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# **BUSINESS PAPER**

## **Ordinary Council Meeting**

**6 April 2021**

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



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

Tuesday, 6 April 2021 at 6pm  
in the Council Chambers, Civic Centre  
184 - 194 Bourke Street, Goulburn

**Order Of Business**

<b>1</b>	<b>Opening Meeting</b> .....	<b>5</b>
<b>2</b>	<b>Acknowledgement of Country</b> .....	<b>5</b>
<b>3</b>	<b>Councillors Declaration and/or Prayer</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
<b>5</b>	<b>Applications for a Leave of Absence by Councillors</b> .....	<b>5</b>
	Nil	
<b>6</b>	<b>Late Items / Urgent Business</b> .....	<b>5</b>
<b>7</b>	<b>Disclosure of Interests</b> .....	<b>5</b>
<b>8</b>	<b>Presentations</b> .....	<b>6</b>
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	There were no closed session reports for determination.	
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**Cr Bob Kirk**  
**Mayor**

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

**1 OPENING MEETING**

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

**2 ACKNOWLEDGEMENT OF COUNTRY**

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

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

**3 COUNCILLORS DECLARATION AND/OR PRAYER**

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

Declaration

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

OR

Prayer

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

**4 APOLOGIES**

The Mayor will call for any apologies.

Council will resolve to accept any apology.

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

Nil

**6 LATE ITEMS / URGENT BUSINESS**

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

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

**7 DISCLOSURE OF INTERESTS**

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

**8 PRESENTATIONS**

Nil

**9 PUBLIC FORUM**

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

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

**10 CONFIRMATION OF MINUTES**

**10.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 16 MARCH 2021**

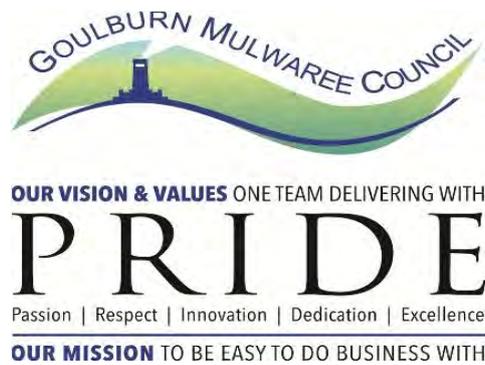
**Author: Warwick Bennett, General Manager**

**Authoriser: Warwick Bennett, General Manager**

**Attachments: 1. Minutes of the Ordinary Meeting of Council held on 16 March 2021**

**RECOMMENDATION**

That the Council minutes from Tuesday 16 March 2021 and contained in Minutes Pages No 1 to 17 inclusive and in Minute Nos 2021/92 to 2021/116 inclusive be confirmed.



# MINUTES

## Ordinary Council Meeting

**16 March 2021**

**Order Of Business**

<b>1</b>	<b>Opening Meeting</b> .....	<b>5</b>
<b>2</b>	<b>Acknowledgement of Country</b> .....	<b>5</b>
<b>3</b>	<b>Councillors Declaration and/or Prayer</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
<b>5</b>	<b>Applications for a Leave of Absence by Councillors</b> .....	<b>5</b>
<b>6</b>	<b>Late Items / Urgent Business</b> .....	<b>5</b>
<b>7</b>	<b>Disclosure of Interests</b> .....	<b>6</b>
<b>8</b>	<b>Presentations</b> .....	<b>6</b>
	Nil	
<b>9</b>	<b>Public Forum</b> .....	<b>6</b>
<b>10</b>	<b>Confirmation of Minutes</b> .....	<b>6</b>
	10.1 Minutes of the Ordinary Meeting of Council held on 2 March 2021 .....	6
<b>11</b>	<b>Matters Arising</b> .....	<b>6</b>
	11.1 Matters Arising from Council Meeting Minutes from the 2 March 2021 .....	6
	11.2 Outstanding Task List from All Previous Meetings.....	6
<b>12</b>	<b>Mayoral Minute(s)</b> .....	<b>7</b>
	Nil	
<b>13</b>	<b>Notice of Motion(s)</b> .....	<b>7</b>
	Nil	
<b>14</b>	<b>Notice of Rescission(s)</b> .....	<b>7</b>
	Nil	
<b>15</b>	<b>Reports to Council for Determination</b> .....	<b>7</b>
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15.17	External Meeting Minutes.....	15
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15.19	Corporate & Community Services Directorate Report February 2021.....	16
15.20	Planning & Environment Directorate Report February 2021 .....	16
15.21	Operations Directorate Report - February 2021.....	16
<b>16</b>	<b>Closed Session .....</b>	<b>16</b>
	There were no closed session reports for determination.	
<b>17</b>	<b>Conclusion of the Meeting .....</b>	<b>16</b>

**MINUTES OF GOULBURN MULWAREE COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBERS, CIVIC CENTRE, 184 - 194 BOURKE STREET,  
GOULBURN  
ON TUESDAY, 16 MARCH 2021 AT 6PM**

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

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

**1 OPENING MEETING**

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

**2 ACKNOWLEDGEMENT OF COUNTRY**

Mayor Bob Kirk made the following acknowledgement.

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

**3 COUNCILLORS DECLARATION AND/OR PRAYER**

The declaration was read by Cr Sam Rowland.

**4 APOLOGIES**

**RESOLUTION 2021/92**

**Moved:** Cr Leah Ferrara

**Seconded:** Cr Carol James

**That the apology received from Cr Alfie Walker be accepted.**

**CARRIED**

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

**RESOLUTION 2021/93**

**Moved:** Cr Carol James

**Seconded:** Cr Denzil Sturgiss

**That the leave of absence be granted to Cr Alfie Walker due to ill health.**

**CARRIED**

**6 LATE ITEMS / URGENT BUSINESS**

Nil

**7 DISCLOSURE OF INTERESTS**

Cr Andrew Banfield declared a pecuniary conflict of interest in Item 15.3 "2021T0016 Minor Civil Works Panel" as his brother in law is a Director of Denrith Group of Companies who are one of the tenderers for this tender. Cr Andrew Banfield will leave the meeting while discussion and determination on this item takes place.

**8 PRESENTATIONS**

Nil

**9 PUBLIC FORUM**

Nil

**10 CONFIRMATION OF MINUTES****10.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 2 MARCH 2021****RESOLUTION 2021/94**

Moved: Cr Denzil Sturgiss

Seconded: Cr Leah Ferrara

That the Council minutes from Tuesday 2 March 2021 and contained in Minutes Pages No 1 to 49 inclusive and in Minute Nos 2021/64 to 2021/91 inclusive be confirmed.

**CARRIED**

**11 MATTERS ARISING****11.1 MATTERS ARISING FROM COUNCIL MEETING MINUTES FROM THE 2 MARCH 2021**

Nil

**11.2 OUTSTANDING TASK LIST FROM ALL PREVIOUS MEETINGS****RESOLUTION 2021/95**

Moved: Cr Carol James

Seconded: Cr Denzil Sturgiss

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

**CARRIED**

**12 MAYORAL MINUTE(S)**

Nil

**13 NOTICE OF MOTION(S)**

Nil

**14 NOTICE OF RESCISSION(S)**

Nil

**15 REPORTS TO COUNCIL FOR DETERMINATION****15.1 PLANNING AGREEMENT - 94 WILSON DRIVE, MARULAN****RESOLUTION 2021/96****Moved: Cr Peter Walker****Seconded: Cr Andrew Banfield****That:**

1. The staff report on the draft Planning Agreement associated with DA/0334/1819 for a 126 residential lot subdivision with two (2) drainage lots and one (1) residual lot be received.
2. The Planning Agreement between Marulan Estates Pty Ltd, Darraby Pty Ltd and Council be signed by the General Manager and Mayor.
3. Council provide the developer with additional written correspondence confirming its commitment to achieving the following agreement in relation to the provision of water and sewer services:
  - a) The developer to fully fund the supply and installation of a 200mm Water Main from Brayton Road intersection to the development site (in accordance with Council's water and sewer construction standards), but excluding any removal of contaminated waste or remediation works associated with contamination identified during works outside the boundary of the Land.
  - b) Council to fund 75% of the supply and installation of a 450mm sewer main from the existing sewer pump station to the dedicated location on the southbound side of the Hume Highway (in accordance with Council's water and sewer construction standards), but excluding any removal of contaminated waste or remediation works associated with contamination identified during works outside the boundary of the land.

The value of the sewer main work is calculated at \$490,110 (excluding GST).

4. Council's seal is affixed to all documents in relation to the Planning Agreement.

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 Bob Kirk, Peter Walker, Andrew Banfield, Sam Rowland, Leah Ferrara, Margaret O'Neill, Carol James and Denzil Sturgiss

Against: Nil

**15.2 POST EXHIBITION REPORT - GOULBURN MULWAREE LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2021**

**RESOLUTION 2021/97**

**Moved: Cr Andrew Banfield**

**Seconded: Cr Denzil Sturgiss**

**That:**

1. The post exhibition report on the Draft Local Infrastructure Contributions Plan prepared by Council’s Business Manager Strategic Planning be received.
2. Council adopt the *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021*, as amended in Attachment 1 subject to a commencement date of 1 June 2021 under clause 31(4) of the *NSW Environmental Planning and Assessment Act Regulations 2000*. The following rates will apply:

<b>2020/21 s7.11 Rates for Type ‘A’ Developments</b>				
	<b>Per resident in a group home or hostel</b>	<b>Per 1 bedroom secondary dwelling, 1 bedroom dwelling, boarding house room, or self-contained seniors housing dwelling</b>	<b>Per 2 bedroom dwelling and 2 bedroom secondary dwelling Per 3 or more bedroom dwelling,</b>	<b>3 bedroom secondary dwelling, dwelling house, or lot with a dwelling entitlement</b>
<b>Goulburn Catchment</b>				
<b>Community facilities</b>	<b>\$707</b>	<b>\$919</b>	<b>\$1,131</b>	<b>\$1,696</b>
<b>Open space and recreation facilities</b>	<b>\$1,786</b>	<b>\$2,322</b>	<b>\$2,857</b>	<b>\$4,286</b>
<b>Roads and active transport facilities</b>	<b>\$4,776</b>	<b>\$6,209</b>	<b>\$7,641</b>	<b>\$11,462</b>
<b>Plan administration and management</b>	<b>\$109</b>	<b>\$142</b>	<b>\$174</b>	<b>\$262</b>
<b>Total</b>	<b>\$7,377</b>	<b>\$9,591</b>	<b>\$11,804</b>	<b>\$17,706</b>

<b>Rural Catchment</b>				
<b>Community facilities</b>	<b>\$707</b>	<b>\$919</b>	<b>\$1,131</b>	<b>\$1,696</b>
<b>Open space and recreation facilities</b>	<b>\$1,786</b>	<b>\$2,322</b>	<b>\$2,857</b>	<b>\$4,286</b>
<b>Roads and active transport facilities</b>	<b>\$2,260</b>	<b>\$2,938</b>	<b>\$3,616</b>	<b>\$5,424</b>
<b>Plan administration and management</b>	<b>\$71</b>	<b>\$93</b>	<b>\$114</b>	<b>\$171</b>
<b>Total</b>	<b>\$4,824</b>	<b>\$6,272</b>	<b>\$7,718</b>	<b>\$11,577</b>

<b>2020/21 s7.12 Rates for Type 'B' Developments</b>	
<b>Development Type</b>	<b>Levy Rate</b>
<b>Development that has a proposed cost of carrying out the development:</b>	
<ul style="list-style-type: none"> <li>Up to and including \$200,000</li> </ul>	<b>Nil</b>
<ul style="list-style-type: none"> <li>More than \$200,000</li> </ul>	<b>1% of that cost</b>

<b>2020/21 s7.11 Rates for Type 'C' Developments</b>	
<b>Basis of levying</b>	<b>Contribution Rates</b>
<b>Amount of material hauled</b>	<b>5.04 cents per tonne of material over the total length of road</b>
<b>Length of haul road used</b>	<b>\$0.252 per ESA per kilometre of haul road used</b>

- Council publish a notice on its web site within 28 days of Council's decision to adopt the Goulburn Mulwaree Local Infrastructure Contributions Plan 2021 under Clause 31 of the NSW Environmental *Planning and Assessment Act Regulations 2000*.
- Council repeal the existing *Goulburn Mulwaree Section 94 Contributions Plan 2009* and the *Goulburn Mulwaree 94A Levy Contributions Plan 2009* upon commencement of the Goulburn Mulwaree Contributions Plan; and that a public notice of intent to repeal these plans (including the reasons for doing so) be published on Council's web site at least 14 days before repealing the plans as per clause 32(2A) of the *NSW Environmental Planning and Assessment Act Regulations 2000*.

5. Council authorise the General Manager to make appropriate amendments to the Plan under clause 32(3) of the *NSW Environmental Planning and Assessment Act Regulations 2000* where required, to reflect ongoing changes in CPI, minor typographical errors, or to omit projects which have been completed.
6. Upon the repeal of the *Goulburn Mulwaree Section 94 Contributions Plan 2009* and the *Goulburn Mulwaree 94A Levy Contributions Plan 2009*, remaining contributions from the former/repealed plans (excluding funds collected for stormwater and Ducks Lane traffic) be transferred, periodically, to the appropriate accounts under *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (the new plan), generally in accordance with this report.
7. All remaining balances in the reserves for the former (pre-2009 Infrastructure Contributions Plans), with the exception of stormwater, be transferred to offset some of the deficit in the Ducks Lane Traffic Reserve. Any further income from the former plans to be transferred to Council's unrestricted cash balances due to the expenditure requirements in these plans having been satisfied.
8. The deficit in the Ducks Lane Traffic Reserve be reimbursed over a 10 year period from Council's unrestricted cash reserve, or an earlier timeframe should other funding opportunities arise in the interim.

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 Bob Kirk, Peter Walker, Andrew Banfield, Sam Rowland, Leah Ferrara, Margaret O'Neill, Carol James and Denzil Sturgiss

Against: Nil

**15.3 2021T0016 MINOR CIVIL WORKS PANEL**

Cr Andrew Banfield declared an interest in this item and took no part in the discussion or voting on the matter. At 6:10 pm, Cr Andrew Banfield left the meeting.

**RESOLUTION 2021/98**

**Moved: Cr Peter Walker**

**Seconded: Cr Carol James**

**That:**

1. The report from the Director Operations on the establishment of the Minor Civil Works Panel be received.
2. Council approve to establish a panel of nine (9) suitably qualified and equipped Minor Civil Works contractors to assist with the delivery of maintenance and capital works programs on an as required basis and in accordance with 2021T0016. The nine (9) contractors are:
  - A J Parsons Earthmoving Pty Ltd;
  - Coopers Earthmoving & Haulage Pty Ltd;
  - Denrith Pty Ltd;
  - Form and Pour Constructions;
  - Grassit Pty Ltd TA Recs Group;
  - HD Civil Pty Ltd;
  - Interflow Pty Ltd;
  - JCF Contracting;
  - Planet Civil Pty Ltd.
3. Council delegate authority to the General Manager to extended these contracts by up to two (2) one (1) year extensions subject to satisfactory performance.

**CARRIED**

At 6:11 pm, Cr Andrew Banfield returned to the meeting.

**15.4 RFQ LANDFILL COMPACTOR****RESOLUTION 2021/99**

**Moved: Cr Denzil Sturgiss**

**Seconded: Cr Andrew Banfield**

**That:**

1. The report of the Operations Centre Manager on the replacement of Plant 9047 – Landfill Compactor be approved.
2. Council approve the purchase of TANA H260 from Liebherr Pty Ltd, at a cost of \$601,568.00 excluding GST.
3. Funds for the purchase of the landfill compactor be brought forward from the 2021/22 budget for the purchase.

**CARRIED**

**15.5 MEMBERSHIP - REGIONAL CITIES NSW****RESOLUTION 2021/100****Moved: Cr Leah Ferrara****Seconded: Cr Carol James****That**

- 1. The report of the General Manager on the membership of the Regional Cities New South Waler be received**
- 2. Goulburn Mulwaree Council endorse its application to become a member of Regional Cities New South Wales**

**CARRIED****15.6 MONTHLY FINANCIAL REPORT****RESOLUTION 2021/101****Moved: Cr Peter Walker****Seconded: Cr Carol James****That the report by the Director Corporate & Community Services and the Business Manager Finance & Customer Service on the Monthly Financial Report be received and noted for information.****CARRIED****15.7 STATEMENT OF INVESTMENTS & BANK BALANCES****RESOLUTION 2021/102****Moved: Cr Carol James****Seconded: Cr Andrew Banfield****That the report by the Director Corporate & Community Services and the Business Manager Finance & Customer Service on the Statement of Investments and Bank Balances be received.****CARRIED****15.8 ST CLAIR CONSERVATION WORKS - STATUS REPORT****RESOLUTION 2021/103****Moved: Cr Leah Ferrara****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**

**15.9 NATURAL DISASTER ESSENTIAL PUBLIC ASSET RESTORATION PROJECT - FEBRUARY 2021 STATUS REPORT**

**RESOLUTION 2021/104**

**Moved: Cr Peter Walker  
Seconded: Cr Denzil Sturgiss**

**That the report from the Business Manager Works on the status for the Natural Disaster Essential Public Asset Restoration Project be received.**

**CARRIED**

**15.10 COOKBUNDOON PAVILION UPGRADE - FEBRUARY 2021 STATUS REPORT**

**RESOLUTION 2021/105**

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

**That the report from the Business Manager Community Facilities on Cookbundoon Pavilion Upgrade status be received.**

**CARRIED**

**15.11 GOULBURN AQUATIC CENTRE REDEVELOPMENT STAGE 1 CONSTRUCTION - FEBRUARY 2021 STATUS REPORT**

**RESOLUTION 2021/106**

**Moved: Cr Carol James  
Seconded: Cr Sam Rowland**

**That the report from the Director of Operations on the status of the Goulburn Aquatic Centre Redevelopment Stage 1 construction works be received.**

**CARRIED**

**15.12 GOULBURN PERFORMING ARTS CENTRE - FEBRUARY 2021 STATUS REPORT**

**RESOLUTION 2021/107**

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

**That the report from the Director of Operations on the status of the Goulburn Performing Arts Centre construction be received.**

**CARRIED**

**15.13 GROWING LOCAL ECONOMIES COMMON STREET - FEBRUARY 2021 STATUS REPORT**

**RESOLUTION 2021/108**

**Moved: Cr Sam Rowland  
Seconded: Cr Peter Walker**

**That the report from the Project Manager - Grants on the status of the Growing Local Economies Common Street construction be received**

**CARRIED**

**15.14 MOUNTAIN ASH ROAD BLACKSPOT PROJECT - FEBRUARY 2021 STATUS REPORT**

**RESOLUTION 2021/109**

**Moved: Cr Sam Rowland  
Seconded: Cr Denzil Sturgiss**

**That the report from the Business Manager of Works on the Mountain Ash Road Blackspot Project status updated be received.**

**CARRIED**

**15.15 REUSE SCHEME GOULBURN - FEBRUARY 2021 STATUS REPORT**

**RESOLUTION 2021/110**

**Moved: Cr Andrew Banfield  
Seconded: Cr Carol James**

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

**CARRIED**

**15.16 COPFORD REACH WORKING PARTY MINUTES - 25 FEBRUARY 2021****MOTION**

Moved: Cr Andrew Banfield

Seconded: Cr Sam Rowland

That

1. The Copford Reach Working Party Minutes dated 25 February 2021 report from the General Manager be noted.
2. Council not re-establish a separate working party to monitor the river reserves as no specific project is being advance or no outcome is required.

**RESOLUTION 2021/111**

Moved: Cr Peter Walker

Seconded:Cr Sam Rowland

**AMENDMENT**

Moved: Cr Peter Walker

Seconded:Cr Sam Rowland

That

1. The Copford Reach Working Party Minutes dated 25 February 2021 report from the General Manager be noted.
2. The Copford Reach Working Party continue to meet with their final report due at the 20 July 2021 Council Meeting and the focus to be on the Boatshed, access to that Boatshed and adjacent car park.

The amendment was put and became the motion.

The motion was then put and was carried.

**CARRIED**

**15.17 EXTERNAL MEETING MINUTES****RESOLUTION 2021/112**

Moved: Cr Carol James

Seconded:Cr Andrew Banfield

That the report from the General Manger on the Southern Tableland Zone Bush Fire Management Committee Meeting held on the 23 September 2020 and Country Mayors Meeting held on the 5 March 2021 be received.

**CARRIED**

**15.18 UTILITIES DIRECTORATE REPORT - FEBRUARY 2021****RESOLUTION 2021/113**

Moved: Cr Sam Rowland  
Seconded: Cr Denzil Sturgiss

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

**CARRIED**

**15.19 CORPORATE & COMMUNITY SERVICES DIRECTORATE REPORT FEBRUARY 2021****RESOLUTION 2021/114**

Moved: Cr Sam Rowland  
Seconded: Cr Carol James

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

**CARRIED**

**15.20 PLANNING & ENVIRONMENT DIRECTORATE REPORT FEBRUARY 2021****RESOLUTION 2021/115**

Moved: Cr Leah Ferrara  
Seconded: Cr Denzil Sturgiss

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

**CARRIED**

**15.21 OPERATIONS DIRECTORATE REPORT - FEBRUARY 2021****RESOLUTION 2021/116**

Moved: Cr Peter Walker  
Seconded: Cr Sam Rowland

That the activities report for February 2021 by the Director Operations be received and noted for information.

**CARRIED**

**16 CLOSED SESSION**

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

There were no closed session reports for determination.

**17 CONCLUSION OF THE MEETING**

The Meeting closed at 6.54pm.

**The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 6 April 2021.**

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

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

**11 MATTERS ARISING**

**11.1 MATTERS ARISING FROM COUNCIL MEETING MINUTES FROM THE 16 MARCH 2021**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** Nil

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

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Task List - 6 April 2021 [↓](#) 

**RECOMMENDATION**

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

**REPORT**

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



## OUTSTANDING TASK LIST

Item/Task	Responsible Officer	Status
<p><u>Ducks Lane and Run-O-Waters Traffic Management Plan</u></p> <p>1. The General Manager to commence without prejudice to the determination by the Council of their development application to commence discussions with developers in the Shannon Drive area to determine their intended dates to commence physical works and seek if there is any appetite for the developers to enter into a voluntary planning agreement (VPA) that would allow Council to undertake the physical works generally known as Shannon Drive extension in the 2018/19 financial year.</p>	General Manager	This matter has been deferred pending feedback from the applicants. We now have plans for the connecting road and we are currently pricing between what is Council cost and what is developer cost.
<p><u>B6 Enterprise Corridor Planning Proposal</u></p> <p>This application refers to the B6 zone land on Long Street and northern side of Sydney Road that is being rezoned to residential</p>	Director Planning & Environment	Public exhibition complete – We have been in consultation with Government Departments and a number of their requests and expectations are unreasonable and we are continuing discussions with them to try and make this Planning Proposal more realistic
<p><u>Mogo Road Hi Quality</u></p> <p>Council agreed to undertake work on Mogo Road using the Section 94 fees collected to date</p>	General Manager	Work is programmed for next financial year.
<p><u>Community Centre Options</u></p> <p>Location of Community Centre deferred 18 months</p>	General Manager	Will be referred to Council in December 2021.
<p><u>Veolia Host Fees</u></p> <p>The Mayor and General Manager to continue discussions with Veolia</p>	General Manager	Discussion continue. We are awaiting response from Veolia
<p><u>Development Service Plan – Goulburn Stormwater</u></p> <p>To be placed on public exhibition for 30 working days</p>	Director Planning & Environment	We are currently undertaking an audit of the storm water plan which is a requirement of the legislation. That is expected in the next two weeks and then the matter will be placed on public exhibition.



## OUTSTANDING TASK LIST

Item/Task	Responsible Officer	Status
<p><u>Review of Heavy Haulage routes in the Goulburn Mulwaree area</u>                      A structural assessment is carried out on bridge and drainage structures on Currawang Road, Taralga Road, and Cullerin Road as part of the 2021/222 budget with the outcome reported back to Council on the suitability of these road as future B-Double routes.</p>	Director Operations	Assessment being undertaken
<p><u>Development Control Plan – Health Hub</u>                      DCP to be advertised with Planning Proposal</p>	Director Planning & Environment	Report included in this Business Paper  <b>RECOMMEND COMPLETION</b>
<p><u>Truck Depot – 31 Lockyer Street</u>                      DA deferred pending negotiations with applicant</p>	Director Planning & Environment	Discussions with applicant undertaken and he is looking at an alternate site
<p><u>Goulburn Lilac City Festival Markets</u>                      Consultation between Goulburn Rotary and the Goulburn Lilac City Festival is taking place.</p>	General Manager	Awaiting feedback from the parties involved.
<p><u>Public Gates and Bypass Grid Policy</u>                      Placed on public exhibition</p>	Director of Operations	Report included in this Business Paper  <b>RECOMMEND COMPLETION</b>
<p><u>New Police Station</u>                      Council agreed in principle to sell.</p>	General Manager	Awaiting response from NSW Police at the price Council has set before undertaking consultation with tenants. All tenants have been kept informed of the current motion.
<p><u>Planning Proposal –</u>                      Amendments to exempt development within Schedule 2 of the LEP and to the Goulburn Mulwaree DCP for private events</p>	Director Planning & Environment	On public exhibition

**12 MAYORAL MINUTE(S)**

Nil

### 13 NOTICE OF MOTION(S)

#### 13.1 NOTICE OF MOTION - SUSTAINABILITY IN THE COMMUNITY

**Attachments:** 1. **Cr Sam Rowland Signed Notice of Motion Sustainability in the Community** [↓](#) 

I, Councillor Sam Rowland, give notice that at the next Ordinary Meeting of Council be held on 6 April 2021, I intend to move the following motion:-

#### **MOTION**

That

1. Council establish a Community Sustainability Working Party to determine options and actions for the community as a whole to address Climate Change and the loss of biodiversity in our community.
2. The membership of as Community Sustainability Working Party be discussed at a Councillor Briefing Session to determine community membership and spread of skills and ages that ensures a complete and practical community approach to addressing climate change and the loss of biodiversity in our community.

#### **RATIONALE**

Dealing with climate change is of the utmost importance and the consequences of inaction are already being felt. Our community requires leadership on this issue and importantly, younger generations need our protection.

The Goulburn Mulwaree Council is starting to achieve some positive outcomes in an effort to address emission reductions and the loss of biodiversity in our LGA. The installation of LED street lights, the installation of solar panels at the waste water farm and the continuous planting of more and more trees in and around the region are important and positive steps in the right direction.

However, if we as a community want to really maintain a serious and committed approach that has real and tangible benefits our way of life then we need a “whole of community approach” and these issues should not be left to Council to deal with alone.

There are some really smart people in our community with great practical ideas that will make a difference. I would like to see representative on the working party include senior school pupils, community representatives with a passion for climate change initiatives as well as business people. Everyone has a responsibility to future generations and thus a community working party would be a great forum to start the community conversation.

It is also important we don't re-invent the wheel – as many other Councils have promoted similar initiatives. Thus part of the investigation and research is that we first establish what other Councils are doing so that we can learn from their experiences and build upon their successes to maximise the positive impacts this working party will have on our community.

I commend this Notice of Motion to Council.

Councillor Sam Rowland

29

March

2021

**NOTICE OF MOTION - SUSTAINABILITY IN THE COMMUNITY**

**Attachments:** Nil

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**MOTION**

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2. The membership of the Community Sustainability Working Party be discussed at a Councillor briefing session to determine community membership and the spread of skills and ages that ensures a complete and practical community approach to addressing climate change and the loss of biodiversity in our LGA.

**RATIONALE**

Dealing with climate change is of the utmost importance and the consequences of inaction are already being felt. Our community requires leadership on this issue and importantly, younger generations need our protection.

The Goulburn Mulwaree Council is starting to achieve some positive outcomes in an effort to address emission reductions and the loss of biodiversity in our LGA. The installation of LED street lights, the installation of solar panels at the waste water farm and the continuous planting of more and more trees in and around the region are important and positive steps in the right direction.

However, if we as a community want to maintain a serious and committed approach that has real and tangible benefits to our way of life then we need a "whole of community approach" and these issues should not be left to Council to deal with alone.

There are some really smart people in our community with great practical ideas that will make a difference. I would like to see representatives on the working party include senior school pupils, community representatives with a passion for climate change initiatives as well as business people. Everyone has a responsibility to future generations and thus a community working party would be a great forum to start the community conversation.

It is also important we do not re-invent the wheel – as many other Councils have promoted similar initiatives. Thus, part of the investigation and research is that we first establish what other Councils are doing so that we can learn from their experiences and build upon their successes to maximise the positive impacts this working party will have on our community.

I commend this Notice of Motion to Council.



Councillor Sam Rowland

29 March 2021

**14 NOTICE OF RESCISSION(S)**

Nil

**15 REPORTS TO COUNCIL FOR DETERMINATION**

**15.1 DA/0148/2021 - THREE (3) DETACHED 2-STOREY DWELLINGS - 13 CHISWICK STREET, GOULBURN**

**Author:** Matthew Hedges, Senior Development Assessment Officer

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. **Plans (separately enclosed)** 
  2. **Submissions (separately enclosed)** 
  3. **Applicant Response to Submissions (separately enclosed)** 

<b>Reference to LSPS:</b>	Planning Priority 4: Housing – Vision 2040 - A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.
<b>DA Number:</b>	DA/0148/2021
<b>Address:</b>	13 Chiswick Street, Goulburn
<b>Proposal Description:</b>	Three two storey dwellings to be constructed as a multi-dwelling development.
<b>Type of Development:</b>	Local
<b>Zone:</b>	R2 Low Density Residential
<b>Variations to Policy:</b>	Nil
<b>Submissions:</b>	Four (4)
<b>Key Issues:</b>	Solar Access, Vehicular access and proposed earthworks

**RECOMMENDATION**

That:

1. The staff assessment report for development application DA/0148/2021 for the proposed three (3) two (2) storey dwellings to be constructed as a multi-dwelling development be received.
2. Council refuse DA/0148/2021 for the proposed three (3) two (2) storey dwellings to be constructed as a multi-dwelling development located at 13 Chiswick Street, Goulburn for the following reasons:
  - a) The proposal does not satisfy Part 1 Section 1.3(g) of the *Environmental Planning and Assessment Act 1979* as it does not promote good design and amenity of the build environment;
  - b) The proposal does not meet the requirements of Clause 1.2(a) of the *Goulburn Mulwaree Local Environmental Plan 2009* as it does not promote the orderly and economic use and development of the land in the area;
  - c) The proposed development does not meet the requirements of Clause 7.1A of the *Goulburn Mulwaree Local Environmental Plan 2009* as it does not address the impact the earthworks will have on the existing drainage patterns and soil stability in the locality and the effect of the proposed development on the likely future use of the land.
  - d) The proposed development does not meet the requirements of Section 4.3 of the *Goulburn Mulwaree Development Control Plan 2009* as it does not provide the required four (4) hours of sunlight to the dwellings between 9am and 3pm on 21 June (winter solstice).

- e) The proposed development does not meet the requirements of Section 4.1.4 of the *Goulburn Mulwaree Development Control Plan 2009* as it does not ensure privacy between dwellings.
- f) The proposed development does not meet the requirements of Section 4.1.5 of the *Goulburn Mulwaree Development Control Plan 2009* as it does not provide 75m<sup>2</sup> of useable private open space to all proposed dwellings.
- g) The proposed development does not meet the requirements of Section 4.1.6.1 of the *Goulburn Mulwaree Development Control Plan 2009* as the proposed dwellings are not adequately separated to provide privacy between dwellings and avoid overshadowing.
- h) The proposed development does not meet the requirements of Section 4.1.8 of the *Goulburn Mulwaree Development Control Plan 2009* as the proposed development does not provide adequate turning space to enable vehicles to enter and exit the site in a forward direction.

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

## BACKGROUND

DA/0148/2021 was lodged with Council on 7 October 2020 proposing the construction of three (3) four (4) bedroom two (2) storey dwellings as a multi-dwelling housing development on lot 2 of DP 1064719 known as 13 Chiswick Street, Goulburn.

The Development Application was reviewed by Council Staff and a number of environmental concerns were identified. A request for additional information was issued on 14 October 2020. The additional information letter requested the Applicant:

- Alter the orientation of the proposed dwellings to alleviate the excessive areas of hard standing and address privacy concerns.
- Submit solar access diagrams demonstrating that three (3) hours solar access can be provided to the proposed dwellings, the neighbouring dwellings and their Private Open Space.
- Amend the submitted drawings to address errors between the proposed dwelling floor plans and elevations.
- Submit a plan which demonstrates the Private Open Space (POS) for each dwelling and the proposed communal areas.
- A biodiversity test of significance as the site has been dormant for a significant period of time.
- Pay the additional Development Application fee based on the accurate estimate of the development cost.
- Submit revised supporting documentation reflecting the amended site layout.

Additional information was received on 11 November 2020 and following review by Council staff the Development Application was put on Neighbour notification and referred internally.

The additional information enabled a more thorough assessment and understanding of the proposed development. This raised further matters, and as such a second additional information letter was issued on 23 December 2020 requesting that the Applicant:

- Submit an amended Stormwater Management Study be submitted that reflected the revised Development Application and address the overland flow paths affecting the site.
- Provide a cross section of the site showing how the site will be retained.

- Provide engineering drawings for any retaining wall structures.

The final piece of additional information was received on 5 February 2021 and referred internally to Council's Development Engineer for comment. Subsequently the Development Application was assessed by Council Assessment Staff. The Development Application as amended does not demonstrate compliance with Council's controls contained in the Goulburn Mulwaree Local Environmental Plan 2009 and the Goulburn Mulwaree Development Control Plan 2009 (adopted at the time of submission).

## REPORT

### Proposed Development

DA/0148/2021 submitted 7 October 2020 for the erection of three (3) two (2) storey dwellings as multi-dwelling housing.

### Background

The subject site has not been developed to date. Complying Development Certificates (CDCs) were submitted in the financial years 13-14 and 15-16 of which one was known to be for a dwelling house. Both CDCs were subsequently withdrawn by the Applicants.

### Site Context

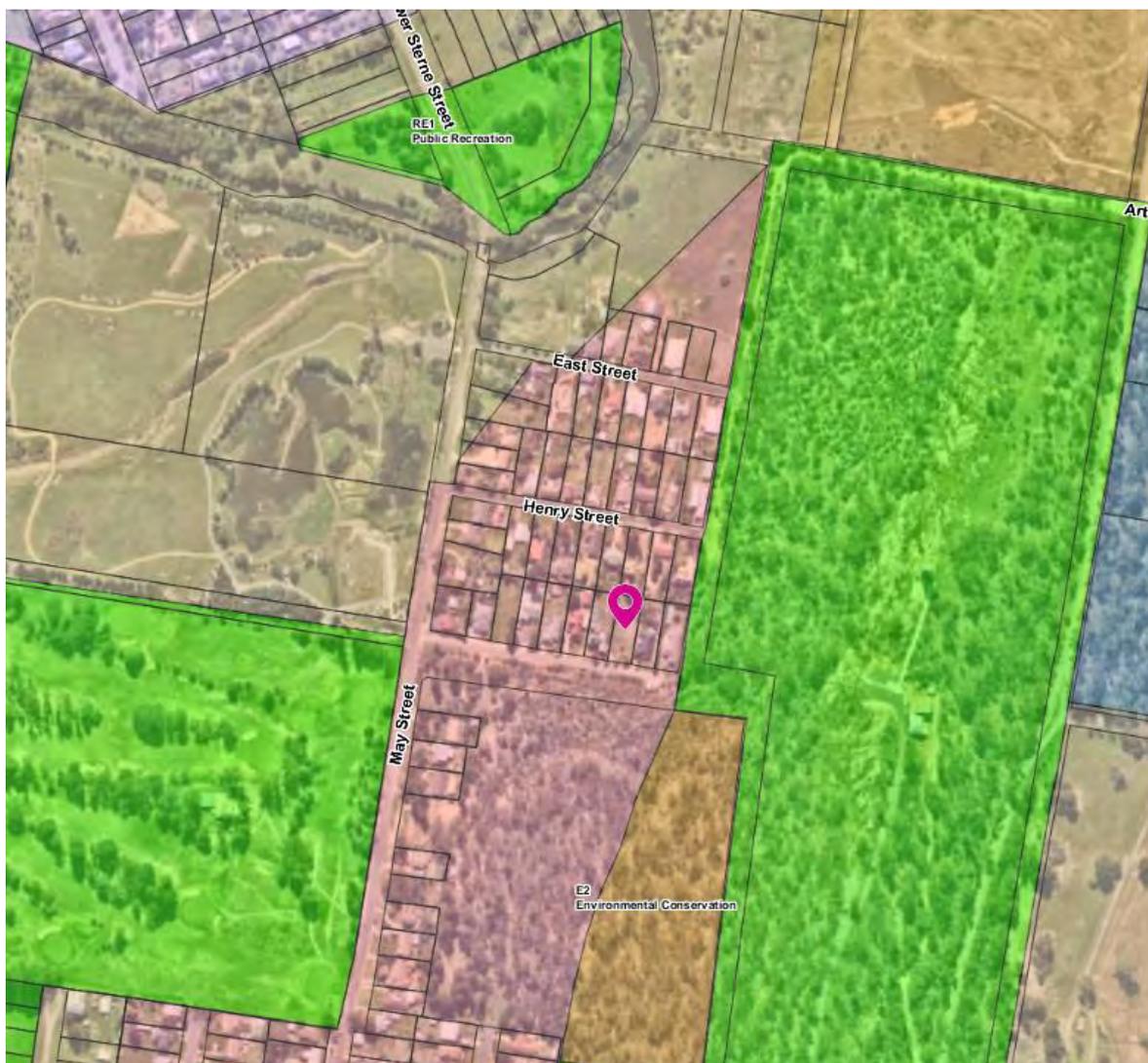
The site is located on the northern side of Chiswick Street, which is on Rocky Hill. The street slopes steeply up Rocky Hill with the lots on the northern side and further residential development beyond fronting Henry Street. To the southern side is an area of native bushland which is largely undeveloped. Rocky Hill War Memorial is located approximately 250 meters east of the site at the top of Rocky Hill.

The site itself slopes east to west across the block as well as sloping to its centre from the north and south. The site has detached dwellings located to its north, east and west. There is little ground soil cover present with rocky outcrops reaching the surface.

The surrounding dwellings are predominantly single or double storey with one dwelling per lot. A range of construction methods have been used including bearers and joists, drop edge beam retaining and standalone retaining walls, which address the complex site topography conditions. Additionally there is terraced landscaping present within private gardens and front setbacks.



Image courtesy of Google Street View



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

Public Submissions

The proposed development was notified to twenty (20) adjoining and nearby residents. It was also advertised in the local paper and on Council’s website. Public exhibition of the proposal resulted in four (4) submissions being received (refer Attachment) of which one was a petition containing twelve (12) signatures.

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

Issue	Response
<p>Stormwater (Overland Flow) Erosion and Flooding</p>	<p><b>Issue:</b> The submitted stormwater management study has not addressed overflow discharge from the proposed absorption trenches. The increased areas of hard standing and instability of soil will increase overland flow and pose a risk to neighbouring dwellings.</p> <p><b>Response:</b> The Development Application is supported by a stormwater management strategy. The strategy has addressed the potential for overland flow and provided capacity within the on-site detention to ensure the system does not add to the existing discharge from the site.</p> <p>There is no evidence to support claims that the site would directly generate excessive levels of overland flow that could inundate neighbouring lots to the extent where danger to property or life would be experienced.</p>

Issue	Response
Privacy	<p><b>Issue:</b> The proposed dwelling show windows facing to the east and west with views to the adjacent dwellings.</p> <p><b>Response:</b> The setbacks proposed are consistent with Goulburn Mulwaree Development Control Plan (GMDCP) 2009 adopted at the time of submission and care has been taken by the Applicant to ensure that any overlooking that does exist is from bedrooms windows that are setback well into the lot by at least four (4) meters and will therefore, cause little or no privacy issues. No overlooking is proposed from any living areas.</p>
Overlooking	<p><b>Issue:</b> The proposed dwellings will result in windows directly overlooking the neighbouring properties.</p> <p><b>Response:</b> The proposed dwellings have been arranged such that overlooking is only from bedroom windows. Where bedroom windows do face adjoining dwellings or their Private Open Space the subject windows are set off the lot boundary by at least four meters and where possible are facing non-habitable rooms such as the garage of 15 Chiswick Street and the very rear of the Private Open Space of 9 Chiswick Street.</p> <p>As the overlooking rooms are bedrooms it is highly unlikely that occupants of those dwellings will be standing in their bedrooms windows looking into the adjoining properties.</p> <p>No direct overlooking would result from living areas of the proposed dwellings.</p>
Setbacks	<p><b>Issue:</b> The proposed dwellings are not consistent with the existing setbacks within Chiswick Street.</p> <p><b>Response:</b> The setback proposed with the adjacent lots and the road frontage are consistent with the setbacks permissible under GMDCP 2009 adopted at the time of submission.</p>
Character of the Area	<p><b>Issue:</b> The surrounding character of the area is predominantly one dwelling per lot which is owner occupied. The change to multi-dwelling housing will alter the character of the area and increase the number of renters.</p> <p><b>Response:</b> The proposed multi-dwelling development is permissible within the zone and therefore, has been considered by Council to form part of the future desired character of land zoned R2 Low Density Residential within the Goulburn Mulwaree Local Government area.</p> <p>Whilst the site is heavily constrained by its topography making it unsuitable for the development as proposed, multi-dwelling housing itself has been considered to be an acceptable use where it can meet the relevant planning controls.</p>
Property Pricing	<p><b>Issue:</b> The proposed development will impact the property value of the neighbouring dwellings.</p> <p><b>Response:</b> Property value is not a planning consideration.</p>
Bushfire	<p><b>Issue:</b> The increase in dwelling density will increase the demand on emergency services in the event of a bushfire.</p> <p><b>Response:</b> A bushfire assessment has been submitted as part of the Development Application. The proposed dwellings would be required to be constructed to the relevant bushfire attack level (BAL) specified within the report. Given the properties location within the urban area of Goulburn there is no demonstrated increased in risk through the intensity of development.</p>
View loss	<p><b>Issue:</b> The proposed development will impact the visual amenity from the neighbouring dwellings.</p> <p><b>Response:</b> Whilst the neighbouring dwellings enjoy far reaching views over Goulburn a development of a single storey dwelling at the existing road height into the site would have the similar visual impact as the proposed residence B (middle dwelling) which is set down into the site.</p> <p>Therefore, it is considered that the impact on the views from the neighbouring</p>

Issue	Response
	dwellings would be acceptable.

External Referrals

No external referrals were required.

**Assessment against Legislation and Policies**

▪ **State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011**

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

▪ **Goulburn Mulwaree Local Environmental Plan 2009**

Land Use Table – R2 Low Density Residential

The proposal is permissible with Council consent. The objectives of the R2 Low Density Residential zone are as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To enable land use that provide facilities or services to meet the day to day needs of residents.
- To maintain the economic strength of commercial centres by limiting the retailing of food and clothing.

The proposal meets the requirements of the zone objectives as it provided housing for the needs of the Goulburn community.

Clause 1.9A – Suspension of Covenants, agreements and instruments

The land is not burdened by any existing covenant that would restrict the construction of the proposed multi-dwelling housing.

Clause 4.1 – Minimum Subdivision Lot Size

The proposed development does not propose Torrens title subdivision as part of the Development Application. Subdivision would need to be undertaken as a strata subdivision or a community title subdivision and therefore, Clause 4.1 would not apply.

Clause 4.1B – Minimum lot sizes for multi-dwelling housing and residential flat buildings

Multi-dwelling housing development within the R2 Low density Residential Zone must have a minimum lot size of 1,050m<sup>2</sup>. The lot subject of this Development Application has a minimum lot size of 1117m<sup>2</sup> and is therefore permissible.

Clause 7.1A Earthworks

The proposed development will require cut and fill to create the building platforms within the development. To enable the creation of the building pads the development will require large retaining walls to be erected which given the size would need to be constructed of reinforced concrete to ensure the longevity and stability of the proposed dwellings.

The extent of the retaining walls have been assessed as being likely to detrimentally impact the existing drainage patterns through the site and alter any in ground flow paths that exist.

## Clause 7.2 Terrestrial Biodiversity

A biodiversity test of significance has been carried out by the Applicant and a copy of the result submitted as part of the Development Application. The Test of Significance identified that the proposed development does not require a Biodiversity Development Assessment Report (BDAR) and that proposed development has not reached the threshold to trigger the offset scheme threshold.

Therefore, Council Staff are satisfied that the Applicant has demonstrated that the submitted Development Application is consistent with the requirements of the Biodiversity Conservation Act 2016 and Clause 7.2 of GMLEP 2009.

### ▪ **Goulburn Mulwaree Development Control Plan 2009**

#### 3.6.1 – Parking layout, servicing and manoeuvring

The proposed car parking and access generates a large area of hard standing adjacent to the western site boundary which incorporates visitor car parking and attempts to provide sufficient turning space for resident's vehicles so they can enter and exit the site in a forward motion.

Nonetheless, the vehicle parking is constrained by the site topography. Consequently, the parking and access are in conflict and do not provide an efficient, safe, convenient and discrete access to the on-site car parking areas. The compromise due to the site topography is unacceptable and does not promote integrated servicing of the proposed dwellings.

#### 3.6.2 – Specific land use requirements

GMDCP 2009 off street car parking requirements for multi-dwelling housing is two (2) spaces per dwelling unit, plus 0.25 spaces per dwelling unit (visitor spaces). This gives a car parking requirement of one (1) visitor car parking space and six (6) resident spaces. The development proposal includes a double garage for each dwelling which incorporates two (2) car parking spaces and two (2) visitor spaces which is an oversupply of car parking.

#### 4.1.1 – Site planning, bulk and scale

The proposed development is not consistent with the character of the locality. The predominant surrounding residential development form is single or double storey detached dwelling which have been adapted to the site topographical constraints and encourage view sharing utilising the steeply sloping lots to look over the adjoining dwellings.

The proposed development proposes dwellings that are set back further into the lot than adjoining properties, this is at odds with the character of the surrounding development. Notwithstanding the existing character, multi-dwelling housing is permissible within the R2 Low Density residential zone subject to meeting the relevant planning controls.

#### 4.1.3 – Solar access

The proposed dwellings do not all receive the required minimum four (4) hours solar access between 9am and 3pm on 21 June (winter solstice). Due to the site topography and the proposed finalised levels the site is largely overshadowed by the boundary fence on the eastern boundary which is situated at ground level on the adjoining lot. Consequently the finished height of the boundary fence is significantly above the proposed development and will remove almost all of the morning sun from the eastern half of the lot. It is only from 10/10:30am that solar access will be gained to the eastern half of the lot. As the day passes the proposed dwelling themselves start overshadowing each other resulting in proposed residence B receiving at best one (1) hour solar access. Therefore, the proposal does not meet the objectives of the control and cannot be supported.

#### 4.1.4 – Privacy

The arrangement of proposed residence 'A' and residence 'B' creates overlooking issues between the ground floor living spaces of residence 'A' and the first floor bedrooms of residence 'B'. The overlooking issues have arisen due to the level changes within the site and demonstrates how the complex topographic constraints of the site constrain the opportunity for development. The proposal therefore does not meet the objectives of the control and cannot be supported.

#### 4.1.5 Private Open Space

The Private Open Space proposed for residence 'A' does not receive the required solar access and whilst meeting the minimum size requirement is not useable due to its constrained arrangement around the proposed dwelling.

#### 4.1.6.1 Side and rear setbacks

The side and rear setbacks proposed within the development are not acceptable as they do not provide for solar access and privacy between the proposed dwellings as detailed elsewhere in this report.

#### 4.1.8 Traffic safety and management

The proposed vehicle and car parking is significantly constrained such that Council Staff are not satisfied that the vehicle turning proposed will allow vehicles to safely turn within a maximum of three (3) movements to facilitate forward entry and exit. This is reflected upon the swept path analysis (vehicle movement plan) provided with the suite of plans.

### **Likely Impact of Proposed Development**

#### *Context and Setting:*

The proposed development is situated within an area of Goulburn that is formed predominantly of detached single and double storey dwellings. The landscape is topographically challenging and this has largely discouraged high density development within the Eastgrove area as it is not cost effective to alter land sufficiently to enable compliance with the relevant planning controls even though higher density development is permissible within the land use zone. The proposed development being of a higher density and due to the constraints of the site has not met the relevant planning controls. Therefore, the development as proposed is considered to be detrimental to the character of the area and the amenity of the future residents.

#### *Access, Transport and Traffic:*

The Development Application was accompanied by swept path analysis (vehicle movement plan) which was produced to demonstrate that vehicles can enter and exit the site in a forward motion. The vehicle tracking however identified that when vehicles turn to leave the proposed rear dwelling they will likely end up hitting the garage wall and the retaining wall adjacent to the middle dwelling. This will result in vehicles having to do multi-point turns to enable them to leave in a forward motion.

Furthermore, it is not possible for two vehicles to pass at the entrance to the site restricting the vehicle access to one vehicle entering or exiting at a time with the other having to wait in the road.

#### *Visual Amenity:*

The proposed development is inconsistent with the surrounding development and character of the area. The development by its higher density nature will be imposing in the street scene and to the neighbouring dwellings. Whilst it will not create direct overlooking from the living areas of the proposed dwellings there will be incidental overlooking from the bedroom windows.

It is not considered that this incidental overlooking would be detrimental to the neighbouring dwellings as the bedrooms windows are set well back into the lot by 4 or more meters.

Site Design and Internal Design:

The site is constrained by its natural steeply sloping topography which present challenges to any proposed development. The proposed design has attempted through internal level changes between the dwellings to provide three independent dwelling platforms what work with the existing site topography.

The result is dwelling 'B' (the middle dwelling) is set down into the lot by at least two (2) meters resulting in the adjoining boundary fence overshadowing the proposed residence when solar access would be available between 9am and 12pm. By 12pm residence 'C' is overshadowing residence 'B' restricting the solar access to possibly 1 hour as a maximum.

As well as the resulting restrictions due to the site topography the proposed design has constrained parking and restricted vehicular turning due to the presence of the retaining walls required to retain the level building pads.

The overall development represents a compromise to Council's development standards to achieve the Applicant's proposal to have three family sized dwellings on the site. The outcome is overdevelopment and non-compliance with the relevant planning controls.

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

The proposed multi-dwelling housing development whilst permissible is out of character with the surrounding residential development, as it has not adequately overcome the topographical constraints of the site and does not meet the controls contained within the Goulburn Mulwaree Local Environmental Plan 2009 and the Goulburn Mulwaree Development Control Plan 2009. Therefore, the development as proposed is not suitable for the site.

### **Policy Considerations**

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

### **Conclusion and Recommendation**

The proposal has been considered against the relevant Legislation and Policies. Each submission has been duly considered in the Development Assessment. It is considered that the impact of the proposal will not result in a positive outcome for the City of Goulburn. Furthermore, any approval of the proposed development in its current form would not be in the public interest. The Development Application has failed to properly consider and interpret the controls of the Goulburn Mulwaree Local Environmental Plan 2009 and the Goulburn Mulwaree Development Control Plan 2009.

Conditional consent is not recommended as the proposed development would be detrimental to the quality of life of future occupiers of the proposed dwellings and the existing occupiers of the neighbouring lots.

### **FINANCIAL IMPLICATIONS**

Financial implication to Council are likely if the Applicant of the Development Application seeks an Appeal of the refusal through the Land and Environment Court.

**LEGAL IMPLICATIONS**

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

**15.2 PLANNING PROPOSAL AND DRAFT DEVELOPMENT CONTROL PLAN AMENDMENT AT 37 ROSS STREET AND 23 BREWER STREET, GOULBURN- POST PUBLIC EXHIBITION REPORT**

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

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. Planning Proposal and Associated Reports for Exhibition (separately enclosed) 
  2. Draft GM DCP Chapter (separately enclosed) 
  3. Submissions (including Government Agencies) (separately enclosed) 
  4. Final Post-Public Exhibition Proposed GM DCP Amendment (separately enclosed) 

<b>Reference to LSPS:</b>	Planning Priority 6: Industry and Economy – Vision 2040 – Local industry provides for the employment needs of the region within a thriving and diversified economy which is resilient to change.
<b>Cost to Council:</b>	Nil

**RECOMMENDATION**

That:

1. The post public exhibition report from the Senior Strategic Planner on the planning proposal and draft *Goulburn Mulwaree Development Control Plan 2009* amendment in relation to 37 Ross Street and 23 Brewer Street, Goulburn be received.
2. Council endorse the planning proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* to:
  - (a) Rezone 37 Ross Street and 23 Brewer Street from IN1 General Industrial to part R1 General Residential, part B6 Enterprise Corridor and RE1 Public Recreation.
  - (b) Introduce a minimum lot size of 700m<sup>2</sup> to the proposed R1 General Residential zone.
  - (c) Introduce a height of building limit of 13m to the proposed B6 Enterprise Corridor zone.
  - (d) Introduce a floor space ratio of 1:1 to the proposed B6 Enterprise Corridor zone.
3. If Council retains plan-making authority, the General Manager use Council’s delegated plan-making authority to implement the amendment described above as soon as practicable.
4. If Council does not retain plan-making authority, Council request the Department of Planning, Industry and Environment to make the amendment described above as soon as practicable.
5. The amendment to the *Goulburn Mulwaree Development Control Plan 2009* attached to this report be adopted, containing the following amendments being made after the public exhibition period:
  - (a) Inclusion of requirement to also consider impacts on the state heritage listed ‘Goulburn Correctional Centre Complex’ for heritage impact statements for developments over 8m in height.
  - (b) Inclusion of a requirement to prepare Heritage Impact Statements in accordance with Heritage NSW’s Statements of Heritage Impact.
  - (c) Clarification that a continuous egress for vehicle routes outside of the Probable Maximum Flood level means that there must be a continuous rise in the road network out of the area.
  - (d) Clarification that flood planning controls do not apply retrospectively to existing

approvals.

- (e) Other inconsequential spelling, grammatical or formatting errors.

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

## **BACKGROUND**

Council last considered the Health Hub Planning Proposal to rezone land at 37 Ross Street and 23 Brewer Street, Goulburn from IN1 General Industrial to a combination of RE1 Public Recreation, B6 Enterprise Corridor with a floor space ratio of 1:1 and building height limit of 13m and R1 General Residential with a minimum lot size of 700m<sup>2</sup> at its meeting on 17 December 2019 (**Figures 1 and 2**). Council resolved at this meeting (resolution 2019/518):

*That*

1. *The report from the Strategic Planner on the Revised Goulburn Health Hub Planning Proposal be received.*
2. *Council endorse the Revised Health Hub Planning Proposal to:*
  - (a) *Rezone Lots 100 and 101 DP1214244 from part IN1 General Industrial and part*
  - (b) *RE1 Public Recreation to part R1 General Residential, part B6 Enterprise Corridor and part RE1 Public Recreation;*
  - (c) *Introduce a minimum lot size 700m<sup>2</sup> for the land to be rezoned to R1 General Residential;*
  - (d) *Introduce a floor space ratio of 1:1 for the land to be rezoned to B6 Enterprise Corridor; and*
  - (e) *Introduce a maximum building height of 13m for the land to be rezoned to B6 Enterprise Corridor.*
3. *The planning proposal, once drafted, be submitted to the Department of Planning, Industry and Environment for a new or revised gateway determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.*
4. *The Department of Planning, Industry and Environment be advised that Council wishes to be issued with an authorisation to use delegation for the planning proposal.*
5. *In the event that the Department of Planning, Industry and Environment issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.*
6. *Any requirement to develop a site specific development control plan be removed, unless it is required to be prepared in order to address concerns raised by the community or a government body.*



Figure 1: 37 Ross Street and 23 Brewer Street, Goulburn - current zoning.



Figure 2: 37 Ross Street and 23 Brewer Street, Goulburn - proposed rezoning.

Following this meeting in 2019 and the major revision to the planning proposal, it was again referred back to NSW Government agencies for comment. These initial revised comments are attached along with all other public exhibition documentation. The revised comments from NSW Government agencies raised a number of concerns with the revised planning proposal with respect to flooding, Aboriginal cultural heritage and non-Indigenous heritage.

In order to address the issues raised, a report was presented to Council on 15 December 2020 proposing the development of a site specific amendment to the *Goulburn Mulwaree Development Control Plan 2009 (GM DCP)*(**Attachment 2**). This site specific GM DCP chapter was intended to alleviate NSW Government concerns over the potential impact of the development of the site by imposing controls that will require specific consideration of the issues raised at the development application stage (i.e. flagged in a DCP instead of being potentially raised during the assessment of the DA).

Strategic Planning has also taken the opportunity to include consideration of any future possible use of the Goulburn-Crookwell rail reserve and noise management as stated requirements in this draft amendment so as to make these constraints clear from the outset, rather than leaving it until a development application is lodged. Council resolved at this meeting (resolution 2020/528):

**That:**

1. ***The report from the Senior Strategic Planner on the Health Hub Development Control Plan Amendment be received.***
2. ***The draft amendment to the Goulburn Mulwaree Development Control Plan 2009 attached to this report be publicly exhibited simultaneously with the Health Hub Planning Proposal for a minimum period of 28 days.***

A summary of the proposed DCP controls and their reason for introduction are outlined in **Table 1** below.

**Table 1:** Proposed Control and Summary

<b>Control Summary</b>	<b>Detail</b>
<p>Inclusion of controls completely restricting the development of any land within the general vicinity of an identified Potential Aboriginal Deposit (PAD) without being in accordance with a detailed archaeological assessment undertaken in consultation with the local Aboriginal community and any applicable Aboriginal Heritage Impact Permit.</p>	<p>This control was included in response to the submission made by the Aboriginal cultural heritage team as part of the broader submission by the Biodiversity Conservation Division in the Department of Planning, Industry and Environment (Note: the Aboriginal cultural heritage team is now part of Heritage NSW).</p> <p>The Aboriginal cultural heritage team recommended that a detailed archaeological assessment be undertaken in consultation with the local Aboriginal community prior to the Health Hub Planning Proposal proceeding. However given that the land can already be substantially developed under the current IN1 General Industrial zone, it was considered that it would be more appropriate to include this requirement as part of any development application considered on the site in the form of a GM DCP control, so that this requirement may be enforced for the PAD irrespective of whether or not the planning proposal proceeds.</p> <p>The introduction of this development control also limits this requirement to the general area of the PAD, as the rest of the site has not been identified as a PAD following an initial Aboriginal cultural due diligence assessment, owing to its previous use as a highly disturbed golf course.</p>
<p>Inclusion of a requirement to prepare a Heritage Impact Statement for any subsequent development or subdivision of the area, which is located north of the state heritage listed 'Riversdale'.</p>	<p>This control was prepared in response to the submission made by Heritage NSW, which recommended the preparation of a Heritage Impact Statement prior to the Health Hub Planning Proposal proceeding, owing to its proximity to the state heritage listed 'Riversdale' immediately to the south on the other side of the Wollondilly River. Similar to the previous control, it was considered that it would be more appropriate to include this requirement as part of any development application considered on the site in the form of a GM</p>

Control Summary	Detail
	<p>DCP amendment as significant development can already be permitted on the site in the current IN1 General Industrial zone, irrespective of the Health Hub Planning Proposal.</p> <p>The level of detail required in a Heritage Impact Statement will be determined through the development assessment process and will vary depending on the scope and scale of the development proposed.</p>
<p>Inclusion of the requirement to allow for continuous egress of vehicles up to the Probable Maximum Flood (PMF) level and clarification that sensitive uses such as hospitals and aged care facilities are not permitted anywhere in the PMF affected area.</p>	<p>This control was introduced in response to comments made from the flooding team in the Biodiversity and Conservation Division of the Department of Planning, Industry and Environment. The flooding team argued in their submission that greater consideration of all levels of flooding would be required for flood levels up to the PMF in accordance with the NSW <i>Floodplain Development Manual 2005</i> prior to the Health Hub Planning Proposal proceeding. As with the previous controls mentioned, the approach has again been to introduce this requirement as part of any future development application in the form of a GM DCP control, in light of the ability to undertake significant development under the current IN1 General Industrial zoning irrespective of the current planning proposal.</p> <p>The controls proposed are consistent with state-wide requirements.</p> <p>It is worth noting that the submission made by the Biodiversity Conservation Division makes numerous references to a now superseded flood assessment that formed part of the previous iteration of the Health Hub Planning Proposal. It is hoped that the proposed GM DCP amendment will eliminate the requirement for an updated flood assessment at the planning proposal stage, in favour of introducing the requirement at the development application stage.</p>
<p>Introduction of a control requiring landscaping and privacy requirements adjacent to the Goulburn-Crookwell rail reserve in anticipation of its development into a highly trafficked walking or cycling route.</p>	<p>This control was not introduced in response to any government agency advice, however this would have been a consideration anyway as part of any future development application. As an amendment to the GM DCP is now considered necessary for the area, Strategic Planning has taken the opportunity to include this consideration as a control, so that it is made clear upfront that this is a consideration rather than through the development assessment process as a reactive response.</p>
<p>Inclusion of noise management controls in accordance with the relevant Australian Standard for residential dwellings.</p>	<p>Same as above.</p> <p>It is worth noting that the requirement to provide an acoustic assessment to demonstrate compliance with the Australian Standard is discretionary in this instance, as some dwellings proposed in this area may be significantly setback and removed from the closest industrial development (i.e. in excess of 200m and behind other non-industrial development).</p>

## REPORT

### Introduction

The revised planning proposal and GM DCP amendments applicable to 37 Ross Street and 23 Brewer Street, Goulburn were publicly exhibited from 3 February 2021 to 3 March 2021. A total of eight (8) submissions were received, comprising of a single submission from the proponent of the planning proposal, three (3) submissions from the community and four (4) submissions from NSW Government agencies (**Attachment 3**).

The recommendation of this report is to proceed in amending the *Goulburn Mulwaree Local Environmental Plan 2009* (GM LEP) in accordance with the planning proposal that was publicly exhibited with no post public exhibition amendments.

This amendment, if adopted, will result in the (**Figures 1 and 2**):

- Rezoning of 37 Ross Street and Brewer Street from IN1 General Industrial to part R1 General Residential, part B6 Enterprise Corridor and RE1 Public Recreation.
- Introduction of a minimum lot size of 700m<sup>2</sup> to the proposed R1 General Residential zone.
- Introduction of height of building limit of 13m to the proposed B6 Enterprise Corridor zone.
- Introduction of floor space ratio of 1:1 to the proposed B6 Enterprise Corridor zone.

This report also recommends adopting an amended version of the GM DCP publicly exhibited to incorporate minor amendments made in response to public submissions received (**Attachment 4**).

**Public Exhibition**

The planning proposal and proposed GM DCP amendment were advertised and exhibited together from 3 February 2021 to 3 March 2021. Public exhibition included:

- Letters being sent to all adjacent and nearby landowners.
- Notification to the landowner/ proponent of the planning proposal via email.
- Direct notification and request for revised comments sent each NSW Government agency previously referred to.
- Direct notification to the Mulwaree Aboriginal Community Inc.
- Advertisements being made in the Goulburn Post weekly newspaper throughout the public exhibition period.
- Advertisements being made on Council’s website.
- All documentation being made available at both Council’s Civic Centre and the Goulburn Mulwaree Library.

No request for an extension to the public exhibition period was received, although one submission was received after the public exhibition period. This submission was accepted as a regular submission and is included as a consideration in this report.

**Submissions and Responses**

Throughout the public exhibition period, eight (8) submissions were received (**Attachment 3**). This includes one from the proponent, three (3) from the community and four (4) from NSW government agencies. These submissions are summarised and responded to in **Table 2** below.

**Table 2:** Summary and Response to Submission

Submitter	Submission Summary and Response
1. C. Fox (nearby resident)	<p><b>Summary</b></p> <p>This submission requests consideration of the following issues during and post construction (numbered for the purposes of response only):</p> <ol style="list-style-type: none"> <li>1. Exhaust Fumes</li> <li>2. Dust</li> <li>3. Noise</li> <li>4. Vehicle speed and weight limits</li> <li>5. Exhaust break usage and pollution</li> <li>6. Restrictions to deter ‘rat-runs’ through Brewer Street</li> <li>7. Habitat destruction, specifically for mature trees frequented by black cockatoos</li> <li>8. Public transport access</li> </ol>

Submitter	Submission Summary and Response
	<p>9. Provision of green space and recreation areas</p> <p>10. Disabled access to current commercial areas and Wollondilly Walking Track</p> <p>11. Future consideration given to the Goulburn-Crookwell rail link</p> <p>12. Future consideration of flooding.</p> <p><b>Response</b></p> <p>Generally all points must be considered as part of any subsequent development application for the site and most cannot be addressed in detail without a development application for a particular use being submitted to Council for determination first.</p> <p>In relation to points 1-3, the planning proposal will result in the rezoning from IN1 General Industrial to part R1 General Residential, B6 Enterprise Corridor and RE1 Public Recreation. Although these impacts will need to be addressed in more detail at the development application stage, this rezoning will at least ensure that high impact industrial uses will no longer be permitted in the subject area. This means that the potential for exhaust fumes, dust and noise will likely be lower if the planning proposal were to be adopted.</p> <p>In relation to points 4-6, Council is not currently making any decision on the extension or management of Brewer Street. Any extension or alteration of Brewer Street will need to be considered as part of a development application proposed, subject to its own consultation process with the local community, or as part of a separate consultation process run by Council if the extension of Brewer Street forms part of a forward operational plan. At this point in time, no formal plans for Brewer Street have been assessed or supported by Council.</p> <p>In relation to point 7, all ecological reports undertaken by the proponent and inspected by the Biodiversity and Conservation Division in the Department of Planning, Industry and Environment have indicated that there are no endangered or critically endangered species or ecological communities on the subject site. Notwithstanding this, any clearing of vegetation on the site will be subject to either an application for a vegetation clearing permit with Council or as part of a development application to Council, where the ecological and social significance of the vegetation will again be assessed.</p> <p>In relation to point 8, public transport provision will be a consideration subject to the kind of the development proposed on the site and any proposal for an extension to Brewer Street at the development application stage.</p> <p>In relation to point 9, the planning proposal will involve the expansion of the RE1 Public Recreation zone, which may be used as a recreation space.</p> <p>In relation to point 10, disabled access provisions are regulated through the National Construction Code and other non-planning related legislation. This subject is therefore a compulsory consideration for all relevant development and capital works.</p> <p>In relation to points 11-12, the proposed GM DCP amendment will specifically require consideration of the Goulburn-Crookwell rail reserve and flooding constraints.</p>
<p>2. K. Brooker (nearby resident)</p>	<p><b>Summary</b></p> <p>This submission highlights the inconsistency in information given in the various planning proposal documentation with respect to the location or extension (if any) of Brewer Street.</p> <p><b>Response</b></p> <p>It is noted that the Goulburn-Crookwell rail reserve is incorrectly labelled as Brewer Street in some of the documentation and is not currently capable of being used a road. It is also noted that previous iterations of the planning proposal made available also include various concept designs for further subdivision with different</p>

Submitter	Submission Summary and Response
	<p>proposals for extending Brewer Street.</p> <p>This includes alternate plans showing the extension of Brewer Street to connect to Ross Street and the extension of Brewer Street terminating at a cul-de-sac without connecting to Ross Street.</p> <p>At this point in time, Council has not considered or agreed to any formal extension plans for Brewer Street.</p> <p>The consideration of any Brewer Street extension will be subject to either a separate development application, which will need to be notified and sent out to local residents for comment, or a separate consultative process undertaken by Council if the extension of Brewer Street forms part of any future operational plan.</p>
<p>3. Mi Place Planning (on behalf of landowner)</p>	<p><b>Summary</b></p> <p>This submission is generally supportive of the planning proposal and GM DCP chapter. The proponent has requested that the flood planning controls be clarified to explain that they do not apply to existing approved development.</p> <p><b>Response</b></p> <p>The proposed GM DCP chapter has been amended to clarify that the flood planning controls will not apply to existing approvals.</p>
<p>4. Mulwaree Aboriginal Community Inc. (interested community group)</p>	<p><b>Summary</b></p> <p>This submission is supportive of the planning proposal on the grounds that heritage is protected on site where applicable.</p> <p><b>Response</b></p> <p>This supports the recommendation of this report.</p>
<p>5. Heritage NSW</p>	<p><b>Summary</b></p> <p>This submission supports the controls and objectives for the proposed GM DCP chapter as they relate to state significant heritage. Heritage NSW has however not rescinded their request at this stage for a detailed archaeological assessment prior to the development of the site.</p> <p>Heritage NSW has also recommended referencing their guide for Heritage Impact Statements in the proposed GM DCP as a resource for considering impacts on heritage.</p> <p><b>Response</b></p> <p>While Heritage NSW has not rescinded their request for a detailed archaeological assessment, they have now stated that this is required prior to the development of the site rather than explicitly stating that this is required prior to the planning proposal proceeding. It is considered that this advice now aligns with Council's approach of requiring this assessment prior to development of the site, rather than prior to the planning proposal proceeding.</p> <p>The proposed GM DCP chapter has also been amended to clarify that Heritage Impact Statements must be prepared in accordance with Heritage NSW's <i>Statements of Heritage Impact</i>.</p>
<p>6. WaterNSW</p>	<p><b>Summary</b></p> <p>WaterNSW supports the planning proposal and proposed GM DCP amendment. However they have also requested that further consultation be undertaken with the Department of Planning, Industry and Environment (Biodiversity and Conservation Division) and NSW SES with respect to flooding. WaterNSW has also requested minor amendments to the planning proposal dated December 2020 to clarify their responses to some of the assessment criteria.</p> <p><b>Response</b></p> <p>The planning proposal and GM DCP amendment were both sent to the NSW SES and the Department of Planning, Industry and Environment (Biodiversity and</p>

Submitter	Submission Summary and Response
	<p>Conservation Division) for comments in relation to flooding. Despite numerous attempts to seek feedback, NSW SES did not provide any advice in relation to the revised planning proposal.</p> <p>Advice received from the Department of Planning, Industry and Environment (Biodiversity and Conservation Division) are dealt with separately in this table.</p> <p>Amendments to the planning proposal requested by WaterNSW are not considered necessary as they relate to compliance with ministerial directions issued under s9.1 of the <i>Environmental Planning and Assessment Act 1979</i> and do not affect the overall merit of the planning proposal or the accuracy of the information provided.</p>
<p>7. Department of Communities and Justice</p>	<p><b>Summary</b></p> <p>Generally supportive of the planning proposal and controls. They did however request that controls relating to state significant heritage (s.8.11.3) be expanded to include the state heritage listed ‘Goulburn Correctional Centre Complex’, located further to the south. This comment was made on the grounds that development up to the proposed 13m height limit may affect important sightlines to this state significant heritage item.</p> <p><b>Response</b></p> <p>The proposed GM DCP controls requiring the preparation of a Heritage Impact Statement for development on the site have been amended to now also require consideration of the state heritage registered ‘Goulburn Correctional Centre Complex’ for developments of at least 8m in height. Given the distance between the subject site and the Goulburn Correctional Centre Complex, this control would be unreasonable for any building less than 8m in height.</p>
<p>8. Department of Planning, Industry and Environment (Biodiversity and Conservation Division)</p>	<p><b>Summary</b></p> <p>The Department of Planning, Industry and Environment (Biodiversity and Conservation Division) did not accept the flood report provided as being suitable for the proposal due to a number of omissions made in the document. They did, however accept Council’s approach of instead controlling flood risk through the proposed GM DCP, which requires all development to be in accordance with the <i>NSW Floodplain Development Manual 2005</i>. This was supported on the grounds that the proposed R1 General Residential and B6 Enterprise Corridor zones are not in the flood planning area, and are only flood prone under much rarer events (less than a 1% chance of occurring in a given year). A few minor amendments to the proposed GM DCP controls were also recommended, to clarify some of the language used. They also recommended a referral to the NSW SES as well for comment.</p> <p>The Department of Planning, Industry and Environment (Biodiversity and Conservation Division) raised no issues relevant to biodiversity and conservation for this planning proposal and proposed GM DCP amendment.</p> <p><b>Response</b></p> <p>The flood study submitted by the proponent for the planning proposal was prepared in order to support a previous and now superseded version of this planning proposal. This flood study is now considered out of date and not relevant to the current proposal. The proposed GM DCP controls are now considered to be the mechanism for managing flood risk.</p> <p>Minor post-public exhibition amendments have been made in response to this submission to the proposed GM DCP controls to clarify that continuous egress for vehicles means that an escape route must be provided that has a continuous rise out of the floodplain.</p> <p>Despite numerous attempts to seek feedback, the NSW SES did not provide any advice in relation to the revised planning proposal.</p>

## Post Public Exhibition Amendments

No post public exhibition amendments are proposed for the planning proposal to amend the GM LEP. No objections relating to the rezoning itself were received.

The following post public exhibition amendments have been made to the GM DCP amendment, in response to submissions received:

- Inclusion of the requirement to also consider impacts on the state heritage listed 'Goulburn Correctional Centre Complex' in Heritage Impact Statements for developments over 8m in height, in response the Heritage NSW submission received.
- Inclusion of a requirement to prepare Heritage Impact Statements in compliance with Heritage NSW's *Statements of Heritage Impact*, in response the Heritage NSW submission received.
- Clarification that a continuous egress for vehicle routes outside of the Probable Maximum Flood level means that there must be a continuous rise in the road network out of the floodplain, in response to the Department of Planning, Industry and Environment's (Biodiversity and Conservation Division) submission.
- Clarification that flood planning controls do not apply retrospectively to existing approvals, in response to the submission from Mi Place Planning on behalf of the landowner.
- Other inconsequential spelling, grammatical or formatting errors.

## Expiry of the Gateway Determination

The gateway determination issued under s3.34 of the *Environmental Planning and Assessment Act 1979* for this planning proposal expired at the end of 2020. The Department of Planning, Industry and Environment stating in its reasons for refusing an extension that they will not continue to extend planning proposal gateway determines for planning proposals older than two (2) years due to a new policy directive to reduce the processing time for planning proposals to under two (2) years. This decision was made despite Council indicating at the time that the planning proposal will be resolved within six (6) months, subject to community and NSW Government agency consultation.

The Department of Planning, Industry and Environment has nonetheless advised that the expiry of the gateway determination will not affect the ability for the planning proposal to be finalised. However it is not made clear whether or not Council still has the delegation finalise this planning proposal or if the Department now has responsibility over its finalisation. This has informed recommendations 3 and 4 of this report, of which only one would apply depending on whether or not Council still has delegation to finalise the planning proposal. Recommendation 3 mirrors the recommendation given to Council for all planning proposals reported to Council in recent years, as it is the fastest way to resolve planning proposals.

## Conclusion and Recommendation

It is considered that the support of the planning proposal and GM DCP development will allow for the highest and best use of the subject site, supporting a range of residential and commercial uses in an area that would have otherwise supported general industrial uses adjacent to an established residential area. The proposed GM DCP amendment will ensure that Aboriginal and non-Aboriginal heritage will be protected, appropriate flood planning controls will be put in place, any future use of the Goulburn-Crookwell rail reserve will be considered and noise will be mitigated for any residential development.

The recommendation of this report is to support the planning proposal rezone from IN1 General Industrial to a combination of RE1 Public Recreation, B6 Enterprise Corridor with a floor space

ratio of 1:1 and building height limit of 13m and R1 General Residential with a minimum lot size of 700m<sup>2</sup> without any post public exhibition amendments.

This report also recommends the adoption of the proposed GM DCP amendment, subject to the post-public exhibition amendments to incorporate comments made by submitters (**Attachment 4**).

**15.3 PLANNING PROPOSAL - AMENDMENT TO GM LEP 2009, SCHEDULE 1 - ADDITIONAL PERMITTED USES, 159 RIFLE RANGE ROAD, GOULBURN**

**Author:** David Kiernan, Senior Strategic Planner

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. UFHS Consultation Submission (separately enclosed) 
  2. Rifle Range Drainage Map (separately enclosed) 
  3. Rifle Range Biodiversity Officer Site Comment (separately enclosed) 
  4. Rifle Range Road Vegetation Map (separately enclosed) 
  5. Bush Fire Prone Land Map (separately enclosed) 
  6. Range Danger Area (separately enclosed) 

<b>Reference to LSPS:</b>	Planning Priority 4: Housing – Vision 2040 - A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.
<b>Address:</b>	159 Rifle Range Road, Goulburn

**RECOMMENDATION**

That:

1. The report from the Senior Strategic Planner regarding proposed amendment to Schedule 1 - Additional Permitted Uses, of the *Goulburn Mulwaree Local Environmental Plan 2009* be received.
2. Council prepare a planning proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* Schedule 1 by including Lot 1, DP 706477 at 159 Rifle Range Road, Goulburn to allow the subdivision of the lot from the portion zoned RU6 Transition Zone land and permit a dwelling on the E2 Environmental Conservation Zone land portion subject to consent.
3. The planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.
4. The Department of Planning, Industry and Environment be advised that Council wishes to be the delegated plan making authority for this proposal.
5. In the event that the Department of Planning, Industry and Environment issues a Gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the Gateway determination.

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.

**INTRODUCTION**

This report considers a planning proposal at 159 Rifle Range Road, Goulburn seeking to correct a historical zoning anomaly created by the construction of the Hume Highway bypass around Goulburn.

## BACKGROUND

The construction of the Hume Highway Bypass around the Goulburn Urban Area physically separated the subject site which is a large rural lot at Lot 1, DP 706477 (No. 159) Rifle Range Road, Goulburn (referred to as 'the subject site') located approximately 3km to the east of the Goulburn Urban Area. The adoption of the *Goulburn Mulwaree Local Environmental Plan 2009* (GM LEP 2009) applied two separate land zones to this dissected lot.

An E2 Environmental Conservation Zone was applied to the 76 hectare northern land parcel and a RU6 Transition Zone was applied to the 43 hectare southern parcel, as illustrated in Figure 1.

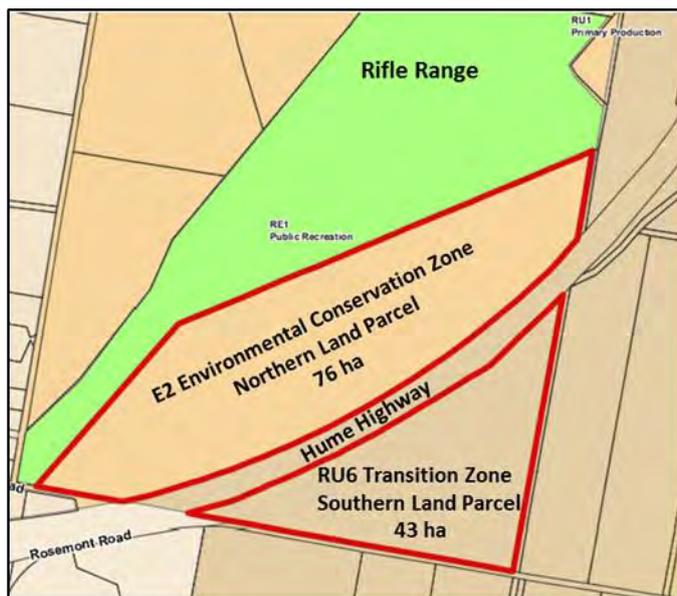


Figure 1: Rifle Range Road Land Use Map

The E2 Environmental Conservation zoned area (northern section) is currently used for grazing, predominately horses and a dwelling house is sited on the southern land parcel.

The current E2 Environmental Conservation zoning which prevents the establishment of a dwelling but also has a 100 hectare minimum lot size which prevents the northern land parcel from being subdivided from the southern RU6 Transition zone section on the opposing side of the highway. It also has the effect of preventing further subdivision of the RU6 Transition zone portion of the site (20ha MLS) due to the restrictions on subdivision of the northern E2 Environmental Conservation zone.

During the preparation and consultation on the *Urban and Fringe Housing Strategy* the landowners made a public submission in relation to this matter. The landowners sought an amendment to the RU6 minimum lot size to subdivide 40ha on the south eastern portion. A summary of the public submission extracted from the *Urban and Fringe Housing Strategy – Consultation Report* is presented in **Attachment 1**.

The final and adopted and endorsed *Urban and Fringe Housing Strategy* directly addressed this submission and sought to rectify this historical zoning anomaly through recommendations relating to Precinct 9 Mt Gray East and Precinct 10 Mountain Ash Road. The Strategy identifies an “*opportunity to address zoning anomaly created between Environmental and RU6 zones between Mt Gray and Mountain Ash Precincts.*” It also makes the following high priority recommendation “*Amend the GMLEP to address anomalies in split zone created by Highway.*”

The proposal to include a dwelling as an additional permitted use and reduce the subject sites minimum lot size is a direct response to this recommendation and seeks to resolve this historic anomaly.

## REPORT

This planning proposal is Council-led following a further submission from the landowner since the adoption and endorsement of the *Urban and Fringe Housing Strategy*.

The proposal seeks to enable the subdivision of the subject site into two distinct lots through the inclusion of a clause identifying the E2 Environmental Conservation portion of the subject site and providing an amended minimum lot size restriction within the additional permitted use of a dwelling house subject to consent within Schedule 1 – Additional Permitted Uses of the GM LEP 2009.

The E2 Environmental Conservation zone prohibits dwellings, however, an alternate zone which permits dwellings, such as an E3 Environmental Management or E4 Environmental Living zone is considered a general downgrading of the environmental zoning. Ministerial Direction 2.1: Environment Protection Zones requires that a LEP must not reduce environmental protection standards applicable in Environmental zones and therefore such a downgrading would not be acceptable.

In addition the E3 Environmental Management and E4 Environmental Living zones would also permit with consent comparatively intensive land uses such as community facilities, information and education facilities and tourist and visitor accommodation. As such a rezoning to enable a dwelling on the site is not the preferred mechanism to meet the proposals objectives.

The alternative and preferred option to address this zoning anomaly is to create an additional permissibility for a dwelling within Schedule 1: Additional Permitted Uses of the GM LEP 2009. This is a targeted approach which would apply to the northern parcel of this lot only.

The current minimum allotment size for the northern E2 Environment Conservation zoned area is 100 hectares but the parcel has an area of 76 hectares. This currently prevents the establishment of a dwelling entitlement, even with a change in the zones permissibility's. Therefore this proposal is also seeking to restrict the minimum lot size of the northern land parcel to 70 hectares which would enable the subdivision of the lot into two separate lots (located north and south of the highway) and enable the construction of one dwelling on the northern land parcel.

The minimum lot size restriction is not proposed to be achieved through the usual amendment to the Minimum Lot Size Map of the GM LEP 2009 but instead through a limitation within the wording of Schedule 1: Additional Permitted Uses. This approach would avoid the creation of a new lot size category which would apply to this site only.

The draft wording for Schedule 1 is presented below:

### **7 Use of certain land at 159 Riffle Range Road**

- (1) *This clause applies to land at Rifle Range Road, Goulburn, being Part Lot 1, DP 706477, as shown on the Local Clauses Map*
- (2) *Development for the purposes of a dwelling house is permitted with consent with a minimum lot size of 70ha*

### Addressing constraints

The primary constraints relative to this site, particularly the northern land parcel subject to change, are biodiversity and bushfire, with the proximity of the Goulburn Rifle Range and Hume Highway also raising issues of noise and safety.

The site is not identified as flood prone land and no creeks or rivers run through the site. Drainage channels are present on site (refer **Attachment 2**) but the preliminary findings of the Overland Flow Study currently being prepared indicate that flooding of these channels is limited to riparian areas only.

### **Access**

An independent vehicular access is achievable from the northern E2 Environmental Conservation zone section of the subject site to Rifle Range Road. Access from Rifle Range Road would provide an independent vehicular access to the land proposed to be subdivided which would be separate from the existing primary access to the lot which is currently from Rosemont Road. A highway underpass currently connects the northern and southern sections of the subject site.

### **Biodiversity**

The site historically comprised White Box- Yellow Box- Blackley's Red Gum Grassy woodland and derived native grassland. An initial assessment by Council's Environment and Biodiversity Assessment Officer identified that the site has been degraded by pasture improvements with less than half the site now comprising native groundcover. The Biodiversity Officer's initial comments are presented in **Attachment 3**. As identified on the vegetation map in **Attachment 4** there are significant areas of the 76ha site which are cleared and present an opportunity to site a single dwelling house without adversely affecting the remnant critically endangered White Box- Yellow Box- Blackley's Red Gum Grassy woodland and derived native grassland habitat. The site is also sufficiently large to provide for revegetation and clearing offset areas for biodiversity. The presence of on-site biodiversity further reinforces the appropriateness of retaining the northern land parcel within the E2 Environmental Conservation Zone.

### **Bushfire**

The subject site is identified as bushfire prone land being Category 3 (medium bushfire risk) land, as illustrated in **Attachment 5**. The northern E2 Environmental Conservation zone section has significant areas of cleared land and ample space and opportunity to include bushfire protection measures, including suitable asset protection zones in accordance with the guide '*Planning for Bushfire Protection, 2019*'.

### **Proximity to Rifle Range**

The northern E2 Environmental Conservation section of the subject site adjoins the Goulburn Rifle Range which has an identified Range Danger Area, illustrated in **Attachment 6**. This area includes areas of land together with a specified air space, within which danger to life, limb and property may be expected to occur arising from the initiation of specified ammunition. This Range Danger Area crosses over a small portion of the north western boundary of the subject site. A dwelling within the Range Danger Area would present concerns around the safety of the dwelling's residents. This is however easily avoided through appropriate siting of any proposed dwelling outside the Range Danger Area. Future development of the site would require a development application for subdivision and a dwelling house, which could include restrictions on the title in relation to the location of a dwelling relative to the safety area.

### **Amenity**

The northern section of the subject site is located in between the Hume Highway to the east and the rifle range to the west. Both of these uses have the potential to create noise levels which could adversely affect the amenity of residents of any proposed dwelling on the site.

Clause 5.16 of the GM LEP 2009 requires Council to take into account the following when determining whether to grant subdivision for a dwelling or for the erection of a dwelling in an E2 Environmental Conservation zone:

- a) Existing uses of land in the vicinity of the development
- b) Whether or not the development is likely to have a significant impact on land uses
- c) Whether or not the development is likely to be incompatible with existing uses
- d) Any measures proposed by the applicant to avoid or minimise any incompatibility

Clause 5.16 of GM LEP 2009 will ensure that a subdivision and development application for the erection of a dwelling considers the compatibility of the proposed dwelling with these adjacent land uses. It also places the onus on the applicant to adequately demonstrate the proposal including measures to reduce their impacts and minimise incompatibility. These measures may include appropriate siting of the dwelling to be oriented away from noise sources, landscaping to serve as noise buffers or built solutions such as additional insulation or double or triple glazing.

### **Conclusion and Recommendation**

This report recommends that a planning proposal to amend Schedule 1 Additional Permitted uses of the GM LEP 2009, to include a dwelling as an additional permitted use and reduce the minimum lot size, be prepared and progressed to the Department of Planning, Industry and Environment for a Gateway Determination. The planning proposal will address an action in the *Urban and Fringe Housing Strategy* regarding the historical zoning anomaly created by the Hume highway bypass.

### **FINANCIAL IMPLICATIONS**

There are no identified financial implications in relation to this planning proposal.

### **LEGAL IMPLICATIONS**

There are no identified legal implications in relation to this planning proposal.

**15.4 PLANNING PROPOSAL - AMENDMENTS TO GM LEP SCHEDULE 1, MARULAN TRUCKSTOP, 14-16 GEORGE STREET, MARULAN**

**Author:** David Kiernan, Senior Strategic Planner

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. **Marulan Proponents Planning Proposal Submission (separately enclosed)** 
  2. **Marulan Indicative Redevelopment Plans (separately enclosed)** 
  3. **Marulan Social Impact Assessment (separately enclosed)** 
  4. **Marulan Economic Impact Assessment (separately enclosed)** 

<b>Reference to LSPS:</b>	Planning Priority 6: Industry and Economy – Vision 2040 – Local industry provides for the employment needs of the region within a thriving and diversified economy which is resilient to change.
<b>Address:</b>	14 - 16 George Street, Marulan

**RECOMMENDATION**

That:

1. The report from the Senior Strategic Planner regarding the proposed amendment to Schedule 1 – Additional Permitted Uses of 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* Schedule 1 - Additional Permitted Uses by including Food and Drink premises as permitted with consent in relation to Lot 2, DP 1053945 and Motel or Hotel accommodation, Pub and Bottle shop as permitted with consent in relation to Lot 3, DP 1053945.
3. Council’s Planning Proposal include a requirement for a Phase 1 Contamination Assessment (and potentially a Phase 2 Contamination Report and Remediation Action Plan, if required) to be undertaken prior to the proposal being forward to the Department of Planning, Industry and Environment for a Gateway determination.
4. The Planning Proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway determination in accordance with section 3.34 of the Environmental Planning and Assessment Act 1979.
5. The Department of Planning, Industry and Environment be advised that Council wishes to be the delegated plan making authority for this proposal.
6. In the event that the Department of Planning, Industry and Environment issues a Gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the Gateway determination.

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.

**INTRODUCTION**

This report considers a proponent-led planning proposal seeking to amend Schedule 1 - Additional Permitted Uses of the *Goulburn Mulwaree Local Environmental Plan 2009* (GM LEP 2009) to permit a fast food restaurant on Lot 2 (indicative location marked in yellow on Figure 1) and a motel, pub and bottle shop on Lot 3 subject to consent. This planning proposal forms part of a

wider scheme to redevelop the existing Truck Stop 31 site in Marulan. The proponents planning proposal submission is available in **Attachment 1**.



*Figure 1: Marulan Truckstop Site Location Plan*

## BACKGROUND

The Marulan Truck Stop 31 planning proposal site (referred to as “the subject site”), as illustrated in Figure 1 comprises two lots with a total combined area of approximately 4 hectares, being Lot 2 and Lot 3 DP 1053945. Lot 1 does not form part of the planning proposal but is in the same ownership with indicative plans provided to Council for its redevelopment at a later stage. The subject site is located to the south west of the Marulan urban area, and is bounded by George Street, Portland Avenue and vacant lots to the north and west. The site is approximately 150 metres from the northbound (Sydney-bound) exit of the Hume Highway onto George Street and is approximately 500 metres south of the Marulan Local Centre.

An existing service station (Truck Stop 31) occupies Lot 2, which is the larger of the two lots, and currently includes a restaurant and fuel forecourt. A small residential property is currently sited on the adjacent Lot 3 and vacant land in the same ownership stands on Lot 1. The site is zoned IN1 General Industrial with a variety of other land zones surrounding the site including R1 General Residential to the north, B6 Enterprise Corridor and IN2 Light Industrial to the south and B2 Local Centre to the north east. These land uses are illustrated in Figure 2.

The site owner submitted a planning proposal to Council on 11 January 2021 seeking to amend the GM LEP by permitting a fast food restaurant on Lot 2 and motel, pub and bottle shop of Lot 3. A copy of the submitted planning proposal is presented in **Attachment 1**.

The current IN1 General Industrial zone prohibits retail premises and tourist and visitor accommodation uses, preventing the range of uses the proponent is seeking as part of the wider redevelopment of the existing service station. This proposal is being prepared in conjunction with a development application for the wider redevelopment and upgrade of the existing service station (Lot 2).

The development application for Lot 2 (DA/0299/2021) includes a range of ancillary developments including a weighbridge and truck wash facility. A copy of the indicative redevelopment plans submitted as part of this planning proposal are available in **Attachment 2**.

The majority of these uses are permissible as part of the extant service station use with the exception of the fast food restaurant. The fast food restaurant will be leased separately and as such is not considered a permissible ancillary use of the site without creating an additional permissible use through a planning proposal.

The development application and ultimately the planning proposal seeks to better utilise this site and upgrade the existing service station for highway users.

A development application is currently being progressed on part of the service station upgrade which omits Lot 3 and part of Lot 2 where the fast food restaurant is anticipated to be sited. Further development applications will be submitted for the remaining areas and uses subject to successful completion of this planning proposal.



Figure 2: Marulan Truck Stop Land Use Zoning Plan

**REPORT**

The existing Truck Stop 31 service station site is currently a large, underutilised site with an expansive hardstand area. The adjacent Lot 1 is a vacant industrial lot and a residential property is sited on Lot 3 which is also zoned IN1 General Industrial. The development application currently being assessed by Council seeks consent for only part of the wider redevelopment of the site to provide a full range of supporting uses to the service station.

The redevelopment is anticipated to be undertaken in the following stages presented in the table below:

Stage	Applicable Lot	Proposed	Approval pathway
Stage 1	Lot 2	Redevelopment of the existing service station	Subject to current DA (0299/2021)
Stage 2	Part of Lot 2 & Lot 3	Development of supporting services including a fast food drive-thru restaurant fronting George Street with an area of approximately 498m2 GFA, with: <ul style="list-style-type: none"> <li>Two drive thru ordering lanes and waiting bay lane, and</li> </ul>	<b>Subject to Planning Proposal</b>  Subsequent DA
	Part of Lot 2		

Stage	Applicable Lot	Proposed	Approval pathway
	Lot 3	<ul style="list-style-type: none"> <li>Car parking for 33 vehicles.</li> <li>A pub fronting George Street with an area of approximately 839m<sup>2</sup> GFA plus roof top seating of 281m<sup>2</sup>;</li> <li>An ancillary bottle shop as part of the pub; and</li> <li>A three level, 48 room motel with an area of approximately 3,144m<sup>2</sup> GFA to the rear of the lot which includes a swimming pool.</li> </ul>	required after completion of Planning Proposal
<b>Stage 3</b>	Lot 1	Development of vacant site for warehousing/distribution	DA can be submitted as permissible use for zone

This scheme would provide jobs both through construction and operation of the site, provide additional short term visitor accommodation, increase visitors to Marulan and enhance an existing and underutilised site.

These uses are not currently permissible within the existing IN1: General Industrial zone and a rezoning to an alternative zone which enables the proposed uses is not considered suitable. Alternative zones considered are the B2: Local Centre zone and B4: Mixed Use zone, both of which would enable the range of uses proposed but also permits with consent, residential use. The other alternative zone considered was the B3: Commercial Core which is specifically tailored to Goulburn CBD and would not be appropriate for Marulan.

Therefore an amendment to Schedule 1 of GM LEP is considered the most appropriate mechanism to enable the uses sought by the proponent to enable the comprehensive redevelopment of the service station and creation of supporting uses.

The draft wording for Schedule 1 is presented below:

**5 Use of certain land at 14 George Street, Marulan**

- (1) *This clause applies to land at 14 George Street, Marulan, being Lot 2, DP 1053945*
- (2) *Development for the purposes of 'food and drink premises' is permitted with development consent*

**6 Use of certain land at 16 George Street, Marulan**

- (1) *This clause applies to land at 16 George Street, Marulan, being Lot 3, DP 1053945*
- (2) *Development for the purposes of Motel or hotel accommodation, pub and bottle-shop is permitted with development consent.*

Addressing Constraints

The primary constraints relative to this site are Marulan sewerage capacity, contamination, residential amenity and potential economic and social impacts of the scheme on local businesses and residents.

The site is not covered by any existing flood studies, however the site stands a significant distance from water bodies, tributaries and drainage paths which makes flooding unlikely. The site is able to be connected to Marulan reticulated water supply and is not bushfire prone. The site has a number of existing vehicular access points on to George Street and Portland Avenue.

**Marulan Sewerage Capacity**

The Marulan sewerage treatment plant is at capacity and is unable to accommodate any additional sewerage which may be generated as a result of the proposed uses on site. The Marulan sewerage treatment plant upgrade is identified in the Council's Operational Plan and is scheduled for completion in 2023.

Any development application to permit construction of the proposed uses would include a condition which prevents the operation/occupation of the development until the sewerage treatment plant upgrade works have been complete.

Once the sewerage treatment upgrade has been completed the site will be connected to the reticulated sewage network and will no longer rely on on-site disposal. This is considered to serve as an improvement on the existing situation.

### **Contamination**

The site is not identified on the Council's local contaminated land register or identified as significant contaminated land, however Lot 2 is currently occupied by a service station which has been operating as such for approximately 50 years, therefore, contamination may be present due to the presence of underground fuel storage tanks etc.

*Ministerial Direction 2.6 Remediation of Contaminated Land* applies to potentially contaminating land uses listed within Table 1 of the *Managing Land Contamination – State Environmental Planning Policy No. 55 Planning Guidelines*. This list includes service stations and the Direction requires that the planning proposal authority consider whether the land is contaminated before permitting a change of use of the land.

The Council does not currently have an understanding of whether the land is or is not contaminated or the level of contamination that may be present. The information submitted with the planning proposal application omits the consideration of this Ministerial Direction and does not assist in furthering the understanding of potential onsite land contamination.

In response to the potential for site contamination and in order to meet the requirements of Ministerial Direction 2.6, further investigation of potential contamination is required before proceeding to Gateway. This report includes a resolution requiring a Phase 1 Contamination Assessment (and potentially a Phase 2 Contamination Report and Remediation Action Plan, if required) be undertaken prior to the proposal being forwarded to the Department of Planning, Industry and Environment for a Gateway determination

### **Residential Amenity**

The site is industrial zoned land which stands adjacent to existing residential properties to the north east and R1 zoned land, currently vacant to the north. This could present some potential amenity impacts such as noise and light from the proposed uses, particularly the evening uses on the amenity of existing and future residents.

This potential impact on amenity is, however, considered to be of a lesser extent than other potential land uses currently permissible on this industrial zoned site. Notwithstanding, these potential impacts can be mitigated through the development application process for the development of the motel and pub on Lot 3 and Council is able to include a range of conditions to reduce amenity impacts such as hours of operation, noise and lighting.

### **Potential Economic & Social Impacts**

Marulan is identified as an area with multiple indices of deprivation with lower than average educational levels and higher levels of disadvantage. Marulan has an existing pub and a liquor store. The location and density of bottle shops can influence the health and well-being of people in the surrounding area, particularly disadvantaged areas, such as Marulan.

As such the proponent has submitted a Social Impact Assessment which reviews the impacts of the proposed uses. The positive social impacts include:

- Provision of additional short term accommodation which seeks to address a shortage of this type of fly in, fly out accommodation highlighted in the Council's Local Strategic Planning Statement;
- Increased opportunities for local residents to interact and enhance community cohesion;
- Creation of locally accessible jobs with opportunities to shorten commutes; and
- Additional food and retail expenditure positively impacting livelihoods of residents and business.

The negative social impacts include:

- Reliance on private transport as a result of limited public transport options;
- Short term reduction in amenity during construction; and
- Low risk of an increase in crime and/or disorder.

A copy of the Social Impact Assessment is available in **Attachment 3**.

The site stands approximately 500 metres from the Marulan Local Centre and as such the proponent has submitted an Economic Impact Assessment to evaluate the proposals impacts. The economic benefits include:

- 35 jobs years directly generated by construction and 32 jobs through its operation;
- Creation of 13,000 additional room nights and \$1.56m per year in estimated revenue from the motel; and
- Estimated \$900,000 per year in additional visitor spend, largely captured by existing business in Marulan.

The economic impacts are primarily centred around potential competitive impacts on accommodation providers and café's/restaurants within the Marulan Local Centre. Whilst the proposal will likely increase local competition for these existing businesses, the increased number of visitors and greater associated levels of spend in the local area was considered to ensure no adverse impacts on the Local Centres viability or vitality. A copy of the Economic Impact Assessment is available in **Attachment 4**.

It is also worth noting that the southern part of Marulan which is located within close proximity to the highway junction is more focused on servicing highway traffic than the local centre further to the north. The Local Centre tends to more focused on providing services for the permanent residential population. Therefore these two areas effectively serve different markets but also present opportunities for cross-over trade.

### **Internal Consultation**

Council's Communications & Business Development Officer has reviewed the proposal and their comments are summarised below:

- No negative impacts identified that haven't already been addressed. Potential impacts regarding noise, light and construction will be addressed through development applications and these are likely to generate community submissions;
- Proposal would lead to an improved use of an underutilised site which stands at a key entry point to Marulan, in close proximity to the highway;

- Very supportive of the creation of construction and operation roles and the \$900,000 additional visitor spend estimated to be generated. This is considered to have a positive impact on Marulan;
- Very supportive of the proposed truck wash as part of the staged proposal (although not part of this planning proposal). Council has been very supportive for the need for a truck wash in the LGA previously as the nearest such facility is currently in Yass;
- Concurrence with the proponents consideration of social impacts on the community of Marulan; and
- Likely competitive impacts on other local businesses is noted but it is considered the proposal will attract the vast majority of its customers from the highway and this will have associated benefits for Marulan as identified in the proponents Economic Impact Assessment.

### **Conclusion and Recommendation**

In conclusion, the planning proposal will enable the redevelopment of an underused site in close proximity to the Hume Highway, create jobs locally and provide additional facilities for road users, the local community and serve to facilitate an increase in local tourism.

This report recommends that a planning proposal for additions to Schedule 1 Additional Permitted uses of the GM LEP 2009, be prepared and progressed to the Department of Planning, Industry and Environment for a Gateway Determination, subject to the prior submission of a Phase 1 Contamination Assessment. Furthermore, that Council seek to be the delegated plan making authority for this planning proposal.

### **FINANCIAL IMPLICATIONS**

There are no identified financial implications to Council in relation to this planning proposal.

### **LEGAL IMPLICATIONS**

There are no identified legal implications in relation to this planning proposal.

**15.5 SIGNATURE CARE SECTION 64 AND SECTION 7.11 FEE REVIEW**

**Author:** Marina Hollands, Director Utilities

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. **Signature Care - Request January 2021.pdf**  

<b>Link to Community Strategic Plan:</b>	IN5.1 Operational Plan – Operate, maintain and upgrade water systems to provide high quality water to our customers. IN6.1 Operational Plan – Operate, maintain and upgrade the sewer systems to maximise performance and minimise environmental, operational and capital projects risks.
<b>Cost to Council:</b>	Reduction of Section 64 fees to reflect the calculated load imposed on the water and sewer systems.
<b>Use of Reserve Funds:</b>	This income will be allocated to the various development reserves.

**RECOMMENDATION**

That

1. The report from the Director Utilities on the Signature Care Section 64 and Section 7.11 Fee Review be received.
2. For this development of the 144 bed aged care facility by Signature Care, an ET rate of 0.3 for Water and 0.45 for Sewer be used for the calculation of the Section 64 development fees for this development only, with the calculation based on the current ET rate at the time of payment. In the event the number of beds in this development reduces to below 100 beds, the rate revert back to the standard Water Directorate rate.
3. The applicable adopted fees for Section 64 stormwater or Section 7.12 fees for this development apply
4. Council require the full payment of the Section 64 fees prior to the issue of the Section 307 Certificate of Compliance under the Water Management Act.

**BACKGROUND**

In April 2019, the Federal Government announced funding for 144 new aged care places for a new aged care facility to be built in Goulburn by Signature Care Pty Ltd. These 144 places for Goulburn were announced for recurrent funding under the Australian Government’s Aged Care Approvals Round (ACAR) for 2018/19. The facility will be focused on high-care with 24 hour nursing staff along with a dementia wing and other high-care wings.

Signature Care are proposing to develop their 144 bed aged care facility at 134 Lillkar Road, Goulburn. Signature Care investigated a number of different sites for the facility in Goulburn before selecting the proposed site. The site is zoned RU6 Transition Zone and requires a planning proposal in order to permit a Residential Care Facility. Council resolved to undertake this planning proposal at its meeting on the 21<sup>st</sup> July 2020.

Council considered a report in regards to a request from Signature Care for the reduction of fees at the 6 October 2020 Council meeting. Council resolved the following:

1. *The report from the General Manager, Director of Utilities and Communications and Business Development Officer on the Signature Care Request for Reduced Section 64 and Section 7.11 fees be received.*
2. *Council does not provide reduced Section 64 of Section 7.11 fees for this development.*

3. *Council offer Signature Care a financial agreement that would allow the Section 64 fee equivalent \$1,204,398 to be paid on the release of the occupation certificate and the balance of \$626,964 to be paid in two equal annual instalments on the anniversary date of the first instalment payment. Any such legal instrument to be prepared at Signature Care's cost. The figures above to be adjusted in accordance with Council's fees and charges if the payments are made after 1 July 2021.*

Signature Care were provided with the indicative infrastructure charges based on the current 2020/21 charges as per Current Council policies. The quote was:

Section 64 Water	\$420,552
Section 64 Sewer	\$1,149,180
Section 64 Stormwater	\$146,647
Section 7.11 Roads and Traffic	\$106,335
Section 7.11 Administration	\$9,648
<b>Total</b>	<b>\$1,831,362</b>

Since declining the request for a fee reduction at the 6 October 2020 Council Meeting, Signature Care have placed their planning proposal on hold.

**REPORT**

Signature Care again wrote to Council on 12 January 2021 requesting a further review of their development charges. Specifically they have requested a review be completed on the ET values used for water and sewer per bed that have been applied to their aged care facility that is used to calculate their charges.

Signature care have recently paid developer fees for the same sized aged care facilities at Grafton and Wagga Wagga. These fees, like our section 64, fees were charged based on the Water Directorate *Section 64 Determinations of Equivalent Tenements Guidelines*. The fees for Grafton and Wagga Wagga were calculated using the same ET values as Goulburn with each bed equal to 0.5 ET for Water and 0.75 ET for sewer. Discussions with the two council's and Riverina Water confirm that the developer charges for water and sewer were calculated the same way as our charges however the development charge per ET (ie the \$ per ET charge) for the three areas were very different based on the individual Council's servicing plans. These differences in price affect the overall charge.

The indicative development charge provided to Signature Care at their prelodgement meeting and the Council resolution to not provide a reduction in their development fees prompted Signature Care to investigate and better understand this charge. This led them to compare the theoretical ET water value to their actual water use at one of their facilities. Signature Care provided a copy of a water account from their Langwarrin facility in Victoria, which was also a 144 bed facility that was not fully occupied. They claimed that this facility used significantly less water than the theoretical ET rate for Water per bed in the Water Directorate guidelines.

The ET rates determined by the Water Directorate were designed to reflect the actual load of development on the water and sewer systems and is used throughout the state. In order to review this ET rate, a local review was completed with an aged care centre in Goulburn that has a capacity of just over 100 beds with a separate water meter that measures only the water use at that facility. The water use for this site was reviewed from 2008 up to and including 2020. The usage per bed for this facility over these 13 years was consistent over the years and equated to an average ET rate of 0.3 per bed. This was consistent with the information from their Victorian facility. Sewer is not measured leaving the site, therefore the load to the sewer system was calculated based on the ratio used in the Water Directorate guidelines. Based on this calculated discharge factor of 91%, the sewer ET rate is 0.45.

The figure provided by the water directorate is a single figure for the range of care facilities that could be built. The operation of these sites would become more efficient through economies of

scale. As the size increases, the larger water uses at the site, for example the kitchen and laundry functions, would become more efficient. A smaller facility, would not have the same efficiency.

The recommendation for this development only, based on the size of the proposed facility, and the history of another similarly sized large facility in Goulburn over 13 years water use, is that the ET rate of 0.3 for Water and 0.45 for sewer be adopted for the calculation of the Section 64 development charges for the Signature Care development of their aged care facility with a capacity 144 beds. In the event the number of beds changes to below 100 beds, a further assessment of the rate would be required or the rate revert back to the standard Water Directorate rate. Any further larger scale residential facilities, would require a separate assessment based on actual water usage figures.

The fees will be calculated using the ET rate current at the time of payment. Full payment will be required prior to the issue of the s307 Certificate of Compliance under the Water Management Act. The section 307 certificate is a requirement for the issue of the occupation certificate.

The price of the section 64 developer charges, before and after the amendment to the water and sewer development charges, based on the 2020/2021 rates, are as follows:

	Current Rate based on 0.5 Water ET and 0.75 Sewer ET per bed using 2020/21 Charges	Proposed based on 0.3 Water ET and 0.45 Sewer ET per bed using 2020/21 Charges
<b>Water s64</b>	\$420,552	\$250,668
<b>Sewer s64</b>	\$1,149,180	\$691,119
<b>Stormwater s64</b>	\$146,647	\$146,647
<b>Total</b>	<b>\$1,716,379</b>	<b>\$1,088,434</b>

These fees are calculated using the 2020/21 rate.

Signature Care have also requested the review of the stormwater fees specifically asking for a 50% reduction in these fees. This request is based on their proposal to capture rainwater from their roof for garden usage. They also claimed that any stormwater would be dispersed over the land at the site and not require infrastructure. This would not be the case and the current requirements require signature care to manage the stormwater generated from the site. The Water NSW Norbe requirements requires the management and reuse of rainwater. This site will require stormwater infrastructure therefore this fee should be charged.

This development will attract 7.12 fees. Signature Care was quoted 7.11 fees at their pre-lodgement meeting however they would now be charged 7.12 fees rather than 7.11 fees. The 7.12 fees are 1% of the construction costs for the project. In regards to this fee, signature care have stated that the charging of these fees is discretionary by Council and is not charged by other Councils as they believe aged care facilities no not provide any additional demand on roads as the residents and staff from the facility are local. In this case, the land is currently not used and an aged care facility in this area will place demand on the current infrastructure and Council should be charging 7.12 fee.

It is recommended that for this development of the 144 bed aged care facility by Signature Care, based on the water use history of another large sized facility in Goulburn, that an ET rate of 0.3 for Water and 0.45ET for sewer be used for the calculation of the section 64 development charges for this development. It is recommended that the stormwater and 7.12 fees are retained and charged.



January 12 2021

Warwick Bennett  
 Chief Executive Officer  
 Goulburn Mulwaree Council  
 184 Bourke St  
**Goulburn NSW 2580**

Dear Mr Bennett,

**RE: Proposed Aged Care Facility, 134 Lillkar Rd Goulburn**

Further to our recent teleconference to discuss the Infrastructure Charges based on council’s current assessment of our 144 bed aged care facility , we ask council to reconsider the basis of the Sect 64, and S7.11 charges that it may levy for the proposed 144 bed aged care facility.

**DA Pre Lodgement Minutes Dated 15/7/2020 noted :**

- Water: \$420552 (Sect 64: Based on \$5940 ET)
- Sewer: \$1,148,180 (Sect 64: Based on \$10740 ET)
- Stormwater: \$146, 647 (Sect 64)
- Traffic: \$106,335 (s7.11)
- Administration \$ 9648 (s7.11)

**Total Charges :\$1,831,362**

ET Analysis	Goulburn	Wagga	Clarence
<b>Sewer</b>	\$10740	\$4122	\$6700
<b>Water</b>	\$5940	\$4323	\$4898

In that meeting we discussed how Equivalent Tenements (ET’s) were used by Council as the basis for charging, with Sewer ET at 0.75 and Water at 0.5 ET as set by Water Directorate, and we stated these calculations are not reflective of actual water usage.

To put the matter in context we reviewed the NSW Water Directorate (“WD”) Sect 64 Determination of ET Guidelines 2017. Importantly the WD section 3.1 talks about the need to establish a local ET based on water usage as no two sites are the same..

The sect 64 and Sect 7.11 charges are levies that council May charge – it is up to council to decide on the amount it levies. The charges imposed by Goulburn Mulwaree Council are 2.6 times greater for sewer , and 1.37 times that of Wagga for water on a ET basis.

The Water Directorate gives broad guidelines based on one ET being water 230KL/a water, and 140 KL/a sewer, so that an average house (ET) uses 630 litres of water per day.

Our aged care facilities will target usage of about 98 litres per day , less than 155 litres per person per day as an average household, this occurs through low flow shower heads, efficient communal kitchen and laundry facilities, recycle of final washing machine rinse water, and rainwater storage for garden irrigation.

Revised actual ET results would be :

$155/630 = .24$  ET Water

$155/384 = .40$  ET Sewer.

These Ets are consistent with the WD calculations of multi storey apartments where more than one person often resides, (.33 water & 0.5 sewer).

Stormwater calculations of impervious areas have included the roof areas. We would propose that our on site water storage would capture roof water for garden useage, so the Stormwater Sect 64 needs to be reduced by about 50%. Furthermore water from the internal road areas would be treated by our GPT prior to being discharged over farmland, as the area is zoned low density , and council has no SW infrastructure in the area.

Sect 7.11 charges are discretionary charges by council, and are not being charged by other councils on the basis aged care facilities do not provide any additional demand on roads , given that the majority of residents and staff are likely to come from within the council road area network.

I would be pleased if council would reconsider the charges it seeks to impose as they add greatly to the cost and viability of this project.

Yours sincerely,



Graeme Croft

**Executive Director**

**15.6 SALE OF 2C SLOANE STREET, GOULBURN**

**Authors:** Ken Wheeldon, Business Manager Property & Community Services  
 Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Plan of 2C Sloane Street, Goulburn (zoned RU2)  

<b>Link to Community Strategic Plan:</b>	CL4 - Actively investigate and communicate funding sources and collaboration opportunities that can strengthen the region.
<b>Cost to Council:</b>	In excess of \$90,000 has been spent to date on a combination of consultant studies and reports, most of which are attributed to land contamination reports and associated remediation advice.
<b>Use of Reserve Funds:</b>	Nil.

**RECOMMENDATION**

That:

1. The report from the Director Planning & Environment and Business Manager Property & Community Services on the sale of 2C Sloane Street, Goulburn be received.
2. No further subdivision or rezoning opportunities be pursued.
3. Council sells 2C Sloane Street, Goulburn (Lot 1 DP 1034565 and Lot 3 DP 1008818) and provide full disclosure of the known constraints in the Contact for Sale of Land.
4. Expressions of Interest from local real estate agents be sought for the sale of 2C Sloane Street, Goulburn by auction and the General Manager be given delegated authority to approve appointment of the successful agent.
5. The electricity requirements for Lot 1 DP1158615 (i.e. former nursery) be resolved in order to comply with Essential Energy’s service and installation rules.
6. A further report come back to Council in Closed Session to establish the Reserve Price for the auction.

**BACKGROUND**

Council has previously resolved to rezone and subdivide two parcels of land next to the former nursery in Sloane Street. These parcels of land identified as Lot 1 DP 1034565 and Lot 3 DP 1008818 are currently zoned RU2 Rural Landscape.

This report advises of the correct addressing of these parcels of land, provides an update on NSW Planning’s response to the Planning Proposal to rezone this land and also findings from a number of land investigations and further research.

**REPORT**

For many years the address of two large parcels of Council owned land next to the former nursery have been known as 2/1 Dossie Street and Finlay Road, Goulburn. However upon further review of the NSW Addressing Guidelines and subsequent communications with Spatial Services at the NSW Geographical Names Board, it has been determined the correct address is in fact 2C Sloane Street. This will impact the address of the former nursery sold last year which will now be identified as 2B Sloane Street, Goulburn. The owner of 2B Sloane Street has been consulted and has no

objection to the proposed change of address. Arrangements are now underway to amend the current addresses of these properties to comply with the NSW Addressing Guidelines.

A significant amount of investigation and research was undertaken on these parcels of land last year. The findings of these investigations and research identified several development constraints. The following issues have been identified for this Planning Proposal of the subject land:

1. Residential interface
2. Native Grassland
3. Aboriginal Cultural Assessment
4. Land Contamination
5. Biosecurity and the Aviagen Facility
6. Heavy Vehicle Traffic
7. Road Connectivity
8. Sewer Connectivity
9. WaterNSW and Site Slope and;
10. Electricity requirements

Most of the issues referred to above overlap or connect with each other.

### **1. Residential Interface**

The current proposed rezoning arrangement will introduce a combination of E4 Environmental Management, IN1 General Industrial and R5 Large Lot Residential in close proximity to each other.

This will introduce the possibility of residential development being constructed in close proximity to industrial development, in addition to being largely within 500m of the Hume Highway.

The issue of noise emanating from the Hume Highway has been raised by Transport for NSW in their referral for the proposal.

Their referral notes that while Council has prepared a draft amendment to the *Goulburn Mulwaree Development Control Plan 2009* requiring all dwellings to prepare an acoustic report to demonstrate compliance with the relevant Australian Standard for residential noise attenuation (AS 2107), Transport for NSW considers that a higher order of treatment (such as noise barriers) are required to attenuate noise prior to any development applications for residential development being received.

Given past experiences with Lansdowne Street and the development application for 31 Lockyer Street, Goulburn as well as the comments from Transport for NSW, it is increasingly difficult to justify any residential development at the subject site on land use planning grounds.

The issue of residential development in the area also has implications for biosecurity obligations with respect to the Aviagen facility at 26 Lockyer Street, Goulburn due to the possibility of excess vehicle movements and the potential to keep domestic chickens and other poultry (see **5. Biosecurity and the Aviagen Facility**).

### **2. Native Grassland**

There is a small patch of remnant native grassland on part of the south eastern portion of the subject site. This land cannot be developed for any purpose whatsoever as it is considered to be a Critically Endangered Ecological Community (CEEC). Any subsequent subdivision of the land will

therefore need to consider retaining this grassland as part of a larger holding to be sold with a restriction to be maintained in perpetuity if Council does not wish to maintain it in perpetuity itself.

The Biodiversity and Conservation Division at the Department of Planning, Industry and Environment (DPIE) has also requested that Council adjust the E4 Environmental Living zone to encompass the full extent of the grassland as it extends onto the adjoining property (Lot 2 1238214). They have also requested to include an in-perpetuity conservation provision as a restriction on the title of the land under the *Conveying Act 1919* and prepare a Plan of Management for the CEEC, however they have not indicated that this needs to happen prior to rezoning.

The presence of the CEEC at this location also raises difficult questions in relation to Council's responsibilities with respect to Aboriginal cultural assessment and land contamination, as either Council or any subsequent landowner will need to disturb this grassland in order to perform invasive excavations for Aboriginal artefacts or remove contaminated earth (see **3. Aboriginal Cultural Assessment** and **4. Land Contamination**). Disturbing this grassland, even in the pursuit of preserving Aboriginal cultural artefacts or remediating land, may result in fines or the requirement to purchase offsets.

### **3. Aboriginal Cultural Assessment**

Heritage NSW's referral included a requirement to prepare a detailed Aboriginal Archaeological Assessment of all Potential Archaeological Deposits prior to the planning proposal proceeding. Heritage NSW has made it clear in their referral that they do not accept Council's approach of requiring this as part of a development application through the use of a site specific GM DCP amendment in accordance with the recommendations of an Aboriginal Cultural Heritage Due Diligence Assessment due to the potential for GM DCP controls to be varied and Aboriginal Cultural Heritage Due Diligence Assessment to exclude consultation with the local Aboriginal community.

Detailed Aboriginal Archaeological Assessments can cost well in excess of \$100,000 and are often prohibitively expensive when compared to the expected yield of any subsequent development. If Council wishes to dispute this requirement, Council will need to proceed with the planning proposal with an outstanding objection from Heritage NSW. This means that Council will lose delegation to finalise the planning proposal and the onus will fall to DPIE to make a final determination on the matter.

This also represents a problem in terms of the managing the CEEC and land contamination, as any invasive archaeological assessment of the Potential Archaeological Deposits will likely destroy sections of the remnant native grassland and expose people to dangerous levels of contamination (refer **2. Native Grassland** and **4. Land Contamination**).

### **4. Land Contamination**

Council's land on the eastern half of the subject area (Lot 3 DP 1008818 and Lot 1 DP 1034565) has been identified as containing contamination that is unacceptable to human health and the environment, despite not being considered to be significant contamination to the NSW Environmental Protection Authority. Under the *State Environmental Planning Policy No 55 — Remediation of Land*, Council must seek to remediate the land as part of any development application prior to the development being finalised. This means that Council cannot subdivide or develop any of the land without triggering the need to remediate the land to a suitable level, which would in turn cost enough to potentially undermine any subsequent cost recovery through development.

Notwithstanding the above and irrespective of financial implications, Council also does have a general duty of care to address contaminated land in its ownership, especially for land that can result in serious negative impacts to human health and the environment.

This also represents a problem in terms of the managing the CEEC and Aboriginal cultural heritage, as any invasive archaeological assessment of the of the Potential Archaeological Deposits will likely destroy sections of the remnant native grassland and expose people to dangerous levels of contamination (refer **2. Native Grassland** and **3. Aboriginal Cultural Assessment**).

## 5. Biosecurity and the Aviagen Facility

The Aviagen Chicken Hatchery at 26 Lockyer Street, Goulburn has been an ongoing issue for development proposals in South Goulburn due to them frequently raising concerns with respect to perceived unreasonable biosecurity risks resulting from any development or increased traffic movements in the vicinity of their development. It is important to note that they gained development consent to operate on their location prior to Council's *Employment Land Strategy* being preparing, which was the first strategic document to propose the connection of Tait-Lockyer Street and the rezoning of the subject lands. Council is therefore the initiator of change in this instance.

Their concerns relating to this development would entail the increased vehicle traffic arising from further development in proximity to their operation and the ability for any nearby future resident to have domestic chickens or other poultry.

Council is subject to section 22 of the *Biosecurity Act 2015* which states:

*Any person who deals with biosecurity matter or a carrier and who knows, or ought reasonably to know, the biosecurity risk posed or likely to be posed by the biosecurity matter, carrier or dealing has a biosecurity duty to ensure that, so far as is reasonably practicable, the biosecurity risk is prevented, eliminated or minimised.*

It is unclear how this provision applies to the possibility of further rezoning. However as Council is the initiator of change, it is reasonable to assume that Council is responsible for the management of biosecurity risk to the Aviagen facility.

A particular concern is that it is also noted in the Department of Primary Industry's *Managing Biosecurity Risks in Land Use Planning and Development Guide* that the recommended buffer distance to poultry breeder farms is 5000m (p.21).

Whilst this guide is not legislated as such, there is the possibility that wilfully disregarding the recommended best practice buffer distance to allow any up zoning within 5000m of the Aviagen facility, could constitute a breach of the Council's responsibilities under section 22 of the *Biosecurity Act 2015* if not properly justified.

This issue also heavily relates to road and heavy vehicle traffic in the area as the regular movement of heavy vehicles and requirement to have two (2) access points in the subject area to meet bush fire planning requirements can increase biosecurity risk (see **6. Heavy Vehicle Traffic** and **7. Road Access**).

In summary, it is not known what outcome Council can seek whilst still maintaining confidence that it has satisfied its obligations under the *Biosecurity Act 2015*.

## 6. Heavy Vehicle Traffic

Currently, Lockyer Street is not rated to accept heavy vehicle traffic. This limits the prospect of any industrial zoning being introduced to the subject area. Additionally, Transport for NSW is requiring the submission of a traffic study for the proposed industrial zoning on Lockyer Street, as it connects via Sowerby Street to the classified road of Hume Street at a particularly congested intersection.

An added complication is that it will be difficult to prevent heavy vehicles from using Lockyer Street given the NSW RFS requirement to ensure that any subsequent development of the subject area contains two (2) access points (refer **7. Road Connectivity**).

Another added complication is that allowing any further vehicle movements on Lockyer Street of any nature, can potentially increase biosecurity risk to the Aviagen facility (refer **5. Biosecurity and the Aviagen Facility**).

## **7. Road Connectivity**

The NSW RFS requires that any subsequent subdivision of the land adhere to the requirements of its *Planning for Bush Fire Protection 2019*, which includes the requirement to have at least two (2) access roads.

This means that it will be difficult to stage the development of the subject without ensuring some manner of road is erected at the beginning between both Lockyer Street and Sloane Street, which are likely the only two (2) feasible access routes to the subject area.

This requirement also links back to the difficulty in limiting vehicle movements near the Aviagen facility as well as adhering to the current heavy vehicle limits on Lockyer Street.

## **8. Sewer Connectivity**

The private owner of the land to the west (Lot 2 DP 1238214) cannot be seweraged without running the sewer connection through Council's land to the east (Lot 3 DP 1008818 and Lot 1 DP 1034565).

If Council does not commit to a development plan for the area that can justify the installation of such a sewer line, then it will have the effect of sterilising the private land to the west for most urban development.

## **9. WaterNSW and Site Slope**

The site is significantly sloping. WaterNSW has previously advised that the gradient of this land makes most of it unsuitable for any large footprint construction that may be associated with industrial or commercial zoning due to the requirement for extensive cut and fill and onsite water treatment that would be required to manage risk to the Sydney Drinking Water Catchment.

This significantly limits the development potential of the subject area, especially given that industrial and commercial development would have been preferable in terms of minimising land use conflict.

The slope of the land also impacts upon other operational aspects of the development, such as limiting the most feasible access points to the site to either Sloane or Lockyer Street, where access would be required to both in order to comply with bush fire protection controls (see **7. Road Connectivity**).

## **10. Electricity Requirements**

Lot 1 DP1158615 (i.e. former nursery sold in January 2020) is supplied via Lot 1 DP 1034565. In order to comply with the NSW service and Installation rules, properties require an individual service supplied from Low Voltage distribution mains. Given Lot 1 DP 1034565 and Lot 3 DP 1008818 are currently zoned RU2 Rural Landscape, no electricity infrastructure is required to be installed by the purchaser unless they decide to pursue rezoning part or all of these parcels of land. Essential Energy's only recommendation prior to the sale of these lots is to ensure that any existing Essential Energy infrastructure on the Lots must be protected by an easement pertaining to the type of asset on the land.

**Summary:**

The constraints of this land are too numerous and onerous for Council to realise any significant development potential. It has become apparent that regardless of the number of studies and reports and their content, there is no real pathway forward that enables Council to capitalise financially via the development of this land.

Concerns are held by staff that any further money spent on additional studies and reports will effectively be a waste of ratepayer's money given the expense that any additional studies and reports will inevitably generate. In excess of \$90,000 has been spent to date on a combination of consultant studies and reports, most of which are attributed to the land contamination reports and associated remediation advice (eg: Draft Remediation Action Plan, Draft Remediation Budget Estimates).

1-March-2021



This map is provided for the purpose of showing basic locality information over the Goulburn Mulwaree Council LGA. It has been created for illustration purposes only. Locations of services and boundaries are approximate, and may not be accurate to surveying or engineering standards. Map information is subject to constant changes, may not be complete, accurate or current. The council assumes no liability for damages incurred as a result of incomplete, incorrect or omitted information.

**15.7 GREYHOUND NSW - DEVELOPMENT OF STRAIGHT TRACK**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. [Greyhound NSW Track Strategy](#)    
 2. [Greyhound Straight Track Proposal Goulburn Recreation Area](#)  

<b>Link to Community Strategic Plan:</b>	EC1 Capitalise on the regions close proximity to Canberra and its position as a convenient location to attract industry and investment.
<b>Cost to Council:</b>	Nil at this time
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That:

1. The report from the General Manager on Greyhound NSW – Development of Straight Track be received.
2. Council give support for the development of straight track for the Goulburn Greyhound facility at the Recreation area. The support given is done so in the knowledge that the development of this straight track facility requires development consent.
3. Council writes to the Goulburn Greyhound Racing Club to congratulate them on their proactive initiative to bring this new straight track facility to Goulburn which will further improve the positive financial impact Greyhound Racing has to the Goulburn economy.

**BACKGROUND**

Goulburn Greyhound Racing Club in conjunction with Greyhound Racing in NSW (GRNSW) have prepared a plans for the development of a straight track at the Goulburn Recreation Area.

**REPORT**

Please find attached to this report the strategy from GRNSW for straight tracks and the plans of the proposed straight track. Also attached is the written support of the Goulburn Show Society.

On Friday 19<sup>th</sup> March 2021 the Greyhounds organisations presented to a number of key stakeholders their proposal to develop a straight track at the Goulburn Recreation Area. A further meeting of other users at the Recreation Area is also being planned. A copy of the plans for the straight track is attached which shows its location and the need to relocate the harness club track and the existing oval greyhound track. The proposed works to establish the new track and relocate the other tracks will take about four to six months. The work will include the installation of new lights that will benefit a number of users at this facility especially the harness track users.

The Goulburn Harness Club at the meeting on Friday 19<sup>th</sup> March 2021 gave full support for this proposed redevelopment including the relocation of their track. Their only concern was the interruption to their business but accepted that the improvements especially with the lighting will have long term benefits to their facility.

The new track aligns with the GRNSW Strategic Plan which includes substantial investment in safety at greyhound racing tracks in New South Wales consistent with the expectations of the NSW Government Safety & Welfare Capital Grants Program for the greyhound racing industry.

GRNSW has demonstrated its commitment to the Strategic Plan with a capital investment over the past two years of more than \$7M from the \$30M Safety & Welfare Capital Grants Program. The 25% spend of funds to date has been used to upgrade, rebuild and remediate tracks to meet new standards for greyhound safety and welfare.

Greyhounds make a significant contribution to the Goulburn Mulwaree economy. This has only grown in recent years with the closing of greyhound racing in Canberra and the majority of that racing transferred to the Goulburn facility.

We believe that the estimated value of Greyhounds to the local economy is \$9.8 million based on 151 events per year. With public participation, officials, trainers and owners it averages about 180 people per event and NSW statistics indicate that each person would spend \$275.00 at such a regional event. This amount of money in our economy does create many jobs in the region.

Greyhounds have undertaken quality consultation and made many compromises to meet expectations of other users at the Recreation Area. The Greyhounds and Harness organisations appear to be very well aligned for the outcomes of this development. Although other users may have minimal effect or inconvenience by this proposed development, the two groups that need to work closely together (being Greyhounds and Harness) are positively doing so.

The proposed development will need development consent approval and that process has commenced. The recently approved plan of management will make this DA process a lot more efficient.

This report is recommending that Council support the proposal to develop a straight track for greyhounds, install lights and relocating the existing harness and greyhound tracks to ensure effective use of the facility.

The reasons why management are recommending support are as follows:-

- Goulburn Greyhounds are a significant contributor to Goulburn economy.
- The development of a straight track blends in perfectly with the State Governments safety and welfare program for the continuation of greyhound racing in NSW.
- Goulburn Greyhound activity is an integral activity for the continued success of the Recreation Area as a multi-use facility.
- Goulburn Greyhounds pay a significant contribution to the financial income of the Recreation area
- The straight track has widespread support from other users at the Recreation area
- The installation of a straight track is included in the Plan of Management for the Recreation Area.

DRAFT ONLY – DISCUSSION PAPER

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# GRNSW TRACK SAFETY & WELFARE STRATEGY

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**Safety & Welfare Capital Grants Program**

JUNE 29, 2020

GREYHOUND RACING NEW SOUTH WALES

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1      \* For discussion/consultation

## EXECUTIVE SUMMARY

The Greyhound Racing New South Wales (GRNSW) Strategic Plan includes substantial investment in safety at greyhound racing tracks in New South Wales (NSW), consistent with the expectations of the Ministerial Operating Licence for GRNSW and the NSW Government Safety & Welfare Capital Grants Program for the NSW greyhound racing industry.

GRNSW has demonstrated its commitment to the Strategic Plan with a capital investment over the past two years of more than \$7M from the \$30M Safety & Welfare Capital Grants Program. The 25% spend of funds to date has been used to upgrade, rebuild and remediate tracks to meet new standards for greyhound safety and welfare.

GRNSW remains resolute in its commitment to invest the remaining \$23M in funds to upgrade and rebuild and, where necessary, replace tracks and in accordance with the functions of the Operating License and GRNSW Strategic Plan, provide animal welfare initiatives including rehabilitation facility care and for the provision of lifelong homes for greyhounds after their racing careers to ensure that all racing dogs are lovingly cared for beyond the racetrack.

### **Greyhound Racing Act 2017 – Operating Licence**

The Greyhound Racing Act 2017 Operating Licence was granted to GRNSW for the term of five (5) years, commencing 3 July 2017 and ending 3 July 2022. One of the Principal Objectives of the Licensee is to exhibit a sense of social responsibility by having regard to the welfare of greyhounds and one of the Functions of the Licensee is to develop safety standards for licensed racecourses.

During 2019-20, GRNSW developed the standards for licensed racecourses including:

- Track Safety Standards – Sand Racetracks;
- Track Safety Standards – Grass Racetracks;
- Minimum Standards for Racetrack Design and Construction;
- Minimum Standards for Facilities and Amenities; and
- Minimum Standards for Trial Tracks.

### **GRNSW Strategic Plan 2018 - 2021**

The GRNSW Strategic Plan is clear in its goal to invest heavily to enhance the safety of the state's greyhound racetracks, with track maintenance and upgrades based on ongoing research into optimal track and race design.

The Strategic Plan also has a goal to invest heavily in expanding greyhound rehoming programs and capacity; to ensure that all greyhounds have the best possible chance of having a suitable home; and for being kept as a companion animal at retirement for a quality life after racing.

2 \* For discussion/consultation

**Safety & Welfare Capital Grants Program**

GRNSW's track strategy is to raise the bar for all racetracks, over time, to meet its new standards and quality controls.

To achieve this, GRNSW requires funds from the NSW Government Safety & Welfare Capital Grants Program to ensure the state's existing tracks are safe and new tracks in the state are built to the design and construction standards.

It is essential that:

- Greyhounds must race on safe tracks to assist GRNSW in reducing the rate of injury and deaths;
- Track Safety and Minimum Track Standards are introduced and managed by GRNSW, requiring a significant financial investment into tracks across the state to make them safe;
- The Government's Safety & Welfare Capital Grants Program funding of \$30M over 5 years for "Safety & Animal Welfare" initiatives is fully utilised to bring GRNSW tracks up to standard, create new modern tracks and associated welfare facilities including but not limited to kennel buildings, vet rooms and Greyhound Retirement facilities; and
- The ongoing expense required each Club to maintain track standards going forward continues to be funded by both Government and GRNSW.

## BACKGROUND

Since 2018, GRNSW has demonstrated its commitment to track safety and welfare and in addition to Safety & Welfare Capital Grant Funds, has allocated approximately \$5M from its own resources (\$2.46M each year) for track maintenance, emergency repairs and minor Club projects.

GRNSW has also employed a dedicated team of track professionals to manage its track portfolio including a General Manager for the state's tracks and infrastructure, four regional co-ordinators, a data analyst and a track project administrator.

The track safety expenditure and staff appointments have ensured NSW is leading the way in track safety and welfare management.

GRNSW remains focused on its three strategic goals, two of which, being RESPONSIBLE and SUSTAINABLE, speak specifically to the greyhound tracks and infrastructure, greyhound safety and greyhound welfare.

Under the Operating Licence it is clear that animal welfare is a priority and GRNSW is committed to prioritising funds from the Safety & Welfare Capital Grants Program, particularly when and where immediate 'remediation' of animal welfare infrastructure is required.

The demand for improved and more consistent racing surfaces, both agronomically and geometrically, has necessitated the reconstruction of many greyhound racetracks in NSW.

To standardise the track design, planning and construction process, GRNSW with the assistance of the University of Technology Sydney (UTS) has recently developed best practise Minimum Standards for Racetrack Design and Construction and Track Safety.

GRNSW has determined that racetrack re-design and reconstruction should only proceed after the following factors have been considered or implemented:

- **Industry Criteria** – the planned reconstruction must conform to GRNSW Track Safety Standards; and Racetrack Design and Construction Minimum Standards criteria and projections;
- **Racing Schedule** – unless the track construction is on a new site, a sufficient non-racing/training period must be possible to allow the new track time to be constructed, settle and sand or turf grass surface to establish;
- **Cost/Benefit** – extent of the reconstruction must be tailored to an acceptable cost/benefit ratio;
- **Track Survey** – an up to date survey of current racetrack and course shape, topography and fixtures must be undertaken as a basis for the re-design and to calculate reconstruction costs;
- **Engineering Assessment** – expert assessment of sub-soil type, strength and permeability, to an appropriate depth, is an essential prerequisite to planning;
- **Contractor Expertise** – due to the precise technical standards required, contractors with proven experience in sports-field construction are critical;
- **Contract Agreement** – must encompass all aspects of the works including detailed plans, drawings, schedules, machinery access, operational conditions and material standards;
- **Materials Quality & Availability** – soils, turf and other materials used in reconstruction must be of a specified standard and readily available as needed;
- **Comparative Inspections** – visits to comparable, recent racetrack reconstructions will provide lessons from other Clubs' experiences; and
- **Water Inflow & Outflow** – availability and quality of water for irrigation, automatic watering, scope for recycling, effective, maintainable drainage and environmentally acceptable means of excess water disposal are important cost and operational considerations.

The above criteria ensures the application of Minimum Standards and Track Safety Standards and best practice in procedures and contractor engagement providing all stakeholders with confidence that the Safety & Welfare Capital Grants Funds will be allocated with measurable outcomes to show improved track safety and welfare for racing greyhounds.

Track Safety Standards and Minimum Standards will be phased in across the next three years to coincide with the Funds available for GRNSW to complete the necessary works. It is our expectation that all tracks will meet our standards by 2023.

## RACETRACK STRATEGY

GRNSW is working towards its goal of making the industry "Future Proof". As part of future proofing, the industry is ensuring the delivery of the GRNSW Strategic Plan – namely "Sustainability".

Management has undertaken robust stakeholder engagement over the past six months with this process including meetings and forums with all stakeholders including Government, the GRNSW Board, Race Clubs and others.

Two Club forums were held with all registered race Clubs, the first forum in late 2019 for TAB Clubs and the second forum in early 2020 for Non TAB Clubs. GRNSW met with Club representatives both individually and as a group to discuss the existing Club and track structure and what future structures may look like.

Clubs were given the opportunity at these forums to make comment and suggestions.

Additionally, the GRNSW General Manager for Racing met with Clubs to discuss future Club initiatives and track matters.

## SWOT ANALYSIS

### Strengths

- Industry is financially sustainable and continues to make an important social contribution to the communities it operates in
- Industry participants, staff and volunteers, including Club committees are perhaps our greatest strength. The industry could not exist without these groups
- Strong industry leadership by GRNSW which has an excellent working relationship with each of the stakeholders
- Strong focus and commitment to provide tracks and facilities that are safe for racing greyhounds and kennels and equipment that ensure greyhound safety and welfare
- Strong commitment to providing ongoing maintenance of greyhound tracks and facilities

### Weaknesses

- Finite amount of funding to address ongoing track and safety matters to meet Minimum Standards
- Number of volunteers available to assist our Non TAB Clubs on race days and non-race days is in decline

### Opportunities

- Sustaining a vibrant industry rests on both improving commercial performance of GRNSW as well as ensuring our ongoing relevance and importance in NSW communities.
- Strategically limiting the number of tracks to best accommodate TAB racing in the metropolitan area and other regions of NSW will be more cost effective and commercially viable, driving better safety, welfare and financial outcomes, including improved track safety and animal welfare with greyhounds racing on tracks maintained to a high standard with a better standard for participant and public facilities
- Ability to effectively manage future investments and expenditure, which can determine our ability to deliver on the welfare and commercial initiatives we have set out in this plan. The two areas of focus are our racetracks and our Clubs.

### Threats

- Participant failure to obey rules and regulations and failure to embrace welfare related requirements and initiatives such as the race injury rebate scheme

5 \* For discussion/consultation

- Lack of funding to maintain Track and Safety and Minimum Standards
- External influences including unexpected changes of state and local government policy that place constraints and restrictions on GRNSW in delivering the strategy.
- The age of volunteers and also potential lack of volunteers in our Non TAB Club network.

## INDUSTRY ANALYSIS

### Community and Participants

The GRNSW optimised track footprint and model will provide better opportunities for engagement with communities in metropolitan and regional NSW, through employment, participation and enjoyment in our racing and non-racing activities.

Over the past year, GRNSW has undertaken a review of its tracks in all regions of the state and developed a track optimisation report.

#### Key Issues: Tracks

- Minimum Track Safety Standards
- Inclusion of Straight Track Racing
- Greyhound Welfare
- Dog Population
- Wagering Revenue
- Club/Track WHS
- Sustainable Commercial Viability

### Commercial Viability

- Racing is currently conducted at 17 Non TAB and 15 TAB tracks
- Every Non TAB meeting in NSW costs \$11,000, with no income
- On average, every TAB meeting makes a surplus of approximately \$47,000
- TAB surplus funds prizemoney to participants and support to Clubs to run race meetings
- Participation is driven by prizemoney
- Very few Clubs have a commercial income
- All Clubs rely on GRNSW support to hold race meetings
- All Clubs rely on GRNSW to fund track and racing infrastructure maintenance requirements

6      \* For discussion/consultation

- Many Non TAB Clubs rely on volunteer support to hold race meetings
- Ongoing viability of smaller Clubs at risk due to increased requirements to meet Track Safety and Minimum Standards

**Key Challenges Summary**

- TAB racing and wagering is limited by:
  - 1) The number of greyhounds available for racing
  - 2) The number of broadcast slots available on Sky Channel.
- There are currently insufficient dogs to produce full race fields for race meetings across NSW. If any number of dogs are racing in Non TAB races, then it is often the case that those dogs are unavailable for TAB races.
- Safety & Welfare of dogs is “paramount” and it is critical that the current funding is allocated to key venues that also sustain the industry moving forward.

Given the current level of dog population and the number of tracks currently in operation, maintaining the “status quo” will not produce a commercial sustainable industry model into the future.

## TRACK OPTIMISATION

**Achieving our goals & measuring success**

**1. Track optimisation plan**

Over the past year, GRNSW has undertaken a review of its tracks in all regions of the state and developed a total asset management plan that guides future investment. Our plan sets out an approach to achieve an enhanced track portfolio that is comprised of both:

- a) A core track model  
A core portfolio of tracks that are located in key regional towns and have the primary purpose of facilitating a high-quality wagering product and providing racing accessibility, safety and functionality for greyhound owners and trainers that will ensure their ongoing participation in the industry.
- b) Straight tracks  
Straight Tracks will be included in track designs and strategically placed around the state. It is intended that up to three straight tracks could be included in GRNSW’s track portfolio.
- c) Utilisation of regional tracks as training and trialling centres  
Non TAB tracks in regional areas that are not likely to be included in the core portfolio of tracks required to conduct TAB racing could be repurposed as training and trialling venues, ensuring that industry participants have access to quality facilities to educate their greyhounds.
- d) Centres of excellence

In the longer term GRNSW intends to invest in racing Centres of Excellence that are located in key metropolitan and regional areas where there is high racing activity and spectatorship. These areas will include, but may not be limited to; Greater Sydney, Newcastle-Hunter and Northern New South Wales.

**Key Measure:** Increase return on Capital Investments (ROCI) and return on Assets

**2. Plan for metropolitan racing**

Metropolitan racing plays a vital role in the industry in NSW with a large proportion of owners, trainers and racegoers residing in Greater Sydney.

With the Greyhound Breeders, Owners and Trainers Association (GBOTA) lease at Wentworth Park expiring in 2027, GRNSW is considering alternative metropolitan racing options that serves the industry in the longer term.

Our assessment takes into consideration the findings of previous reports on metropolitan racing, current industry dynamics and our overall strategic objectives. Options include the expansion of an existing track in a strategic location that is primed to deliver an uplift in race meets and become the new home of metropolitan racing.

GRNSW will consider the return on investment of establishing another racetrack in metropolitan Sydney over the medium term.

Any decisions made by GRNSW regarding future track infrastructure will be supported by evidence and will go through full stakeholder consultation.

**Key Measure:** GRNSW to identify the future home of metropolitan racing and develop a plan for transition

**Core Track Model**

**All Clubs and tracks must:**

- Put on highly professional race meets on a regular basis
- Achieve minimum standards in track design, facilities and amenities, training track and track safety
- Be within a two (2) hour maximum driving distance of high-volume participant areas
- Have high-quality veterinary facilities and services
- Provide training and trialling capacity
- Include digital infrastructure to deliver a high-quality wagering product off the track

**Centres of Excellence**

**In addition to core requirements, the Centres will offer:**

- Co-location with, or near to, GAP rehoming facilities

8 \* For discussion/consultation

- Additional amenities for patrons and facilities for broader community use
- The gold standard in track design and ability to incorporate a straight track in addition to a circular track
- Digital infrastructure that delivers an integrated digital experience at the track and online

## RACETRACK STANDARDS

Efficient and effective investment in our racetracks and support facilities is essential to provide a greater return to the industry and community. The future track model consists of tracks that incorporate the latest safety and minimum standards of track safety and design, provide a better racing experience for patrons; and can be utilised for broader community purposes.

### Track Safety Standard

Since 2018, GRNSW has regularly carried out renovations of tracks both sand and grass throughout the state using Track Safety Standards, first developed almost two years ago. A consultation process with stakeholders including Clubs, the GBOTA and the Greyhound Welfare & Integrity Commission (GWIC) commenced in 2018 and the Standards were refined following stakeholder feedback.

The Track Safety Standards have been continually modified and updated with the current (2019/20) Track Safety Standards considered and approved by the GRNSW Board in accordance with the Greyhound Racing Act 2017 No.13 Section 24.

In addition to applying the safety standards, GRNSW regularly conducts regular maintenance procedures and renovations of tracks, both sand and grass throughout the state.

Sand tracks are renovated at least twice annually and grass tracks annually.

GRNSW’s regional track co-ordinators also undertake regular track inspections reporting on track safety standards on competition and non-competition days at all tracks. These maintenance reports include:

- Track safety
- Drainage
- Surface hardness/softness
- Surface wear
- Racing infrastructure including boxes, synthetic mats, rails, lures, cables, padding, safety fencing etc
- Inspection of machinery and equipment

Regional co-ordinators and track managers now also have valuable insight into the track condition prior to the race meeting commencing, with all TAB tracks equipped with the necessary equipment and devices to assist the assessment of the track surface, including:

- Penetrometer – a device used for defining track surfaces, measuring surface hardness related to the depth that the greyhound's foot penetrates into the track surface.
- Moisture content reader – a device measuring the moisture in the soil/sand.
- Weather stations – provided real time digital reading of weather conditions and forecast.

The entire racetrack is mapped on GRNSW's track inspection App with readings recorded in the nominated zones. The penetrometer and moisture content measure are useful tools for determining the variability of the racing surface and the underlying soil profile. Monitoring this variation provides track managers with useful information on changing track conditions in relation to track bias and scheduling renovation procedures.

All pre-race, track readings are recorded and shared with GWIC and kept in a data base.

GRNSW firmly believes that its current practices have assisted to reduce injuries to greyhounds in races and provided safe and consistent racing surfaces for competition.

#### **Minimum Standards**

In accordance with the Greyhound Racing Act 2017 No 13, section 26 (1) GRNSW has developed minimum standards for the conduct of races and greyhound race meetings which will be required to be adhered to by all registered New South Wales Greyhound Race Clubs.

The minimum standards were designed to ensure the provision of a safe working environment for licensees and officials and safe and comfortable amenities for patrons, whilst also delivering quality facilities that provide adequate conditions for racing and adhere to animal welfare requirements.

GRNSW has taken a considerable period to develop minimum standards for Greyhound Race Clubs. These minimum standards will ensure the effective management and sustainability of WH&S protocols for Greyhound Racing Clubs. GRNSW is of the view that these standards deliver a realistic approach to WH&S throughout New South Wales and that those Race Clubs with a proactive approach to WH&S will be able to achieve these standards.

#### **Racetrack Design and Construction Standard**

The basis for the standards for Racecourse Design and Construction has been provided in a report by UTS to GRNSW to meet the requirements of the Racing Act 2017 No 13, Section 26(1).

UTS provided a report on racecourse design and construction with a view that some or all of the contents of the report may be used by GRNSW to meet the requirements of the Racing Act.

The content of the Racecourse Design and Construction Standards is based on evidence that was available to UTS and GRNSW at the time of writing.

As more evidence becomes available, the design requirements contained herein will be refined and detailed. Reference documents included the GRNSW Track Safety Standards document containing design specifications. Where there is a conflict the technical information between ‘existing’, ‘major rebuild’ and ‘green field’ tracks and GRNSW Track Safety Standards documents, the Racecourse Design and Construction Minimum Standards shall take precedence.

The minimum standards are designed to ensure the provision of a safe working environment for licensees and officials and safe and comfortable amenities for patrons, whilst also delivering quality facilities that provide adequate conditions for racing and adhere to animal welfare requirements.

A racecourse and construction audit may be conducted at any venue by GRNSW with or without prior notice to the relevant Race Club.

Very few new racetracks have been built in the past three to four decades. However, many existing racetracks are under review by GRNSW, club committees and management with the aim of improving both the design, the soil and drainage conditions. Options for new tracks are yet to be determined. Sites are also under consideration with GRNSW’s goal to have quality regional racetracks, strategically located around the state and centres of excellence in Sydney Metropolitan and major regional centres.

Most of the state’s existing racetracks have been laid down decades ago, based on expedient design criteria, usually dictated by the amount and shape of the land allotment available, using the natural topography and soil type with little alteration, and creating a simple sand or turf grass surfaces.

As GRNSW manages its racetrack portfolio and racetracks potentially become fewer in number with rationalisation of meeting venues, our “modern” racetracks will be required to cope with a greater number of race days, increased (maximum) field sizes, more consistent and safer “going” in all weathers for this increasingly professional industry.

GRNSW is mindful that as the custodian of the state’s greyhound industry that it has a responsibility to deliver the best possible tracks and facilities for participants and fans. Greyhound trainers now seek the best possible racetracks and facilities, built and maintained to the required standard. Trial tracks will also grow in importance in the future, with the likelihood that some existing tracks will be repurposed as trialling venues.

A range of reasons, rather than just one are usually behind the decision to spend money and time on reconstruction of race and trialling tracks. The normal reasons, many of which are interrelated can include:

- Track surface – material, drainage, hardness, variability
- Track shape/design – width, length, angle/camber of curves, chutes, starting positions
- Track topography – evenness, cross-fall, transitions to curves
- Sand/turf type – durability, softness, traction
- Clay content in soil
- Water inflow/outflow – irrigation efficiency, recycling, disposal

When designing and constructing new racetracks, or rebuilding existing tracks to new standards, GRNSW seeks to achieve the follow outcome:

- Safe and hard-wearing surface
- Good surface drainage
- Adequate water infiltration rate

11 \* For discussion/consultation

- Gradients which assist cornering
- Good shock absorbent properties
- Uniform performance across and along the track

Track design devoted to achieving one, or any number of the above attributes may inevitably have a negative impact with respect to other attributes. Hence, a compromise solution often has to be found because of potential conflicts between good surface drainage and adequate water infiltration necessary to sustain sand retention or grass growth and to provide a surface which is not unduly hard on a greyhound's pads and muscles and frame.

A sand track which is heavily cambered will be negatively affected following heavy rain with washouts of the racing surface likely and a turf grass track which is heavily cambered will invariably have preferential drainage which will adversely affect the inside running for a period following heavy rain or after track watering.

The issue of racetrack camber/cross-fall has been the cause for much debate, particularly regarding how the slope was determined. Other than some incomplete studies by Professor David Eager, of University of Technology Sydney, there is no particular formulae or research to support the slope selected in the Racetrack Design and Construction Minimum Standard, however it is related to the radius of the turn.

In general, cross falls are related to greyhound balance and whether the dogs can safely negotiate the curve and move off the rail while going around the turn.

The slope on the turns should also be such that it does not cause a change of stride in the greyhound's action. The sloping turns at Wentworth Park, currently are constructed at 8% and Gosford at 10%. The cambers have proven to be successful and generally accepted, however, more research is needed on best camber combinations with different track designs and the effect of camber on greyhound traction and injuries.

Not surprisingly, at any given time, major redesign and reconstruction of racetracks is taking place, or being planned, on any number of courses throughout NSW. The latest developments in sand testing and sports' turf technology are being applied to produce uniform, resilient and long-lasting racing surfaces to handle the pressures of modern racing.

Building of new tracks or rebuilding existing tracks is a specialised field and when applying for Safety & Welfare Capital Grant Funds, GRNSW fully understands that animal/human; security/aesthetics and safety and welfare aspects are paramount and takes the following into consideration when scoping the project works and developing its business plans:

- Selection of contractors is critical - they must have good qualifications and experience
- Cost is a driving factor
- A detailed site survey picking up all physical features and shapes, is essential - it will result in time and cost savings
- Initial survey of existing site conditions
  - subgrade condition
  - existing pipe work, cables etc.
  - thoroughly examine all plans prior to letting the contract
- Essential geotechnical information during design phase – what lies beneath the existing ground or track level? Can that material be reused?
- Obtaining a hydrological report for flood prediction and stormwater design

12 \* For discussion/consultation

- Selection of the soil base and sand, turf grass type requires detailed investigation
- Materials used in construction must be of consistent quality and a testing program during construction is required
- Drainage is a critical factor
- Overall standards have improved greatly and the track safety and minimum standards for racetrack design and construction and facilities and amenities which must be adhered to
- You get what you pay for

**Racecourse Facilities and Amenities Standard**

The minimum standards for Racecourse Facilities and Amenities are designed to ensure the provision of a safe working environment for licensees and officials and safe and comfortable amenities for patrons, whilst also delivering quality facilities that provide adequate conditions for racing and adhere to animal welfare requirements.

Each Race Club is required to complete a venue assessment of their facilities and forward to GRNSW by the end of January each year. In addition to self-regulation by Clubs, GRNSW will conduct at a minimum, a yearly audit of each venue registered to conduct race meetings to assess compliance with these standards. An audit may be conducted at any venue by GRNSW with or without prior notice to the relevant Race Club.

In developing the minimum standard for Racecourse Facilities and Amenities at NSW greyhound venues the following categories have been assessed.

- Photo Finish
- Judge’s Room and Broadcaster Facilities
- Photo Finish and Race Results Board
- Track Lighting
- Lure Driver Facility
- Stewards Room
- Stewards Viewing Areas & Camera Positions
- Kennels and Scales Area
- Wash Bays
- Vet Room Facility
- Swab Room
- Injured Greyhound Welfare including a recovery vehicle at each track
- Machinery and Equipment Storage
- Maintenance and Equipment
- Staff Facilities
- Public Viewing / Club Room / Dining and Seating Areas
- Safety Standards for Buildings including Public Facilities and Food Premises
- WHS and Environmental Management

13      \* For discussion/consultation

- Vehicle and Trailer Parking

Compliance with other additional statutory requirements, remain the responsibility of each Greyhound Race Club.

#### **Training Facilities (Trial Track) Standard**

The minimum standards for Trial Tracks are designed to ensure the provision of a safe working environment for licensees and officials, whilst also delivering quality facilities that provide adequate conditions for racing and adhere to animal welfare requirements. Trial tracks are usually the 'poor relation' to racetracks as they are often not as well constructed, excessively used and receive minimal maintenance as work is undertaken by volunteers, usually with limited time to dedicate to the track. To assist in up-keeping these tracks to standard, GRNSW provides trial track operators with annual Safety Racing Welfare Maintenance Funds.

Sand and turf grass training tracks are required to provide a safe and useable surface, irrespective of the weather and a surface that is similar in performance to a racetrack, however, the high level of use makes this a difficult task due to the availability of voluntary maintenance staff. While GRNSW carries out racetrack renovations and reconstructions, the trial tracks have generally not been refurbished to the same degree.

GRNSW is now carrying out regular trial track inspections and is looking to refurbish tracks to the required standard. The repurposing of some existing Non TAB tracks to trialling centres will assist GRNSW in improving the number and quality of trialling tracks.

#### **Clubs and Tracks Workplace Health and Safety (WHS)**

GRNSW has a responsibility to educate clubs on their WHS legislative requirements. GRNSW is developing a program to educate club managers on their WHS responsibilities, particularly in the area of track and facilities safety.

GRNSW has allocated funds from the Safety & Welfare Capital Grants Fund to address both Track Safety Standards and Procedures and Facilities Minimum Standards in NSW and additional annual funds to educate and train Club staff and GRNSW staff in WHS best practice.

All GRNSW Regional Coordinators have undertaken Cert IV WHS Training.

## SAFETY & WELFARE CAPITAL GRANTS PROGRAM FUNDING

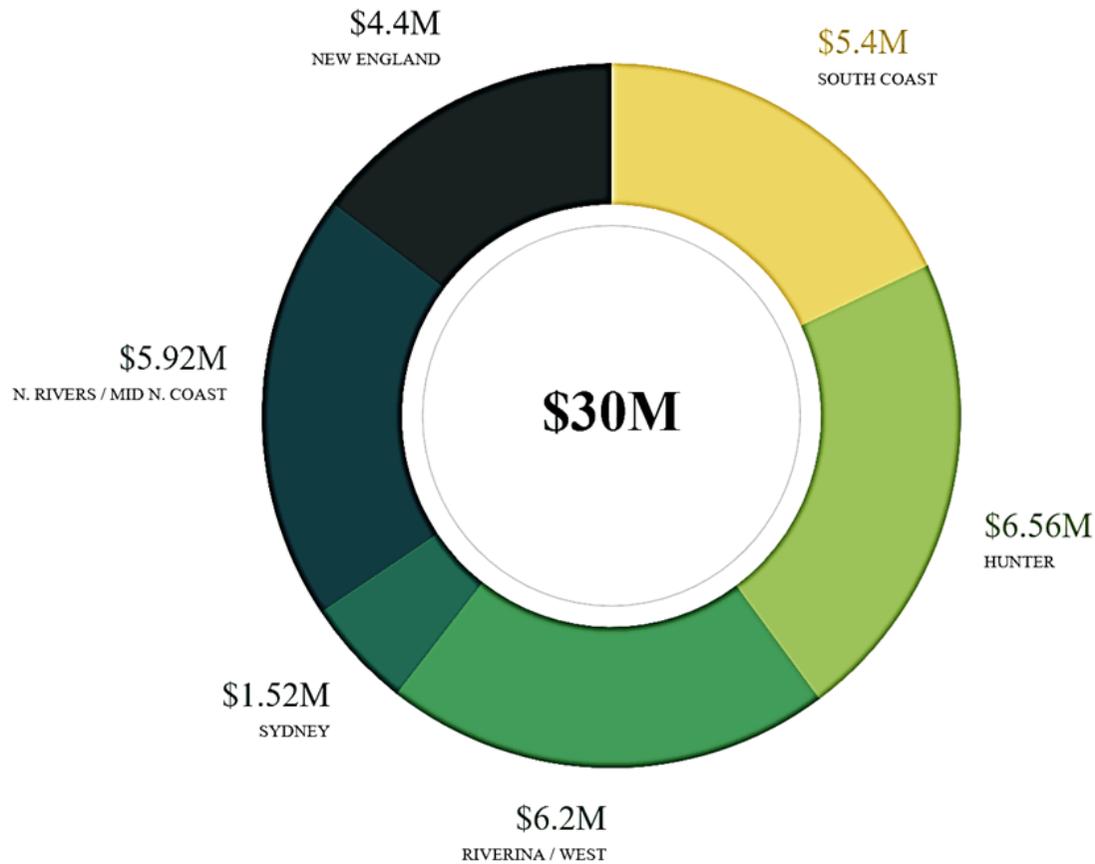
As part of the greyhound racing industry reforms announced in March 2017, the Government agreed to provide \$30M in conditional capital grants to improve animal welfare, including track upgrades to reduce injury risks.

The GRNSW Operating Licence sets a number of conditions for GRNSW to access funding from the Grants Program, including that GRNSW must:

- Engage a suitably qualified person to assess each existing track and associated infrastructure against the minimum standards for track design (once finalised)
- Assist its race clubs to prepare business cases to access grant funding for animal welfare-related infrastructure and track safety upgrades
- Determine the funding priority for projects in accordance with its strategic plan
- Submit an overall business case to the Minister to seek the release of funds

Clause 33(e) of the GRNSW Operating Licence allows GRNSW to request early access to funding from the Grants Program where immediate remediation of animal welfare infrastructure or track safety is required. If early access is requested, GRNSW and the relevant race club must demonstrate that they do not have sufficient funds to undertake the work and that they have made reasonable efforts to procure funding.

## \$30M SAFETY & WELFARE GRANTS PROJECTS 2018 – 2022



PROJECT FUNDING PER REGION

SYDNEY	\$1.52M
NORTHERN RIVERS/ MID NORTH COAST	\$5.92M
NEW ENGLAND	\$4.40M
SOUTH COAST	\$5.40M
HUNTER	\$6.56M
RIVERINA/ WEST	\$6.2M

**NOTES:**

1. Hunter projects includes funding for Greyhound Welfare Centre
2. Sydney Projects includes funding for Training Facilities

**\$30M Safety & Welfare Capital Grants Program – Approved Projects & Expenditure 1 July 2018 to 1 February 2020**

<b>PROJECTS 2018 – 2020</b>
<p><b>RACETRACK &amp; FACILITY UPGRADES</b></p> <p>GRNSW and its contractors have completed under the Safety Welfare Capital Grants Program a number of race track and facility upgrades at the following tracks in the Central Coast, New England, Mid-North Coast, Western Sydney and Metropolitan regions during the past two years.</p> <ul style="list-style-type: none"> <li>• Gosford Track rebuild, facilities upgrade and infrastructure and equipment improvements</li> <li>• Gunnedah Track upgrade and infrastructure and equipment improvements</li> <li>• Tamworth Track turn upgrade, new fencing, safety improvements</li> <li>• Wentworth Park Track and facilities upgrade and infrastructure and equipment improvements</li> <li>• Taree Kennel cooling and upgrades</li> <li>• Wauchope Kennel cooling and upgrades</li> <li>• Kempsey Kennel cooling and upgrades</li> <li>• Richmond Kennel Extension and Welfare/ Integrity room upgrades</li> </ul> <p>Works are in progress for GRNSW and its contractors to construct a new racetrack and kennel building in the Northern Rivers region.</p> <ul style="list-style-type: none"> <li>• Grafton Work will commence in July 2020 to construct a new racetrack and kennel building together with the installation of new racing infrastructure and equipment, parking areas and landscaping.</li> </ul>
<p><b>TRACK IRRIGATION</b></p> <ul style="list-style-type: none"> <li>• Gosford Installation of automatic irrigation system</li> <li>• Bathurst Installation of automatic irrigation system and water storage</li> </ul>

**\$30M Safety & Welfare Capital Grants Program – Proposed Project Expenditure 1 February 2020 – 30 June 2022**

PROJECTS 2020/21	PROJECTS 2021/22
<p><b>NEW RACETRACKS</b>                      The construction of two new tracks and facilities in the South Coast and New England regions at:</p> <ul style="list-style-type: none"> <li>• Dapto</li> <li>• Tamworth</li> </ul> <p>The New Tracks will be built in accordance with the Minimum Standards for:                      (a) Racetrack Design and Construction and;                      (b) Facilities and Amenities</p> <p>The new racing venues will focus of greyhound welfare and safety, on and off the track</p> <p>The tracks will feature optimum track design and track safety as well as the latest developments in racing infrastructure, safety and technology.</p> <p>The greyhound kennels will include the very best kennel care facilities, veterinary rooms and security and the racing spectator facilities will meet the needs of the race club, the participants and the public.</p>	<p><b>NEW RACETRACKS</b>                      The construction of two new tracks and facilities in the Riverina and North Coast regions.</p> <ul style="list-style-type: none"> <li>• Wagga Wagga</li> <li>• Tweed Heads</li> </ul> <p>The New Tracks will be built in accordance with the Minimum Standards for:                      (a) Racetrack Design and Construction and;                      (b) Facilities and Amenities</p> <p>The new racing venues will focus of greyhound welfare and safety, on and off the track</p> <p>The tracks will feature optimum track design and track safety as well as the latest developments in racing infrastructure, safety and technology.</p> <p>The greyhound kennels will include the very best kennel care facilities, veterinary rooms and security and the racing spectator facilities will meet the needs of the race club, the participants and the public.</p>
<p><b>RACETRACK &amp; FACILITY UPGRADES</b>                      The racetrack and facility upgrades include the construction of a Straight Track for TAB racing at:</p> <ul style="list-style-type: none"> <li>• Richmond</li> </ul> <p>Track Upgrades Mid-North Coast, Southern Tablelands; Hunter Valley; Riverina Regions at:</p> <ul style="list-style-type: none"> <li>• Coonamble</li> <li>• Goulburn</li> <li>• Muswellbrook</li> <li>• Taree</li> <li>• Temora</li> <li>• Wauchope</li> </ul> <p>These works will include upgrades to the track surface; kennel, participant and public facilities; racetrack equipment; technology and safety upgrades including, track and catching pen safety padding; track safety rails; starting boxes; lures and lure rail infrastructure and race timing with each track achieving full compliance with the Minimum Standards and the Track Safety Standards.</p>	

<p><b>TRACK &amp; FACILITIES MINIMUM STANDARDS COMPLIANCE UPGRADES</b>                  A number of tracks across the state require works to be undertaken at their venue to achieve compliance with the Minimum Standards.                  These funds will be allocated to works at tracks in regions across the state including North Coast; Far West, Western; South Coast, New England, Hunter and Metropolitan at:</p> <ul style="list-style-type: none"> <li>• Bathurst</li> <li>• Bulli</li> <li>• Dubbo</li> <li>• Casino</li> <li>• Coonabarabran</li> <li>• Gunnedah</li> <li>• Lismore</li> <li>• Maitland</li> <li>• Richmond</li> <li>• The Gardens</li> <li>• Wentworth Park</li> </ul> <p>The compliance upgrades will ensure that each of the tracks meets the Standard for;                  (a) Track Design and Construction and;                  (b) Facilities and Amenities                  These works will include:                  Track surface works; track fence and catching pen safety padding and safety rails; kennel cooling and security; lures and lure rails etc. Staff, public and participant safety and greyhound welfare.</p>	<p><b>TRACK &amp; FACILITIES MINIMUM STANDARDS COMPLIANCE UPGRADES</b>                  A number of tracks across the state require works to be undertaken at their venue to achieve compliance with the Minimum Standards.                  These funds will be allocated to works at tracks in regions across the state including Central Coast; Mid North Coast; South Coast, West and and Far West at:</p> <ul style="list-style-type: none"> <li>• Broken Hill</li> <li>• Gosford</li> <li>• Kempsey</li> <li>• Lithgow</li> <li>• Moree</li> <li>• Nowra</li> <li>• Potts Park</li> <li>• Young</li> </ul> <p>The compliance upgrades will ensure that each of the tracks meets the Standard for;                  (a) Track Design and Construction and;                  (b) Facilities and Amenities                  These works will include:                  Track surface works; track fence and catching pen safety padding and safety rails; kennel cooling and security; lures and lure rails etc. Staff, public and participant safety and greyhound welfare.</p>
<p><b>TRACK IRRIGATION</b>                  The installation of an automatic irrigation system and water storage tanks at the Bulli greyhound racing track to assist the Club in presenting a premium racing surface for greyhounds</p>	
<p><b>TRAINING FACILITIES</b>                  Trial Track and Equipment Upgrades at the tracks in the Wollondilly and Riverina Regions at:</p> <ul style="list-style-type: none"> <li>• Cowra</li> <li>• Thirlmere</li> </ul> <p>These upgrades will include renovation of track surfaces, starting boxes; lure and associated equipment and upgrade improvements and upgrades to ensure compliance with the Minimum Standards for Training Facilities.</p>	

	<p><b>ANIMAL WELFARE CENTRE</b>                  Rehabilitation centre and infrastructure to support greyhounds injured and in need of care during their lifecycle.</p> <ul style="list-style-type: none"> <li>• Hunter Valley</li> </ul>
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## RISKS

### External

- Local Government – Council Development Application Processes can cause unexpected delays, hindering progress and our ability to meet timelines
- Bad weather in particular, heavy rain storms can cause delays in construction time and often require additional resources to repair damage causing unexpected delay, damage resulting in unbudgeted costs
- A greyhound incident on a track, such as an accidental death, could see an over-reaction in media due to previous negative media coverage of the industry, especially with any lack of context or understanding about what has been done in terms of reform or improvements in recent years.

### Internal

#### Governance

- Incorrect execution of procedures or adherence to procurement policy and tender could place the project at risk
- Human neglect/incompetence in relation to management of the project on site could result in failure to meet project timelines and budget; negative industry feedback and negative media exposure.

#### Maintenance

- Requirement for ongoing track and equipment maintenance procedures to be adhered to by Club post project completion.
- Requirement for annual GRNSW funding for Tracks & Maintenance team and Club curators to continually upkeep tracks to required standard.

## CONCLUSION

### Sustainability of Tracks

GRNSW has concluded that all 32 Race Clubs in the state can continue to operate as their own entity or as a merged entity

GRNSW has no desire to close clubs and at recent Club forums and during any communications has encouraged Clubs with tracks that cannot be sustained to consider the following options:

- Continue to operate their track as a training, trialling centre for participants in their area
- Continue to race their allocated dates at a neighbouring racetrack registered for racing

20 \* For discussion/consultation

- c) Merge their Club with a neighbouring registered Race Club

**Track Safety and Welfare**

GRNSW has a responsibility to provide animals and human participants with safe racetracks and facilities to race and trial. It also has a responsibility to prevent any unnecessary euthanasia of racing greyhounds.

To achieve positive outcomes in the coming years GRNSW must:

1. Have access up to \$30M Safety & Welfare Capital Grants Program Funds to establish new safe tracks, remediate existing tracks to safety standards, create centres of excellence and provide welfare initiatives for retired racing greyhounds
2. Include straight track racing in strategic locations around the state
3. To ensure GRNSW fulfils its promise to rehome racing greyhounds after their racing careers, a purpose-built Animal Welfare facility in regional NSW is essential to accommodate greyhounds providing them with lifelong homes after their racing careers and ensuring all racing dogs are lovingly cared for beyond the racetrack

**Implementation**

1. GRNSW will develop a stakeholder engagement plan (with the key stakeholders; the Minister, GBOTA, GWIC and participants) to ensure a seamless communications rollout
2. It is imperative that the following factors are considered in circumstances where it is by agreement proposed that a greyhound racing track is repurposed or closed:
  - a) consideration of any upcoming race meeting dates close to or immediately prior to the track ceasing to operate as a racing venue;
  - b) if a Club ceases to operate, the transfer/sale and realisation of a Club’s assets (for example any land owned by a Club or a leasehold interest that will need to be surrendered); and
  - c) ensure that a track’s repurposing or closure is effected in accordance with the provisions of its governance documents dependent on the nature of the entity (i.e. articles of association for an incorporated association or constitution for a public company limited by guarantee) as well as the Club’s internal policies.
3. It is also imperative that moving forward Greyhound Racing Clubs are assisted by GRNSW in accordance with the provisions of GRNSW’s operating licence ensuring that clubs are financially viable entities, have a sense of social responsibility and continue to promote greyhound racing as a competitive and sustainable industry.

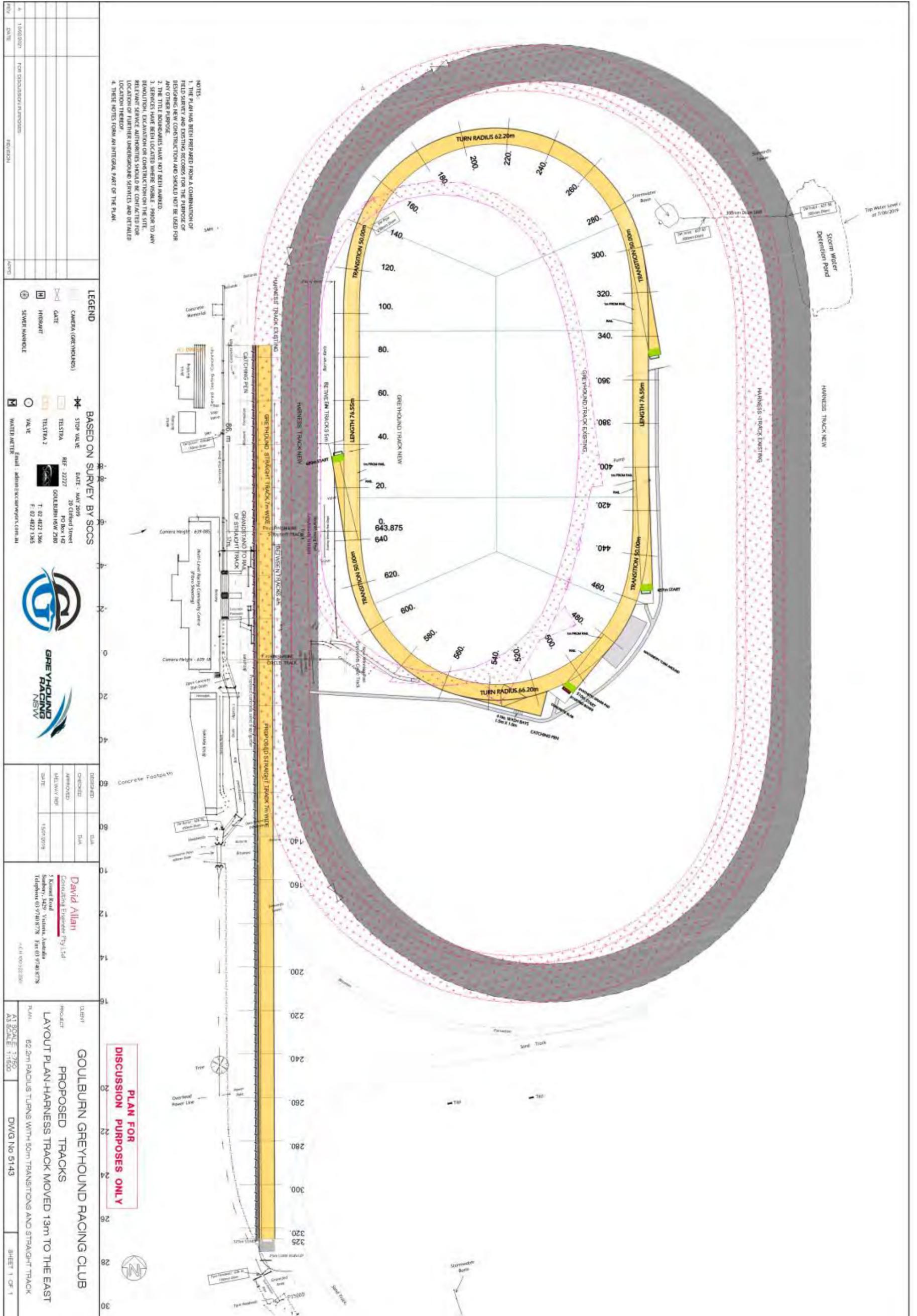
## STRATEGY TIMELINE

The table below demonstrates the proposed progress of GRNSW’s Safety & Welfare Grant Strategy:

Timeline	Key Event(s)	Status
June 2019	Finalise Track Safety Standards and Minimum Standards for Track Design & Construction; Track Facilities and Amenities and Trial Tracks	Completed
June 2019	Evaluation of Tracks to meet Track Safety and Minimum Standards	Completed
July 2019	Discussions take place with both the Temora & Cowra race clubs in regards to the potential to amalgamate into TAB racing at Temora.	Completed
August 2019	Clubs to undertake self-assessment of their track to meet Track Safety and Minimum Standards	Completed
September 2019	GRNSW to complete assessment of all tracks to meet Track Safety and Minimum Standards	Completed
October 2019	GRNSW consultation on track optimisation and sustainability of tracks (Cowra and Temora agree on transition to TAB racing from Non TAB racing allocation)	Completed
December 2019	Conduct TAB Clubs Forum to discuss ongoing viability of tracks	Completed
December 2019	The NSW GBOTA (Temora) and Cowra Clubs to merge all Non TAB racing between the clubs into TAB racing. This would commence in January 2020. The Cowra Club would continue to utilise its facility as a trial track and breaking-in facility.	Completed
December 2019	Extension to Kennel Building at Richmond	Completed
January 2020	Conduct Non TAB Clubs Forum to discuss ongoing viability of tracks. Information provided to all stakeholders including current breeding numbers, race statistics, nomination flow and industry funding. Clubs asked to consider racing options in their regions.	Completed
January 2020	Identify tracks that could be potentially repurposed to conduct trials only and begin discussions with Clubs regarding the future of their racetracks	Completed
February 2020	Consultation begins on track optimisation and sustainability of tracks. GRNSW conduct regional discussions to ascertain their views on the future: Meeting with Mudgee. Meeting with Coonabarabran and Moree. Meeting with Gunnedah and Armidale.	Progressed

Timeline	Key Event(s)	Status
February 2020	GRNSW meets with the Western Sydney Parklands Trust to discuss options with potential sites for racing and GAP facilities.	Ongoing
March 2020	Commence Upgrade Taree Non TAB grass track to meet standard for TAB racing	Completed Phase 1
May 2020	GRNSW continue discussions with Mudgee and the Club advised that they will transfer their race dates into TAB racing at Dubbo. Current site will not be utilised for trialling options.	Completed
May 2020	Temora Kennel Facility Upgrade to include Vet Room	Completed
May 2020	Consultation on track optimisation and sustainability of tracks communications with Coonamble, Coonabarabran, and Moree. Coonamble expressed interest, Moree expressed interest but with potentially Coonabarabran and Gunnedah. Due to distance, Gunnedah is the best option.	Progressed
June 2020	Consultation on track optimisation and sustainability of tracks. GRNSW conduct a stakeholder engagement forum with representatives of the Kempsey, Wauchope and Taree. Initial response from forum was that in the short term Non TAB racing would continue at both Kempsey and Wauchope and TAB race meetings to also be conducted at Wauchope. Kempsey also agreed to hold discussions with Wauchope about transitioning their Non TAB meetings to Wauchope.	Ongoing
June 2020	GRNSW continue discussions with Moree & Armidale in regards to racing options in the region. GRNSW also reaches out to the Lithgow Club to have discussions on their future racing options.	Progressing
July 2020	Commence construction new approved Track and Kennels at Grafton	DA being approved
August 2020	Upgrade Wauchope grass track to meet standard for TAB racing Install Bulli Track Irrigation. Construct Straight Track Richmond. Consider new Dapto track options and investigate a potential Greenfield site. Commence first phase of all regional Track Standards upgrades at: Lismore; Richmond; Bathurst; Dubbo; Wentworth Park, Bulli, Casino Training Facility equipment Upgrade Cowra	
September 2020	Muswellbrook Track Safety Standards Upgrade	
October 2020	Proposed Coonamble Track Upgrade	
November 2020	Thirlmere (Wollondilly) Trial Track Rebuild	
December 2020	Goulburn Track Rebuild Proposed Upgrade of Temora Track	

Timeline	Key Event(s)	Status
	Muswellbrook Track Safety Upgrade	
January 2021	Progress New Options Tamworth/New England region	
March 2021	Goulburn Track Upgrade (includes Goulburn Track Lighting)	
June 2021	Complete the second phase of all Regional Track Standards Upgrades at: Broken Hill; Coonabarabran/Moree; Potts Park; Maitland Build New Track at Wagga Wagga/ Riverina Region	
July 2021	Establish Animal Welfare Rehabilitation Infrastructure to support greyhounds injured on track and care of greyhounds during lifecycle	
2021-22	Complete third phase of all regional Track Standards Upgrades at: Nowra; The Gardens; Gosford; Gunnedah; Young; Kempsey; Lithgow; Development of Sydney Metropolitan region and Newcastle Hunter Region proposed Centres of Excellence Propose build of new track at Tweed Heads (Northern NSW)	



- NOTES:
1. THE PLAN HAS BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
  2. THE TITLE BOUNDARIES HAVE NOT BEEN MARKED.
  3. THE CLIENT HAS AGREED TO TAKE RESPONSIBILITY TO ANY BOUNDARY AND AREA LOCATIONS SHOWN ON THE SITE. PRELIMINARY SERVICE ADVICE SHOULD BE CONTACTED FOR LOCATION OF FURNITURE, UNDERGROUND SERVICES AND DETAILLED LOCATION THEREOF.
  4. THESE NOTES FORM AN INTEGRAL PART OF THE PLAN.

LEGEND

BASED ON SURVEY BY SCCS

DATE: MAY 2019

REF: 22277

28 Clarendon Street  
Goulburn NSW 2580

T: 02 4822 1366  
F: 02 4822 1365

www.greyhoundracing.com.au

**PLAN FOR DISCUSSION PURPOSES ONLY**

**GOLBURN GREYHOUND RACING CLUB**

**PROPOSED TRACKS**

**LAYOUT PLAN-HARNESSTRAK TRACK MOVED 13m TO THE EAST**

62.2m RADIUS TURNS WITH 50m TRANSITIONS AND STRAIGHT TRACK

AS SCALE 1:1000

DWG No 5143

SHEET 1 OF 1



DESIGNED	CHECKED	APPROVED	DATE

**David Allan**  
Consulting Engineer Pty Ltd  
5 Kinnear Road  
Sudbury, NSW 2859  
Telephone 02 9740 8778 Fax 02 9740 8778  
A/EL 900125300

PROJECT: PROPOSED TRACKS  
PLAN: 62.2m RADIUS TURNS WITH 50m TRANSITIONS AND STRAIGHT TRACK  
AS SCALE 1:1000  
DWG No 5143  
SHEET 1 OF 1



**15.8 ACCESS ROAD TO RDA AND CAMPDRAFT FACILITY**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. Letter from Riding for the Disabled re Taralga Road access (separately enclosed) 
  2. Riding for the Disabled Facility Funding Proposal (separately enclosed) 

<b>Link to Community Strategic Plan:</b>	CO1 – Our Community – community infrastructure
<b>Cost to Council:</b>	If the recommendation in this report is accepted then there will be no cost to Council. If any other option is chosen, Council will need to adjust its four (4) year budget accordingly
<b>Use of Reserve Funds:</b>	Nil at this time

**RECOMMENDATION**

That

1. The report of the General Manager on Funding the Access Road to the Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre facility be received
2. Council congratulates and supports the develop of the Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre facilities on Council land at Taralga Road
3. Council declines the request to further commit further financial assistance for the Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre facility at Taralga Road, Goulburn because:-
  - The original request to Council was for the land only with minimal rental – no further call on Council funds would be requested
  - The funding documentation to raise funds from external funding sources has not yet promoted to external sources and to call on Council funding without approaching other funding organisations is premature.
  - The development Application has not yet been lodged or determined thus changes to infrastructure requirements may need to change.

**BACKGROUND**

Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre are seeking from Council financial assistance for the development of the access way from Taralga Road to their proposed development.

**REPORT**

Please find attached a letter from Riding for the Disabled (NSW) Goulburn Centre and Goulburn Campdraft Association (NSW) with supporting documentation for a request that Council undertakes the upgrading of the entrance way off Taralga Road and the road into the proposed development

The cost expectation of the requests is that Council funds this upgrade at \$111,997.49

As background information- at the Council meeting on the 15th September 2020 the following is part of a resolution that was passed which is relevant to this matter:-

1. *Council does not accept either of the Expressions of Interest received for the purchase of part of Lot 2 DP 1043955, 632 Taralga Road and that this land remain in Council ownership.*
2. *Council negotiate a lease of Lot 2 DP 1043955, 632 Taralga Road to Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre, at a minimal lease charge of \$496 each per year for a period of 15 years.*
3. *Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre be informed that they would be responsible for all costs associated with the drafting and lodging of the development application and all works as a result of that development application and the establishment and operations of their facilities to ensure maintenance of their site in accordance with their lease.*

At this time of the writing of this report no development application. On the 6<sup>th</sup> January of this year a pre-lodgement meeting was held but we have had no contact with the applicant since that time. We presume the applicants are busily preparing their application and associated reports

The proposed access way is around 700 meters from Taralga Road. The cost estimate in the application is in our opinion light on as the road will need to be of reasonably high specification because of the types and weigh of the vehicles travelling to the site. The intersection works will require additional strengthening and widening because of safety issue.

It is our advice to Council that an additional \$40,000 for this work should be included in the estimate – primarily focused on additional gravel and intersection costs

The causeway structure at this time is very much an unknown as it is located in a significant catchment upstream and therefore something more substantial could be required. At this stage there is too little detail to be able to give a definite answer and it be appropriate that some kind of design should be sent to \the Office of NSW Water including Fisheries. It should be noted \$150,000 was spent to replace a causeway at Forest Siding Rd as part of the flood repair works, while not a like for like comparison it's indicative of substantial costs associated with drainage structures.

Our advice is that a further \$50,000 would be required for this causeway – however a request should be made to the appropriate Government Departments to seek clarification on the size and scope of the causeway required. For Councillors information is a photo of the water course during the recent rain event.



Thus the advice to Council is that this road and causeway structure will be in excess of \$200,000 and not the \$111,997.49 as estimated in the request.

Council will note that the resolution of Council on the 15th September 2020 was that Councils contribution to this proposed development would be the supply of the land at a minimal rental cost. The rental cost has been set at \$496 per organisation. That position of Council was arrived at from the statements from Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre who advised they were very grateful for the land and all further cost needs will be from other sources.

Council will be aware of the funding document that Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre have prepared. The cost of the road and causeway is included in that document preliminary estimates of \$3,275,559.

The recommendation in this report is for Council to retain its position established at the 15<sup>th</sup> September 2020 meeting being that Council contribution is the land and the minimal rental. The reason for this recommendation is

- The original request to Council was for the land only with minimal rental – no further call on Council funds would be requested
- The funding documentation to raise funds from external funding sources has not yet promoted to external sources and to call on Council funding without approaching other funding organisations is premature.
- The development Application has not yet been lodged or determined thus changes to infrastructure requirements may need to change.

Another two options that Council may wish to consider if it was of the opinion to change from its 15<sup>th</sup> September 2020 position could be (but not recommended by management)

1. Make a \$100,00 Contribution

*Council make a financial contribution to the proposed facility being promoted by Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre to the amount of \$100,000 subject to a development application being determined in the positive. The \$100,000 funding be from the deletion of one of the following project from the 2021/22 budget...*

If Council is of the opinion for this option then one of the following options be considered to be deleted from the four year budget:-

- Delete one year of Copford Reach upgrade
- Delete the Kenmore Street Toilets or Roberts Parks upgrade– need agreement from funding authority
- Undertake work from Urban road rehabilitation and delete current programme – Blackshaw Road and Knox Street
- Reduce footpath replacement from \$200K to \$100K
- Remove from budget the Seiffert Oval toilets
- Reduce and remove any road works funded from General Revenue such as Resheeting, Resealing, or Guardrails

2. Defer this Decision

*Council advises Goulburn Campdraft Association (NSW) and Riding for the Disabled (NSW) Goulburn Centre that it is inappropriate to make such a decision at this time until the Development Application is determined. Council will be involved as land owner in the Development Applicant and thus to make a financial contribution as this time before the application is lodged would be inappropriate.*

**15.9 RENEWAL OF THE ALCOHOL FREE ZONES IN GOULBURN**

**Author:** Scott Martin, Director Planning & Environment

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Alcohol Free Zone [↓](#) 

<b>Link to Community Strategic Plan:</b>	Strategy CO3 - Foster and encourage positive social behaviours to maintain our safe, healthy, and connected community.
<b>Cost to Council:</b>	Approximately \$3,000. This can be absorbed under current funding allocations in the 2020/2021 Operational Plan.
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Director Planning & Environment on the renewal of the Alcohol Free Zone be received.
2. The proposal to renew the Alcohol Free Zone for Goulburn (i.e. area bounded by Clinton Street, Bourke, Lithgow, Lagoon, Bruce, Grafton and Sloane Streets) for a period of 4 years from 1 July 2021 until 30 June 2025, be placed on public exhibition.
3. The proposed Alcohol Free Zone be adopted if no significant objections are received following the public exhibition period.
4. Exemptions be considered on a case by case basis for community events and subject to a Council Report approving individual events.
5. The Alcohol Zone Free Zone be renewed for a further 4 years, i.e. from 1 July 2021 until 30 June 2025.

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

**BACKGROUND**

The Alcohol Free Zone currently in place for Goulburn will expire on 30 June 2021. The purpose of this report is to propose the renewal of the Alcohol Free Zone in Goulburn.

**REPORT**

The *Local Government Act 1993* provides for the establishment of an Alcohol Free Zone for a maximum of 4 years. The Alcohol Free Zone is intended to work in tandem with other policing strategies such as the Liquor Accord, public education, drug and alcohol programs and increased Police profile in problem locations.

Alcohol Free Zones relate to roads, footpaths, lanes and public car parks. Alfresco / street dining is exempt from the legislative provisions provided the activity has Council approval and the consumption of alcohol is restricted to a defined area. Preventing alcohol consumption in public places such as parks is dealt with under separate legislation as Alcohol Prohibited Areas.

The Alcohol Free Zone currently in place for Goulburn (refer Attachment) will expire on 30 June 2021. A strict protocol must be followed to re-establish an Alcohol Free Zone.

To continue the initiative it is necessary to:

- Place a public notice in the newspaper inviting submissions within 30 days
- Invite submissions from local Police, licensed premises, registered clubs, Aboriginal or culturally and linguistically diverse groups.

Upon adoption of the Zone, public notice will be given of the decision. Enforcement of the Alcohol Free Zone is a Police responsibility. Their enforcement powers do not take effect until 7 days after the public notice and the provision of adequate signposting.

The existing street signs erected in Goulburn must be updated by Council with the new expiration date of 1 July 2021 until 30 June 2025. The cost of materials and labour is approximately \$3,000. The cost can be absorbed under current funding allocations in the 2020/2021 Operational Plan.

# GOULBURN ALCOHOL-FREE ZONE from 1st August 2014 to 1st July 2017



**Legend**

-  Alcohol-Free Zone
-  Alcohol Prohibited Area
-  Alcohol-Free Sign
-  Licenced Premises
-  Police



example of 450 x 300mm sign



**15.10 MODEL A FORD CLUB - NATIONAL MEET 2022**

**Author:** Sarah Ruberto, Business Manager Marketing Events & Culture

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. **Booking ID 3367 Quote Recreation Area Model A Ford Club Rally 20220911.doc** [↓](#) 
  2. **Model A Ford National Meet - Event Impact.pdf** [↓](#) 

<b>Link to Community Strategic Plan:</b>	Strategy EC2 – Jointly develop appropriate tourism opportunities and promote the region as a destination.
<b>Cost to Council:</b>	Provisions to be made to include the Recreation Area fees (\$4,081.73 excl. GST) into the 2022/23 Marketing & Events budget, and then a journal transfer would be made for this amount to the appropriate Community Facilities and Waste budgets.
<b>Use of Reserve Funds:</b>	N/A

**RECOMMENDATION**

That

1. The report from the Business Manager Marketing Events & Culture on the Model A Ford Club National Meet 2022 be received.
2. Council support the NSW Model A Ford Club’s request for in-kind assistance for their National Meet, up to the value of \$5,000.00 excl. GST towards the facility hire of the Recreation Area, cleaning and waste services; to be funded from the 2022/23 Event Development Fund into the appropriate income budgets.

**BACKGROUND**

The NSW Model A Ford Club have been in discussions with Council’s Marketing and Events Team and the Recreation Facility Manager in relation to bringing their 27<sup>th</sup> Model A Ford National Meet to Goulburn in September 2022.

Goulburn is well positioned to support car club events, and the organising committee have identified Goulburn as the ideal destination to host the 2022 National Meet. The Committee have now confirmed Goulburn as the host destination for the event, largely based out at the Recreation Area from 11-17 September 2022.

This report promotes supporting the event through funding the costs of the facility hire through the Event Development Fund budget.

**REPORT**

The Model A Ford Club National Meet is scheduled to be held in Goulburn from 11-17 September 2022, bringing with it 150-200 Model A Fords and 400-450 participants from across Australia.

Based on the 450 participants, staying 7 nights, the total estimated spend for this event from event participants is \$847,350 (based on \$269 average daily spend). This is likely to increase with additional spectators who are drawn to the event from within the community and outside the local government area. The table on the following page and attached event impact summary provide additional information on employment impacts and value added as a result of securing this event.

	<b>Output (\$)</b>	<b>Value-added (\$)</b>	<b>Local Jobs (Annual Jobs)</b>
Direct impact	677,880	306,513	6.3
Industrial impact	239,354	99,483	1.0
Consumption impact	146,429	66,201	0.7
<b>Total impact on GMC area economy</b>	<b>1,063,663</b>	<b>472,198</b>	<b>8.0</b>

This event will not only bring a significant economic benefit, it also generates a positive social contribution to Goulburn Mulwaree, with vehicle runs, dinners, tours, a static car display and more.

The NSW Model A Ford Club are seeking in-kind support in the form of fee waivers associated with the use and hire of the Recreation Area, including waste and cleaning charges. These costs currently amount to \$3,962.84 excl. GST and are included in the attached quote estimate. Given this event is two financial years away, an allowance needs to be made for future increases to the fees and charges. For this reason it is recommended that an amount of up to \$5,000.00 excl. GST of in-kind assistance be approved towards the facility hire of the Recreation Area, cleaning and waste services.

It is noted that pending confirmation of the arrangements for the 'Static Car Display', additional support may be sought from Council, but not details have been provided in relation to this at this stage.



Locked Bag No. 22  
GOULBURN NSW 2580

25 Feb 2021

Robert Taylor  
395 Guildford Road  
Guildford NSW 2161

Dear Robert,

**Subject: Booking Enquiry & Quote**

Please find below the details and quote for your booking enquiry.

**Booking particulars**

Booking Reference Number	49826 to 49842 inclusive
Event Description	Model A Ford Club Rally
Booking Status	Confirmed
Phone number on file	

**Booking Details**

Facility Booked	Date	From	To	Charges (inc GST)
Area P Pavilion only	11 Sep 2022	08:00 AM	08:00 PM	\$224.00
Grace Millsom Function Centre	11 Sep 2022	09:00 AM	05:00 PM	\$350.00
Area P Pavilion only	12 Sep 2022	08:00 AM	08:00 PM	\$224.00
Grace Millsom Function Centre	12 Sep 2022	09:00 AM	05:00 PM	\$350.00
Grace Millsom Function Centre	12 Sep 2022	05:30 PM	08:30 PM	\$350.00
Area P Pavilion only	13 Sep 2022	08:00 AM	08:00 PM	\$224.00
Grace Millsom Function Centre	13 Sep 2022	09:00 AM	05:00 PM	\$175.00
Area P Pavilion only	14 Sep 2022	08:00 AM	08:00 PM	\$224.00
Grace Millsom Function Centre	14 Sep 2022	09:00 AM	05:00 PM	\$350.00
Grace Millsom Function Centre	14 Sep 2022	06:00 PM	09:00 PM	\$0.00
Area P Pavilion only	15 Sep 2022	08:00 AM	08:00 PM	\$224.00
Grace Millsom Function Centre	15 Sep 2022	09:00 AM	05:00 PM	\$350.00
Area P Pavilion only	16 Sep 2022	08:00 AM	08:00 PM	\$224.00
Grace Millsom Function Centre	16 Sep 2022	09:00 AM	05:00 PM	\$175.00
Veolia Arena	16 Sep 2022	06:00 PM	10:00 PM	\$224.00

Area P Pavilion only	17 Sep 2022	08:00 AM	08:00 PM	\$224.00
Grace Millsom Function Centre	17 Sep 2022	09:00 AM	11:00 AM	\$87.50

**Total Bookings \$: \$3 979.50**

**Other Booking Charges**

Additional Charges	Qty	Hours	\$ per hour	Charges (inc GST)
Grace Millsom Function Centre Cleaning & Waste Removal	3		\$175.00	\$175.00
Veolia Arena Additional Toilet Cleaning Services	1		\$165.00	\$165.00

**Total Additional Charges: \$340.00**

**GRAND TOTAL GST \$392.66**  
**GRAND TOTAL (inc GST) \$4 319.50**

If you have any questions about this booking enquiry or any of Council's facilities, please call me on 02 4823 4901.

Yours faithfully

ANNE RUDELL  
 Goulburn Mulwaree Council

# Goulburn Mulwaree

## Event impact calculator

Events are very important contributors to local and regional economies. A successful well run event can provide significant value to an area by adding jobs and money to the local economy and providing additional cultural and social benefits. Alternatively, the wrong event may have considerable negative impacts such as a loss of money or reputation.

The event impact calculator has been developed to enable Goulburn Mulwaree Council area to calculate the potential economic impact of a proposed event. This can be used in conjunction with other methods to help Goulburn Mulwaree Council area select the most appropriate events to support. This calculator alone cannot predict which events will be successful, however it can indicate the potential economic impact a successful event may have across a range of economic measures such as output, employment, wages and salaries and local jobs.

This tool uses input/output estimates to calculate the impact of an event based on the average spend per day by visitors to the event. Simply enter the type of event, the significance of the event, the duration of the event and the average spend per day to calculate the potential economic impact.

As events can also contribute to an area in other ways, such as socially, culturally and environmentally, it is important that other tools or methods are also used to evaluate the potential or benefit of an event.

### Event Impact Summary

Goulburn Mulwaree Council area - Model A Ford Club National Meet - Modelling the effect of \$847,350 from a Sports and Recreation Activities event with State significance

	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)	Resident Jobs (annual jobs)
Direct impact	677,880	306,513	6.3	--
Industrial impact	239,354	99,483	1.0	--
Consumption impact	146,429	66,201	0.7	--
<b>Total impact on Goulburn Mulwaree Council area economy</b>	<b>1,063,663</b>	<b>472,198</b>	<b>8.0</b>	<b>--</b>

Source: [National Institute of Economic and Industry Research \(NIEIR\)](#) ©2019. Compiled and presented in economy.id by [.id](#) (informed decisions).

Note: All \$ values are expressed in 2018/19 base year dollar terms.

The proposed Model A Ford Club National Meet event is planned to start on the 11/09/2022 and run for 7 days. It is an event of State significance and is estimated to attract 450 visitors per day over the 7 days, with an average spend per person per day of \$269. This equals a total visitor spend of \$847,350 attributed to this event. Assuming the event will be held in Goulburn Mulwaree Council area, it is calculated to have the following potential impact:

### Impact on Output

The total visitor spend of \$847,350 attributed to staging the Model A Ford Club National Meet would lead to a direct impact on output of \$677,880. This additional direct output from the economy would also lead to an increase in indirect demand for intermediate goods and services across related industry sectors. These indirect industrial impacts (Type 1) are estimated to be an additional \$239,354 in Output.

There would be an additional contribution to Goulburn Mulwaree Council area economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in Output of \$146,429.

The combination of all direct, industrial and consumption effects would result in total estimated rise in Output of \$1,063,663 in Goulburn Mulwaree Council area economy.

### Impact on value added and GRP

The impact of an additional of \$847,350 spend to the local economy as a result of running Model A Ford Club National Meet in Goulburn Mulwaree would lead to a corresponding direct increase in value added of \$306,513. A further \$99,483 in value added would be generated from related intermediate industries.

There would be an additional contribution to Goulburn Mulwaree economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in value added of \$66,201.

The combination of all direct, industrial and consumption effects would result in an estimated addition in value added of \$472,198 in Goulburn Mulwaree economy.

Value added by industry represents the industry component of Gross Regional Product (GRP). The impact on Goulburn Mulwaree's GRP as a result of staging this event is directly equivalent to the change in value added outlined above.

In summary, GRP in Goulburn Mulwaree is estimated to increase by \$472,198.

### Impact on Employment (local jobs, 12mth jobs)

The employment impact of an event is expressed in local jobs. For example, an event that generates 4 weeks of work for 13 people (52 weeks of work in total), would have an employment impact equivalent to 1.0 annual local job.

The direct addition of \$847,350 spend to the local economy as a result of staging the Model A Ford Club National Meet event in Goulburn Mulwaree is estimated to lead to a corresponding direct increase of employment equivalent to 1.3 annual local jobs across a range of industries. From this direct expansion in the economy it is anticipated that there would be flow on effects into other related intermediate industries, creating an additional employment equivalent to 1.0 annual local jobs.

This addition of employment in the local economy would lead to a corresponding increase in wages and salaries, a proportion of which would be spent on local goods and services, creating a further increase equivalent to 0.7 annual local jobs through consumption impacts.

The combination of all direct, industrial and consumption effects would result in a total estimated increase of employment equivalent to 8.0 annual local jobs located in Goulburn Mulwaree.

**15.11 TENDER 2021T0017 - PROCESS ELECTRICAL WORK**

**Author:** Trevor Sultana, Business Manager Water Operations

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. 2021T1017 Process Electrical Work Non-Price Evaluation signed.pdf - Confidential
  2. 2021T1017 Process Electrical Work Price Evaluation Rates - Confidential
  3. 2021T1017 Process Electrical Work Price Evaluation Comparison.pdf - Confidential
  4. 2021T1017 Process Electrical Work Combined Evaluation.pdf - Confidential
  5. 2021T0017 Process Electrical Works Tender Evaluation Report Signed.pdf - Confidential

<b>Link to Community Strategic Plan:</b>	IN 5 - Ensure high quality water supply options for towns in the region IN 6 – Implement safe, accessible and efficient management and recycling options for general waste, greenwaste and sewage.
<b>Cost to Council:</b>	On an as-required basis. Costs to come from maintenance budgets of each site work is completed at.
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Business Manager Water Operations be received on Tender 1921T0017 Process Electrical Work
2. The Tender from David Alt Electrical is accepted for the Process Electrical Work Contract for the schedule of rates submitted in accordance with the specification and documents for Tender 1921T0017.

**BACKGROUND**

As part of the management of the water and wastewater treatment infrastructure, Council is often required to complete both scheduled and reactive electrical maintenance work to ensure the systems remain operational. These works, especially reactive works, require fast turnaround times to ensure that the impacted infrastructure is operational as soon as possible. Faulted infrastructure such as pumps and flow meters can impact on the operation of Council's treatment infrastructure, resulting in issues such as overflowing pump stations or poorly treated or no water. As a result, a tender has been advertised for the electrical services of a suitable qualified contractor to complete these works when and as required.

**REPORT**

Tenders were called for Process Electrical Work for water and wastewater treatment on 16 February 2021.

The tender process was conducted consistent with the requirements of the *Local Government Act 1993*, *Local Government (General) Regulation 2005* and the *Tendering Guidelines of NSW Local Government (General) Regulation 2009*.

Tenders closed on 16 March 2021 and submissions were received from the following companies:



<b>Company</b>	<b>Address</b>
Concept Engineering Services Pty Ltd	Unit 1 / 9A Lyell Street, Mittagong NSW 2575
David Alt Electrical Pty Ltd	37 Kinghorne Street, Goulburn NSW 2580
Webster and Macpherson Electrical Pty Ltd	7 Rifle Range Road, Goulburn NSW 2580

Tender Evaluation Panel was established and included;

- Trevor Sultana (Chair)      Business Manager Water Operations
- Jason Adams                      Operations Engineer Water & Wastewater
- Carina Smith                      Operations Centre Manager

The evaluation process was carried out by The Panel following the process outlined in the Tender Plan, which was completed and signed before the tender was advertised. The final Evaluation Report is attached to this Council report.

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

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

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

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

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

- Previous Company Experience and Performance      30%
- Company Capability and Resourcing      30%
- Project Appreciation and Methodology      20%
- Local Business and Industry Participation      10%
- Management Systems      10%

**Phase 3: Detailed Evaluation of Price Criteria**

Price schedules were reviewed, with scenarios created to assess and compare the costs submitted by each contractor. The scenarios and costs are attached to this report.

**Phase 4: Final Evaluation**

The Price and Non-Price scores were reviewed and combined. The weightings for this were:

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

The final ranking was determined to be:

<b>Ranking</b>	<b>Tenderer</b>
1	David Alt Electrical
2	Concept Engineering Services

3	Webster and MacPherson Electrical
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Following the completion of the tender evaluation process, The Panel recommends David Alt Electrical Pty Ltd be nominated as the preferred tenderer in accordance with the documentation for 2021T0017. This recommendation is based on David Alt Electrical Pty Ltd being the highest ranking proponent at the completion of the evaluation process combining both non-price and price criteria.

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

**15.12 2021T0015 GOULBURN MULWAREE COUNCIL FLEET WORKSHOP UPGRADE**

**Author:** Matthew O'Rourke, Director Operations

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. Risk of Failure Report Cercol Constructions - Confidential
  2. Evaluation Report 2021T0015 - Confidential
  3. Evaluation Panel Assessment 2021T0015 Signed - Confidential

<b>Link to Community Strategic Plan:</b>	IN4.2 Upgrade community facilities to improve service provision.
<b>Cost to Council:</b>	The total project cost for this work is \$980,000 with the allocated budget \$900,000. Therefore an additional \$80,000 is required to meet the total project cost.
<b>Use of Reserve Funds:</b>	N.A.

**RECOMMENDATION**

That:

1. The report from the Director Operations on 2021T0015 Goulburn Mulwaree Council Fleet Workshop Upgrade be received;
2. The tender submission from Cercol Construction Services Pty Ltd for \$704,071 (GST exclusive) is accepted in accordance with the Request For Tender documents 2021T0015;
3. The General Manager is authorised to approve a variation of up to ten (10) percent (\$70,407) for this project; and
4. If variations are required up to the value of \$80,000 then the amount be transferred from the 2021/22 Heavy Plant Replacement program into this project with the equivalent reductions in the 2021/22 Heavy Plant Replacement program. Such adjustments be made through the quarterly budget reviews
5. Unexpended funds from the 2020/21 budget allocation be carried forward to 2021/22.

**BACKGROUND**

Goulburn Mulwaree Council (GMC) is about to commence a refurbishment of the existing fleet workshop at the Hetherington Street Depot, 42 Hetherington Street Goulburn NSW 2580.

The refurbishment includes a new staff lunch room, new office area with meeting room, new ground floor entrance, new external storage area, new mezzanine storage area, refurbished staff amenities, workshop floor topping slab, refurbished workshop area and external storage shed.

An important aspect of these works will be staged construction to allow operations to continue as far as practical during the construction period. While the office staff will be relocated during the construction period, the workshop must still have the ability to repair and service vehicles.

This report summarises the responses received for the workshop upgrade works in accordance with Request For Tender (RFT) 2021T0015 and recommends a preferred contractor to undertake the proposed works.

**REPORT**

Tenders were called on the 22 December 2020 under 2021T0015 Goulburn Mulwaree Council Fleet Workshop Upgrade 2021T0015. The tender process was conducted in accordance with the Division of Local Government Tendering Guidelines.

RFT documents were advertised on Tender Link on 22 December 2020, in the Sydney Morning Herald on 23 December 2020 and the Goulburn Post on 23 December 2020. Tender submissions closed 16 February 2021. Tender submissions were received from the following four (4) companies on the closing date:

Company	Address
Adaptive Interiors	37 Hope Street Dickson Canberra ACT 2602
Cercol Construction Services Pty Ltd	22 Jones Street Wagga Wagga NSW 2650
Edwards Constructions (NSW) Pty Ltd	10/48 Berry Street Nowra NSW 2541
Rok Solid Concreting Pty Ltd	174 Taralga Road Goulburn NSW 2580

A Tender Evaluation Panel (TEP) was established comprising of:

- Director Operations (Chair)
- Business Manager Works
- Operations Centre Manager.

The evaluation process was carried out by the TEP as outlined in the Tender Evaluation and Probity Plan. The Tender Evaluation and Probity Plan was completed prior to advertisement. The final Evaluation Report is attached to this Council report.

The TEP met initially to determine whether the tenders were conforming to mandatory submission requirements. The submission from Rok Solid Concreting Pty Ltd was deemed incomplete and therefore was not considered for further evaluation. The panel then completed the detailed evaluation of the non-price criteria for the remaining three companies in accordance with the following weightings:

- Company Experience and Performance 25%
- Company Capability and Resourcing 15%
- Project Appreciation and Methodology 40%
- Local Industry Participation 10%
- Management Systems 10%

Price was kept separate from the evaluation of the non-price criteria to avoid bias in the non-price evaluation. The weighting for price and non-price criteria were applied at:

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

The pricing submissions of the other three companies were then assessed to determine the overall Value For Money (VFM) score as outlined in the Evaluation and Probity Plan for Tender 2021T0015.

VFM Ranking	Company
1	Cercol Construction Services Pty Ltd
2	Edwards Constructions Pty Ltd
3	Adaptive Interiors

Cercol Construction Services Pty Ltd have completed numerous similar projects with satisfactory performance as determined from consultation with references. Also, the initial financial assessment indicated they are a Very Low Risk of failure.

At the conclusion of the tender evaluation process the TEP concluded that the submission from Cercol Construction Services Pty Ltd represents the highest Value For Money and lowest risk to Council.

Therefore, the TEP recommends that Council accept the tender submission from Cercol Construction Services Pty Ltd and they are engaged as the preferred contractor in accordance with the documentation for 2021T0015.

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

The total budget for this project is \$900,000. By not accepting the lowest tender, the total construction costs are \$980,000. These costs are comprised of the following:

• Expenditure to date on design and planning tasks;	\$37,937
• GMC construction phase costs including electrical upgrade, IT fit out, asbestos removal;	\$167,585
• Construction cost including 10% contingency.	<u>\$774,478</u>
<b>Total</b>	<b><u>\$980,000</u></b>

Therefore additional funds are required to meet the total construction costs outlined above. It is proposed to defer a truck replacement from 2021/22 Heavy Plant Replacement program to a future heavy plant replacement program. This would enable transfer of sufficient funds to cover the additional construction costs and not impact the budget bottom line.

**15.13 2021T0019 - TELEMETRY SUPPORT SERVICES**

**Author:** Trevor Sultana, Business Manager Water Operations

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. 2021T1019 Telemetry Support Services Price Evaluation Rates - Confidential
  2. 2021T1019 Telemetry Support Services Price Evaluation Comparison - Confidential
  3. 2021T0019 Telemetry Support Services Combined Evaluation - Confidential
  4. 2021T0019 Telemetry Support Services Non-Price Evaluation Signed - Confidential
  5. 2021T0019 Telemetry Support Services Tender Evaluation Report Signed - Confidential

<b>Link to Community Strategic Plan:</b>	IN 5 - Ensure high quality water supply options for towns in the region IN 6 – Implement safe, accessible and efficient management and recycling options for general waste, greenwaste and sewage.
<b>Cost to Council:</b>	On an as-required basis. Costs to come from maintenance budgets of each site work is completed at.
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Business Manager Water Operations be received on Tender 2021T0019 Telemetry Support Services.
2. The Tender from 360 Engineering is accepted for the Telemetry Support Services Contract for the schedule of rates submitted in accordance with the specification and documents for Tender 2021T0019.

**BACKGROUND**

As part of the management of Council’s water and wastewater infrastructure, it is essential for Council to operate and maintain our existing telemetry infrastructure. The telemetry systems that Council operates controls and manages the water and wastewater systems. The system initiates important functions such as switching pumps on and off, monitors levels, monitors water quality, controls chemical dosing and triggering alarms to alert staff of any issues in the treatment process and networks. The telemetry system is vital for the reliable automation of these systems. Council regularly carries out regular maintenance and upgrade works to ensure the telemetry systems meet operational requirements and avoids the system from faulting or malfunctioning. As such, having the expertise required to ensure these control systems are operational is pivotal to ensuring Council can adequately transport and treat its water and wastewater and any issues are addressed as soon as they appear. This contract aims to source a contractor who can rectify any issues with Council’s telemetry system both during and after hours, to ensure any issues are addressed and rectified as soon as possible

**REPORT**

Tenders were called for Telemetry Support Services for water and wastewater treatment on 9 February 2021.

The tender process was conducted consistent with the requirements of the *Local Government Act 1993, Local Government (General) Regulation 2005* and the *Tendering Guidelines of NSW Local Government (General) Regulation 2009*.

Tenders closed on 9 March 2021 and submissions were received from the following companies:

<b>Company</b>	<b>Address</b>
360 Engineering Pty Ltd	32 C Suakin Drive Mosman NSW 2088
Alliance Automation	U2/25A Sandringham Avenue Thornton NSW 2322
Coengineer Pty Ltd	Level 15/60 Station Street Parramatta NSW 2150
Hunter H2O Holdings Pty Ltd	19 Spit Island Close Mayfield West NSW 2304
R and D Technology Pty Ltd	102 Munibung Road Cardiff NSW 2285
SAFEGroup Automation Pty Ltd	170 Swan Street Morpeth NSW 2321
Watters Electrical Pty Ltd	1/303 North Street Albury NSW 2640

Tender Evaluation Panel was established and included;

- Trevor Sultana (Chair)      Business Manager Water Operations
- Jason Adams                      Operations Engineer Water & Wastewater
- Carina Smith                      Operations Centre Manager

The evaluation process was carried out by The Panel following the process outlined in the Tender Plan, which was completed and signed before the tender was advertised. The final Evaluation Report is attached to this Council report.

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

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

The panel met to determine whether the tenders were conforming to the mandatory submission requirements. From this process, the two submissions from Coengineer Pty Ltd and R and D Technology Pty Ltd were found to be non-conforming. As such, only 5 of the tender submissions were considered for the remaining evaluation phases.

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

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

- Company Experience and Performance                      30%
- Company Capability and Resourcing                              25%
- Project Appreciation and Methodology                      30%
- Management Systems    15%

**Phase 3: Detailed Evaluation of Price Criteria**

Price schedules were reviewed, with scenarios created to assess and compare the costs submitted by each contractor. The scenarios and costs are attached to this report.

Phase 4: Final Evaluation

The Price and Non-Price scores were reviewed and combined. The weightings for this were:

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

The final ranking was determined to be:

Ranking	Tenderer
1	360 Engineering
2	Alliance Automation
3	Hunter H2O
4	SAFEgroup Automation
5	Watters Electrical

Following the completion of the tender evaluation process, The Panel recommends 360 Engineering Pty Ltd be nominated as the preferred tenderer in accordance with the documentation for 2021T0017. This recommendation is based on 360 Engineering Pty Ltd being the highest ranking proponent at the completion of the evaluation process combining both non-price and price criteria.

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

**15.14 OPERATIONAL PLAN 2021 - 2022**

**Author:** Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. **Draft Operational Plan and Appendices 2021-2022 (separately enclosed)** 

<b>Link to Community Strategic Plan:</b>	Delivery Plan Action CL1.2 - Ensure the long term financial sustainability of Council through effective and prudent financial management (CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community)
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report of the Director of Business Services on the Draft Operational Plan 2021/22 be received.
2. The Draft Operational Plan 2021/22 and budget be approved for public exhibition.
3. The Draft Operational Plan 2021/22 budget placed on public exhibition from Thursday 8 April until Friday 7 May 2021 for wider community comment.
4. Invitations be extended to any submitters wishing to speak to their submission be by way of audio conference (for a maximum of 5 minutes) at the Public Forum of the Council meeting on 1 June 2021 as part of the submission consideration process.

**BACKGROUND**

To present the Draft Operational Plan 2021/22 for consideration to be placed on public exhibition.

**REPORT**

Staff have now completed the preparation of the Operational Plan for consideration. The Draft plans have been prepared in accordance with s402-406 *Local Government Act 1993*.

Information on various aspects of the document have been distributed and discussed at recent Councillor briefing sessions, including:

- Operational Budget and Capital Works – 23 February 2021
- Statement of Revenue Policy and Capital Works – 9 March 2021
- Strategy Tables, Fees & Charges and other issues – 25 March 2021

**Background**

The Operational Plan is one of the key plans in the suite of Integrated Planning and Reporting documents.

The intended purpose of the Operational Plan is to detail the activities engaged in by Council during the year in question (in this case 2021/22) as part of the Delivery Plan covering that year. Similar to the former Management Plan, the Operational Plan also includes the budget, capital works program, fees and charges and the statement of revenue policy for 2021/22.

## **Budget Philosophy**

The Budget philosophy is based on taking a conservative approach to income generation to ensure that incomes are not optimistically overstated, which could result in an adverse effect if they are not received to the level expected. Grant incomes are also not included unless there is a reasonable degree of certainty for their receipt. Expenditure has been included at realistic levels based on the best available professional and technical assessment. As always, factors throughout the year may result in variations to both income and expenditure that will be dealt with as part of the quarterly review process.

The budget and forward projections have also been set to ensure the ongoing sustainability of future budgets.

## **Capital Works Program**

The Capital Works Program is presented for the current year plus three forward years. A detailed 2021/22 works program has also been included.

The original Draft Capital Works Program was provided to Council prior to the Councillor briefing session on 23 February 2021. The capital works program was further discussed at the Councillor briefing sessions on 9 and 23 March 2021.

The program includes a number of major and exciting projects that have been proposed for 2021/22 including:

- Continuation of the Wollondilly Walking Track
- Completion of construction of the Performing Arts Centre
- Replacement of the Towrang Road Bridge
- Continued work on the Japanese Garden
- Implementation of the CBD Masterplan
- Completion of the Aquatic Centre Upgrade
- Redevelopment of Goulburn Regional Hockey Complex
- Improvements to infrastructure in the North Goulburn Industrial Precinct
- Upgrade works at the Goulburn Waste Management Centre
- Continuation of the Effluent Reuse Irrigation Scheme construction
- Goulburn Water Treatment Plant augmentation works
- Ongoing major renewal works on both Water and Sewer reticulation assets.

## **Sewer Charges**

An increase of 3.00% is proposed to the Sewerage Availability Charges for 2021/22.

The Sewer User Charge is also proposed to increase by 3.00%.

## **Water Charges**

Water Availability Charges are proposed to increase by 3.00% in 2021/22.

Water Usage Charges for Goulburn are also proposed to increase by 3.00%.

## Domestic Waste Charge

The Domestic Waste charge is proposed to increase by 3.5% in 2021/22 to \$394 per property. The rural waste fee is proposed to be set at \$150 which represents an increase of 7.1% (\$10) on the 2020/21 fee.

## Waste Management Charges

Waste Management Centre fees and charges have the following changes:

- Commercial waste collection charges have increased by approximately 3.5%.
- Tipping fees increases range from 0% to 4%.

## Stormwater Levy

There is no intent to formally charge a Stormwater Levy for 2021/22.

## Financial Constraints

The task of preparing the Budget has been undertaken in the context of the following constraints:

**Rate pegging limit** – IPART has set the rate pegging limit for 2021/22 at 2.0%. This amount continues to be short of the real cost increases which Council is faced within this Budget and, despite the work done to ensure that Council meets the fit for the future criteria throughout this plan, is unsustainable in the long term.

Despite these documents being prepared to ensure that the Council remains fit for the future into the future, Council may need to consider applying for a Special Rate Variation (SRV) at some stage in the not too distant future. At this stage, no SRV has been incorporated into the plan, however Council will need to consider this early in the new financial year to allow enough time for public consultation should they wish to consider a SRV for the 2021/22 rating year. Council staff are currently working with a consultant to develop a Financial Sustainability Strategy to ensure Council will be able to maintain sustainability into the future while addressing funding issues arising out of Council's Strategic Asset Management Plans.

**Financial Assistance Grant** – the 2020/21 Financial Assistance Grant did not eventuate at the levels anticipated in the budget leaving us with a small shortfall in the current year which was addressed in the December 2020 Quarterly Budget Review. It is expected that the amount from this grant will now increase at an annual rate of between 2% and 2.5%. At present, Council is continuing to receive part of this Grant "in advance" (prior to the Financial Year for which it is intended). This amount will continue to be placed into a cash reserve so that it Council has cover for when these advance payments cease.

**Other Grants** – Council continues to seek and apply for grants when available. At the stage of this report being written, grant applications are currently being assessed and/or prepared for a number of projects. Should these grant announcement be made during the public exhibition period, the budget will be updated to reflect these announcements in the form of a budget submission to the 1 June 2021 Council meeting.

**Emergency Services Levy** – Late in 2019/20 Council were notified of large increases to the Emergency Services Levy payable by Council towards the Rural Fire Service, State Emergency Services and NSW Fire & Rescue due to dramatic increases in the Workers Compensation expenses of these organisations. Council's contribution has increased from \$450,615 in 2018/19 to \$732,984 in 2020/21 (\$282,369 (62.66%) over 2 years). The NSW Government subsidised the increase in 2020/21 (approx. \$190k) through their Covid relief package. Formal advice has been received that no such subsidy will be forthcoming this year. It should be noted that the additional \$190k that Council has to contribute represents 45% of Council's project revenue increase through rate pegging of approximately \$429k.

**Interest Revenue** – The historically low interest rates which are currently on offer have impacted Council's projected revenue by somewhere in the vicinity of \$300k per annum. Indications from the Reserve Bank of Australia are that interest rates are not expected to rise for a number of years.

**Loan Borrowings/Debt Service ratios** – The following borrowings are proposed for 2021/22:

- Performing Arts Centre - \$2,500,000
- Waste Management Centre Upgrade - \$4,280,000
- Towrang Road Bridge Replacement - \$2,000,000

At this stage, no further borrowings are proposed in the forward capital works program. Council's Debt Service Ratio and Debt Service Cover Ratio will both remain well within accepted limits despite these proposed borrowings

**Other Constraints** – other constraints continue to include

- Increasing contribution to pensioner rebates due to the ageing population
- Limited ability to access new income sources
- Traditional expectation for Council to subsidise recreational, cultural and heritage services and the limited community contributions to them

### **Plant & Equipment**

Plant and Equipment will be replaced in accordance Council's 10 year replacement program. It is anticipated that this program will be reviewed in the coming weeks and if significant changes are identified, they will be reported to Council as an internal submission to the Plans.

### **Salaries & Wages**

The new version of the Local Government (State) Award which came into effect on 1 July 2020. The award makes provision for an annual increase to salaries of 2.0% for both 2021/22 and 2022/23. As a result an annual increase of 3.0% has been allowed for wages. This increase will cover, not only the award increase, but the progression of staff through Council's salary grading system as they gain the required competencies. All on-costs associated with wages (other than superannuation) also have an assumed increase of 3.0%

### **Superannuation**

In the absence of a change to the Federal legislation, the Superannuation Guarantee Levy (SGL) is due to increase from 9.5% to 10% as of 1 July meaning an increase in Council's superannuation obligations. The SGL will then increase by 0.5% each year until it reaches its current maximum level of 12%.

### **Fees and Charges**

Where possible, discretionary fees & charges have generally increased between 3-5%. Where fees & charges are set by statutory means and no advice has been received from the relevant statutory body, it has been assumed that no change will be applied to the particular fee(s) involved. If advice to the contrary is received, it will be reported to Council as an internal submission following the public exhibition period.

The draft Operational Plan will be sent out under separate cover.

**15.15 DRAFT GOULBURN RECREATION AREA PLAN OF MANAGEMENT**

**Author:** Ken Wheeldon, Business Manager Property & Community Services

**Authoriser:** Warwick Bennett, General Manager

- Attachments:**
1. **Draft Goulburn Recreation Area Plan of Management (separately enclosed)** 
  2. **Public Hearing Additional Community Land Category** 
  3. **Public Hearing Report**  
  4. **Submission Goulburn Agricultural, Pastoral & Horticultural Society Inc.**  

<b>Link to Community Strategic Plan:</b>	<p>CO2 - Encourage and facilitate active and creative participation in community life.</p> <p>CO3 - Foster and encourage positive social behaviours to maintain safe, healthy and connected community.</p> <p>CO4 - Recognise and celebrate our diverse cultural identities and protect and maintain our community’s natural and built cultural heritage.</p> <p>EC1 - Capitalise on the region’s close proximity to Canberra and its position as a convenient location to attract industry and investment.</p>
<b>Cost to Council:</b>	<p>Council received \$30,000 from Department of Planning, Industry &amp; Environment – Crown Lands to undertake preparation of this Plan of Management to comply with the new Crown Land Management Act 2016. From these funds approximately \$20,600 was expended, including obtaining historical searches confirming original land owners details and DPIE Crown Land ownership, Aboriginal Land Claim searches and National Native Title Tribunal searches.</p>
<b>Use of Reserve Funds:</b>	<p>Nil.</p>

**RECOMMENDATION**

That:

1. The report from the Business Manager Property & Community Services on the draft Goulburn Recreation Area Plan of Management be received.
2. A letter be sent to the Goulburn AP & H Society Inc. thanking them for their submission to the draft Goulburn Recreation Area Plan of Management and advise them on the outcome of a separate report being considered at this Council Meeting recommending Council gives support for the development of a straight track for the Goulburn Greyhound facility subject to development consent.
3. The draft Goulburn Recreation Area Plan of Management be adopted under Section 39 of the *Local Government Act 1993* and Section 3.23 of the *Crown Land Management Act 2016* and a copy forwarded to the Minister for Water, Property and Housing and also Department of Planning, Industry and Environment – Crown Lands via [council.clm@crowmland.nsw.gov.au](mailto:council.clm@crowmland.nsw.gov.au).
4. Any activities to be undertaken on the Goulburn Recreation Area Crown Reserve must be expressly authorised in the Plan of Management prior to implementation.

**BACKGROUND**

In accordance with the *Crown Land Management 2016*, all Councils are required to prepare and adopt Plans of Management covering all Crown Land where they are appointed the Crown Land Manager. This report summarises final preparations for adoption of the new Goulburn Recreation Area Plan of Management.

**REPORT**

At its meeting held on 5 October 2020, Council endorsed an additional community land category to be included in the new Goulburn Recreation Area Plan of Management (GRA PoM) in accordance with s36 of the *Local Government Act 1993*. At this meeting Council also endorsed the new draft GRA PoM and associated Native Title Manager Advice for referral to the landowner, the Minister administering the *Crown Land Management Act 2016* as a representative of the landowner (The State of NSW) for approval of the additional land category, re-categorisation and the draft GRA PoM.

Council received correspondence from the Department of Planning, Industry and Environment – Crown Lands dated 16 December 2020 advising the draft new PoM had been reviewed and confirmed that it satisfies the requirements under Section 3.23 of the *Crown Land Management Act 2016* (CLM Act). This correspondence also advised the following:

1. Council’s request to alter the initial assigned categorisation for this Crown Reserve R72794 included in the draft PoM is granted under Section 3.23 (7) of the CLM Act for Council to alter the categories of the Crown Reserve as follows:

Reserve No.	Purpose(s)	Approved Categorisation
R72794	Racecourse Athletic Sports Public Recreation Showground	Park Sportsground General Community Use Natural Area – Watercourse

2. Several repealed Acts were referenced in the draft new PoM including *Noxious Weeds Act 1993*, *Waste Minimisation and Management Act 1995* and *Catchment Management Authorities Act 2003* and recommended that Council review the legislation and amend accordingly.

All references to legislation have subsequently been reviewed and updated where necessary.

3. As Council has altered the initial categorisation applying to this draft new PoM, a public hearing is also required as per Section 40A of the *Local Government Act 1993*.

Arrangements for the new GRA PoM commenced in early July 2020. Several consultations and telephone conferences have been held, as well as meetings with Council’s property services staff and key staff across the organisation.

One of the first priorities preparing the new draft GRA PoM was to conduct a stakeholder consultation workshop in separate focus group sessions at the Grace Milsom Centre with the Goulburn Recreation Area Licensees/Users on 8 July 2020 to inform the preparation of the draft new GRA PoM and incorporate their feedback in the new GRA PoM. Most of the regular Licensees/Users attended the workshop with the exception of representatives from the Goulburn Basketball Association Inc. and the Homing Pigeon Club. Some members of Council’s Goulburn Recreation Area Management Committee participated. These focus group sessions were limited in number and duration to comply with (then) COVID-19 restrictions.

The new draft GRA PoM replaces the 2010 PoM and includes actions carried over from the 2010 GRA PoM. It has been prepared and placed on public exhibition from 27 January to 23 February 2021 with submissions received for a further 14 days until 15 March 2021. A copy of the final version of the new draft GRA PoM is enclosed separate to this report.

A Public Hearing was held on 17 February 2021 (i.e. while the draft new GRA PoM was on exhibition) for the purpose of considering the additional community land category. The categories originally assigned by Council were **Park**, **Sportsground** and **General Community Use**. A fourth category **Natural Area – Watercourse** has been added in the draft PoM to address the land that borders the Mulwaree River to the south east. A copy of the presentation given at the Public Hearing is attached to this report for information.

A Public Hearing Report on the outcomes of the public hearing was made available on Council's website and for inspection at Council's Customer Service Area, Goulburn Library and the Grace Milsom Centre within 4 days after it was received from the consultant that presided at the public hearing i.e. this is a requirement under legislation. A copy of the Public Hearing Report is attached to this report for information.

Only one formal submission was received for the draft new GRA PoM. This submission was received from the Goulburn Agricultural, Pastoral & Horticultural Society Inc. (Goulburn AP&H Society). A copy of this submission is attached for information.

The main concern expressed by the Goulburn AP&H Society is in relation to the greyhound straight track as a performance target (refer page 40 in the new GRA PoM – 'Need for a straight track for greyhound racing'). The AP&H Society consider this performance target is contrary to a recent Council decision to investigate other locations for a straight track and considers it will have detrimental effect on other users.

On 19 March 2021, a number of Council representatives as well as representatives from other users at the Goulburn Recreation Area met with the Minister of Racing the Hon Kevin Anderson MP, Minister for Better Regulation and Innovation and Wendy Tuckerman MP Member for Goulburn. The purpose of the meeting was to discuss the potential of the development of a straight track for Greyhound Racing at the Recreation Area. This will involve the slight relocation of the Harness Track and the existing Greyhound Track. This proposal will be funded by NSW Greyhounds and the NSW Government. It will also include installation of new lights and a Centre of Excellence. These improvements are proposed to occur next summer. From this meeting, most parties (including NSW Harness) appeared supportive of this proposal however the Goulburn AP&H Society have since presented their concerns to the General Manager on 25 March 2021. Subsequently, it is the General Manager's opinion that their concerns can be addressed with better cooperation and consultation. When the final designs are completed, a report on this proposal will be presented to Council.

Subsequent to the meetings held on 19 and 25 March 2021, a separate report is being considered in this business paper recommending Council gives support for the development of a straight track for the Goulburn Greyhound facility at the Goulburn Recreation Area subject to development consent.

All preparations associated with the new GRA PoM to comply with the *Crown Land Management Act 2016* are complete and the draft new PoM is now ready for Council's final adoption and implementation.

It was a pleasure working with the consultants (CGM Planning & Development Pty Ltd) engaged to prepare the new GRA PoM. I would also like to make special mention of Council officers Denise Fors and Rob Hughes for their input to this new PoM and also Anne Ruddell for her assistance organising the stakeholder consultation workshop in separate focus group sessions.

## **PUBLIC HEARING: ADDITIONAL COMMUNITY LAND CATEGORY**

**17 February 2021**



### **Goulburn Mulwaree Council**

**Goulburn Recreation Area draft Plan of Management**



**CGM PLANNING**  
Experienced land use planning specialists  
for government and private sector

## GOULBURN MULWAREE COUNCIL

Public Hearing Report:

Draft Goulburn Recreation Area Plan of Management

Addition of Community Land Category

22 February 2021

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## 1. INTRODUCTION

### 1.1 Purpose of this report

This report provides a summary of the independently chaired Public Hearing held at Goulburn Mulwaree Council Civic Centre on Wednesday, 17 February 2021.

The public hearing was held in compliance with Chapter 6, Division 2, Section 40A of the *Local Government Act 1993*, and was conducted into the proposed changes (addition of a category) to the community land categorisation of Goulburn Recreation Area in Council's draft Goulburn Recreation Area Plan of Management (the GRA draft PoM).

### 1.2 Land covered by this report

The land covered by this report is the Goulburn Showground and Recreation Area (GRA) shown in **Figure 1**: Location Map and **Figure 2**: Site Map.

The GRA is a Crown land reserved for the purposes of 'Athletic Sports; Public Recreation; Racecourse; Showground' (Crown reserve number: R72794), created and notified by NSW Gazette notice dated 30 July 1948.

The reserve is approximately 44.192 hectares and is comprised of the following land parcels in the Parish of Goulburn, County of Argyle, Goulburn Mulwaree local government area:

- whole of Lot 7049 DP 1005051;
- whole of Lot 7302 DP 1151976; and
- part of Lot 370 DP 750015.

There is a portion of land (Lot 461, DP 1162598), within the GRA reserves and between Lot 370, DP 750015 and Lot 7302, DP 1151976 that is not Crown land, nor legally part of the GRA reserves. This lot parcel is in the ownership of a deceased estate and title indicates the whole of the land is affected by a drainage easement.

Figure 1: Location Map

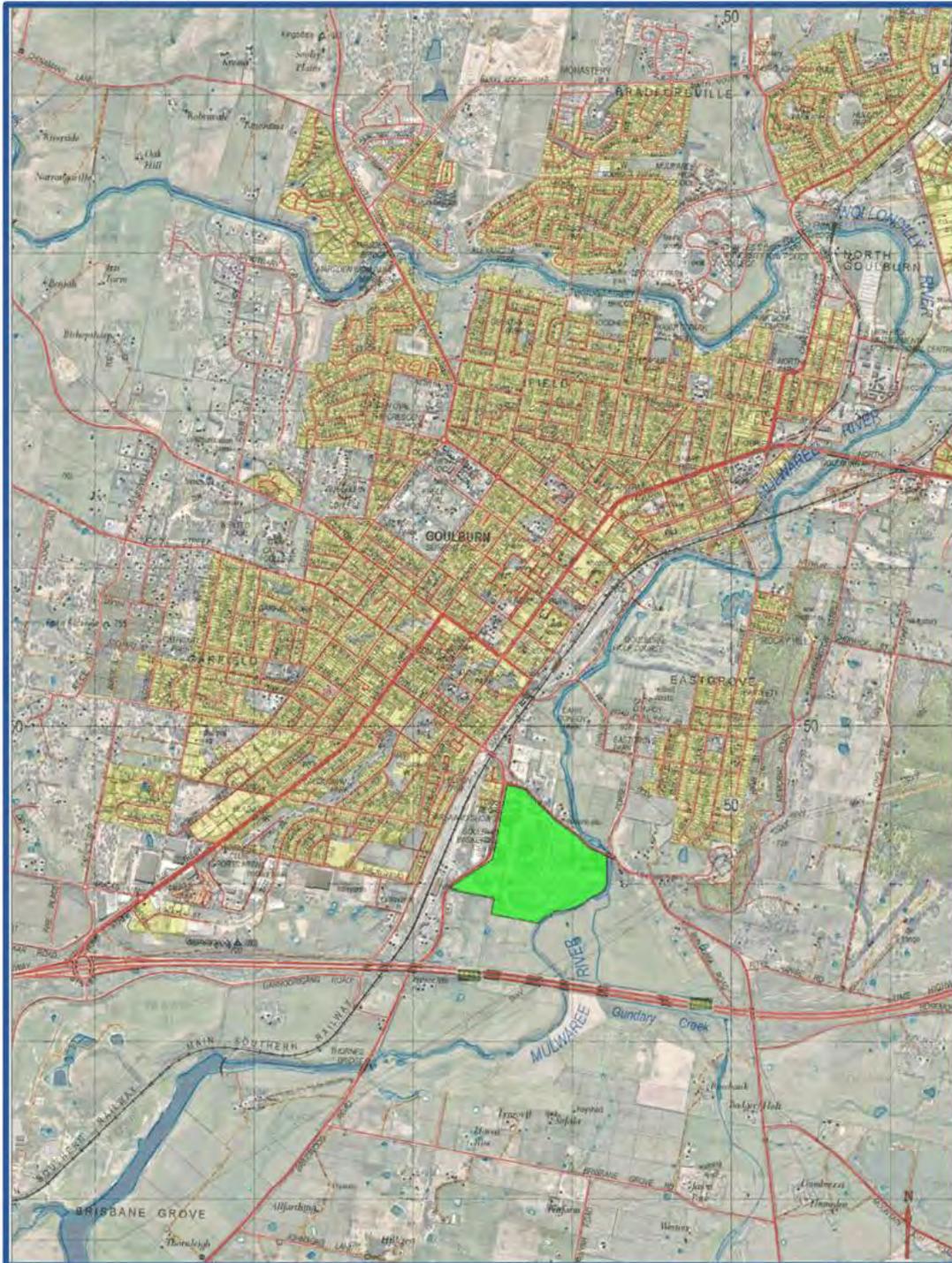
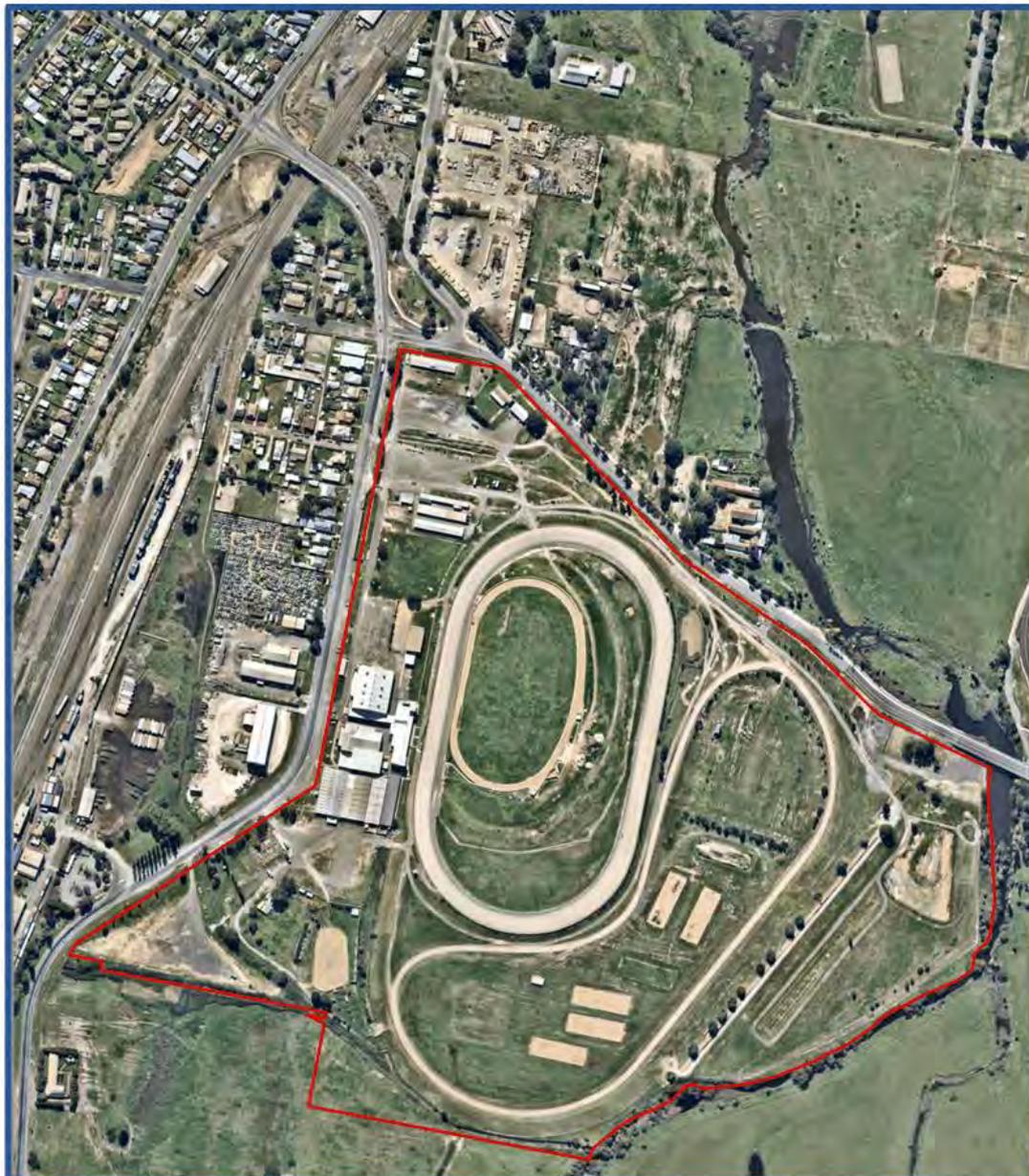


Figure 2: Site Map



### 1.3 Background

Goulburn Mulwaree Council prepared a draft plan of management (draft PoM) for the GRA and placed the draft PoM on public exhibition (27 January 2021 to 23 February 2021) with submissions to this draft PoM being received for a further 14 days until 15 March 2021.

Following Council endorsement, the draft PoM had been previously submitted to the Minister administering the *Crown Land Management Act 2016* (CLM Act) as representative of the landowner: The State of NSW. The Minister's Delegate advised on 16 December 2020 that consent had been granted under S.3.23(7) of the CLM Act for Council to alter the categories of the Crown reserve, and that Council can now progress to give public notice of the draft PoM.

The community land categories initially assigned by Council were: Park, Sportsground and General Community Use. A fourth category **Natural Area – Watercourse** had been added in the draft PoM referred to the Minister to address land that borders the Mulwaree River to the south east.

## 2 PLANNING CONTEXT

### 2.1 Community land

Land vested (owned or controlled by Council) is defined in the *Local Government Act 1993* (LG Act) as 'public land', with exceptions such as roads.

All public land is to be classified as either 'community' or 'operational' land (LG Act Chapter 6, Part 2 Division 1)

Classification clearly identifies land which should be kept for use by the general public (community) and that land which need not be kept or may have relatively simple dealings (operational). Classification determines the ease or difficulty with which land may be alienated by sale, leasing or some other means.

Community land must not be sold except in limited circumstances referred to in the LG Act. Community land must not be leased or licensed for more than 30 years and may only be leased or licensed for more than 5 years if public notice of the proposed lease or licence is given and, in the event that an objection is made to the proposed lease or licence, the Minister's consent is obtained. No such restrictions apply to operational land.

Community land would ordinarily comprise land such as a public park. Operational land would ordinarily comprise land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.

The use and management of community land is to be regulated by a plan of management. Until a plan of management is adopted, the nature and use of the land must not change.

The CLM Act (Part 3, Division 3.4) enables Councils to manage Crown reserves principally as community land under the LG Act.

Crown reserves managed as community land must therefore have community land categories assigned and must have community land plans of management adopted by Council

### 2.2 Categories of community land

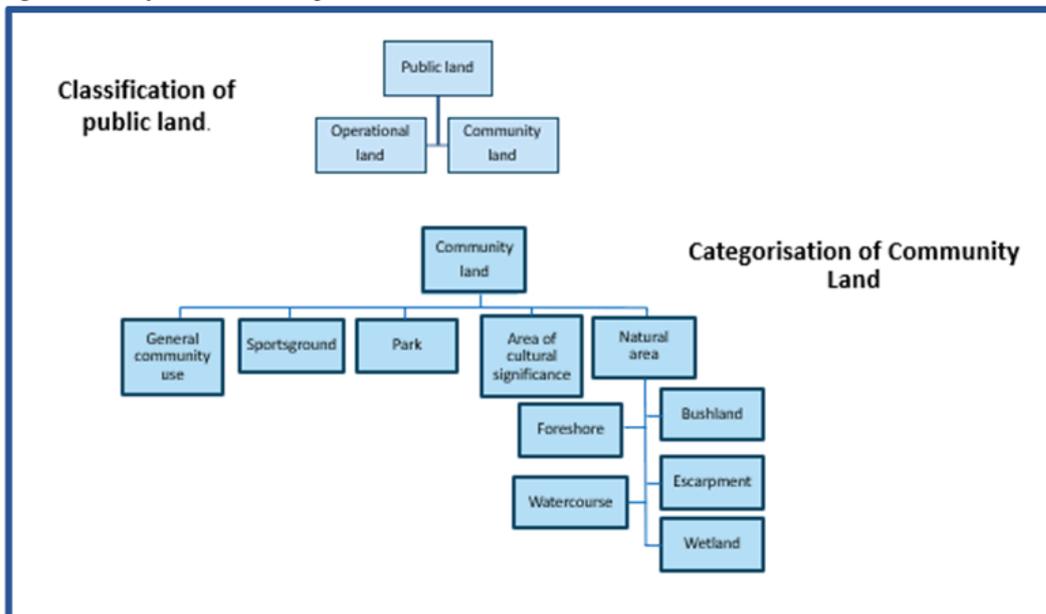
The assignment of the categories is directed by the *Local Government (General) Regulation 2005* (LG Regulation), which provides a description of land and use to guide the assignment of categories to portions or land of the land as appropriate. See **Report Section 2.3**.

Community land categories define the core objectives for use, management and development of community land. (LG Act Chapter 6 Part 2 Division 2). See **Report Section 2.4**.

Assignment of categories on Crown reserves managed as community land must also align with the gazetted purpose of the reserve, e.g: 'public recreation'.

**Figure 3:** Classification and Categories shows the classification of public land, and categories of community land.

Figure 3: Classification and Categories



**2.3 Guidelines for assignment of the community land categories in the draft Goulburn Recreation Area Plan of Management**

There are four categories assigned in the draft GRA PoM: Park, Sportsground, General Community Use and Natural Area – Watercourse. **Figure 4:** Draft Goulburn Recreation Area Plan of Management Category Assignment Guidelines shows the guidelines for the assignment of the four categories in the draft PoM.

Figure 4: Draft Goulburn Recreation Area Plan of Management Category Assignment Guidelines

Category	Guidelines for categorisation (LG Regulation)
<b>Park</b>	The land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.
<b>Sportsground</b>	The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.
<b>General community use</b>	The land: a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and b) is not required to be categorised as a natural area and does not satisfy the guidelines under categorisation as a natural area, a sportsground, a park or an area of cultural significance.
<b>Natural area</b>	The land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as: <ul style="list-style-type: none"> <li>• bushland,</li> <li>• wetland,</li> <li>• escarpment,</li> <li>• watercourse or</li> <li>• foreshore.</li> </ul>

Category	Guidelines for categorisation (LG Regulation)
<b>Watercourse</b>	Land that is categorised as a natural area should be further categorised as a watercourse under section 36(5) of the Act if the land includes: <ul style="list-style-type: none"> <li>• any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and</li> <li>• associated riparian land or vegetation, including land that is protected land for the purposes of the <i>Rivers and Foreshores Improvement Act 1948</i> or State protected land identified in an order under section 7 of the <i>Native Vegetation Conservation Act 1997</i>.</li> </ul>

**2.4 Core objectives for managing of the community land categories in the draft Goulburn Recreation Area Plan of Management**

The Core Objectives for the four categories assigned in the draft GRA PoM: Park, Sportsground, General Community Use and Natural Area – Watercourse are shown in **Figure 5: Draft Goulburn Recreation Area Plan of Management Category Core Objectives**.

*Figure 5: Draft Goulburn Recreation Area Plan of Management Category Core Objectives*

Category	Objectives (LG Act)
<b>Park</b>	The core objectives for management of community land categorised as a park are: <ol style="list-style-type: none"> <li>a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</li> <li>b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</li> <li>c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</li> </ol>
<b>Sportsground</b>	The core objectives for management of community land categorised as a sportsground are: <ol style="list-style-type: none"> <li>a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</li> <li>b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.</li> </ol>
<b>General community use</b>	The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: <ol style="list-style-type: none"> <li>a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</li> <li>b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</li> </ol>
<b>Natural area</b>	The core objectives for management of community land categorised as a natural area are: <ol style="list-style-type: none"> <li>a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and</li> </ol>

Category	Objectives (LG Act)
	b) to maintain the land, or that feature or habitat, in its natural state and setting, and c) to provide for the restoration and regeneration of the land, and d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i> .
<b>Watercourse</b>	The core objectives for management of community land categorised as a watercourse are: a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and c) to restore degraded watercourses, and d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

**2.5 Proposed categorisation of GRA**

Council provided the Minister administering the CLM Act with a Notice of Initial Category Assignment that described the assignment of three categories, in accordance with the (then current) State Government guidelines. The Minister's Delegate accepted the category assignment and made no direction to assign any other category.

The preparation of the draft GRA PoM identified that a further category was required to be assigned in accordance with the guidelines in the LG Regulation to address the riparian corridor of the Mulwaree River along the south-eastern border of the GRA.

Council resolved to endorse the draft GRA PoM and submit the draft PoM to the Minister administering the CLM Act as representative of the landowner: The State of NSW.

The Minister's Delegate replied in December 2020 that:

*"I have reviewed the draft PoM and I am pleased to confirm that the draft plan satisfies the requirements under section 3.23 of the CLM Act.*

*I have also considered Council's request to alter the initial assigned categorisation for Crown reserve R72794 included in the draft PoM. As a delegate of the Minister for Water, Property and Housing, I grant consent under section 3.23(7) of the CLM Act for Council to alter the categories of the Crown reserve as follows:*

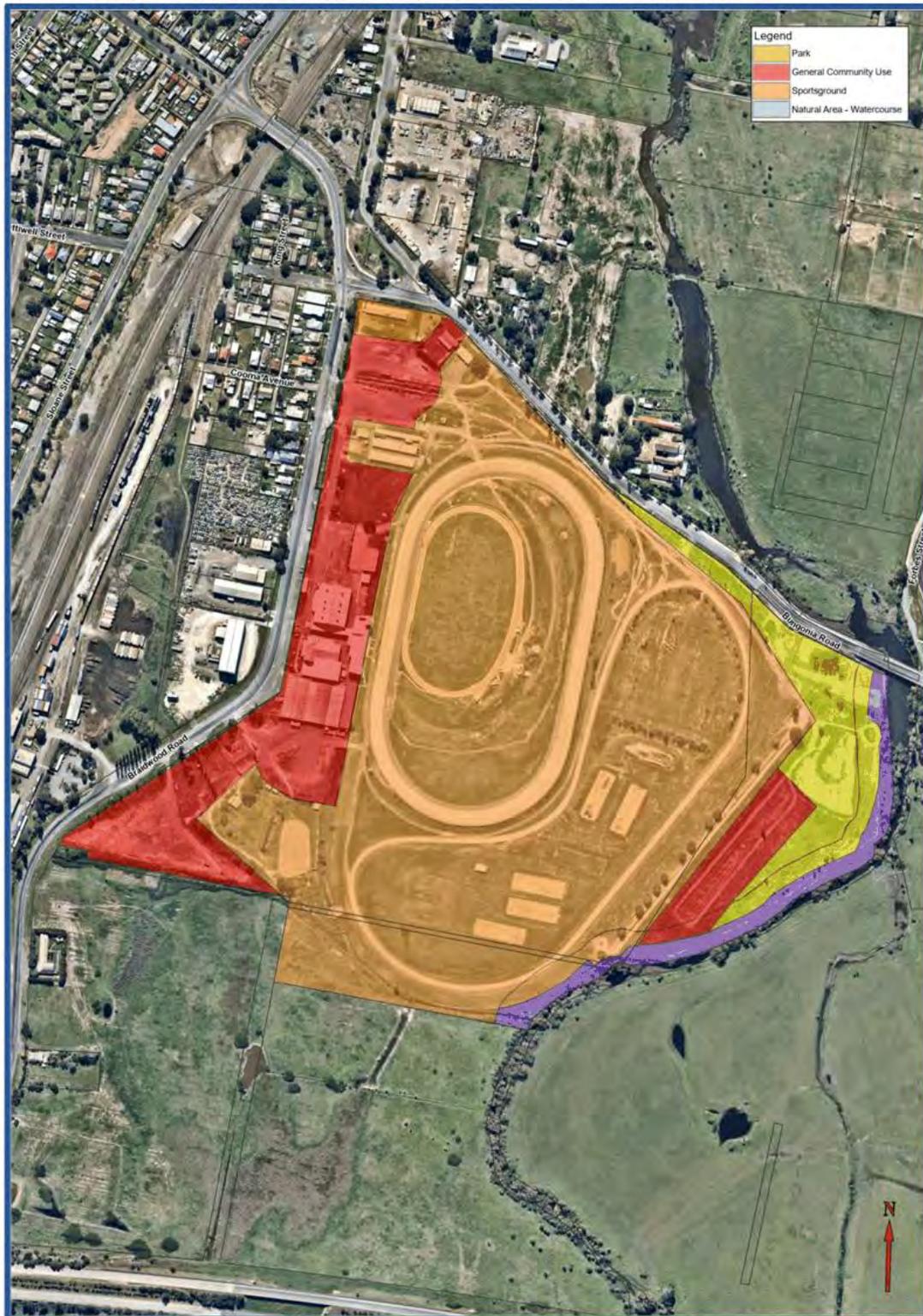
Reserve No.	Purpose(s)	Approved Categorisation
R72794	Racecourse Athletic Sports Public Recreation Showground	Park Sportsground General Community Use Natural Area - Watercourse

*Council can now progress to give public notice of the draft PoM. As Council has altered the initial categorisation applying to this draft PoM a public hearing is also required as per section 40A of the LG Act."*

A copy of the Delegate's response is at **Appendix A**.

**Figure 6:** Categories Mapping in the draft GRA PoM shows the land where the categories have been assigned.

Figure 6: Categories Mapping in the draft Goulburn Recreation Area Plan of Management



## **2.6 Public hearing for categorisation of community land**

Council must hold a public hearing in respect of a proposed plan of management if the proposed plan would have the effect of categorising, or altering the categorisation of, community land.

Council must hold a further public hearing in respect of the proposed plan of management if Council decides to amend the proposed plan after a public hearing and the amendment of the plan would have the effect of altering the categorisation of community land from the categorisation of that land in the proposed plan that was considered at the previous public hearing.

## **3 THE PUBLIC HEARING**

### **3.1 Advertising and notification**

Council advertised the public hearing on its corporate and community web pages, and in the local newspaper: the Goulburn Post, on Wednesday January 27, 2021.

The public notifications are at **Appendix B**.

### **3.2 Availability of the draft Plan of Management**

The draft GRA PoM is on public exhibition (27 January 2021 to 23 February 2021) with submissions to the draft PoM being received for a further 14 days until 15 March 2021.

The draft GRA PoM is on public exhibition at the Goulburn Mulwaree Council Civic Centre (Customer Service Desk Area), the Goulburn Mulwaree Library, the Grace Milson Centre at the GRA, and on line and downloadable on Council public website.

Submissions are to be addressed to the General Manager - Goulburn Mulwaree Council, Locked Bag 22, Goulburn NSW 2580. All submissions will be reported back to Council.

### **3.3 Attendance at the public hearing**

The public hearing was convened and managed by:

- Carl Malmberg, Independent Chair – CGM Planning;
- Ken Wheeldon, Council Business Manager Property & Community Services
- Jacqueline Harmer, Council recording.

Members of the public in attendance were:

- Keith Weston
- Peter Walker

### **3.4 The public hearing**

The public hearing was conducted in the Goulburn Mulwaree Council Chambers on 17 February 2021, between 5.00pm and 6.00pm. A presentation and written materials were provided to the attendees and spoken to by the Chair and Council's Business Manager Property & Community Services.

The hearing was regularly paused to confirm if there were any questions or comments with none being forthcoming at each time. One question were asked at the end of the presentation.

The question asked was by Peter Walker why a portion of land in the south east part of the GRA was categorised as General Community Use, as this was used by greyhound owners as a slipping track.

The answer provided was that the category of General Community Use permitted the activity (which is a long narrow wire mesh enclosure used to allow a greyhound free running exercise), but consultations with the users, including the Greyhound Racing Club, indicated that the General Community Use was suitable as

with further possible developments at the GRA, the more flexible uses and developments over the site was acceptable.

The advice and answer was received and stated to be acceptable.

One comment was also received from Peter Walker who complimented Council staff for the quality and thoroughness, as well as readability of the draft GRA PoM.

A copy of the presentation and distributed materials is attached in **Appendix B**.

### **3.5 Availability of Public Hearing Report**

The LG Act S.47G (3) sets the requirements for the availability of the Public Hearing Report:

#### **47G Public hearings**

- (3) *Not later than 4 days after it has received a report from the person presiding at the public hearing as to the result of the hearing, the council must make a copy of the report available for inspection by the public at a location within the area of the council.*

Council will make this Report available for public inspection on its corporate and community web pages and at Council's Customer Service Desk Area, the Goulburn Mulwaree Library and the Grace Milson Centre at the GRA.

## **4 RECOMMENDATIONS**

### **4.1 Recommendation**

This report recommends that the proposed categories of Park, Sportsground, General Community Use and Natural Area – Watercourse be retained in the draft Goulburn Recreation Area Plan of Management, as shown in the categories assigned map at **Figure 6**.

### **4.2 Adoption of proposed categorisation**

Subject to submissions and consideration by Council received by close of business 15 March 2021, Council may adopt the categories assigned in the draft GRA PoM.

APPENDIX A: DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT – CROWN LANDS LETTER 16  
DECEMBER 2020



LBN20/1977

Mr Warwick Bennett  
General Manager  
Goulburn Mulwaree Council  
184-194 Bourke Street  
GOULBURN NSW 2580  
Attn: Ken Wheeldon

Dear Mr Bennett

**Subject:** Goulburn Mulwaree Council's draft Plan of Management – Goulburn Recreation Area

Thank you for referring Goulburn Mulwaree Council's draft Plan of Management (draft PoM) for Goulburn Recreation Area under section 39 of the *Local Government Act 1993* (LG Act) on the 8 October 2020 and Council's request for consent to alter the initial assigned categorisation of the land under section 3.23(d)(i) of the *Crown Land Management Act 2016* (CLM Act).

I have reviewed the draft PoM and I am pleased to confirm that the draft plan satisfies the requirements under section 3.23 of the CLM Act.

I have also considered Council's request to alter the initial assigned categorisation for Crown reserve R72794 included in the draft PoM. As a delegate of the Minister for Water, Property and Housing, I grant consent under section 3.23(7) of the CLM Act for Council to alter the categories of the Crown reserve as follows:

Reserve No.	Purpose(s)	Approved Categorisation
R72794	Racecourse Athletic Sports Public Recreation Showground	Park Sportsground General Community Use Natural Area - Watercourse

I note that Council has referenced several repealed Acts including: *Noxious Weeds Act 1993*, *Waste Minimisation and Management Act 1995*, and *Catchment Management Authorities Act 2003*. It is recommended that Council review the legislation and amend accordingly.

Council can now progress to give public notice of the draft PoM. As Council has altered the initial categorisation applying to this draft PoM a public hearing is also required as per section 40A of the LG Act. If Council decides to amend the draft PoM following the public notification period, Council is required to again refer the plan to the landowner. A copy of the final adopted PoM should be sent Crown Lands via [council.clm@crowland.nsw.gov.au](mailto:council.clm@crowland.nsw.gov.au).

Council is reminded that an adopted PoM authorises the lawful use and occupation of Crown land. Any activities to be undertaken on the reserve must be expressly authorised in the PoM prior to implementation.

437 Hunter Street Newcastle NSW 2300  
PO Box 2185 Dangar NSW 2309  
Tel: 1300 886 235 [www.industry.nsw.gov.au/lands](http://www.industry.nsw.gov.au/lands) ABN: 20 770 707 468

If you have any further questions or need assistance, please contact the Council Crown Land Management Team via email at [council.clm@crowmland.nsw.gov.au](mailto:council.clm@crowmland.nsw.gov.au).

Yours sincerely



**Janelle Pearson**  
**Principal Policy and Project Manager**  
**Department of Planning, Industry and Environment – Crown Lands**  
16/12/2020

437 Hunter Street Newcastle NSW 2300  
PO Box 2185 Dangar NSW 2309  
Tel: 1300 886 235 [www.industry.nsw.gov.au/lands](http://www.industry.nsw.gov.au/lands) ABN: 20 770 707 468

**APPENDIX B NOTICE OF PUBLIC HEARING****Council Website****Notice of Public Hearing for Community Land Categorisation of Goulburn Recreation Area**

In accordance with Chapter 6, Division 2, Section 40A of the *Local Government Act 1993*, public notice is given that an independently chaired public hearing will be conducted into the proposed changes to the community land categorisation of Goulburn Recreation Area in the draft Goulburn Recreation Area Plan of Management.

The draft Goulburn Recreation Area Plan of Management is currently on exhibition (27 January 2021 to 23 February 2021) and submissions to this Plan of Management can be received until two weeks after this date, i.e. up to 5pm on 15 March 2021.

The community land categories originally assigned by Council were: Park, Sportsground and General Community Use. A fourth category **Natural Area – Watercourse** has been added in the draft Goulburn Recreation Area Plan of Management to address the land that borders the Mulwaree River to the south east.

A Crown Land Categorisation Fact Sheet can be viewed on the NSW Department of Planning, Industry and Environment – Crown Land website [www.crownland.nsw.gov.au/Crown Land Categorisation Fact Sheet](http://www.crownland.nsw.gov.au/Crown_Land_Categorisation_Fact_Sheet) or hard copies can be obtained from the Civic Centre Customer Service counter, Goulburn Library or Grace Milsom Centre.

The Goulburn Mulwaree community is invited to attend the public hearing in the **Council Chambers at 5pm on 17 February 2021**, on the proposed change to community land categories. Submissions can be emailed to [Council@goulburn.nsw.gov.au](mailto:Council@goulburn.nsw.gov.au) or written submissions can be addressed to:

**The General Manager  
Goulburn Mulwaree Council  
Locked Bag 22 Goulburn  
Attention: Ken Wheeldon – Business Manager Property & Community Services**

Please quote file reference (Draft Goulburn Recreation Area Plan of Management) in all correspondence.

For further information, and to register your proposed attendance at the public hearing please contact Jacqueline Harmer – Property Coordinator on 4823 4509 or email [Jacqueline.harmer@goulburn.nsw.gov.au](mailto:Jacqueline.harmer@goulburn.nsw.gov.au)

**Why hold a public hearing to categorise community land and Crown reserves?**

A public hearing is required under Section 40A of the *Local Government Act 1993* for the change of community land category as the draft Goulburn Recreation Area Plan of Management is amending the initially assigned community land categories of the public land covered by the draft Plan of Management.

**Note:** Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the *Local Government Act 1993* and cannot be sold.

**Who conducts a public hearing?**

An independent chairperson will conduct the public hearing, and provide a report to Council with recommendations on the proposed re-categorisation of parts of Goulburn Recreation Area. Under Section 47G of the *Local Government Act 1993*, the person presiding at a public hearing must not be:

- a Councillor or employee of the Council holding the public hearing; or
- a person who has been a Councillor or employee of that Council at any time during the five years before the date of his or her appointment.

**What happens after the public hearing?**

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing. The public hearing report will be presented to Council for their information when it considers adopting the draft Goulburn Recreation Area Plan of Management.

APPENDIX B: NOTICE OF PUBLIC HEARING  
Local Newspaper

4 GOULBURN POST Wednesday January 27, 2021

goulburnpost.com.au



Goulburn Mulwaree Council News  
Website: [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)

LIKE US ON  
FACEBOOK!



**Asset & Development Engineer (x2)**

Join Council's Design and Assets unit where you will develop and implement Councils asset management systems and works programmes, as well as setting conditions and compliance of assets to be inherited from developers  
Commencing salary between \$115,945 – \$130,483 per annum, inclusive of 3.5% Civil Liability Allowance and 9.5% superannuation  
**Applications close 5pm Monday 8th February 2021**

**DEVELOPMENT PROPOSALS**

Notice is given that Council has received the following development applications:  
**DA 0250/2021**

**Subject land:** 12 Merino Road, Marulan

**Proposal:** Ten lot Torrens title subdivision, construction of an access way and associated storm water drainage infrastructure.

**Applicant:** Axiom Spatial Surveyors

**Consent Authority:** Goulburn Mulwaree Council

**Concurrency Authorities:** Water NSW

**Submissions due:** 5pm, 20th January, 2021

**DA 0299/2021**

**Subject land:** 14 George Street, Marulan

**Proposal:** Alterations and additions to existing truck stop development including a new weight bridge and truck wash as well as upgrades to service station canopy and building.

**Applicant:** DIB Group Pty Ltd

**Consent Authority:** Goulburn Mulwaree Council

**Concurrency Authorities:** Water NSW

**Submissions due:** 5pm, 4th February, 2021

All information is available on our website under "On Exhibition."  
Please address any submissions to:

Goulburn Mulwaree Council, Reference: Please use the DA/MOD number.

**REQUEST FOR TENDER**

Recreational Area Sewage Pumping Station Upgrade (2021T0006)

Goulburn Mulwaree Council is seeking tenders from suitably qualified companies to design and construct for the above project. Tender documents are free and only available from, and responses are to be submitted at, the TenderLink website

[www.tenderlink.com/goulburn](http://www.tenderlink.com/goulburn)

*If required, please complete the free registration process at the above website*

All enquiries are to be submitted via the Tenderlink forum.

**Tenders close promptly at 2pm on Tuesday, 23 February 2021**

**NOTICE OF PUBLIC HEARING FOR COMMUNITY LAND CATEGORISATION OF GOULBURN RECREATION AREA**

In accordance with Chapter 6, Division 2, Section 40A of the *Local Government Act 1993*, public notice is given that an independently chaired public hearing will be conducted into the proposed changes to the community land categorisation of Goulburn Recreation Area in the [draft Goulburn Recreation Area Plan of Management](#).

The draft Goulburn Recreation Area Plan of Management is currently on exhibition (27 January 2021 to 23 February 2021) and submissions to this Plan of Management can be received until two weeks after this date, i.e. up to 5pm on 15 March 2021.

The community land categories originally assigned by Council were: Park, Sportsground and General Community Use. A fourth category **Natural Area – Watercourse** has been added in the draft Goulburn Recreation Area Plan of Management to address the land that borders the Mulwaree River to the south east.

A Crown Land Categorisation Fact Sheet can be viewed on the NSW Department of Planning, Industry and Environment – Crown Land website [www.crownland.nsw.gov.au/CrownLandCategorisationFactSheet](http://www.crownland.nsw.gov.au/CrownLandCategorisationFactSheet) or hard copies can be obtained from the Civic Centre Customer Service counter, Goulburn Library or Grace Milsom Centre.

The Goulburn Mulwaree community is invited to attend the public hearing in the Council Chambers at 5pm on 17 February 2021, on the proposed change to community land categories. Submissions can be emailed to [Council@goulburn.nsw.gov.au](mailto:Council@goulburn.nsw.gov.au) or written submissions can be addressed to:

The General Manager  
Goulburn Mulwaree Council  
Locked Bag 22 Goulburn  
Attention: Ken Wheeldon – Business Manager Property & Community Services

Please quote file reference (Draft Goulburn Recreation Area Plan of Management) in all correspondence.

For further information, and to register your proposed attendance at the public hearing please contact Jacqueline Harmer – Property Coordinator on 4823 4509 or email [jacqueline.harmer@goulburn.nsw.gov.au](mailto:jacqueline.harmer@goulburn.nsw.gov.au)

**Why hold a public hearing to categorise community land and Crown reserves?**

A public hearing is required under Section 40A of the *Local Government Act 1993* for the change of community land category as the draft Goulburn Recreation Area Plan of Management is amending the initially assigned community land categories of the public land covered by the draft Plan of Management.

**Note:** Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the *Local Government Act 1993* and cannot be sold.

**Who conducts a public hearing?**

An independent chairperson will conduct the public hearing, and provide a report to Council with recommendations on the proposed re-categorisation of parts of Goulburn Recreation Area. Under Section 47G of the *Local Government Act 1993*, the person presiding at a public hearing must not be:

- a Councillor or employee of the Council holding the public hearing; or
- a person who has been a Councillor or employee of that Council at any time during the five years before the date of his or her appointment.

**What happens after the public hearing?**

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing. The public hearing report will be presented to Council for their information when it considers adopting the draft Goulburn Recreation Area Plan of Management.

**PUBLIC NOTICE**

**Public exhibition of the Draft Goulburn Recreation Area Plan of Management**

At its meeting on 6 October 2020, Goulburn Mulwaree Council resolved that following approval of the draft Goulburn Recreation Area Crown Reserve Plan of Management by the Minister for Water, Property and Housing, the draft Plan be placed on public exhibition with all submissions reported back to Council.

The Plan of Management is required under Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*. The Plan of Management will provide direction as to the use and management of the reserve.

The draft Plan and images defining the nominated areas will be on exhibition at Council's Customer Service Area, located Ground Floor, Civic Centre Administration Building, 184-194 Bourke Street, Goulburn, and Goulburn Library and Grace Milsom Centre until 23 February 2021. The Plan can also be downloaded from Council's website [Council@goulburn.nsw.gov.au](http://Council@goulburn.nsw.gov.au) under Public Exhibition.

Written submissions will be received until 5pm on 15 March 2021. Please quote file reference (Draft Goulburn Recreation Area Plan of Management) on all correspondence for this matter.

Submissions are to be addressed to the General Manager - Goulburn Mulwaree Council, Locked Bag 22, Goulburn NSW 2580.

For further information, please contact Ken Wheeldon – Business Manager Property & Community Services on (02) 4823 4484.

PR6790254

APPENDIX C PUBLIC HEARING PRESENTATION

<p><b>PUBLIC HEARING: ADDITIONAL COMMUNITY LAND CATEGORY</b> 17 February 2021</p>  <p><b>Goulburn Mulwaree Council</b> Goulburn Recreation Area draft Plan of Management</p>	<p><b>Public Hearing Agenda</b></p> <ul style="list-style-type: none"> <li>Public hearings for categorisation of community land and Crown reserve</li> <li>Background</li> <li>What is community land?</li> <li>What are the categories of community land?</li> <li>Proposed categorisation of GRA</li> <li>Comments and Questions</li> </ul> <table border="0"> <tr> <td><b>Independent Chair</b></td> <td></td> </tr> <tr> <td>Carl Malmberg</td> <td>Director</td> </tr> <tr> <td>CGM Planning &amp; Development P/L</td> <td></td> </tr> <tr> <td><b>Goulburn Mulwaree Council</b></td> <td></td> </tr> <tr> <td>Ken Wheeldon</td> <td>Business Manager</td> </tr> <tr> <td>Property &amp; Community Services</td> <td></td> </tr> </table>	<b>Independent Chair</b>		Carl Malmberg	Director	CGM Planning & Development P/L		<b>Goulburn Mulwaree Council</b>		Ken Wheeldon	Business Manager	Property & Community Services	
<b>Independent Chair</b>													
Carl Malmberg	Director												
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<b>Goulburn Mulwaree Council</b>													
Ken Wheeldon	Business Manager												
Property & Community Services													
<p>1</p>	<p>2</p>												
<p><b>Public Hearing: Community Land Categorisation</b></p> <p><b>Community Land Categorisation of Goulburn Recreation Area</b></p> <ul style="list-style-type: none"> <li>The <i>Local Government Act 1993</i> (Section 40A) requires an independently chaired public hearing be conducted into proposed changes to community land categories</li> <li>The draft Goulburn Recreation Area Plan of Management (the draft PoM) is on exhibition (27 to 23 February 2021). Submissions to the draft PoM can be received by Council until two weeks after this date, to 5pm on 15 March 2021</li> </ul> <p><b>Categorisation of Goulburn Recreation Area</b></p> <ul style="list-style-type: none"> <li>The community land categories originally assigned by Council were: <b>Park, Sportsground and General Community Use</b></li> <li>A fourth category <b>Natural Area – Watercourse</b> has been added in the draft PoM to address the land that borders the Mulwaree River to the south east</li> </ul>	<p><b>What Happens After The Public Hearing?</b></p> <ul style="list-style-type: none"> <li>The Independent Chair will provide a report on the Public Hearing to Council</li> <li>Council will make this report publicly available within four days</li> <li>The Report will be exhibited along with the draft Goulburn Recreation Area PoM</li> <li>Council will considers any hearing comments, along with the draft Goulburn Recreation Area PoM for adoption or amendment</li> </ul>												
<p>3</p>	<p>4</p>												

### The Goulburn Recreation Area

- Crown land reserved in 1948 with four purposes: athletic sports, showground, racecourse and public recreation.
- A multi-use sporting, recreational, and cultural facility, with social, agricultural, event uses and activities.
- The main user groups / organisations are:
  - Greyhound Racing;
  - Harness Racing and Training;
  - AP&H Society (Show Society);
  - Basketball;
  - Poultry Fanciers;
  - Rodeo;
  - Dressage; and
  - Goulburn Dog Training & Kennel Club



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### What is Community Land

- Community land is land owned or controlled by Council and recognised as an important component of the environment.
- Community land providing opportunities for recreation, leisure and contact with the natural environment.
- It may include a wide variety of properties, ranging from small recreation reserves to iconic parks and buildings.
- Councils manage Crown reserves, principally as community land under the LG Act 1993.
- Reserves are categorised and must have community land plans of management adopted by Council

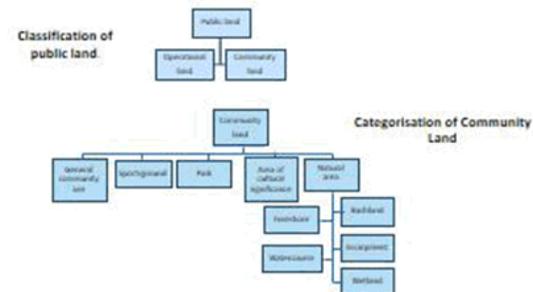
6

### Plans of Management Process



7

### Classification and Categorisation



8

### Initial and Amended Categories

- Council endorsed and sent a Notice of Initial Categorisation to the Minister for Crown Lands
- The Notice and assignment of community land categories were consistent with State Government guidelines and assigned these categories to the GRA:
  - Park, Sportsground and General Community Use
- The preparation of the draft PoM identified that an additional community land category was required as an amendment to initial categories
- An additional category for Natural Area – Watercourse has been added to the draft PoM

9

### Category Objectives (LG Act summary)

**Park**

- Encourage, promote and facilitate recreational, cultural, social & educational pastimes & activities,
- Provide for passive recreational activities or pastimes & for casual games,
- Improve the land in such a way as to promote & facilitate its use.

**Sportsground**

- Encourage, promote, facilitate community recreation for organised & informal sporting activities & games,
- Ensure activities are managed to minimise impact on nearby residences.

**General community use**

- Promote & encourage use & provide facilities to meet current & future needs of the community & public.
- Public recreation & physical, cultural, social & intellectual welfare or development of individuals,
- For a lease, licence or other estate (other than public utilities).

**Natural Area – Watercourse**

- Manage watercourses to protect
  - biodiversity & ecological values, particularly water quality & flows,
  - the riparian environment, particularly vegetation, habitats & bank stability,
- Restore degraded watercourses,
- Promote community education, access & use.

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### Category Guidelines (LG Act summary)

**Park**

- The land is, or is proposed to be, improved by landscaping, gardens or the provision of non sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

**Sportsground**

- The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

**General community use**

- The land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- is not required to be categorised as a natural area and does not satisfy the guidelines under categorisation as a natural area, a sportsground, a park or an area of cultural significance.

**Natural area**

- The land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as: bushland, wetland, escarpment, watercourse or foreshore.

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### Community land categories for GRA



- Sportsground
- General Community Use
- Park
- Natural Area -Watercourse

**Legend**

- Park
- General Community Use
- Sportsground
- Natural Area - Watercourse

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Goulburn Agricultural, Pastoral & Horticultural Society Inc.

ABN 12 907 295 669

PO Box 484, Goulburn NSW 2580

www.goulburnshow.com.au

info@goulburnshow.com.au

Ph: 02 4821 6813



*"Something for everyone"*

Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

**SCANNED**

To the General Manager

Mr Warwick Bennet

Dear Warwick

Please find attached Goulburn AP&H Society's reply to the Draft Goulburn Recreation Area Plan of Management.

Cheers

Jacki Waugh  
Goulburn AP&H Society President  
0428291857

Goulburn Mulwaree Council

Date Received: 15/3/2021

Signature: [Handwritten Signature]

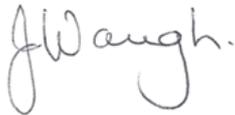
Re the Plan of Management

One of our concerns is that it has noted the greyhound straight track as a performance target – see page 40 “Need for a straight-line track for greyhound racing”.

This item goes against the recent Council decision to investigate other locations for a straight track and so the management plan is out of step with a recent decision by Council.

We appreciate that this plan was developed before the Council made its decision, but we need you to be aware of our concerns re the straight track proposal and the detrimental effect it would have on other users. This is especially pertinent when we see other sections of the plan identifying the need “to benefit wider users of the grounds” (p38) and “ensure the land is used in the most efficient and effective way to benefit a wide range of users” (p 37). The proposed straight track does none of this but works against it.

Goulburn AP&H Society

A handwritten signature in black ink, appearing to read 'J. Waugh'.

**15.16 REMOTE ATTENDANCE AT MEETINGS**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	Civic Leadership - CL 3 Efficient decision making
<b>Cost to Council:</b>	Nil – as Council has the technology available now to allow remote access to Council meetings
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report of the General Manager on remote attendance at meetings be received
2. The General Manager make a submission to the Office of Local Government supporting the concept of remote attendance at Council Meetings for individual councillors that meet the following criteria:-  
 “Illness, disability, carer responsibilities, and a natural disaster or because the councillor is away from the local area on council related business”

**BACKGROUND**

The Office of Local Government is seeking feedback from Council to allow members of Council to attend Council meetings remotely in certain circumstances.

**REPORT**

The Office of Local Government introduced during the COVID 19 pandemic an amended regulation in relation to attendance at Council meetings. The amendment to section 747A of the Local Government Act 1993 (the Act) during which the requirement for councillors and members of the public to attend meetings is satisfied if the meeting is held in whole or in part remotely using audio visual links, expires on 25 March 2021.

The State Government recognises that most councils have successfully implemented remote attendance by councillors at meetings by audio-visual link during the COVID-19 pandemic and that some councils have called for the option of remote attendance to be made available to them on an ongoing basis to encourage greater diversity of representation.

The Regulation will be amended while Office of Local Government consults on the proposed amendments to the Model Meeting Code to allow councils to give approval for individual (but not all) councillors to attend meetings remotely. The amendments will be temporary and will expire on 31 December 2021. The Regulation amendments will not allow whole councils to meet remotely by audio-visual link.

Under the Regulation amendments, the decision to permit councillors to attend and participate in meetings remotely by audio-visual link will be one that is at each council’s discretion. Councils

should only give approval for councillors to attend meetings by audio-visual link in exceptional circumstances, for example, because the councillor is prevented from attending the meeting due to illness, disability, carer responsibilities, or a natural disaster or because the councillor is away from the local area on council related business.

From 26 March 2021, councils will once again be required under section 10 of the Act to permit members of the public to attend meetings in person, subject to the requirements of any Public Health Order in force at the time and social distancing requirements. Councils can limit the number of members of the public attending meetings to comply with the Public Health Order and to ensure appropriate social distancing.

The Regulation will be amended while Office of Local Government consults on the proposed amendments to the Model Meeting Code to allow councils to give approval for individual (but not all) councillors to attend meetings remotely. The amendments will be temporary and will expire on 31 December 2021. The Regulation amendments will not allow whole councils to meet remotely by audio-visual link.

Under the Regulation amendments, the decision to permit councillors to attend and participate in meetings remotely by audio-visual link will be one that is at each council's discretion. Councils should only give approval for councillors to attend meetings by audio-visual link in exceptional circumstances, for example, because the councillor is prevented from attending the meeting due to illness, disability, carer responsibilities, and a natural disaster or because the councillor is away from the local area on council related business.

Thus Council is being invited to make a submission to the Office of Local Government on its view to allow in certain circumstances, members of Council to attend meetings remotely. Submissions are due by 3 May 2021.

The recommendation in this report is support the proposal that will permanently allow Councillors to attend meeting remotely in the following circumstances:-

“Illness, disability, carer responsibilities, and a natural disaster or because the councillor is away from the local area on council related business”.

**15.17 REQUEST FOR FINANCIAL ASSISTANCE - ROTARY CLUB OF GOULBURN**

**Author:** Brendan Hollands, Director Corporate & Community Services

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. **Application for Financial Assistance - Rotary Club of Goulburn** [↓](#)   
 2. **Quote for Venue Hire - Rotary Swap Meet** [↓](#) 

<b>Link to Community Strategic Plan:</b>	CSP Strategy C02 – Encourage and facilitate active and creative participation in community life.
<b>Cost to Council:</b>	Funds are available in the budget for donations made under the Financial Assistance Policy. There is currently a budget of \$80,000 for grants issued under this policy. Approval of the recommendation would leave a remaining amount of \$58,040 for future contributions.
<b>Use of Reserve Funds:</b>	Not applicable. Budgeted amount funded from revenue.

**RECOMMENDATION**

That

1. The report from the Director Corporate & Community Services on the Request for Financial Assistance – Rotary Club of Goulburn be received
2. Council provide in kind support of \$3,599.00 (inc GST), representing all fees and charges relating to the venue hire of the Recreation Area and Grace Millsom Centre, to be funded via transfer from the Financial Assistance budget.

**BACKGROUND**

At its meeting on 19 September 2017, Council adopted the new Financial Assistance Policy. Under the Policy, applications seeking funding for amounts greater than \$1,000 are reported to Council for approval.

**REPORT**

The Rotary Club of Goulburn are seeking financial assistance in the form of “in-kind” support for the hire fees and associated costs for the use of the Goulburn Recreation Area and the Grace Millsom Centre for the annual Goulburn Swap Meeting to be held on Sunday 2<sup>nd</sup> May 2021.

The annual Goulburn Swap Meeting is the largest event of its type in NSW. The event is expected to attract as many as 5,000 buyers and onlookers many of whom are from out of town and interstate. These visitors will often spend a night or two in Goulburn which is a great boost to the local economy.

Council has previously provided similar support to this event. Due to Covid-19 the 2020 Swap Meet had to be cancelled.

The assistance the Rotary Club of Goulburn are seeking is in the form of in-kind support to the value of the hire costs of the venue including waste removal charges. A copy of their application and a quote for hire fees is attached to this report. Given the economic benefit that this event provides to the area it is recommended that the hire fees and associated costs (with the exception of the bond) totalling \$3,599.00 (inc GST) for the use of the Recreation Area and Grace Millsom Centre are provided in-kind via a transfer from the financial assistance budget. In effect this equates to a contribution of \$3,271.82 from the Financial Assistance budget after the effects of GST are taken into consideration.

The bond has been left out of this contribution due to the fact that it is refundable to the Rotary Club should they meet all required conditions. The Rotary Club will need to pay this bond prior to the event.

# Application for Financial Assistance

Submission date: 15 March 2021, 12:58PM  
 Receipt number: 16  
 Related form version: 1

## Applicant/Organisation Details

Name: Rotary Club of Goulburn  
 Address: PO Box 140, Goulburn NSW 2580  
 Contact Person: Grant Pearce/ Graeme Neil  
 Telephone: 0428 220 555  
 Email Address: rotarygoulburnswapmeet@gmail.com  
 Amount applied for (including GST if applicable): \$4435.20  
 Which funding stream are you applying under? (Please tick one) **Financial Assistance for Community Event and/or Project**

## Other Grant Funding

Please list other grant funding you have received: **This project receive NO other funding**

## Description of Project, Service or Event

This event boasts 580+ seller sites which draws sellers and buyers (estimated to be in excess of 5000) from interstate, regional and metropolitan NSW. This year due to Covid19 issues, all sellers must be on site by Saturday 1 May thus necessitating an overnight stay in Goulburn and supporting local accommodation, food and other retail businesses in the city.

In running this event we call on our community partners including the PCYC, RFS Tarlo & Towrang, Soroptomists, CES, St Johns Ambulance, the Show Society and others. We make donations to these groups in return so this event is a true community involvement project.

This project raises funds which enable Rotary Goulburn to assist financially, local community groups including Riding for Disabled, the local schools Science and Engineering Challenge, Endeavour Industries, Growing Abilities and many other local groups and organisations. In a very difficult Covid 2020 year Rotary made donations of over \$40,000 to local beneficiaries and also well supported the many international health and humanitarian projects run by Rotary.

All net proceeds from this project are distributed and any assistance that may be provided would greatly assist and maximise our Community Service programs

Please upload letters of support if applicable.

[Booking ID 3274 Booking Confirmation Recreation Area Rotary Club of Goul....doc](#)

For applications seeking funding of \$5,000 and above the application must be accompanied by financial statements. Please attach here.

**Declaration**

Application checklist.

Have you read and understood the guidelines?  
Have you completed all sections of the form?  
Have you attached all relevant support materials and letters of support?  
Have you included all necessary documentation?

Name

Grant L Peace

Position

Co Swap Organiser

I/We certify that, to the best of my/our knowledge, the information of this application is true and correct



[Link to signature](#)

Booking Quote 3274



Locked Bag No. 22  
GOULBURN NSW 2580

22 Mar 2021

ROTARY CLUB OF GOULBURN  
SARAH RUBERTO  
PO BOX 140  
GOULBURN NSW 2580

Dear SARAH,

**Subject: Booking Enquiry & Quote**

Please find below the details and quote for your booking enquiry.

**Booking particulars**

Booking Reference Number	48894 to 48898 inclusive
Event Description	Rotary Swap Meet
Booking Status	Confirmed
Phone number on file	

**Booking Details**

Facility Booked	Date	From	To	Charges (inc GST)
Area E Showmans Guild Parking	02 May 2021	06:00 AM	06:00 PM	\$147.00
Area G Day Stables	02 May 2021	06:00 AM	06:00 PM	\$985.00
Area H and J	02 May 2021	06:00 AM	06:00 PM	\$521.00
Area P and Q Peden Pavilion and Skillion	02 May 2021	06:00 AM	06:00 PM	\$400.00
Grace Millsom Function Centre	02 May 2021	06:00 AM	06:00 PM	\$350.00

**Total Bookings \$: \$2 403.00**

**Other Booking Charges**

Additional Charges	Qty	Hours	\$ per hour	Charges (inc GST)

Booking Quote 3274

Recreation Area 240L Bin Empty	30		\$19.50	\$585.00
Recreation Area 240L Delivery & Pick Up Fee	3		\$60.00	\$180.00
Recreation Area 1100L Bin Hire	4		\$12.00	\$48.00
Recreation Area 1100L Bin Empty	4		\$27.00	\$108.00
Recreation Area 1100L Delivery & Pick Up Fee	1		\$100.00	\$100.00
Recreation Area - Security BOND Special and Major Events	1		\$379.00	\$379.00
Grace Millsom Function Centre Cleaning & Waste Removal	1		\$175.00	\$175.00

**Total Additional Charges: \$1 575.00**

**GRAND TOTAL GST \$361.62**  
**GRAND TOTAL (inc GST) \$3 978.00**

If you have any questions about this booking enquiry or any of Council's facilities, please call me on 02 4823 ####.

Yours faithfully

ANNE RUDELL  
 Goulburn Mulwaree Council

**15.18 POST EXHIBITION REPORT - PUBLIC GATES AND BYPASS GRID POLICY**

**Author:** Martin Wragge-Morley, Business Manager Design & Asset Management

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Public Gates and Bypass Grid Policy  

<b>Link to Community Strategic Plan:</b>	CI1.1 – Actively promote sound governance practices and procedures within the organisation. IN2.2 – Eliminate networks safety hazards when identified.
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That:

1. The report from Business Manager Design & Asset Management be received.
2. Council adopt the Public Gates and Bypass Grid Policy and proceed with implementation.

**BACKGROUND**

In accordance with the Roads Act 1993 Council is required to prepare a Public Gates and Bypass Grid Policy to ensure Council meets its required obligations under this Act. A draft Public Gates and Bypass Grids Policy was presented to Council at the 2 February 2021 Council Meeting where it was resolved to place the Policy on public exhibition for 28 days.

The public exhibition period ran between 10 February and 15 March 2021.

At the conclusion of the exhibition period no external submissions and therefore no significant changes recommended. Some minor formatting amendments have been made to the draft document to standardise the format in line with other Council policy documents.

**REPORT**

Currently there are in excess of 40 private gates across public road network. These were generally installed to benefit private land owners to reduce the cost of fencing to their property. A negative consequence of these gates was to cause a potential traffic hazard if not built or maintained appropriately.

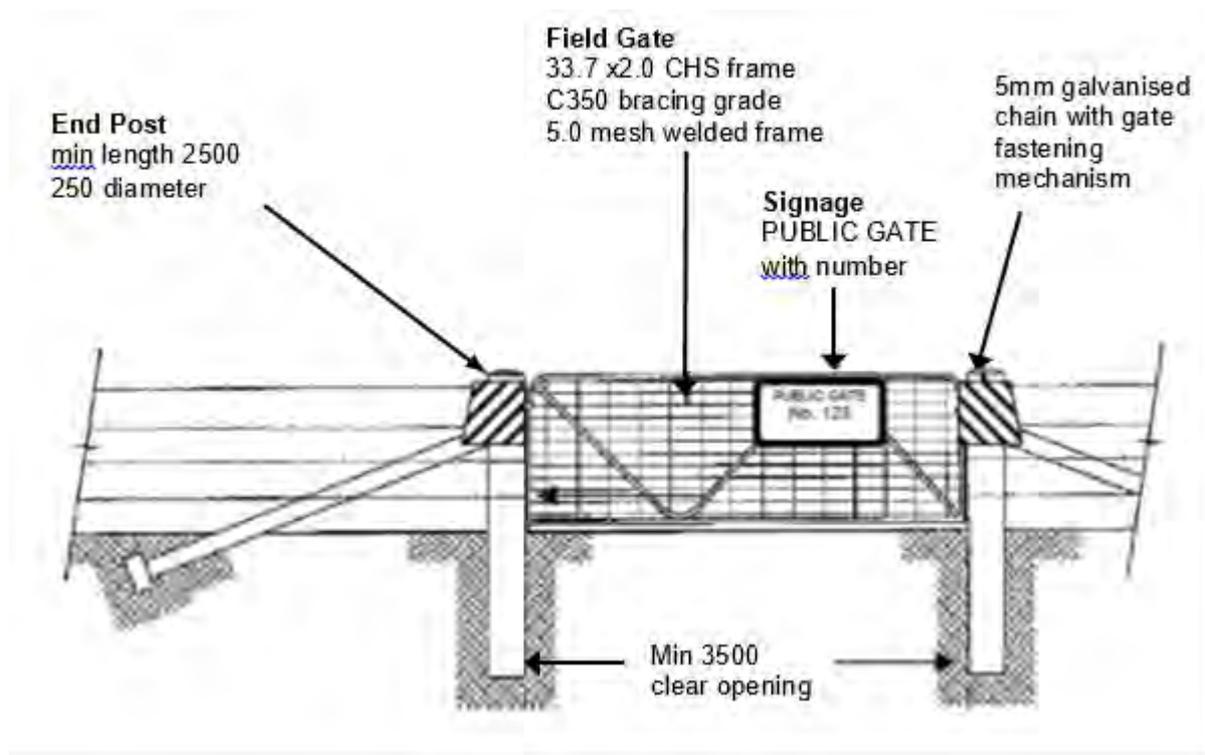
The draft Public Gates and Bypass Grids Policy outlines the process for landowners to install a public gate on a public road. This includes ensuring that the gates and grids meet Council construction standards, are covered by the landowner’s public liability insurance and have been inspected by Council prior to approval and installation. Also, the policy outlines responsibilities of the landowner and Council once the gate is installed.

Some specific elements of the policy to note are as follows:

- Gates and grids will only be permitted on dead end roads servicing a single property;
- New gates only permitted in absence of a practical alternative;
- Existing gates must be bought up to standard by March 2023;
- Payment of annual fee as outlined in Council’s Fees and Charges;
- Council to maintain a register of public gate locations;

- Specified minimum dimension, signage and markings;
- Movement and containment of stock in the road reserve remains the responsibility the landowner;
- Gate may be removed if there is no permit of if the gate is non-compliant.

Council will correspond directly with landowners where existing public gates are adjacent to their property to commence the transition process across to the new policy. The following diagram is from Appendix A of the policy. A copy of the final policy document is attached to this report for information.



#### Notes:

- All timber to be approved hardwood
- Field gate CHS to be grade C130 to AS1163 and gate hinges to manufacturers specifications
- Nuts, bolts and washers to be hot dip galvanised to AS/NZ 4680
- Galvanised fencing wire to AS 2423
- All dimensions are in millimetres unless others shown
- Signage to erected to AS 1742.2, including W5-14 warning sign on either side of the Public gate between 50m and 200m from the structure. A 'PUBLIC GATE' sign displayed on the gate showing the permit number. A set of G9-206 (L) and G9-206 (R) chevrons are required on either side of the structure.





## **Public Gates and Bypass Grid Policy**



## GOULBURN MULWAREE COUNCIL PUBLIC GATES & BYPASS GRID POLICY

### POLICY OBJECTIVE

This policy enacts and complies with the [Road Act 1993](#), *Road Regulations 2018* and the *Work Health & Safety Regulation 2017*. The purpose of this policy is to improve the safety of users of Council's road network by setting out the responsibilities of landowners / Occupiers and Council, in the installation, maintenance and removal of public gates and bypass (grids).

To achieve this, Council has developed a Public gates and Bypass Grid Inspection and Maintenance Procedure that identifies:

- A system for the approval, registration and recording of Public gates and Bypass Grids
- Minimum standards for the construction and maintenance of Public gates and Bypass Grids
- Council and permit holder's responsibilities for Public gates and Bypass Grids.
- The legal framework to enforce this Policy; and
- Ensure that the location of public gates and bypass (grids) do not adversely affect users of Council's Road Network.

### Legislative provisions

*Roads Act 1993*

*Roads (General) Regulation 2018*

*Work Health & Safety Act 2017*

*Work Health & Safety Regulation 2011*

### Scope

*This policy applies to all Council controlled roads within the Goulburn Mulwaree Council Local Government area.*

### Policy Statement

Public gates and bypass (grids) are structures on a road for the primary purpose of controlling stock movements for the benefit of land owners/occupiers. The structures serve no other purpose other than to control stock between boundaries of neighbouring properties, but have the potential to impact road users in the Council's Local Government area.

These structures come under the regulatory control of Council as deemed in the *Roads Act 1993*. Therefore Public gates and Bypasses installed and erected within Council's designated area need to ensure compliance with Council and legislative standards.

In accordance with section 73 to 76 of the *Roads Regulation 2008* and part 9 Division 2 of the *Roads Act 1993*, ownership and responsibility of these structures and all associated items, including 20m approaches to the structure and signage, shall be vested in the landowner /Occupier or their successor in title.

Therefore, Council aims to provide a managed approach to the provision of Public gates and Bypass permits by minimising the number of impediments to the free flow of traffic, risk to landowners/Occupiers and users of the road network; and minimise the risk to Council in the provision of maintenance.

**Note:** Whilst gates are to remain closed they are not to be locked as they are Public gates rather than Private Gates.



## GOULBURN MULWAREE COUNCIL PUBLIC GATES & BYPASS GRID POLICY

### Permits

The Roads Act 1993, requires that any public gate or bypass (grid) on a public road must have a permit from Council.

Permits are issued on an annual basis and will require renewal annually. Renewal of the said permit is the responsibility of the landowner / occupier and is to be renewed within fourteen (14) days of the permit expiring.

In the transition period of two (2) years from March 2021 to March 2023 Council will waive permits fees. Fees costs shall be set in future revision of this document.

All new and renewal permits must be accompanied by a Public Liability Insurance Certificate of currency to a value of \$20 million naming Goulburn Mulwaree Council as an interested party.

Where a public gate and bypass (grid) is situated on a boundary between two neighbouring properties and the road reserve is unfenced on both sides of the boundary, a joint application may be made by the landowners/occupiers of the two properties, with only one standard permit application fee applying. Existing gates and grids will only be reapproved if they are on a no through road and only one property owner is affected.

Where Council does not grant a permit for an existing public gate and bypass (grid) due to refusal of a permit application or no application being submitted Council has the right to remove the structure.

Council will maintain a register of permits granted and their locations. The register will be available for inquiries from the public as to ownership details of the gates and grids.

The landowner /occupier must clearly erect and display the permit number on a notice on or near the public gate and or bypass.

Any existing structures determined by Council to be substandard will require repairs or upgrades to comply with Council's specifications prior to the granting of a permit if one is not already in the landowners/occupiers possession. Any gates not brought up to the required standard within the notified time period may be removed by Council at the cost of the landowner.

Where Council grants a permit to an existing structure without requiring an upgrade, it is the landowners/occupiers responsibility to ensure the public gate and bypass (grid) comply with Council's standards.

When Council grants a new Public gates and Bypass (grid) permit, the landowner/occupier will also need to apply for and comply with an s138 Road Occupation application, as work is being performed on a Council reserve.

A 'Public road' as referred to in this policy covers Council maintained roads as defined in the Road Act 1993.

Gates and grids will not be permitted on through roads, or where the road services more than one property past the gate or grid.

### New Gates or Grids

Applications for new gates and grids may be made to Council. New gates or bypass (grid) will be granted in line with the *Roads Act 1993* only if no reasonably practical alternative exists, and the road services only one property past the suggested location of the gate.



## GOULBURN MULWAREE COUNCIL PUBLIC GATES & BYPASS GRID POLICY

An application for a public gate permit that is made by a person who owns land on one side only of the road across which the proposed public gate is to be erected must be accompanied by the written consent of the owner or owners of the land on the other side of the road (*Road Regulation 2008, Part 6, C73*).

Proposals for new gates or bypass (grids) will be published in a local newspaper, and responses considered for 28 days prior to consideration of the permit. All submissions made in that time frame will be considered prior to a decision being made on granting the permit (*Road Regulation 2008, Part 6, C74*).

### Repairs and replacements

In accordance with the *Roads Act 1993* and the *Roads Regulation 2008* the landowner/occupier is the party responsible for the state of repair of the public gate, bypass (grid) and 20 metres each side of the structure.

**Note:** If Council determines that repairs and maintenance are required, landowners/occupiers will be required to apply to Council for a Permit under Section 138 of the *Roads Act 1993* to undertake this work if the work is to be carried out in or on the road reserve. This also includes any persons contracted to perform the work.

The landowner may request Council to undertake repairs and /or replacement of a public gate and bypass (grid) subject to an agreement being entered into by the Applicant and Council. Arrangements will be on the basis of costs being repaid to Council by agreement, acceptance to carry out the works is at Council's discretion.

If a road inspection conducted by Council identifies that works are required to a structure. Council will notify the owner in writing and the owner shall rectify the problem immediately. If the works are not carried out within thirty (30) days of the date of the letter then Council may perform the works or remove the structure at the cost of the landowner/occupier.

### Council road work

In the event of Council performing road construction at a public gate and bypass (grid) location, the public gate and bypass (grid) will be upgraded to meet Council specifications. The responsibilities in such a case are as follows:

The Owner will:

- Pay Council for the purchase of a grid and associated items meeting Council's specifications.
- Pay for the installation of the upgrading works to Council's standards
- Where applicable, supply materials for any gates and or fencing
- To be responsible for ongoing maintenance of the public gates and or bypass (grids)

The Council will:

- Where applicable remove the existing structures and abutments and deliver to a mutually agreeable location on the owner's property.
- Transport structure (gates/grid) to site
- Install public gates/bypass grids and signage.
- Construct temporary side-track with appropriate signage for the duration of the works if required
- Complete associated road works.



## GOULBURN MULWAREE COUNCIL PUBLIC GATES & BYPASS GRID POLICY

Under the terms of this policy a structure relocated by Council shall remain the responsibility of the landowner/occupier to maintain and keep in compliance with Councils standards.

### Warning signs

Council requires warning signs to be erected to increase the visibility of structures across public roads on both sides and to be positioned as to be readily seen from a vehicle approaching the structure. Warning signs will be in accordance with AS1742.2.

**Note:** Warning signs and the maintenance costs will be the responsibility of the landowner/s.

### Indemnity

The landowner/occupier shall at all times maintain public liability insurance cover over each public gate and bypass (grid) in an amount of not less than \$20 million. The land owner must provide evidence of this cover on an annual or renewal basis to Council.

Therefore the landowner/occupier shall indemnify and keep indemnified the Council from and against all claims and demands, howsoever and whenever arising through an act or omission on the part of the occupant in and about the construction, reconstruction, repairs or failure to repair the public gate and bypass (grid), fencing, or other associated items, whether arising out of any action or direction of the Council, or its agents or otherwise.

### Revoke permit permission

Council may at any time revoke a permit granted by it under this policy for Public gates and Bypasses (grids) on public roads. The landowner/ Occupier or his successor in title shall within the specified timeframe as noted on the notice of revocation served on him by the Council, remove the structure and warning signs displayed in connection with the structure and take such steps as the Council may require to ensure the safety of persons using the road.

**Note:** It is the landowner/occupiers responsibility to take appropriate measures to ensure the safety of road users once Council has revoked a permit.

### Working on Public Roads

To comply with the *Work Health and Safety Act 2011* and the *Work Health and Safety Regulations 2011* and maintenance and or construction works at public gates and bypass (grids) on public roads shall be performed by contractors and or landowners/occupiers working with a valid Section 138 permit issued by Council.

If grazing is to be undertaken within the road reserve the relevant grazing permits must be in place and approved by the Local Land Services.

### Subdivision

Where additional lots are created through the subdivision of existing rural properties, whether or not they contain dwellings, it will be Councils requirement to remove any existing public gates or Bypass (grids) within the land being subdivided. Road reserves within these lots must be fenced to control livestock.



## GOULBURN MULWAREE COUNCIL PUBLIC GATES & BYPASS GRID POLICY

If significant development is proposed Council may require the developers to arrange the removal of existing public gates and bypass (grids) on roads leading to the new subdivision to ensure suitable access is provided. This work is to be undertaken at the expense of the developer.

### Minimum Acceptable standards

All works are to be undertaken in line with Councils Engineering Standards, NSW Work Health & Safety requirements, the Road Act 1993, Roads Regulation 2008, industry standards, and applicable Australian Standards. The applicant must provide design plans for any proposed structures for acceptance by Council as part of the permit application process.

Grids must conform to HS20-T44 loading and be certified by a structural engineer.

**Appendix A** shows the required standards for a Public gate, and **Appendix B** shows a diagrammatic representation of the construction of a public gate and bypass (grid)

### Trafficable Width

The trafficable width of any public gate and bypass (grid) shall be the greater of the minimum standard trafficable width of the road class and the existing formation width, and not less than 5 metres. Where an existing public gate and bypass has been constructed with a width less than this, the signage provided should include a NO OVERTAKING OR PASSING warning sign on the approach.

### Public Gate

The public gate shall be made of resilient material of minimum width of 3500mm and should be arranged to be free swinging and shall remain unlocked. The gate and any support structure and fencing with the road reserve must be painted white in accordance with the *Road Act 1993*. In addition the gate must have reflectors on each side of the gate, with red on the left hand side and white on the right hand side.

### Public Gate signage

Public gates are required to have appropriate signage that is adequately positioned so that all approaching vehicles / road users have a visual of the sign as they approach. Signage is required on both sides of the gates and or bypass and should bear the words "PUBLIC GATE" with the letters being at least 75mm high. Gates are to be painted white, and reflectors provided on each side of the gate.

### Bypass (Grid) Existing

Existing bypass (grid) shall have a minimum clear width of 4.0 metres. The length (in direction of travel) of the existing bypass (grid) shall be between 1.7m to 2.1m.

Where existing grids are required by Council to be upgraded because of their poor condition, these grids shall be replaced with grids having a minimum clear width of 4.0 metres and fitting into the original foundation on road length not less than 1.7m.

The grid shall be located on a straight length of road with adequate sight distance available along each direction of approach. The level of the top of the grid shall match the level of the adjacent road pavement. The cavity under the grid shall be drained.



**GOULBURN MULWAREE COUNCIL  
PUBLIC GATES & BYPASS GRID POLICY**

**Related Documents**

Goulburn Mulwaree Council Gates & Grids Procedure document needs to be followed to ensure the principles of this Policy are adhered to.

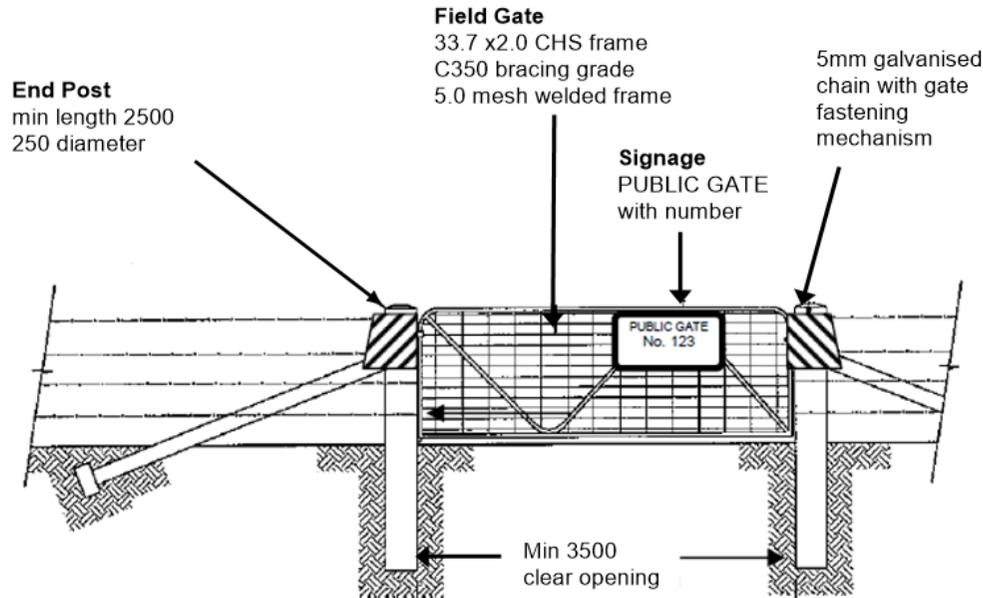
Version	Council Meeting Date	Resolution	Adoption Date	Effective From
1	2 February 2021	2021/20		
<b>All policies can be reviewed or revoked by resolution of Council at anytime.</b>				

**DIRECTORATE:** Operations

**BUSINESS UNIT:** Asset & Design Management



**Appendix A – Public gate Construction Specification**



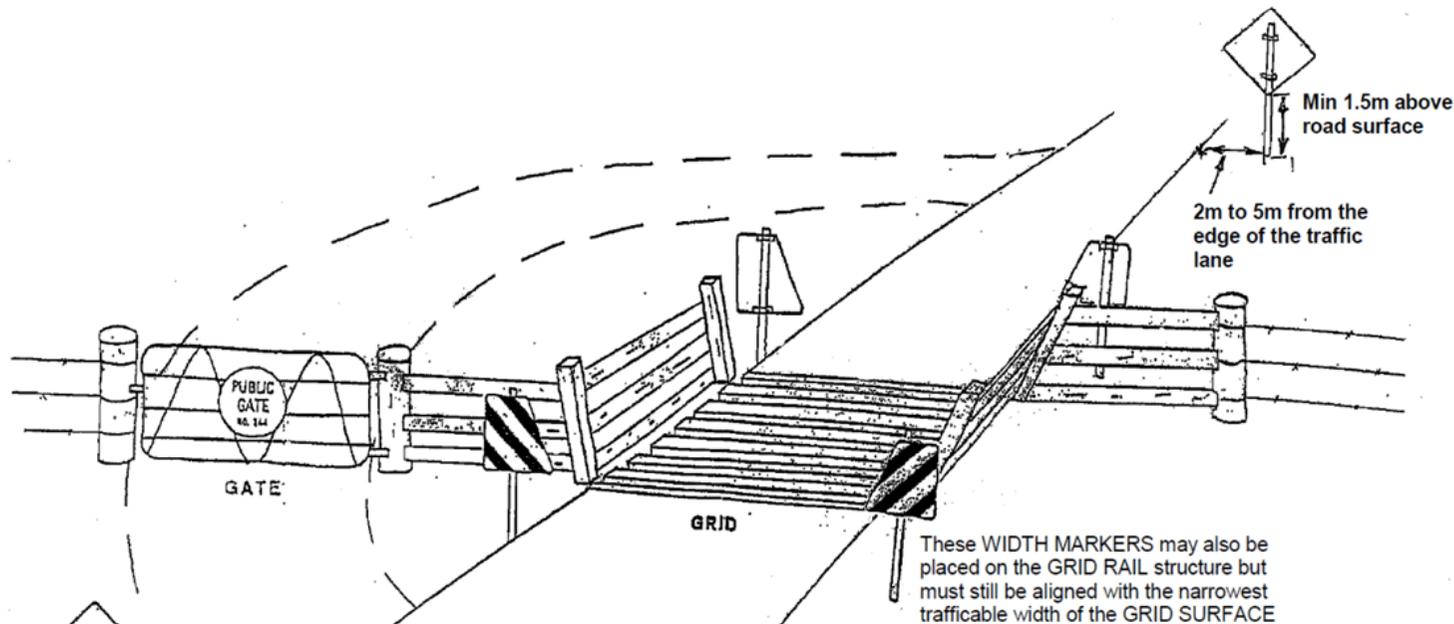
W5-14 Warning Sign

**Notes:**

- All timber to be approved hardwood
- Field gate CHS to be grade C130 to AS1163 and gate hinges to manufacturers specifications
- Nuts, bolts and washers to be hot dip galvanised to AS/NZ 4680
- Galvanised fencing wire to AS 2423
- All dimensions are in millimetres unless others shown
- Signage to erected to AS 1742.2, including W5-14 warning sign on either side of the Public gate between 50m and 200m from the structure. A 'PUBLIC GATE' sign displayed on the gate showing the permit number. A set of G9-206 (L) and G9-206 (R) chevrons are required on either side of the structure.



**Appendix B - Public gate and Bypass (grid) combination construction specification**



**Notes:**

- Grid surface shall be at width specified by council (minimum 4m) and have a length along the road of between 1.7m and 2.1m.
- Clearance below the grid at all points is to be at least 300mm
- Where possible roadside drainage should be directed under the grid
- The public gate permit holder is responsible for maintenance of the road 20m either side of the grid
- 'Grid' (W5-16) 750mm x 750mm signs to be erected on both approaches to the grid, between 50m and 200m from the grid.
- Width marker G9-206 (L) and G9-206 (R) chevrons are required on either side of the structure to indicate the narrowest part of the structure.

**15.19 GRANTS UPDATE**

**Author:** Linus Nesbitt-Hawes, Senior Grants Officer

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	CL4 – Actively investigate and communicate funding sources and collaboration opportunities that can strengthen the region
<b>Cost to Council:</b>	Income generated as noted below
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report of the Senior Grants Officer and the Director of Corporate and Community Services be received and noted.

**BACKGROUND**

This report provides an update on grant activities from **10 July 2020 – 12 March 2021**.

**REPORT**

**Successful Grants - \$12,313,852**

Description	Funding Body	Notification Date	Amount
Union St – Chatsbury to Wilmont	Transport for NSW	27-Aug-20	\$105,200
Cookbundoon Pavilion	Dept of Infrastructure	20-Sep-20	\$574,884
Footpaths Goulburn, Marulan, Tarago	Dept of Infrastructure	20-Sep-20	\$400,000
Tallong Toilet	Dept of Infrastructure	20-Sep-20	\$100,000
Hockey Redevelopment	Dept of Premier & Cabinet	09-Oct-20	\$3,872,000
Goulburn Australia Day 2021 (Branding)	National Australia Day Council	10-Oct-20	\$1,000
Goulburn Australia Day 2021	National Australia Day Council	10-Oct-20	\$20,000
Upgrades to Peden Pavilion	NSW DPIE	15-Oct-20	\$229,675
Solar Panels, Grace-Millsom Centre	NSW DPIE	15-Oct-20	\$15,086
Weather Protection for Livestock Yards	NSW DPIE	15-Oct-20	\$92,010
Community grants scheme, Evacuation Centre procedures, equipment to house animals during hot days	Resilience NSW	27-10-2020	\$100,000
Expansion of 2022 ABMF - Blues Festival	Austrade	30-10-2020	\$60,000

<b>Description</b> – Successful Grants continued	<b>Funding Body</b>	<b>Notification Date</b>	<b>Amount</b>
Towrang Road Bridge Replacement Project	Dept of Infrastructure	29-10-2020	\$2,000,000
Marulan Flood Study & FRMS&P	NSW DPIE	23-11-2020	\$50,001
New bus stops x 6	Transport for NSW	03-11-2020	\$66,000
Youth Week 2021	Dept Communities & Justice	18-12-2020	\$1,859
Wollondilly Walking Track extension	Dept of Regional NSW	23-10-2020	\$2,000,000
North Park New BBQ/Outdoor Seating & Shade Shelter Project	Dept Family & Community Services	23-11-2020	\$17,961
Blackberry Control and Eradication Goulburn Recreation Area	NSW DPIE	21-01-2021	\$8,945
Seiffert Oval Sight Screens	NSW Office of Sport	21-01-2021	\$17,619
See Out Summer – Sunday Sessions	Dept of Planning, Industry & Environment	29-01-2021	\$10,000
GRAG Multi-year funding	Create NSW	15-09-2021	\$270,000
Reuse Goulburn (Stage 1)	Department of Infrastructure	03-07-2020	\$1,084,000
Roberts Park Landscaping	Department of infrastructure	03-07-2020	\$100,000
Wollondilly Walking Track Toilet	Department of infrastructure	03-07-2020	\$100,000
Villages Infrastructure	Department of infrastructure	03-07-2020	\$300,000
Carrick Road Bridge Replacement	Department of Infrastructure	03-07-2020	\$258,806
Carrick Road Bridge Replacement	Transport for NSW	08-02-2021	\$458,806

### Unsuccessful Grants - \$130,877,975

<b>Description</b>	<b>Funding Body</b>	<b>Notification Date</b>	<b>Amount</b>
Goulburn CBD Seating Upgrade Project	Dept Family & Community Services	12-08-2020	\$14,056
Goulburn Youth Skilling It Up Project	FRRR	14-08-2020	\$10,863
Goulburn Commuting Cycling Trial	NSW DPIE	18-08-2020	\$724,350
Union St - Lagoon to Chatsbury	Transport for NSW	01-05-2020	\$154,000
Rotary Park (Marsden Weir) BBQ/Outdoor Seating Shade Shelter Upgrade Project	Dept Family & Community Services	26-11-2020	\$18,809

<b>Description</b> – Unsuccessful Grants continued	<b>Funding Body</b>	<b>Notification Date</b>	<b>Amount</b>
CBD Heat Mapping for Higher Density Living	NSW DPIE	17-12-2020	\$59,750
Nerriga to Tarago Haulage route Upgrade	Transport for NSW	04-01-2020	\$126,540,832
Chinamans Lane Haulage Route Upgrade	Transport for NSW	04-01-2020	\$3,144,475
North Park Amenities Upgrade Project	NSW DPIE	21-01-2021	\$94,910
Have a Crack Goulburn	Dept Communities & Justice	24-02-2021	\$22,180
Marsden Weir Park BBQ & picnic area upgrade	Dept of Industry	08-03-2021	\$20,000
Seniors Festival	FACS	01-03-2021	\$3,750
Bladwell Park Playspace Upgrade	Department of Primary Industries	12-03-2021	\$70,000

**Grants Declined - \$349,448**

<b>Description</b>	<b>Funding Body</b>	<b>Notification Date</b>	<b>Amount</b>
Chinamans Lane Haulage Route Upgrade (Did not achieve FCR Funding)	Dept of Infrastructure	04-01-2021	\$349,448

**Grants Awaiting Notification - \$29,263,657**

<b>Description</b>	<b>Submission Date</b>	<b>Estimated Notification</b>	<b>Amount</b>
WWT Cemetery to Lower Sterne	13-03-2020	March 2021	\$642,950
Auburn St HPAA	13-03-2020	March 2021	\$32,230
Mulwaree High Footpaths	13-03-2020	March 2021	\$268,249
Wollondilly PS Footpaths	13-03-2020	March 2021	\$380,792
Goulburn West PS Footpaths	13-03-2020	March 2021	\$132,378
Trinity College Footpaths	13-03-2020	March 2021	\$46,450
Goulburn East PS Footpaths	13-03-2020	March 2021	\$160,904
St Clair Villa - Stage two rising damp and salt attack remediation	08-02-2021	May/June 2021	150,000
St Clair Villa - Stage two rising damp and salt attack remediation	22-02-2021	June/July 2021	200,000
Rocky Hill Beacon Refurbishment	9-02-2021	May 2021	\$10,000
Seiffert Oval Cycling Track Upgrade	23-02-2021	June 2021	\$266,683
Ornamental Garden and Picnic Lawn – Shibestu Japanese Gardens	05-03-2021	May 2021	\$250,000

<b>Description</b> – Grants Awaiting Notification continued	<b>Submission Date</b>	<b>Estimated Notification</b>	<b>Amount</b>
Goulburn-Crookwell Rail Trail	05-03-2021	May 2021	\$6,825,000
Goulburn Community Centre	05-03-2021	May 2021	\$2,000,000
EOC IT Upgrade	10-11-2020	February 2021	\$83,400
Power Bollards Rec Area	02-12-2020	February 2021	\$22,811
Rural Resealing & Heavy Patching Project	11-12-2020	January 2021	\$4,686,930
Windellama Road Rehabilitation Project	11-12-2020	January 2021	\$4,564,859
Mulwaree Ponds & Goulburn Wetlands Rejuvenation Project	14-12-2020	April 2021	\$87,814
Oallen Ford & Cartroad Creek Upgrade Project	18-12-2020	April 2021	\$2,372,143
Range Road Causeway Upgrade Project	18-12-2020	April 2021	\$432,905
Auburn Street Greening and Rejuvenation Project	22-01-2021	April 2021	\$278,250
Marulan Soccer Fields Facilities Upgrade Project	28-01-2021	May 2021	\$643,140
North Park Pavilion Upgrade	28-01-2021	May 2021	\$655,800
Goulburn Reuse Hub Project (part of RUG project)	29-01-2021	May 2021	\$982,486
Villages Community Projects	28-01-2021	May 2021	\$600,000
Towrang Road Upgrade Project	27-01-2021	May 2021	\$400,000
Emergency Access Project - Shannon Drive Extension	28-01-2021	May 2021	\$1,897,700
Designing Goulburn: digitising the architectural plans of E C Manfred	5-02-2021	April 2021	\$189,783

**Significant Upcoming Grant Opportunities**

<b>Funding Source</b>	<b>Project</b>	<b>Submission Date</b>	<b>Amount</b>
Fixing Country Roads	<ul style="list-style-type: none"> <li>Range Road Culvert - TBC</li> <li>Bridges Assessment</li> </ul>	<ul style="list-style-type: none"> <li>Awaiting opening date for 2021</li> </ul>	<ul style="list-style-type: none"> <li>Not limited</li> </ul>
Stronger Country Communities Round 4	<ul style="list-style-type: none"> <li>Awaiting guidelines from NSW State Government</li> </ul>	<ul style="list-style-type: none"> <li>Opening 1 May 2021</li> <li>Submission Date - TBC</li> </ul>	<ul style="list-style-type: none"> <li>Allocation TBC</li> <li>\$50M women's sporting facilities</li> <li>\$50M <i>high quality</i> community and sports related infrastructure</li> </ul>
Regional Events Acceleration Fund	<ul style="list-style-type: none"> <li>TBC</li> </ul>	<ul style="list-style-type: none"> <li>17 December 2021, or</li> <li>Funding fully committed</li> </ul>	<ul style="list-style-type: none"> <li>Grants between \$50,000 and \$200,000</li> <li>\$20M allocated from Regional Growth Fund</li> </ul>

During the period from 10 July 2020 – 12 March 2021 the Grants Management team said goodbye to Rebecca Noonan who was Senior Grants Officer since 2017. We would like to thank her for her considerable effort in securing grant funding which included major funding for infrastructure such as at the Goulburn Performing Arts and Aquatic Centres.

In the period between Rebecca leaving and myself commencing as Senior Grants Officer, David Carmichael stepped up and filled the gap as well as undertaking his own grants officer role. Thank you David for keeping the motor running at a very busy grant application time.

**15.20 BUSINESS DEVELOPMENT UPDATE**

**Author:** Jackson Reardon, Communications & Business Development Officer  
**Authoriser:** Warwick Bennett, General Manager  
**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	Strategy EC1: Captilise on the region’s close proximity to Canberra and its position as a convenient location to attract industry and investment
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report from the Communications & Business Development Officer be received and noted for information.

**BACKGROUND**

The purpose of this report is to provide an update on Business Development activities across the January – March 2021 quarter.

**REPORT**

**Shop 2580 Gift Card Initiative**

As reported to Council in late 2020, Goulburn Mulwaree Council and the Goulburn Chamber of Commerce and Industry have entered into an agreement with Why Leave Town for creating and implementation of the Shop 2580 gift card program. Regional Development Australia Southern Inland is also supporting the roll out of the program.

The focus in early March has been around building awareness of the program. Activities have included a media launch, promotion at Goulburn Connect and Chamber of Commerce meetings and continuing social media campaign.

Eight (8) load up stores will be selected, and these will be the locations where residents can purchase and load up the gift cards, with amounts between \$10 and \$1,000. Ninety (90) stores will be able to sign up to the program to be a ‘redemption store’ where the cards can be used to make purchases. There is no fee for Chamber of Commerce members to be one of these stores, however there is a \$120 fee for businesses who are not chamber members, who would like to become a redemption store.

After only two weeks of promotion the program is certainly starting to build momentum. Around twenty businesses have filled in an expression of interest to be involved, with many more also interested.

The physical gift cards are expected to arrive in late March, with the activation of EFTPOS terminals to occur in early April before the program is launched.

The Shop 2580 Gift Cards will be a great way to ensure money is spent local. We hope they are embraced by the community, and that in future we see businesses choosing to reward their employees by offering them gift cards to spend money locally.

### **Radius Cranes**

Earlier this year staff along with Mayor Kirk met with Richard Anderson, who works for Radius Cranes Australia. Richard and the company are investigating a hollow-core slab production plant, and have chosen Goulburn as one of their preferred locations during the early stage of this project.

At this stage we only have concept plans and basic information regarding the proposal, however we expect it would need to be built within the IN1 General Industrial areas of the region due to the nature of the work involved (concrete batching on site).

The project would likely be staged, but early indications provided to us by the company state it could employ up to 60 people within two years' time.

Staff will continue to work with Radius Cranes, and will provide updates on progress to Council when appropriate.

### **Signature Care**

Staff have worked closely with Signature Care over the first two months of the year to re-examine their contributions as part of the proposal to build a 144 bed aged care facility at Lillkar Road, Goulburn.

As part of this process Signature Care looked in detail at the water usage at their existing facilities, in particular one in Melbourne which is a very similar facility to the one proposed for Goulburn. Utilities staff then assessed these figures and compared them with aged care facilities already operating within our region, and found that the numbers were credible.

Council will note the revised report with the request for reduction is included as part of this business paper. Signature Care will also need to complete their planning proposal for the site, in order to amend the Goulburn Mulwaree LEP 2009 to permit a residential care facility on the site they have selected at Ducks Lane & Lillkar Road, Goulburn.

### **NBN Business Fibre**

Goulburn has been announced as one of the NBN Co's Business Fibre Zones (BFZ). Within a BFZ, Enterprise Ethernet fibre can be installed at businesses premises at no cost. This is because nbn have raised more than 4 billion dollars in private debt to push nbn fibre deeper within regional Australia in places like Goulburn. The whole idea is to bring regional NSW connectivity on par with metro areas where they have enjoyed Enterprise Ethernet for a number of years at a lower cost than regional.

Enterprise Ethernet (EE) is nbn's highest grade fibre, and differs from Fibre to the Premises (FTTP). Businesses that install EE will have a symmetrical, dedicated fibre conduit to their premises and will not compete with bandwidth around them (for example, they won't experience reduced speed due to high volumes of other users on the network). The maximum download/upload speed for EE is 1Gbps.

Businesses in our region looking to take advantage of enterprise Ethernet need to place an order with their telco (Telstra, Optus, Aussie Broadband as examples) to trigger nbn to build the EE fibre. It would be up to the business to choose a telco that offers them the best EE plan, like any other service they would get through their provider. \$700 million will be spent on business fibre zones, and this is of huge advantage to businesses in Goulburn that need top quality connectivity.

Staff are working with representatives of NBN Co to ensure this program is well promoted in our region, and that businesses are aware of the opportunity it presents. The entire CBD is included within the Business Fibre Zone indicative map for Goulburn and surrounds, along with key industrial areas and the majority of our City.

**Pelligra Group – Coles DC**

In early March staff had a zoom call with the Pelligra Group, who are the owners of the distribution centre off Lillkar Road, where Coles currently operate out of.

Coles have a lease in place until February 2022, however they may extend this lease as their distribution centre being constructed in Western Sydney is still a number of years away from completion. Pelligra hope to have an answer from Coles prior to the end of this financial year, so that they can future plan for the site.

Pelligra have also been speaking with Tribe Breweries about warehouse space for their distribution, due to the immense growth Tribe has gone through with their brewing. Tribe are interested in leasing space alongside Coles in the distribution centre, in order to focus on brewing at their site on the corner of Ducks Lane and Hume Street.

Alongside this, it was positive to hear that Pelligra Group are committed to this region and see it as a real growth hub for NSW. They are interested in expanding their property holdings here over time.

**15.21 GOULBURN MULWAREE YOUTH COUNCIL MEETING NOTES - 26TH FEBRUARY 2021**

**Author:** Carol James, Councillor

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Youth Council Meeting Minutes 26 February 2021 [↓](#) 

<b>Link to Community Strategic Plan:</b>	Our Civic Leadership
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report from Cr Carol James in relation to the Goulburn Mulwaree Youth Council Meeting Notes held on the 26 February 2021 be received.

**BACKGROUND**

A meeting of the Goulburn Mulwaree Youth Council Meeting Notes held on the 26 February 2021. Please find attached the notes from this meeting. There are no recommendations from this meeting that require a resolution from Council.



**Goulburn Mulwaree Youth Council  
Discussion Items & Action List**

**Meeting Details**

Friday, 26<sup>th</sup> February 2021  
Council Chambers

**Attendees**

Holly, Blake, Millie, Zoe, Leah & Issy.

**Apology**

Charlotte and Cole

**Discussion Items**

- Presentation from Bronwyn Temple from Goulburn TAFE to tell us about apprenticeships and opportunities for future studies. Talked about new courses, traineeship & remote learning
- NSW Youth Conference discussion – t-shirt and merchandise  
Colours staff – Navy  
Volunteers – Dark Green  
Attendees – Aqua Blue
- We have a commitment in Belmore Park Saturday 20<sup>th</sup> March to run games, stilts, hoops, snakes & ladders and bubble balls.
- Youth Week – Work with CDAT to put on a great race for young people, so young people understands their city and know where to get help. Tablets for first prize, iTunes cards, cinema passes plan on Friday 16<sup>th</sup> April plan challenges and activities.

**Action List**

Tasks - All

- Games in Park 20<sup>th</sup> March ideas for great race
- Holly - Instagram information

Next Meeting: 4pm, 26<sup>th</sup> March, Council Chambers

**15.22 EXTERNAL MEETING MINUTES**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** 1. Gunlake Quarry Community Consultative Committee Meeting Minutes - 26 February 2021 [↓](#) 

<b>Link to Community Strategic Plan:</b>	CL3 – our Civic Leadership
<b>Cost to Council:</b>	There are no financial implications for this report
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report from the General Manger on the Gunlake Quarry Community Consultative Committee Meeting held on 26 February 2021 be received.

**REPORT**

Please find attached the minutes from the Gunlake Community Consultative Committee Meeting held on 26 February 2021.

These minutes are attached for your information and no Council decision is required other than noting the minutes.

**Minutes of Meeting of Gunlake Quarries Community Consultative Committee  
held at Marulan Community Hall at 10.00am on 26 February 2021**

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- 1) **Attendance:**  
Don Elder (Chairman), Ron Switzer (CM), Tony Mulvihill (CM), Ken Wray (CM), Geoff Kettle (Gunlake), Andrew Wade (Gunlake). David Humphreys (CM), Scott Martin (GMC),
- 2) **Apologies:** Angus Richmond (Gunlake), Cheryl Bell (CM), David Kelly (Gunlake).
- 3) **Declaration of pecuniary or other interests:** The Chairman and Ron Switzer declared that the Company had provided them with lunch after the meeting on 04 December 2020.
- 4) **Minutes of meeting held on 4 December 2020** were confirmed.
- 5) **Business arising from the Minutes:**
  - a) Submission to RMS re speed limit.
    - Keep ongoing representations – Council is endorsing the change in the speed limit. General Manager and Mayor want to keep momentum going on the change.
    - Ron Switzer referred to the recent comments on the 'Marulan - Noticeboard/Advertising' Facebook site in response to a local journalist seeking feedback on the proposed speed limit reduction. Many respondents appeared to focus only on their ability to maintain the 100 km/h speed without addressing the journalist's proposition of the impact of increased truck numbers. The distance from Gunlake to the Hume Motorway is 7km and includes turning into or out of Brayton / Ambrose / Red Hills Road and accessing the motorway. The difference if 100 km/h could be maintained compared to 80 km/h is an increase in time travelled of 63 seconds, allowing for the turns and Motorway access this is estimated to be around 45 seconds, With the truck and other vehicle increases over the next few years the chances of exceeding 80 km/h during the times of most travel times unlikely. The real issue is the increase in truck numbers. Irrespective an 80 km/h is a valid safety step and consistent with other roads in the LGA. Police are not able to enforce quarry speed limit. Non quarry trucks using other local roads may be mistaken as quarry trucks.
  - b) New Community CCC members – Gunlake to draft advertisement for new Community Members, to be placed in *Discover Marulan*, *Goulburn Post* and on Company Website. Scott Martin asked for the advertisement to be forwarded to Council as well.
  - c) Report on Community meeting on 4 December 2020. About 6 – 8 people attended the day, mostly concerned about traffic and trucks. Three were from Haul route and the others local.
- 6) **Correspondence**
  - a) Letter of condolence from Chairman to David Humphreys;

- b) Letter 22/01/2021 from Ken Wray to Chairman regarding Modification & Scoping Study, and letter 22/1/2021 Chairman to CCC members;
- No response from Dept. Council did approach and noted that in general the relevant departments were “all over the shop”. Basically the original deadline has been extended for council submissions. Notifications have been submitted and are available on the website. Submissions for Mod 2.
  - SEARS for the new SSD are out to the agencies. DPIE to consolidate responses and forward to Gunlake for consideration in the preparation of the EIS.
  - Discussion around the new SSD. Modelling says that Gunlake needs to expand.
  - RS – When does the expansion stop? What are the alternatives in regards to transport? Govt agencies do a robust check on the applications. Council should resolve issues on behalf of the community.
  - TM – The onus is on the Govt rather than Gunlake to cap expansion. Commercial decisions made by the company should be respected. Agencies have rules to protect the community. There is oversight. If members of the local community want an extension for submissions then they should request it.
- c) Letter 25/1/2021 from Geoff Kettle to Chairman and reply from Ken Wray dated 21/1/2021;
- d) Letter 3/2/2021 Geoff Kettle to Ken Wray.
- 7) **Company Report** (attached with the minutes).
- a) Haul route needs work and it is scheduled to happen. Significant storm damage has slowed down maintenance around the LGA. Markings highlighting the work required have been done. Then a matter of precedence. Heat and cold has had an impact.
- b) The current state of the road is still good and fit for purpose.
- c) Employment has risen and Gunlake is still looking for operators.
- d) DH thanked Gunlake for its support of local businesses.
- e) Request for support for Bungonia has been turned down due to "out of footprint".
- f) DH – The 2020 Community Christmas Party was supported in lieu of the Kite Festival. Well supported by the community and the kids all received a toy. Will happen again next year hopefully.
- g) SM – Council will make a submission to the SEARS. Structural report on the road will be discussed. Examine the road to establish the 10 year working life.
- Independent auditor to assess the road traffic of quarry and local users.
  - Fixed tonnage v truck movements study by council.
  - Housing strategy is not led but guided by expansion.

- Social impact request done by council – Balance between employment and gains v over expansion – On overall quarrying in the district.
  - Ensure S94 fees are adequate – Study or assessment by Council.
  - See Item 15.6 of the GMC minutes of 02 March 2021.
- h) RS – Has future pollution been assessed – noise , visual , exhaust etc? Council notes that there is already a significant amount of oversight by existing reporting.
- i) Ron Switzer asked if the likely permanent and continuing impairment of property values along the haul route had been addressed.
- j) Geoff Kettle presented the report which is attached with these minutes. The Modification Hearing was heard in the Land & Environment Court on 24 & 25 February.
- k) Andrew Wade advised that there had been 10 - 12 complaints about trucks since the December CCC meeting.

#### **8) General Business**

Tony Mulvihill commented on an article in *The Region* containing statements by Ken Wray which he (TM) said were inaccurate and were not comments by the CCC. The Chairman quoted the Guidelines as to statements by the CCC. Ken Wray stated that he did not intend to speak on behalf of the CCC and apologised if that was how his remarks were interpreted. He offered to write to the publication clarifying the matter and this offer was accepted.

Ron Switzer advised that he had sent a copy of the article to the Chairman and that he (RS) had made comments which were published in the article and made no reference to his being a member of the CCC,

#### **Next Meeting**

The next meeting is to be held at 10.00am on 21 May 2021. Marulan Community Hall.

**The meeting closed at 11.30 am.**

Confirmed

Chairman



# Gunlake Marulan Quarry

## Community Consultation Committee Meeting

26 February 2021





## Company Update on Gunlake Marulan Quarry

- i. Primary Transport Route Update
- ii. Employment
- iii. Community
- iv. Road users
- v. Modification 1 - Biodiversity
- vi. Modification 2 – Truck Movements
- vii. The Quarry Continuation Project



### i. Primary Transport Route Update

- GMC has commenced a program of road maintenance on the Primary Transport Route with re-line marking the route using Section 94 Contributions paid by Gunlake. Additional pavement repair work to commence on suitable weather conditions. We are awaiting confirmation from GMC as to works commencement date.
- We continue to work with GMC to deliver positive outcomes for both the community and the company with regard to the ongoing operation, safety, maintenance and management of the transport route.

### ii. Employment

- We are always on the lookout for skilled employees and local apprentices.
- We currently have approximately 52 full time employees on site, plus contractors.



### iii. Community Update

- Gunlake is the major sponsor of the Marulan Australia Day celebrations. The event did not take place this year, however our sponsorship has been paid and will be put towards a much larger event in 2022
- Gunlake is a boat sponsor of 'Aussies take on the Atlantic'. This is a major fundraiser for men's mental health with a team of 4 young Australian rowers taking on the Atlantic Ocean in early 2021. Their aim is to raise \$500000 for Men's Mental Health.
- Gunlake is partnering with the Marulan CWA for more community projects in Marulan
- Gunlake is partnering with Concrete for Goulburn to assist the Tallong Rural Fire Brigade with improvements to the front area of the Tallong Fire Shed
- Gunlake continues its membership of Goulburn Mulwaree Council's Marulan Village Plan Working Party.
- Geoff and David continue to conduct regular meetings with Local MP's, Goulburn Mulwaree Council and other State and Federal Government authorities to keep them updated on Gunlake's activities
- Gunlake is committed to supporting the local community and we always welcome input from the Committee on other local Community events or projects that may benefit from our support.



#### iv. Road Users

- If you see or hear about any bad driver behavior then we genuinely want to know, so that we can investigate and take any necessary action. If we do not know we cannot help.
- We have recently completed a re-induction of all drivers using the quarry. This is an ongoing process along with random driver audits to ensure professional driver and quarry requirements are adhered to.

#### v. Modification 1 – Biodiversity

- Modification 1 has been lodged with the NSW Land & Environment Court (LEC) and is following the court process and timescale. The Hearing was held at the NSW LEC on 24 and 25 February 2021 and a judgement is awaited.

#### vi. Modification 2 – Truck Movements

- As notified to CCC Modification 2 has been lodged with the NSW Land & Environment Court (LEC) and is following the court process and timescale.
- Eight public submissions were received during the DA public exhibition period and Gunlake are now preparing a Response to Submissions report as required by the NSW LEC.



## vii. The Gunlake Quarry Continuation Project

- The Gunlake Quarry Continuation Project application will be for a new State Significant Development (SSD) at the Quarry. The application will be made through the NSW Department of Planning, Industry and Development (DPIE).
- As previously outlined as part of the NSW SSD process Gunlake have sought Secretary's Environmental Assessment Requirements (SEARS) for the project. These haven't yet been issued by the NSW DPIE and are expected in March 2021.
- Following the issuing of SEARS Gunlake will undertake an Environmental Impact Statement (EIS) to accompany the State Significant Development Application for the Gunlake Quarry Continuation Project.
- Gunlake will be conducting further engagement activities as the EIS process progresses to ensure the local community and interested stakeholders are informed about the project and to collect their input.

**15.23 COUNCILLOR BRIEFING SESSION SUMMARY**

**Author:** Warwick Bennett, General Manager

**Authoriser:** Warwick Bennett, General Manager

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	Civic Leadership
<b>Cost to Council:</b>	Cost of Councillor Briefings is funded from Councils operation budget
<b>Use of Reserve Funds:</b>	Not applicable

**RECOMMENDATION**

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

**REPORT**

The following is a summary of the issues discussed at Councillor Briefing Sessions and the attendance of Councillors at these Briefing Sessions for the past month.

Thursday 25 February 10.00am

Items discussed:

- Presentation from Valuer General Department on Property Valuation in Goulburn Mulwaree LGA.

<b>Councillor Name</b>	<b>Attendance</b>
Mayor Bob Kirk	Present
Cr Alfie Walker	Nil
Cr Andrew Banfield	Nil
Cr Leah Ferrara	Nil
Cr Carol James	Present
Cr Margaret O'Neill	Nil
Cr Sam Rowland	Nil
Cr Denzil Sturgiss	Nil
Deputy Mayor Peter Walker	Present

Tuesday 2 March 4.30pm

Item visited:

- Aquatic Centre Site Tour

<b>Councillor Name</b>	<b>Attendance</b>
Mayor Bob Kirk	Apology
Cr Alfie Walker	Present
Cr Andrew Banfield	Nil
Cr Leah Ferrara	Present
Cr Carol James	Present
Cr Margaret O'Neill	Nil
Cr Sam Rowland	Apology
Cr Denzil Sturgiss	Present
Deputy Mayor Peter Walker	Present

Tuesday 9 March 5.30pm

Items discussed:

- 2021/22 budget discussions
- Signature Care
- DCP Amendments – Road Width
- Jerrara Road – Repairs
- Development Contribution Plan
- Bike Lanes
- DA’s for Discussion
  - DA/0101/2021 – 31 Lockyer Street
  - DA/0148/2021 – 13 Chiswick Street
  - DA/0334/1819 – 94 Wilson Drive
- DA Concerns raised by Councillors – Nil
- Questions to General Manager
  - Truck load of rubbish South Marulan Road near Marulan Creek Road
  - RV points at Recreation Area
  - Tidy up of houses in LGA
  - Pre-polling options

<b>Councillor Name</b>	<b>Attendance</b>
Mayor Bob Kirk	Present
Cr Alfie Walker	Present
Cr Andrew Banfield	Present
Cr Leah Ferrara	Present
Cr Carol James	Present
Cr Margaret O’Neill	Apology
Cr Sam Rowland	Present to 5.50pm
Cr Denzil Sturgiss	Apology
Deputy Mayor Peter Walker	Present

Tuesday 16 March 4.00pm

Items visited:

- Performing Arts Centre Site Visit

<b>Councillor Name</b>		<b>Attendance</b>
Mayor Bob Kirk		Present
Cr Alfie Walker		Apology
Cr Andrew Banfield		Nil
Cr Leah Ferrara		Nil
Cr Carol James		Nil
Cr Margaret O'Neill		Nil
Cr Sam Rowland		Nil
Cr Denzil Sturgiss		Present
Deputy Mayor Peter Walker		Present

Tuesday 16 March 5.00pm

Items discussed:

- Veolia Advanced Energy Recovery Centre at the Woodlawn facility

<b>Councillor Name</b>		<b>Attendance</b>
Mayor Bob Kirk		Present
Cr Alfie Walker		Apology
Cr Andrew Banfield		Present
Cr Leah Ferrara		Present
Cr Carol James		Present
Cr Margaret O'Neill		Nil
Cr Sam Rowland		Nil
Cr Denzil Sturgiss		Present
Deputy Mayor Peter Walker		Present

Tuesday 23 March 5.30pm

Items discussed:

- Developer Forum

<b>Councillor Name</b>		<b>Attendance</b>
Mayor Bob Kirk		Apology
Cr Alfie Walker		Present
Cr Andrew Banfield		Present
Cr Leah Ferrara		Present
Cr Carol James		Present
Cr Margaret O'Neill		Present
Cr Sam Rowland		Nil
Cr Denzil Sturgiss		Apology
Deputy Mayor Peter Walker		Present

Tuesday 25 March 5.30pm

Items discussed:

- 2021/22 budget discussions
- EPA v Eveston Mediation (Common Street)
- Energy Use – Azility Quarterly Report
- Organic Waste Collection
- Fire Hydrant outside Performing Arts Centre
- Illegal development at 70 Stockade Lane
- Illegal development at 14729 Hume Highway
- Rifle Range Rd Planning Proposal
- Back to the Arcade – Facebook posts
- Development Application to be reviewed on Council request – Nil
- Questions to the General Manager
  - Private historical cemetery behind Jail
  - Local Government Training
  - Belmore Park toilets and furniture
  - PFAS at Waste Water Farm
  - Small Business Grants
  - \$400 Million Infrastructure Boost
  - Developer Forum Notes
  - Waste Water Farm Sale
  - Access to Goulburn Post
  - Security at Performing Arts Centre
  - Pram ramps
  - Homeless Forum
  - Piano gifted to Conservatorium

<b>Councillor Name</b>		<b>Attendance</b>
Mayor Bob Kirk		Apology
Cr Alfie Walker		Apology
Cr Andrew Banfield		Present
Cr Leah Ferrara		Present from 6.15pm
Cr Carol James		Present
Cr Margaret O'Neill		Present
Cr Sam Rowland		Present

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Cr Denzil Sturgiss		Present
Deputy Mayor Peter Walker		Present

**16 CLOSED SESSION**

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

There were no closed session reports for determination.

**17 CONCLUSION OF THE MEETING**

The Mayor will close the meeting.