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MINUTES

Ordinary Council Meeting

21 June 2022

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**MINUTES OF GOULBURN MULWAREE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, CIVIC CENTRE, 184 - 194 BOURKE STREET,
GOULBURN
ON TUESDAY, 21 JUNE 2022 AT 6PM**

PRESENT: Mayor Peter Waker, Cr Andrew Banfield, Cr Carol James, Cr Bob Kirk, Cr Michael Prevedello, Cr Steven Ruddell, Cr Daniel Strickland and Cr Andy Wood.

PRESENT VIA ZOOM:

Cr Jason Shepherd.

IN ATTENDANCE: Acting General Manager Matt O'Rourke, Brendan Hollands (Director Corporate and Community Services), Marina Hollands (Director Utilities), Scott Martin (Director Planning & Environment, Adam Kiss (Acting Director Operations) & Shae Aliffi (Executive Support Officer).

1 OPENING MEETING

Mayor Peter Walker opened the meeting 6pm. The Mayor advised that the meeting would be webcast live.

2 ACKNOWLEDGEMENT OF COUNTRY

Mayor Peter Walker 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 Michael Prevedello.

4 APOLOGIES

Nil

5 APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

Nil

6 LATE ITEMS / URGENT BUSINESS

Nil

7 DISCLOSURE OF INTERESTS

Cr Andrew Banfield declared a pecuniary conflict of interest in Item 15.9 "VP277053 Caoura Road Natural Disaster Restoration Works" as his brother-in-law is a director of Denrith Pty Ltd (Divalls) which is one of the companies who have submitted a quote. Cr Banfield is also an employee of the

Denrith group of companies. Cr Andrew Banfield will leave the meeting while discussion on this item takes place.

Cr Michael Prevedello declared a non-pecuniary/non-significant conflict of interest in Item 15.2 "St Johns Orphanage - Request for Extension of Compliance Period" as he and the applicant share the same legal representative. As the disclosure was not of a significant nature Cr Michael Prevedello remained in the meeting while discussion took place.

Cr Jason Shepherd declared a non-pecuniary/non-significant conflict of interest in Item 15.9 "Planning & Environment Directorate Report May 2022" as he is an employee of GHD who undertake work for Marulan Quarry who are mentioned in this report. Cr Jason Shepherd will remain in the meeting while discussions take place as the matter is for noting only.

8 PRESENTATIONS

Nil

9 PUBLIC FORUM

Denis Ausling addressed Council regarding Item 15.1 DA/0346/2021 - 62 Verner Street, Goulburn - Two (2) Detached Dwellings and Three (3) Lot Torrens Title Subdivision.

John Ferrara addressed Council regarding Item 15.2 St Johns Orphanage - Request for Extension of Compliance Period.

10 CONFIRMATION OF MINUTES

10.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 7 JUNE 2022

RESOLUTION 2022/205

Moved: Cr Andy Wood

Seconded: Cr Carol James

That the Council minutes from Tuesday 7 June 2022 and contained in Minutes Pages No 1 to 13 inclusive and in Minute Nos 2022/188 to 2022/204 inclusive be confirmed.

CARRIED

11 MATTERS ARISING

11.1 MATTERS ARISING FROM COUNCIL MEETINGS MINUTES FROM THE 7 JUNE 2022

THAT COUNCIL NOTE THE FOLLOWING IN RELATION TO THE MINUTES OF THE MOTION

Moved: Cr Bob Kirk

Seconded: Cr Jason Shepherd

Council held on the 7 June 2022

Cr Steve Ruddell and Cr Andy Wood were remiss in declaring a pecuniary conflict of interest in Item 15.5 "Entertainment & Evening Economy Working Party" as they are Council's representative on the Entertainment & Evening Economy Working Party and as they both gain an income as musicians at entertainment venues in the CBD of Goulburn during the evening hours.

11.2 OUTSTANDING TASK LIST FROM ALL PREVIOUS MEETINGS**RESOLUTION 2022/206****Moved: Cr Andrew Banfield****Seconded: Cr Steven Ruddell****That Council notes the Task List and authorises the deletion of completed tasks.****CARRIED****12 MAYORAL MINUTE(S)****12.1 MAYORAL MINUTE - FINANCIAL ASSISTANCE REQUEST - ELLEN RYAN****RESOLUTION 2022/207****Moved: Cr Peter Walker****That:**

- 1. Council make a financial assistance one off payment of \$5,000 to 2022 Commonwealth Games Lawn Bowls athlete Ellen Ryan.**
- 2. Council write to Ellen Ryan wishing her every success in her pursuit of excellence at the 2022 Commonwealth Games in Birmingham, England.**

CARRIED**12.2 MAYORAL MINUTE - CHIEF EXECUTIVE OFFICER****RESOLUTION 2022/208****Moved: Cr Peter Walker****That:**

- 1. That the Mayoral Minute on the Chief Executive Officer be received.**
- 2. In accordance with Section 377 and 378 of the Local Government Act 1993, Council appoints Mr Aaron Johansson to fill the role of Chief Executive Officer (CEO) from Monday 11 July 2022 and delegates to Mr Johansson the powers, authorities, duties and functions of the Chief Executive Officer.**
- 3. Council acknowledge Mr Matt O'Rourke for his professionalism whilst undertaking the Acting General Manager role.**

CARRIED

13 NOTICE OF MOTION(S)

Nil

14 NOTICE OF RESCISSION(S)

Nil

15 REPORTS TO COUNCIL FOR DETERMINATION

15.1 DA/0346/2021 - 62 VERNER STREET, GOULBURN - TWO (2) DETACHED DWELLINGS AND THREE (3) LOT TORRENS TITLE SUBDIVISION

RESOLUTION 2022/209

**Moved: Cr Michael Prevedello
Seconded: Cr Andrew Banfield**

That Council Move into Committee of the Whole.

Council moved into Committee of the whole at 6:38 pm.

RESOLUTION 2022/210

**Moved: Cr Andy Wood
Seconded: Cr Michael Prevedello**

That Council move back into Open Council.

Council moved back into Open Council at 7:00 pm.

RESOLUTION 2022/211

That:

- 1. The staff assessment report for development application DA/0346/2021 for the proposed construction of two dwellings and a three Lot Torrens Title subdivision development be received.**
- 2. Conditional consent is granted to development application DA/0346/2021 for the proposed construction of two dwellings and a three Lot Torrens Title subdivision subject to the following conditions:**

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 two detached dwellings and a subsequent three lot Torrens Title subdivision 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 Tim Lee Architects			
DRAWING NO.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
A-03	G	Demolition Site Plan	01/06/2022
A-04	G	Proposed Site Plan	01/06/2022
A-05	G	Unit 2 Floor Plan (Ground level)	01/06/2022
A-06	G	Unit 2 First Floor Plan	01/06/2022
A-07	G	Unit 2 Roof Plan	01/06/2022
A-08	G	Unit 3 Floor Plan	01/06/2022
A-09	G	Unit 3 Roof Plan	01/06/2022
A-10	G	Unit 2 Elevations (northeast and southeast)	01/06/2022
A-11	G	Unit 2 Elevations (northwest and southwest)	01/06/2022
A-12	G	Unit 3 Elevations (northeast and southeast)	01/06/2022
A-13	G	Unit 3 Elevations (northwest and southwest)	01/06/2022
A-14	G	Section AA	01/06/2022
A-15	G	Section BB	01/06/2022
A-18	G	Landscape Plan	01/06/2022
A-25	G	Proposed Subdivision Plan	01/06/2022
A-28	G	Proposed Vent Pipe Details	01/06/2022
A-29	G	Street Elevation Fence Detail	01/06/2022
A-30	G	Erosion Control Notes and Plan	01/06/2022
A-31	G	Cut and Fill Plans	01/06/2022
A-34	G	Driveway Sections	01/06/2022
A-35	G	Driveway Sections	01/06/2022
A-36	G	Driveway Sections	01/06/2022
Documentation prepared by Tim Lee Architects			
DOCUMENT REF.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
1210372S_02		BASIX Certificate – Unit 2	08/06/2022
1307075S_03		BASIX Certificate – Unit 3	08/06/2022
Documentation prepared by Adams & Associates			
DOCUMENT REF.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
		Water Cycle Management Study	02/02/2022
01-36004	F	Site Hydraulics and Stormwater Disposal	09/02/2022

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

3. Documentation Inconsistency

In the event of any inconsistency between the conditions of this Notice of Determination, the drawings and any accompanying documentation referred to above, the conditions of this Notice of Determination prevail, to the extent of the inconsistency.

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

4. Limits to Development Consent

Alterations to, and demolition of, the existing building fabric and 'site' 'works' must be limited to that documented on the approved plans and amended by the conditions referenced by this Notice of Determination.

(Reason: To ensure compliance with the approved development)

5. Amendments to Approved Plans

The following amendments to the approved plans must be undertaken and the amended plans must be endorsed by 'Council' prior to the issue of any Construction Certificate:

- a) The sewer vent pipe location is to be amended, to be a minimum 1m from the sewer main for maintenance. The vent pipe will also need its own footing to be bolted into.
- b) Manhole locations are to be identified for the additional sewer connections required to service the development.
- c) An alternative landscape planting is sought in lieu of Silver Birch between the driveway and existing dwelling, as its growth potential may pose a risk to the driveway or on-site stormwater.

Note: This involves a change to the development application plans as submitted to, and approved by 'Council'.

Any changes in this regard must be reflected in the form of amended plans to be submitted to the 'Certifier' endorsed by 'Council' prior to the issue of any Construction Certificate for the proposed development.

(Reason: To confirm and clarify the terms of the approval)

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

6. Building Code of Australia Compliance

All building work must be carried out in accordance with the provisions of the National Construction Code Series.

(Reason: Prescribed by cl. 98 of 'the Regulation')

7. Home Building Act Requirements

Residential building work within the meaning of the *Home Building Act 1989*) must not be carried out unless the 'Principal Certifier' for the development to which the work relates (not being 'Council') has given 'Council' written notice of the following information:

- a) in the case of work for which a 'Principal Contractor' is required to be appointed:
 - i. the name and licence number of the 'Principal Contractor'; and
 - ii. the name of the insurer by which the work is insured under Part 6 of that Act, or
- b) in the case of work to be done by an owner-builder:
 - i. the name of the owner-builder; and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to 'Council' in accordance with this conditions is out of date, work must not be carried out unless the 'Principal Certifier' for the development to which the work relates has given 'Council' written notice of the updated information.

Note: A certificate of insurance that complies with the Home Building Act 1989 is in force in relation to that work in the name under which the person contracted to do the work is to be provided in relation to part

1a(ii).

(Reason: Prescribed by cl. 98B of 'the Regulation')

8. Shoring and Structural Adequacy of Adjoining Property

Where excavations associated with the development extend below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on an adjoining allotment of land to the 'site', the person having the benefit of this Notice of Determination must, at that person's own expense:

- a) must obtain a certified report prepared by an appropriately qualified and practising structural engineer, at no cost to 'Council', detailing the structural adequacy of adjoining properties and/or structure(s) and certifying their ability to withstand the proposed excavation and construction activities. The certified report must include all details of the methodology to be employed in construction phases to achieve the above requirements. The methodology in the certified report must be complied with at all times;
- b) must at all times preserve and protect the building(s) and/or structure(s) from damage during the course of the works;
- c) if necessary, must underpin and support the building(s) and/or structure(s) in an approved manner as part of the development works;
- d) must submit drawings prepared by an appropriately qualified and practising structural engineer, showing all details, including but not limited to the extent of underpinning required, encroachment on foundations, and the method of shoring, removal and de-stressing of shoring elements, to those owners; and
- e) must following the issue of a Construction or Subdivision Works Certificate at least seven (7) days before excavating below the level of the base of any footings, hardstanding or structure on an adjoining allotment of land, give details of the excavation to the owner of the adjoining allotment of land and to the owner of the building being erected; and
- f) must make good all damage caused by undertaking the 'works'.

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

Note: In this clause, allotment of land includes a public road and any other public place.

(Reason: Prescribed by cl. 98E of 'the Regulation')

9. Construction Certificate Requirements

Building work, demolition or excavation in accordance with the Notice of Determination must not be commenced until a Construction Certificate required by s.6.3 of 'the Act' for the relevant part of the works has been issued in accordance with the provisions of 'the Act' and 'the Regulation'.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

10. Issue of a Construction Certificate

In accordance with cl.145 of the *Environmental Planning and Assessment Regulation 2000*, the plans and specifications submitted with a Construction Certificate must not be inconsistent with this Notice of Determination.

(Reason: Prescribed by legislation)

11. Occupation Certificate Requirements

A person must not commence occupation or use of the whole or any part of a new building (new building includes an altered portion of, or an extension to, an existing

building) unless an Occupation Certificate required by s.6.3 of *'the Act'* for the relevant part of the works has been issued in accordance with the provisions of *'the Act'* and *'the Regulation'*.

(Reason: Prescribed by legislation)

12. Critical Stage Inspections

Building work must be inspected by the *'Principal Certifier'* at the critical stage occasions prescribed by *'the Act'*, *'the Regulation'* and as directed by the appointed *'Principal Certifier'*.

Critical stage inspections are defined as: -

- a) after excavation for, and prior to the placement of any footings; and
- b) prior to pouring any in-situ reinforced concrete building element; and
- c) prior to covering of the framework for any floor, wall, roof or other building element; and
- d) prior to covering waterproofing in any wet areas; and
- e) prior to covering any stormwater drainage connections; and
- f) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

(Reason: Prescribed by legislation)

SECTION C: TO THE SATISFACTION OF COUNCIL PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

13. Foundations Adjacent to Sewer and Drainage Easements

The foundations for structures adjacent to a sewer and/or stormwater drainage easement must be constructed in such a manner that does not affect the integrity of the sewer main and stormwater drainage lines. Location of foundations must be in accordance with *'Council'* policy for *Clearance and Easement Requirements for Structures Adjacent to Sewer and Stormwater Mains*. Details demonstrating compliance with this condition must be submitted to, and approved by, *'Council'* as the Sewer and Water Authority prior to the issue of any Construction Certificate.

(Reason: To allow maintenance to vital infrastructure without affecting the integrity of the adjacent structure and public assets)

14. Hydraulic Engineering Plans

The following Hydraulic Engineering plans and specifications must be prepared by a suitably qualified experienced professional Engineer and be submitted to *'Council'* for approval prior to issue of any Construction Certificate: -

- a) the sanitary plumbing and drainage;
- b) the stormwater drainage and disposal system, including the layout of roof drainage, surface drainage, sub-surface drainage; and
- c) the hydraulic design shall provide for containment at the property boundary and zone protection downstream of the rainwater tank outlet.

Note: *Each lot will require an individual sewer junction connection.*

The sewer extension from Lot 1, through Lot 2 and to the existing sewer easement requires a hydraulic design.

Two (2) new manholes need to be installed in order to comply with GMC Sewer Construction standards.

Easements for house drainage lines and inter-allotment drainage are not permitted.

The plans must demonstrate compliance with AS.3500, include trench layout and design, separation details between services, all drainage is

to be contained within any easements and common property where required.

(Reason: To ensure that the development complies with s.68 Local Government Act 1993)

15. 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 Construction Certificate.

The Application must include details of the sewer main extension across the rear of proposed lot 2 to service proposed lots 1 and 2 including the two (2) required man holes and 150mm spur to service proposed lot 1.

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.*

To obtain a s.306, a s.305 application must be lodged with 'Council'.

The following sewer details will be required in a full set of hydraulic plans prior to the issue of any s.306 Certificate:

- *Long sections and alignment*
- *Manhole details*
- *Junction details*
- *Sewer specifications complying with 'Council' and other applicable standards*

(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)*

16. 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 Construction 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 distance of 20m beyond the 'site' boundaries.*

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

17. Dilapidation Survey General

A detailed photographic survey and written dilapidation report of adjoining properties No. 68 Verner Street, and 2 and 4 Little Bourke Street, detailing the physical condition of those properties, both internally and externally, including, but not limited to, such items as walls, ceilings, roofs, structural members, finishes and other similar items, must be submitted to and approved by 'Council' prior to the

issue of any Construction Certificate.

The survey and dilapidation report must be prepared by an appropriately qualified person agreed to by both the applicant and the owner(s) of the adjoining property. All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Notice of Determination.

In the event that access for undertaking the photographic survey and dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing, to the satisfaction of 'Council', that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from 'Council' in such circumstances.

Note: *This documentation is for record keeping purposes only and may be used by an applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the applicant's and adjoining owner's interest for it to be as full and detailed as possible.*

(Reason: *To record the condition of property/ies prior to the commencement of construction)*

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

18. Long Service Levy Payments

The payment of a long service levy as required under Part 5 of the *Building and Construction Industry Long Service Payments Act 1986*, is required, proof that the levy has been paid, is to be submitted to 'Council' prior to the issue of any Construction Certificate. 'Council' acts as an agent for the Long Services Payment Corporation and the levy may be paid at 'Council' office.

(Reason: *Statutory requirement)*

19. Vehicular Access Way Design - Residential

The person having the benefit of this Notice of Determination must design and construct the sealed residential vehicular access way in compliance with the following: -

- a) must be designed to ensure that vehicles entering the 'site' will not scrape/strike the surface of the carriageway, layback or vehicular access way;
- b) must be designed in accordance with accordance with Council's Standard Drawings SD-R06, SD-R07 and AS.2890 where not covered by Council's standards;
- c) the driveway levels shall match the existing levels at the property boundary;
- d) the width of the vehicle access way at the property boundary shall be 5.0 metres;
- e) the width of the vehicular layback shall be 6.4 metres (including the wings 700mm each side);
- f) any twisting of the driveway access must occur entirely within the 'site';
- g) the sealed vehicular access way and layback must be a minimum of 1000mm from any power or lighting pole, 750mm from any electrical pillar, from any kerb inlet pit lintel and 2.5m from any street tree; and
- h) any utility pit within the driveway and within 750mm must be provided with a trafficable lid.

Works within the road reserve are to be inspected by 'Council' as being satisfactory prior to pouring, all other 'works' within the Lot must be Certified by the 'Principal Certifier' as being compliant with this condition.

Plans demonstrating compliance with the above must be submitted to, and approved

by the 'Certifier' prior to the release of any Construction Certificate.

(Reason: To facilitate appropriate vehicular access to residential sites, without disruption to pedestrian and vehicular traffic)

20. Waste Management Plan

A detailed waste management plan is to be submitted to, and approved by the 'Certifier' prior to the issue of any Construction Certificate. The plan must include, but not be limited to, the estimated volume of waste and method of lawful disposal for the demolition, 'site' 'works', construction and operation phases of the development, all landfill removed from the 'site', haulage routes, design of on-site wind proof waste storage and recycling area and administrative arrangements for waste and recycling management during the construction process.

The approved waste management plan must be complied with at all times in the carrying out of the development.

Note: A Waste Management Plan Template is available on Council's Website:

(Reason: To ensure the lawful management and recycling of waste)

21. Underground Electricity

The development must be serviced by underground electrical distributions mains supply and network to the entire development. Documentary evidence demonstrating compliance with this condition is to be submitted to the 'Certifier' prior to the issue of any Construction Certificate.

(Reason: To ensure adequate electricity service is provided to the development)

22. s.7.12 Contributions

Prior to the issue of a Construction Certificate the person having the benefit of this Notice of Determination must pay a total contribution of 1% of the total development cost to 'Council' under section 7.12 of 'the Act' in accordance with Goulburn Mulwaree Council Section 94a Contribution Plan. The build cost must be demonstrated to Council on the Cost Summary Report contained within Appendix C of the Goulburn Mulwaree Local Infrastructure Contributions Plan 2021 for Development with a total development cost no greater than \$1,000,000 or for values over \$1,000,000 a detailed cost summary report prepared by a registered quantity surveyor

The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the plan.

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 Construction 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)

23. Rainwater Tanks

Rainwater tanks with a minimum capacity of 10,000 litres must be provided to collect

all rainwater runoff from the development, the rainwater tank must be plumbed to service all toilets, laundry facilities and the external taps.

Detailed plans demonstrating compliance with the above requirements must be submitted to, and approved by, the 'Certifier' prior to the issue of any Construction Certificate.

(Reason: To ensure the development is water efficient and environmentally considerate)

24. Basix Commitments

Under clause 97A of 'the Regulation' the commitments listed in each relevant BASIX Certificate for the development must be fulfilled. Details and plans demonstrating compliance with these requirements must be submitted to, and approved by the 'Certifier' prior to the issue of any Construction Certificate.

In this condition:

a) relevant BASIX Certificate means:

- i. a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 4.55 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
- ii. if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and

b) BASIX Certificate has the same meaning as defined under 'the Regulation'

(Reason: To ensure the proposed development will meet the Government's requirements for sustainability and statutory requirements)

25. Boundary Alignment Levels

Except where otherwise approved by 'Council', the property boundary alignment levels must match the levels which existed prior to the commencement of 'works'. Plans and specifications which accurately document existing and proposed levels adjacent to the 'site' boundaries in compliance with this condition must be submitted to the 'Certifier' for approval prior to the issue of any Construction Certificate.

(Reason: To ensure interface between individual properties and/or public land remains uniform)

26. Fire Hydrants Minor Residential Developments

Prior to the issue of any Construction Certificate or Section 68 Approval for the development, detailed plans and specifications shall be provided to the Principal Certifier and Council to demonstrate compliance with *Fire and Rescue NSW (FRNSW) Fire hydrants for minor residential development - Fire Safety Guideline*. This may include the requirement for the provision of vehicular access for FRNSW fire appliances and water supply to allow firefighting operations to be undertaken at the development.

Note: This may require separate approvals under Section 68 of the Local Government Act and Section 138 of the Roads Act for the extension of Councils mains water supply where necessary.

Reason: To ensure the provision of vehicular access and water for firefighting is provided to the development.

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

27. Prior to Commencement

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

- a) a Construction Certificate (where required) for the building work has been issued by:
 - i. the consent authority; or
 - ii. an **'Accredited Certifier'**; and
- b) the person having the benefit of the development consent has:
 - i. appointed a **'Principal Certifier'** for the building work, and
 - ii. notified the **'Principal Certifier'** that the person will carry out the building work as an owner-builder, if that is the case, and
- c) the **'Principal Certifier'** has, no later than two (2) days before the building 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 critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- d) the person having the benefit of this Notice of Determination, if not carrying out the work as an owner builder, has:
 - i. appointed a **'Principal Contractor'** for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - ii. notified the **'Principal Certifier'** of such appointment, and
 - iii. unless that person is the **'Principal Contractor'** notified the **'Principal Contractor'** of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- e) the person having the benefit of this Notice of Determination has given at least two (2) days' notice to the **'Council'** of the person's intention to commence building 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 building work, demolition or excavation)

28. Protection of Street Trees During Works

Prior to the commencement of any **'site'** **'works'** the street tree(s) immediately adjacent to the **'site'** and to a distance of 5m beyond the **'site'** boundaries must be protected by

- the installation of four (4) 1.8m high star pickets positioned not less than 1m apart;
- star pickets to be provided with yellow safety caps;
- installation of 1m high orange safety barrier mesh cable tied to perimeter of star pickets.

The tree protection must be maintained throughout the duration of **'works'** on the **'site'** and removed and the area made good upon completion of the **'works'**.

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

(Reason: To ensure the protection of Council assets and to retain visual amenity of the neighbourhood)

29. Temporary Site Fences

A temporary timber hoarding or temporary construction 'site' fence must be erected between the work 'site' and adjoining lands before any commencement of works and must be maintained and be kept in place until after the completion of the works if the works:

- a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- b) could cause damage to adjoining lands by falling objects, or
- c) involve the enclosure of a public place or part of a public place.

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

(Reason: To ensure that the safety of the public is not compromised)

30. Damage Bond General

A public infrastructure damage deposit of \$2780 must be paid to 'Council'.

The damage bond will only be eligible for refund upon satisfactory completion of all 'works' and following the issue of the final Occupation Certificate. All costs associated with any reinstatement works required to be carried out by 'Council' to rectify any damage caused by the 'works', shall be deducted from the damage deposit.

Documentation demonstrating compliance with this condition must be submitted to, and approved by the 'Private Certifier' prior works commencing on site.

Note: A bond administration fees applies to the lodgement of this bond. Bond values and administration fees are calculated at time of actual lodgement in accordance with Council's adopted Fees and Charges and may differ from the above.

All required damage to Council property, however caused, by undertaking the 'works' must be reinstated on a like for like basis and in accordance with 'Council's' engineering standards prevailing at the time to the satisfaction of 'Council' as the roads authority and prior to the issue of an Occupation Certificate.

(Reason: Protection of Council infrastructure and to ensure any damage to public infrastructure is rectified)

31. 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)

32. Stabilised Access

Unless an existing stabilised 'site' access is utilised, stabilised access to the 'site' consisting of at least 200mm of aggregate at 30–60mm in size, be a minimum of three (3)m in width and must be provided from the road edge to the front of the building being constructed. The stabilised access must be fully maintained and removed from the 'site' when a permanent driveway has been constructed.

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

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

33. 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)

34. 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)

35. Water Meter

A water meter as issued and installed by Goulburn Mulwaree Council Utilities department must be connected to the town's reticulated water supply prior to any commencement.

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

(Reason: To ensure an adequate supply of potable water is provided to the site)

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

SUBDIVISION WORKS**36. Maximum Building Height**

The maximum height of the finished buildings must not exceed

- Unit 2 – 664.170 AHD
- Unit 3 – 660.750 AHD

(Reason: To ensure compliance with the approved design)

37. No Changes to Openings

The windows / doors / fenestration must not be enlarged or relocated on any elevation of the development. The use of rooms served by windows must not be altered from that detailed on the approved plans.

(Reason: To ensure compliance with the terms of this Notice of Determination)

38. 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)

39. 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)

40. Retaining Walls and Drainage

Retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must: -

- a) ensure that all retaining walls to be constructed are wholly within the boundaries of the subject allotment including all associated drainage zones and earthworks.
- b) have adequate provision for drainage in accordance with the provisions of

- AS.3500; and
- c) obtain approval from ‘Council’ for all walls over 600mm in height and within 1000mm to ‘site’ boundaries.
- d) be constructed immediately after the ‘site’ has been cut and filled;

(Reason: To ensure the safety and amenity of the site and adjoining properties)

41. 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)

42. Inspection of Public Infrastructure

All public infrastructure reverting to the care and control of ‘Council’, must be inspected at the following hold points by ‘Council’s’ development engineer: -

- a) all formwork footpath and kerb/gutter; and
- b) stormwater connections in the road reserve, prior to covering.

All ‘works’ must proceed in accordance with this Notice of Determination, *Roads Act 1993* approvals or other permits relating to roads issued by ‘Council’. A minimum of 48 hours notice must be given to ‘Council’, to book an inspection. Work must not proceed until the or activity covered by the inspection is approved.

(Reason: To ensure quality of construction joints and connections in the drainage system)

43. s.138 Approval Matters

Vehicular footway crossings must be constructed in accordance with Council’s Standard Drawings SD-R06 and SD-R07.

It is the applicant’s responsibility to ensure:

- a) Traffic control measures are installed and maintained in accordance with AS.1742.3 and the Roads and Traffic Authority Manual – ‘Traffic Control at Worksites’
- b) Public liability insurance to the value of \$20 million specific to the footway crossing; and workers compensation insurance, are both maintained for the duration of the works
- c) Whether the proposed works affects any Public Utility Authority installation. The following Authorities should be consulted:
 - i. Dial Before You Dig Ph.: 1100 (including telephone, gas, electricity)
 - ii. Council Ph (02) 4823 4417 (including water and sewer location diagrams).
 - iii. At the completion of work, the development proponent is to ensure that the area surrounding the driveway is backfilled and verge seeded to alleviate pedestrian hazard.

Vehicular footway crossings are that section of a driveway between the roadway and the property boundary. The applicant must arrange an inspection by ‘Council’ prior to pouring the concrete with formwork and reinforcement in position or sealing. Inspections can be booked in person at Customer Service or by phone on 02 4823 4444. Please note inspection fees apply and a minimum 48 hours’ notice is required.

‘Council’ retains the right to alter, repair, or in extreme cases, remove and replace any work for which approval has not been obtained, or that has not been carried out in accordance with this Notice of Determination. Any rectification works would be undertaken at the owner’s full cost, recoverable in accordance with s.218 of the *Roads Act 1993*.

(Reason: To ensure compliance with the Roads Act 1993)

44. Demolition and Removal of Buildings

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

- a) demolition must be carried out in accordance with AS2601–1991, *Demolition of structures*.
- b) demolition materials shall not be burnt or buried on the work site.
- c) a person having the benefit of this certificate must ensure that all vehicles leaving the work site carrying demolition materials have their loads covered and do not track soil or waste material onto the road.
- d) if demolition work obstructs or inconveniences pedestrians or vehicular traffic on an adjoining public road or reserve, a separate application must be made to 'Council' to enclose the public place with a hoarding or fence.
- e) erosion and sediment controls be provided in accordance with the details shown on the approved plans, prior to the disturbance of any soil on the 'site' and must be maintained in a functional condition throughout the construction activities until the 'site' is fully stabilised.
- f) the 'site' must be left free of waste and debris when 'works' have been completed.

(Reason: To ensure that work is undertaken in a professional and responsible manner and to protect adjoining property and persons from potential damage)

45. Plumbing and Drainage Work

In accordance with the *Plumbing and Drainage Act 2011*, a plumbing and drainage Notice of Work must be completed and returned to 'Council' for its records, no later than two (2) business days before the work concerned is undertaken. The Notice of Work is to identify what plumbing and drainage work is to be carried out and must provide the details of the particular plumber/drainer.

(Reason: To ensure compliance with the statutory requirements)

46. Sanitary Drainage Inspections

All sanitary drainage, plumbing and backflow prevention is to be carried out in accordance with AS.3500 and the *Plumbing and Drainage Act 2011*. The following stages of construction are to be inspected by 'Council' as the Water and Sewer Authority.

- Plumbing and Drainage before backfilling.
- Pressure testing of water pipes within the building prior to fixing of linings.
- Final inspection of water plumbing and sewer drainage.

Inspections can be booked in person at Customer Service or by phone on 02 4823 4444. Please note inspection fees apply and a minimum 48 hours' notice is required.

(Reason: To ensure compliance with the statutory requirements)

47. Waste Derived Fill and 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)

48. Earthworks

Any earthworks (including any structural support or other related structure for the purposes of the development) must: -

- a) not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot;
- b) not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property;
- c) in the first instance be reused on 'site';
- d) ensure that any fill brought to the 'site' contains only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997* or any other waste-derived material the subject of a resource recovery exemption;
- e) ensure that any excavated soil to be removed from the 'site' is to be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*;
- f) ensure that documentation verifying the lawful disposal of all waste is to be kept by the applicant and provided to 'Council' on request.
- g) not permit fill to change existing ground levels at the property boundary. Cutting and filling is to be restricted to that shown on the approved plans. Any further cutting or filling will require separate approval.
- h) ensure that any excavation is carried out in accordance with *Excavation Work: Code of Practice (ISBN 978-0-642-785442)*, published in October 2013 by Safe Work Australia.

(Reason: To ensure structural safety and to ensure excavation and fill are handled correctly)

49. Vehicular Access Way Design

The person having the benefit of this Notice of Determination must design and construct the sealed residential vehicular access way in compliance with the following: -

- a) must be designed to ensure that vehicles entering the 'site' will not scrape/strike the surface of the carriageway, layback or vehicular access way;
- b) must be designed in accordance with Council's Standard Drawings SD-R06, SD-R07 and AS.2890 where not covered by Council's standards;
- c) the driveway levels shall match the existing levels at the property boundary;
- d) the width of the vehicle access way at the property boundary shall be 5.0 metres;
- e) the width of the vehicular layback shall be 6.4 metres (including the wings 700mm each side);
- f) any twisting of the driveway access must occur entirely within the 'site';
- g) the sealed vehicular access way and layback must be a minimum of 1000mm from any power or lighting pole, 750mm from any electrical pillar, from any kerb inlet pit lintel and 2.5m from any street tree; and;
- h) any utility pit within the driveway and within 750mm must be provided with a trafficable lid.

Works within the road reserve are to be inspected by 'Council' as being satisfactory prior to pouring, all other 'works' within the Lot must be Certified by the 'Principal Certifier' as being compliant with this condition.

(Reason: To facilitate appropriate vehicular access to residential sites, without disruption to pedestrian and vehicular traffic)

50. Procedure for Critical Stage Inspections

While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant Construction Certificate.

(Reason: To ensure compliance with the statutory requirements)

SECTION G: CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

51. Compliance with Conditions of Consent

Prior to the issue of any Occupation Certificate the person having the benefit of this Notice of Determination must demonstrate to the *'Principal Certifier'* that all conditions required to be complied with, either at or before the occupation stage, including conditions identified as at all times have been complied with. An Occupation Certificate must not be issued where the development undertaken is in breach of this Notice of Determination.

(Reason: To ensure compliance with the terms of this Notice of Determination)

52. Asbestos and Other Hazardous Materials Disposal

Prior to the issue of any Occupation 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 asbestos containing materials and other hazardous waste has been lawfully disposed.

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

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

53. Certification of Civil Works

An appropriately qualified and practising 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;
- c) that the footpath infrastructure has been constructed in accordance with this Notice of Determination and the provisions of the applicable Australian Standard;
- d) that any vehicular crossing and associated road works have been constructed in accordance with this Notice of Determination and any approval for *'works'* in the road reserve issued by the *'Council'* where those works by agreement of *'Council'* have not been inspected by *'Council'*; and
- e) that the internal driveway access and onsite parking areas have 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 Occupation Certificate.

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

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

54. House Numbering

An Occupation Certificate must not be issued until the approved street numbering has been installed to the kerb directly in front of each Lot.

DWELLING/UNIT OR LOT	ASSIGNED NUMBER	STREET ADDRESS
Proposed Lot 1 (existing dwelling)	1/62	Verner Street
Proposed Lot 2	2/62	Verner Street
Proposed Lot 3	3/62	Verner Street

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

Note: *Street/unit identification numbers are at least 7 centimetres in height white in colour with blue background 130mm high and must to be displayed in a prominent location clearly visible from the street frontage*

(Reason: To ensure that the property is correctly addressed and visible from the public road)

55. Installation of Driveways

Prior to the issue of an Occupation Certificate the driveway access across the footpath reserve and to the garage and any footway crossing must be constructed in accordance with *'Council's'* Engineering Standards and the requirements of this notice of determination.

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

(Reason: To ensure driveway access to the property does not have any adverse impact on the public road network)

56. Infrastructure Repair Prior to Completion of Works

The person having the benefit of this Notice of Determination must fully complete all required *'works'* -

- a) to any footpath, verge, nature strip, road, kerb and guttering, driveway crossover, stormwater and utilities infrastructure within the road reserve;
- b) must repair all damage caused by the *'works'* to 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) all damage 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 *'Principal Certifier'* Prior to the issue of any Occupation Certificate.

(Reason: To ensure any damage to public infrastructure is rectified)

57. 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 release of any Occupation Certificate.

Documentary evidence issued by 'Council' confirming that the final inspection was satisfactory must be provided to the 'Principal Certifier' prior to the issue of any Occupation Certificate.

(Reason: To ensure compliance with the statutory requirements)

58. Plumbing and Drainage Finalisation

A final inspection of water plumbing and sewer drainage must be conducted by 'Council' as the Water and Sewer Authority.

Documentary evidence issued by 'Council' confirming that the final inspection was satisfactory must be provided to the 'Principal Certifier' prior to the issue of any Occupation Certificate.

(Reason: To ensure compliance with the statutory requirements)

59. Certificate of Compliance

A Compliance Certificate and a sewer service drainage diagram as issued by the plumber who submitted the Notice of Work must be issued to 'Council' prior to the release of any Occupation Certificate.

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

(Reason: To ensure compliance with the statutory requirements)

60. Boundary Fencing

Prior to the issue of any Occupation Certificate, new 1.8m high Colourbond fencing must be provided to the side and rear property boundaries and between the proposed dwellings/private open space. The fence must not proceed forward of the front building line.

Fencing along the front boundary abutting Verner Street is to be in accordance with the approved plans, and be of a consistent brick colour and size.

(Reason: To ensure consistency with adjoining approved fencing and to improve amenity in the neighbourhood)

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

The following easements, rights-of-way, right-of-carriageway, and restrictions-as-to-user as indicated are to be registered on the title of the title Lots naming Goulburn Mulwaree Council as the sole authority empowered to release or modify the same:

- a) All 'Council' sewer infrastructure.
- b) Access at all times by vehicle or foot for Lots 1, 2 and 3 over the proposed driveway from the lot boundary with Verner Street.
- c) Restriction for the storage of any item whether temporary or not on the access driveway.
- d) Restriction for the parking spaces numbered 1 and 2 on plan A-04 Rev G, dated 08/06/2022 prepared by Tim Lee Architects. At all times only registered motor vehicles associated with the Lot 1 dwelling may be parked within the car parking spaces.
- e) The stormwater easement through lots 1, 2 and 3. Maintenance of the extent of easement within lot 2 is to be shared equally between lots 2 and 3; and maintenance of the extent of easement within lot 1 is to be shared equally between lots 1, 2 and 3.

f) Restriction for the garages to the dwellings of proposed lot 2 and 3. At all times only the parking of motor vehicles may occur within the garage space. Documentary evidence confirming that registration on the title under section 88 of the *Conveyancing Act 1919* has occurred must be provided to the 'Certifier' prior to the issue of any Occupation 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)

62. Gas Service provisions

Prior to the issue of the Occupation Certificate, a certificate of compliance shall be supplied from a licensed gasfitter or Jemena, indicating that each proposed dwellings have been connected to gas, and that each gas service has been provided separately for each dwelling and wholly within the lot this internal infrastructure services.

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

(Reason: To ensure adequate servicing of the development)

SECTION H: CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

63. Vehicle Egress Sign

At all times appropriate sign(s) must be provided and maintained within the 'site' at the point(s) of vehicular egress to compel all vehicles to stop before proceeding onto the public way.

(Reason: To ensure pedestrian safety)

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

64. 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 that all works completed. A Subdivision Certificate must not be issued where the development undertaken is in breach of this Notice of Determination.

Notes: A tabularised statement that separately identifies the conditions contained within the Notice of Determination, details how the conditions have been complied with and is provided with clear references to any supporting evidence being submitted to satisfy a condition is required.

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

65. 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)*

66 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)*

67. 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)*

68. 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 infrastructure.
- b) Access at all times by vehicle or foot for Lots 1, 2 and 3 over the proposed driveway from the lot boundary with Verner Street.
- c) Restriction for the storage of any item whether temporary or not on the access driveway.
- d) Restriction for the parking spaces numbered 1 and 2 on plan A-04 Rev G, dated 08/06/2022 prepared by Tim Lee Architects. At all times only registered motor vehicles associated with the Lot 1 dwelling may be parked within the car parking spaces.
- e) The stormwater easement through lots 1, 2 and 3. Maintenance of the extent of easement within lot 2 is to be shared equally between lots 2 and 3; and maintenance of the extent of easement within lot 1 is to be shared equally between lots 1, 2 and 3.
- f) Restriction for the garages to the dwellings of proposed lot 2 and 3. At all times only the parking of motor vehicles may occur within the garage space.

Documentary evidence confirming that registration on the title under section 88 of the *Conveyancing Act 1919* has occurred 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)

SECTION J: CONCURRENCE AGENCY CONDITIONS

69. Water NSW Concurrence

Water NSW concurs with Council granting consent to the application, subject to the conditions within the concurrence letter dated 14 March 2022, which must be satisfied during the relevant stage of the development and prior to the issue of the Occupation Certificate (or at a time as otherwise stated in the condition).

Note: *Condition 1 of the Concurrence letter is amended as follows:*

The lot layout and works of the proposed dwelling construction and subdivision shall generally be as shown on the Proposed Site, Subdivision and Notification Plans (Job No. 0819-1137, Dwg. Nos. A-04, A-25 and NP-01, Revision G, dated 01/06/2022) prepared by Tim Lee Architects. No revisions to layout, works or staging of the construction and subdivision that will have any impact on water quality, shall be permitted without the agreement of Water NSW.

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

70. Essential Energy advice

Essential Energy makes the following general comments:

- As part of the subdivision, an easement/s are/is created for any existing electrical infrastructure. The easement/s is/are to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision;
- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and
- Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions.
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW)*.
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around power lines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead*

Power Lines and Code of Practice – Work near Underground Assets.

(Reason: To ensure the development does not adversely affect local electricity infrastructure)

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.

CARRIED

In Favour: Crs Carol James, Michael Prevedello, Steven Ruddell, Daniel Strickland, Jason Shepherd, Peter Walker and Andy Wood

Against: Crs Andrew Banfield and Bob Kirk

CARRIED

15.2 ST JOHNS ORPHANAGE - REQUEST FOR EXTENSION OF COMPLIANCE PERIOD

RESOLUTION 2022/212

Moved: Cr Bob Kirk

Seconded: Cr Andy Wood

That Council Move into Committee of the Whole.

Council moved into Committee of the whole at 7:16 pm.

RESOLUTION 2022/213

Moved: Cr Steven Ruddell

Seconded: Cr Michael Prevedello

That Council move back into Open Council.

Council moved back into Open Council at 7:36 pm.

RESOLUTION 2022/214

Moved: Cr Andy Wood

Seconded: Cr Steven Ruddell

That:

- 1. The report from the Business Manager Environment & Health be received.**
- 2. The owner of 52 Mundy Street, Goulburn be granted 14 days to provide Council with a written commitment in relation to a timeframe for the completion of demolition works for Building A by 31 December 2022.**
- 3. Should the owner fail to provide Council with a written commitment relating to timeframes for the demolition of Building A within 14 days, a follow up report including historic time lines be presented to Council outlining its legal and further compliance options.**

CARRIED

15.3 POST EXHIBITION REPORT - DRAFT TARAGO VILLAGE STRATEGY**RESOLUTION 2022/215****Moved: Cr Andrew Banfield****Seconded: Cr Daniel Strickland****That:**

- 1. That the post exhibition report from the Business Manager Strategic Planning on the Draft Tarago Village Strategy be received.**
- 2. Council adopt the Draft Tarago Village Housing Strategy as outlined in this report and as amended in Attachment 4.**
- 3. Council staff seek clarification from the EPA and Transport for NSW regarding lead contamination and remediation works and report findings back to Council.**

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.

CARRIED

In Favour: Crs Andrew Banfield, Carol James, Bob Kirk, Michael Prevedello, Steven Ruddell, Daniel Strickland, Jason Shepherd, Peter Walker and Andy Wood

Against: Nil

CARRIED**15.4 PLANNING PROPOSAL - ZONING & MINIMUM LOT SIZE AMENDMENT TO LOT 21, DP 811954 AND LOT 117 & 118, DP 126140 - 48 MOUNTAIN ASH ROAD & 292 ROSEMONT ROAD****RESOLUTION 2022/216****Moved: Cr Andrew Banfield****Seconded: Cr Bob Kirk****That:**

- 1. The report from the Senior Strategic Planner regarding the proposed zoning and minimum lot size amendment to the Goulburn Mulwaree Local Environmental Plan 2009 be received.**
- 2. Council resolve to prepare a planning proposal to amend the Goulburn Mulwaree Local Environmental Plan 2009 to change:**
 - a) The zoning of Lot 21, DP 811954 and Lots 117 & 118, DP 126140 from RU6 Transition to part R5 Large Lot Residential and part C2 Environmental Conservation.**
 - b) The minimum lot size of part of Lot 21, DP 811954 from 100 hectares to 2 hectares.**
 - c) The minimum lot size of Lots 117 & 118, DP 126140 from 20 hectares to part 10 hectares and part 2 hectares.**
- 3. The Department of Planning and Environment be advised that Council wishes to be the delegated plan making authority for this proposal.**
- 4. In the event that the Department of Planning and Environment issues a Gateway determination to proceed with the planning proposal, consultation will be undertaken with the community and government agencies in accordance with any directions of**

the gateway determination.

5. Council separately assess whether an upgrade to the intersection of Mountain Ash Road and Windellama Road (whether due to current or future demand) is required, including costing and prioritisation as a potential amendment to Council's Local Infrastructure Plan 2021.
6. Council place a draft addition to Part 8: Site Specific Provisions, 'Brisbane Grove & Mountain Ash Precincts' chapter of the Goulburn Mulwaree Development Control Plan 2009 on public exhibition with the Planning Proposal for a minimum of 28 days.

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.

CARRIED

15.5 2122T0008 WATER METER READING TENDER

RESOLUTION 2022/217

Moved: Cr Carol James

Seconded: Cr Michael Prevedello

That

1. The report from the Director Utilities be received on Tender 2122T0008 Water Meter Reading.
2. That Council accept the tender from Skilltech Consultancy Services for the schedule of rates submitted for Tender 2122T0008 Water Meter Reading.
3. The General Manager be delegated to approve any extension of the contract at the conclusion of the three-year contract as per the conditions of contract.

CARRIED

15.6 2122T0010 BIOSOLIDS DEWATERING, TRANSPORT AND BENEFICIAL REUSE

RESOLUTION 2022/218

Moved: Cr Carol James

Seconded: Cr Jason Shepherd

That

1. The report from the Director Utilities be received on Tender 2122T0010 - Biosolids Dewatering, Transport and Beneficial Reuse
2. That Council accept the tender from OrganicRecycling Pty Ltd for the schedule of rates submitted for 2122T0010 Biosolids Dewatering, Transport and Beneficial Reuse Tender

CARRIED

15.7 RFQ FOR REPLACEMENT OF PLANT # 87 WATER CART (VP293450)**RESOLUTION 2022/219****Moved: Cr Bob Kirk****Seconded: Cr Steven Ruddell****That**

- 1. The report of the Operations Centre Manager on the replacement of Plant # 87 Water Cart be received**
- 2. Council approves the purchase from Canberra Trucks for an Isuzu FXY 240-350 Truck with AllQuip Poly Tank, at a cost of \$283,232.00, excluding GST**
- 3. Any unexpended funds from this purchase be carried forward to 2023-24, if this purchase is not finalised by 30 June 2022**

CARRIED**15.8 VP299544 TONY ONIONS PARK PLAYSPLACE****RESOLUTION 2022/220****Moved: Cr Carol James****Seconded: Cr Andy Wood****That:**

- 1. The report from the Business Manager Community Facilities on VP299544 Tony Onions Park Play space be received;**
- 2. The submission from CRS Creative Recreation Solutions Pty Ltd for \$349,992.51 (GST Exclusive) is accepted in accordance with the specification and response document for VP299544.**
- 3. The General Manager is authorised to approve variations up to five (5) percent of the contract amount being \$17,499.63 (GST Exclusive).**
- 4. Unexpended funds from the 21/22 budget allocation be carried forward to 22/23 to complete the remainder of the project as outlined in the funding agreement.**

CARRIED**15.9 VP277053 CAOURA ROAD NATURAL DISASTER RESTORATION WORKS****RESOLUTION 2022/221**

At 8:27 pm, Cr Andrew Banfield left the meeting.

At 8:30 pm, Cr Andrew Banfield returned to the meeting.

Moved: Cr Bob Kirk**Seconded: Cr Steven Ruddell**

- 1. The report from the Natural Disaster Coordinator on Request for Quotation (RFQ) VP277053 Caoura Road Natural Disaster Restoration Works be received.**
- 2. The RFQ from Coopers Earthmoving and Haulage Pty Ltd for \$379,067.00 (incl GST) is accepted in accordance with the specification and tender documents for Vendor Panel VP277053.**
- 3. The General Manager is authorised to approve Variations of up to twenty (20) percent**

of the contract amount being \$75,820.00 (ex GST).

CARRIED

15.10 DEVELOPMENT CONTROL PLAN AMENDMENT - HEAVY VEHICLE HAULAGE DEVELOPMENT ROUTES

RESOLUTION 2022/222

Moved: Cr Bob Kirk

Seconded: Cr Jason Shepherd

That:

1. The report from the Acting Director of Operations on the proposed amendments to Development Control Plan be received.
2. The amendment to the DCP as outlined in this report be placed on exhibition for 28 days to receive community feedback.
3. A follow up report be presented to Council on the feedback received on the proposed increase to the minimum construction standards for haulage routes following the public exhibition period.

CARRIED

15.11 2022-2026 DELIVERY PROGRAM AND 2022-2023 OPERATIONAL PLAN ADOPTION - INTERNAL REVIEW

RESOLUTION 2022/223

Moved: Cr Daniel Strickland

Seconded: Cr Carol James

That

1. The report of the Director Corporate & Community Services on 2022-2026 Delivery Program and 2022-23 Operational Plan Adoption – Internal Review be received
2. The following changes be made to the draft Operational Plan as a result of the internal review undertaken by staff during the exhibition period
 - (a) The ad valorem rate for Business – Goulburn Town Centre be updated to \$1.692
 - (b) The budget variations due to carry overs and other adjustments, as contained within the attachments, be made to the draft budget
 - (c) The following changes be made to the Draft Fees & Charges
 - (i) Photocopies A3 (page D46) to \$0.30
 - (ii) Internet Service Printing (page D46) to \$0.30
 - (iii) Local Studies Research fee (page D46) to “Free for first hour then \$30/hour”
 - (iv) Digital Reproduction of Photographs (supplied on USB) (page D46) to “\$10.00 plus \$6.00 for USB Device
 - (v) Certificate of Compliance (page D4) to \$150.00
 - (vi) Amenities Cleaning Service (Rec Area) (page D32) - \$181.00
 - (vii) Additional Toilet Cleaning Service (page D35) to \$181.00
 - (viii) Planning Certificate s10.7(1) EPA Act 1979 (page D9) – change description

to s10.7(2)

- (ix) Application for tree removal (page D19) to \$130.00
- (x) S88G Certificate (page D20) – replace current fee (Price on Application) with:
 - S88G Certificate – With Inspection - \$37.26
 - S88G Certificate – Without Inspection - \$10.65

- 3. Council notes the changes to the Employee Costs budget due to changes made to Council's payroll during the exhibition period

CARRIED

15.12 2022-2026 DELIVERY PROGRAM AND 2022-2023 OPERATIONAL PLAN ADOPTION - EXTERNAL SUBMISSIONS

RESOLUTION 2022/224

Moved: Cr Andy Wood
Seconded: Cr Carol James

That

1. The report by the Director Business Services on the 2022-2026 Delivery Program and 2022-2023 Operational Plan Adoption – External Submissions be received.
2. In relation to the submission from Mr Maan Baydoun in relation to the state of Caoura Road
 - (a) No changes be made to the draft budget
 - (b) Mr Baydoun be advised of the upcoming works scheduled on Caoura Road in September 2022
3. In relation to the submission in relation to the Reconciliation Action Plan and review of the Goulburn Mulwaree LGA Aboriginal Heritage Study
 - (a) No changes be made to the draft budget
 - (b) Council reaffirm its commitment to the development of the Reconciliation Action Plan
 - (c) The strategic planning program be reviewed in anticipation of the review of the Goulburn Mulwaree LGA Aboriginal Heritage Study being undertaken in 2023/24
4. In relation to the submission from Destination Southern NSW in relation to strengthening Council's commitment to growth and development of the visitor economy:
 - (a) Strategy B3 (Delivery Program page 15) be reworded as follows:

Market the region as a tourist destination, highlighting the regions unique rural character, natural environment, heritage and culture in consideration of the directions of the Tablelands Destination Development Plan 2020 to 2025, Southern Tablelands Brand Strategy and Destination Southern NSW Destination Management Plan 2022 to 2030.
 - (b) Activity B.3.1 (Operational Plan page 14) be reworded as follows:

Focussed marketing activity to promote Goulburn Mulwaree area as a desirable destination to visit, live, work and invest, that considers the directions of the Southern Tablelands Brand Strategy.

- (c) A new activity (B.1.3) be added on page 13 of the Operational Plan as follows:

Activity

Ensure economic priorities for the area are considered as part of the preparation of the region’s new Regional Economic Development Strategy

Measure

Priorities for Goulburn-Mulwarees economic development are identified in updates of the region’s Regional Economic Development Strategy.

5. In relation to the submission from Mr Stewart Thompson in relation to the proposed fees and charges for planning proposals, no changes be made to the draft budget
6. The above submitters be thanked for their submissions and be notified of the outcomes of their submissions
7. The 2022-2026 Delivery Program and 2022-2023 Operational Plan be adopted with the approved budget amendments and the amendments approved as a result of the external submissions received.

CARRIED

15.13 MAKING OF RATES AND CHARGES

RESOLUTION 2022/225

Moved: Cr Andrew Banfield

Seconded: Cr Steven Ruddell

1. The report from the Director Corporate & Community Services on Making of Rates and Charges be received.
2. Rates and charges in the 2022/23 Operational Plan commencing 1 July 2022 be made as detailed in the following tables:

Ordinary Rates - s493 Local Government Act –

Sub-Category	Ad Valorem Rate (c/\$)	Base Rate	Minimum Rate
Residential - General	\$0.00193	\$307.00	
Residential - Goulburn	\$0.00432	\$384.00	
Residential - Marulan	\$0.00260	\$292.00	
Business - General	\$0.00940		\$569.00
Business - Goulburn	\$0.00940		\$569.00
Business - Goulburn Town Centre	\$0.01692		\$569.00
Business - Marulan	\$0.00940		\$569.00
Mining	\$0.01843		\$569.00
Farmland	\$0.00167	\$620.00	

Domestic Waste Management - s496 Local Government Act

Category	Charge
Occupied – First Service (3 Bins)	\$402.00
Occupied – Subsequent Service (3 Bins)	\$402.00
Occupied – Subsequent Service (Red Bin)	\$272.00
Occupied – Subsequent Service (Yellow)	\$131.00
Occupied – Subsequent Service (Green Bin)	\$131.00
Unoccupied	\$40.50

Tarago

Category	Charge
Occupied (Recycling Only)	\$213.00

Other Waste Management Charges (Marulan) - s501 Local Government Act

Category	Charge
1 Service	\$341.00
2 Services	\$635.00
3 Services	\$969.00
4 Services	\$1,244.00
5 Services	\$1,530.00
6 Services	\$1,841.00
7 Services	\$2,137.00

Rural Waste Charge - s501 Local Government Act

Category	Charge
Rural Waste Charge	\$156.00

Water Availability Charges (Goulburn/Run-O-Waters) - s501 Local Government Act

Category	Meter Size	Annual Charge
Water Availability - Vacant		\$182.00
Occupied	20mm	\$182.00
	25mm	\$286.00
	32mm	\$443.00
	40mm	\$723.00
	50mm	\$1,128.00
	65mm	\$2,204.00
	80mm	\$2,874.00
	100mm	\$4,511.00
	150mm	\$10,156.00

Water Availability Charges (Marulan) - s501 Local Government Act

Category	Meter Size	Annual Charge
Water Availability - Vacant		\$261.00
Occupied	20mm	\$261.00
	25mm	\$407.00
	32mm	\$644.00
	40mm	\$1,035.00
	50mm	\$1,612.00
	65mm	\$3,162.00
	80mm	\$4,120.00
	100mm	\$6,458.00
	150mm	\$14,564.00

Water Consumption Charges (Goulburn/Run-o-Waters) - s502 Local Government Act

Category	Meter Size	Tariff 1 (per kl)	Tariff 2 (per kl)	Tariff 2 Trigger (kl per day)
Occupied	20mm	\$2.99	\$4.05	Over 0.80
	25mm	\$2.99	\$4.05	Over 1.30

	32mm	\$2.99	\$4.05	Over 2.00
	40mm	\$2.99	\$4.05	Over 3.30
	50mm	\$2.99	\$4.05	Over 5.15
	65mm	\$2.99	\$4.05	Over 9.15
	80mm	\$2.99	\$4.05	Over 13.15
	100mm	\$2.99	\$4.05	Over 20.55
	150mm	\$2.99	\$4.05	Over 46.23

Water Consumption Charges (Marulan) - s502 Local Government Act

Category	Meter Size	Tariff 1 (per kl)	Tariff 2 (per kl)	Tariff 2 Trigger (kl per day)
Occupied	20mm	\$2.99	\$4.05	Over 0.80
	25mm	\$2.99	\$4.05	Over 1.30
	32mm	\$2.99	\$4.05	Over 2.00
	40mm	\$2.99	\$4.05	Over 3.30
	50mm	\$2.99	\$4.05	Over 5.15
	65mm	\$2.99	\$4.05	Over 9.15
	80mm	\$2.99	\$4.05	Over 13.15
	100mm	\$2.99	\$4.05	Over 20.55
	150mm	\$2.99	\$4.05	Over 46.23

Backflow Device Charges - s501 Local Government Act

Category	Annual Charge
First Device Per Property	\$70.00
Subsequent Device Per Property	\$36.00

Sewerage Charges (Goulburn) – s501 Local Government Act

Category	Meter Size	Annual Charge
Residential Occupied		\$802.00
Residential Vacant		\$442.00
Flats & Unit (Per Unit)		\$802.00
Business	20mm	\$442.00
	25mm	\$695.00
	32mm	\$1,137.00
	40mm	\$1,776.00
	50mm	\$2,741.00
	65mm	\$4,679.00
	80mm	\$7,100.00
	100mm	\$11,038.00
	150mm	\$16,433.00

Sewerage Charges (Marulan) – s501 Local Government Act

Category	Meter Size	Annual Charge
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Residential Occupied		\$969.00
Residential Vacant		\$716.00
Flats & Unit (Per Unit)		\$969.00
Business	20mm	\$716.00
	25mm	\$1,091.00
	32mm	\$1,685.00
	40mm	\$2,609.00
	50mm	\$4,065.00
	65mm	\$6,912.00
	80mm	\$10,500.00
	100mm	\$16,387.00

Sewerage Consumption Charges (Goulburn) – s502 Local Government Act

Category	Meter Size	Charge (per kl)
Residential Occupied*		N/A
Flats & Unit (Per Unit)*		N/A
Business	20mm	\$3.13
	25mm	\$3.13
	32mm	\$3.13
	40mm	\$3.13
	50mm	\$3.13
	65mm	\$3.13
	80mm	\$3.13
	100mm	\$3.13
	150mm	\$3.13
* Usage Component included in Annual Charge		

Sewerage Consumption Charges (Marulan) - s502 Local Government Act

Category	Meter Size	Charge (per kl)
Residential Occupied*		N/A
Flats & Unit (Per Unit)*		N/A
Business	20mm	\$3.13
	25mm	\$3.13
	32mm	\$3.13
	40mm	\$3.13
	50mm	\$3.13
	65mm	\$3.13
	75mm	\$3.13
	80mm	\$3.13
	100mm	\$3.13
	150mm	\$3.13
* Usage Component included in Annual Charge		

Liquid Trade Waste Charge – s501 Local Government Act 1993

Category	Annual Charge
Category 1	\$126.00
Category 2	\$136.00
Category 3	\$492.00

CARRIED

15.14 MONTHLY FINANCIAL REPORT

RESOLUTION 2022/226

**Moved: Cr Bob Kirk
Seconded: Cr Andy Wood**

That

- 1. The report by the Director Corporate & Community Services on the Monthly Financial Report be received.**
- 2. The Budget variations contained within the attachments be approved.**

CARRIED

15.15 STATEMENT OF INVESTMENTS & BANK BALANCES

RESOLUTION 2022/227

**Moved: Cr Bob Kirk
Seconded: Cr Andy Wood**

That the report by the Director Corporate & Community Services on the Statement of Investments and Bank Balances be received.

CARRIED

15.16 CODE OF MEETING PRACTICE

RESOLUTION 2022/228

**Moved: Cr Bob Kirk
Seconded: Cr Andy Wood**

That:

- 1. The report from the Business Manager Governance on the Code of Meeting Practice be received.**
- 2. The attached draft Code of Meeting Practice be placed on public exhibition for 42 days with the following optional changes:**
 - Clauses 4.1 & 4.3-4.24 – Change wording to comply with Model Code.**
 - Clauses 4.8, 14.13 & 14.16 – limit the number of public forum speakers to ten (10)**
 - Clauses 11.10, 15.14 and 20.23 not be included, and clause 15.16 refer to clause 15.15**
 - Clauses 18.1 – 18.5 – include in code and set times within clauses around an 11.00pm closing time**
- 3. Any submissions received are to be reported to Council for consideration.**
- 4. If no submissions are received at the completion of the exhibition period, the Code of Meeting Practice – Goulburn Mulwaree Council – 2022, is adopted.**

CARRIED

15.17 OPERATIONS POLICY REVIEW

RESOLUTION 2022/229

Moved: Cr Steven Ruddell

Seconded: Cr Andy Wood

That:

- 1. That the report from the Acting Director Operations on the Operations Policy Review be received.**
- 2. Council places the following revised policies on public exhibition for 28 days and if no comments are received, they be adopted as Council's policies:**
 - (a) Public Gates & Bypass Policy**
 - (b) Subsidy for Sealing Rural Roads Policy**
 - (c) Cost Recovery for Kerb and Gutter and Paved Footpath Policy**
 - (d) Private Lanes Policy**
 - (e) Plant and Fleet Replacement Policy**
- 3. Any submissions received will be considered and reported to Council for final adoption of the policy**

CARRIED

15.18 CORPORATE & COMMUNITY SERVICES POLICY REVIEW

RESOLUTION 2022/230

Moved: Cr Carol James

Seconded: Cr Jason Shepherd

That

- 1. That the report from the Director Corporate & Community Services on the Corporate & Community Services Policy Review be received.**
- 2. Council places the following revised policies on public exhibition for 28 days and, if no comments are received, they be adopted as Council's policies:**
 - (i) Child Safe Policy**
 - (ii) Debt Recovery Policy**
 - (iii) Financial Assistance and Reduction or Waiver of Council Fees & Charges Policy**
 - (iv) Procurement Policy**
- 3. Any submissions received are to be considered and reported to Council for final adoption of the policy.**

CARRIED

15.19 ST CLAIR CONSERVATION WORKS - STATUS REPORT

RESOLUTION 2022/231

Moved: Cr Bob Kirk

Seconded: Cr Andrew Banfield

That the report from the Business Manager Marketing, Events & Culture on the status of the St Clair Conservation Works be received.

CARRIED

15.20 REUSE SCHEME GOULBURN - MAY 2022 STATUS REPORT

RESOLUTION 2022/232

Moved: Cr Carol James

Seconded: Cr Steven Ruddell

That the report from the Business Manager Infrastructure on the Goulburn Reuse Scheme status update be received.

CARRIED

15.21 RUG - REUSE GOULBURN - MAY 2022 STATUS REPORT

RESOLUTION 2022/233

Moved: Cr Jason Shepherd

Seconded: Cr Carol James

That the report from the Business Manager Infrastructure on the RUG Goulburn status update be received.

CARRIED

15.22 MOUNTAIN ASH ROAD FIXING LOCAL ROADS PROJECT MAY 2022 STATUS REPORT

RESOLUTION 2022/234

Moved: Cr Andy Wood

Seconded: Cr Steven Ruddell

That the report from the Business Manager of Works on the Mountain Ash Road Fixing Local Roads Project status updated be received.

CARRIED

15.23 WINDELLAMA ROAD FIXING LOCAL ROADS PROJECT MAY 2022 STATUS REPORT

RESOLUTION 2022/235

**Moved: Cr Bob Kirk
Seconded: Cr Andy Wood**

That the report from the Business Manager of Works on the Windellama Road Fixing Local Roads Project status updated be received

CARRIED

15.24 TOWRANG ROAD BRIDGE REPLACEMENT MAY 2022 STATUS REPORT

RESOLUTION 2022/236

**Moved: Cr Michael Prevedello
Seconded: Cr Steven Ruddell**

That the report from the Project Engineer – Operations on the Towrang Road Bridge Replacement May 2022 Status be received.

CARRIED

15.25 GROWING LOCAL ECONOMIES COMMON STREET MAY 2022 STATUS REPORT

RESOLUTION 2022/237

**Moved: Cr Andy Wood
Seconded: Cr Carol James**

That the report from the Project Engineer – Operations on the status of the Growing Local Economies Common Street project be received.

CARRIED

15.26 DESIGN, CONSTRUCTION AND UPGRADE OF AMENITIES AT SPORTING FACILITIES MAY 2022 STATUS REPORT

RESOLUTION 2022/238

**Moved: Cr Steven Ruddell
Seconded: Cr Bob Kirk**

That the report from the Project Engineer – Operations on the status of the Design, Construction and Upgrade of Amenities at Sporting Facilities be received.

CARRIED

15.27 SCHOOL ZONE SAFETY INFRASTRUCTURE MAY 2022 STATUS REPORT

RESOLUTION 2022/239

**Moved: Cr Andy Wood
Seconded: Cr Daniel Strickland**

That the status report from the Project Engineer - Operations on the School Zone Safety

Infrastructure Project be received.

CARRIED

15.28 NATURAL DISTASTER- ESSENTIAL PUBLIC ASSET RESTORATION PROJECT MAY 2022 STATUS UPDATE

RESOLUTION 2022/240

**Moved: Cr Bob Kirk
Seconded: Cr Michael Prevedello**

That the report on the status of the Natural Disaster Essential Public Asset Restoration Project from the Business Manager Projects be received.

CARRIED

15.29 PLANNING & ENVIRONMENT DIRECTORATE REPORT MAY 2022

RESOLUTION 2022/241

**Moved: Cr Daniel Strickland
Seconded: Cr Michael Prevedello**

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

CARRIED

15.30 OPERATIONS DIRECTORATE REPORT MAY 2022

RESOLUTION 2022/242

**Moved: Cr Bob Kirk
Seconded: Cr Andy Wood**

That the activities report from May 2022 by the Acting Director of Operations be received and noted for information

CARRIED

15.31 CORPORATE & COMMUNITY SERVICES DIRECTORATE REPORT MAY 2022

RESOLUTION 2022/243

**Moved: Cr Carol James
Seconded: Cr Daniel Strickland**

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

CARRIED

15.32 UTILITIES DIRECTORATE REPORT MAY 2022**RESOLUTION 2022/244****Moved: Cr Jason Shepherd****Seconded: Cr Steven Ruddell****That the report from the Director Utilities be received and noted for information.****CARRIED****15.33 GOULBURN MULWAREE YOUTH COUNCIL MEETING NOTES - 27 MAY 2022****RESOLUTION 2022/245****Moved: Cr Steven Ruddell****Seconded: Cr Andy Wood****That the report from Cr Carol James in relation to the Goulburn Mulwaree Youth Council Meeting Notes held on the 27 May 2022****CARRIED****15.34 EXTERNAL MEETING MINUTES****RESOLUTION 2022/246****Moved: Cr Steven Ruddell****Seconded: Cr Carol James****That the report from the Acting General Manager on the following external Committee meetings minutes be received:**

- 1. Goulburn Liquor Accord meeting held 4 May 2022**
- 2. Club Grants Committee held 17 May 2022**
- 3. Country Mayors Meeting held 27 May 2022**

CARRIED**16 CLOSED SESSION**

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

There were no closed session reports for determination.

17 CONCLUSION OF THE MEETING**The Meeting closed at 9.16pm.****The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 19 July 2022.**

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Cr Peter Walker
Mayor

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Matt O'Rourke
Acting General Manager