brewery in 1874.

Conservation and digitisation works

Museums Officer, Julianne Salway, is managing the sorting and housing of the Waterworks archive materials that will undergo conservation works in the near future. A quote was sought to digitise the collection whilst in Canberra and this has been accepted. Museums Coordinator, Kerry Ross, will develop an online platform to showcase the digitised collection once it returns.

Visitor Numbers



Stats valid until 28th October - note, there was a malfunction in the counter in mid-October due to an ant infiltration – the grounds counter was turned off for approximately one week.

St Clair Villa

Conservation update

An update report on the Conservation Works is provided to this meeting under separate cover.

6.3 Library

Monthly Statistics

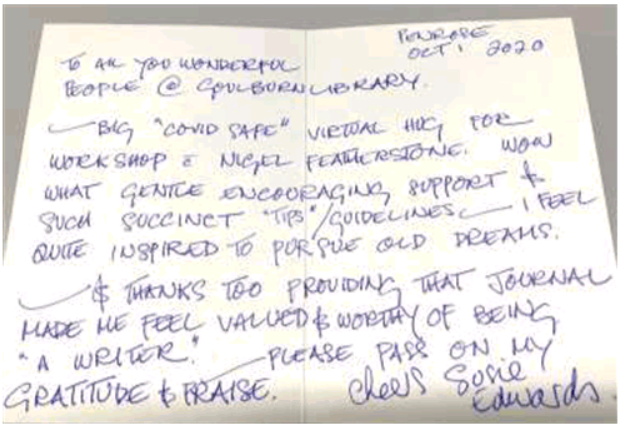
Activity	August 2020	September 2020	October 2020
Loans and renewals main library and web	12225	11762	11292
Loans and renewals mobile library	121	64	115
Loans and renewals eBook, eAudio, eMagazine	4213	3046	3234
TOTAL loans and renewals	**16559**	**14872**	**14641**
New physical collection items received	184	264	559
New electronic collection items received	58	2405	12789
TOTAL new collection items received	**242**	**2669**	**13348**
Visitors	5685	5818	5770
Internet sessions	686	674	690
New members	116	127	127
Local studies enquiries	27	21	25
Children's programs attendance	290	487	576
Adult's programs attendance	105	99	100
Social media engagement (Facebook & Instagram)	5720	4625	3306

Daily averages used for some data

Thanks and Feedback

"This was such an amazing talk. Markus [Zusak] is a true inspiration, and how lucky we are to have such a wonderful library to organise this great event!!"

"What a delightful session with Markus Zusak. These author talks are turning out to be a fabulous treat. Well done to Goulburn Library, and thank you to all those who contributed to the organisation of the day. Aren't we lucky to still be able to attend events like this, compared with life in Europe at the moment?"


PENROSE
OCT 1 2020
TO ALL YOU WONDERFUL
PEOPLE @ GOULBURN LIBRARY.
BIG "COVID SAFE" VIRTUAL HUG FOR
WORKSHOP & NIGEL FEATHERSTONE. WOW
WHAT GENTLE ENCOURAGING SUPPORT &
SUCH SUCCINCT "TIPS"/GUIDELINES — I FEEL
QUITE INSPIRED TO PURSUE OLD DREAMS.
& THANKS TOO PROVIDING THAT JOURNAL
MADE ME FEEL VALUED & WORTHY OF BEING
"A WRITER." PLEASE PASS ON MY
GRATITUDE & PRAISE. Cheers Susie Edwards

Library Activities

- The Library's Mighty Playwrights project is almost complete, with the documentary film fully edited and the published book sent to be printed. The 11 plays are now in their final stages of editing, and a public release and screening is expected to take place in early December.

The cover design of the Mighty Playwrights book

Home and Mobile Library Services

- The Big READ Bus Mobile Library has re-commenced visits to commercial pre-schools, and in October made its first visit to Collector primary school. The visit to Collector was extremely well received, and further investigations are being undertaken to secure a regular 3 weekly visitation to various locations in the village. Similar approaches have also been made to Breadalbane, meaning our Mobile Library is now offering services to villages outside the LGA for the first time, through our reciprocal membership arrangement.

- The Library's home library service has received an influx of new clients at Gill Waminda and Southern Cross Tenison retirement villages in October, bringing the total number of HLS clients in the Goulburn Mulwaree LGA to 52. These 52 people receive regular deliveries of Library material, delivered to their homes by Library staff or volunteers, providing them with access to the Library event though they are unable to visit in person.

Local Studies and Family History

- Film maker Paul Michaels released his documentary 'The Goulburn Story – the Making of a City' on YouTube in October. The Library team provided research assistance and collection materials for the film, and local studies team member Madeline Young even features on screen, sharing information gathered in her research paper on the 1918-19 influenza pandemic in Goulburn. The full research paper can be accessed online via the Library's website.

Madeline Young in the documentary film 'The Goulburn Story – the Making of a City'

- The Library has gratefully received a donation from the Goulburn Post of digital issues of the newspaper that were only published online during the COVID pandemic. This donation has enabled the Library to maintain its full and unbroken collection of all Goulburn Post issues since the paper's inception in 1870.

- The Library's local studies team created an online exhibition in October, featuring the Library's Lilac Festival archival collection. Donated by the Lilac Committee, the collection contains some wonderful memorabilia including programs, pennants, photos, and ephemera from the festival's inauguration in 1951 to 2013. The online exhibition can be viewed on the Library's website.

- The Library joined in the Goulburn 2020 commemorations by hosting 2 talks on 24 and 25 October. Author and Professor Patrick De Decker spoke about the history of Lake George and its geological importance in the region, and local researcher and historian Nadia Johnson gave a presentation on migration to the Goulburn area from the 1940s to the 1960s. Both talks were fully booked, and very well received by all in attendance.

Programs and Events

The Library hosted best-selling, award-winning author Markus Zusak *(The Book Thief, The Messenger)* in October. While the Library was disappointed to only be able to host an audience of 46 people due to room capacity limits (rather than the 120 people normally accepted), the limited capacity crowd enjoyed a wonderful afternoon with Markus, who shared insights into his writing process and talked about his personal journey to becoming an author. The Bookshop Bowral was also in attendance, selling copies of Markus' books and assisting with book signings.

Markus Zusak with some of his adoring fans

The Library also celebrated the October school holidays with two exciting events – the Phyllis Wong magical mysteries show, and the Action Education superhero training and stunt show. Both shows were also repeated for Goulburn's Leisure Link group, coordinated via the Goulburn Community Centre. Over 80 children and 40 Leisure Link group members enjoyed the shows, which included some daring magic tricks, a spectacular stunt show, and training in how to be a parkour master!

Book Week 2020, celebrated throughout Australia, was also celebrated at the Library in October with special dress-up story time sessions and a Book Week curious creatures party on Saturday 25 October, featuring a range of fun craft activities, including making your own curious creature and devouring some Gruffalo crumble.

Book Week 2020 at Goulburn Mulwaree Library

6.4 *Art Gallery*

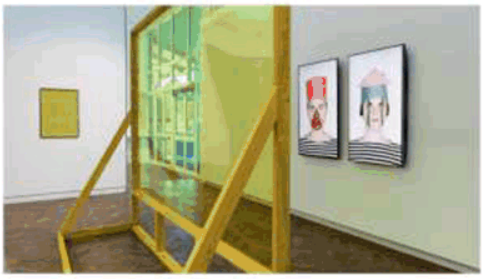
OF NOTE

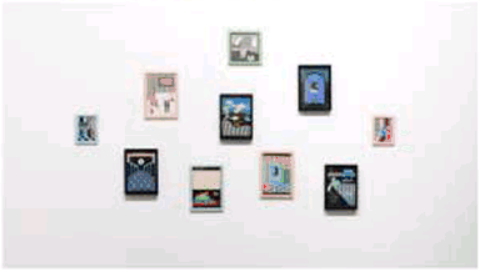
- The Gallery has supported 132 artists in 2020 to date.
- Outreach programs reached 415 people across the region to date in 2020, plus an additional 10,767 have received Playgroups at Home activity booklets.
- The Gallery's current exhibition has been featured with a major editorial piece in Art Collector.
- The Gallery's permanent collection has been deemed of national significance after several consultations and assessments with consultant Roslyn Russell.
- Instagram has reached 3,384 followers.
- 775 have viewed the online opening for current show 'Thinking Business'
- The Gallery's presentation of work from 'The Creepy Little Lemon Kids', an art club for queer young people is featured on the cover of the Regional and Public Galleries Guide, Art Collector, a national publication
- Events, talks and tours continue to be recorded live and uploaded to the Gallery's social media platforms, reaching large online audiences of around 300 – 1,000 people viewing each post

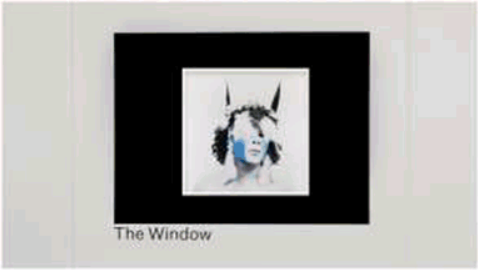
PROJECTS

- Significance Assessment on permanent collection: Completed
- Gallery refurbishment: Completed
- Install, Education Studio and Gallery Store: Completed
- Public art install, Todd Robinson at Wollondilly Walking Track: Completed
- Public art install, Michael Thomson at Marulan: Completed
- Launch of new Gallery space: Completed
- Bid for triennial state funding from Create NSW: Completed

EXHIBITIONS







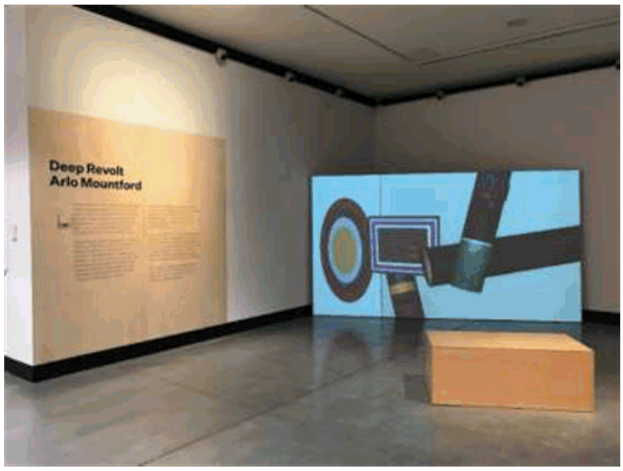
PUBLIC PROGRAMS

9/10/2020	Opening of Barbara Cleveland's 'Thinking Business', Alana Cappetta in Gallery 2 and Megan Monte curating The Window, Live on Instagram
16/10/2020	The Window: Curator talk with Gina Mobayed and Megan Monte live on Instagram
23/10/2020	Gallery 2: Artist Talk with Alana Cappetta and Hannah Gee live on Instagram

EXHIBITIONS ON TOUR

Deep Revolt - Arlo Mountford
This exhibition opened at Maitland Regional Gallery on Saturday 22 August 2020. It has also been extended and offered for tour beyond 2021 to assist other galleries with programming.

This project has been assisted by the Australian Government through the Australia Council for the Arts, its arts funding and advisory body.



PERMANENT COLLECTION
Cultural Gifts Program
The Gallery is preparing to submit one painting by local artist Zoe Young to the Cultural Gifts Program.

Works on loan
The Gallery had two works on loan to other institutions in September/October:

- Arlo Mountford, *The Triumph*, 2010, Single channel HD digital animation, duration 9:00min to M&G NSW until 7 February 2021.
- Arlo Mountford, *Wedge for S/elective Viewing,* 2005 Single Channel digital animation 4:3 aspect ratio, 4 channel sound, ply 120cm x 120cm x 60cm, Duration 2:00 mins, unique edition to M&G NSW until 7 February 2021.

The Gallery has dispersed 157 works across four Council properties. These works are on permanent display.

PUBLIC ART

Auburn Street
Marilyn Puschak's work, Three Poles requires conservation due to fairly significant deterioration of the work. Two conservators have been consulted to prepare a scope of works.

Wollondilly Walking Track
Adrina Khobane's work, 'Bogong' will be relocated to the Wollondilly River Walkway within a few months. This movement is supported by Artlandish who worked with Khobane to produce the work.

Signage
The Gallery will complete a standardised identification plaque for each public artwork with a QR code linking the work back to the Gallery website, where all artworks are explained and documented. Signage will be installed by December 2020.

EDUCATION

Weds 7 oct.	That's totes a bag school holiday workshop
Thurs 8 oct.	Lino cut printmaking with Youth Services
Thurs 8 oct.	Moving to Performance filming
Mon 12 oct.	Moving to Performance, Art Teenies
Tues 13 oct.	Afternoon Art Club Term 4 commenced
Mon 19 oct.	Moving to Performance, Art Teenies
Tues 20 oct.	Art Across the Curriculum Professional Learning, session 1
Weds 21 oct.	Painting workshop for adults
Mon 26 oct.	Moving to Performance, Art Teenies
Weds 28 oct.	Painting workshop for adults

Artist in Residence
The Gallery hosted Wollongong based artist, Harriet Body for a two week residency 20 Sept. - 3 Oct. at Lynwood, Collector. Body will exhibit with the Gallery twice in the next 12 months as part of the group show 'Infinities' and in a solo at the end of 2021.

School Holiday Workshops
Eight keen young artists attended the Gallery's second school holiday workshop 'That's totes a bag' on the second Wednesday of the holidays. Participants experimented with a range of printmaking techniques to create an original design on their own tote bag. The following day Sally delivered a linocut printmaking workshop to seventeen teen participants at the Youth Services holiday program at the Community Centre. In the three hour workshop participants were guided through the process of carving a design into a piece of lino and transferring the design onto various surfaces including card, fabric and tote bags. The Gallery is in conversation with Youth Services to deliver another collaborative project in January 2021.

Afternoon Art Club
Afternoon Art Club commenced for Term 4 in week 1 on Tuesday 13 October. The first project invited participants to view and respond through performance to 'Barbara Cleveland: Thinking Business'. This collaborative work will be edited and distributed using the Gallery's social media platforms.

The high school aged participants will use the remainder of this term to develop a work or series of works for display in the Education Studio for the final week of the term.

Moving to Performance, Art Teenies

Performance based exhibition 'Barbara Cleveland: Thinking Business' calls for new and innovative opportunities for Gallery audiences to experience contemporary practice. 'Moving to Performance' is a new yoga and movement based program designed and delivered by local yoga and melt instructor, Pauline Mullen. The program is currently delivered to audiences in two formats; an onsite program at the usual Art Teenies time every Monday morning during the exhibition and online through a series of video resources.

Adult Workshops

The Gallery resumed its Adult programming with a three week Painting workshop for adults delivered by Education Officer, Sally O'Neill. The after-hours workshop commenced Wednesday 21 Oct and is fully subscribed with six participants (restricted due to 4 sqm per person rule). Participants are guided through the process of creating a painting of their own choosing.

Professional Learning

Education Officer, Sally O'Neill attended the first online session of Art across the Curriculum Professional Learning with the team at National Gallery of Australia on Tuesday 20 October. The session highlighted the importance of creativity for all career paths and assisted educators with lesson planning that would encourage creative thinking over artistic ability. The second session will again be delivered online on Tuesday 3 November.

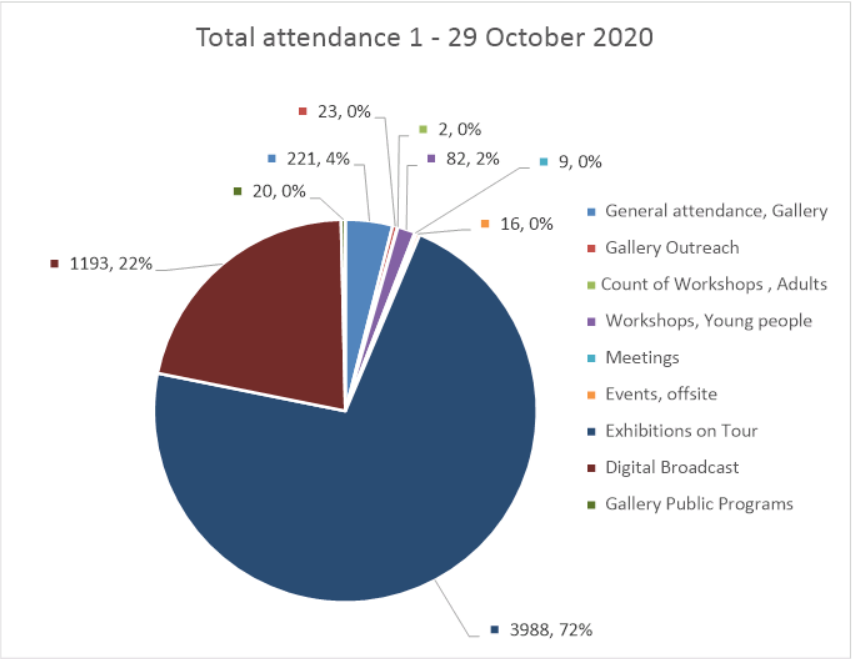
SACC Outreach Program

This month Janet Gordon, Outreach Officer returned to face to face Outreach Playgroups in Dalton, East Goulburn, Tallong, Windellama, Taralga and Goulburn Public. Children and families expressed their happiness at being able to come back and see everyone. They were thankful for the weekly Playgroups@Home booklets during the playgroup lockdown. COVID-19 procedures are in place to keep everyone healthy and safe which the families have been following. A few changes were made in relation to shared fruit morning tea with morning tea being BYO for the rest of 2020.

Janet and the children have explored colours, numbers, Halloween, scissor skills, family life, and much more whilst limiting sharing.

AUDIENCES AND REACH

1 – 29 October 2020
Closed for install 1- 14 October 2020



FEEDBACK

What an absolute joy to be amongst you all. You have brought a very special energy to the gallery and I am so thrilled to be working with you for the next while.

We just wanted to say a huge thank you to you for all your work and support over the better part of this year.

And I have just received a notice from ArtHub about the Barbara Cleveland: Thinking Business exhibition - this sounds exciting! Another pioneering initiative by Goulburn Regional Art Gallery.

I just wanted to say thank you for your time yesterday, I loved the experience, and walked away feeling really inspired. I really loved hearing the backgrounds of the artists and about all the different works of art. I think I mentioned that I have never before worked for an organisation where I was given the option to select artwork for my office and I realise just how much of a privilege it is to work at GMC and have ready access to such amazing art. I can't wait to see what we end up with on our walls!

What an amazing show, we will be back to visit again before it finished.

'Thinking Business' made me so comfortable and comforted – that friendships of this intensity can support exist in difficult times and the joy of having a good laugh (and some serious thinking too). Congrats to Barbara Cleveland and the Gallery.

15.20 OPERATIONS DIRECTORATE REPORT - OCTOBER 2020

Author: **Matthew O'Rourke, Director Operations**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Operations Departmental Report October 2020**

Link to Community Strategic Plan:	CL1 – Effect resourceful and respectful leadership and attentive representation of the community
Cost to Council:	Nil
Use of Reserve Funds:	Nil

RECOMMENDATION

That the activities report for October 2020 by the Director Operations be received and noted for information.

BACKGROUND

The purpose of this report is to provide an update on the monthly activities of the Operations Directorate.

REPORT

Please find attached the monthly report on the activities of the Operations Directorate for the month of October 2020.

GOULBURN MULWAREE COUNCIL

October 2020

Operations

Departmental Report

One team delivering with **P**assion **R**espect **I**nnovation **D**edication **E**xcellence

Contents

1 Budget Status 3

2. Operations Service Response Status 3

3 Operations Maintenance Tasks 5

4 Operations Table of Planned Works 8

5 Community Facilities 9

5.1 Operational 9

5.2 Aquatic Centre 14

5.2 Recreation Area 16

6 Works 18

6.1 Maintenance Grading 18

6.2 Operational 18

7 Asset Management & Design 20

7.1 Asset Management Planning 20

7.2 Data or Condition Assessment 20

7.3 Urban Transport Infrastructure Inspections 20

7.4 Rural Transport Infrastructure Inspections: 20

7.5 Design Projects 20

7.6 Application Status 20

7.7 Road Safety 21

8 Fleet 23

9 Capital Works 24

1 Budget Status

The following table provides a list of current Goulburn Mulwaree Operations Job Numbers that were not reported in October 2020, which are either over expended or under pressure to be over expended. Adjustments will be proposed for the next quarterly budget update.

Budget Status – October 2020				
Job Number	Description	Initial Allocation	Current Expenditure	Comment
PR190284	Showground Stimulus Grant (Carpark, hoops, animal cover, amenity upgrade, solar)	$406,131	$439,379	Awaiting grant funding to come into this number. Risk of overspend, which will be covered by the Rec Area Capital Improvement Number, as some elements of the grant funding are to be covered by Council.
PR190287	Marulan Oval Cricket Pitch	$25,000	$27,648	Awaiting transfer of funds from the Marulan Discretionary Budget to cover full cost of project.

2. Operations Service Response Status

Requests created and closed in October 2020. Over the month of October 2020 Operations received 262 new service response requests generated from customers.

Operations Service Response Status – October 2020					
Work Group	Primary Group	New Requests	Completed Requests	% Completed	YTD % Completed
Buildings	Facilities	10	8	80%	93%
Cemeteries	Cemetery	4	4	100%	100%
Facilities	Graffiti	1	0	0%	80%
Facilities	Parks Ovals	22	20	91%	96%
Facilities	Public Toilets	6	5	83%	94%
Facilities	Unspecified Damages	4	4	100%	100%
Facilities	Health Pollution	0	0	N/A	N/A
Parks	Bees Wasps	0	0	N/A	N/A
Parks	Fallen Tree	10	9	90%	98%
Parks	Grass Mowing	27	22	81%	88%
Parks	Tree Inspection	11	8	73%	90%
Parks	New Tree	4	4	100%	100%
Parks	Noxious Weeds	13	11	85%	88%
Parks	Remove Tree	6	4	67%	91%
Parks	Verge Maintenance	3	1	33%	71%
Parks	Root Damage	2			50%
Parks	Trim Branches	9	7	78%	89%
Parks	Trees Unspecified	15	10	67%	89%
Parks	Weeds	0	0	N/A	N/A
Works	Live Stock	2	2	100%	100%
Works	Dumped Rubbish	20	20	100%	100%

Works	Bridges	0	0	N/A	N/A
Works	Corrugations	1	1	100%	100%
Works	Damaged Footpath	8	8	100%	100%
Works	Damaged Kerb	1	1	100%	100%
Works	Depth Gauges	1	1	100%	100%
Works	Development Works	0	0	N/A	N/A
Works	Edge Break	1	1	100%	100%
Works	Guard Rail	0	0	N/A	100%
Works	Guide Posts	0	0	N/A	100%
Works	Inspection	0	0	N/A	100%
Works	Line Marking	1	1	100%	100%
Works	Loose Material	5	3	60%	85%
Works	Oil Spill	1	0	0%	67%
Works	Pot Holes	23	22	96%	99%
Works	Seal Fail	0	0	N/A	100%
Works	Shoving	1	1	100%	100%
Works	Traffic Sign	8	6	75%	95%
Works	Road Unspecified	28	26	93%	98%
Works	Culvert Head	0	0	N/A	N/A
Works	Flooding	0	0	N/A	100%
Works	Grates & Lids	1	1	100%	100%
Works	GPT	0	0	N/A	100%
Works	SW Kerb & Gutter	3	2	67%	75%
Works	Storm Pipe	2	2	100%	100%
Works	Trench Subsidence	0	0	N/A	100%
Works	Stormwater Unspecified	8	6	75%	95%
October 2020 Totals		**262**	**221**	**84%**	**95%**

Incomplete tasks are those that have come in at the end of the month and placed on maintenance schedules. Some Service Responses require external resources to complete.

3 Operations Maintenance Tasks

General Maintenance Tasks completed in October 2020

General Maintenance Tasks (Works) – October 2020	
Location	**Type of work**
Zone 11	Maintenance grading
Various locations	Footpath repair/replacement
Currawang Road, Parkesbourne Road, Wollogorang Road	Road signage replacement/installation
Various locations	Storm water improvements
Hetherington Street, Rosemont Road, Middle Arm Road	Gravel heavy patching
Currawang Road	Roadside Vegetation management
Rural arterial roads	Roadside slash/spray

General Maintenance Tasks (Community Facilities) – October 2020	
Location	**Type of work**
CBD Paths	The paths along Auburn Street were swept five days per week with the exception of one week where it was reduced to three days. The other two days staff steam cleaned sections of the path between Clifford and Goldsmith Streets.
Belmore Park	The lawns were mown and edged weekly during October. The days of mowing varied due to the rain.
	The gardens are currently being prepared for the summer flower show.
	Waste bins were emptied daily during October.
Aquatic Centre Grounds	Mowing as required during October, then weekly when the pool opened to the public.
Rose Garden Maintenance	Gardens are checked weekly and weeded as required.
CBD Garden Maintenance	Weekly maintenance on CBD gardens, with a daily litter patrol (including weekends)

Tree Maintenance (Parks & Gardens) – October 2020		
Zone	**Location**	**Type of work**
1	Church St	Tree Removal, Fallen Branches, Tree Trimming
2	Mundy St, Coromandel St, Hume St, Walker St, Lansdowne St	Tree Trimming, Fallen Branches, Shrub Removal, Stump Grinding
3	Constantina Crt, View St, Clyde St	Fallen Branches, Stump Grinding
4	Lagoon St, Auburn St, Avoca St, Green Valley Rd, McDermott Dr, North Park, Allison St	Tree Trimming, Stump Grinding
5	Taralga Rd	Stump Grinding
6	Maud St, Chatsbury St, Chantry St	Fallen Tree, Tree Removal
7	Bungonia Rd, Forbes, Emma St, GMC Depot	Tree Trimming, Fallen Tree

Mowing Maintenance (Parks & Gardens) – October 2020		
Zone	**Location**	**Type of Work**
1	Auburn St	Tree Planting
2	Broughton St Park, Eldon St, Sloane St, Hovell St, Bennett St, Finlay Rd, Mundy St, Hill St, Bladwell Park, Ardgowan Park, Bourke St, Manfred Park, Apex Park, Bourke St Depot, Chisholm St park, Robinson St, Hume St, Mary St, Kingsway Corner, Combermere St, Coromandel, Addison St, Cowper, Obrien St, Clinton St, Francis St, Garfield Ave, Elizabeth St, Cathcart Park, Garfield Dog Park, Lisgar St, Ducks Ln, South Approach, Hollis Ave	Mowing, Rubbish Removal
3	Wollondilly Walking Track, Crookwell Rd, Marsden Weir, Fitzroy St, Verner St, Gilmore St, Bishopthorpe, Seiffert Oval, Prell Oval, Victoria Park, Sanctuary Dr, Snow Gums Dr, Platypus Crt, Waterlily Frwy, Ibis Rd, Mary Martin Dr, Chinamans Ln	Mowing
4	Hoskins St Park, Gerathy St Park, Kinghorne St Corners, Gibson St, Avoca St, Buffalo Cres, Bellevue St, Giddings St, North Park, Leggett Park, Goodhew Oval, Albert St Park, Goodhew Park, Marys Mount Rd, Box Ave, St Michaels Cl, Franklin St, Mistful St, Lambert Dr, Mewburn Dr, Donnelly Cr, St Aubyn Rd, Duchess Pl, Quiberon Way, Success St, Voyager Ave, Geoghegan Dr, Allison St, Union St, Lagoon St	Mowing, Whipper Snipping, Topsoil Area, Fence Removal, Tree Trimming
5	Hudson Oval, Cookbundoon, Jack White Park, Taralga Rd, Racecourse Dr, Middle Arm Rd, Komungla Park, Welsh Park, Ivylea Pl	Mowing , Rubbish Removal
6	North Approach	Mowing
7	Carr Confoy, Eastgrove South, North Approach, Forbes St, Bungonia Rd, Lansdowne St Bridge, Rocky Hill, Memorial Dr, Hetherington St, Eastgrove Dog Park, Pony Club, Blackshaw Rd	Mowing, Whipper Snipping, Rubbish Removal, Cricket Pitch Maintenance
9	Towrang, Marulan Soccer Fields, Eliza Power Dr, Collins St	Mowing, Tree Inspection
15	Lake Bathurst, Tarago	Mowing
17	Pejar Dam	Mowing, Whipper Snipping, Rubbish Removal, Chemical Application

Signs Installed October 2020			
Month	**New Signs Request & Installed**	**Existing Sign Replaced with New**	**Existing Signs Reinstalled**
October	0	3	3

Road Reserve Weed Control – October 2020		
Zone	**Location**	**Weed Type**
3	Clifford St, Macalister Dr, Wollondilly Public School, Wollondilly Walking Track	Grass , Blackberries, Fennel, Suckers
4	Marys Mount Rd	Blackberries, Fire Weed, Box Thorn, Sifton Bush
7	Rocky Hill, Wet Lands, St Clair's Cottage, Eastgrove Streets, Lansdowne St Bridge, Ada St	Grass, Blackberries, Patterson Curse
11	Warrima Dr, Lookdown Rd, Mountain Ash Rd, Barretts Ln, Marian Vale Rd, Windfarthing Rd, Tiyces Ln, Joseph Peters Ln, Woolshed Ln, Rosemont Rd, Curlewin, Steins Ln, Robinson Rd, Stockade Ln, Munro Rd, Ownes Rd, Spa Rd	Blackberries, Sifton Bush, Suckers, Fire Weed, Box Thorn, African Love Grass, Chilean Needle Grass, Patterson Curse, Nodding Thistle

The noxious weed crew have been working in Zone 11, with the focus on blackberries and grassy weeds.

The reserves crew have continued with programmed mowing in urban and rural areas as well as sporting fields mowing and maintenance.

The reserves crews are also undertaking rural road side slashing on our rural sealed road network.

Tree maintenance has been focused on SRP's and lifting programmes and is behind on both programmes, due to staff leave commitments. Tree crew - are behind in programs due to staff leave commitments, staff resources will be supplemented with contractor works.

The reserves crew undertook mowing and beautification works for the Governor General visit.

Contractors completed the Mulwaree Ponds Willow and Blackberry removal project this month.

4 Operations Table of Planned Works

The below table outlines all planned works which may impact the public / traffic for the month of November 2020 going forward.

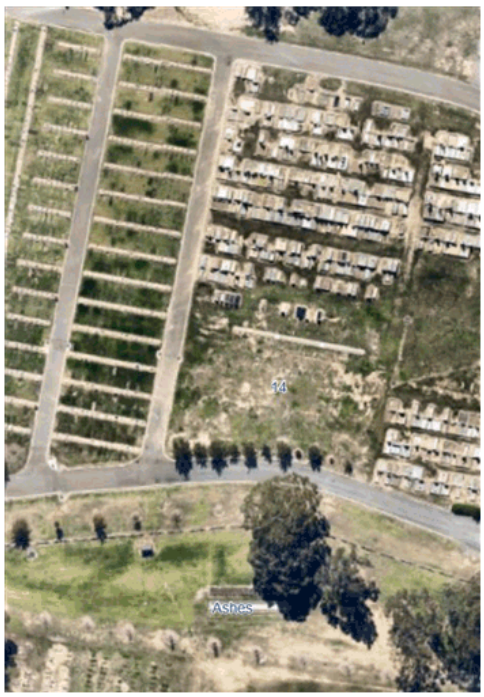
Planned Works – November 2020		
Location	**Date**	**Description of works**
Mountain Ash Road	All of November	Pavement overlay
Windellama Road	All of November	Pavement overlay
Jerrara Road	All of November	Storm damage repair works
Carrick Road	Mid November	Drainage works
Seiffert Oval	All of November	Completion of grandstand upgrade
Cookbundoon Fields	End of November	Demolition of Cookbundoon Pavilion
Recreation Area	End of November	Installation of basketball hoops in the Ross Whittaker Stadium.
Victoria Park	End of November	Installation of Conversation Pit and Awning

*Please note dates may vary due to weather, availability of crews and any urgent works requirements

5 Community Facilities

5.1 Operational

Cemeteries – new beams have been installed at the General Cemetery as we start to expand into Section Fourteen. A new ashes garden was also created for future expansion. The photo's below are of the new beam under construction in section fourteen and the location of the new section.



General Cemetery – New Beam and Section Fourteen

This table below indicates the number of funerals that have taken place on Council owned and managed sites to date this calendar year. The sites listed below are the only active sites that we manage at present.

Site	Lawn/ Monument	Ashes
General Cemetery	65	24
St Pat's Cemetery	22	0
Tarago Cemetery	1	0
Tallong Cemetery	0	0
Total	**88**	**24**

Landscaped Maintenance – the landscape team has been undertaking aeration of the lawns in Belmore Park. The photos below show the front lawn straight after the team completed the aeration and then two weeks after. Due to the trees and size of Belmore Park a walk behind model had to be used and the coring's manually picked up.

Belmore Park – Front Lawn

A status report on the trees was undertaken during October, with the report to be finalised in November. The report will review the work undertaken last financial year for effectiveness and set a priority list for works to be undertaken this year.

The Landscape Team has also been preparing the flower beds for the summer floral display. The beds are due to be planted early to mid-November. The waste team is going to use some of their compost on several flower beds as a trial to measure effectiveness. The initial review of the product has been positive.

Belmore Park – Annual Bed

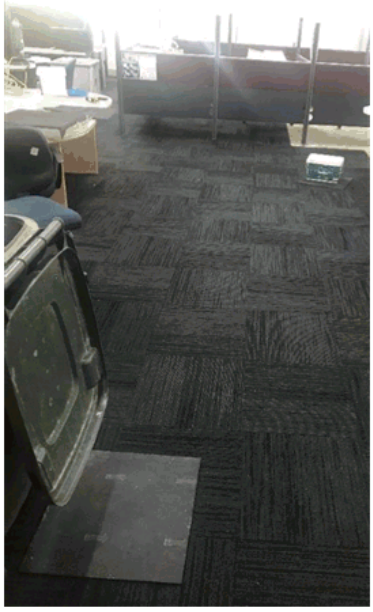
New trees have also been planted in the median strip along Bourke Street to fill in the gaps. The trees chosen are an upright Oak *(Quercus palustris – Green Pillar)*. The photos below are of an Avenue of Oaks from Verner Street to Montague Street.

Oak Trees along Bourke Street

Trees have also been planted in several roundabouts around town to compliment the roundabout at the intersection of Bourke and Clifford Streets. The tree used is a *Zelkovia serrata*, which is also used in the media strip in Auburn Street.

Hurst Street Roundabout

Building Maintenance - Staff have been working with the Information Services department to complete stage one of the Utilities wing upgrade. The work involved new cabling, painting and patching the walls, and new carpet. Stage two will involve the offices to be given the same treatments and the installation of LED lighting to the remainder of the wing. The work done in conjunction with the Information Services team has allowed for savings and upgrades that address future needs.

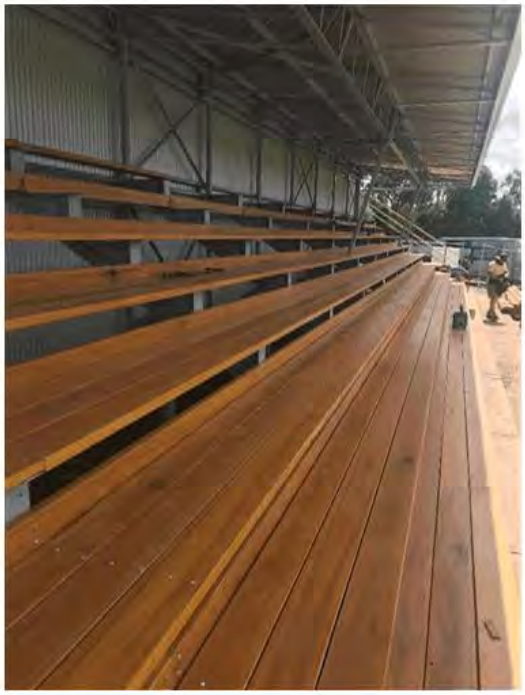


Utilities Wing – Start of Carpet Installation

Council currently maintains one hundred and eighty five (185) major HVAC components across twenty sites. A full audit of the Civic Centre HVAC system has identified the need to replace the two boilers that service the entire Civic Centre. Building maintenance staff have commenced procurement for the replacement of these two units so they can be operational prior to the next winter. The photo below is of one of the boilers identified for replacement.

Civic Centre – Boiler 2

Max Hadlow Grandstand – the works on the Max Hadlow grandstand are progressing with the majority of the works completed. The expected finalisation of the project is the end of November. The photo below is of the new timber placed on the grandstand.



Max Hadlow Grandstand Seating

5.2 Aquatic Centre

Goulburn Aquatic and Leisure Centre

The Goulburn Aquatic and Leisure Centre experienced a steady flow of visitations since our opening on Saturday 10th October 2020. Even with the poor weather at times, the month of October saw 3,696 visitations.

The Learn to Swim numbers are down for the month of October, which can be attributed to the school holidays, inclement weather and unavailability of the indoor pool. The Aqua Aerobics classes have been up and running in October with steady attendances of twenty people to the morning session. This is a great number as this class is predominately held indoors.

The operational staff at the Aquatic Centre have done a great job with the water quality, with very positive feedback from the users at the centre. The water temperature has also remained steady at 28 – 29 degrees Celsius. This can be contributed to the work done on the off-season and the new boilers, which not only use less gas but have backup capacity in the event of a breakdown.

The Goulburn Swim Club have continued this season and are seeing good numbers. The Club is one of the biggest in the region and also provide a very well attended squad program run by a local teacher.

Outdoor pool

Whilst the new outdoor pool lights have been reported previously, it has been good to report that the feedback from the users and staff has been positive. The lights provide 500 to 700 lux making the site safer for morning and evening swimmers. The photo below is of the final testing before handover the project to Council.

Outdoor Pool Lights

On Saturday the 31st October lifeguards did their annual lifeguard licence update with 16 members of the team completing in stormy conditions. The update includes expert professional training and covers the skills and knowledge of first aid, resuscitation, swimming and water safety. They also learnt about rescue and emergency response techniques, aquatic supervision, risk management, public relations, effective communication, conflict management and basic technical pool operations. This is part of their role to retain this qualification and was good to see such high attendances.

Attendance Report

The table below is a breakdown of attendances across reporting categories during the month of October. The lower numbers when compared to last year are positive, considering the poor weather and late start.

Attendance Report – October 2020		
Program	**October 2019**	**October 2020**
Aquatic memberships	450	481
Health Club (incl. Fitness Classes) memberships	329	NA
Visit passes (incl. Aquatics and Fitness Classes)	366	388
Family memberships (Aquatic and Fitness)	22	55
Squad Swimming	69	70
Recreational Swimming	1,787	1,579
Children under 2 years	39	16
Spectator (excl. Carnivals)	175	530
Swimming Lessons	846	33
Swimming student out of hours	78	13
Aqua Aerobics	92	122
Aquathon	N/A	NA
Fitness Passport- Aquatic	352	232
Fitness Passport- Fitness	77	NA
NSW Police Academy	26	0
Schools Dept Education/ GMC programs		177
TOTAL	**4,708**	**3,696**

The Fitness Centre is closed due to redevelopment, so all memberships and passes relating to fitness have been put on hold or credit given.

5.2 Recreation Area

Activity at the Recreation Area experienced another massive decline during October 2020 due to the ongoing restrictions of COVID-19. All major events scheduled to occur in October were cancelled. User groups continued their regular activities and are very accommodating and accepting of the current COVID-19 restrictions. There has been no issues to report from our regular booked in users.

Irregular Events

The Grace Millsom Centre hosted four training sessions, one wedding and a youth holiday movie day during October 2020, while the Veolia Arena hosted a holiday basketball program. The Breastscreen Van also remained on site for the entire month of October.

Regular Users

Greyhound Racing and Harness Trials continued throughout October under the appropriate restrictions. Basketball, Netball, Badminton, Dressage and Dog Training all continued their regular activities during October under the relevant protocols. The Rodeo Club also held a barrel racing training day during the month.

The tables below show the breakdown of events at the Recreation Area during October 2020.

Breakdown of Events – October 2020	
Event	**Attendances**
Greyhound Racing	900
Harness Racing (trials only)	100
Dog Training & Kennel Club	190
Rodeo	60
Basketball	570
Dressage	50
Netball	220
Badminton	120
Training Sessions	115
Breastscreen Van	320
Wedding	60
Holiday programs	90
Total	**2,795**

Breakdown of Event Facility Locations		
Facility	**Oct 2020**	**Oct 2019**
Veolia Arena	665	2,180
Grace-Millsom Function Centre	560	1,340
Recreation Area	1,570	3,828
Total Attendances	**2,795**	**7,348**

Grant Funding

Council has been successful in receiving grant funding for an additional three projects at the Recreation Area under phase two of the NSW Governments Showground Stimulus Fund. The amount Council received was $370,448.10 and is spread across the following projects:

- Install solar panels Grace Millsom Centre ($16,594.60).
- Upgrade Peden Pavilion – amenities and electrical ($252,642.50).
- All weather cover for livestock yards ($101,211.00).

The above projects are due for completion by 30th June 2021.

The three projects undertaken in phase one of the NSW Governments Showground Stimulus Fund are due to be completed by 30th December 2020.

Procurement is now underway on the Climate Change Grant with the committee recommending focus on three main objectives:

- Increased levels of shade on site via tree planting, shade structures and portable tree planters.
- Improved ventilation on the Poultry Pavilion and Peden Pavilion with motorised whirly birds and grates on the side of the building to improve air flow.
- Water sprays on the leased stable rooves to manage hot weather events

6 Works

The Works Section is currently focused on delivering a number of capital works projects while also meeting the demands of routine maintenance on Council infrastructure and attending to maintenance requests by the general public.

6.1 Maintenance Grading

The following roads were included in the maintenance grading program for October 2020. The focus of work is now on capital works.

Maintenance Grading	
Completed by Contractor in October 2020	**Completed by Council in October 2020**
• Willow Glen Road	• Barretts Lane • Shaws Creek Road • Bullamalita Road • Lambs Lane • Pomeroy Road • Coopers Lane • Pooleys Road • Mt Baw Baw Road • Pomeroy Milford Road • Barkers Lane • Sims Lane • School House Lane • Merilla Lane • Coles Lane • Parkesbourne Road • Weatherstone Lane • Breadalbane Road • • Painters Lane • Dewsbury Lane

6.2 Operational

During October the Works area has been concentrating on the continuation of works on Mountain Ash Road and undertaking preliminary works on Windellama Road. This was in the form of drainage improvements prior to the gravel overlay to commence in early November.

Bitumen re sealing has been undertaken on Lookdown Road, Range Road and Tiyces Lane as well as Adam Street within Goulburn.

Natural Disaster Assistance Response works have been completed on Bungendore Road and Forrest Siding Road causeway. Works have commenced on Jerrara Road during October.

Additional to the February Natural Disaster, initial estimates from the August Natural Disaster look to be in the vicinity of $5million, with this figure still needing to be verified by TfNSW. Joint inspections of the damage will continue throughout November to substantiate the site estimates.

Maintenance grading has been undertaken in Zone 17 with crews moving into Zone 11 and 14 in November. In Goulburn crews have been busy replacing damage kerb and gutter along with defective footpaths in various locations.

Maintenance crews have also been tasked with gravel heavy patching on various rural roads with the continuation of the wet weather. The extended wet period has had an adverse effect on pavements throughout the LGA.

Mowing crews have been kept busy with the warmer weather making for ideal growing conditions and new street trees have been planted at various locations throughout Goulburn.

During October the Mulwaree Ponds Grant was completed improving the waterway in and around Blackshaw Road, with other river Grant funded projects continuing throughout November and into December dependant on favourable weather conditions.

7 Asset Management & Design

7.1 Asset Management Planning

For the month of October 2020, the Asset Management team undertook the following tasks:

- Reporting on grant funded projects
- Handover of dedicated assets procedure

7.2 Data or Condition Assessment

For the month of October 2020, the Asset Management team undertook the following tasks:

- Revision of asset inspection schedule
- Input of dedicated assets
- Hand over of Rural Road Block Grant Scope
- Hand over of Taralga Road Safer Roads (Blackspot) Scope
- Carried out inspection of transport assets in line with programmed inspection schedule

7.3 Urban Transport Infrastructure Inspections

100% completion of scheduled urban road inspection

7.4 Rural Transport Infrastructure Inspections:

100% completion of scheduled rural road inspections completed

7.5 Design Projects

For the month of October 2020, the Design team undertook the following tasks:

- Survey of Carrick Road for sealing design
- Completion of concept design for capital works footpath programme (ongoing)

7.6 Application Status

	S138/Road Opening Applications	S45 (Electrical) /LAAN (Telecom) Applications	NHVR (Heavy Vehicle) Applications
Number Received for October	8	2	17
Number Processed within October	14	2	17
Number of days to process (Timeframe)	5.25 (10 days)	15 (40 days)	10 (28 days)

7.7 Road Safety

The following Road Safety programs/tasks were delivered during October 2020

Road Safety Program – October 2020			
Target group/issue	**Project/Event**	**Date**	**Description**
Young Road Users	Log Book Run	Ongoing	The Log Book Run is held four times a year with fantastic feedback from the leaner drivers and their supervisors with people coming from Sydney, Canberra and Southern Highlands. The July Log Book Run was held on Sunday 16 August and had 14 participant. It was run under COVID-19 restrictions with masks and gloves provide with social distancing. The run was full and was another successful run with all learner drivers and their supervisors commenting that they had learnt something on the day and it was very useful. The next one is to be run in March with a cap of 15 Learners.
Safety Around Schools	Parking	Ongoing	RSO is working with the parking ranger on patrols around school issues by educating parents and children about the importance of not parking in prohibited zones for the safety of their children. RSO has also been working with Goulburn High School and Tallong Public School on safety issues around their schools.
Safe Seats	Safe Seat Vouchers	Ongoing	RSO received $3,000 in funding for safe seat vouchers for the 2020/21 program. This program is promoted throughout Day-care facilities, foster careers and medical centres. To date $800 has been spent
Speeding	Mobile Speed Sign	Ongoing	The mobile speed signs have been erected in Queen Street at the request of the police. The speed trailers have been moved to George Street Marulan and Coramandel Street Goulburn and will remain there for a period of 2 months. They will be moved at the start of November after community engagement to find other suitable spots.
Fatigue	Don't trust your tired self	Ongoing 2020	RSO is running a fatigue campaign over September and October promoting free giveaway reusable coffee cups at the Visitors Information Centre and at the Paper Back Café in the Library. Customers are encourage to fill out a survey on fatigue to test their knowledge and will receive a free reusable coffee up to remind them of the dangers of fatigue.

Parking	Hospital Parking	October 2020	RSO is working at ordering/installing new parking restriction signs around the hospital which includes: Changing 4hr parking restrictions to 2 hrs. Extending parking restrictions along Clifford and Faithfull Street Installation of " Nose to Kerb at 45 degree"
GMC Road Safety Plan	Draft	Ongoing	RSO has commenced work on Goulburn Mulwaree Council's Road Safety Plan 2021-2031. This will be ongoing for 2021.
Hold my Hand and " Look out before you step out" Signage	Victoria Park	October 2020	RSO through funding from TfNSW has purchased 10 Little Blue Dinosaur "Hold My Hand" signs to be installed around the precinct of Victoria Park to remind parents and children that they must hold an adults hand when exiting the park onto the roadside. Funding was also received for "look out before you step out" decals to be placed on the footpath around the Victoria Park precinct
Motorcycles	Motorcycle Awareness Week	October 2020	RSO ran "Look out for Joe Rider "campaign to promote motorcycle awareness week. This year 6 posties and one Council employee wore the pink Joe Rider vests throughout the week. 120 people registered sightings of Joe with 9 people looked but didn't see.
B Doubles	Ducks Lane	October 2020	RSO has been working with Coles Distribution Centre and the Hume Police to install further signage to stop B Doubles missing the turn off to the Coles Distribution Centre and continuing along Ducks Lane.

8 Fleet

For the month of September 2020 the following scheduled/unscheduled works occurred.

September 2020	Service (Scheduled)	Repairs (Unscheduled)	Total Cost
Light Vehicles	6	10	$8,741
Heavy Plant	8	26	$27,093
Minor Plant	0	2	$99.00
RFS	0	0	$0.00

WHS Daily Maintenance Vehicle Inspection Departmental Returns

Daily Maintenance Inspections between 1/09/2020 to 30/09/2020	Department	Plant Items Requiring Operator Initiated Inspections	Potential Returns	Total Returns Received	% Returns
	Community Facilities	13	52	52	**100%**
	Fleet	2	8	8	**100%**
	Noxious Weeds	2	8	8	**100%**
	Parks & Gardens	11	44	44	**100%**
	Rangers	3	12	10	**83%**
	Store	1	4	4	**100%**
	Waste Management	22	88	88	**100%**
	Waste Water	5	20	18	**90%**
	Water & Sewer	13	52	52	**100%**
	Water Filtration	4	16	16	**100%**
	Works Construction	17	68	68	**100%**
	Works Maintenance	13	52	52	**100%**
	Total	**106**	**424**	**420**	**99%**

Plant Purchases:

Plant No.	Date of Purchase	Description	Cost
1245	14/09/2020	Toyota Kluger GXL 4x2	$51,355.00

9 Capital Works

Capital Works Program 2020-2021
Status Report for Operations
As at 31 October 2020

Introduction

The Operations Capital Works Program is derived from the Goulburn Mulwaree Council Operational Plan. The Plan was placed on public display and resolved by Council. Monthly progress is reported to the Executive and Council. Additional grant projects will be included in the program as funding is made available. Any urgent projects will also be added into the program at the direction of Council.
Separate status reports for the Goulburn Performing Arts Centre, Goulburn Aquatic Centre Redevelopment, North Goulburn Employment Precinct, Mountain Ash Road Blackspot, and Cookbundoon Pavilion are prepared for these projects.

Financial Performance

YTD performance in comparisons to baseline budget - $4.8m variance
The delivery of the Capital Works Program is currently tracking behind the baseline budget, the year to date expenditure on the Program was $9.5m being $4.8m or 33% behind the baseline budget. The year to date variation is driven by the following factors:

- Within budget or <$5k (project is tracking to budget but current claims may not be in the actual expenditure) – (GPAC contractor to supply updated forecast in line with spend)
- Delays due to design not being complete – (Growing Local Economies – Common Street, RHL Program)
- Finalisation Stage (current claims may not be in the actual expenditure, or completed under budget) – (Crookwell Road/Marys Mount Intersection)
- Resourcing Issue – (On-Road Cycle Lanes)

Graph 1 – YTD Underspend variance – highlights the driver behind the current overspend for the program

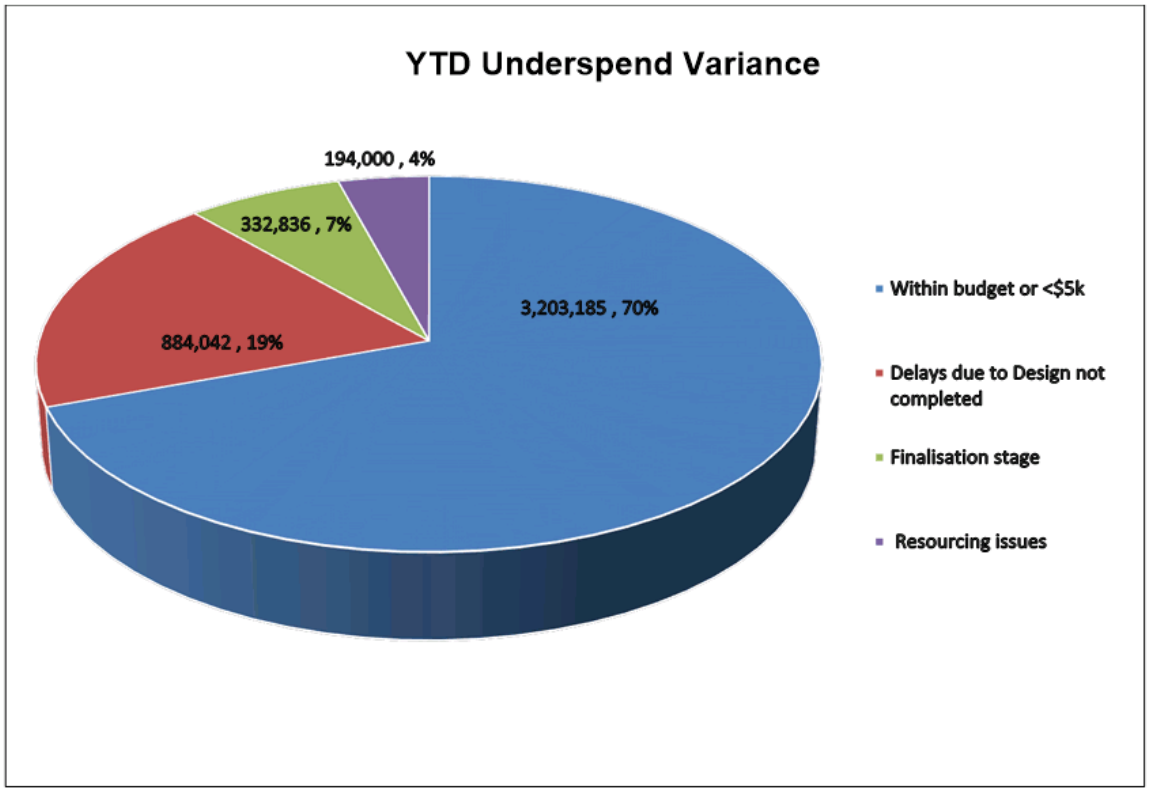
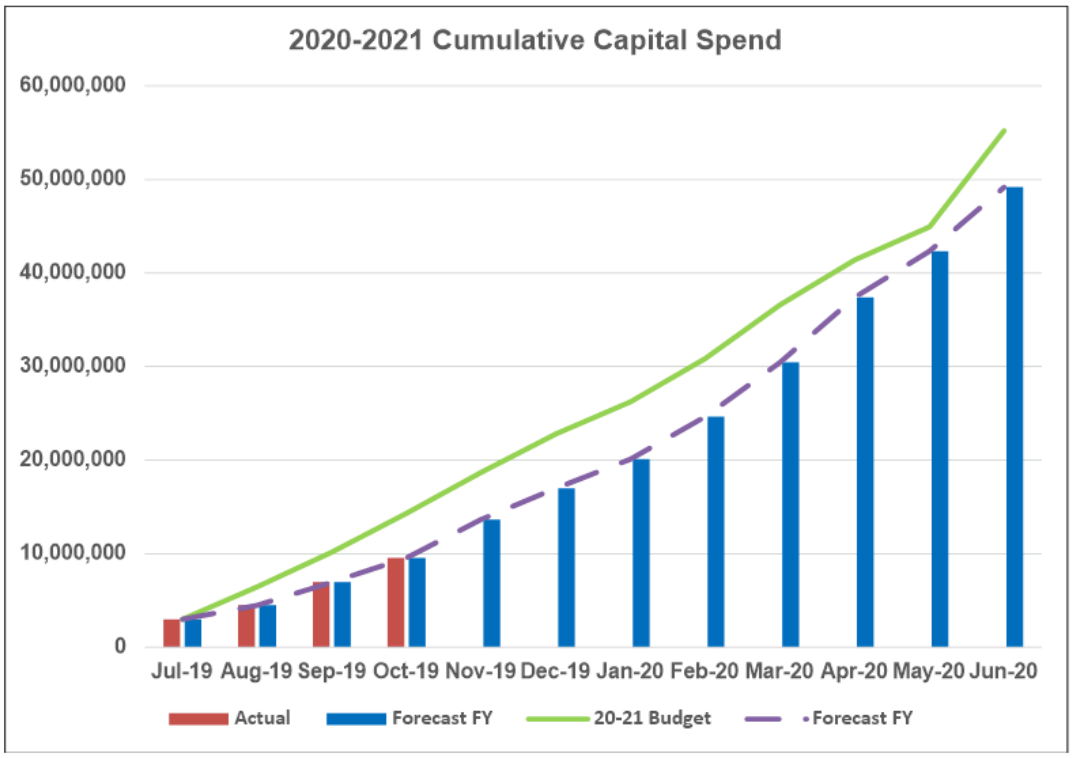


Table 1 – Overall Financial Performance Summary – highlights performance via Business Unit

Department	20-21 Project Budget	YTD Budget	YTD Actual	Forecast to end FY
Asset & Design	4,268,562	333,956	153,035	4,568,539
Community Facilities	5,351,459	846,403	1,062,836	5,338,345
Projects	37,733,929	10,781,434	7,027,443	31,302,332
Works	7,852,225	2,354,389	1,306,563	7,963,114
Total Program	**55,206,175**	**14,316,182**	**9,549,877**	**49,172,330**

Graph 2 – Cumulative 2020-21 Capital Expenditure v Capital Works Program Budget



Forecast Performance

The Capital Works Program for Operations was resolved to the value of $44,130,345 for 2020-21. As a result of the allocation of carry-overs and recent grant approvals the Capital Works program for 2020-21 is $55,206,175. This figure will change throughout the financial year as a result of Council resolutions and Quarterly Review processes. **Graph 2** indicates performance to date, giving a forecast spend of $49,172,330.

Currently the forecast spend in lower than the budget due to predicted changes in the following projects:

- Performing Arts Centre – original forecast spend of $16,298,301 is currently predicted to be $11,430,088, due to the project budget given by the contractor has proved to be optimistic. We have requested an update of the projected forecast and will realign at the Q2 review;
- Aquatic Centre Upgrade – original forecast spend of $14,850,964 is currently predicted to be $15,320,306, a request to bring forward budget from next financial year will be presented at the Q2 review if expenditure levels are maintained;
- Growing Local Economies – Common Street – original forecast spend of $3,754,832 is currently predicted to be $3,003,803 due to delays in gaining approval from RMS.

COVID 19

- There is a high risk that projects could be delayed or even stopped due to restrictions being applied to contractors to stop work or reduce team sizes to satisfy social distancing requirements. (All contracted projects)

At this stage we have completed our forecast on the current climate, if restriction are increased or if contractors close or go out of business this could result in even further slippages to the program resulting in carry over funding to next financial year.

Table 2 indicates projects that have been rated as a high or medium risk that could impacted the program due to COVID-19 restrictions.

Table 2 –potential projects impacted by COVID-19

Project	Manager	Status	Budget	Risk Rating	Comment
Performing Arts Centre	Adam Kiss	Construction	18,950,000	High	Contractor from hot spots
Aquatic Centre Upgrade	Adam Kiss	Construction	29,877,756	High	Contractor from hot spots
Rec Area Stimulus Program	Rob Hughes	Procurement	406,131	Medium	Pending contractor selection
Urban Resealing	Andy Cartwright	Design	451,496	High	Contractor from hot spots
Roundabout – Bourke/Addison	Andy Cartwright	Design	385,865	High	Contractor from hot spots
Kerb & Gutter Program	Andy Cartwright	Design	275,000	Medium	Pending contractor selection
RHL Collector Rd	Andy Cartwright	Design	322,512	High	Contractor from hot spots
RHL Program	Andy Cartwright	Design	320,000	High	Contractor from hot spots
Rural Resealing Program	Andy Cartwright	Procurement	562,085	High	Contractor from hot spots
Mountain Ash Blackspot	Andy Cartwright	Construction	1,581,358	Medium	Pending contractor selection
R2R Windellama Rd	Andy Cartwright	Design	720,865	Medium	Pending contractor selection
RRBG Taralga Rd Rural	Andy Cartwright	Design	305,000	High	Contractor from hot spots
Range Road	Andy Cartwright	Construction	1,625,592	High	Contractor from hot spots
Mountain Ash Road	Andy Cartwright	Design	2,633,125	Medium	Pending contractor selection
Carrick Road	Andy Cartwright	Design	903,100	Medium	Pending contractor selection
Blackspot Taralga Road	Andy Cartwright	Design	804,403	Medium	Pending contractor selection
Footpaths	Andy Cartwright	Design	600,000	Medium	Pending contractor selection
Bridge Replacement – May Street	Adam Kiss	Construction	1,618,927	High	Contractor from hot spots
CBD Enhancement	Rob Hughes	Design	800,000	Medium	Pending contractor selection
Wollondilly Walking Track Stage 3	Rob Hughes	Procurement	550,000	Medium	Pending contractor selection
Light Fleet Replacements	Andy Cartwright	Procurement	502,000	Medium	Availability and delivery risk
Heavy Fleet Replacements	Andy Cartwright	Procurement	900,000	Medium	Availability and delivery risk

APPENDIX

Table 3 - Major Projects

Table 3 indicates the individual performance of Operations Major Capital Works Projects and Programs. The traffic lights indication the status of the project. An individual report for each of the above active projects follows in this report.

Project Name	Phase	19-20 Budget	YTD Budget	YTD Actual	Budget	Schedule	Comments
Aquatic Centre Upgrade	Construction	14,850,964	2,843,510	2,151,277	●	●	Project budget supplied by contractor was understated, forecast over by $500k, updated forecasts will be relign in December review
Performing Arts Centre (G)	Construction	16,298,301	5,059,811	3,073,526	●	●	Project budget supplied by contractor was optimistic, forecast under by $5.9m, updated forecast will be relign in December review
Growing Local Economies – Common Street (G)	Design	3,754,832	708,125	83,803	●	●	Project forecast has slipped by $750k due to delays in design, current forecast is $3m for the financial year
Mountain Ash (G)	Design	1,020,000	-	-	●	●	
Mountain Ash – Blackspot – (G)	Construction	1,395,666	681,273	464,136	●	●	
May Street Bridge work	Construction	965,177	863,333	866,420	●	●	
Cookbundoon Pavilion	Design	1,072,844	11,650	18,217	●	●	
Carrick Road (G)	Design	650,000	-	-	●	●	Additional budget will need to be transferred from 21-22 Gravel resheeting to increase budget to $1.3m
Heavy Fleet Replacements	Construction	1,440,906	-	-	●	●	Commitment from 19-20 not carried forward in current FY budget
Blackspot Taralga Rd	Construction	804,403	-	12,241	●	●	
Hetherington St Workshop Upgrade	Design	668,650	32,105	40,761	●	●	QS estimates not aligning with current budget
R2R Windellama Rd Rehabilitation	Construction	720,865	542,648	112,624	●	●	
Re-sheeting	Construction	700,000	342,676	300,456	●	●	
Crookwell Road/Marys Mount Intersection	Construction	513,691	513,691	280,492	●	●	Finalisation Stage
Landscaped Areas	Construction	700,707	65,000	51,814	●	●	
Footpaths	Design	600,000	-	23,440	●	●	
Rural Resealing	Construction	562,085	293	84,678	●	●	
Wollondilly Walking Track Stage 3	Construction	550,000	50,000	11,609	●	●	
Light Fleet Replacements	Construction	502,000	95,565	142,251	●	●	
CBD Enhancement	Construction	1,008,362	-	314,096	●	●	
Urban Resealing	Design	451,496	185,880	7,553	●	●	
Goulburn Showground Rec Area NSW Stimulus (G)	Construction	406,131	320,083	311,551	●	●	
Riverside Park Playground	Design	400,000	-	-	●	●	
Bridge Replace – Thornford (G)	Construction	377,534	377,534	267,618	●	●	Finalisation Stage
RHL	Design	720,164	77,652	19,639	●	●	
Crookwell Road – Shared User Path (G)	Design	315,198	315,198	252,573	●	●	Finalisation Stage
RRBG – Taralga Rd – Rural	Construction	305,000	27,043	27,043	●	●	
Sports Fields	Construction	317,658	186,158	170,105	●	●	
Buildings	Construction	265,000	60,000	43,685	●	●	

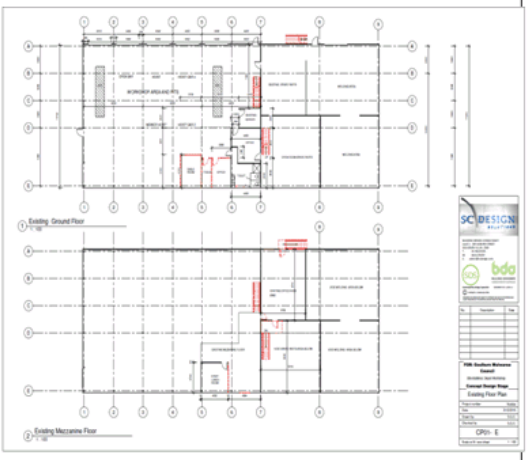
● No action required ● Escalate issue to Director ● Escalate issue to Council

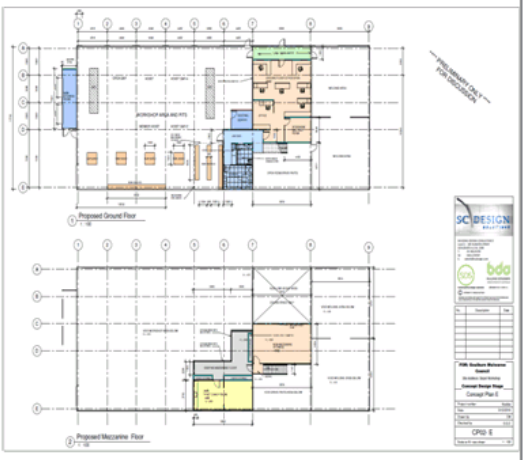
The information provided in the following reports provides ITD budgets and expenditure for those projects that run over financial years

Project	May Street Bridge	
Project Manager	Adeel Khan	
Contractor	SD Group	
Budget	$1,618,927	
Expenditure to date	$1,520,170	
Funding Partners	Funded by GMC	
Key Dates	Construction Commenced	June 2020
	Construction Completed	November 2020
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	Nil	
Issues to report	Nil	
Works Completed last month	• Bridge works completed • Kerb and gutter at bridge completed • Bridge open to public	
Priorities for the next month	• Complete kerb and gutter on May Street • Footpath on May Street complete • Project Completion Report	

Project	Blackspot Taralga Road	
Project Manager	Andrew Cartwright	
Contractor	TBA	
Budget	$804,403	
Expenditure to date	$12,241	
Funding Partners	TfNSW	
Key Dates	Construction Commence	January 2021
	Construction Complete	May 2021
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	Nil	
Issues to report	Nil	
Works Completed last Month	• Detailed scope completed	
Priorities for the next month	• Undertake pre planning tasks associated with project	
Physical works not yet commenced - No photos currently available		

Project	Hetherington St Depot	
Project Manager	Carina Smith	
Contractor	Currently in Design	
Budget	$800,000	
Expenditure to date	$172,092	
Funding Partners	Goulburn Mulwaree Council	
Key Dates	Detailed Design Completed	August 2020
	Preliminary Works Commenced	June 2020
	Construction Completed	June 2021
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	30 June 2021	
Delays experienced during the month	NA	
Issues to report	Nil	
Works Completed last Month	• Awaiting assessment and approval of Development Application	
Priorities for the next month	• Finalise DA approval and specification for RFT.	



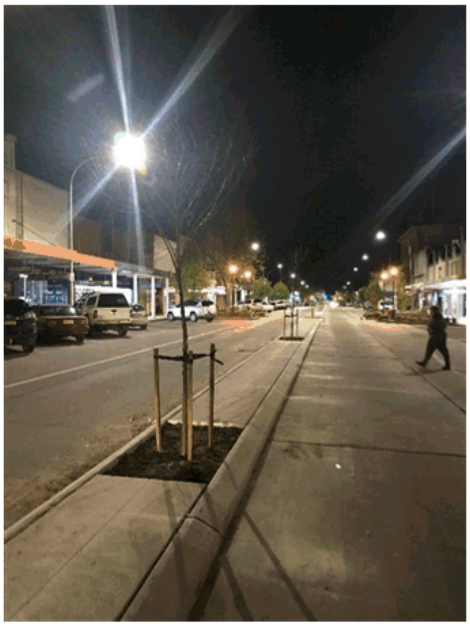


Project	R2R Windellama Rd Rehabilitation	
Project Manager	Andrew Cartwright	
Contractor	TBA	
Budget	$720,865	
Expenditure to date	$112,624	
Funding Partners	Roads to Recovery	
Key Dates	Construction Commence	September 2020
	Construction Complete	December 2020
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	5 days due to wet weather	
Issues to report	Nil	
Works Completed last Month	• Drainage and batter works	
Priorities for the next month	• Commence gravel overlay early November	

Project	Resheeting Program	
Project Manager	Chris Brassel	
Contractor	GMC	
Budget	$700,000	
Expenditure to date	$300,456	
Funding Partners	Nil	
	Construction Commenced	July 2020
	Construction Completed	May 2021
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	Nil	
Issues to report	Nil	
Works Completed last Month	Nil	
Balance of resheeting program	• Thornford Road • Bullamalita Road	

Project	Landscaped Areas	
Project Manager	Rob Hughes	
Contractor	Various	
Budget	$700,707	
Expenditure to date	$51,814	
Funding Partners	Goulburn Mulwaree Council/ Funding	
Key Dates	Procurement	November 2020
	Completion of Projects	June 2021
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	Grant opportunity presented for Bladwell park (pictured below). Project on hold pending grant application. The Tallong amenities is to be re-scoped at the request of Council and the community.	
Issues to report	Nil	
Works Completed last month	• George Street Tree surrounds installed • Commencement of the Conversation Pit in Victoria Park – ongoing • Belmore Park Tree inspection in draft form • Draft avenues of honour sign completed • Submitted grant for Bladwell park playground.	
Priorities for the next month	• RFQ Tallong toilets moved to next month due to change in scope • Belmore Park Trees – development of an action list from the report.	

Project	CBD Enhancement	
Project Manager	Rob Hughes	
Contractor	Currently in design	
Budget	$1,140,000	
Expenditure to date	$445,734	
Funding Partners	General Fund	
Key Dates	Completion of Design & Procurement	July 2020
	Construction Commenced	September 2020
	Construction Completed	November 2020
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	Delay in sign installation due to supplier. Pedestrian hoops now expected to go in during the month of November	
Issues to report	No formal response from RMS on project	
Works Completed last month	• Median Strips fully installed between Verner and Goldsmith Street including tree penetrations and planting of trees. • Line marking contractor engaged.	
Priorities for the next month	• Installation of signage and line marking. • Installation of synthetic turf • Installation of new banner poles	



Project	Urban Resealing	
Project Manager	Andrew Cartwright	
Contractor	Contractor will be from the Bitumen Sealing Panel	
Budget	$451,496	
Expenditure to date	$7,553	
Funding Partners	General Fund	
Key Dates	Construction Commence	November 2020
	Construction Complete	March 2021
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	Nil	
Issues to report	Nil	
Works Completed last Month	Sealing of the following roads • Adam street • Range Road • Tiyces Lane • Lookdown Road • Mountain Ash Road	
Priorities for the next month	Meet with new sealing contractor and confirm remaining schedule	

Project	Goulburn Showground Rec Area NSW Stimulus	
Project Manager	Robbie Hughes	
Contractor	TBA	
Budget	$406,131	
Expenditure to date	$311,551	
Funding Partners	NSW DPIE – Crown Lands	
Key Dates	Completion of Design & Procurement	July 2020
	Construction Commenced	August 2020
	Construction Completed	December 2020
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	Nil	
Issues to report	• Unplanned works, with potential for several more projects to be added to the works program. • Limited time from grant body to complete works. • Major delays with shipment of basketball hoops and retractable seating. Grant body informed and have provided an extension due to delay brought on by supply lines.	
Works Completed last Month	• Completion of carpark resealing, including line marking, raising of service lids and installation of bump stops. • Preliminary works completed for the seating and basketball hoops. • Project closure report for the car park upgrade.	
Priorities for the next month	• Completion of hoop installation in Ross Whittaker Stadium	

Project	Thornford Bridge Replacement	
Project Manager	Adeel Khan	
Contractor	Transbridge Group	
Budget	$548,000	
Expenditure to date	$438,084	
Funding Partners	Australian Government Bridge Replacement Program	
Key Dates	Construction Commenced	March 2020
	Construction Completed	June 2021
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	Yes	
Delays experienced during the month	Nil	
Issues to report	Nil	
Works Completed last Month	• Bridge Construction Complete • Bridge open to public	
Priorities for the next month	• Work as Executed drawings • Acquire construction certificate • Prepare project completion report • Claim to be sent to funding body	

Project	RHL Program	
Project Manager	Martin Wragge-Morley	
Contractor	TBA	
Budget	$822,512	
Expenditure to date	$121,987	
Funding Partners	Funded by s94 Contributions	
Key Dates	Commence Design	June 2020
	Complete Design	August 2020
	Handover to Works	November 2020
Project forecast to be completed within budget	Yes	
Project forecast to be completed on time	No	
Delays experienced during the month	One month delay in receiving ground investigation results due to COVID has prevent completion of scoping works	
Issues to report	Delay in handover to works expected	
Works Completed last Month	Commenced Culvert Design to replace causeway on Cullulla Road	
Priorities for the next month	• Complete scoping works & handover to Works	
Physical works not yet commenced - No photos currently available		

Project	Crookwell Road-Shared Path	
Project Manager	Adeel Khan	
Contractor	Planet Civil	
Budget:	$723,253	
Expenditure to date	$660,628	
Funding Partners	NSW Government's Active Transport	
Key Dates:	Construction Commenced	March 2020
	Construction Completion	July 2020
Project forecast to be completed within budget?	Yes	
Project forecast to be completed on time?	No – due to recent flooding on 8th/9th August 2020, damage occurred to the finished works which will be fixed in coming weeks	
Delays experienced during the month	Nil	
Issues to report	Nil	
Works Completed last month	• Handrail install underway • Flood damage rectification completed • Hydro mulch complete	
Priorities for the next month	• Claim to be sent to funding body • Project Completion report	

Project	Sports Fields Program	
Project Manager	Robbie Hughes	
Contractor	TBA	
Budget:	$323,061	
Expenditure to date	$184,576	
Funding Partners	Goulburn Mulwaree Council	
Key Dates:	Construction Commenced	October 2020
	Construction Completion	February 2021
Project forecast to be completed within budget?	Yes	
Project forecast to be completed on time?	Yes	
Delays experienced during the month	Wet weather has delayed the progress of the Seiffert Oval Grandstand	
Issues to report	Nil	
Works Completed last month	• Completion of Marulan Cricket Wicket.	
Priorities for the next month	• Finalisation of the Grand Stand at Seiffert Oval.	

Project	Buildings Program	
Project Manager	Robbie Hughes	
Contractor	TBA	
Budget:	$265,000	
Expenditure to date	$43,685	
Funding Partners	Goulburn Mulwaree Council	
Key Dates:	Construction Commenced	July 2021
	Construction Completion	June 2021
Project forecast to be completed within budget?	Yes	
Project forecast to be completed on time?	Yes	
Delays experienced during the month	Nil	
Issues to report	Nil	
Works Completed last month	• Finalising scope of works for air conditioning upgrade • Stage 1 upgrade of the utilities wing competed (pictured below).	
Priorities for the next month	• Development of scope of works for building upgrades in Civic Centre in conjunction with information services for Stage 2 of the utilities wing upgrade. • Release RFQ for Air Conditioning.	

Projects in Design

Table 4 identifies the major projects currently in design phase and how they are tracking against program. These projects pose major risks to the delivery of the Capital Works Program if they are not completed on time.

Table 4 – Projects in Design

Project	Planned start of investigation, design & Procurement	Actual start of investigation, design & Procurement	Planned end of investigation, design & Procurement	Actual end of investigation, design & Procurement	Comments
RHL Collector Road - Veolia	1-Jul-2020	15-Aug-2020	15-Aug-2020		Potential risk of not delivering scope of works due to limited construction period
RHL Program	4-Nov-2020	15-aug-2020	30-Sep-2020		Potential risk of not delivering scope of works due to limited construction period
Mountain Ash Road (G)	12-Oct-2020		30-Nov-2020		
Carrick Road (G)	21-Sep-2020	21-Sep-2020	31-Oct-2020		
Footpaths	2-Sep-2020	2-Sep-2020	30-Sep-2020		Handover expected at the end of October

Unplanned Projects

Table 5 identifies the major projects added to the Capital Works Program during the year. These projects require additional resources that were not originally allocated in the Capital Works Program, any issues or deferrals required for the delivery of these projects will be identified below.

Table 5 – Unplanned Projects

Project	Budget	Date of Advice	Document ID/ Resolution #	Reason	Risk
Goulburn Showground Rec Area NSW Stimulus	446,744	26 Jun 20	1273695	NSW DPIE Grant	Nil
Cookbundoon Pavilion	1,072,000	21Jul 20	2020/266	Local Roads and Community Infrastructure	Nil
Mountain Ash Road (G)	2,633,125	30 Jun 20		TfNSW Grant	Nil
Carrick Road (G)	903,100	30 Jun 20		TfNSW Grant	Nil
Additional Footpaths	400,000	21 Jul 20	2020/266	Local Roads and Community Infrastructure	Awaiting scope

Pending Grant Applications

Table 6 identifies projects with current grant applications submitted, if successful these projects will be added to the program as unplanned projects.

Table 6 – Pending Grant Projects

Project	Budget	Fund	Date submitted	Announcement date	Successful Yes/No
Bus Stops	66,000	CPTIGS	18 Sep 19	August	Yes
Nerriga to Tarago Haulage Route	126,000,000	Fixing Country Roads	20 Dec 19	August	
Chinaman's Lane Upgrades	3,000,000	Fixing Country Roads	20 Dec 19	August	
Wollondilly Walking Track – Stage 3	642,950	Walking & Cycling	13 Mar 20	November	Yes
School Footpath Programs	1,021,003	Walking & Cycling	13 Mar 20	November	
Hockey Redevelopment	3,872,000	NSW Office of Sport	28 Apr 20	Unknown	
Union Street	346,000	RRRP	29 Apr 20	July	Yes
Towrang Road	2,000,000	BRP	29 May 20	November	Yes
Carrick Road	458,806	BRP	29 May 20	November	Yes
Chinaman's Lane Upgrades	349,448	HVSPP	29 May 20	November	Yes
North Park BBQ and Shelter	19,852	CBP	9 Jun 20	December	
Marsden Weir BBQ and Shelter	20,690	CBP	9 Jun 20	December	
Auburn Seat Seating	15,462	CBP	9 Jun 20	December	
Goulburn Commuting Cycling Trail	724,350	Streets Shared Places	10 Jun 20	September	
Peden Pavilion Toilet Upgrade	229,675	Stimulus Phase 2	12 Jun 20	August	Yes
Solar Panel Grace Milson	19,086	Stimulus Phase 2	12 Jun 20	August	Yes
Livestock Yards Cover	96,874	Stimulus Phase 2	12 Jun 20	August	Yes
North Park Amenities Block	94,910	CRIF	9 Jul 20	January	

Projects Deferred

Table 7 identifies projects with confirmed budgets in the 20-21 Capital Works Program that are required to be deferred. If there are any risks associated with their deferral they will be identified below.

Table 7 – Projects Deferred

Project	Budget	Reason for deferral	Risk
Urban Road Rehabilitation Blackshaw Road/Park Road Intersection	108,053	Gas main relocation required	Nil
Urban Resealing Faithfull St (Clinton to Addison St) Asphalt	69,120	Budget constraints	Nil
Urban Resealing Clifford St (Auburn to Faithful St) Asphalt	173,280	Budget constraints	Nil

Projects Completed

Table 7 identifies the projects that have been completed during the financial year.

Table 7 – Projects Completed

Project	Budget	Final Expenditure	Finalisation Document ID
Outdoor Lighting Upgrade – Aquatic Centre	90,000	92,570	N/A
Rec Area Gate 3 Carpark (G)	176,401	168,645	N/A
George Street Marulan Landscaping	25,000	28,636	N/A
K&G Auburn St (Citizen to Howard Pk)	70,000	45,113	N/A
K&G – Adam St	39,520	39,006	Program – To come
Rural Resealing – Tiyces Lane	140,000		Program – To come
Rural Resealing – The Lookdown Rd	60,000		Program – To come
Rural Resealing – Mountain Ash Rd	80,000		Program – To come
Gravel Re-sheet – Wollogorang Rd	154,000		Program – To come
Gravel Re-sheet – Coopers Rd	50,000		Program – To come
Gravel Re-sheet – Invarary Rd	70,000	66,666	Program – To come
Gravel Re-sheet – Kooringaroo Rd	118,000	118,177	Program – To come

15.21 UTILITIES DIRECTORATE REPORT - OCTOBER 2020

Author: **Marina Hollands, Director Utilities**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Utilities Departmnetal Report - October 2020**

Link to Community Strategic Plan:	CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community.
Cost to Council:	Nil
Use of Reserve Funds:	Nil

RECOMMENDATION

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

BACKGROUND

The purpose of this report is to provide an update on the monthly activities of the Utilities Directorate.

REPORT

Please find the attached October 2020 report on the activities of the Utilities Directorate.

Goulburn Mulwaree Utilities

October 2020

Departmental Report

GOULBURN MULWAREE COUNCIL

One team delivering with **P**assion **R**espect **I**nnovation **D**edication **E**xcellence

Contents

1.0 Utilities Performance 3
1.1 Outstanding SRPs 3
1.2 Water Revenue 3
2.0 Water Services Operational Performance 4
2.1 Water Performance 4
2.1.1 Goulburn Storages 4
2.1.2 Consumption 4
2.1.3 Source of Water Treated/Dam Releases 4
2.1.4 Estimated Losses 4
2.1.5 Rainfall 4
2.1.6 Water Quality 5
2.2 Wastewater Performance 6
2.2.1 Wastewater Volume Treated 6
2.2.2 Effluent Quality 6
3.0 Water and Sewer Projects 7
4.0 Waste and Recycling Initiatives 10
4.1 Waste Projects 10
4.2 Goulburn Waste Management Centre Waste Streams Received 12
4.3 Endeavour Industries Domestic Recycling Contract 13
5.0 Interesting News, Facts and Information 14

1.0 Utilities Performance

1.1 Outstanding SRPs

21 September 2020 to 20 October 2020:

Work Group	Primary Category	New Request	Completed Request	% Completed
Water Services	Water Quality	10	10	100%
Water Services	Minor Water Leak	26	26	100%
Water Services	Major Water Break	3	3	100%
Water Services	Water Pressure	0	0	N/A
Water Services	Water Maintenance	10	10	100%
Water Services	Sewer Blockage	29	29	100%
Water Services	Sewer Overflow	3	3	100%
Water Services	Sewer Odour	3	3	100%
Water Services	Sewer Maintenance	6	6	100%
Waste & Recycling	Missed Bins	71	71	100%
Waste & Recycling	Bin Maintenance	55	55	100%
Waste & Recycling	New or Replacement Bins	36	36	100%
Waste & Recycling	Extra Commercial Pickup	19	19	100%
Waste & Recycling	Street Sweeping	7	7	100%

1.2 Water Revenue

Income Raised from 1/07/2020 to 2/11/2020:

Water	
Water Usage	$ 739,930.82
Water Availability	$ 645,622.41
Backflow	$ 5,211.32
Water Total	$1,390,764.55
Sewer	
Sewer Usage	$ 242,280.86
Sewer Availability	$ 2,386,494.70
Liquid Trade Waste Usage	$ 64,198.43
Liquid Trade Waste Availability	$ 6,458.70
Sewer Total	$ 2,699,432.69
Total	
Income Total	$ 4,090,197.24

Total income raised from 01/07/2019 to 30/06/2020 was $20,827,405.71
Total water balance as at 30/06/2020 is $509,568.30
Total water balance as at 2/11/2020 is $192,287.59CR

Currently there are:
19 properties that have a restrictor in place
4 properties that have been disconnected from Council's water supply
2 accounts that are in bankruptcy/receivership
1 account had legal action started
6 accounts for deceased estates

2.0 Water Services Operational Performance

2.1 Water Performance

2.1.1 Goulburn Storages

The following table shows the status of the water storages at 31 October 2020:

Storage	Capacity (ML)	Depth (m) TWL	Volume		Estimated Dead Storage		Usable Storage	
			(ML)	(%)	(ML)	(%)	(ML)	(%)
Pejar	9000	0.00	9000	100.0%	90	1%	8910	99.0%
Sooley	6250	0.00	6250	100.0%	300	5%	5950	95.2%
Rossi	330	0.00	330	100.0%	100	30%	230	69.7%
Total	15580		15580	100.0%	490	3.1%	15090	96.9%

2.1.2 Consumption

October 2020:

Location	Total Consumption (ML)	Daily Average (ML)
Goulburn	239	7.7
Marulan	9	0.291

2.1.3 Source of Water Treated/Dam Releases

During October 2020 water was sourced from Rossi Weir for supply in Goulburn. No water was sourced from the HSP or Sooley Dam.

In Marulan 9ML was drawn from the onsite storage for treatment.

2.1.4 Estimated Losses

Total estimated evaporation losses were calculated using the daily data for the Class A Pan evaporation at Goulburn TAFE, rainfall and the surface areas of the Sooley and Pejar storages.

October 2020:

Location	Total Estimated Evaporation Loss (ML)
Sooley Dam	13
Pejar Dam	14
Total	27

2.1.5 Rainfall

Goulburn received 94mm of rainfall during October 2020.

2.1.6 Water Quality

Raw Water Quality

Raw water quality was good in Goulburn during October 2020 with no issues in the water sourced preventing effective treatment. There were some issues with coloured water in Marulan during late October. The changing of the raw water source to the onsite dam at the treatment plant, reduced colour issues.

Blue green algae sampling returned low levels at Pejar Dam, Rossi Weir, Sooley Dam and the Marulan off river storage during the month of October.

The Wingecaribee algal update received from Water NSW for samples collected on 27 October 2020 returned a count of 4314 cells/mL of potentially toxin producing cyanobacteria.

Reticulated Water Quality

Some critical aesthetic drinking water results taken from samples in the reticulation system in October 2020 are shown below:

Parameter	Unit	Guideline Value Aesthetic	Guideline Value Health	Goulburn Drinking Water Quality	Marulan Drinking Water Quality
Colour (true)	HU	15	N/A	2	9
Iron	mg/L	0.3	N/A	0	0.03
Manganese	mg/L	0.1	0.5	0.01	0.003
pH		6.5-8.5	N/A	7.59	7.79
Turbidity	NTU	5	N/A	0.5	1.3
Hardness	mg/L	200	N/A	113	141
Aluminum	mg/L	0.2	N/A	0.02	*

*As coagulant is not used at Marulan, Aluminium is not tested

2.2 Wastewater Performance

2.2.1 Wastewater Volume Treated

October 2020:

Treated Effluent	Volume (ML)
Total wastewater inflow	239
Irrigation and onsite reuse	29
River discharge	192

2.2.2 Effluent Quality

October 2020:

Parameter	Unit	90 Percentile Concentration Licence Limit	Goulburn Effluent Quality
pH		6.5-8.5	8.18
Suspended solids	mg/L	15	2
Ammonia	mg/L	2	0
Total nitrogen	mg/L	10	3.89
Total phosphorus	mg/L	0.3	0.06
Oil and Grease	mg/L	10	0

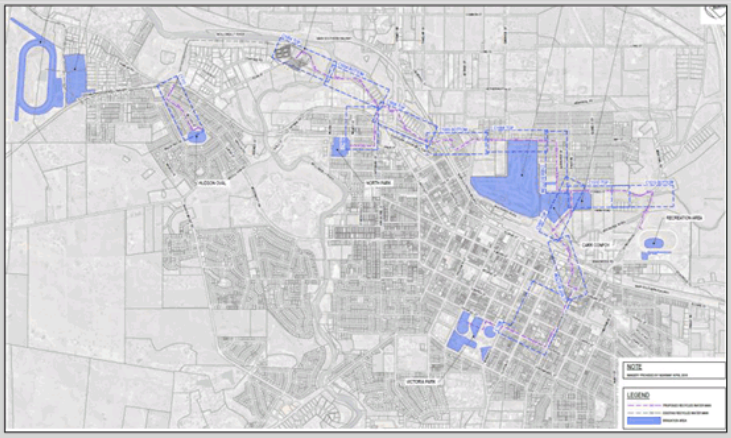
3.0 Water and Sewer Projects

Project		
Title	Capital Works – Water Infrastructure	
Project Description	Renewal of existing water mains.	
Budget	$2,500,000	
Project Update	Two new water mains are being investigated and priced.	
	Arthur Street (Rocky Hill)	Completed, Final Walk TBC
	Bourke Street	Underway
	Cowper/Clifford Street	Detail Design Done
	Record Street	Awaiting Restoration
	North/Taylor Street	Investigation Works TBC
	Ellesmere Street	Investigation Works TBC
	Auburn Street (Clinton – Glebe)	Investigation Works TBC
	Clifford Street (Auburn – Sloane)	Investigation Works TBC
	Chiswick Street	Completed, Final Walk TBC
	Eastgrove Main (Glenelg – Park)	Detail Design in Progress
	Eastgrove Main (Ada – May)	Detail Design in Progress
Project Images		

Project		
Title	Capital Works – WWTP Solar Installation	
Project Description	Design and construction of solar system to offset electricity consumption at the Goulburn WWTP.	
Budget	$717,539	
Key Dates	Tender awarded	19 May 2020
	Works commencing	September 2020
Project Update	Racking and solar panels have been constructed, waiting for delivery of electrical switchboard. Project due for completion in December 2020.	
Project Images		

Project		
Title	Capital Works – Sewer Infrastructure	
Project Description	Rehabilitation of existing sewer mains.	
Budget	$2,000,000	
Project Update	Main cleaning 150mm	9542.09m
	Main cleaning 225mm	1498.13m
	Main cleaning 300mm	102.44m
	Main cleaning 375mm	1168.24m
	Relining	8355.92m
	Junction Sealing	185
	Excavation Repairs	54
Project Images		

Project		
Title	Capital Works – Goulburn Wastewater Digester Roof Removal	
Project Description	Removal of the roof of each digesters for re-purposing for reuse storage	
Budget	$317,481.01	
Key Dates	Start of Demolition	August 2020
Project Update	Roof demolition has been completed. Next stage is to complete any remediation works on the digesters and complete the design and construction of the roof.	
Project Images		

Project		
Title	Capital Works – Reuse Water Scheme	
Project Description	Design and construction of new infrastructure for the irrigation of a number of parks and fields within the Goulburn region.	
Budget	$347,510.55	
Key Dates	Completion of Detail Design	February 2021
	Start of Construction	December 2020
Project Update	Detailed design is progressing and will be fully completed by March 2021. A sod turning event for the project is being planned during December 2020 at Victoria Park. The reuse main construction work will commence at May Street in December. The remaining reuse main construction works will commence in April 2021.	
Project Images		

4.0 Waste and Recycling Initiatives

4.1 Waste Projects

Project		
Title	Re-Use Goulburn Detailed Design	
Project Description	Construction of a Re-Use Hub (tip shop and workshop) and Recycling Shed. Will include the part grant funded Community Recycling Centre (CRC), which is supported by the Environmental Trust as part of the NSW EPA's Waste Less, Recycle More initiative, funded from the waste levy.	
Budget	$7.3 million ($200,000 grant funding obtained to date toward the CRC).	
Key Dates	Obtain further grant funding prior to the release of tender documents	2020/2021
Project Update	Detailed design nearing completion. Power upgrade design completed and Council is seeking grant opportunities.	

Project		
Title	Compost Pad Extension and Purchase of a Loader. This project was supported by the Environmental Trust as part of the NSW Environment Protection Authority's Waste Less, Recycle More initiative, funded from the waste levy.	
Project Description	Extension of the compost pad to cater for increased volumes and purchase of a loader to enable compost to be produced that meets EPA's pasteurisation guidelines, which includes regular turning.	
Budget	$496,000 (half grant funded).	
Key Dates	Commissioning and inspection by the EPA/Environmental Trust	Final Report due 30 January 2021
Project Update	Compost pad completed August 2020 and loader purchased. The first organic waste placed on the pad for composting in August 2020 and the final product will be tested in November 2020 to determine the end use. If the test results are acceptable, the first batch of compost will be used on a community facility to demonstrate the product and test its use.	

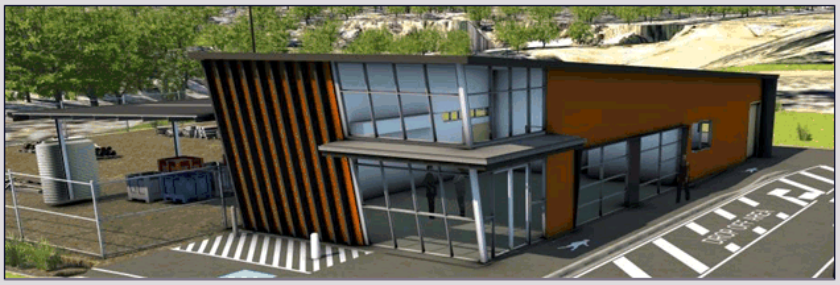
Project		
Title	Drilling Mud Facility	
Project Description	Construction of a purpose built drilling mud processing facility at Goulburn Waste Management Centre.	
Budget	$523,595	
Key Dates	Release Tender	February 2021
Project Update	Development Application approved and tender documents in development that will include construction certificate and waste centre licence requirements.	

Project		
Title	Environmental Improvement Works Goulburn and Marulan	
Project Description	Ongoing environmental improvement works at Goulburn and Marulan sites.	
Budget	$440,150 Goulburn and $160,190 Marulan.	
Key Dates	Ongoing	30 June 2021
Project Update	Additional portable litter nets have been purchased for Goulburn. Further water management, landfill and batter improvements planned for Goulburn and Marulan sites.	

Project Images

From top to bottom:

1. The new Re-Use Hub (tip shop and workshop) planned for Goulburn Waste Management Centre (WMC)
2. The new Recycling Shed planned for Goulburn WMC.
3. Inside the new Recycling Shed planned for Goulburn WMC.



Project Images

From top to bottom:

1. Council's first lad f compost is completed and testing is underway to ensure it meets the requirements for use of site, and assess the nutrient values.
2. Council's Compost Officer takes the temperature of the pile, which is required to meet 55 degrees Celsius for a period of 15 consecutive days to achieve pasteurisation.

4.2 Goulburn Waste Management Centre Waste Streams Received

October 2020:

Product	Number/Tonnes
Mattress	118
Clean Fill	1483t
Food / Garden Organics (self-haul to centre)	40t
Mixed Waste	831t
Asbestos	3t
Metal	4t
Commercial Waste Collections (Council)	298t
Domestic Waste Collections (Council)	421t
Green Waste Collections (Council)	333t
Large Street Sweeper (Council)	35t
Residual Waste from Endeavour Industries (waste collected in recycling bins and not recycled)	60t

4.3 Endeavour Industries Domestic Recycling Contract

The following table outlines Endeavour Industries' Recycling Statistics provided for August & September 2020:

August 2020:

Materials Out	Tonnes
Cardboard (largely commercial cardboard collected by Endeavour)	132.95t
Glass	27.70T
TOTAL	**160.65t**

Materials In	Tonnes
Commercial Cardboard Collection (largely commercial cardboard collected by Endeavour)	57.76t
Commercial Plastic Collection	2.14t
Combined Comingled Pick up	135.98t
TOTAL	**195.88t**

September 2020:

Materials Out	Tonnes
Cardboard (largely commercial cardboard collected by Endeavour)	196.18t
Glass	0t
TOTAL	**196.18t**

Materials In	Tonnes
Commercial Cardboard Collection (largely commercial cardboard collected by Endeavour)	63.10t
Commercial Plastic Collection	2.32t
Combined Comingled Pick up	135.48t
TOTAL	**200.90t**

5.0 Interesting News, Facts and Information

Queensland apple-growing family invents new drink to use apples rejected by supermarkets

A Queensland apple-growing family believes it has made a world-first fruit drink that bottles all of the apple, minus the pips and core.

The Savio family, from Stanthorpe in Queensland's Granite Belt, spent more than a million dollars and three years researching and developing how to get both the skin and the pulp into a commercially acceptable liquid form.

Neither a juice nor a nectar, Upple is pitched as a filling snack and healthy drink.

"One of the things I looked at prior to even coming up with any specific idea was we had to look at things that other people aren't doing," grower Johnny Savio said.

"When an apple is juiced, you throw away the really nutritious parts of the apple, which is the peel, and the pulp, which is fibre," explained brand consultant and project leader Deb Loosely.

"So the challenge was, how could we take a whole apple and value-add it in a way that retained the whole apple goodness?"

Expanding into the new product has been a learning curve for the farming family.

Ms Loosely is not surprised a family operation managed to do what bigger juice companies hadn't.

"Large companies tend to be a bit afraid of innovation," she said.

"They're very protective of profits, they run their businesses in a completely different way, they're not nimble, and I think a lot of people in decision-making roles are risk-averse.

"This has been an enormous leap for the family, moving into packaged goods.

"They've really embraced it, but it's been a massive learning curve."

A Gold Coast company custom-designed the bottles from recycled plastic.

Grower says retailers reject more fruit

The Savios decided to value-add to offset a steady decline in apple income, which Mr Savio blames on increasingly tough retail specifications.

Eating-quality fruit with small blemishes which was good enough for supermarkets 10 or 20 years ago is now rejected.

"Anything that's just a tiny bit off the mark is basically downgraded to a juice price, and juice price is unviable for us to be in business," Mr Savio said.

Family patriarch Peter Savio sorts apples at their Stanthorpe orchard.

He consulted food processing engineer Gordon Young to turn his idea into a commercial product.

His key request was it had to taste like a fresh apple.

"Early on, my very simple attempt at it didn't work and I must admit at that stage there was some wondering about how we could make it happen," Mr Young said.

"Probably the biggest challenge was to find a way of getting the viscosity, the thickness of the product, down to a level that was pleasant to drink."

The biggest challenge in producing the drink was perfecting its texture.

That was achieved with the assistance of the University of Queensland, which also helped measure apple fibre particles so they couldn't be noticed in the mouth.

After two years of pulverising apples, Mr Young has a successful process that has a patent pending.

"There are some secrets we're keeping very close because they've been areas that the Savios have spent a lot to get developed," he said.

A way to boost fruit consumption

The Savios hope Upple's four-month shelf life will encourage people to lift their consumption of fruit.

"It appeals to parents because often they find it difficult to have fruit with them when they're out and about, and to the 18-to-40 age group, which is very conscious about consuming healthy nutritious snacks on the run with no fat, no added sugar and lots of fibre," Ms Loosley said.

The Savio family hopes their new product will inspire more apple consumption.

Local fruit and vegetable shop owner Sam Giacca has no problem selling fruit with small blemishes, but knows how hard it is for growers to see it discounted to juice prices.

He's glad to see someone acted to cut waste and save so many apples from a low-value fate.

"Juice [price] is really a pittance to what the cost of production is, so if the grower can make a little bit more for that and sustain operation and his kids and his children's future, it's wonderful," he said.

The Savio family hope sales will outgrow their pilot bottling pant.

They then plan to build a factory on their farm to use out-of-spec apples from the whole district.

https://www.abc.net.au/news/2020-11-01/queensland-apple-growing-family-invents-new-upple-drink/12819162

15.22 PLANNING & ENVIRONMENT DIRECTORATE REPORT OCTOBER 2020

Author: **Scott Martin, Director Planning & Environment**

Authoriser: **Warwick Bennett, General Manager**

Attachments: **1. Planning & Environment Directorate Report October 2020**

Link to Community Strategic Plan:	CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community.
Cost to Council:	Nil
Use of Reserve Funds:	Nil

RECOMMENDATION

That the activities report by the Director Planning & Environment be received and noted for information.

BACKGROUND

The purpose of this report is to provide an update on the monthly activities of the Planning & Environment Directorate.

REPORT

Please find attached the monthly report on the activities of the Planning & Environment Directorate for the month of October 2020.

Planning & Environment – October 2020

Contents

1 Development Assessment 3
1.1 Overview of Development Applications 3
1.2 Applications received and processing times 3
1.3 Progress of LEC Proceedings 4
1.4 Regional Projects requiring Southern Region Planning Panel (SRPP) approval 4
1.5 State Significant Development 4
2 Strategic Planning Program 5
2.1 Planning Proposals 7
2.2 Planning and Related Legislative Updates 8
3 Environment and Compliance 9
3.1 Goulburn Mulwaree Animal Shelter 9
3.2 Ranger Services 11
3.3 Environment & Health 11
3.4 Community Enforcement 11
3.5 Biosecurity Weeds 12

1 Development Assessment

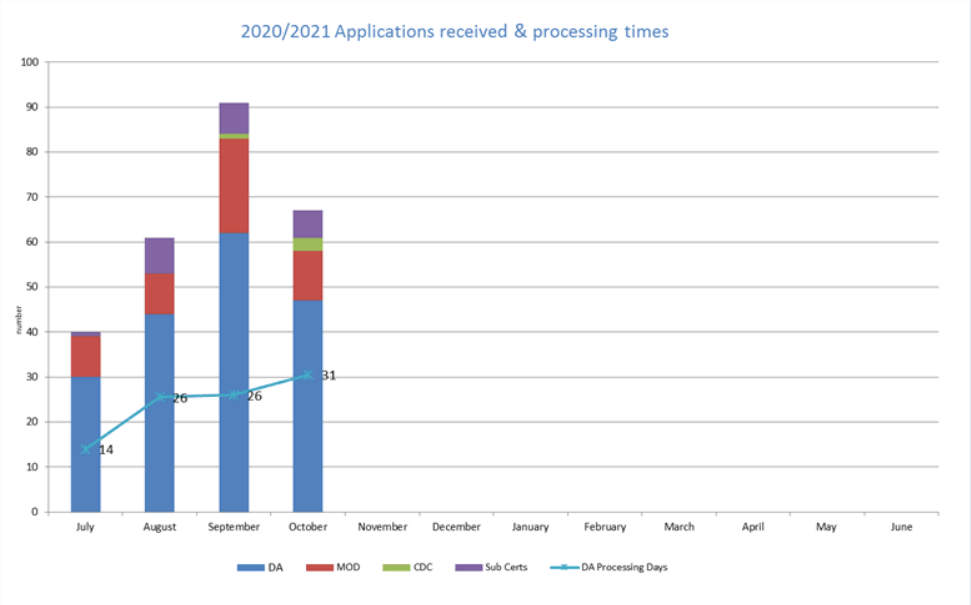
1.1 Overview of Development Applications

	New Applications Lodged	Applications Determined
DA's	47	43
Modifications	11	8
CDC's	3	0
Subdivision Certificates	6	3
Total	**67**	**54**
Total cost of new development for the month:		$12,892,267
Cumulative total (financial year):		$283,207,752

Note:

- DA/0137/2021 – 22 Hurst Street, Goulburn - Demolition of existing dwelling and construction of new two (2) storey dwelling with basement garage ($1,000,000)
- DA/0180/2021 – Goulburn High School, 132 Goldsmith Street, Goulburn - Installation of new LED Electronic School Sign ($38,800)

1.2 Applications received and processing times



1.3 Progress of LEC Proceedings

- Class 1 Application – Deemed Refusal of 16 lot residential subdivision with residual lot and associated infrastructure located at Lot 1 & 2 DP1018139 Brayton Road (Stoney Creek Road /Maclura Drive), Marulan.

  A Hearing took place on 25 August 2020 and as all matters had been resolved, the Court will be granting conditional consent. The LEC has now issued an operational approval subject to conditions that were agreed during the s.34 process. The LEC matter is now finalised.

- Class 1 Application - Appeal lodged against the issuing of Interim Heritage Order No. 1 on the property known as Lot 2 DP1138469 'Wingello Park' 14597 Hume Highway, Marulan. A without prejudice meeting was held on the 6 August 2020 and a s34 conciliation conference was held on 19 August 2020.

  During the s34 conference, the applicant advised they would be seeking a discontinuance of the matter. Council are still awaiting confirmation of the discontinuance but are now having to deal with a costs claim by the applicant, the details of which are still unclear.

- Class 1 Application - Appeal lodged against the refusal of DA/0335/1819 for alterations and additions to existing dwelling at Lot 2 DP1138469 'Wingello Park' 14597 Hume Highway, Marulan.

  A s34 conciliation conference was held on 19 August 2020 whereby amended plans were formally agreed. Council has provided with Court with its draft conditions of consent and are currently awaiting a response from the applicant.

1.4 Regional Projects requiring Southern Region Planning Panel (SRPP) approval

There are currently no projects requiring the consideration of the Southern Region Planning Panel.

1.5 State Significant Development

Gunlake Quarry Extension Project - Modification 1	Seeking to reduce the size of the "Biodiversity Areas" required under condition 32	More information required
Goulburn Poultry Processing	Mixed Use Development	Response to submissions
Marulan South Limestone Mine	Open cut mine extension project	Assessment
Marulan Quarry	Establish a hard rock quarry and progressive rehabilitation of the pits	Prepare EIS
Parkesbourne Solar Farm	Develop a 600 MW solar photovoltaic facility with battery storage	Prepare EIS
Carrick Solar Farm	Development of a 144 MW solar farm and associated infrastructure	Prepare EIS
Marulan Power Station 2 – Mod 2	Project lapse date extension	Approved 8 October 2020
Marulan Power Station 1 – Mod 1	Project lapse date extension	Approved 8 October 2020
Gas Fired Power Stations – Marulan Power Station Modification 1	Project lapse date extension	Approved 8 October 2020

2 Strategic Planning Program

Priority	Project	Relationship to LSPS or Other Strategies	Progress
1.	Contributions Plan (Section 7.11 and 7.12) Review	▪ LSPS – short term action. ▪ Urban and Fringe Housing Strategy – urban release areas. ▪ Organisational significance due to income required for infrastructure projects.	▪ Currently on public exhibition until 23 November, 2020.
2.	Infrastructure Structure Plans – Urban Release Areas	▪ LSPS – short term action. ▪ Urban and Fringe Housing Strategy – urban release areas. ▪ Organisational significance	▪ Currently seeking internal feedback.
3.	Goulburn Mulwaree Development Control Plan (DCP) 2009 (Comprehensive Review to create Goulburn Mulwaree DCP 2020/21)	▪ LSPS – short term action. ▪ Urban and Fringe Housing Strategy – urban release areas.	▪ Initial chapters on generic matters such as the overall chapter and residential chapter have been prepared. It should be noted however, that some other chapters have had recent updates (such as the heritage chapter, vegetation and signage chapter) and only need conversion to the new format.
4.	CBD Renewal Study (incorporate Car Parking*, signage, FSR, height limits, residential provisions and relevant LEP/DCP amendments) **UFHS Action* *CBD Car Parking Study & Action Plan	▪ LSPS – short term action. ▪ Urban and Fringe Housing Strategy – CBD actions and residential LEP/DCP provision review actions.	▪ Preliminary work is underway but is waiting upon the endorsement of the Urban and Fringe Housing Strategy by DPIE.
5.	Biodiversity Strategy	▪ LSPS – short term action. ▪ Urban and Fringe Housing Strategy – urban release areas. ▪ Required for Resource Lands Strategy ▪ Villages Strategy	▪ Council has recently appointed an Environment and Biodiversity Officer. Work has commenced on this update/review.
6.	Marulan Flood Study /LGA Overland Flow Model*	▪ LSPS – short term action. ▪ Urban and Fringe Housing Strategy – urban release areas. ▪ Villages Strategy	▪ Currently awaiting grant approval by DPIE.

Priority	Project	Relationship to LSPS or Other Strategies	Progress
	*Subject to grant application being successful	▪ Organisational significance for infrastructure planning.	
7.	Bushfire Strategy	▪ Yet to be scoped. LSPS – short term action. ▪ Urban and Fringe Housing Strategy – urban release areas. ▪ Required for Villages Strategy	▪ Yet to be commenced.
8.	Resource Lands (Agriculture and Extractive Industries) Strategy	▪ LSPS – short term action. ▪ Urban and Fringe Housing Strategy – urban release areas. ▪ Biodiversity Strategy (for review of environmental zones)	▪ Yet to be commenced. Waiting on outcome of the updated Biodiversity Strategy and Dept. Primary Industries regional Important Agricultural Land Mapping project.
9.	Native Vegetation Offset Policy	Council initiative	▪ Commenced. Currently with staff working out technical issues with draft policy and options. ▪ DCP Vegetation Chapter amendment being prepared to ensure a mechanism to require approvals is in place for native vegetation clearing.
10	Recreational Needs Strategy	▪ LSPS – short term action.	▪ Original draft under review.
11.	Villages Strategy	▪ LSPS – medium term action (as other work required before this strategy to provide baseline data). ▪ Urban and Fringe Housing Strategy – urban release areas.	▪ Yet to be commenced pending outcome of other strategies (Biodiversity, Rural/Resource Lands and Bushfire Strategies – also needs some flooding baseline data).
12.	Rural Living Handbook Update	▪ Council initiative	▪ Commenced

2.1 Planning Proposals

Planning proposals are the mechanism by which *Goulburn Mulwaree LEP 2009* can be amended. Of the Planning Proposals listed below the majority are initiated by Council as a result of the recommendations of various strategies such as the *Employment Lands Strategy*. Some Planning Proposals are initiated by a proponent such as a land holder or stakeholder.

Proposal No.	Location	Proposal	September/October Activities
REZ/0001/1415	35 Ross Street, Bradfordville	Proposed rezoning for the Goulburn Health Hub (rezoning from IN1 General Industrial to SP2 Special Purpose)	The amended Planning has been referred to various NSW Government agencies after receiving the amended Gateway Determination. An amended Planning Proposal received State agencies have commented and amendments to be made prior to public exhibition.
REZ/0001/1718	Mistful Park	Rezone land from E4 Environmental Living to R2 Low Density Residential	Following the adoption of the Urban and Fringe Housing Strategy on 21 July, the proponent has submitted an updated planning proposal. This proposal was presented to Council for consideration at its meeting of 15 September, 2020. Preliminary consultation was undertaken with Water NSW and DPIE (Biodiversity Conservation Division). A revised proposal following consultation is being prepared for submission to DPIE (for a gateway determination).
REZ/0002/1819	Goulburn Motorcycle and Speedway Club	Rezone land from RU6 Transition to RE2 Private Recreation	The Planning Proposal has been prepared and pre Gateway consultation has been undertaken with Water NSW. Water NSW has raised a number of issues with the suitability of the site in relation to water quality. These issues are being investigated by Council and the Motor Cycle Club.
REZ/0004/1819	LGA wide Amendment (RU6 Zone)	Include RU6 Transition zone in provisions of clauses 4.1AA and 4.2B (Community and Strata title subdivision provisions) in GMLEP 2009.	Council resolved on the 1 September, 2020 to re-exhibit the Planning Proposal, a post exhibition report is anticipated to be presented to Council on 17 November, 2020.
REZ/0007/1819	Dossie Street	Council resolved to proceed with a Planning Proposal to rezone and reclassify land at Dossie St Goulburn to IN1 General industrial.	DPIE has issued a Gateway determination in February 2020 and has required that the Phase 2 Site Contamination Assessment and Aboriginal Cultural Heritage Due Diligence be undertaken prior to public exhibition. The Phase 2 assessment and Due Diligence have been completed in late March early April. The results of both assessments are being considered following further consultation with State agencies.
REZ/0008/1819	Lansdowne St (Deferred Lot 10)	Proposal to rezone deferred Lot 10 from B6 Enterprise Corridor to R5 Residential	**Completed October 2020**
REZ/0001/1920	B6 Enterprise Corridor and Currawang Road	Proposal to: 1. Apply either the RU1 Primary Production or E3 Environmental Management zone to currently unzoned land. Consultation with DPIE will confirm the exact zoning of the land, with the RU1 Primary Production zone being the preferred zone. 2. Include the rezoning of certain land zoned B6 in Goulburn and Marulan to a zone which reflects the current and likely future use of the identified sites.	Currently on public exhibition until 6 November, 2020.
REZ/0002/1920	Heritage Schedule Update - Shirewide	Proposal to update the property descriptions of heritage items in the LEP schedule following subdivisions etc.	Planning proposal under preparation prior to gateway lodgement.
REZ/0003/1920	Wingello Park	Amend Schedule 5 of GMLEP 2009 to include Wingello Park as a heritage item.	A post exhibition report is on tonight's agenda (17 November 2020).

Proposal No.	Location	Proposal	September/October Activities
REZ/0001/2021	Signature Care	Amend Schedule 1 of the GM LEP 2009 to permit aged care facilities at land at Lillkar Road and Ducks Lane.	Matter first being reported to Council on 21 July 2020. Submission of additional information by proponent prior to submission to DPIE for gateway determination.

2.2 Planning and Related Legislative Updates

On 16 October 2020, a number of amendments were made to the *State Environmental Planning Policy (Koala Habitat Protection) 2019*. According to the Department of Planning, Industry and Environment, these amendments include

- Retaining the 123 tree species that have been scientifically proven to be critical to koala survival, as habitat and feed source;
- Refining the definition of 'core koala habitat', meaning it must be either a highly suitable habitat and koalas are present, or highly suitable habitat and there is a verified record of koalas;
- Decoupling the Private Native Forestry and the Land Management Codes within the Local Land Services Act 2013 from the Koala SEPP on the basis robust protections already exist;
- Strengthening landholder rights when a local council creates a Koala Plan of Management by extending minimum exhibition timeframes, introducing clear dispute pathways for landholders and ensuring they can access ecologists or use their own to appeal or object to what a council has put forward;
- Removing the pink Development Application Map in favour of returning to an on-the-ground survey method; and,
- Refining the blue Site Investigation Map and making it available to local councils:

There has been no indication that further amendments to the *State Environmental Planning Policy (Koala Habitat Protection) 2019* will be introduced.

On 23 October 2020 Amendment 18 to the *Goulburn Mulwaree Local Environmental Plan 2009* was notified and put into effect. This amendment actions Council's resolution on 15 September 2020 (resolution 2020/360) to rezone part of the part of 1 Theatre Drive, Goulburn (Lot 10 DP 1247119) facing Robinson Street, Goulburn from B6 Enterprise Corridor with a floor space ratio of 0.8 and no minimum lot size to R5 Large Lot Residential with no floor space ratio and a minimum lot size of 1,000m^2, whilst retaining the rest of the lot fronting Lansdowne Street, Goulburn as B6 Enterprise Corridor.

On 28 October 2020 the Department of Planning, Industry and Environment amended the definitions of ***home business*** and ***home industry*** under every standard instrument Local Environmental Plan, including the *Goulburn Mulwaree Local Environmental Plan 2009,* to clarify that these uses are permitted to sell goods and materials if done so online and not at the premises.

3 Environment and Compliance

3.1 Goulburn Mulwaree Animal Shelter

In an effort to ensure the safety of our companion animals, the community, and to promote responsible pet ownership within our LGA, Council Rangers have been particularly vigilant in enforcing their responsibilities under the *Companion Animals Act 1998* in relation to breaches such as:

- Roaming dogs (particularly those who are consistently found to be roaming).
- Dogs who have been impounded on several occasions within a short period of time.
- Not keeping microchip details up-to-date (i.e. change of ownership, or address) or ensuring cats and dogs have a legible ID tag and collar when outside their property.
- Dogs not being under effective control in public places.

Further to the above, Council may recall that new laws came into effect on 1 July 2020 requiring owners of non-desexed cats, restricted dog breeds and dogs declared to be dangerous to obtain an annual permit which is in addition to their one-off lifetime registration fee. The annual permit fee for non-desexed cats is $80 whilst restricted and dangerous dogs are $195.

The changes were implemented by the NSW Office of Local Government with the intention of creating an incentive for animal owners to de-sex their animals. Ranger are commencing a follow-up to ensure cats requiring the permit

Adoptions for October 2020

Ava
Kiki
Kenny
Roger
Callie
Ben
Bill
Cleo
Holly

3.2 Ranger Services

Number of Animals ...	Dogs	Cats
Impounded (1)	22	37
Surrendered by Owner	5	1
Returned to Owner	10	1
Sold	9	5
Transferred to Animal Welfare Organisations	1	4
Euthanised (2)	0	8
Remaining in the facility	2	22

(1) Some animals are able to be immediately returned to their owners without needing to be impounded. These numbers are not included in the above total.
(2) The dogs and cat's euthanised this month were animals that were surrendered as either feral cats and or deemed unsuitable to be rehomed due to nature or involvement in attacks. Please note that animal's euthanised this month may have been impounded in previous months.

Customer Requests ...		
Animals	Unkempt Land	Total CRM's Completed
36	45	80

3.3 Environment & Health

Customer Requests						
Development and Land Use		Health and Pollution				
Illegal Development	Non Compliance	Food Premises	Pollution	Unhealthy Conditions	Other	Total CRM's completed
13	12	1	7	8	9	31

3.4 Community Enforcement

Parking						
Number of Parking patrols			Total Infringements			
In General	School Zone	Hospital Zone	CBD	School Zones	Hospital Zone	GMC Car Parks
8	0	9	24	0	42	0

Customer Requests		
Parking	Abandoned Vehicles/Articles	Total CRM's completed
14	10	23

3.5 Biosecurity Weeds

3.5.1 Weeds Action Program Update

The additional grant funding Council received under the WAP for the installation of roadside biosecurity advice signage has led to the installation of 14 new signs. Each sign has the capability to display a particular weed if necessary, which emphasises the presence of that particular incursion in that area.

In the month of October, inspections were undertaken at retail outlets supplying stockfeed and mulch. No biosecurity weed issues were identified during these inspections.

3.5.2 Draft Directions, Biosecurity Certificates & Customer Requests

Draft Directions, Biosecurity Certificates & Customer Requests		
Draft Directions	Biosecurity Certificates	Customer Requests
5	0	0

In the month of October, Councils Biosecurity Weeds Officers issued 5 Draft Biosecurity Directions to land holders. This month officers have focused on property inspections and reinspections of properties where incursions were previously identified and draft directions served. Compliance by landholders with draft directions is very high.

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.