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BUSINESS PAPER

Ordinary Council Meeting

5 October 2021

Warwick Bennett
General Manager

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

Tuesday, 5 October 2021 at 6pm
in the Council Chambers, Civic Centre
184 - 194 Bourke Street, Goulburn

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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 21 SEPTEMBER 2021

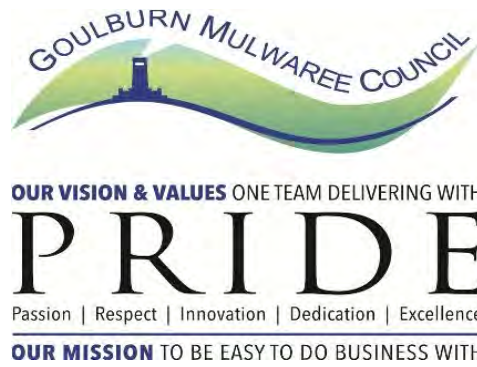
Author: Office Manager to Mayor & General Manager

Authoriser: Warwick Bennett, General Manager

Attachments: 1. Minutes of the Ordinary Meeting of Council held on 21 September 2021

RECOMMENDATION

That the Council minutes from Tuesday 21 September 2021 and contained in Minutes Pages No 1 to 29 inclusive and in Minute Nos 2021/415 to 2021/449 inclusive be confirmed.



MINUTES

Ordinary Council Meeting

21 September 2021

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	Nil	
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	Nil	
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**MINUTES OF GOULBURN MULWAREE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, CIVIC CENTRE, 184 - 194 BOURKE STREET,
GOULBURN & VIA ZOOM
ON TUESDAY, 21 SEPTEMBER 2021 AT 6PM**

PRESENT: Cr Bob Kirk (Mayor).

PRESENT VIA ZOOM:

Cr Peter Walker (Deputy Mayor), Cr Carol James, Cr Andrew Banfield,
Cr Leah Ferrara, Cr Alfie Walker, Cr Margaret O'Neill & Cr Denzil Sturgiss.

IN ATTENDANCE: Warwick Bennett (General Manager), Amy Croker (Office Manager) & Kathryn Croker (IT Support) (Present).

IN ATTENDANCE VIA ZOOM:

Brendan Hollands (Director Corporate and Community Services), Marina Hollands (Director Utilities), Scott Martin (Director Planning & Environment, Matt O'Rourke (Director Operations)

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 Council prayer was read by Cr Margaret O'Neill.

4 APOLOGIES

RESOLUTION 2021/415

Moved: Cr Alfie Walker
Seconded: Cr Carol James

That the apology received from Cr Sam Rowland be accepted.

CARRIED

5 APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

RESOLUTION 2021/416

Moved: Cr Andrew Banfield
Seconded: Cr Alfie Walker

That the leave of absence be granted to Cr Sam Rowland due to work commitments.

CARRIED

6 LATE ITEMS / URGENT BUSINESS

Nil

7 DISCLOSURE OF INTERESTS

Cr Alfie Walker declared a pecuniary conflict of interest in Item 15.1 “DA/0569/2021 Internal Fit out for a Medical Centre at 152 Auburn Street, Goulburn” as his wife is employed by the architect who is the applicant for this proposal. Cr Alfie Walker will leave the meeting (placed in Zoom waiting room) while discussion and determination on this item takes place.

Cr Margaret O'Neill declared a non-pecuniary/non-significant conflict of interest in Item 15.1 “DA/0569/2021 Internal Fit out for a Medical Centre at 152 Auburn Street, Goulburn” as the architect for this development is the same architect being used by her employer The Challenge Foundation Goulburn development. Cr Margaret O'Neill will leave the meeting (placed in Zoom waiting room) while discussion and determination on this item takes place.

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

8 PRESENTATIONS

Nil

9 PUBLIC FORUM

Cr Alfie Walker & Cr Margaret O'Neill declared an interest in this item and took no part in the discussion or voting on the matter. Cr Alfie Walker & Cr Margaret O'Neill went into the Zoom waiting room at 6.08pm.

Tim Lee from Tim Lee Architects addressed Council on Item 15.1 DA/0569/2021 Internal Fit out for a Medical Centre at 152 Auburn Street, Goulburn.

Cr Alfie Walker & Cr Margaret O'Neill returned to the meeting from the Zoom waiting room at 6.18pm.

The following people addressed Council via Zoom on Item 15.2 NSW Government Energy from Waste Infrastructure Plan:

1. Rod Thiele
2. Damian Poulter
3. Leisha Cox-Barlow
4. Bob Philipson
5. James Reynolds
6. Paige Davis
7. Fiona Jeffery
8. Cid Riley
9. Jenni Cole
10. Austin McLennan
11. Jeffrey Hardman
12. Duncan Bullock
13. Daniel Ciccarone
14. Amber Standley
15. Alex Mortensen
16. Stuart Rendell

10 CONFIRMATION OF MINUTES

10.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 7 SEPTEMBER 2021

RESOLUTION 2021/417

Moved: Cr Margaret O'Neill

Seconded: Cr Denzil Sturgiss

That the Council minutes from Tuesday 7 September 2021 and contained in Minutes Pages No 1 to 18 inclusive and in Minute Nos 2021/394 to 2021/414 inclusive be confirmed.

CARRIED

11 MATTERS ARISING

11.1 MATTERS ARISING FROM COUNCIL MEETINGS MINUTES FROM THE 7 SEPTEMBER 2021

Nil

11.2 OUTSTANDING TASK LIST FROM ALL PREVIOUS MEETINGS

RESOLUTION 2021/418

Moved: Cr Alfie Walker

Seconded: Cr Leah Ferrara

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

Council took a recess at 7.52pm for a 10 minute break.

Council resumed at 8.02pm.

15 REPORTS TO COUNCIL FOR DETERMINATION

15.1 DA/0569/2021 INTERNAL FIT OUT FOR A MEDICAL CENTRE AT 152 AUBURN STREET, GOULBURN

Cr Alfie Walker & Cr Margaret O'Neill declared an interest in this item and took no part in the discussion or voting on the matter. At 8:03 pm, Cr Alfie Walker & Cr Margaret O'Neill left the meeting.

RESOLUTION 2021/419

Moved: Cr Peter Walker

Seconded: Cr Carol James

That:

1. The staff assessment report for development application DA/0569/2021 for the proposed change of use and internal fit out for a Medical Centre be received.
2. Consent be granted for DA/0569/2021 for a change of use and internal fit out for a Medical Centre located at 152 Auburn Street, Goulburn subject to the following conditions.

SECTION A: GENERAL CONDITIONS

1. Approved Development and Use

Development consent has been granted in accordance with this Notice of Determination for the purposes of Medical Centre under the *Goulburn Mulwaree Local Environmental Plan 2009*.

(Reason: To confirm the components of the approval)

2. Development in Accordance with Documentation

The development must only be carried out:

- a) in compliance with the conditions of this Notice of Determination; and
- b) in accordance with the approved plans and documentation listed in the table below.

Architectural plans prepared by Tim Lee Architects

DRAWING NO.	R E V	TITLE OF PLAN OR DOCUMENT	DATE
0718-1019-001-Med	A	Site Plan (Existing) and Elevation - Construction	June 2021
0718-1019 - 002 – Med	A	Floor Plan – Construction and Elevation - Construction	June 2021

Documentation prepared by Tim Lee Architects -

DRAWING NO.	R E V	TITLE OF PLAN OR DOCUMENT	DATE
0718-1019	-	Statement of Environmental Effects	June 2021

Documentation prepared by Quantum Traffic

DOCUMENT REF.	R E	TITLE OF PLAN OR DOCUMENT	DATE
---------------	--------	---------------------------	------

	V	
	F	
21-0252	in	Car Parking Assessment Report
	a	
	l	
		26/07/2021

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

3. Documentation Inconsistency

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

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

4. Compliance with Disability Discrimination Act 1992

This approval does not protect or guarantee against a possible claim of discrimination (intentional or unintentional) under the *Disability Discrimination Act 1992*, and the person having the benefit of this Notice of Determination is advised to investigate their liability under this Act.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To inform of relevant access requirements for persons with a disability.

5. Surrender of Consent

The person entitled to act upon this consent must surrender the Notice of Determination relating to DA No. DA/0205/1819 for Commercial Renovation of Existing Building, Including Office Fit out with Kitchen and Toilet Facilities. Change of Use from Retail to Office at 152 Auburn Street by submitting an application for surrender of a consent to 'Council' in accordance with s.4.63 of 'the Act,' prior to the issue of any Construction Certificate.

Written documentation as issued by 'Council' confirming that this condition has been satisfied must be provided to the 'Certifier' prior to the issue of any Construction Certificate.

(Reason: To ensure that there is certainty as to the consent applying to the land)

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

6. Building Code of Australia Compliance

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

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

7. Construction Certificate Requirements

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

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

8. Issue of a Construction Certificate

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

(Reason: Prescribed by legislation)

9. Occupation Certificate Requirements

A person must not commence occupation or use of the whole or any part of a new building (new building includes an altered portion of, or an extension to, an existing building) unless an Occupation Certificate required by s.6.3 of *'the Act'* for the relevant part of the works has been issued in accordance with the provisions of *'the Act'* and *'the Regulation'*.

(Reason: Prescribed by legislation)

10. Critical Stage Inspections

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

Critical stage inspections are defined as: -

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

(Reason: Prescribed by legislation)

11. s.306 Compliance Certificate

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

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

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

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

12. s.138 Roads Act Requirements

Where works are proposed within the road reserve, the developer must obtain approval from *'Council'* (as the Roads Authority and/or as required under s.138 of the *Roads Act 1993*) before any *'Works'* are undertaken. *'Works'* within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, remove or interfere with a structure, or any other activities as defined within the *Roads Act 1993*.

The following details must be submitted to *'Council'* in order to obtain the s.138 approval: -

- a copy of the endorsed approved plans related to the development and proposed works to be undertaken,
- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "Traffic Control at Work Sites". Warning and protective devices shall comply with the provisions of

AS1742.3 - 2002 Traffic Control Devices for Works on Roads. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, and

- insurance details - Public Liability Insurance to an amount of no less than \$20 million, to be held by applicant / contractor undertaking the works.

Advice: *Where works are required within a Classified Road, the Developer must obtain the concurrence and / or the approval of the Roads and Traffic Authority for engineering design plans, Traffic Control Plans and approvals under s.138 of the Roads Act 1993.*

(Reason: To ensure the necessary approvals are obtained from the roads authority)

13. Constructional Environmental Management Plan

A Construction Environmental Management Plan must be prepared and submitted to, and approved in writing by 'Council' prior to the issue of any Construction Certificate. The plan must include, but not be limited to, the following: -

a) Details of:

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

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

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

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

14. Long Service Levy Payments

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

(Reason: Statutory requirement)

15. Car Park Design

The car park must be designed to accommodate the turning movements of the largest vehicle servicing the development. The car park design must comply with AS.2890 and satisfy the following minimum criteria: -

- the 'site' must accommodate the turning movements of a 7.5m service vehicle;
- service vehicles must manoeuvre into and out of the 'site' in a forward direction without impacting other car parking;
- the front overhang, and swept path made by the service vehicle must not obstruct car park traffic or encroach into parking spaces;
- the vehicle swept path analysis must be reflected on the engineering design plans;
- loading and unloading of service vehicles must be able to be undertaken on

- 'site' with no intrusion onto the road network;
 - f) provide a minimum fourteen(14) onsite car parking spaces;
 - g) Include designated pedestrian walkway (minimum 1200mm wide) demarcated on the car park surface to provide a safe pedestrian point of access to the building entrance from the footpath of Cartwright Place;
 - h) The disabled car parking areas are to meet AS.2890 in terms of slope;
 - i) Include an open style barrier to the parking bays along Cartwright Place that prevents vehicles doors from opening onto the footpath; and
 - j) Remove all redundant crossovers and reinstate with kerb, gutter and footpath.
- Plans demonstrating compliance with this condition must be submitted to, and approved by the 'Certifier' prior to the issue of any Construction Certificate.

(Reason: To ensure that the car parking area is constructed to Council requirements)

16. Accessible Car Parking Provisions

A minimum of two (2) of the onsite car parking spaces provided as part of the total requirement must be accessible spaces.

These spaces must be constructed, line marked and identified in accordance with the 'NCC', AS.1428 and AS/NZS.2890 - Parking Facilities; Off-street parking for people with disabilities.

Detailed plans demonstrating compliance with this condition must be submitted to, and approved by the 'Certifier' prior to the issue of a Construction Certificate.

(Reason: To ensure equity of access and appropriate facilities are available for people with disabilities in accordance with Federal legislation)

17. s.7.12 Contributions

Prior to the issue of a Construction Certificate the person having the benefit of this Notice of Determination must pay a total contribution of \$2,100 as calculated at the date of this consent to 'Council' under section 7.12 of 'the Act' in accordance with the Goulburn Mulwaree Local Infrastructure Contributions Plan 2021.

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

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

Note: Copies of the Contributions Plans can be downloaded from 'Council's' website.

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

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

18. Trade Waste Agreement

A Trade Waste approval and trade waste agreement must be obtained from 'Council' as the sewer and water authority. Documentary evidence demonstrating compliance with this condition must be submitted to, and approved by the 'Certifier' prior to the issue of the Construction Certificate.

(Reason: To protect the environment from contamination)

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

19. Prior to Commencement

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

until:

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

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

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

20. Damage to Public Infrastructure

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

The person entitled to act upon this Notice of Determination will be held liable for all damage to public infrastructure in the vicinity of the development 'site' where such damage is not accurately recorded and demonstrated as pre-existing under documentation provided by this condition.

Note: Vicinity is defined as all public infrastructure immediately adjacent to the 'site' (full road reserve width) and to a distance of 20m beyond the 'site' boundaries.

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

21. Temporary Site Fences

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

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

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

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

22. Damage Bond General

A public infrastructure damage deposit of \$4780 for a single Lot frontage must be paid to *'Council'*.

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

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

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

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

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

23. Site Facilities

'Site' facilities must be provided as follow;

- a) if the development involves building work or demolition work the *'site'* must be fully enclosed by a temporary security fence (or hoarding) before *'works'* commence. Any such hoarding or fence is to be removed when the *'works'* have been completed;
- b) a minimum width of 1.5m must be provided between the *'site'* and the edge of the roadway so as to facilitate the safe movement of pedestrians. If trees are present in the footpath the minimum width must be provided to one side of the trees;
- c) a garbage receptacle fitted with a tight-fitting windproof lid for the reception of all putrescible and all waste capable of being windblown from the work *'site'* must be provided prior to *'works'* commencing and must be maintained and serviced for the duration of the *'works'*; and
- d) adequate toilet facilities must be provided on the work *'site'*. Each toilet provided must be a standard flushing toilet, connected to a public sewer, or if connection to a public sewer is not available, to an on-site effluent disposal system approved by the *'Council'*, or an approved temporary chemical closet. The provision of toilet facilities must be completed before any other *'works'* are commenced.

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

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

24. Site Sign

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

- a) stating that unauthorised entry to the 'site' is prohibited;
- b) showing the name of the '*Principal Contractor*' (or person in charge of the 'site'), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
- c) showing the name, address and telephone number of the '*Principal Certifier*' for the work.

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

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

(Reason: Statutory requirement)

25. Parking Restrictions

Existing public parking provisions in the vicinity of the 'site' must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is strictly prohibited without the prior written consent of 'Council'. Changes to existing public parking facilities/restrictions must be approved by the 'Council's Traffic Committee. The person having the benefit of this Notice of Determination will be held responsible for any breaches of this condition and will incur any fines associated with enforcement by 'Council' regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

SECTION E: CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION, BUILDING OR SUBDIVISION WORKS**26. Dust Emissions and Air Quality**

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

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

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

27. Use of Road Reserve

All 'works', processes, storage of materials, loading and unloading associated with the development must occur entirely within the property. Equipment must not be operated on the footpath or roadway, unless prior written approval has been obtained from 'Council' as the Roads Authority.

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

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

28. Construction Hours

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

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

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

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

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

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

29. Retaining Walls and Drainage

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

- a) ensure that all retaining walls to be constructed are wholly within the boundaries of the subject allotment including all associated drainage zones and earthworks.
- b) have adequate provision for drainage in accordance with the provisions of AS.3500; and
- c) obtain approval from 'Council' for all walls over 600mm in height and within 1000mm to 'site' boundaries.
- d) be constructed immediately after the 'site' has been cut and filled;

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

30. Demolition and Removal of Buildings

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

- a) demolition must be carried out in accordance with AS.2601-1991, *Demolition of structures*.
- b) demolition materials shall not be burnt or buried on the work site.
- c) a person having the benefit of this certificate must ensure that all vehicles leaving the work site carrying demolition materials have their loads covered and do not track soil or waste material onto the road.
- d) if demolition work obstructs or inconveniences pedestrians or vehicular traffic on an adjoining public road or reserve, a separate application must be made to 'Council' to enclose the public place with a hoarding or fence.
- e) erosion and sediment controls be provided in accordance with the details shown on the approved plans, prior to the disturbance of any soil on the 'site' and must be maintained in a functional condition throughout the construction activities until the 'site' is fully stabilised.
- f) the 'site' must be left free of waste and debris when 'works' have been completed.

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

damage)

31. **Plumbing and Drainage Work**

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

(Reason: To ensure compliance with the statutory requirements)

32. **Sanitary Drainage Inspections**

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

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

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

(Reason: To ensure compliance with the statutory requirements)

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

33. **Compliance with Conditions of Consent**

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

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

34. **Water Management Act**

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

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

(Reason: To ensure compliance with the statutory requirements)

35. **Plumbing and Drainage Finalisation**

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

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

(Reason: To ensure compliance with the statutory requirements)

SECTION G: CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

36. **Hours of Operation**

At all times the Medical Centre must only operate within the following hours:-

- Monday – Friday - 08:30 – 18:00
- Saturday - 09:00 – 13:30
- Sunday – No Trading

Emergencies are excluded from the above times.

All required deliveries and operation of the 'site' must be conducted and concluded within the hours set out above.

(Reason: Information to ensure that amenity of the surrounding locality is maintained)

37. Liquid Trade Waste

At all times the trade wastewater must be disposed of in accordance with the requirements of the trade waste agreement between the Owner/operator and 'Council'.

(Reason: To ensure compliance with 'Council's requirements and to protect the environment)

38. Maintenance of car park

At all times the car parking area shall be maintained including, any barrier, all line markings and any delineation required to ensure safe operation of pedestrian and vehicular movements.

(Reason: To ensure appropriate levels of public safety are maintained throughout the life of the development)

39. No Illumination of Signage

At all times no consent is given or implied for any form of illumination or floodlighting to any sign.

(Reason: To ensure appropriate forms of signage that are consistent with the development controls and those that are desired for the locality)

40. Impact on Amenity of Locality

At all times the implementation and intensity of this development must not adversely affect the amenity of the locality by reason of excessive levels of illumination (internal or external), solar glare arising from the building materials utilised in any construction processes or fit-out, the emission of noises, noxious fumes, odours and waste.

(Reason: To ensure that the amenity of the surrounding locality is not adversely affected by the nature of the approved activity)

SECTION H: CONCURRENCE AGENCY CONDITIONS

41. Erosion and Sediment Controls

The applicant is to submit, to the satisfaction of 'Council', an Erosion and Sediment Control Plan in accordance with Chapter 2 of the NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual – the 'Blue Book', outlining the controls that will be used to prevent sediment entering dams, drainage depressions and watercourses and/or street stormwater drainage systems.

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

SECTION I: ADVISORY INFORMATION

- a) Prior to commencing any building, subdivision or associated constructions works, the following provisions of 'the Act' are to be complied with:
 - i. A Construction Certificate is to be obtained in accordance with Section 6.3 of 'the Act'.
 - ii. A Principal Certifier is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the Act.

iii. Council is to be notified at least two (2) days of the intention to commence building works, in accordance with Section 6.6(2)(a) of the Act.

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

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

- c) Prior to any *'Work'* commencing on *'site'* all services should be clearly located and identified by contacting "Dial before you Dig" by telephoning 1100 or utilising www.1100.com.au
- d) *'Council's'* fees and charges are adjusted annually on the 1st July, all fees are calculated at the time of payment this may mean that amounts required to be paid increase.
- e) The mailbox erected to service the property must not encroach on the footpath or kerb area.

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, Leah Ferrara, Carol James and Denzil Sturgiss

Against: Nil

At 8:06 pm, Cr Alfie Walker & Cr Margaret O'Neill returned to the meeting.

15.2 NSW GOVERNMENT ENERGY FROM WASTE INFRASTRUCTURE PLAN**RESOLUTION 2021/420****Moved: Cr Peter Walker****Seconded: Cr Leah Ferrara****That Council Move into Committee of the Whole.**

Council moved into Committee of the whole at 8:08pm.

CARRIED**RESOLUTION 2021/421****Moved: Cr Alfie Walker****Seconded: Cr Andrew Banfield****That Council move back into Open Council.**

Council moved back into Open Council at 8:59pm.

CARRIED**RESOLUTION 2021/422****Moved: Cr Alfie Walker****Seconded: Cr Andrew Banfield****That:**

1. The report by the General Manager on the NSW Government Energy from Waste Infrastructure Plan be received.
2. Council states its total opposition to waste to energy or waste incineration facilities in the Goulburn Mulwaree Local Government area. Councils position is to ensure that environmental and public health outcomes are the number one priority.
3. The Council places on public record that, regardless of the inclusion of the Southern Goulburn Mulwaree Precinct, it did not have any direct input into the development of the NSW Government Energy from Waste Infrastructure Plan.
4. Council requests the State Government to undertake an immediate review of the Chief Scientists Report on Energy from Waste dated May 2020 (as reviewed November 2020).
5. Further to Councils policy statement made at the ordinary Council meeting on 15th June 2021 and the recently released Energy from Waste Infrastructure Plan, Council undertakes the following action:
 - a. Council writes to both the Minister of Environment and Minister of Planning requesting that prior to any EIS relating to the Veolia Advanced Recovery Centre (i.e. Waste to Energy) proposal finalised, that the SEARs be amended to include a requirement to address the review of the Chief Scientists report dated May 2020 (as reviewed November 2020) that has established more stringent conditions than other leading jurisdictions in the world in terms of environmental and public health outcomes.
 - b. Council strongly requests that if the proposal does proceed to public exhibition that the consultation process be a minimum of 3 months (90 days) on the following basis:
 - The technology and type of development is new and untested in Australia;
 - Much of the required information, particularly in relation to site specific requirements and studies, will be contained in the EIS, therefore Council,

the community and any relevant Stage Agencies will need time to digest the information, carry out their own reviews and prepare a comprehensive submission; and

- The development, if approved, will have a lifespan of many decades. In comparison, a 3 month exhibition/submission period is minor and should be facilitated in order to provide certainty to the community and demonstrate the transparency of the process.

c. Council requests that any forthcoming EIS relating to the Veolia Advanced Recovery Centre proposal must contain all technical reports that will be relied upon by both Veolia and the Department of Planning, Industry and Environment in the assessment and determination of the proposal in order to promote transparency and demonstrate to the community that the proposal will meet the anticipated new worldwide environmental and public health benchmarks.

d. The Department of Planning requires Veolia to provide an independent review of Veolia's stated reference plant, being the Waste to Energy Plant in Staffordshire, United Kingdom built in 2014. The review to cover plant inputs, emission outputs and the effect those emissions have had, and projected to have, on the environment, public health and the surrounding community.

6. The General Manager prepare a paid advertisement for the Tarago Times setting out Council's position on the Veolia Advanced Recovery Centre project proposal.
7. The General Manager commence discussions with neighbouring Councils and the ACT Government seeking their support in opposing the establishment of waste to energy facilities in the region.

CARRIED

The meeting took a short adjournment at 9.08pm

The meeting reconvened at 9.10pm.

15.3 SERVICE NSW FOR BUSINESS

RESOLUTION 2021/423

Moved: Cr Carol James

Seconded: Cr Alfie Walker

That:

1. The report of the Business Development Manager on Service NSW for Business be received.
2. Council delegates authority to the General Manager to enter into an agreement with Service NSW

CARRIED

15.4 AUSTRALIAN LIVEABILITY CENSUS 2021

RESOLUTION 2021/424

Moved: Cr Alfie Walker

Seconded: Cr Carol James

That the report from the Communications & Business Development Officer be received.

CARRIED

15.5 MONTHLY FINANCIAL REPORT**RESOLUTION 2021/425****Moved: Cr Margaret O'Neill****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**15.6 STATEMENT OF INVESTMENTS & BANK BALANCES****RESOLUTION 2021/426****Moved: Cr Peter Walker****Seconded: Cr Alfie Walker**

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

CARRIED**15.7 ST CLAIR CONSERVATION WORKS - STATUS REPORT****RESOLUTION 2021/427****Moved: Cr Margaret O'Neill****Seconded: Cr Carol James**

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

CARRIED**15.8 REUSE SCHEME GOULBURN - AUGUST 2021 STATUS REPORT****RESOLUTION 2021/428****Moved: Cr Denzil Sturgiss****Seconded: Cr Margaret O'Neill**

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

CARRIED

15.9 COOKBUNDOON PAVILION UPGRADE - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/429

Moved: Cr Alfie Walker

Seconded: Cr Peter Walker

That the report from the Business Manager Community Facilities on the Cookbundoon Pavilion Upgrade – August 2021 Status Report.

CARRIED

15.10 RUG GOULBURN - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/430

Moved: Cr Leah Ferrara

Seconded: Cr Carol James

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

CARRIED

15.11 GROWING LOCAL ECONOMIES COMMON STREET - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/431

Moved: Cr Peter Walker

Seconded: Cr Denzil Sturgiss

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

CARRIED

15.12 GOULBURN AQUATIC CENTRE REDEVELOPMENT STAGE 1 CONSTRUCTION - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/432

Moved: Cr Andrew Banfield

Seconded: Cr Carol James

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

CARRIED

15.13 GOULBURN PERFORMING ARTS CENTRE - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/433

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

15.14 GOULBURN REGIONAL HOCKEY FACILITY - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/434

Moved: Cr Andrew Banfield

Seconded:Cr Alfie Walker

That the report from the Business Manager Projects on the status of the Goulburn Regional Hockey Facility be received.

CARRIED

15.15 NATURAL DISASTER ESSENTIAL PUBLIC ASSET RESTORATION PROJECT - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/435

Moved: Cr Peter Walker

Seconded:Cr Alfie Walker

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

CARRIED

15.16 MULTIQIP HAULAGE ROUTE REPAIRS - STATUS UPDATE

RESOLUTION 2021/436

Moved: Cr Alfie Walker

Seconded:Cr Denzil Sturgiss

That the report from the Director of Operations of the status of repairs for the Multiquip Haulage Route be received.

CARRIED

15.17 MOUNTAIN ASH ROAD FIXING LOCAL ROADS PROJECT - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/437

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

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

CARRIED

15.18 CARRICK ROAD FIXING LOCAL ROADS PROJECT - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/438

**Moved: Cr Alfie Walker
Seconded:Cr Andrew Banfield**

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

CARRIED

15.19 WINDELLAMA ROAD FIXING LOCAL ROADS PROJECT - AUGUST 2021 STATUS REPORT

RESOLUTION 2021/439

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

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

CARRIED

15.20 PLANNING & ENVIRONMENT DIRECTORATE REPORT AUGUST 2021

RESOLUTION 2021/440

**Moved: Cr Peter Walker
Seconded:Cr Carol James**

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

CARRIED

15.21 OPERATIONS DIRECTORATE REPORT - AUGUST 2021

RESOLUTION 2021/441

Moved: Cr Margaret O'Neill

Seconded: Cr Denzil Sturgiss

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

CARRIED

15.22 UTILITIES DIRECTORATE REPORT - AUGUST 2021

RESOLUTION 2021/442

Moved: Cr Carol James

Seconded: Cr Denzil Sturgiss

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

CARRIED

15.23 CORPORATE & COMMUNITY SERVICES DIRECTORATE REPORT AUGUST 2021

RESOLUTION 2021/443

Moved: Cr Alfie Walker

Seconded: Cr Denzil Sturgiss

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

CARRIED

15.24 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 5 AUGUST 2021**RESOLUTION 2021/444****Moved: Cr Andrew Banfield****Seconded: Cr Peter Walker****That:**

- 1. The report from the Director Operations in regards to the Traffic Committee minutes from Thursday 5 August 2021 be received.**
- 2. The Traffic Committee minutes from Thursday 1 April 2021 be confirmed.**
- 3. Items marked as completed will be removed from the talks list.**
- 4. The report from the Road Safety and Traffic Officer on programs and activities be received.**
- 5. The Traffic Control Plan for Convoy for Kids be amended to limit vehicles entering the parade route from side streets. The final traffic control plan to comply with the traffic control work site manual and the NSW Road Rules and;**
- 6. The Traffic Management Plan for Convoy for Kids include the above amendments and be forwarded to TfNSW for review.**
- 7. The Traffic Control Plan for the Lilac Festival event 2021 planned for 1 to 4 October 2021, be approved in accordance with the traffic control work site manual and the NSW Road Rules**
- 8. That the Traffic Control Plan for The Goulburn Car and Motorcycle Show planned for 27 November 2021 be approved in accordance with the traffic control work site manual and the NSW Road Rules**
- 9. The request for a pedestrian crossing be declined on Mulwaree Drive, Tallong Estate**
- 10. The draft plans for the Proposed Roundabout at the Intersection of Bourke and Addison Streets be noted.**
- 11. The request for Council to install No Stopping sign 20m either side of the driveway entry to 11 Lockyer Street be endorsed.**
- 12. The Montague Street and Sloane Street Intersection kerb and crossing redesign concept be noted.**

CARRIED**15.25 COUNCILLOR BRIEFING SESSION SUMMARY****RESOLUTION 2021/445****Moved: Cr Carol James****Seconded: Cr Denzil Sturgiss****That the report from the General Manager on Councillor Briefing Session Summary be received.****CARRIED**

15.26 EXTERNAL MEETING MINUTES**RESOLUTION 2021/446****Moved: Cr Alfie Walker****Seconded: Cr Margaret O'Neill**

That the report from the General Manager on the following external Committee meeting minutes be received:

- 1. Jerrara Power Community Reference Group 26 August 2021**

CARRIED**16 CLOSED SESSION**

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

RESOLUTION 2021/447**Moved: Cr Alfie Walker****Seconded: Cr Andrew Banfield**

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

16.1 Mayoral Minute - General Managers Contract

This matter is considered to be confidential under Section 10A(2) - a of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with personnel matters concerning particular individuals (other than councillors).

CARRIED

Council resolved into Closed Session at 10.00pm.

Council resolved into Open Council at 10.49pm.

RESOLUTION 2021/448**Moved: Cr Andrew Banfield****Seconded: Cr Carol James**

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

CARRIED

16.1 MAYORAL MINUTE - GENERAL MANAGERS CONTRACT

RESOLUTION 2021/449

Moved: Cr Bob Kirk

That

- 1. The Mayor Minute on the General Manager Contract of Employment be received.**
- 2. Council enter into Contract of Employment with Warwick L Bennett as General Manager for a 18 month period commencing on the 1st October 2021 and concluding on the 31st March 2023.**
- 3. The Contract of Employment be in the Standard Format as determined by the Office of Local Government for General Managers for Local Councils in New South Wales on the same terms and conditions as the current contract of employment.**

CARRIED

In Favour: Crs Bob Kirk, Andrew Banfield, Leah Ferrara, Alfie Walker, Carol James and Denzil Sturgiss

Against: Crs Peter Walker and Margaret O'Neill

17 CONCLUSION OF THE MEETING

The Meeting closed at 10.52pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 5 October 2021.

.....
Cr Bob Kirk
Mayor

.....
Warwick Bennett
General Manager

11 MATTERS ARISING

11.1 MATTERS ARISING FROM COUNCIL MEETINGS MINUTES FROM THE 21 SEPTEMBER 2021

Author: General Manager

Authoriser: Warwick Bennett, General Manager

Attachments: Nil

11.2 OUTSTANDING TASK LIST FROM ALL PREVIOUS MEETINGS

Author: General Manager

Authoriser: Warwick Bennett, General Manager

Attachments: 1. Task List - 5 October 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
<u>Community Centre Options</u> Location of Community Centre deferred 18 months	General Manager	Will be referred to the incoming Council
<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.	Director Operations	Assessment being undertaken. Report will be presented to Council once consultant has completed their work – likely towards the end of 2021.
<u>Planning Proposal –</u> Amendments to exempt development within Schedule 2 of the LEP and to the Goulburn Mulwaree DCP for private events	Director Planning & Environment	Report included in this Business Paper RECOMMEND COMPLETION
<u>Goulburn Mulwaree Award</u> Establish Working Party after Council elections	General Manager	Advertisement seeking EOI for the Working Party has commenced
<u>Future of 2 Bourke Street</u> Discussion to be held with Councillors at Briefing	General Manager	Additional report to be presented to Council Briefing
<u>Second access to Run-O-Waters</u> Council discuss at the Council Briefing the future road link from Run-O-Waters to Gurrundah Road on to Middle Arm Road with potential access to the Hume Highway	General Manager	Report on future infrastructure requirements being prepared
<u>Marsden Weir Park – Plan of Management</u>	Director of Corporate and Community Services	Report included in this Business Paper RECOMMEND COMPLETION

OUTSTANDING TASK LIST



Item/Task	Responsible Officer	Status
<p><u>St John's Orphanage - 52 Mundy Street, Goulburn</u> Report from General Manager on future of main building</p>	<p>Director Planning & Environment</p>	<p>Orders issued for site security and demolition of Buildings B, C & D. Components of these Orders relating to site safety, security and service disconnection have passed their compliance date. Demolition required by 31 October 2021.</p> <p>Awaiting further advice from owner in relation to timeframes regarding Building A. Building owner reluctant on demolition due to costs. Discussions ongoing.</p>
<p><u>Planning Proposal to Rezone Land at the Teneriffe Residential Subdivision, Marys Mount Road, Goulburn</u></p>	<p>Director Planning & Environment</p>	<p>Draft Planning Proposal submitted to DPIE for Gateway.</p> <p>DPIE has advised that the Gateway determination should be made prior to this meeting.</p>
<p><u>Zoning & Minimum Lot Size Anomaly - 100 Cathcart Street, Goulburn</u></p>	<p>Director Planning & Environment</p>	<p>Currently being processed in consultation with DPIE.</p> <p>DPIE has advised that this <i>may</i> be finalised prior to this meeting</p>
<p><u>Zoning Anomaly at Mogo Road, Oallen</u> Lot 862 DP 1045802 from part E3 Environmental Management and part E1 National Park and Nature Reserves to E3 Environmental Management</p>	<p>Director Planning & Environment</p>	<p>Currently being processed in consultation with DPIE.</p> <p>DPIE has advised that this <i>may</i> be finalised prior to this meeting</p>
<p><u>2021T0023 - Roundabout Construction and Road Upgrade Works at Sydney Road and Common Street</u></p>	<p>Director Operations</p>	<p>Discussions underway with tenderers and additional funding application to Federal Government</p>



OUTSTANDING TASK LIST

Item/Task	Responsible Officer	Status
<u>Multiquip Haulage Route Status Update and Subsequent Recommendation</u>	General Manager	Negotiations underway with Multiquip
<u>DA 10 Ben Bullen Place</u> General Manager to negotiate with applicant re softened design and other matters	Director Planning & Environment	First meeting already conducted that established Councils concerns with applicant. Amended plans to be provided by the Applicant.
<u>NSW Government Energy from Waste Infrastructure Plan</u>	General Manager	Letters have been sent to the various Ministers and other agencies. Awaiting the EIS to be lodged

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 MODDA/0112/2021 - DWELLING AND DETACHED STORAGE SHED, 35 THEATRE DRIVE GOULBURN

Author: Team Leader Development Assessment
 Director Planning & Environment

Authoriser: Warwick Bennett, General Manager

- Attachments:**
1. Plans [↓](#) 
 2. Statement of Environmental Effects [↓](#) 
 3. South Goulburn Endangered Species [↓](#) 

Reference to LSPS:	Planning Priority 10: Natural Environment – Vision 2040 – Protection and enhancement of the quality of natural environments and systems.
DA Number:	MODDA/0112/2021
Address:	35 Theatre Drive, Goulburn
Proposal Description:	Single Storey Dwelling & Detached Storage Shed

RECOMMENDATION

That:

1. The staff assessment report for modification application MODDA/0112/2021 for the deletion of conditions 32 and 33 be received.
2. The application be refused as the imposition of conditions 32 and 33 was for valid and justifiable reasons that prevailed at the time of assessment and have not changed.
3. Council initiate a road closure of this unformed section of Cathcart Street to preserve the critically endangered ecological community of White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland and Derived Native Grassland.
4. Council commence compliance action against the owners of 35 Theatre Drive by way of a Development Control Order (Compliance Order) under Schedule 5 of the Environmental Planning & Assessment Act 1979 for development without consent, that includes the removal of the unauthorised alterations (being the garage doors and enclosed verandah) and reinstatement to that as approved in the determination
5. Council commence compliance action against the owners of 35 Theatre Drive by way of a Development Control Order (Remove Works Order) under Schedule 5 of the Environmental Planning & Assessment Act 1979 to remove building materials from Council land.

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

MODDA/0112/2021 (Application) was lodged with Council on 22 June 2021 as a result of Council initiating compliance action against the owners of 35 Theatre Drive for non-compliance with the approved conditions of consent.

The application has been prepared and submitted by Plan & Co Pty Ltd on behalf of the owners and requests the deletion of conditions 32 and 33 which prevents vehicular access to the unformed section of Cathcart Street and boundary fencing requirements.

REPORT

On 8 April 2019 Council approved development application DA/0275/1819 for the construction of a single storey dwelling and detached storage shed subject to conditions. The site plan endorsed by DA/0275/1819 identifies a shed like structure to the rear of 35 Theatre Drive that is setback 1500mm from the rear boundary. The structure, as identified on the plans, comprises a study, a store area and a covered verandah that is open on three sides. There are two windows in the western elevation of the store, a small roller type door along with a personal access door are shown on the southern elevation of the store. An 1800mm high colorbond fence is shown to the entire western boundary.

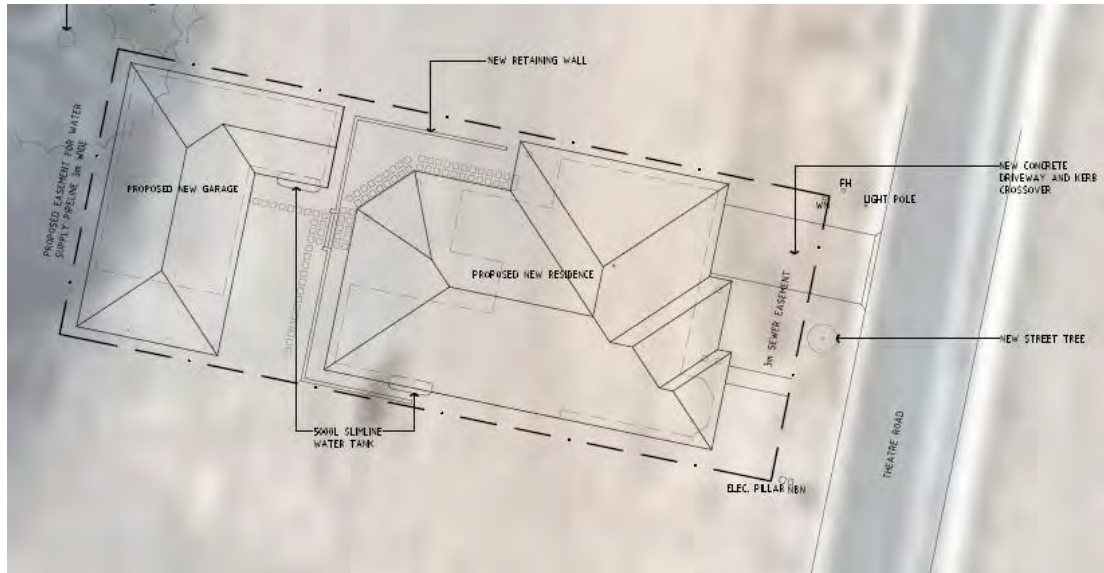


Image 1: Approved development footprint.

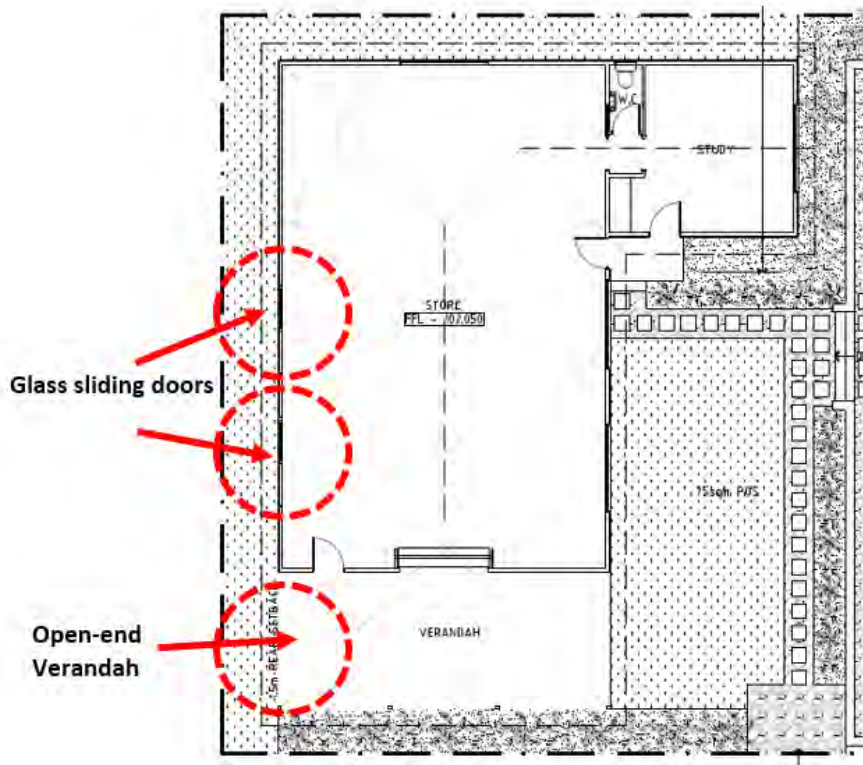


Image 2: Approved floorplan of detached storage shed with markups.

The Statement of Environmental Effects that accompanied and supported DA/0275/1819 makes several references to the detached storage structure being for storage only. No reference is made or can be implied to any requirement for vehicular access to the store. The Statement of Environmental Effects asserts that vehicular access to the Lot is from Theatre Drive only. Reference is made to the unformed section of Cathcart Street within the Statement of Environmental Effects, however not in the context of access, therefore it must be taken that access to the property was only ever intended and assessed to be from Theatre Drive.

Importantly, the application presented to Council for consideration did not propose or request any form of vehicular or pedestrian access from the unformed section of Cathcart Street to 35 Theatre Drive and neither did it propose the installation of roller doors to the western elevation of the storage structure.

Subsequently, in determining DA/0275/1819 Council considered the merits of the proposal as submitted including the statements made and plans presented for approval. Consequently, as no access to the unformed section of the road was being proposed Council issued a conditional approval for a single storey dwelling and detached storage structure. The approval included two specific conditions to confirm aspects of the development that related to access from the rear of 35 Theatre Drive to the unformed section of Cathcart Street. The conditions have been reproduced below.

32. *At all times, no vehicle access shall be permitted from the property to the unformed road (Cathcart Street) between Abbey Road and Lansdowne.*
33. *At all times, the western boundary fence shall not incorporate any form of access gate(s) other than a personal access gate with a maximum width of 1000mm.*

It is these conditions that are the subject of the modification application currently before Council.

It is noted that these conditions have been applied consistently, having also been applied to approvals on neighbouring allotments within the Theatre Drive subdivision.

Non-compliance with DA/0275/1819

In late January 2021 it was observed by Council from the unformed section of Cathcart Street that the construction of the storage shed at 35 Theatre Drive did not accord with the approved plans or the conditions of consent. In particular the western elevation of the storage shed included three large style roller doors and no windows. The western section of the verandah had also been enclosed. The boundary fencing had been installed in a different configuration and a concrete apron extends from the structure to the property boundary. No internal site inspection has been undertaken by Council.

Further observations identified the following:

1. The presence of vehicle tyre tracks entering/exiting the structure;
2. Native vegetation removal and habitat loss in relation to the identified plant community type, which is identified as the critically endangered ecological community of White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland;
3. Exposed soil causing sediment and erosion control concerns; and
4. Building materials deposited on Council land.

All the above matters are observed in the following photographs.



Photograph 1: Development at January 2021.



Photograph 2: Near Maps April 2021. Extensive vegetation removal caused by unlawful access to the unformed section of Cathcart Street. Conditions of consent were imposed to prohibit this level of native vegetation destruction.

In stark comparison the unformed section of Cathcart Street in February 2019 is shown in Photograph 3.



Photograph 3: The unformed southern end of Cathcart Street at February 2019

A further review of the development folder identified that a Construction Certificate and an Occupation Certificate had been issued by a Private Certifier on 27 June 2019 and 17 December 2020 respectfully. The information endorsed by the Private Certifier in relation to the issue of the Occupation Certificate was not in accordance with the plans approved by DA/0275/1819 or the respective conditions of consent. In the absence of an application modifying DA/0275/1819 the issuing of an Occupation Certificate was inappropriate and should not have occurred. Consequently, a formal complaint against the Private Certifier has been lodged with the Department of Fair Trading who regulate Private Certifiers in NSW.

In conclusion, the owners of 35 Theatre Drive having the benefit of the Notice of Determination have not undertaken the development in accordance with approved plans, and neither sought to obtain approval for these changes before deviating away from the approved plans. Finally, the owners did not obtain approval to undertake works on the unformed section of Cathcart Street.

Application

The modification application submitted on behalf of the applicant by Plan & Co includes a document titled 'planning advice' being an assessment of conditions 32 and 33 against the rules of the 'Newbury Test' in order to prove that they are unreasonable, and therefore invalid.

Notwithstanding the planning advice provided to support the application, the applicant has not ascertained, considered or understood why the conditions were initially imposed; therefore, without such an understanding it is not possible that an assessment can be undertaken against the Newbury Test principles.

Furthermore, the applicant has apparently not considered the intent and presentation of DA/0275/1819 to Council, to which Council imposed conditions that did not alter or change what the applicant lodged for approval, because the applicant did not request access from the rear of 35 Theatre Drive.

It is considered that the merit assessment of DA/0275/1819 which did not seek or rely on access to the unformed section of Cathcart Street was justified in restricting access to the same as no

consideration was undertaken of the need for vehicular access because none was requested by the applicant. Notwithstanding the above, vehicle access to an unformed road is neither appropriate nor safe and would lead to extensive degradation of vegetation and soils from unrestricted vehicle movements. Such matters are clearly evident in photographs 2 and 3.

Furthermore, the unformed section of Cathcart Street is used for recreational active travel (walking, running & cycling) between Abbey Circuit and Lansdowne Street. Permitting unrestricted vehicle access would compromise the safety of the public. It is noted that the Cathcart Street intersection with Abbey Circuit is formed of barrier kerb to prevent vehicles from accessing the unformed section. To enhance the biodiversity values and preserve the active travel connectivity Council has recently considered a request for a shared path to be installed through the unformed section of Cathcart Street as part of a draft planning agreement in connection with a nearby development (refer Figure 1, below). Council also understands that the subdivision for the remainder of the Theatre Drive residential Lots will include a shared path connection to this future shared path through the unformed section of Cathcart Street.

Additionally, the unformed section of Cathcart Street is identified in the South Goulburn Endangered Threatened Species Management Plan (adopted in 2004) as remnant vegetation forming part of an intricate wildlife corridor to be retained for conservation values. Furthermore, the wildlife corridor contains an identified critically endangered ecological community. It is considered that on this matter alone that any imposition of conditions restricting access would have an identified planning purpose that relates to the development which would not be unreasonable.

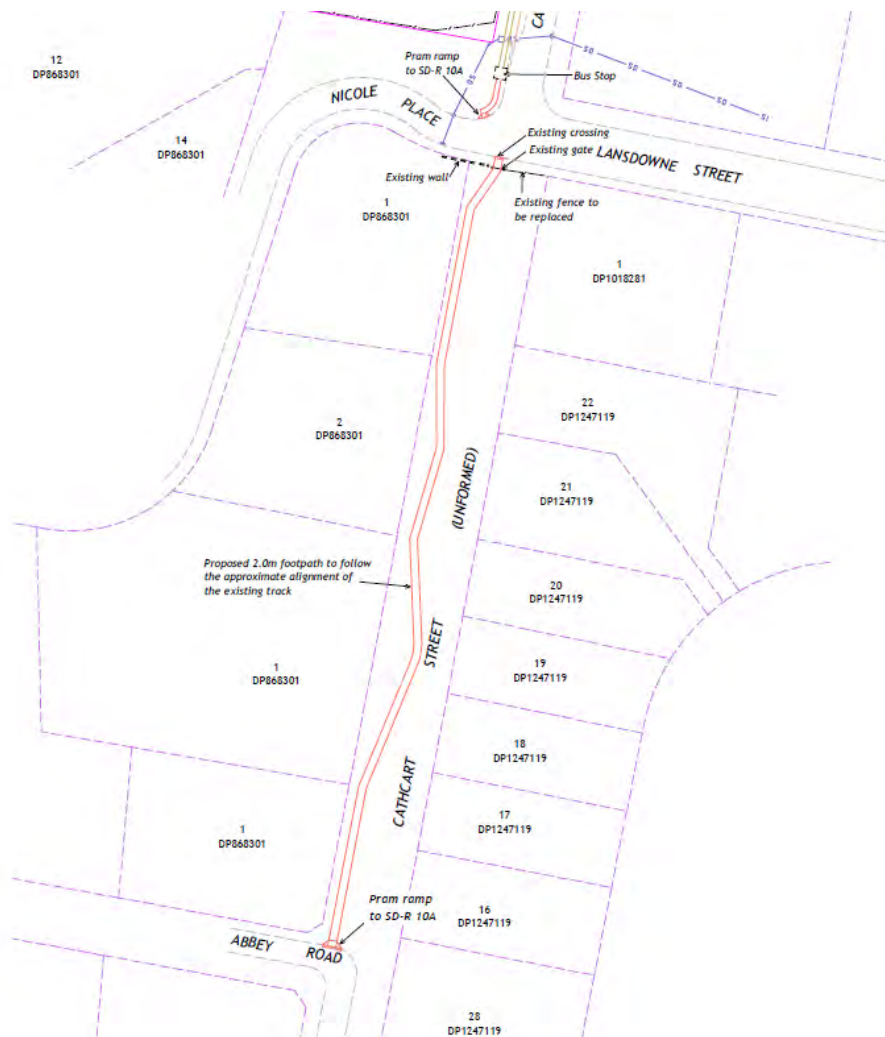


Figure 1: Proposed shared pathway being developed in relation to adjoining residential subdivision.

Matters relating to the aforementioned management plan and the identified vegetation category were neither considered by the original development application or this application. If such matters were to be have been properly considered they would have been tabled and addressed in a biodiversity development assessment report prepared by an accredited ecologist. Evidently, this presents as another distinct planning purpose that would permit Council to restrict the access to the unformed section of Cathcart Street.

Finally, the owners are not denied access to their property at 35 Theatre Drive as they enjoy full and unrestricted access from the approved vehicle crossover located in Theatre Drive.

Policy Considerations

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

Conclusion and Recommendation

It is recommended that the application be refused as the imposition of conditions 32 and 33 was for valid and justifiable reasons that prevailed at the time of assessment and that have not changed. In this regard the following recommendations are made:

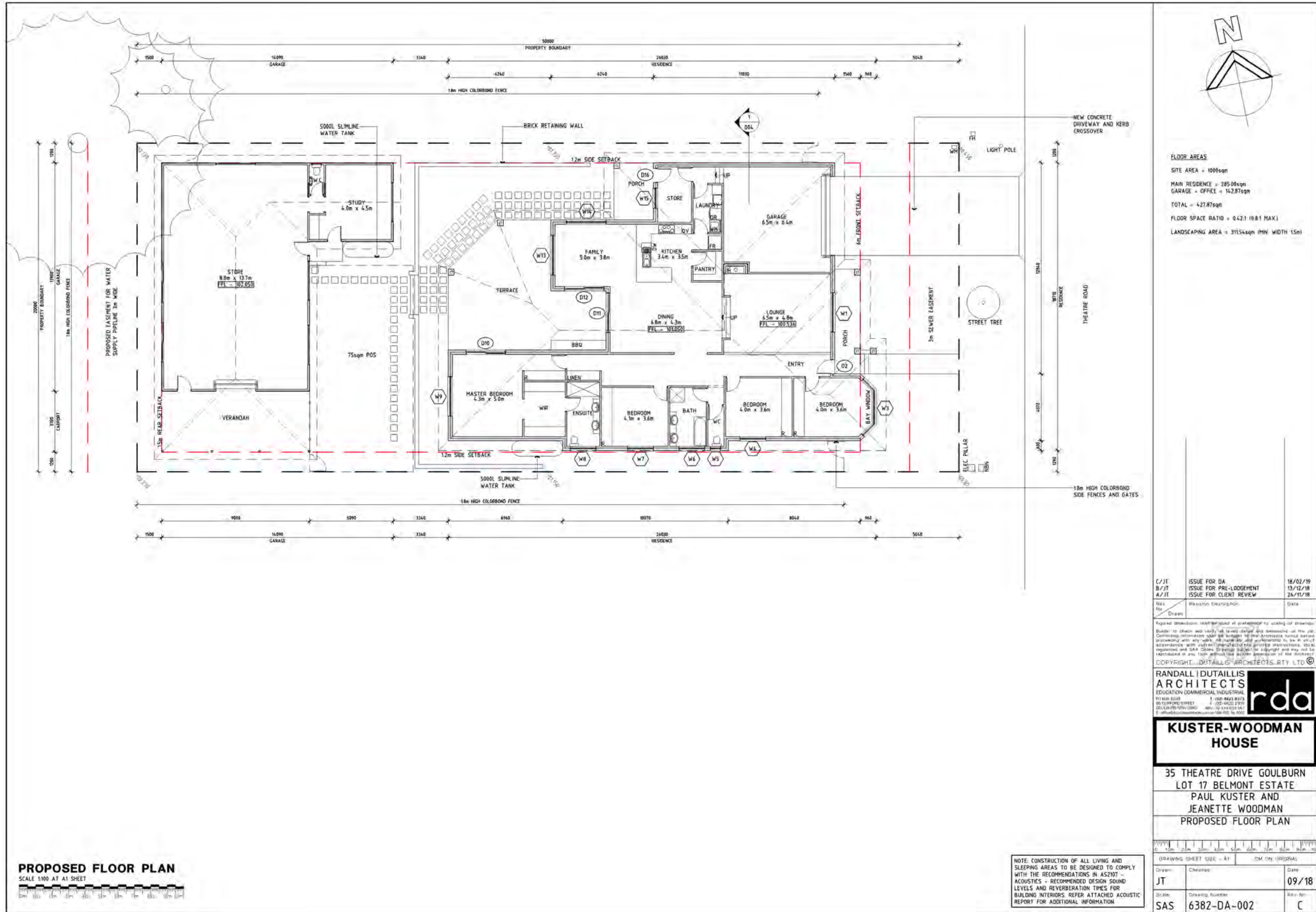
- The staff assessment report for modification application MODDA/0112/2021 for the deletion of conditions 32 and 33 be received.
- The application be refused as the imposition of conditions 32 and 33 was for valid and justifiable reasons that prevailed at the time of assessment and have not changed.
- Council initiate a road closure of this unformed section of Cathcart Street to preserve the critically endangered ecological community of White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland.
- Council commence compliance action against the owners of 35 Theatre Drive by way of a Development Control Order (Compliance Order) under Schedule 5 of the Environmental Planning & Assessment Act 1979 for development without consent, that includes the removal of the unauthorised alterations and reinstatement to that as approved.
- Council commence compliance action against the owners of 35 Theatre Drive by way of a Development Control Order (Remove Works Order) under Schedule 5 of the Environmental Planning & Assessment Act 1979 to remove building materials from Council land.

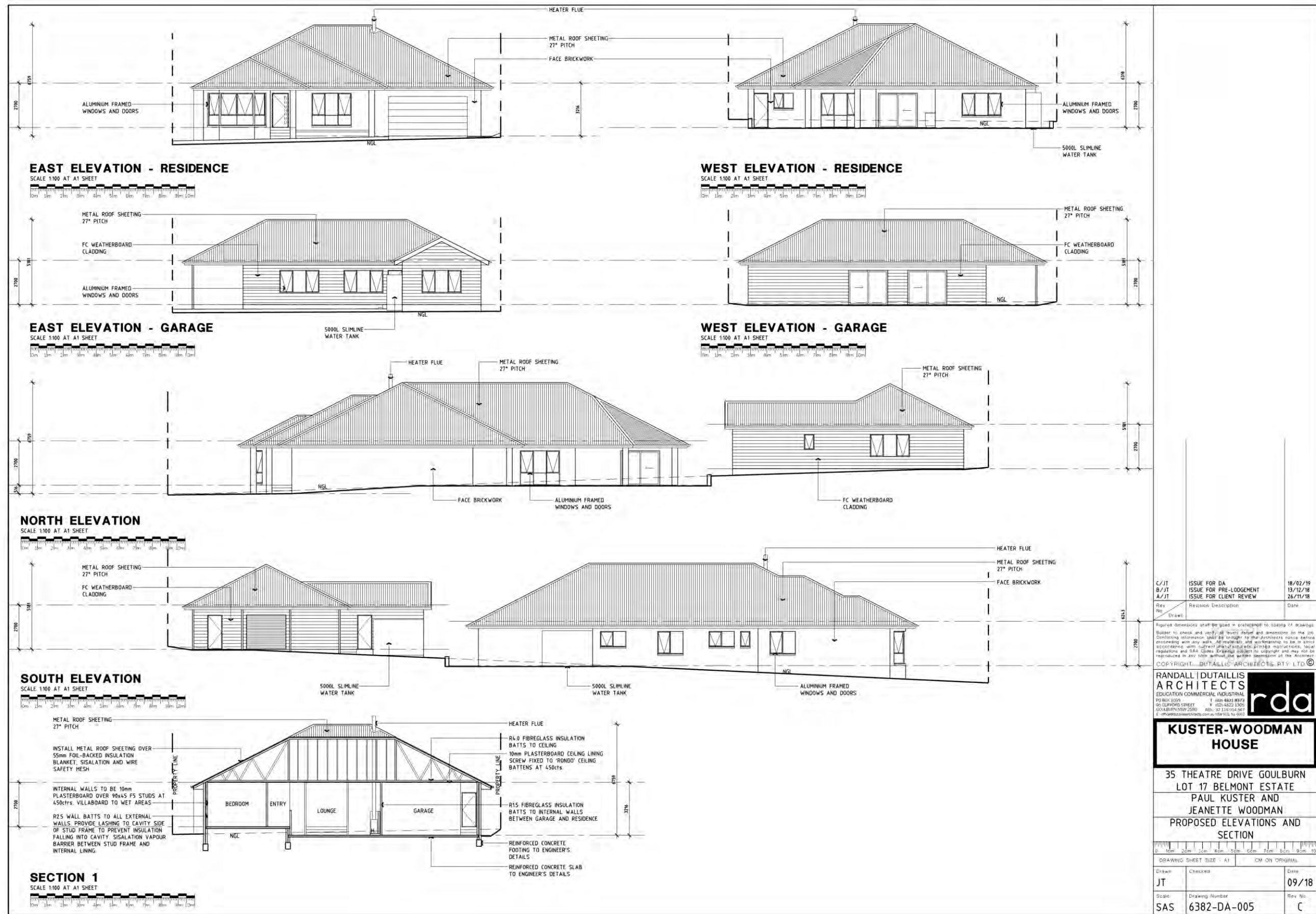
FINANCIAL IMPLICATIONS

The application could be appealed to the Land & Environment Court which would incur a cost to Council

LEGAL IMPLICATIONS

The application could be appealed to the Land & Environment Court which would incur a cost to Council





Rev No	Revision Description	Date
C/JT	ISSUE FOR DA	18/02/19
B/JT	ISSUE FOR PRE-LODGE	13/12/18
A/JT	ISSUE FOR CLIENT REVIEW	26/11/18

Figures dimensions shall be read in preference to scaling of drawings. Builder to check and verify all levels, datum and dimensions on the job. Site conditions may vary from those shown on drawings. Proceeding with any work, all materials and workmanship to be in strict accordance with current manufacturer's printed instructions, local regulations and S.A. Codes. Drawing subject to copyright and may not be reproduced in any form without the written permission of the Architect.

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KUSTER-WOODMAN HOUSE

35 THEATRE DRIVE GOULBURN
LOT 17 BELMONT ESTATE
PAUL KUSTER AND
JEANETTE WOODMAN
PROPOSED ELEVATIONS AND
SECTION

Drawn	Checked	Date
JT		09/18
SAS	6382-DA-005	C

STATEMENT OF
ENVIRONMENTAL
EFFECTS

KUSTER-WOODMAN HOUSE

AT

35 THEATRE DRIVE
GOULBURN NSW 2580

FOR

PAUL KUSTER & JEANETTE WOODMAN

MARCH 2019

RANDALL | DUTAILLIS
ARCHITECTS

EDUCATION COMMERCIAL INDUSTRIAL

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1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Goulburn Mulwaree Council (Council) in support of a Development Application (DA) for a new single residence with associated detached storage shed at 35 Theatre Drive Goulburn, NSW (Lot 17 DP1247119).

A Construction Certificate will be applied for after approval of this DA.

A Section 68 application will accompany this DA.

The proposed development comprises a 4-bedroom single residence with double garage, and a separate storage shed with attached verandah.

1.1 History of the Site

The site was originally the location of the old Goulburn drive-in theatre. The current owners have since subdivided and redeveloped the site (including a new road, Theatre Drive) with large lot residential and mixed-use lots, known as Belmont Estate.

Prior to the subdivision, this site was zoned B6 Enterprise Corridor. The subdivision has been approved, and the subsequent zoning application to change the B6 zoning to R5 Large Lot Residential has also been approved.

1.2 Consultation with Council

Brief discussions with Council and other consultants working on the subdivision have been had regarding the zoning of the site. No other consultation has occurred between RDA and Council regarding this application.

2.0 Proposal

2.1 Site Location and Context

The site was originally the location of the old Goulburn drive-in theatre, located on Lansdowne Street. Since the subdivision, Theatre Drive has been built, and this site is located on the western portion of this road's loop. There is an existing nature strip on the western boundary, which contains various large native trees. There is a gate on the corner of Lansdowne Street and Cathcart Street providing vehicular access to the nature strip. There is also a small copse of trees to the south, which was part of the original drive-in theatre site, and is now zoned E3 – Environmental Management. Hume Street is the main access from this area to the Goulburn CBD.



2.2 Site Description

The main access to the site is via Theatre Drive. There is a sewage easement to the front of the site, along with all other required services. There are some large existing trees in the nature strip to the rear of the site, however, they are not within the site boundaries. An easement for a proposed water supply pipeline is also located in the nature strip, on the western boundary of this property. The site slopes towards Theatre Drive.

2.3 Description of the Proposed Development

2.3.1 Elements of the Proposed Development

The proposed development consists of a single residence with the following features:

- 4 bedrooms, including master suite;
- 1 bathroom and W.C;
- Laundry;
- Family/Dining/Kitchen;
- Separate Lounge room;
- Double garage accessed from Theatre Drive;
- Under-roof terrace.

The detached store shed is located to the rear of the site, and the intended use of this building is for storage only. The attached study is used for the owner's hobbies.

2.3.2 Building Materials

Proposed building materials are nominated in the architectural drawings.

2.3.3 Vehicles and Parking

The residence has a double garage accessed from Theatre Drive. The detached store shed to the rear of the site will be used for storage only.

2.3.4 Landscaping

Refer Appendix-B Architectural Drawings for proposed landscaping and retaining walls.

2.3.5 Stormwater Management

Refer Appendix-F Stormwater Assessment for proposed stormwater management methods.

2.3.6 Noise Impact Management

Due to the site's proximity to nearby light industrial premises, the Section 88b instrument associated with this site required new development in Belmont Estate comply with the recommendations set out in AS2107. Refer Appendix-G for proposed acoustic impact management methods.

2.3.7 Construction Management

A Site Management Plan will be prepared and submitted to the certifier for approval prior to the issue of a Construction Certificate. (Refer Appendix-B)

3.0 Planning Assessment

The following Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs) are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- Roads Act 1993;
- Local Government Act 1993;
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- State Environmental Planning Policy No 55 – Remediation of Land;
- Goulburn Mulwaree Local Environmental Plan 2009; and
- Goulburn Mulwaree Development Control Plan 2009.

3.1 Environmental Planning and Assessment Act 1979

This proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EPA Act 1979).

3.2 Roads Act 1993

Under Section 138 of the Roads Act, consent is required from the appropriate roads authority to:

- (a) erect a structure or carry out a work in, on or over a public road, or
- (b) dig up or disturb the surface of a public road, or
- (c) remove or interfere with a structure, work or tree on a public road, or
- (d) pump water into a public road from any land adjoining the road, or
- (e) connect a road (whether public or private) to a classified road.

3.3 Local Government Act 1993

Under Section 68 of the Local Government Act 1993, consent is required from Council for the following:

Part A Structures or places of public entertainment

Install a manufactured home, moveable dwelling or associated structure on land

Part B Water supply, sewerage and stormwater drainage work

- 1 *Carry out water supply work*
- 2 *Draw water from a council water supply or a standpipe or sell water so drawn*
- 3 *Install, alter, disconnect or remove a meter connected to a service pipe*
- 4 *Carry out sewerage work*
- 5 *Carry out stormwater drainage work*
- 6 *Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer*

Part C Management of waste

- 1 *For fee or reward, transport waste over or under a public place*
- 2 *Place waste in a public place*
- 3 *Place a waste storage container in a public place*
- 4 *Dispose of waste into a sewer of the council*
- 5 *Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility*
- 6 *Operate a system of sewage management (within the meaning of section 68A)*

Part D Community land

- 1 Engage in a trade or business
- 2 Direct or procure a theatrical, musical or other entertainment for the public
- 3 Construct a temporary enclosure for the purpose of entertainment
- 4 For fee or reward, play a musical instrument or sing
- 5 Set up, operate or use a loudspeaker or sound amplifying device
- 6 Deliver a public address or hold a religious service or public meeting

Part E Public roads

- 1 Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
- 2 Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road

Part F Other activities

- 1 Operate a public car park
- 2 Operate a caravan park or camping ground
- 3 Operate a manufactured home estate
- 4 Install a domestic oil or solid fuel heating appliance, other than a portable appliance
- 5 Install or operate amusement devices
- 7 Use a standing vehicle or any article for the purpose of selling any article in a public place
- 10 Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations

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

The subject site is located within the Sydney Drinking Water Catchment Area. Therefore, concurrence will be required from Water NSW.

3.5 Goulburn Mulwaree Local Environmental Plan 2009

The site is to be zoned R5 Large Lot Residential. Refer Appendix-C.

The following is an extract from the LEP regarding zoning

1 Objectives of zone

- To provide residential housing in a rural setting while preserving environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To facilitate and promote an increased range of residential opportunities by providing for low intensity residential development compatible with the rural characteristics of the locality.
- To encourage subdivision of land that is consistent with the constraints and opportunities of the land.

2 Permitted without consent

Home occupations; Roads

3 Permitted with consent

*Building identification signs; **Dwelling houses**; Home industries; Plant nurseries; Any other development not specified in item 2 or 4*

4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises;

Correctional centres; Crematoria; Dairies (pasture-based); Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Serviced apartments; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

The proposed use as defined in the LEP is a dwelling house.

Dwelling house means a building containing only one dwelling.

3.5.2 Height of Buildings

This site is not nominated on the Height of Buildings map.

3.5.3 Floor Space Ratio (FSR)

This site was nominated as having a maximum FSR of 0.8:1 prior to the zoning application approval. This constraint has been lifted as part of the zoning application approval.

3.5.4 Minimum Lot Size

The minimum lot size for this site is 1000m². Refer Appendix-C.

3.5.5 Clause 4.6 Variation

If a variation to any Clause of the LEP is proposed, a Clause 4.6 – Exceptions to development standards must be submitted to Council. Any exceptions to LEP development standards require a written request by the applicant adequately addressing the matters required to be demonstrated by Subclause (3) of clause 4.6.

3.6 Goulburn Mulwaree Development Control Plan 2009

The Goulburn Mulwaree Development Control Plan 2009 (DCP) controls relevant to the proposed development are:

- 2 Plan Objectives
 - 2.1 General Development Objectives
 - 2.2 Local Objectives – Goulburn City
- 3 General Development Controls
 - 3.3 Landscaping
 - 3.4 Vehicular access and parking
 - 3.6 Crime prevention through environmental design
 - 3.9 Dryland salinity
 - 3.14 Stormwater pollution
 - 3.15 Impacts on drinking water catchments
- 4 Principle Development Controls – Urban
 - 4.1 Residential development
- 6 Special Development Types
 - 6.8 Large lot residential – Zone R5
- 7 Engineering Requirements
 - 7.1 Utility Services
 - 7.3 Drainage and Soil and Water Management

A full assessment against the relevant components of the DCP is included at Appendix A.

4.0 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 79C (1) of the EP&A Act 1979 that are relevant to the proposal.

4.1 Compliance with Planning Instruments and Controls

- The proposal is a permissible use, under the definition of a Dwelling House, within the future R5 Large Lot Residential zoning for this subdivision, under the Goulburn Mulwaree LEP 2009; and
- The proposal is consistent with the relevant sections of Goulburn Mulwaree DCP 2009 and relevant Council Plans and Strategies.
- See clause 4.2.1 for proposed variation to front setback.

4.2 Built Impact

4.2.1 Built Form

This proposal is expected to be of a similar scale to future development. We request a variation on clause 4.1.7.2 of the Goulburn Mulwaree DCP to allow the entry porch and bay window to extend into the 6m front setback. The entry porch is not a habitable area, and provides a welcome articulation element to the overall façade. The bay window may be considered a habitable area, however we consider the amount of habitable area that encroaches the front setback to be of minimal impact on the streetscape, and indeed, would also provide a welcome articulation element to the façade. Additionally, the encroachment into the 6m front setback is only 960mm, while the rest of the dwelling remains on or behind the setback. Therefore, we believe this encroachment to be of minimal impact on the streetscape and should be allowed on this basis.

4.2.2 Traffic, Access and Parking

The proposed development is not expected to place undue strain on the expected traffic loads for Theatre Drive.

4.2.3 Landscaping and Tree Removal

No trees are proposed to be removed on this site. The proposed landscaping will use native vegetation and minimise lawn area.

4.2.4 Utilities and services

Existing utilities and services are expected to be sufficient for the proposed development.

4.2.5 Amenity

As the proposed development is single-storey, overshadowing is not expected to be an issue. Windows facing boundaries have been setback to prevent overlooking.

4.3 The Public Interest

4.3.1 Social Impact

There are no expected positive or negative social impacts as a result of this proposed development.

4.3.2 Economic Impact

There are no expected negative economic impacts associated with the proposed development.

4.3.3 Environmental Impact

The proposed development will use sustainable methods of construction, with minimal wastage during construction. The design of the residence will have a neutral to positive impact on the local environment.

 *Randall Dutailis Architects*

STATEMENT OF ENVIRONMENTAL EFFECTS

5.0 Conclusion

The proposed development complies with all the relevant planning controls and is an approved use for the zoning with consent from Council. The proposed variation to the front setback requirements is not expected to have an adverse impact on the streetscape. There is no reason not to proceed with approval of this development.

Regards, James Tedman

GOULBURN MULWAREE COUNCIL

SOUTH GOULBURN

ENDANGERED/THREATENED SPECIES

MANAGEMENT PLAN

November 2004

Adopted by Council on 16 November 2004 Minute No. 04/521
Effective from 16 November 2004



South Goulburn Endangered/Threatened Species Management Plan

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1 INTRODUCTION

The South Goulburn area (refer Figure 1) is experiencing several development pressures for industrial use.

This area was recognised in 1990 for expansion of the City's industrial zones to cater for expected population growth and increased economic development. Since 1990 most of the land has been zoned for "Highway Service" or "Industry" and has been progressively developed for these purposes (refer Figure 2). The area along Hume Street represents the only remaining area zoned industrial for the City and therefore has a significant role in supporting the City population and any population growth with employment opportunities.

There are several key land developments within two localities including:

- RDM Distributors Centre
- South Goulburn Caravan Park
- Workers Club Sporting Arena
- McDonalds Restaurant
- Wesfarmers
- Mobile Service Station
- Several Motels
- Ranger Geale Plant Hire

The areas developed have been largely cleared sites, however, sites with remnant pockets of open woodland are now facing these development pressures. In several instances tree removal and site clearing has occurred without Council approval.

Some of the remnant vegetation is now classified as threatened or endangered by National Parks & Wildlife Service (NPWS).

2. PURPOSE OF REPORT

The purpose of this report is to –

- Identify locations of threatened or endangered vegetation in the South Goulburn area.
- Determine the relative significance of vegetation stands.
- Examine existing land use patterns and committed development as they relate to remnant vegetation.
- Develop an approach to balance the competing objectives of vegetation preservation and development expectations.
- Seek endorsement from NPWS and landowners as a framework for assessing future development proposals and ongoing land management for vegetation preservation.

South Goulburn Endangered/Threatened Species Management Plan

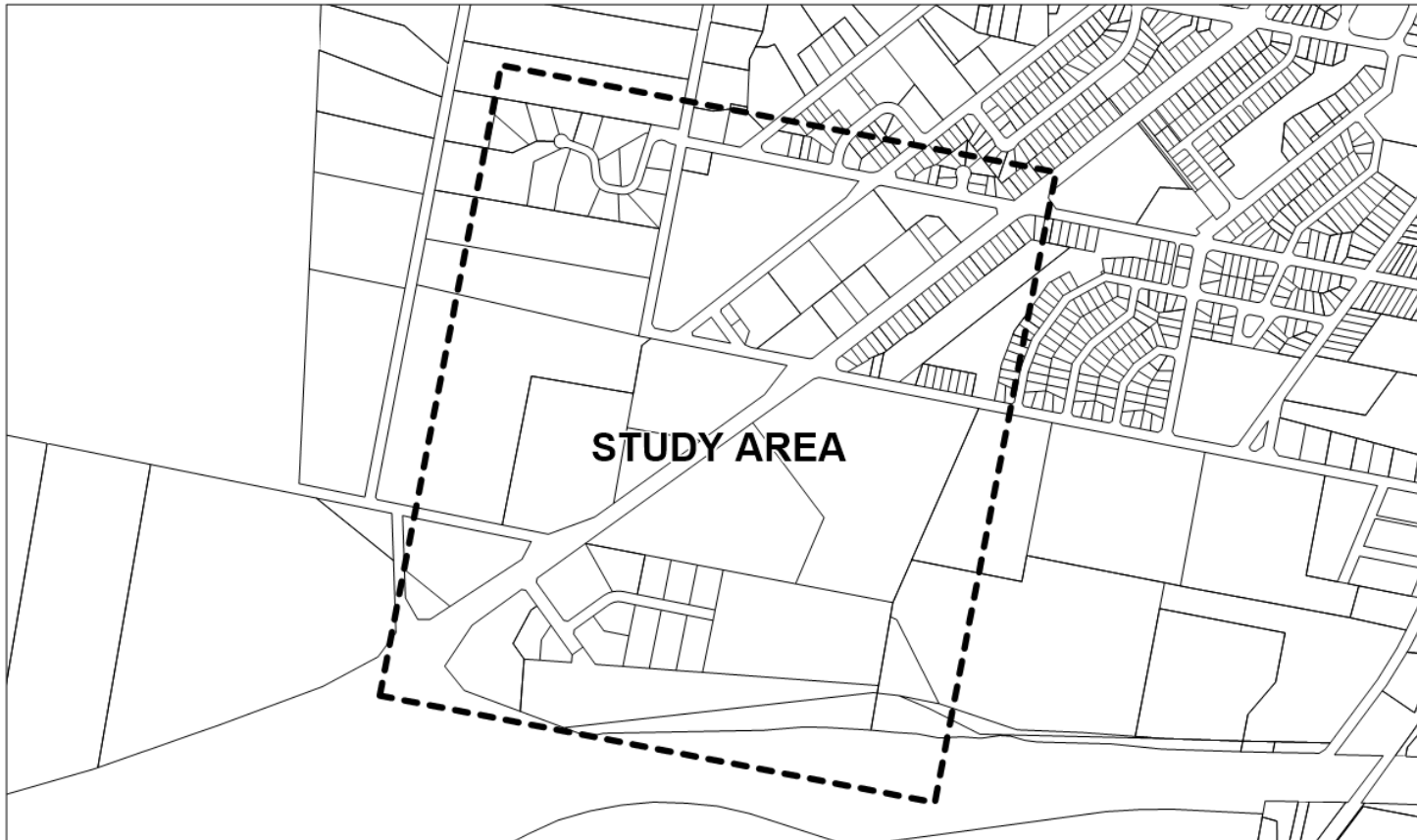


FIGURE 1 - South Goulburn Area Locality Plan

South Goulburn Endangered/Threatened Species Management Plan



FIGURE 2 - Existing Zoning

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3. THREATENED ENDANGERED SPECIES SURVEY

Council engaged Rodney Falconer to undertake a survey of threatened/endangered species in the South Goulburn area. The work focused on the vegetation communities rather than any fauna species however this was used to comment on the suitability of the vegetation to support threatened or endangered fauna species.

The key findings of the report are:-

- Establishing a vegetation corridor between Mary Street and Mulwaree River by linking South Hill, Workers Arena and large areas of Robinson Street Woodlands. This corridor is based primarily on an overstorey link.
- Investigate a wildlife corridor via Carr and Ridge Streets from Mary Street to the proposed theme park site in Ducks Lane (i.e. to the west of the Study Area).
- Develop detailed management/operational plans for these corridors including provision for:
 - Further fauna investigation
 - Protective fencing
 - Retention of hollow bearing trees
 - Replacement planting
 - Public education
 - Involvement of community groups (eg Landcare)

A full copy of the report is included in Appendix 1.

Figure 3 shows the location of the key threatened/endangered vegetation communities in the South Goulburn area.

4. LAND OWNERSHIP PATTERNS

Land ownership patterns and development activity in the area have the potential to affect the ongoing survival of remnant vegetation. Fragmented ownership will make it difficult to retain vegetation stands and will increase the complexity and coordination for ongoing management.

Similarly, land held in private ownership will place pressure on the development of the site to ensure a return on investment. In addition there is no guarantee that the land management objectives of the owner correspond with vegetation preservation.

Land held in public ownership offers a good opportunity to preserve threatened or endangered vegetation. Private landscaping and urban roadside verges only provide a limited opportunity for establishing a vegetation link. However the retention of vegetation within usual landscape areas on private property and along urban road verges will assist in creating a canopy link between the pockets of public land.

Figure 4 shows the key public landownership patterns in the South Goulburn area.

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FIGURE 3 - Remnant Vegetation Communities

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FIGURE 4 – Public Land Ownership

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5. DEVELOPMENT APPROVAL/COMMITMENTS

Within the South Goulburn area there are several development commitments. Several longstanding approvals exist in which development has commenced. Unfortunately, there is no completion date for these projects and provided compliance with conditions continues, development may continue. Remnant vegetation at these sites is unlikely to survive long term.

Figure 5 details these development commitments.

Existing road patterns and current land users also provide barriers between each of the remnant vegetation areas preventing the creation of uninterrupted links or corridors. A "canopy link" maybe the only option to establishing some forms of connection.

Smaller isolated areas of remnant vegetation are also vulnerable from adjoining developed areas through pressures for fire hazard reduction, companion animals, weed infestation, rubbish/garden waste dumping and public safety/passive surveillance improvement.

The area along Carr and Ridge Streets is primarily within rural zonings, which limits the development potential and pressures. This has the potential to establish a more substantial vegetation corridor for the conservation of remnant threatened/angered vegetation than land with an urban zoning.

6. STRATEGIC APPROACH

Development expectations have been built up with the zoning and pattern of land use in the area in place prior to the declaration of threatened/angered species in the area. Balancing the competing objectives of vegetation retention and development present a challenge. Clearly retention of all remnant vegetation is unlikely considering zoning, landownership patterns and committed development. A more pragmatic solution is called for.

To achieve this balance the following broad strategic approach is suggested based on –

- Establishing a vegetation corridor between Mary Street and the By-Pass by linking South Hill, Workers Arena and large areas of Robinson Street Woodlands. This corridor is based primarily on an overstorey link or "canopy" corridor.
- A wildlife corridor via Carr and Ridge Streets from Mary Street to the proposed theme park site in Ducks Lane and South Hill.
- Linking the "canopy" corridor with the wildlife corridor to the west.

For "canopy" corridor the following additional principle should be applicable:

- Retention of remnant vegetation on existing publicly owned land not committed to development.
- Adding to these areas, as development/subdivision occurs.
- Providing re-landscaping opportunities for threatened/angered vegetation on existing publicly owned land.
- Requiring threatened/angered vegetation retention and revegetation in 'public realm' areas of larger sites.

South Goulburn Endangered/Threatened Species Management Plan

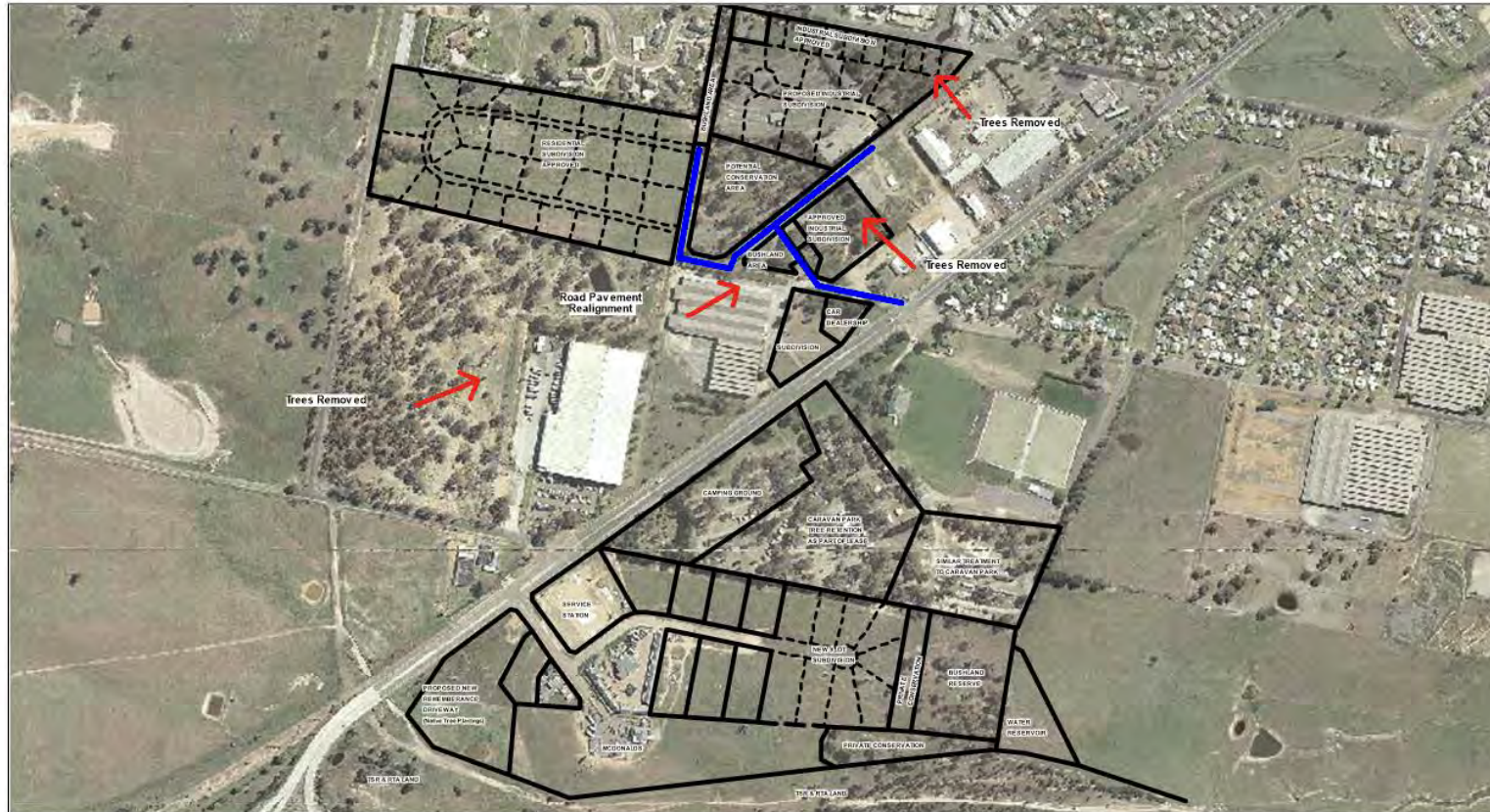


FIGURE 5 - Development Commitments

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6. STRATEGIC APPROACH (cont)

Carr and Ridge Streets area offers the greater potential for the establishment of a substantial wildlife corridor for the conservation of threatened/endangered flora and fauna. This area is predominantly rural and rurally zoned giving the land a level of protection from development pressure. To establish the link more detailed investigation is required along with the preparation of a detailed management/operational plan. Resources should be directed primarily to this area where a significant difference can be made rather than trying to retrofit an existing urbanised area with fragmented land control. To supplement the existing development controls in this corridor area rezoning and development proposals in this corridor should be resisted until the plan has been completed.

Figure 6 outlines the broad strategic approach to vegetation protection and management in the South Goulburn area.

7 ACTION PLAN

The strategy for management of remnant vegetation in the South Goulburn area is based on:

- A wildlife corridor via Carr and Ridge Streets from Mary Street to the proposed theme park site in Ducks Lane and South Hill.
- An overstorey link or “canopy” corridor between Mary Street and the By-pass linking South Hill, Caravan Park/Workers Arena and the Robinson Street Woodlands.

The key action to achieve these outcomes is to develop more detailed management/operation plans for each of the corridors within the board strategic framework described in Section 6.

The more specific objectives and actions for land along the canopy corridor are detailed in the following table.

Further work is required for the western “wildlife” corridor in line with the discussion in Section 6. This can proceed as a separate project once resources have been identified.

South Goulburn Endangered/Threatened Species Management Plan

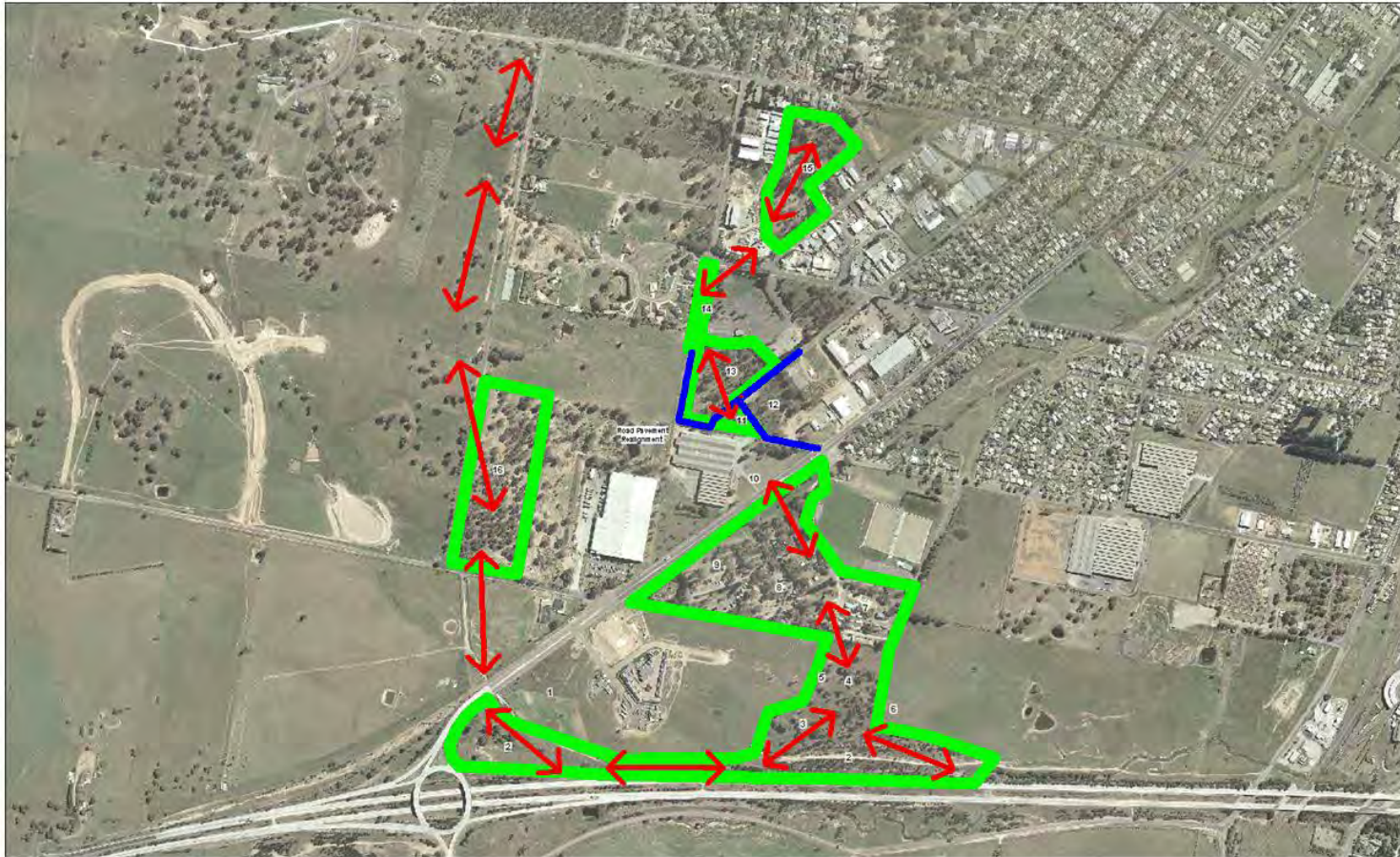


FIGURE 6 - Strategic Vegetation Protection Framework

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ACTION PLAN (CANOPY CORRIDOR) – refer Figure 7

Identifier	Site	Objective	Responsibility	Specific Actions	Comments
1	Hume & Sowerby Streets	Recreate Threatened/Endangered Bushland	GMC	<ul style="list-style-type: none"> ▪ Need to remove horse agistment ▪ Re-fence for vegetation protection ▪ Revegetate 	<ul style="list-style-type: none"> ▪ Site provides the opportunity to recreate Yellow Box/Blakely's Red Gum Woodland. ▪ Opportunity to recreate Memorial Driveway at the new entrance to the City ▪ Links back to South Hill along By-pass reserve. ▪ Potential to link back to Carr Street via proposed drainage reserve on Highway Service Centre opposite
2	By- pass Reserve	Recreate/Supplement Threatened/Endangered Bushland and remnant vegetation	RTA	<ul style="list-style-type: none"> ▪ Fencing along McDonalds site ▪ Revegetate 	<ul style="list-style-type: none"> ▪ Links South Hill to Hume Street
3	McDonalds Land	Retain remnant vegetation	Landowner	<ul style="list-style-type: none"> ▪ Seek voluntary agreement with landowner for vegetation protection 	<ul style="list-style-type: none"> ▪ Retains existing endangered/threatened community on South Hill
4	Lockyer Street (South Hill reserve)	Retain remnant hilltop vegetation	GMC	<ul style="list-style-type: none"> ▪ Develop detailed operational Plan of Management in accordance with the Local Government Act 1993 	<ul style="list-style-type: none"> ▪ Part of the exiting cleared area to be used for a water reservoir ▪ Existing vegetation will assist in providing an effective screen
5	Lockyer Street	Retain remnant vegetation	Landowner	<ul style="list-style-type: none"> ▪ Sale of land includes provision for conservation agreement of slope adjoining South Hill 	<ul style="list-style-type: none"> ▪ Potential to integrate with South Hill reserve

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Identifier (cont)	Site (cont)	Objective (cont)	Responsibility (cont)	Specific Actions (cont)	Comments (cont)
6	Off Finlay Road	Supplement South Hill Bushland Reserve	GMC	<ul style="list-style-type: none"> ▪ Area in south west corner to be added to South Hill reserve ▪ Revegetate ▪ Develop detailed operational Plan of Management in accordance with the Local Government Act 1993 	<ul style="list-style-type: none"> ▪ Future water reservoir site
7	Workers Club Arena	Retain canopy cover	Landowner	<ul style="list-style-type: none"> ▪ Retention of existing trees ▪ Seek voluntary agreement with landowner for vegetation protection 	<ul style="list-style-type: none"> ▪ Existing buildings sited within a treed environment. ▪ Vegetation could be under pressure with any redevelopment
8	Caravan Park	Retain canopy cover	GMC /Lessee	<ul style="list-style-type: none"> ▪ Retention of existing trees (enforce through lease conditions) 	<ul style="list-style-type: none"> ▪ Caravan Park provides a canopy link to Hume Street ▪ Land zoned Highway Service
9	Camping Ground/ Memorial Driveway	Retain remnant vegetation in usual landscape setbacks	GMC /Future landowner	<ul style="list-style-type: none"> ▪ Remove exotic tree species ▪ Adopt building envelopes for development on former camping ground based on the site constraint mapping and as per NPWS advice (refer Figures 8) ▪ Relocate Memorial driveway and allow limited development 	<ul style="list-style-type: none"> ▪ Supplements canopy link between Caravan Park and Robinson Street ▪ Land zoned Highway Service ▪ Prime location in South Goulburn Industrial Area ▪ Council has agreed to relocate Memorial Driveway to City entrance ▪ Centrally located vegetation stand to be retained in Council ownership ▪ Refer Figures 8

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Identifier (cont)	Site (cont)	Objective (cont)	Responsibility (cont)	Specific Actions (cont)	Comments (cont)
10	Finlay Road West & Hume Street	Create a canopy link to Finlay Road West	Landowner	<ul style="list-style-type: none"> ▪ Establish canopy vegetation link at the rear of development ▪ Usual landscaping setback along road frontages to retain remnant trees and be landscaped with canopy tree species 	<ul style="list-style-type: none"> ▪ Provides a direct link between the Caravan Park site and former Drive-In site ▪ Critical in terms of continuing link from South Hill to Robinson Street woodlands ▪ Needs to be negotiated on development of the site or with landowner agreement ▪ Land zoned industrial
11	Robinson Road & Finlay Road West	<ul style="list-style-type: none"> ▪ Realign road pattern to maintain private property access and safe road pattern ▪ Retain canopy vegetation cover 	GMC	<ul style="list-style-type: none"> ▪ Redesign road pattern and pavement to appropriate design standard ▪ Retain “surplus” land and road reserve as a pocket park for vegetation retention / regeneration 	<ul style="list-style-type: none"> ▪ Need to balance property access, safe road design and vegetation retention ▪ Need to “maximise” the site of areas for vegetation retention/regeneration (rather than fragment) ▪ Refer Figure 9
12	Robinson Street	Re-establish canopy tree cover	Landowner	<ul style="list-style-type: none"> ▪ Usual landscaping setbacks along road frontages to be planted with canopy tree species in accordance with NPWS requirements (as a minimum) 	<ul style="list-style-type: none"> ▪ Remnant vegetation removed from site without reference to Council ▪ Land zoned industrial

South Goulburn Endangered/Threatened Species Management Plan

Identifier (cont)	Site (cont)	Objective (cont)	Responsibility (cont)	Specific Actions (cont)	Comments (cont)
13	Former Drive-In site	Retain remnant vegetation at southern portion of the site	Landowner	<ul style="list-style-type: none"> ▪ Leave southern portion of the site undeveloped. ▪ Limit southern extent of development to area asphalted for Drive-In. ▪ Landowner to prepare management plan for the southern portion of the site. ▪ Usual landscaping setbacks along road frontages to retain remnant canopy trees and be planted with canopy tree species ▪ Refer Figure 9 	<ul style="list-style-type: none"> ▪ Large woodland site ▪ Land zoned industrial ▪ Stage 1 approval (DA 42/97) in place along Lansdowne Street ▪ Remnant vegetation removed from site without reference to Council ▪ Landowner proposing to retain southern portion of site for vegetation conservation and in private ownership ▪ Consent No 250/2003 issued for industrial subdivision of northern portion of the site. Southern portion to remain undeveloped. This in fact supersedes DA 42/97 ▪ Refer Figure 9
14	Cathcart Street road reserve	Retain remnant vegetation	GMC	<ul style="list-style-type: none"> ▪ Fence area for vegetation protection 	<ul style="list-style-type: none"> ▪ Provides a screen between the industrially zoned land to the east and the existing and proposed residential area to the west

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Identifier (cont)	Site (cont)	Objective (cont)	Responsibility (cont)	Specific Actions (cont)	Comments (cont)
15	Former DLWC land, Knox Street	Retain remnant vegetation in usual landscape setbacks	Landowner	<ul style="list-style-type: none"> ▪ Seek retention of remnant canopy trees in usual landscaping setback along road frontages 	<ul style="list-style-type: none"> ▪ Surrounding pattern of land use now isolates this area from the former Drive-In site. ▪ Sale of land by DLWC completed without regard to vegetation values and has fragmented the ownership ▪ Area at the end of the canopy link to South Hill and no extension to the north (due to existing residential development)

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FIGURE 7 - Canopy Corridor

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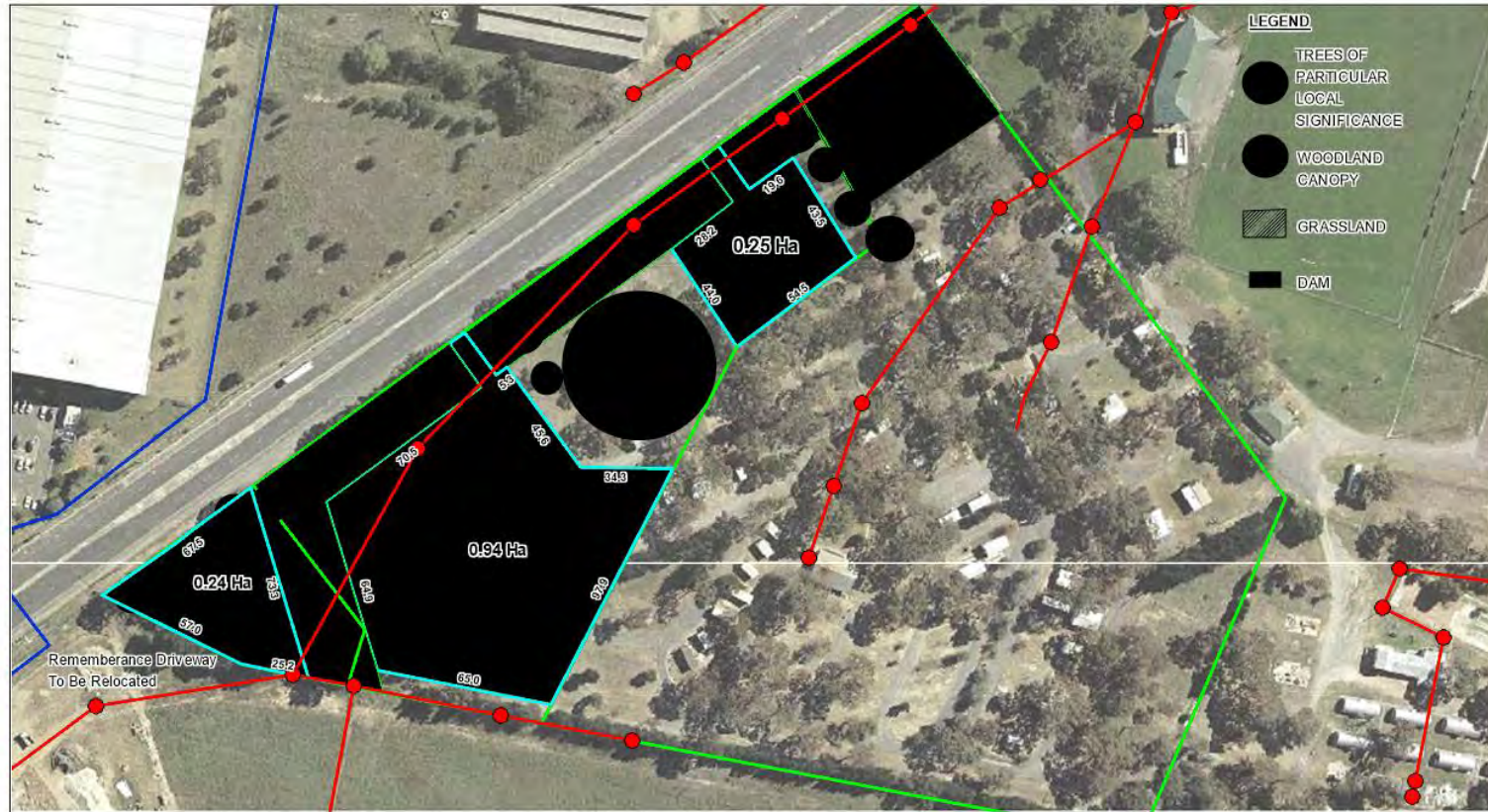


FIGURE 8 - Caravan Park Site Building Envelopes

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Figure 8 – Caravan Park Site Building Envelopes: Explanatory Notes

Advantages	Features	Possible Solutions/Comments
	<ul style="list-style-type: none"> ▪ Retains locally significant trees along Hume Street ▪ Maintains central stand of woodland canopy trees and native grass understorey ▪ Continues links with existing Memorial Drive reserve and Caravan Park ▪ Retains woodland canopy trees along Caravan Park entrance ▪ Provides separate building envelopes on camping ground site ▪ Relocated Remembrance Driveway to town entrance to allow limited development 	
<p>Disadvantages</p>	<ul style="list-style-type: none"> ▪ Loss of 2 locally significant trees ▪ Native vegetation areas are fragmented and not consolidated into single site ▪ Central woodland area not in public ownership ▪ Loss of public land for "conservation" 	<ul style="list-style-type: none"> ▪ Areas provided for threatened species regeneration ▪ Vegetation are in sizable clusters ▪ Control by restrictive covenant ▪ Replaced at town entrance with revegetation of degraded site ▪ Significant trees retained in landscape areas

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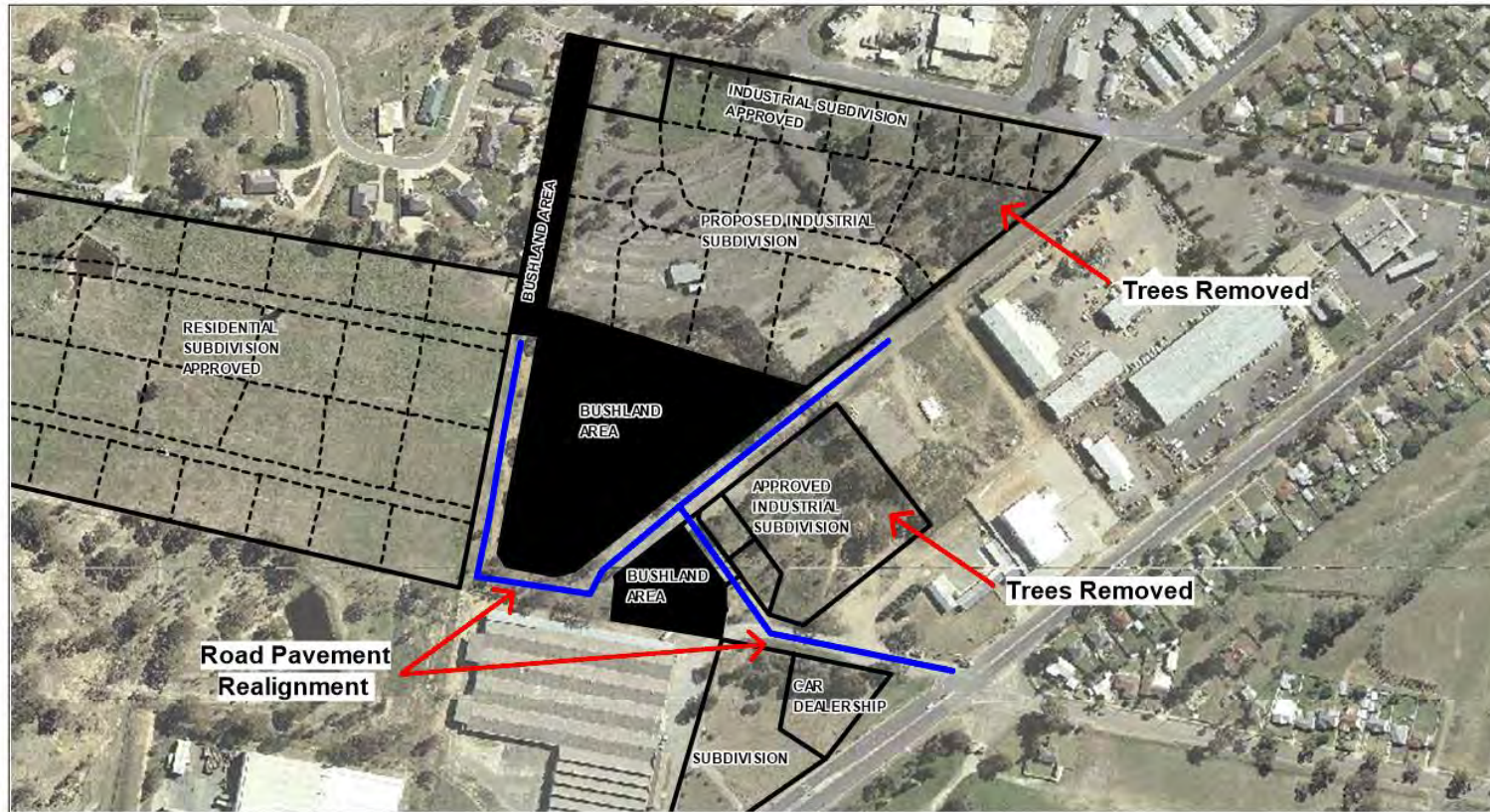


FIGURE 9 – Former Drive-In Site Area

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APPENDIX 1 – Report of Natural Vegetation Area: South Goulburn

15.2 CBD 40KM/HR HIGH PEDESTRIAN ACTIVITY AREA AND LOAD LIMIT CONSULTATION

Authors: Director Operations

Communications & Business Development Officer

Authoriser: Warwick Bennett, General Manager

- Attachments:**
1. Interim Report on Road Classification Review [↓](#) 
 2. Consultation Responses [↓](#) 
 3. Submissions received via email or mail for 40km speed reduction Auburn Street_Redacted.pdf [↓](#) 

Link to Community Strategic Plan:	IN2.2 Eliminate network safety hazards when identified IN3.2 Implement road infrastructure capital works and maintenance programs
Cost to Council:	Nil. Signage and line marking associated with these initiatives will be funded by TfNSW.
Use of Reserve Funds:	Nil.

RECOMMENDATION

That

1. The report from the Director of Operations on the CBD 40km/hr High Pedestrian Activity Area and Load Limit Consultation be received.
2. Council endorse establishment of a 40km/hr High Pedestrian Activity Area in Auburn Street between Bradley Street and Clinton Street.
3. Council submit an application to Transport for New South Wales to establish a 15 tonne load limit along Lagoon Street and Auburn Street between Union Street and Clinton Street.
4. Vehicles exceeding 15 tonnes are permitted to use Lagoon Street and Auburn Street for the purposes of conducting their business where there is no other alternate route or access for those vehicles

BACKGROUND

This report is to update Council on a number of complimentary initiatives in Councils CBD Master Plan which have recently progressed and to recommend Council proceed with implementation of the 40km/hr High Pedestrian Activity Area plus a 15 tonne load limit along Auburn Street through Goulburn’s CBD.

REPORT

High Pedestrian Activity Area

A report was presented to the 19 November 2019 (Item 15.7) to establish a 40 km/hr High Pedestrian Activity Area (HPAA) in Goulburn’s CBD. This measure was consistent with Council’s CBD Master Plan which proposed a speed reduction in the CBD to 40 km/hr to establish an environment across the CBD which is more conducive to pedestrian movement and amenity.

The resolutions from the 19 November 2019 report required an application be submitted to TfNSW to reduce the speed along Auburn Street between Bradley Street and Clinton Street to 40 km/hr. The speed reduction process is approaching a conclusion and required a community consultation process.

This report is to update Council on the outcome of the community consultation process and to recommend Council proceed with establishing the 40km/hr HPAA along Auburn Street through the CBD.

Auburn Street Load Limit

The CBD Master Plan proposed diverting heavy traffic from Auburn Street to Sloane Street. This would be achieved through the imposition of a load limit along Auburn Street. Also, a complimentary measure to establishing a HPAA in Goulburn's CBD was to impose a 15 tonne load limit along Auburn and Lagoon Street between Union Street and Clinton Street. This measure is considered to further enhance the general amenity and safety environment along Auburn Street.

The alternate designated heavy vehicle route would be along Reynolds Street, Grafton Street and Sloane Street. This concept was presented to the Traffic Committee on 4 June 2020 (Item 6.1).

The 15 tonne load limit would allow buses and small single axle delivery trucks to continue to use Lagoon and Auburn Streets. Further, heavy vehicles could continue to access Auburn and Lagoon Streets for the purposes of delivering goods to premises along Auburn and Lagoon Streets as indicated in the following regulation:

NSW Legislation – Road Transport Regulation 2005-74.5

However, a limit notice (whether erected before or after the commencement of this clause) does not prohibit any person from driving a vehicle along or over a public road (or any bridge or causeway forming part of a public road) if the destination of the vehicle lies in or on the road (or bridge or causeway) and there is no alternative route by which to reach that destination.

The steps to implement a load limit were outlined in the 4 June 2020 Traffic Committee report and required an application to TfNSW freight branch. Council endorsed the actions from the 4 June 2020 Traffic Committee at the 16 June 2020 Council Meeting (Res 2020/241).

The application to TfNSW freight branch requires a community consultation process. This consultation process was run simultaneously with the consultation process for the 40km/hr HPAA along Auburn Street through the CBD. Following a favourable community consultation outcome the administration process for implementation of the load limit will proceed.

The map below highlights the proposed changes with the red line being the existing main road link through Goulburn that would be subject to the load limit. The green line is the alternate route around the CBD which would convey heavy vehicles around the CBD rather than through it.

Both the red and green lines on the map below are subject to the road swap proposal whereby Auburn Street would be reclassified to a local road from a state road. An interim report was released on 21 September 2021 with a small number priority reclassification announcements. This included reclassification of Auburn and Lagoon Street to a local road and converting Reynolds-Grafton-Sloane Streets to a state road. This outcome is conducive to accommodating heavy vehicle movement through Goulburn along the state road network.



Community Consultation

Council undertook a two week consultation process regarding the high pedestrian activity area and load limit in August 2021.

Unfortunately due to COVID-19 restrictions the consultation had to be undertaken predominantly online, however it was well publicised to ensure high engagement. The consultation period opened on Monday 14th August, and finished at 5pm Sunday 29th August. Residents were able to submit formal feedback through a survey form on our website, as well as by email to council@goulburn.nsw.gov.au or by mail directly to Council. Communication was undertaken to publicise the consultation through the following methods:

- Press Release: 18th August 2021
- Mayoral Column: 20th August 2021
- Radio Advertisements: 25th August 2021
- Facebook posts: 17th August & 22nd August 2021

Engagement throughout the period was high, with over 21,000 people reached through the two Facebook posts alone, and a number of comments. One hundred and six formal responses were received through the online form. These responses are attached for the information of council.

Also attached are all formal submissions made via email and mail.

Road Classification Review

The concept of diverting heavy traffic from Auburn Street onto Sloane Street has been proposed to TfNSW for number of years. This proposal was to swap classifications of sections of local and state roads through Goulburn, enabling Council greater autonomy over Auburn Street and ongoing

CBD enhancement works. The alternate was to reclassify Sloane Street as the state road link between the northern and southern approaches into and from Goulburn.

This proposal was incorporated into a road classification review which commenced in 2019. The review was as an initiative in the Future Transport Strategy 2056 and deemed suitable mechanism to progress this proposal. The review gave local governments an opportunity to review the current classification of key road links within their local government area to better align road classifications with state and national frameworks.

A report was submitted to the 4 August 2020 Council Meeting (Item 15.5) outlining Goulburn Mulwaree Council's submission to the road classification review. Following are the reclassification request.

- Local Roads to State Roads:
 - Goldsmith Street (between Auburn Street and Sloane Street);
 - Reynolds Street, Grafton Street and Sloane Street (between Sydney Road and Clinton Street);
- State Roads to Local Roads:
 - Lagoon Street (between Union Street and Bradley Street);
 - Auburn Street (between Bradley Street and Clinton Street);
- Local Roads to Regional Roads:
 - Jerrara Road / Oallen Ford Road (between Hume Highway and GMC LGA boundary at Shoalhaven River);
 - Sandy Point Road / Cullulla Road / Lumley Road (between Oallen Ford Road and Braidwood Road at Tarago);
 - Windellama Road (between Braidwood Road and Oallen Ford Road at Windellama).

An independent panel was established in January 2020 to oversee the process and consider submissions. The panel received 178 council applications and 32 TfNSW applications for reclassification. An interim report has been released which recommend 24 TfNSW applications and 11 council applications proceed. Goulburn Mulwaree Council application to reclassify Sloane Street, Grafton Street and Reynolds Street from a local road to state road plus Auburn Street and Lagoon Street from a state road to local road were included in the 11 council applications.

Whilst there is an administrative process to follow, this represents a significant step forward in the Auburn / Sloane road swap concept process. Further, it will establish Auburn Street through the CBD as part of the local road network, giving Council greater autonomy to implement ongoing CBD enhancement works. A copy of the Independent Panel Road Reclassification Review and Regional Road Transfer Interim Report is attached for information.



Paul Toole
Minister for Regional Transport and Roads

MEDIA RELEASE

Tuesday, 21 September 2021

*****Grabs with Minister Toole available to download below:***

INTERIM REPORT ON ROAD CLASSIFICATION REVIEW AND TRANSFER OF REGIONAL ROADS RELEASED

The NSW Government today released the Independent Panel's Interim Report into road classification and the transfer of regional roads to state ownership, including recommendations for the Priority Round of transfers and reclassifications.

Minister for Regional Transport and Roads Paul Toole said the NSW Government had accepted the Panel's recommendations for the transfer of 391 kilometres of priority regional roads across eight Local Government Areas to state ownership, relieving the burden on local councils and ratepayers.

"At the 2019 election, we committed to lighten the load on regional councils by taking back roads better suited to management by the State – the kind of roads that Labor dumped on them when they were last in government knowing they were creating a crippling maintenance backlog," Mr Toole said.

"These are some of our most important connectors between communities in the bush, with thousands of locals, businesses and freight using them every day, but our regional councils simply don't have the resources or capacity to maintain and upgrade them appropriately.

"The Independent Expert Panel's interim report identifies the most urgent of these for priority transfer, and sets a rigorous, evidence-based roadmap for the main round, which will open on 27 September."

Mr Toole said Transport for NSW will now begin engaging with the relevant councils to plan for the transfer of these priority roads, and identify those in need of upgrade.

"Today we're starting the process of transferring some of these roads to state management, which will open up a much larger pool of resources to support these critical local connectors and make sure work that needs to be done, gets done.

"We know that there's no 'one size fits all' approach, which is why we'll be working one-on-one with each council to create an ongoing maintenance arrangement that utilises the existing local workforce and delivers the quality of roads the community expects.

“The community also expects that when a regional road is transferred to the State’s ownership, it should be upgraded to the appropriate standard, which is why we allocated \$250 million in this year’s budget towards upgrading transferred roads, and we’ll be getting on with that in coming months.”

The priority round also included recommendations for 353.7 kilometres of roads to be reclassified based on 39 applications, which have been broadly supported.

From Monday 27 September, all NSW councils will be invited to submit proposals for reclassifications in the main round, with regional councils also invited to submit proposals for transfers, which is open until Friday 24 December, to give sufficient time for councils to prepare their submissions.

Prior to opening the full round councils will have the opportunity of attending webinars hosted by the Independent Panel to explain the application and assessment process. Applications that did not advance in the Priority round will be able to be re-submitted in the full round.

Following the full round of submissions, the panel will provide a final report to Government with recommendations for transfers and reclassifications as well as recommendations on areas of road maintenance policy, as per the terms of reference.

More information on the Regional Road Transfer and Road Classification Review and the work of the Independent Panel can be found at:

<https://yoursay.transport.nsw.gov.au/56414/widgets/289905/documents/214990>

<https://yoursay.transport.nsw.gov.au/56414/widgets/289905/documents/214991>

****Grabs with Minister Toole available to download here:**

<https://spaces.hightail.com/receive/qWTONKAHKU>

MEDIA: Alex Bernhardt | Minister Toole | 0448 203 742

Notes

A road may be reclassified between Local, Regional and State status according to a set criteria relating to usage, significance and traffic types.

Only Regional Classified Roads are eligible to be transferred from Council-ownership to State-management, which does not affect the classification of these roads.

Table of Reclassifications Recommended in Priority Round

Type of Reclassification	Total Kilometres
Local to Regional	211.6
Local to State	31.39
Regional to Local	1
Regional to State	10.13
State to Local	6.21
State to Regional	0.27
State to State	92.10
Regional to Regional	1.02

Recei	Response	Submission
pt	Date	Time
		Please provide your submission below. (There is no word limit) Yes, drop the proposed speed limit to 40km/h in the CBD.
		Extend the same speed drop and heavy vehicle restrictions along Bourke Street!
		At present this street is even more hazardous than Auburn Street, for pedestrians trying to get to allied health services or the Council / library.
1	17/08/2021	07:59 AM
		Great idea, also would be good to stop double parking near the front of Goulburn Square it gets
2	17/08/2021	08:00 AM
		So congested and unsafe there
3	17/08/2021	08:14 AM
		I agree with the proposal of 40kms along Auburn street and limiting heavy vehicles into the area
4	17/08/2021	08:18 AM
		I think this is a brilliant idea for the CBD, there are too many people using this as their main road and they aren't even looking for a car park or to shop at one of the many local businesses. This will also help deter and minimise a
5	17/08/2021	08:21 AM
		Good idea. Very rarely get over 40 in CBD anyway and restriction of heavy traffic will make it even safer. There is always a lot of traffic in main street even on a Sunday .
6	17/08/2021	08:29 AM
		No. Although reasonable, the 50limit has been fine. The traffic during the day is slow and on most days it is left to a crawl and on most cases not going past 40mph, but during off peak hours the 50limit has been suitable for the area
7	17/08/2021	08:41 AM
		Great idea to bring in 40km/h speed limit to CBD. I generally find it hard to maintain more than that along Auburn St anyway. Also thoroughly agree with 15t load limit on Auburn. Would suggest that improvements be made to Sloane Is this to be one of those pedestrian zones where the pedestrians walk out in front of cars, because they have right of way?
8	17/08/2021	08:46 AM
		As experienced in Canberra City this is painful for both parties and makes the road much slower to use. Better off closing the road to traffic than doing that. Or don't do it at all but put in a couple of grand pedestrian crossings.
9	17/08/2021	08:46 AM
		I am in total support of this initiative. As the owner of a driver training business in Goulburn and spend a lot of time in Auburn Street with students it's only a matter of time before someone is seriously injured or killed as has happened in the past. There is no need for heavy vehicles to be in the Main Street unless delivering and the speed limit should
10	17/08/2021	08:47 AM
		This is an awful idea. NO to a 40km/h speed limit - it's both pointless and unnecessary. YES to a load limit.
11	17/08/2021	08:53 AM
		GET RID of the 50km/k limit on EVERY street that is NOT primarily or totally residential. Anything to stop through traffic, particularly heavy vehicles is a great idea, so long as they don't just go onto other local streets. Great to see 40 km zone but it may be confusing and cause issues for the community as that is not a standard speed for shopping districts elsewhere. Maybe just enforce the 50 k zone instead. Pedestrian crossings
12	17/08/2021	09:07 AM

- 13 17/08/2021 09:08 AM I have no problem with 40km zone for Auburn St, I have been saying to people for years it should be 40, 15 tonne weight limit is a good idea as well, there is no need for heavy vehicles to use it.
- 14 17/08/2021 09:17 AM Personally, I don't think it's needed. A high percentage of drivers already sit at or below 40km. It is actually quite difficult to do above that on Auburn street as people are going slow to look for a park, or because drivers are I agree. Good idea. Sloane Street should only be 50kmh, as well, as it can be extremely difficult to exit from other streets eg near Woolworths.
- 15 17/08/2021 09:17 AM Speed limit change. NO
- 16 17/08/2021 09:30 AM weight limit. YES
- 17 17/08/2021 09:53 AM I think the proposal is ridiculous to say the least. Traffic around the Gbn CBD would be flat out to 40 kms at any given time. You will reduce the flow of traffic and cause banked up traffic more kilometres. We need traffic into a If you do that then you'll need to come up with something to move the flow of traffic..
- 18 17/08/2021 09:57 AM Pedestrians need to look out for themselves and not interrupt the flow of traffic which is happening now. Lowering the speed limit is ridiculous (even though we're not really getting up to 50km now anyway) Just leave Auburn street
- 19 17/08/2021 09:58 AM I think the proposed reduction to 40kph is a waste of time and money. It's very rare that cars can go faster than that
- 20 17/08/2021 10:14 AM Good idea , rarely can anyone do more than 40 km/h safely along Auburn St .
It doesn't need to be 40km
- 21 17/08/2021 10:27 AM It's 50 now. People are adhering to the speed limit. There are no major traffic incidents but I believe if you drop it to 40 it will impact the traffic majorly causing backups . It will increase congestion on other streets as people avoid the I applaud all the work to beautify Auburn St. It is looking better and better.
- I see it as totally unnecessary to introduce a new speed limit. Traffic regulates speed at most times and outside business hours we don't need to reduce the speed limit.
- I do agree that we don't need unnecessary heavy vehicles in Auburn Street but I am sure there would be a need for some heavy delivery vehicles to have access to the street.
- I have not noticed heavy vehicles in any great number just cruising through the street for fun.
- 22 17/08/2021 11:12 AM I would therefore be against these two proposed changes

- Hi, thank you for letting us have our opinion about this idea.
 Pro's I feel the lower speed limit is required but also put a Police car in the Main Street from 5 am til 6.30am it is concerning and quite disgusting. Most cars are travelling at 70 if not 80km. Also the lights at Clifford auburn sensor doesn't work so you see people go through the red lights. Medium strips at the islands where people think the they have the right of way and walk in front of traffic may be a better idea.
- Con's
 If you weight limit you will kill many small businesses as we survive on the trickiest for their morning cafe/bakery stop and you even see them at the newsagent. This could be a hard knock for us small businesses. Maybe put a time limit. 9am til 5pm?
- 23 17/08/2021 11:26 AM Thank you and I hope you consider this email.
 - 24 17/08/2021 11:32 AM More parking on Main Street lower speed limits coming from someone that lives on market street
I strongly disagree, fix the damn roads instead of wasting money on useless shit unless the council plans on fixing everyone's cars so there not defected every 20 minutes bulky the cops
 - 25 17/08/2021 12:09 PM
 - 26 17/08/2021 01:41 PM Load limit makes complete sense. 40km hr speed limit does not. Slower speeds can only create traffic jams.
This is not a issue, this is the speed everyone usually travels anyway.
 - 27 17/08/2021 03:21 PM This will pull up the people that like the speed in the main street
 - 28 17/08/2021 04:15 PM Yes to all changes
 - 29 17/08/2021 05:16 PM I feel it's a good idea to limit traffic especially however be good if they still allow buses and coaches to use auburn st
Rubbish idea! The Main Street is part of the Hume Hwy! It is the best route for heavy vehicles as alone street is rubbish and the main is Hwy grade concrete. The speed limit is 50 and should remain so, I can't see any real reason
 - 30 17/08/2021 05:57 PM
 - 31 17/08/2021 10:30 PM I disagree with this and do not think it is worth the time please put your money elsewhere
I don't believe that you need to reduce the speed limited in or around Auburn Street, as theses areas are already that busy you couldn't travel that fast as it is. Adding another different speed limit will make it more confusing to everyone when we already have 80, 60 and 50 in different spots around town already.
Directing the trucks to use other streets is ridicules as Sloane and Bourke Streets are already that busy and come to a stand still in the mornings, lunch times and the afternoons when everyone is coming and going home to/from work
Decreasing the speed limit to 40km/h is unnecessary. Traffic flow at the moment is safe and responds well to changes in both vehicle and pedestrian traffic. I believe it would be a mistake to introduce these changes as it would have little impact on improving pedestrian safety and instead, would only lead to individuals being unfairly fined. I agree with the 40km speed limit
 - 32 17/08/2021 11:46 PM
 - 33 18/08/2021 12:10 AM
 - 34 18/08/2021 09:11 PM Do not agree with the 15 tonne load limit

- I agree with the weight limits, however the reduction of speed limits may not be the answer. It would appear that through the day the traffic appears to flow at speeds at or less than 40km/hr already therefore allowing the limit of 50km/hr after hours when reduced pedestrian activity. I also feel that if there was special events on then council can utilise temporary reductions as is done already near Veolia when events are on. Could also be done when the PAC
- 35 18/08/2021 09:30 PM
- 36 19/08/2021 06:42 AM 40 km/h restriction YES, 15 tonne load limit YES
The speed limit of 40 km/h is probably already in place, as it would be silly to try to go any faster , especially for cars waiting to secure a car park space when a car is pulling out. I feel traffic lights should be installed at Verner and Auburn Street cross road, as it's increasingly difficult to cross this busy intersection safely. I know this would mean
- 37 19/08/2021 11:15 AM
- 38 19/08/2021 11:28 AM fabulous. Thank you.
The 15 Tonne Road Limit is ridiculous. As a heavy transport company we already can't use Kinghorne Street, we cant use Bourke Street. Mary's Mount road is a nightmare for heavy vehicles with all the roundabouts.
At the moment if we have deliveries to go to Crookwell road area or Crookwell area we go up Auburn Street, into Goldsmith street (because the roundabout at the Goldsmith Roundabout off Sloane street is too tight) then right onto
- 39 19/08/2021 12:50 PM
- 40 19/08/2021 12:59 PM There doesn't seem to be a point to this change. Traffic in the mentioned areas rarely can proceed above the proposed 40 km/h signage. Drivers who are going to break the speed limit are going to do it signs or no signs. As a Hi There,
- I am in support of Goulburn Mulwaree Council and Transport for NSW regarding the proposed changes to the Goulburn CBD.
- One suggestion I would have if these changes are approved is that the GPS Tracking Services/Companies are contacted to advise of these new updates as currently the tracking software does direct traffic (both light and heavy vehicles) up Auburn Street as a direct route.
- 41 19/08/2021 02:58 PM Kind Regards,
Why not just reduce to 30km/h (or even less). It is so dangerous backing out into oncoming traffic, especially with utes and four-wheel drives being so high and long in this town - you have to backup so far just to see the oncoming traffic, so dangerous! Why don't we just back into the kerb instead - at least the drivers seat is closer to the front of
- 42 19/08/2021 04:03 PM
- 43 19/08/2021 05:34 PM The proposed 40kph limit being signposted is unnecessary because fort the most part traffic flow in that proposed area is less than 40kph, often 30kph or lower and signposting it would reduce the speed even further with some drivers reducing their speed to 20kph or even less, to be on the safe side. This is likely to cause a traffic jam situation in the main street. Often during peak times traffic on Sloane st particularly in the parallel zone to the Auburn St proposed slow zone is slowed to well below 40kph by motorists who think they are in a 50kph zone. Most of the

- 44 19/08/2021 07:19 PM I believe that reduced speed limit in the CBD would be a fantastic idea. The amount of times I have had people fly by when reversing out of a car park is just dangerous. It is a busy area, so reducing the speed is a no brainer. I know people still go 50 even though people are claiming no one does.
I support a 40km/h limit on Auburn Street and the 15 tonne limit because,
- 45 19/08/2021 08:33 PM A. The density of parking spaces and the frequency with which they are used, coupled with the number of people crossing the road causes the traffic to drive safely at 40km or under anyway. To make it mandatory is hardly any inconvenience and probably guarantees safer outcomes.
B. Heavy vehicles cannot stop quickly. A truck of significant weight travelling at 50km/h might easily collide with an
Please don't change the speed limit.
People can rarely go faster than 40kmh down the street at the moment when there is large traffic numbers, so it is safe anyway.
The big nuisance would be at night, when there is little or no foot traffic, or vehicular traffic around, and you would be limited to 40kmh which is ridiculous.
- 46 20/08/2021 08:00 AM Perhaps you could make it safer by putting up pedestrian barriers down the middle of the road to ensure pedestrians
A 40km/h speed limit on Auburn Street is NOT required. Mostly, during the day, when there is a lot of foot traffic, there is also a lot of vehicular traffic, which prevents 'high' vehicle speed anyway (it is uncommon to do 50km/h on Auburn Street during the day!) At night time (for instance), when there is little to no vehicle & foot traffic around, a 40km/h limit will just be a nuisance and completely unnecessary.
As far as I am aware there have been no fatalities (or even vehicle/pedestrian accidents?) on Auburn Street due to the 50km/h speed limit, so what would the benefit be in reducing it to 40km/h??
- 47 20/08/2021 08:03 AM I do agree with the plan for a 15 tonne load limit.
Hello,
- 48 20/08/2021 08:05 AM I just would like oppose the 40km/h speed limit on Auburn Street. I deem it as an unnecessary waste of funds and won't provide safer conditions to pedestrians.
A change to the speed limit is completely unnecessary. At night times when there is no foot traffic and little car traffic it will be nigh on painful. Maybe create barriers in the median strip to ensure no one is crossing the road in the incorrect places, this will be a smart idea and will much safer.
How many accidents or fatalities has there been on Auburn Street due to the speed limit being 50kmh rather than 40kmh? Is this a complete necessary change? Have you properly explored every possible option, there might be smarter, more effective ways to make the area safer rather than change the speed limit?
- 49 20/08/2021 08:17 AM I am broadly supportive of the proposal. It makes sense to discourage through traffic in the shopping district, and to encourage heavy/commercial traffic into an alternative. With the schools on Bourke St, Sloane St is the best option. To make it work, though, Bradley St or Goldsmith St become the cross streets which get traffic to other parts of the city and one of them should not be speed reduced.
- 50 20/08/2021 08:23 AM One of the things which I think most of us find really irritating is when poor provision is made for through traffic. We

- We don't think it is necessary to reduce the speed limit from 50 to 40 km/h. Currently, it would be almost impossible to travel at 40 km/h during the 9am to 5 pm time zone when pedestrian traffic is at its peak.
 At other times, traveling at 40 km/h would be the same as going 40 km/h through school zones outside of the designated hours. Even the state government doesn't mandate this.
 To improve pedestrian safety other measures could be implemented.
 Firstly, place barriers along the median strip in Auburn St. This would force pedestrians to cross at the traffic lights or mid block crossings. Pedestrians are most at risk when they cross Auburn St, emerging from between parked cars.
 Secondly, convert half of the parking spaces in Auburn St to 1/2 hour parking, in each block. This would increase the availability of parking and hopefully reduce the number of cars double parking while occupants get in and out, or the driver waits for someone to return to their car and exit. These drivers block visibility for pedestrians, currently. Are these drivers able to be moved on by police?
 Thirdly, at the traffic lights, change the "walk" to allow pedestrians to cross diagonally as well as straight across, all I fully support the proposed traffic changes in the CBD. It is a logical change and supports community well being. Given the sensible new vehicle weight limit, there will be a consequential increase in traffic Clinton Street and the intersection with Sloane Street. We live at 160 Sloane Street on the corner with Clinton. We recommend that traffic control measures (= traffic lights or roundabout) at this very busy intersection be incorporated into the works at the expense of the NSW Govt.
- 51 20/08/2021 09:06 AM
 - 53 20/08/2021 12:18 PM
 - 54 20/08/2021 06:53 PM
 - 55 20/08/2021 10:02 PM
 - 56 21/08/2021 08:06 AM
 - 57 22/08/2021 11:06 AM
 - 58 22/08/2021 11:06 AM
 - 59 22/08/2021 11:09 AM
 - 60 22/08/2021 11:15 AM
 - 61 22/08/2021 11:17 AM
 - 62 22/08/2021 11:19 AM

I agree with the 15 tonne load limit but 50 kph is fine and doesn't need to be reduced to 40 kph.

- 63 22/08/2021 11:22 AM What should be looked at is the use of traffic refuges in the middle of the blocks being used more like pedestrian
- 64 22/08/2021 11:32 AM Leave the speed limit as it is. Traffic speed regulates itself at different times throughout the day. Enough irregularity in speed limits throughout the city as it is. The need for a pedestrian crossing should be prioritised at the
- 65 22/08/2021 11:38 AM I am opposed to this idea . My main concern is making Clinton and Sloane streets busier than they already are . The traffic especially trucks is horrendous!
- 66 22/08/2021 11:40 AM I feel a change of speed limit wouldnt be helpful as there is nothing wrong with the current speed limit in terms of traffic flow. I would rather see the money being spent on improving other roads in the area or on more footpaths in
- 67 22/08/2021 11:42 AM More than happy to see a 15km tonne limit on Auburn st but I think a 40km limit for traffic is silly. Currently the speed limit is 50 and so many vehicles speed along Auburn st like its an 80 zone. I think 50km is an acceptable speed
- 68 22/08/2021 12:19 PM Yes dropping the speed limit is a fantastic idea however I'm against the load limit. I can't see how the odd truck going through is a problem. From what I've seen, most trucks are farmers like us trying to find somewhere to park to access banks and other specialty shops after dropping off wool at the stores. I would think any source of income to the town centre would be appreciated regardless of your mode of transport. It's not a usual travel route as Slone st is much quicker. I can only assume that trucks going this way, are taking directions from a gps. Maybe heavy vehicle
- 69 22/08/2021 12:25 PM No to 40 km and 15 tonne load limit. This is rural regional town. People need to get the access through. Council can't sit and change the rules. It has to be tgr voters to decide. You are supposed to work for the people in the I'm not in favor of another change to speed limits. Auburn street has already had the speed limit lowered to increase pedestrian safety. Is there any data that shows a further reduction is needed?

As for the 15T load limit, I would prefer "Truck Route" signs to discourage trucks using Auburn street and encourage them to use the Sloan, Grafton, Reynolds, Union street route. Trucks don't want to use the slow main street, if you tell them where to go they will follow.

The road signs on all the approaches to Goulburn need improving, you come down Cowper and see a sign for "Town Centre" but you don't see another one. It is okay for us locals but confusing for tourists.

- 70 22/08/2021 12:26 PM Another thing that needs improving is the the speed limit signage on the Sloan, Grafton, Reynolds, Union street definitely need the 15 tonne limit in the main street but i don't believe changing the speed to 40 is necessary, as you
- 71 22/08/2021 12:34 PM barely have chances to get to 50 in the main street. if anything put more parking spots in. I would be very much in favour for a 40kmh speed limit in the main street. Even though many people have suggested already, that they are lucky to go over 40kmh currently, there are times of the day/night when 60kmh is quiet achievable and this is the danger. I actually would like to see the mid block crossings raised to slow the traffic
- 72 22/08/2021 12:36 PM even more, and giving the pedestrians the right of way.

- NO NO. NO
 WHY FIX SOMETHING THATS NOT BROKEN
- 73 22/08/2021 12:37 PM Works well just they way it is..
- 74 22/08/2021 12:53 PM I don't believe this is necessary. At busy times the traffic goes slowly by necessity. When it's not busy, 50km/hr is perfectly safe. Not in favour.
 Myself like the other 90% of the community say no to the changes.
 For a start how are trucks meant to safely access the dock to Coles and Kmart without holding up traffic mainly kmart .
 And why take the trucks off the only road in Goulburn that was made & designed to carry the weight. Its just going to cost more constantly repairing the bitumen road because the the trucks will rip it up .
 Secondly the speed limit change is a waste of time money & resources.
 What the council should be doing is repairing & or improving the roads around Goulburn since There's so much that needs improving.
 Have yous ever driven from north McDonald to south McDonald.
 Or driven from north McDonald's past the tip to the light house.
 Maybe clear the bitumen area near the top of the light house just before the gates and put some seats or something there. It is a very nice view at night and the locals & tourists really love it. The walk track that go's to the light house is to dangerous to walk it night because of the low visibility and loose uneven gravel. I know quite I few people that I strongly agree with the load limit being introduced to help with traffic flow up and down the main street, however I think this is just a silly idea! It works perfectly fine the way it is. It looks nice with the green turf so now just leave it alone. Auburn street looks fine. If I was to change something I would probably make a pedestrian crossing where the pub and mall are across from each other. Cars do usually stop which I great but on an odd occasion they don't so I think this would be a great asset especially for the elderly.
- 75 22/08/2021 01:06 PM
- 76 22/08/2021 01:33 PM
- 77 22/08/2021 01:42 PM
- 78 22/08/2021 01:47 PM Good idea 👍
- 79 22/08/2021 01:52 PM I support both proposals. I actually thought Auburn St was already 40km/h. Considering the number of pedestrians in this street and the frequency at which people don't look, it's not safe to travel any faster. I don't see any reason My thoughts on this subject are that this money would be better off being used somewhere else. During the day there is no way anyone gets to more then 40km/h on that stretch of road anyways as there are traffic lights and people looking for car spots constantly. There are so many roads just outside of town that are in urgent need of repair as yous have started work and have not finished it leading to roads covered in potholes from all the rain we I'm a regular user both in a car and on foot. A change to the speed limit doesn't seem sensible — it would change little as the regular traffic lights make speeding impossible. It's already effectively a pedestrian zone.
 A waste , you cannot travel 40kph most of the time because of congestion this will only make it worse.
 It looks like it's the general manager s comments from a few years ago to make the Main Street pedestrian only is I think Goulburn should not have a pedestrian zone through the whole Main Street this is ridiculous, this will cause accidents.
- 80 22/08/2021 02:54 PM
- 81 22/08/2021 03:57 PM
- 82 22/08/2021 04:01 PM
- 83 22/08/2021 04:21 PM

- 84 22/08/2021 04:28 PM Are there not better things that could be done, like fixing roads ?
I don't see why we should spend money on this
Has been fine up until this point
- 85 22/08/2021 04:52 PM Unless you have some evidence of more accidents which I doubt.
Whilst I do believe the area is a shared area between pedestrians and vehicles, restricting the speed limit to 40 kms
I feel is unnecessary. The traffic in high pedestrian times is already travelling at a slower rate, and this change will
No. In my opinion this is not required due to traffic in this area seed limit of 50 is rarely reached. Taxpayer funds
would be better spent on traffic lights at Verner St intersection or repairs to regional roads.
- 86 22/08/2021 04:54 PM
- 87 22/08/2021 05:42 PM
- 88 22/08/2021 05:56 PM No. Not needed.
The plan is reasonable but please consider removing the traffic lights and installing roundabouts to let traffic flow
through instead of the current congestion that is all to often affecting the middle 3 blocks
- 89 22/08/2021 06:00 PM
- 90 22/08/2021 06:21 PM No it's a waste of money for no advantage at all
- 91 22/08/2021 08:48 PM It doesn't bother me if the speed limit gets changed or not. hope this helps. :)
I'm fine with a 40kph limit down Auburn St, because seriously, who needs to attempt, (that's the key word there), to
travel any faster when there are dozens of cars and pedestrians wandering aimlessly b out into the road, most of the
time, without even looking..
I'd certainly prefer a lower speed limit than row after row of speed bumps, which I'm guessing would be the council's
next option..
Perhaps a variable speed limit during daytime - 40kph between say 7am and 7pm, with 50kph for the other 12 hours.
- Also, no semi or huge HR trucks need to use Auburn as a through road.. they should all be sent along Sloane.
A steel gantry should be set up at each end of main St to physically prevent big and tall trucks from entering, and
fines for any who manage to squeeze under, or get stuck trying..
- 92 23/08/2021 12:58 PM Or perhaps a light beam sensor, and attached camera, to capture over-height vehicles, (nice little money spinner for
Why do vehicles need to slow down more when it's the oblivious fools that need to take responsibility? Speed limits
are based on old 1960's cars with their limited stopping ability, most cars after the year 2000 come out with ABS
decreasing stopping distances. Why does the average driver need to take into consideration people who qualify for
I am totally against the idea of speed reduction for auburn st. Isn't it enough that council has stuffed up the main st.
with jutout crossings and trees everywhere.Council members are living in fairyland .the main street used to be 4
lanes & parking .it's too simple for council to understand. Roads r 4 cars .Parks r 4 trees. Footpaths r 4 people.
- 93 23/08/2021 05:26 PM
- 94 23/08/2021 08:30 PM
- 95 23/08/2021 08:37 PM I think this is a waste of good resources which could go towards improving current roads that need move attention.

- 96 24/08/2021 02:17 AM I support the proposal to introduce 40 k/h speed limit in Auburn St between Clinton and Bradley Sts, Goulburn. I am in favour of having a more pedestrian friendly Main Street; the introduction of 40 k/h speed limit would assist. I believe the proposed 40km speed limit between Clinton and Bradley st is a fantastic idea.
- 97 24/08/2021 07:45 AM Being a high pedestrian area, we usually stick to 40 anyway-why not make it legal?
I think this is an excellent idea. I also think there should be several pedestrian crossings also with pedestrian right of way. I'm loving the trees and green grass medium strip. It will assist in keeping it cool in Summer
- 98 24/08/2021 09:17 AM I agree that the speed limit could be reduced in Auburn Street but more importantly, I would like to see some formal pedestrian crossings installed rather than the ad hoc crossings that are used at present. Cars often do not know whether to stop for pedestrians and pedestrians never know if vehicles will stop for them. Given the increasing population of Goulburn, it is important that shoppers can visit Auburn Street and feel safe to cross the road. I believe further policy consideration needs to be given to why a reduction in the speed limit along Auburn Street is necessary. There is very little information available from Council/Transport NSW on why this is being considered and what it is attempting to address.
While the Mayor has stated that this would make the street safer for children and the elderly, is there actually any evidence of a problem that this change is attempting to address? Have Goulburn Police reported an increase in speeding fines along Auburn St or has anything else happened along this section of Auburn St that would warrant a formal reduction in speed (close calls, accidents, etc)? I would prefer more transparency & a firmer evidence base from Council/Transport NSW on why this is being considered and what problem this is addressing.
As someone who has lived in Goulburn the majority of my life, vehicles driving along the busiest blocks of Auburn St have always driven less than 40km/h and vehicles and pedestrians have been respectful of each other.
Furthermore, the blocks from Montague down (starting past the Post Office) to Clinton have never been particularly busy, except the Verner St intersection, and these blocks don't warrant a 40km speed limit.
If this reduction in speed is meant to help address the problems with the Verner/Auburn St intersection, I don't believe this will significantly contribute.
That intersection has always been problematic, particularly during the after school hours. This was also the case with the Verner/Bourke intersection for many years until Council put a roundabout in (a much welcomed change). I think it would be a more efficient use of money to look at inserting a roundabout at the Verner/Auburn St intersection.
- 100 24/08/2021 08:54 PM Another question I have is whether there would there be follow-up enforcement of any new speed limit introduced? If Thanks for the opportunity to provide input.
I fully support the idea to impose a 40 kph speed limit in Auburn St.
However it seems that a 15 tonne limit may cause issues for deliveries to some businesses. Whilst deliveries to Coles and Woolies should be right, access to Aldi (from Sydney) would require drivers to use Sloane, right turn into Clinton, U-turn at Bourke and then return to the supermarket. However a break in the median strip near the Woolies service station would solve this problem.
- 101 25/08/2021 12:17 PM I think this is a great idea, I would also like to see a more pedestrian friendly area between Goldsmith Street and Clifford Street. However the problem with this is that there isn't enough off street parking to make this a viable
- 102 26/08/2021 10:02 AM

These changes are completely unnecessary and may be counter-productive.

- 103 28/08/2021 06:03 PM Although Auburn Street has a 50km/h speed limit at present, traffic rarely exceeds 40km/h now during times when there are many people about, due to the effects of the several sets of traffic lights between Clinton and Goldsmith Streets. The current risk of injury to pedestrians is extremely low as demonstrated by the very few injuries to pedestrian that have occurred over the past 20 years. It has been so ever since the former pedestrian crossings mid-block were removed and replaced by the current crossings that prioritise vehicles over pedestrians, thus forcing pedestrians wishing to cross Auburn Street to be responsible and look before crossing the road. I recall this this was done deliberately by the Council and the RTA to reduce the number of people being hit when they walked out in front of cars without looking on the former crossings. The change led to the current low incidence of injury to pedestrians. Heavy vehicles on Auburn Street are rare these days as most that come into town use Clinton then Sloane Streets to travel through Goulburn. It is mostly only ones proceeding to the mall by my observations. The Goulburn Group fully support the creation of a 40km zone along Auburn Street from Bradley to Clinton Street. For heavy transport it will mean diverting to avoid Auburn Street will make their trip through town much quicker with few stops for traffic lights. Customers to shops will continue to have access- less impeded by heavy transport. With the number of pedestrian access points already along Auburn Street, it will become a much pleasanter experience for moving around the Main Street. Cafes with outside settings and their customers will welcome the reduced traffic noise and fumes making and so allowing outdoor seating to better utilised.
- 104 28/08/2021 07:18 PM Trying to reduce pollution from cars in an area frequented by people is a commendable move. To whom it may concern, Regarding the proposed changes to the Auburn street speed limit, and weight limit. My concern is with the weight limit change. The things that will directly impact the company I work for is the access to the Kmart loading dock, and the Coles loading dock. If a semi trailer comes from Sloane street , to access the Kmart dock, it will need to do a 'U' turn, nearly up at the traffic lights to be able to get the trailer in the position needed to drive down near the entry of the mall car park, before reversing back towards the loading dock. I don't know how the road surface would stand up to trucks continuously turning around on it. When delivering to Coles, the best way to access their dock, with a semi trailer is to come from Auburn street. Plan 'A' is to drive into the dock area and do a three point turn to position the truck so that it can reverse onto the unloading dock. However, this is not always possible, it only takes one other truck, or sometimes even just a car parked in the wrong spot for plan 'A' to become impossible. Plan 'B' is then to drive down the street further, to manoeuvre the truck into a position where it can be reversed into the dock area. When coming from Auburn street, the driver can immediately see what is parked in the dock, and which plan to implement. If a semi trailer has to
- 105 28/08/2021 09:04 PM A great idea. Even better would be closing off the CBD section of Auburn St. to all traffic and making it a pedestrian
- 106 29/08/2021 12:44 PM

Dear Sirs,

I am in favour of reducing the speed limit in Auburn Street (between Clinton and Bradley Streets) to 40 km per hour. With so much pedestrian traffic, cars parking and pulling out, this will assist in making the main street much safer.

I am not in favour of a load limit for trucks as they do have to unload close to the business they are supplying.

[REDACTED]

Mr Jackson Reardon,

I agree that large trucks should not use Auburn Street & that the speed limit should be reduced to 40 km. I think our Main Street is looking much better now that extra trees have been planted, planter boxes & the imitation grass has been put in.

Yours faithfully

[REDACTED]

I would like to commend Council on the changes to discourage heavy vehicles from using Auburn Street. When it was possible to have a coffee outside a cafe on the pavement, it was not congenial to enjoy the time because of noise and diesel fumes from the trucks.

[REDACTED]

I believe a proposed speed limit of 40kph in Auburn st Goulburn is a reasonable speed. I often look at the speed I drive in the main st. and find 40kph is very appropriate. I think that the majority of responsible drivers would agree.

[REDACTED]

Dear Council,

Thank you for the opportunity to comment on the proposal to reduce the speed limit on Auburn Street between Clinton and Bradley Streets from 60kmh to 40 kmh.

I support this proposal.

This area is the central area of pedestrian activity in the town and reducing the speed limit will encourage locals and visitors to shop and spend time in the Goulburn CBD. They will feel

safer and be less stressed by vehicle activity around them. Feeling more relaxed enables greater focus on CBD activity and less on 'watching out' for cars their speed and manoeuvring.

It is common in cities and regional cities to have lower speed limits in high pedestrian areas. Goulburn needs to keep up with these developments if it is to be competitive in attracting visitors and very importantly new residents. The growth associated with new residents will be a big factor in underpinning Goulburn's future prosperity.

If Goulburn aspires to attract more visitors and new residents it needs to focus on measures that demonstrate quality of life and 'livability'. Goulburn CBD has a lot to offer and can attract many more inner-city residents if it puts simple measure like this in place. Goulburn should compete for new residents. An accessible, safe shopping services and entertainment area contributes to this goal. Free and ample parking in a strip shop setting are already drawcards. A simple measure to slow cars builds on this.

Although difficult to drive at 60 kmh in this section of Auburn Street, modern cars can accelerate quickly and be at this speed in the blink of an eye. It is surprising to me how often drivers seek to maximise their speed even in a complex setting like the Auburn Street shopping precinct. Best for all to take the higher speed limit option away. Suggestions that lowering the limit is just an attempt to gather fines is simply an insult to the high-quality policing that Goulburn currently enjoys and not worthy of further response.

Urgent Need for Pedestrian Crossings

While not on the speed limit topic I would like to mention the need for pedestrian crossings in the Goulburn CBD. The reasons are similar above but focus on safe pedestrian transit in key locations.

Pedestrian crossings are needed to cross:

Bourke Street from the CBD to the Council Offices/Library/Gallery and St Saviours Cathedral from the CBD

Sloane Street from the Belmore Park area to the Tourist Information Centre and the Railway Station

Auburn Street from the Plaza area to the other side of Auburn Street

Cars often travel very fast and pedestrians not uncommonly have to jog across the road to beat them even when they are prudent in their timing. One fall away from injury. Even Marulan has a pedestrian crossing. I doubt that there is one remotely similarly sized town that has so little regard for pedestrian safety. Goulburn can do much better at showing how much the presence of residents and visitors is valued.

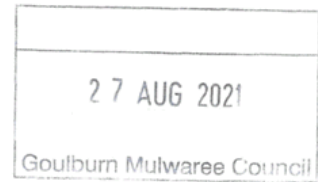
Many thanks for considering these comments.

██████████

[REDACTED]

[REDACTED]

[Redacted]



SCANNED

Goulburn Mulwaree Council

Locked Bag 22

Goulburn 2580

Submission.

Re. Auburn Street Pedestrian Zone.

Why would the New South Wales Government want to delete Auburn Street from being a main Road and restrict the speed and weight ?

We have four lanes of roadway from the southern roundabout to the northern exit. And vice versa.

One can imagine the cost of maintenance to Goulburn ratepayers if this section of roadway which includes Auburn street is deleted from the main roads category.

Load limit and 40km/h on Auburn street why?

During business hours one would hardly average forty km/h, after business hours traffic could revert to sixty km/h as pedestrian traffic is almost nil.

All heavy vehicles diverted to Sloane and Bourke streets both streets single lanes, and at certain times are gridlocked.

Sloane Street has no traffic lights making it extremely difficult in times of heavy traffic flow for traffic on side streets to enter.

Sloane street goes through a very heavy pedestrian area near Belmore park and tourist information office as well as two schools, and is the only street for Police and emergency vehicles to quickly enter the freeway, both north and south

With Bourke street you have the new ambulance station requiring emergency exits, A palliative care hospital that requires quietness and access, a school and conservatorium that caters for mainly young children, including the City Library, several churches that have to cater for funerals and in normal times church services with mainly elderly people.

Then there is the Xray and Pathology buildings catering for patients who may not be hundred percent. All this plus the business houses and Council chambers.

Why would you place more traffic on these two narrow streets especially heavy traffic?









Yours most sincerely

[Redacted Signature]

15.3 POST EXHIBITION REPORT- PLANNING PROPOSAL FOR AMENDMENTS TO EXEMPT DEVELOPMENT WITHIN SCHEDULE 2 OF THE LEP AND DCP FOR PRIVATE EVENTS

Author: Senior Strategic Planner
 Director Planning & Environment

Authoriser: Warwick Bennett, General Manager

- Attachments:**
1. LEP Schedule 2 Exempt Development Wording  
 2. Special Events on Private Land DCP Chapter  
 3. RFS and Water NSW LEP Exhibition Responses  
 4. RFS and Water NSW DCP Exhibition Responses  

Reference to LSPS:	Planning Priority 3: Community Facilities, Open Space and Recreation – Vision 2040 - Physical, social and cultural activity is supported by a range of facilities and shared spaces.
Submissions:	2 agency submissions

RECOMMENDATION

That:

1. The post exhibition report from the Senior Strategic Planner for the planning proposal to amend LEP Schedule 2 (Exempt Development) and DCP Chapter Special Events on Private Land be received.
2. Council endorse the current planning proposal to amend Schedule 2: Exempt Development of the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 to amend existing exemptions on advertisements and displays and enable the following developments without development consent:
 - Community events to be held on Council owned/managed land
 - The erection of external lighting
 - The installation of letter boxes on local heritage items
 - The display of goods on footpaths in B3, B4 and neighbourhood shops in R3 zones.
3. The General Manager, using Council’s delegated plan-making authority, prepare and finalise the LEP amendments as soon as practicable.
4. The *Public Entertainment in Rural Zones* chapter of the Goulburn Mulwaree Development Control Plan 2009 be replaced with the *Special Events on Private Land* Chapter in **Attachment 2** of this report and be adopted by Council, to become effective upon the publication of a notice on Council’s web site

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

BACKGROUND

Council at its meeting on 2 March 2021 resolved to prepare a planning proposal to amend Schedule 2 of the *Goulburn Mulwaree Local Environmental Plan 2009* (GM LEP 2009) to amend existing exemptions on advertisements and displays and include the following developments and enable them without requiring development consent:

- Community events to be held on Council owned/managed land;
- The erection of external lighting;
- The installation of letter boxes on local heritage items; and
- The display of goods on footpaths in B3, B4 and neighbourhood shops in R3 zones.

Council at its meeting on 2 March 2021 also resolved to place the replacement chapter *Special Events on Private Land* of the *Goulburn Mulwaree Development Control Plan 2009* (GM DCP 2009) on public exhibition for a period of 28 days.

It should be noted that the provision of outdoor events on Council owned/managed land as exempt development was a temporary provision in State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes). This temporary provision in the SEPP was part of a suite of amendments introduced by the state to stimulate the economy during the Covid pandemic. This temporary exemption expired in April 2021 and this planning proposal will introduce this exemption into the GM LEP 2009 and make it permanent.

The planning proposal was prepared (REZ/0003/2021) and a Gateway Determination to proceed was received on 9 July 2021 with delegated authority provided to the Council.

The public exhibition for the planning proposal and the DCP amendment ran concurrently for 33 days between 16 August 2021 and 17 September 2021. No public submissions were received on either and two agency submissions were received on both the planning proposal and DCP amendment.

The agency submissions were received from Water NSW and NSW Rural Fire Service which raised no objections to the proposed amendment to Schedule 2 of the GM LEP 2009 or the GM DCP 2009.

REPORT

Planning Proposal Amendments to Schedule 2 of the Goulburn Mulwaree Local Environmental Plan 2009

In summary, the Planning Proposal seeks to amend and add to the types of development currently exempt from the requirement for development consent, listed within Schedule 2 of the GM LEP 2009. The proposed additional exemptions and amendments to Schedule 2 are summarised below:

▪ **Community Events on Council Land**

The inclusion of this development type within Schedule 2 of the GM LEP 2009 seeks to remove the requirement for development consent for a range of temporary events held on community land the Council owns and/or manages. These events currently require a development application and a Section 68 approval under the Local Government Act 1993.

This proposed amendment seeks to simplify the process of authorising such events by removing the requirement for a development application and instead relying on the Section 68 booking process.

▪ **External Lighting**

External lighting is a widespread type of development which is often ancillary to the operation of a business or a dwelling and currently requires a development application. The inclusion of external lighting into Schedule 2 of the GM LEP 2009 enables businesses and residents to install external lighting within prescribed limits without the need for a development application.

- **Display of Goods on Footpaths**

The display of goods is a common occurrence on footpaths outside existing retail premises along Auburn Street and within the Goulburn Central Business District (CBD). It is proposed to include the display of goods on footpaths as exempt development within Schedule 2 of the GM LEP 2009. This amendment would regularise this activity and provide clear limits and controls on what is acceptable. It would enable conformity and fairness between businesses (i.e. one retail premise cannot take more of the footpath than other retail businesses) and enables appropriate enforcement where limits have been exceeded.

- **Letterboxes relating to local heritage items**

Letterboxes are a minor development type with very little overall impact on street scape character or local amenity. The inclusion of this development type within Schedule 2 of the GM LEP 2009 seeks to provide local heritage items with the ability to erect a freestanding letterbox without the need for development consent. The proposed amendment only applies to local heritage items and freestanding letterboxes and does not include banks of letter boxes which are of a more permanent construction.

- **Signage, Advertising Structures and Displays**

Advertising structures and displays are the only set of exemptions currently within Schedule 2 of the GM LEP 2009. These existing exemptions are generic to all types of signage and do not provide specific details and controls for different types of signage and adverts.

The proposed amendments rewrites the existing GM LEP 2009 Schedule 2 and breaks the exemptions down by signage type with specific limits for different advert and signage types. If signage exceeds these limits, a development application would be required.

The wording of all the proposed amendments to Schedule 2 of the GM LEP 2009 are provided in Attachment 1 of this report.

Development Control Plan Replacement Chapter Special Events on Private Land

The GM DCP 2009 currently includes a chapter titled '*Public Entertainment in rural zones*' which seeks to provide a number of controls for festivals in rural areas. These controls are relatively narrow in that they apply to rural areas only and not the wider LGA, and the term festival is poorly defined.

The updated DCP chapter is titled '*Special Events on Private Land*' and seeks to improve on the existing controls by:

- Applying LGA wide on private land;
- Providing guidance on what a special event is and is not and when it applies;
- Requiring a noise impact assessment depending on the scope, timescale and location of the event;
- Restricts the approval of the event to the specified dates for the events operation;
- Establishing specific toilet standards relating to expected attendance of the event;
- Sets out minimum liability insurance cover requirements and guidance on potential additional insurance requirements;
- Including a requirement for application submission at least 3 months in advance of the event; and
- Highlights additional potential licensing requirements.

Consultation and Submissions made in accordance with Act or Regulations

Public Exhibition

The Gateway determination included a requirement to exhibit the planning proposal for a minimum period of 28 days. The exhibition on the planning proposal and the GM DCP 2009 amendment ran concurrently for 33 days with no public submissions received, and two agency submissions received on both the planning proposal and DCP amendment.

The public exhibition included:

- A notice on the Council website with documents available to view and download;
- A notice on the NSW Planning Portal with documents available to view and download;
- A notice in the Goulburn Post on 11th, 18th and 25th August 2021, and
- A direct request for comments from Goulburn and Marulan Chambers of Commerce.

Responses to the Planning Proposal

The exhibition response on the planning proposal was received from NSW Rural Fire Service on 20 August 2021. The response raised no objections subject to a suitable bush fire risk assessment being a requirement of the Section 68 Local Approval process for community events on Council owned/managed land mapped as bush fire prone. This risk assessment must incorporate a Bush Fire Emergency Management and Evacuation Plan consistent with the NSW RFS document: *A guide to developing a bush fire emergency management and evacuation plan*.

Community events on Council owned/managed land predominately occur on one of four sites, namely:

- Victoria Park,
- Belmore Park
- The Goulburn Recreation Ground, and
- Goulburn Waterworks

The Waterworks site is the only one of these four sites where bushfire prone land encroaches onto the site however there may also be other, less regularly used, council owned/managed sites which will require a Bush Fire Risk Assessment to be submitted with a Section 68 application. This will be placed as a requirement on the booking form for events on Council owned/managed land.

A copy of the NSW Rural Fire Service exhibition response to the planning proposal is available in **Attachment 3a**.

The Water NSW exhibition response to the planning proposal was received on 8 September 2021. The response considered that previous matters raised have been addressed and reflected in the exhibition version of the proposal and that no further submissions would be made to the planning proposal. A copy of the Water NSW exhibition response to the Planning Proposal is available in **Attachment 3b**.

In light of the Water NSW response, no additional changes have been made to the planning proposal. A copy of the proposed wording for Schedule 2: Exempt Development of the GM LEP 2009 is available to view in **Attachment 1**.

Responses to the Special Events on Private Land Development Control Plan Chapter

The NSW Rural Fire Service exhibition response on the DCP amendment was received on 20 August 2021. The response raised no objections to the proposed amendment on the condition the DCP refers to Chapters 6 and 8 and the specific considerations detailed in Section 8.3.8 of Planning for Bush Fire Protection 2019.

In response to NSW Rural Fire Service submission, section 5.10.4 of the *Special Events on Private Land* DCP chapter has been expanded to explicitly require an emergency response plan to include provisions within Clause 8.3.8 of Planning for Bush Fire Protection. Additional text has also been added to this section which provides guidance on when a more detailed Bushfire Emergency Management and Evacuation Plan may be required and that such a plan must be consistent *with A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* by NSW Rural Fire Service.

A copy of the NSW Rural Fire Service exhibition response to the replacement Development Control chapter is available in **Attachment 4a**.

The Water NSW exhibition response on the DCP amendment was received on 8 September 2021. The response supported the provisions in the new DCP chapter, noting they include clear controls for amenities and stormwater management. The response included a suggestion for a minor refinement to Clause 5.10.5 toilet facilities which ties toilet provision for sites unconnected to the town sewer to the prescribed toilet facility numbers presented in Table 1 of the DCP controls.

The response also suggested a small formatting change to ensure Table 1 is not split between two pages. The suggested amendment relating to toilet facilities has been included within the updated wording of the *Special Events on Private Land* chapter. The formatting change is noted but cannot be actioned until the text of the chapter is inserted into the Development Control Plan.

A copy of the Water NSW exhibition response to the replacement DCP chapter is available in **Attachment 4b**.

A copy of the revised wording for the *Special Events on Private Land* DCP chapter is available to view in **Attachment 2**.

Conclusion and Recommendation

Planning Proposal

The proposed amendments and additions to Schedule 2 Exempt Development seek to reduce red tape, alongside reducing the cost and administrative burden of applying for development consent by removing these minor and common development types from the need for a development application.

The inclusion of community events on Council owned/managed land into Schedule 2 would regularise the use of community land for events, simplify the application process and encourage a greater number of events in the Goulburn Mulwaree LGA.

The display of goods on footpaths within the CBD establishes clear limits and controls applicable to all business in the B3, B4 and neighbourhood shops in the R3 zones. This will make the LGA an easier place to do business in and would enliven the CBD by increasing activity in the public domain.

External lighting and letterboxes on local heritage items are minor development types in which the requirement for a development application is onerous and time consuming relative to their scale and impact. The inclusion of these development types within Schedule 2 would avoid the need for a development application and reduce the cost and time implications for the council, residents and businesses.

The amendment and separation of different advertising and signage types provides additional clarity and ease of use whilst adding additional detail on what falls within exempt development.

It is recommended that the planning proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009*, Schedule 2 Exempt Development to include community events on Council owned/managed land, the display of goods on footpaths, the erection of external lighting and letterboxes on local heritage items, alongside amendments to the existing signage, advertising structures and displays exemptions be approved.

Development Control Plan Replacement Chapter

The replacement DCP chapter *Special Events on Private Land* introduces a suite of improvements over the existing chapter including applying local government area wide, providing more specific detail around insurance requirements and toilet provision and providing guidance on additional licensing requirements.

It is recommended that the existing *Public Entertainment in Rural Zones* of the *Goulburn Mulwaree Development Control Plan 2009* be replaced by the *Special Events on Private Land* chapter as presented in **Attachment 2**.

FINANCIAL IMPLICATIONS

The introduction of the amended exempt provisions will remove the requirement for DA fees for events on Council owned/managed land.

LEGAL IMPLICATIONS

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

Attachment 1_ LEP Schedule 2 Exempt Development**Draft Wording for Schedule 2 Exemptions in the LEP****Community Events on Council Land**

- (1) For the purposes of development specified for this clause –

Development for the purposes of temporary uses (including, without limitation, events such as ceremonies, cultural celebrations, exhibitions, fetes, fairs, gatherings, markets or sporting events) that would, but for this clause, require development consent.
- (2) Must take place on land owned by the Council or for which the Council has care, control and management (including Crown land) or a public road for which the Council is the roads authority under the Roads Act 1993
- (3) Must allow and maintain egress for pedestrians and emergency vehicles
- (4) All vehicular parking requirements must occur on the subject land, or within on-street designated parking.
- (5) Must not involve any permanent physical change to any land including the erection of a permanent structure on the road or land
- (6) Must be consistent with any applicable Plan of Management under the [Local Government Act 1993](#) for the land.
- (7) Must be carried out in accordance with a licence or hire agreement granted by the Council.

Note—

The proposed event may involve activities that require approvals under the Local Government Act 1993 and other legislation. Such activities include the closure of public roads, the erection of temporary structures and activities on public land. Consultation with the Council will assist in identifying any requirements before organising such activities.

Lighting External

- (1) Must not be for the lighting of tennis courts or sports fields
- (2) Must not cause glare to adjoining properties or streets
- (3) Must not be directed onto a classified road under the Roads Act 1993
- (4) The light fixture must not exceed a height of 3.6 metres above existing ground level
- (5) Must not be fixed to a heritage item
- (6) Must comply with AS 4282-2019, Control of the Obtrusive Effects of Outdoor Lighting

Display of goods on footpath

- (1) Must be associated with a lawfully established business carried out on land used for the purpose of retail and:
 - (i) Located on land in Zone B3 Commercial Core or Zone B4 Mixed Use, or
 - (ii) A neighbourhood shop in Zone R3 Medium Density Residential
- (2) Must be located within a road reserve for which the Council is the roads authority under the Roads Act 1993
- (3) Must be on part of the footpath which is directly adjacent the retail frontage
- (4) Must maintain continuous pedestrian paths of travel along the footpath and not obstruct access to the premises or adjoining properties.
- (5) All materials and equipment must be temporary and removed from the footpath at the close of each business day.

Note—

An approval or authorisation to use the footway may be required under Part 9 of the *Roads Act 1993* or, if on public land, under Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993*. Part 5 of the *Crown Land Management Act 2016* may also apply.

Letterboxes

1. The construction or installation of a free-standing letterbox must comply with the following:
 - (a) Must not relate to a State Significant Heritage Item
 - (b) Stand within the lot boundary for the property the letterbox serves
 - (c) Stand no higher than 1.2 metres above ground level (existing)
 - (d) Be situated on the properties primary elevation
 - (e) Be of a design, appearance and materials which complement the character of the property

Signage, advertising structures and displays

1. General requirements for all advertising structures and display of an advertisement on it, or the display of an advertisement that is not on an advertising structure must comply with the following:
 - (a) Not to be carried out on or in relation to a building being used as restricted premises
 - (b) Not relate to a State Significant Heritage Item
 - (c) Must not cover mechanical ventilation
 - (d) Not include any live recording
 - (e) Must not be animated, flashing, illuminated or moving
 - (f) Must be 600mm from the kerb of any public road
 - (g) Must not obstruct the sight line of vehicular or pedestrian traffic
 - (h) Must relate to the lawful use of the building or place upon which it stands
 - (i) Must have consent of the owner of the property on which the sign is located
 - (j) The sign replaces an existing sign lawfully displayed on the same structure and
 - i. The replacement sign stands in the same position as the existing
 - ii. The dimensions of the replacement are the same or smaller than the existing sign

Wall Signs

2. A sign attached to the wall of a building (other than the transom of a doorway or display window) must comply with the following:
 - (a) Meet the general requirements for signage
 - (b) Not result in more than 1 wall sign per premises
 - (c) Not project more than 300mm from the wall
 - (d) Be located below the level of the awning
 - (e) Where the property comprises a heritage item or stands within a Heritage Conservation Area the following also apply:
 - (i) Must not extend over any architectural decorative features on the building or structure
 - (ii) Must not use primary colours as background colours
 - (iii) Must not relate to signage directly painted onto a wall
 - (iv) Must not be affixed directly on to face brickwork (but may be fixed to the mortar joints)
 - (v) Must not amend, damage or demolish any part of the building or structure to accommodate the sign

Fascia Signs

3. Signs attached to a building fascia or return of the awning must comply with the following:
 - (a) Meet the general signage requirements
 - (b) Not project more than 300mm from the fascia or return end of the awning to which it is attached

- (c) Have a maximum area of 2.5m²

Under Awning Signs

- 4. Signs attached to the underside of an awning other than a fascia must comply with the following:
 - (a) Meet the general requirements for signage
 - (b) Restricted to 1 sign per ground floor premises with a street frontage
 - (c) Stand at least 2.6m above a public footpath
 - (d) Have a maximum sign area of 1.5m²
 - (e) Have a minimum distance from the outer awning edge of 300mm

Top Hamper Sign

- 5. A sign attached to the transom of a doorway or display window of a building must comply with the following:
 - (a) Meet the general signage requirements
 - (b) Does not relate to a Local Heritage Item
 - (c) Have a maximum area not exceeding 2.5m²
 - (d) Comprise of no more than 1 sign per ground floor tenancy
 - (e) Must not extend below the top of a doorway or window
 - (f) Must not project more than 300mm from the façade of the building
 - (g) Must stand at least 2.6 metres above the footpath

Window Signs

- 6. A sign affixed and or displayed inside or outside a window of any existing building must comply with the following:
 - (a) Meet the general requirements for signage
 - (b) Must not occupy more than 20% of the window area of the ground floor building frontage or 6m², whichever is the lesser
 - (c) Must be located on the façade fronting the primary street address on the ground floor
 - (d) Limited to 1 sign per ground floor tenancy

Projecting Wall Signs

- 7. A sign attached to the wall of a building and projecting more than 300mm must comply with the following:
 - (a) Meet the general requirements for signage
 - (b) Must be attached to wall of building to which the sign relates
 - (c) Must not be located on a Local Heritage Item or within a Heritage Conservation Area
 - (d) Must be at least 2.6m above ground level (existing)
 - (e) Must be erected at right angles to the wall of the building to which it is attached
 - (f) Have a maximum sign area of 1.5m²
 - (g) Project no further from the building than 1.5m
 - (h) Restricted to 1 sign per premise or 1 per street frontage, whichever is greater

Temporary Signage

1. Real Estate Signs

A temporary sign which advertises the sale or lease of a property must comply with the following:

- (a) Must not be affixed to a Heritage Item
- (b) Should not exceed a maximum area for the sign of 2.5m² in Zones E1, E2, E3 and E4 or 3.5m² within all other zones
- (c) Should not stand more than 3m above existing ground level
- (d) Must not be animated, flashing, illuminated or moving

- (e) Must be removed within 14 days of sale or lease of the property
- (f) Must not impede pedestrian or vehicular access or movement

2. A-Frame Signs on private land

An A-frame sign on private land used in conjunction with an existing premise for which consent has been granted on land that is in Zone B2, B3, B4, B6, IN1, IN2 zones must comply with the following:-

- (a) Only 1 A-frame sign per property
- (b) Not exceed a maximum display area of 500mm area (on each side)
- (c) Must not involve any live recorded entertainment, including music, broadcast programmes and flashing lights
- (d) Must not obstruct access to the land or any adjacent land or obstruct the free flow of pedestrians
- (e) Must not involve construction work
- (f) Must be temporary and removed at the close of each business day

Attachment 2_ Special Events on Private Land DCP Chapter



Special Events on Private Land chapter of the
Goulburn Mulwaree Development Control Plan, 2009

**Replacement to chapter 5.10 *Public Entertainment in Rural
Zones***

5.10 Special Events on Private Land

These controls apply to all special/temporary events (such as ceremonies, cultural celebrations, exhibitions, fetes, fairs, gatherings, markets or sporting events) and commercial events that are held on private land.

This chapter does not require the lodgement of a development application for regular use of approved entertainment venues or for events on land owned and/or operated by Council. In most instances the policy will apply to the use of existing indoor or outdoor facilities and/or land where the approved use of the premises is not primarily for public entertainment purposes.

Some zones under *Goulburn Mulwaree Local Environmental Plan (LEP) 2009* permit the use of land for function centres (which includes events), however, in zones which do not permit function centres, Clause 2.8 of the LEP may be applied in relation to the temporary use of land for an event. Refer to Clause 2.8 of the LEP for further details in relation to the requirements of this clause.

Objectives

- (a) To provide applicants with adequate information to submit a detailed submission with a development application
- (b) To provide guidelines to ensure best practice for the appropriate location and management of events
- (c) To maximise public health and safety
- (d) Ensure that an unacceptable impact does not occur to the community or the local environment

5.10.1 General Provisions

- (a) Applications should be submitted at least 3 months in advance of the event to ensure timely determination and ensure a decision can be secured prior to the event opening date;
- (b) The event should not require any permanent changes to the land or premises;
- (c) The event should not result in any clearing of on-site vegetation;
- (d) The duration of any approval will be restricted to the specific dates for the event established through the Development Application consent;
- (e) Evidence of prior consultation with service providers as listed in clause 5.10.2 must be submitted with the application;
- (f) A Noise Impact Assessment maybe required depending on the scope, timescale and location of the event, and
- (g) External lighting should be installed and operated in line with AS/NZ 4282:2019 Control of the obtrusive effects of outdoor lighting.

Note: Failure to submit the application within the necessary timeframe may result in the application not being determined prior to the proposed event, in which case the event will need to be postponed or cancelled.

5.10.2 Consultation

Consultation may be required with the following service providers:

- Transport for NSW
- Council
- NSW Police

- NSW Rural Fire Service
- NSW Ambulance Service and/or St John Ambulance Service

5.10.3 Insurance requirements

- (a) The applicant is to hold current and valid insurance for the event that covers the dates of the event, and are to submit evidence of this with the application or placed as a condition of consent, and
- (b) As a minimum insurance cover should include suitable public liability insurance cover at a minimum of \$20,000,000.

Note: Consideration should be given to other potential insurance requirements such as:

- Public Liability insurance of any sub-contractor
- Volunteers insurance
- Workers Compensation
- Professional Indemnity Insurance

5.10.4 Emergency Response Plan

- (a) An Emergency Response Plan must be prepared in accordance with the requirements of the local area command for NSW Police Service, NSW Fire Brigades, NSW Ambulance Service, NSW WorkCover Authority and the Council which includes the following:
 - Contact details of both the event organiser and the on-site organiser responsible for decision-making;
 - The chain of command identifying which staff are responsible for various components of the event;
 - Location of main emergency response area;
 - Proposed means of access for all emergency vehicles including fire brigade truck access to the event;
 - Proposed evacuation procedures;
 - Proposed security management and procedures plan, and
 - Proposed crowd management procedures.

Note: The Emergency Response Plan should, where applicable, include crowd management measures, crowded places self-assessment, relate to bushfire emergency management and evacuation and a flood emergency response plan. The Emergency Response Plan should include provisions with Clause 8.3.8 of Planning for Bush Fire Protection 2019.

A more detailed Bushfire Emergency Management and Evacuation Plan may be necessary on bush fire prone sites, depending on the scope and scale of the event, the bushfire risk and the degree of detail provided in the Emergency Response Plan. A Bushfire Emergency Plan should be consistent with A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan by NSW Rural Fire Service.

5.10.5 Toilet Facilities

- (a) Adequate toilet facilities must be provided for the duration of the event including adequate facilities for those with disabilities, in line with Table 1 and Table 2 below:

Table 1: Required toilet facilities where alcohol is not available

Patron number	Wheelchair accessible	Females	Males
---------------	-----------------------	---------	-------

	WC	Hand Basins	WC	Hand Basins	WC	Urinals	Hand Basins
<500	2	1	6	2	1	2	2
500-999	4	2	9	4	2	4	4
1000-1999	6	3	12	6	4	8	6
2000-2999	8	4	18	10	6	15	10
3000-5000	10	5	30	17	8	25	17

Table 2: Required toilet facilities where alcohol is available

Patron number	Wheelchair accessible		Females		Males		
	WC	Hand Basins	WC	Hand Basins	WC	Urinals	Hand Basins
<500	2	1	13	2	3	8	2
500-999	4	2	16	4	5	10	4
1000-1999	6	3	18	7	9	15	7
2000-2999	8	4	22	14	10	20	14
3000-5000	10	5	40	20	12	30	20

- (b) Sites unconnected to the town sewer should provide portable toilets and wash facilities as per the numbers specified in Table 1 and Table 2.
- (c) Portable toilets should be located at least 100 metres from the nearest waterway
- (d) All human waste from portable toilets is to be disposed of through the Council's reticulated sewerage system.

5.10.6 Traffic Management Plan

A Traffic Management Plan should be submitted with a development application and should include the following components:

- **Proposed Route** which sets out an easy and safe access to the site;
- **Traffic Control Plan** which details how the route is to be protected with signs, barriers, cones etc.;
- **Contingency Plan** for adverse weather conditions, attendance exceeding expectations, accidents etc.;
- **Advertise traffic changes** for a minimum period of seven days prior to the event;
- **Traffic Marshals** locations detailed;
- **Parking;**
- **Heavy Vehicle alternate route** for arrival and departure of coaches and equipment trucks;
- **Special conditions;**
- **Pedestrian access and safety,** and
- **Loading Zones.**

Note: "Guide to Traffic and Transport Management for Special Events- 2006" provides a comprehensive guide to the requirements of various agencies involved in traffic and transport management and provides assistance in the preparation of a Transport Management Plan.

5.10.7 Information to be submitted with a Development Application

A Development Application should include the following:

- (a) The Development Application form signed by the site(s) owner(s);
- (b) Traffic Management Plan which includes a Traffic Control Plan in line with Clause 5.10.6;
- (c) An Emergency Response Plan in line with clause 5.10.4;
- (d) A Statement of Environmental Effects which should include:
 - (i) Full details of the type and scale of the proposed event;
 - (ii) The anticipated number of people attending the event;
 - (iii) Dates and hours of operation including set-up and dismantle times (bump in/bump out);
 - (iv) The number and types of stalls;
 - (v) Waste and recycling measures to be implemented;
 - (vi) Car parking and access arrangements, including for wet weather parking;
 - (vii) Details of proposed outdoor entertainment acts as part of the event which may necessitate a noise impact assessment, and
 - (viii) A Water Quality Impact Assessment which includes consideration of potential stormwater impacts.
- (e) A Site Plan which includes proposed:
 - (i) Seating arrangements, whether indoor or outdoor
 - (ii) Lighting arrangement and location
 - (iii) Location of any marquee or tent
 - (iv) Location and number of toilets which meets the requirements in Clause 5.10.5
 - (v) Location of firefighting equipment
 - (vi) Location of security, parking/traffic associated with the event
 - (vii) Location of first aid and other emergency service areas
 - (viii) Emergency access arrangements within the site and through the local road system
 - (ix) Vehicular and pedestrian access arrangements to and from the site
 - (x) Location of food and drink stalls and other vendor stalls

Note: A Water Quality Impact Assessment should be proportionate to scope and impact of the event. Larger events are advised to consult Water NSW prior to submitting a Development Application.

5.10.8 Licensing Requirements

A development application only provides approval for the use and operation of the land during the established timeframe. It does not afford consent, approvals or licensing for activities and operations at the event which may be regulated by external agencies or Council functions outside statutory planning. The list below seeks to highlight additional licensing or consent requirements which may be needed to lawfully operate the event and or its activities. This list is not exhaustive.

Food

Food handling businesses should be directly licensed by NSW Food Authority and if not already licensed should notify the authority of their business details.

Temporary food outlets must comply with the relevant Council codes, such as, where applicable;

- Food Standards Code 3.2.3- Food Premises and Equipment
- GMC Food Premises Fit out Guide
- Guidelines for food businesses at temporary events, and
- Complete Mobile Food Premises Registration with Council.

Alcohol

If the event includes the sale and/or consumption of alcohol, an appropriate liquor license(s) will be required from Liquor & Gaming NSW.

Live or pre-recorded music

Live or pre-recorded music will require a license from ONE Music Australia for events to avoid Copyright infringement.

Fundraising

If the event involves fundraising the approval of NSW Fair Trading may be required.

Firework/Pyrotechnic Displays

If the event includes Firework/Pyrotechnic Displays a license is required from SafeWork NSW.

Amusement Devices

If the event includes provision of amusement devices current SafeWork NSW registration will be required, as will registration with Council.

Road Closures

The temporary closure of a public road will require the consent of the appropriate road authority (being Council or Transport for NSW) under the Crown Lands Act 1989, Local Government Act 1993 or the Roads Act 1993.



Attachment 3a_RFS LEP Exhibition Response_ 20 Aug 2021

NSW RURAL FIRE SERVICE

Goulburn Mulwaree Council
 Locked Bag 22
 GOULBURN NSW 2580

Your reference: DCP 2009 - Schedule 2
 Amendment
 Our reference: SPI20210818000134

ATTENTION: Megan Trotter

Date: Friday 20 August 2021

Dear Sir/Madam,

**Strategic Planning Instrument
 Draft DCP - Exhibition**

Goulburn Mulwaree Council is publicly exhibiting a Planning Proposal to amend Schedule 2 of the *Goulburn Mulwaree Local Environmental Plan 2009 ('GM DCP')*(Exempt Development Provisions). The amendment seeks to include community events on council owned land, external lighting, letterboxes on local heritage items and display of goods on footpaths in certain zones as exempt development. The planning proposal also amends the existing signage, advertising structures and displays exemptions within Schedule 2 to provide more signage specific detail.

I refer to your correspondence dated 12/08/2021 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

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

The NSW RFS raises no objections to the Planning Proposal subject to a suitable bush fire risk assessment being a requirement in the s68 Local Approval process for community events on Council owned/managed land mapped bush fire prone.

The bush fire risk assessment must incorporate a Bush Fire Emergency Management and Evacuation Plan consistent with the NSW RFS document: *A guide to developing a bush fire emergency management and evacuation plan*.

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

Yours sincerely,

Martha Dotter
**Supervisor Development Assessment & Plan
 Built & Natural Environment**

Postal address

NSW Rural Fire Service
 Locked Bag 17
 GRANVILLE NSW 2142

Street address

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

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



Attachment 3b_Water NSW LEP Exhibition Reponse_ 8 Sept 2021



Wed 8/09/2021 3:06 PM

Stuart Little <Stuart.Little@waterNSW.com.au>

RE: ARK: Notice of Two Public Exhibitions - Planning Proposal and Amendment to Goulburn Mulwaree Development Control Plan 2009

To: Megan Trotter

Cc: David Kiernan; Alison Kiriha

i Follow up. Start by Wednesday, 8 September 2021. Due by Wednesday, 8 September 2021.
You replied to this message on 8/09/2021 4:43 PM.

Good afternoon Megan,

Thank you for the below email notifying WaterNSW about the two Public Exhibitions: the Planning Proposal for Exempt Development Provisions (including community events on council owned land) and the Amendment to Goulburn Mulwaree Development Control Plan 2009 concerning events on private land

We won't be making any further submission on the Planning Proposal for the Exempt Development Provisions, as our previous matters have been addressed and are reflected in the version on exhibition.

We have made a submission (this afternoon) on the DCP provisions, to which I have cc'd to David Kiernan, just suggesting some minor refinement of wording and layout.

Thank you for informing us about the public exhibition of these documents,

Kind regards

Stuart

Stuart J Little

Strategic Land Use Planner

For noting: I am currently working remotely.

Please reach me via email





Attachment 4a_RFS DCP Exhibition Response_20 Aug 2021

NSW RURAL FIRE SERVICE

Goulburn Mulwaree Council
 Locked Bag 22
 GOULBURN NSW 2580

Your reference: DCP 2009
 Our reference: SPI20210818000135

ATTENTION: Megan Trotter

Date: Friday 20 August 2021

Dear Sir/Madam,

**Strategic Planning Instrument
 Draft DCP - Exhibition**

Goulburn Mulwaree Council is publically exhibiting an amendment to the *Goulburn Mulwaree Development Control Plan 2009*, namely to replace the current chapter 5.10 'Public entertainment in rural zones' in the *GM DCP* with a replacement chapter titled 'Special Events of Private Land'. This replacement chapter updates and expands on the provisions in relation to events including matters such as duration, operation, noise, toilet facilities, submission and insurance requirements.

I refer to your correspondence dated 12/08/2021 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

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

Pursuant to the objectives of the DCP, to ensure applicants are provided with adequate information to submit a detailed submission, the DCP should refer to Chapters 6 and 8 and the specific considerations detailed in section 8.3.8 of *Planning for Bush Fire Protection 2019*.

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

Yours sincerely,

Martha Dotter
**Supervisor Development Assessment & Plan
 Built & Natural Environment**

Postal address

NSW Rural Fire Service
 Locked Bag 17
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Attachment 4b_Water NSW DCP Exhibition Response_8 Sept 2021



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

8 September 2021

Contact: *Stuart Little*
Telephone: *0436 948 347*
Our ref: *D2021/100226*

Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Mr Bennett,

RE: Events – Development Control Plan (DCP) Chapter (DCP Amendment 17)

I refer to the exhibition of the 'Amendment to Development Control Plan 2009 – Controls for Events' that proposes development control requirements for events on private land within the Goulburn Mulwaree Local Government Area (LGA). WaterNSW provided advice on the Draft DCP Chapter on 2 August 2021 (our ref: D2021/87004) and has assisted Council in refining the water quality protection provisions for the Chapter. WaterNSW is supportive of the provisions in the new DCP Chapter, noting that they include clear controls for amenities and stormwater management.

Having further examined the DCP provisions, we suggest a minor refinement to the current provisions. Clause 5.10.5 Toilet Facilities, Point (b) states that 'Sites unconnected to the town sewer should provide portable toilets and wash facilities as per the numbers specified by the manufacturer for the number of patrons'. We believe that this clause should be supplemented by sequential phrase 'or otherwise in accordance with (a)'. This then ensures that the number and types of amenities, such as toilets and washbasins, as listed Tables 1 and 2, apply to unsewered areas. It would also be useful to make a minor formatting changes to ensure that Table 1 is not split between pages.

If you have any questions regarding the issues raised in this letter, please contact Stuart Little at stuart.little@waternsw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to be "AK", written over a horizontal line.

ALISON KNIHA
Catchment Protection Planning Manager

15.4 COUNCIL SUBMISSION - RENEWABLE ENERGY & REGIONAL CITIES - DRAFT AMENDMENT TO THE INFRASTRUCTURE SEPP

Author: Business Manager Strategic Planning
 Director Planning & Environment

Authoriser: Warwick Bennett, General Manager

Attachments: 1. Explanation of Intended Effect  

Reference to LSPS:	Planning Priority 7: Sustainability – Vision 2040 - A sustainable environment which utilises best practice to minimise waste and maximise renewables.
Cost to Council:	There is no direct cost to Council identified in this report, however there are implications should future renewable projects be identified in locations which could cause land use conflicts.

RECOMMENDATION

That:

1. The report from the Business Manager Strategic Planning on the proposed changes to SEPP Infrastructure in relation to renewable energy and regional cities be received and noted.
2. Council prepare a submission to the public exhibition of the Proposed Infrastructure SEPP Amendments: Renewable Energy and Regional Cities seeking inclusion of Goulburn Mulwaree Council to the list of regional cities to be included in the application of additional considerations for utility scale renewable wind and solar projects.

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

State Environmental Planning Policy (Infrastructure) 2007 (The Infrastructure SEPP) sets out the planning rules and controls for infrastructure in NSW. The NSW Government has proposed changes to the rules for where renewable energy projects can be built.

The new rules are intended to ensure renewable energy projects are built in the right places, and to allow room for regional cities to grow and develop. This is intended to safeguard vital land needed to make regional cities more liveable, while supporting the future of renewable energy (i.e. to avoid land use conflict between renewable energy projects and future urban land).

The proposed changes will amend the Infrastructure SEPP to require consent authorities to consider if a proposed development will:

- Conflict with existing or approved uses of the land, such as land zoned for residential use.
- Significantly impact or conflict with land needed to support the growth of a regional city (identified in local and regional strategic plans or on the advice of the relevant council).
- Significantly impact the scenic quality and landscape of the regional city.

An Explanation of Intended Effect has been prepared to provide further details of the proposed changes to the Infrastructure SEPP (refer **Attachment**).

REPORT

Proposed Changes

Where specific regional cities are identified as being at risk of encroaching renewable energy projects, additional matters of consideration will be added to the Infrastructure SEPP for consideration with development applications for utility scale and standalone wind/solar facilities in specific locations.

The regional cities identified in the Explanation of Intended Effect are: Albury; Armidale; Bathurst; Dubbo; Griffith; Orange; Tamworth; and Wagga Wagga.

The matters of consideration would apply to land within 10 kilometres of land zoned B3 - Commercial Core, and within 5 kilometres of any residential land zoned R1 – General Residential, R2 – Low Density Residential and R3 – Medium Density Residential.

The Explanation of Intended Effect finds that because the other regional cities, which include Coffs Harbor, Gosford, Lismore, Nowra, Port Macquarie, Shellharbour and Tweed Heads, have relatively low solar and wind energy resource potential, they are not at risk of encroaching solar and wind development and therefore the matters of consideration would not apply to these areas.

The proposed matters of consideration would apply only to utility-scale solar and wind energy developments which would be separately defined in the Infrastructure SEPP. They are:

- Whether the development is located so as to avoid land use conflicts with existing and approved uses of land;
- Whether the proposed development is likely to have a significant impact on, or conflict with, land that would be required to support the growth of a regional city having regard to any future growth areas identified in Regional Plans and Local Strategic Planning Statements and advice from Council; and
- Whether the proposed development would significantly impact the scenic quality and landscape character of a regional city, including on any approaches to the city, taking into consideration any values identified by the community and Council.

In evaluating these considerations, the consent authority would be required to consider any mitigation measures that are proposed to avoid and minimise the incompatibility of land uses and any scenic and landscape values of the area.

The matters would not apply to small-scale solar and wind turbine systems, such as those used to produce electricity for household use. The other part of the proposed amendment is to introduce standalone definitions for utility scale wind and solar systems.

Strategic Justification

The strategic justification in the draft Explanation of Intended Effect states that the increasing number of utility-scale solar and wind energy projects required to support the transition to renewable energy has the potential to create new or exacerbate existing land use conflicts.

Although many of these projects will be located in the NSW Government's renewable energy zones, there will continue to be a need for development outside these areas to support a transition to renewable energy.

Utility-scale solar farms and wind farms can have significant visual impacts and can contrast with the natural environments in which they are situated. This can alter the character, scenic quality, and people's enjoyment of the landscape.

These projects are often proposed in particular locations because of proximity to substations and transmission infrastructure, which are commonly located close to existing populated areas. Particularly in the case of solar, these developments can also occupy large areas which can preclude the use of land for any other purpose for several decades.

The Department's Regional Plans identify regional cities that are strategically important to the ongoing growth and development of regional NSW. It is important to invest in these areas given their importance as major centres for housing, education and other regional infrastructure and services.

Regional cities are the key population and employment centres for regional NSW and are the primary location for retail, education, health and other infrastructure and services including hospitals. Strong growth is predicted in regional cities as a result of these attributes.

A large portion of these cities, including Albury, Armidale, Bathurst, Dubbo, Griffith, Orange, Tamworth and Wagga Wagga are bounded by rural land uses, near transmission assets, and have relatively high solar and wind resource potential.

Consequently, these regional cities are at risk of encroaching renewable energy development which is currently permissible with consent on rural zoned land under the Infrastructure SEPP and requires a connection to the transmission network.

Exclusion of Goulburn Mulwaree Local Government Area

Currently the draft Explanation of Intended Effect excludes Goulburn as a regional city which will be subject to the proposed area specific amendments to the Infrastructure SEPP.

Using the above strategic criteria it could be argued that Goulburn should be considered for inclusion given that it is a regional centre (being the primary location for education, housing and health for a large region including the majority of the Upper Lachlan LGA, some of the northern region of the Queanbeyan-Palerang LGA and the southern section of Wingecarribee LGA). It is experiencing strong growth and is surrounded by a rural zoning most of which (within 8kms in each direction from the B3 Commercial Core Zone in the CBD) is earmarked for urban residential or rural residential expansion in the Goulburn Mulwaree *Urban and Fringe Housing Strategy*. Clearly the location of any major wind or solar utility would be of potential concern within 10km of the Goulburn CBD.

Why include Goulburn?

The location of Goulburn in relation to major infrastructure and cities makes it a potential location for utility scale renewable energy projects as discussed below:

- Sydney Canberra Corridor

Goulburn is located between Sydney and Canberra, being two of the major cities in Australia with Sydney being the largest electricity market.

- Proximity to Major Infrastructure

Goulburn is located on the Hume Highway and Main Southern Railway Line. Major energy infrastructure is also located in proximity to Goulburn including two high pressure gas pipelines, highland source (water pipeline) and a major TransGrid electrical transmission line (330 kV) easement which runs through the south of Goulburn (between Yass and Marulan). This easement links to Bannaby and will also be upgraded with the Snowy Hydro 2.0 project.

- South East Tablelands Regional Plan (SETRP)

Direction 6 of the South East Tablelands Regional Plan is: Position the regional as a hub of renewable energy excellence. The SETRP includes the following relevant actions:

6	Direction 6: Position the region as a hub of renewable energy excellence				
	Action	Initiative or Strategy	Governance		
			Responsibility ¹	Partner ²	Timing ³
6.1	Identify opportunities for renewable energy industries.	Strategy	DRG	OEH, DPE	Ongoing
6.2	Develop analytical tools to map large-scale renewable energy potential.	Initiative	DRG	Council	Medium Term
6.3	Encourage the co-location of renewable energy projects to maximise infrastructure, including corridors with access to the electricity network.	Strategy	Council	DPE, DRG	Ongoing
6.4	Promote best practice community engagement and maximise community benefits from renewable energy projects.	Strategy	Council, DPE	DRG	Ongoing
6.5	Promote appropriate smaller-scale renewable energy projects using bioenergy, solar, wind, small-scale hydro, geothermal or other innovative storage technologies.	Strategy	Council	DRG, OEH	Ongoing

Given the above regional direction the inclusion of Goulburn would align the South East Tablelands Regional Plan with the proposed changes to the Infrastructure SEPP.

The plan also maps Goulburn Mulwaree as being within a topographic locality suitable for wind farming as per the South East Tablelands Regional Plan map extract below:



Map 1: Extract South East Tablelands Regional Plan 2036 Map

- Urban and Fringe Housing Strategy

Council's *Urban and Fringe Housing Strategy* as endorsed by the NSW Department of Planning, Industry and Environment has identified areas for future urban growth surrounding Goulburn and primarily in land within the RU6 Transition Zone surrounding Goulburn. Given the RU6 zoning and current Infrastructure SEPP provisions, development of a utility scale wind or solar farm in proximity to these areas (or within identified opportunity areas) could significantly impact Council's planning and the appropriate roll out of local infrastructure services. Goulburn Mulwaree has a relatively centralised development pattern and this should be considered as a factor for the inclusion of Goulburn into the specific locations identified in the Explanation of Intended Effect.

- State Significant Development (Energy Related)

There have been a number of State Significant Development approvals or proposals for the Goulburn Mulwaree LGA partly due to its suitability for wind/solar projects and due to its proximity to the major TransGrid easement including:

- Bannaby gas Fired Power Station
- Big Hill/ Marulan Gas-Fired Power Station
- Capital Wind Farm
- Carrick Solar Farm
- Hanging Rock Gas Fired Power Station
- Jupiter Wind Farm
- Parkesbourne Solar Farm
- Woodlawn Wind Farm

The above list of SSD projects is clearly reflective of Goulburn Mulwaree's suitability for wind and solar renewable energy projects given its proximity to the main electrical transmission easement, Hume Highway and between Canberra and Sydney.

Conclusion

In conclusion, it is recommended that Council make a submission based on the points made in this report for the inclusion of Goulburn as a regional city for the application of the additional clause provisions for the assessment of renewable energy utility scale projects.



Proposed Infrastructure SEPP Amendments: Renewable Energy and Regional Cities

Explanation of Intended Effect

September 2021



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Acknowledgment of Country

The Department of Planning, Industry and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Introduction

The *State Environmental Planning Policy (Infrastructure) 2007* (the Infrastructure SEPP) facilitates planning pathways for essential infrastructure in NSW, including renewable energy-related infrastructure. It provides regulatory certainty and efficiency and identifies the approval process and assessment requirements for infrastructure proposals.

In March 2020, the NSW Government released the first stage of its Net Zero Plan which outlines a clear objective to achieve net zero emissions by 2050 while also creating new jobs, reducing household costs and attracting investment to NSW.

To achieve these targets, four of five coal-fired power stations will come to their scheduled end of life in the next 15 years. This means an increasing supply of renewable energy generation, particularly solar and wind power, will be required to meet the Government's targets over the coming decades.

The NSW Government's Electricity Infrastructure Roadmap sets out a 20-year plan to deliver this generation infrastructure, as well as storage, firming and transmission infrastructure that will also be needed to power NSW into the future. This is estimated to attract \$32 billion of private sector investment in electricity infrastructure by 2030, supporting 6,300 construction jobs and 2,800 ongoing jobs, most of which will be in regional NSW.

As part of this Roadmap, the NSW Government has introduced Renewable Energy Zones (REZ) which will expand transmission and generation capabilities in strategic areas across NSW including the Central-West Orana, Illawarra, New England, South-West and Hunter-Central Coast regions of NSW.

The NSW Government will be encouraging development in these areas to support a transition to renewable energy and to ensure that development occurs in appropriate areas that are close to existing transmission and distribution infrastructure and have less environmental, heritage and land-use constraints than some other parts of NSW.

Notwithstanding, a large portion of existing solar and wind development is currently located outside REZs (approximately 70%) and continued development outside of the REZs will be required to support a transition to renewable energy.

The substantial and rapid investment in renewable energy infrastructure has the potential to create or exacerbate land use conflicts in regional NSW. While this also has the potential to support jobs and investment in NSW, it is important to balance the use of land to ensure NSW can benefit from its renewable energy sources whilst also minimising impacts on its regional communities and future land uses.

The Government's Regional Plans identify regional cities that are strategically important to the ongoing growth and development of regional NSW. It is important to invest in these areas given their importance as major centres for housing, education, health and other regional infrastructure and services.

These cities also underpin the regional economies providing a wide range of retail and business activity and they offer a wide variety of employment opportunities. They also support diverse visitor and tourist economies.

Significant population growth is predicted in regional NSW over the next few decades, most of which is expected to be concentrated in regional cities such as Bathurst, Orange, Tamworth, Dubbo and Wagga Wagga given the lifestyle and employment opportunities. Consequently, the growth and success of these cities is vital to the success of regional NSW.

Proposed Infrastructure SEPP Amendments: Renewable Energy and Regional Cities

Whilst there is relatively broad public support and social licence in NSW for the adoption of renewable, low emission energy generation, the increasing number of utility-scale solar and wind energy projects required to support the transition to renewable energy generation has the potential to create and exacerbate land use conflicts with land surrounding some of the State's regional cities. Solar and wind energy developments also have unique visual characteristics that can impact on the scenic qualities of an area.

Proposed Amendments

To manage the emerging land use conflicts associated with utility-scale solar and wind energy developments, the NSW Government is proposing to amend the Infrastructure SEPP to include specific matters of consideration for utility-scale solar and wind energy development near certain regional cities.

These matters would apply to regional cities at risk of encroaching solar and wind development and would seek to protect land identified for future growth and the character and visual landscape qualities of these areas.

The proposed amendment would also include new definitions for utility-scale solar and wind energy development. This would ensure that the matters of consideration could be restricted to these types of development without affecting other electricity generating works such as pumped-hydro and battery energy systems.

These amendments are discussed under separate heading below.

Amendment 1 – Matters of consideration for utility-scale solar and wind

An important foundation of the NSW planning system are requirements placed on consent authorities to consider specific matters in the determination of a development application.

These matters of consideration are broadly outlined in [Section 4.15](#) of the EP&A Act and apply to the consideration of all development applications that require consent under Part 4 of the EP&A Act including State and regionally significant development. Examples of these matters of consideration include:

- the likely impacts of the development, including environmental impacts on the natural and built environments, and social and economic impacts in the locality;
- the suitability of the site for the development;
- any submissions made in accordance with the EP&A Act or regulation; and
- the public interest.

In addition to these broad matters of consideration, other EPIs may prescribe additional matters that need to be considered that may be tailored to the impacts of specific development types or locations.

Examples of such matters are included in the Infrastructure SEPP, including considerations that a consent authority must be satisfied of for health services facilities, development adjacent to pipelines, road and rail corridors, and telecommunications and other communication facilities.

The NSW Government is proposing to amend the Infrastructure SEPP to include matters of consideration for utility-scale solar and wind energy developments. These matters of consideration are aimed at ensuring regional cities are not impacted by utility-scale solar and wind energy development that may prevent the expansion and growth of these cities into the future and could impact on important scenic qualities of these areas.

These matters of consideration would apply to utility-scale solar and wind energy development that are identified in the NSW Government's Department's regional plans and are at risk of encroaching solar and wind development due to their proximity to areas of relatively high solar and wind resource potential.

Proposed Infrastructure SEPP Amendments: Renewable Energy and Regional Cities

These regional cities include:

- Albury
- Armidale
- Bathurst
- Dubbo
- Griffith
- Orange
- Tamworth
- Wagga Wagga

The matters of consideration would apply to land within 10 kilometres of land zoned B3 - Commercial Core, and within 5 kilometres of any residential land zoned R1 – General Residential, R2 – Low Density Residential and R3 – Medium Density Residential.

Because the other regional cities, which include Coffs Harbor, Gosford, Lismore, Nowra, Port Macquarie, Shellharbour and Tweed Heads, have relatively low solar and wind energy resource potential, they are not at risk of encroaching solar and wind development and therefore the matters of consideration would not apply to these areas.

The proposed matters of consideration would apply only to utility-scale solar and wind energy developments which would be separately defined in the Infrastructure SEPP. They are:

- Whether the development is located so as to avoid land use conflicts with existing and approved uses of land;
- whether the proposed development is likely to have a significant impact on, or conflict with, land that would be required to support the growth of a regional city having regard to any future growth areas identified in Regional Plans and Local Strategic Planning Statements and advice from Council; and
- whether the proposed development would significantly impact the scenic quality and landscape character of a regional city, including on any approaches to the city, taking into consideration any values identified by the community and Council.

In evaluating these considerations, the consent authority would be required to consider any mitigation measures that are proposed to avoid and minimise the incompatibility of land uses and any scenic and landscape values of the area.

The matters would not apply to small-scale solar and wind turbine systems, such as those used to produce electricity for household use.

Amendment 2 - Standalone definitions for utility-scale solar and wind

The technology used for the generation of electricity is undergoing constant change, particularly as emerging renewable technologies become increasingly viable and accessible. It is important that the NSW planning system be updated regularly to ensure it remains in step with this rate of change so that land use and development can continue to be managed effectively.

The Department is currently exhibiting a [separate EIE](#) that proposes an amendment to the Infrastructure SEPP to exclude utility-scale solar energy systems from the existing definition for solar energy system.

This change will ensure there is a clear distinction between those solar energy systems that are designed for *in situ* or localised use as opposed to commercial grade solar energy developments that feed energy into the grid.

This means that all utility-scale solar and wind energy development, which have a primary purpose of exporting electricity to the grid, would fall under the definition of **electricity generating works**.

Electricity generating works are defined as meaning a building or place used for the purpose of making or generating electricity or electricity storage and include other types of development including pumped-hydro and energy storage systems. Relevant definitions in the Infrastructure SEPP are summarised in **Table 1**.

This proposed amendment intends to add standalone definitions for utility-scale solar and wind energy developments as follows:

- **Utility-scale Solar Energy System** – means a photovoltaic electricity system used for the purpose of generating electricity for export to the electricity grid.
- **Utility-scale Wind Turbine System** - means a system comprising wind turbines used for the purpose of generating electricity for export to the electricity grid.

The addition of these definitions will allow the proposed matters for consideration to be applied to utility-scale solar and wind development without impacting other electricity generating works.

This approach would also allow for the application of appropriate planning pathways, permissibility and other development controls to these development types should these be needed in the future.

Table 1. Existing definitions of relevant developments provided in the Infrastructure SEPP

Term	Definition
Electricity generating works	Means a building or place used for the purpose of – a) making or generating electricity; or b) electricity storage.
Solar energy system*	Means any of the following systems: a) a photovoltaic electricity generating system, b) a solar hot water system, c) a solar air heating system.
Small wind turbine	Means a wind turbine that has a generating capacity of no more than 100kW.
Small wind turbine system	Means a system comprising one or more small wind turbines each of which feed into the same grid of battery bank.

Strategic Justification

Avoiding Land Use Conflicts

The increasing number of utility-scale solar and wind energy projects required to support the transition to renewable energy has the potential to create new or exacerbate existing land use conflicts.

Although many of these projects will be located in the NSW Government's REZs, there will continue to be a need for development outside these areas to support a transition to renewable energy.

Utility-scale solar farms and wind farms can have significant visual impacts and can contrast with the natural environments in which they are situated. This can alter the character, scenic quality, and people's enjoyment of the landscape.

These projects are often proposed in particular locations because of proximity to substations and transmission infrastructure, which are commonly located close to existing populated areas. Particularly in the case of solar, these developments can also occupy large areas which can preclude the use of land for any other purpose for several decades.

The Department's Regional Plans identify regional cities that are strategically important to the ongoing growth and development of regional NSW. It is important to invest in these areas given their importance as major centres for housing, education and other regional infrastructure and services.

Regional cities are the key population and employment centres for regional NSW and are the primary location for retail, education, health and other infrastructure and services including hospitals.

Strong growth is predicted in regional cities as a result of these attributes.

A large portion of these cities, including Albury, Armidale, Bathurst, Dubbo, Griffith, Orange, Tamworth and Wagga Wagga are bounded by rural land uses, near transmission assets, and have relatively high solar and wind resource potential.

Consequently, these regional cities are at risk of encroaching renewable energy development which is currently permissible with consent on rural zoned land under the Infrastructure SEPP and requires a connection to the transmission network.

The NSW Government's regional plans identify the need to avoid conflict between existing and potential future uses and require buffers to separate incompatible uses. Consequently, it is important to preserve land on the outskirts of regional cities from potentially incompatible development, such as solar and wind farms, that could preclude growth and development of these cities in the future.

Given that there is some flexibility in the location and layout of solar and wind farms, land immediately surrounding regional cities should be afforded additional protections in the planning process.

The proposed amendments to the Infrastructure SEPP would ensure that:

- consent authorities consider land use conflicts in the assessment and decision-making process that may be caused by utility-scale solar and wind farm development near regional cities.
- land identified for future uses in Regional Plans and Local Strategic Planning Statements is protected from long term use and land use conflicts from utility-scale solar and wind development.

Proposed Infrastructure SEPP Amendments: Renewable Energy and Regional Cities

- regional cities can continue to grow to support ongoing growth and development needs including housing, industrial uses, and infrastructure and services.

These amendments would apply to land within 10 kilometres of the commercial centre and 5 kilometres from residential land. This would preserve land on the fringe of regional cities for future residential expansion and would provide a buffer to limit any land use conflicts with other important land uses in the commercial centre of the regional cities.

Visual elements and landscape features of these regional cities are also an important contributor to the social and economic value of these areas and provide a vital contribution to the rural character of these areas. This character is important to the identity of the communities and can help strengthen and promote the growth of tourism and the economy.

The natural landscapes surround regional cities can also support the natural environment, create lifestyle and leisure opportunities and sustain productive agriculture.

It is therefore important to preserve any significant landscape qualities, values and features identified by the community, particularly on the entrance to regional cities, to preserve their local and visual characteristics in the face of increasing growth and development.

Solar and wind energy development can have significant visual impacts and the proposed amendments will ensure that any impact on the scenic quality, visual character and setting of regional cities is considered in the assessment process.

While it is possible to mitigate visual impacts from these developments, particularly from residential receivers, it can be difficult to mitigate impacts on broader landscape values and viewsheds, including the approach to regional cities. The proposed amendments will protect these values by requiring consent authorities to carefully consider any impacts, including those identified by the community, and the efficacy of any mitigation measures.

These changes will encourage development of large-scale infrastructure in the right locations that are away from areas suitable for the growth of regional cities and areas that are important for their scenic value. This would ensure a balance between the growing need for renewable energy supply and the future of regional cities in NSW.

In addition to these proposed amendments, the NSW Government is also reviewing and updating the existing Large-scale Solar Energy Guidelines and Wind Energy Framework. These guidelines currently aim to ensure that:

- impacts are assessed with best practice methods and in a consistent manner;
- effective stakeholder engagement is undertaken that encourages community input on solar and wind energy development; and
- there is a balance between attracting investment and considering the interests of the community.

The guidelines will be updated to address emerging land use conflicts, including visual impacts and compatibility with agricultural land, and provide guidance on benefit sharing and other key issues. The NSW Government will be seeking comments on the revised guidelines separate to the proposed amendments to the Infrastructure SEPP.

Aims of the Infrastructure SEPP

The Department considers the proposed amendments would continue to ensure the efficient delivery of electricity generating infrastructure in NSW whilst ensuring emerging land use conflict issues in regional centres of the State are appropriately considered in the planning process.

As detailed in **Table 2**, the proposed amendments would be consistent with the aims of the Infrastructure SEPP:

Proposed Infrastructure SEPP Amendments: Renewable Energy and Regional Cities

Table 2. Analysis of the proposed amendments against the aims of the Infrastructure SEPP

Infrastructure SEPP Aim	Analysis of Proposed Amendments
(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services	The proposed amendments will improve regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services.
(b) providing greater flexibility in the location of infrastructure and service facilities	The proposed amendments will not alter any planning pathway or prescribed location for permissibility of utility-scale solar and wind energy developments.
(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land	The proposed amendments will not alter any existing allowances for development, redevelopment or disposal of surplus government owned land.
(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development)	The proposed amendments will not alter the environmental assessment category into which the utility-scale solar and wind energy developments fall.
(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development	Whilst matters of consideration are being introduced as part of the proposed amendments, these are intended to apply to the land subject of a utility-scale solar or wind energy proposal, not an adjacent property.
(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing	The proposed amendments will not impose additional, or reduce existing, requirements for consultation with public authorities in relation to utility-scale solar and wind energy developments
(g) providing opportunities for infrastructure to demonstrate good design outcomes	The proposed amendments would enhance the opportunities to demonstrate and achieve good design outcomes through the inclusion of additional matters of consideration for these development types to ensure compatibility with surrounding land uses and regional cities into the future.

How to get involved

This document is exhibited in line with the Department's Community Participation Plan.

To make a submission on the proposed amendments complete the submission form at www.planningportal.nsw.gov.au/ISEPP-renewable-energy by 11 October 2021.

15.5 DRAFT TARAGO VILLAGE STRATEGY

Author: Business Manager Strategic Planning
 Director Planning & Environment

Authoriser: Warwick Bennett, General Manager

Attachments: 1. Draft Tarago Village Strategy [↓](#) 

Reference to LSPS:	Planning Priority 4: Housing – Vision 2040 - A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.
Cost to Council:	Nil

RECOMMENDATION

That:

1. That the report from the Business Manager Strategic Planning on the Draft Tarago Village Strategy be received.
2. Council publicly exhibit the Draft Tarago Village Strategy for a minimum of twenty eight days.

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

BACKGROUND

The *Goulburn Mulwaree Local Strategic Planning Statement* and *Goulburn Mulwaree Urban and Fringe Housing Strategy* have identified that housing supply is to be focused on existing serviced centres (Goulburn and Marulan). However, it is understood that existing villages also play a support role within the rural catchments around Goulburn and Marulan. Furthermore, growth is important for sustaining existing services and ensuring the further development of villages into the future. Villages offer an alternate lifestyle to the larger towns, but are also limited due to distance, size, and servicing. Within villages, urban density is restricted due to the environmental capacity of individual lots for the provision of on-site services such as effluent disposal whilst maintaining water quality in the drinking water catchment or avoiding the contamination of existing bores used to supplement residential water supply.

Action 4.3 of Council’s *Local Strategic Planning Statement* is to “Prepare a Villages Strategy, to identify what if any capacity the relevant villages have for urban growth.” The draft Tarago Village Strategy is intended to be the first in a series of village strategies acting on the recommendation in the *Local Strategic Planning Statement*.

REPORT

Why Tarago?

Tarago is the first Strategy to be prepared as other villages such as Bungonia and Tallong have more substantive bushfire and biodiversity considerations which require further investigation prior to strategy development. Furthermore, RU5 Village zoned areas in Towrang and Lake Bathurst have not been substantially taken up (so less impetus for additional land supply). Council has separately applied for a grant to undertake a Strategic Bushfire Study for areas of potential growth and is reviewing its Biodiversity Strategy to inform further strategy development. It is also noted that Department of Planning, Industry and Environment staff are regularly updating the Biodiversity values map following targeted site inspections for biodiversity hot spots especially in areas such as Tallong and Bungonia.

Why only consider housing growth?

The RU5 Village zone is a very flexible zone which allows for a range of land uses beyond residential housing the objectives of the RU5 zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To protect and enhance the quality of water received by surface water and groundwater water sources and reduce their degradation.*

Unlike other zones the Village zone allows for a range of activities to occur, therefore, any expansion of the Village zone is effectively an expansion of other permissible land uses such as neighbourhood shops, community facilities etc., although realistically these services are predominantly centrally located in Tarago already.

Key issues for housing growth

The main factors in determining the potential for growth in Tarago are the identification of lot sizes which can support a dwelling and on site effluent disposal systems (i.e. septics). This is further complicated by the need to maintain water quality in the Sydney drinking water catchment and the potential for contamination of local bores.

The Mulwaree River and local groundwater cannot be relied upon to provide a consistent supply of water for a reticulated system. Further complications also arise as the costs of adding supplementary water sources adds to the cost of raw water treatment. Should reticulated water be proposed, then water usage would increase and reticulated sewer would also be required.

Reticulated sewer is limited as the need to discharge treated water is problematic, as the Mulwaree River lacks consistent natural flows meaning that discharged waste water could pond and negatively affect the water quality of the river, as well as potentially creating public health and environmental issues.

Costs associated with reticulated water and sewer systems would be relatively high and would require connection of all residents. Given that existing residents have already paid for on site services, and given the limited potential for significant increases in density in the village, such systems may not be feasible (for either Council or the residents).

Other land use constraints are also identified due to sections of the surrounding area being located on relatively steep slopes, or conversely, flat areas in the vicinity of the Mulwaree River, likely to be affected by flooding or a high water table (limiting the effectiveness of on site sewer management and creating a safety/property risk management conflict).

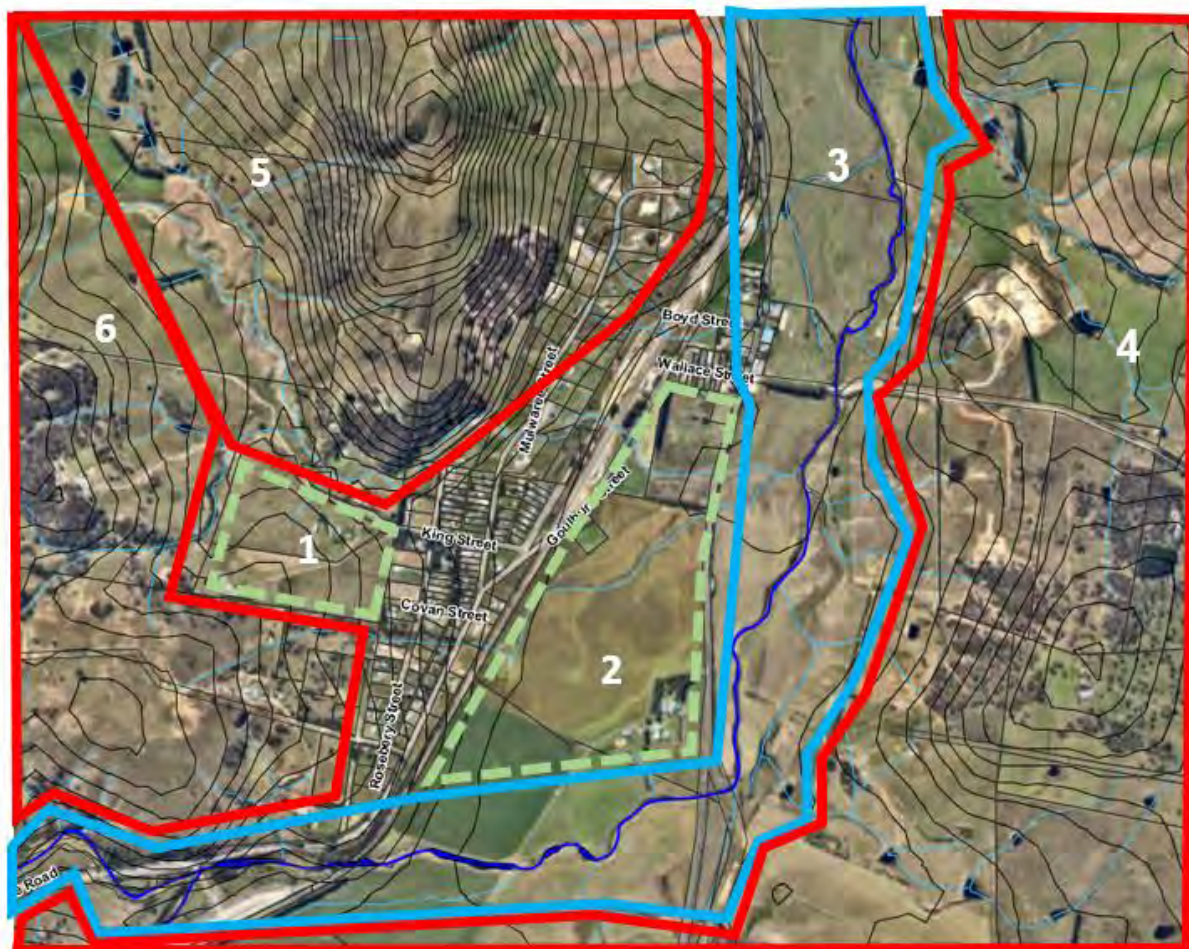
Criteria for determining suitable areas for residential expansion

This draft Strategy has applied the known constraints to land use to various precincts in and around Tarago. Criteria used for assessment of suitable areas include:

- Are contiguous to existing RU5 Village zoned land.
- Are excluded from areas where slope is greater than 15%.
- Proximity to water courses i.e. suitable buffer distances for onsite effluent management areas to water courses can be applied.
- Drainage and elevation in relation to the Mulwaree flood plain/flood potential.
- Lack of obvious biodiversity value.
- Have a lower bushfire risk hazard and connectivity to existing road network for evacuation.

- Avoid close proximity to the railway line (noise/potential contamination corridor).
- Avoid close proximity to the haulage routes.
- Exclusion of Crown Land.

The most suitable area for village expansion within the Strategy is Investigation Area 1 (shown hatched outlined in green below). Investigation Area 2 was ruled out due to constraints including potential flooding, high water table (making on site sewer management difficult), and proximity to the railway line.



Precinct Map

Further individual site specific studies would be required to determine suitability for any extension to the RU5 Village zone, and prior to any reduction of minimum lot size (which would require a planning proposal).

Consultation

Preliminary consultation with Water NSW and Department of Planning, Industry and Environment has been undertaken (with verbal confirmation from the NSW Rural Fire Service that bushfire issues whilst present for Tarago are not as fundamental an issue/constraint as it is in some of the other villages).

The affected landowners, Tarago and Districts Progress Association and State Agencies are to be consulted when the Strategy is placed on exhibition (for a minimum period of 28 days). The affected landowners have not yet been informed as we were awaiting the Council approval of the draft plan. However they will be a priority for the consultation process when it commences.

Conclusion

In conclusion, it is recommended that Council place the draft Tarago Village Strategy on public exhibition for comment.

Draft Tarago Village Strategy : Goulburn Mulwaree Council - August 2021 – Draft V.2



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1 Executive Summary

Villages offer an alternate lifestyle to the larger towns, but are also limited due to distance, size, and servicing. For instance, the majority of the Goulburn Mulwaree local government area (LGA) is located within the Sydney drinking water catchment (SDWC), however, the only urban areas which have reticulated water and sewer services are Goulburn and Marulan. This means that within villages, urban density is restricted to the environmental capacity of individual lots for the provision of on-site services such as effluent disposal whilst maintaining water quality in the drinking water catchment or avoiding the contamination of existing bores used to supplement residential water supply.

Given the above context, the growth of villages is considered in relation to the environmental capacity of the locality rather than for the provision of land supply to meet the overall demand for housing in the Goulburn Mulwaree LGA. Land supply is in effect already limited due to fundamental constraints such as the lack of reticulated water and sewer, water quality management, bushfire hazard, flooding, slope, access etc.

The main factors in determining the potential for growth in Tarago are the identification of lot sizes which can support a dwelling and on site effluent disposal systems. This is further complicated by the need to maintain water quality in the SDWC and the potential for contamination of local bores.

The Mulwaree River and local groundwater cannot be relied upon to provide a consistent supply of water for a reticulated system. Further complications also arise as the costs of adding supplementary water sources adds to the cost of raw water treatment. Should reticulated water be proposed, then water usage would increase and reticulated sewer would also be required.

Reticulated sewer is limited as the need to discharge treated water is problematic, as the Mulwaree River lacks consistent natural flows meaning that discharged waste water could pond and negatively affect the water quality of the river.

Costs associated with reticulated water and sewer systems would be relatively high and would require connection of all residents. Given that existing residents have already paid for on site services, and given the limited potential for significant increases in density in the village, such systems may not be feasible (for either Council or the residents).

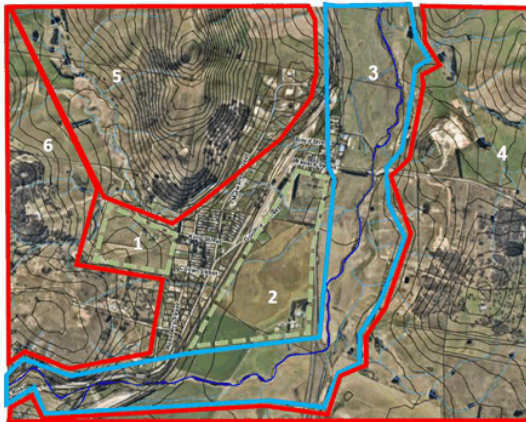
Constraints are also likely due to sections of surrounding area affected by relatively steep slopes, or conversely, flat areas in vicinity of the Mulwaree River, likely to be affected by flooding or a high water table (limiting the effectiveness of on site sewer management) .

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This Strategy has applied the known constraints to land use to various precincts in and around Tarago. Criteria used for assessment of suitable areas include:

- Are contiguous to existing RU5 Village zoned land.
- Are in excluded from areas where slope is greater than 15%.
- Proximity to water courses i.e. suitable buffer distances for onsite effluent management areas (EMAs) to water courses.
- Drainage and elevation in relation to the Mulwaree flood plain/flood potential.
- Lack of obvious biodiversity value.
- Bushfire hazard and connectivity to existing road network for evacuation.
- Proximity to railway line (noise/potential contamination corridor).
- Proximity to haulage routes
- Exclusion of Crown Land

The most suitable area for village expansion is Investigation Area 1 (shown hatched outlined in green below).



Precinct Map

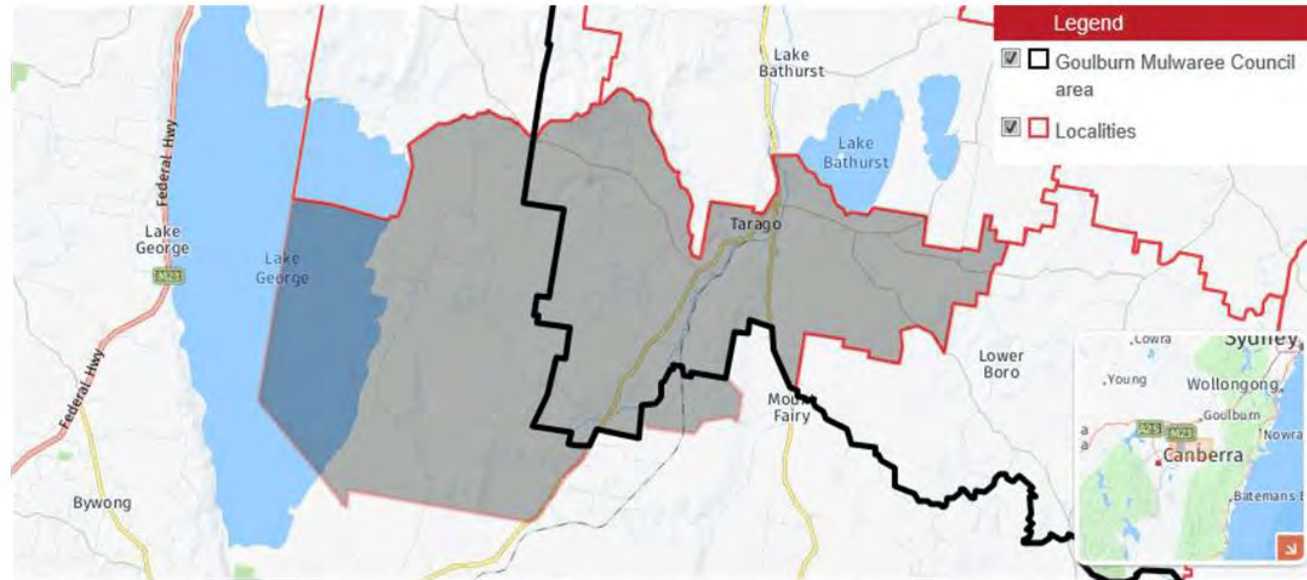
Further individual site specific studies would be required to determine suitability for any extension to the RU5 Village zone, and prior to any reduction of minimum lot size.

2 Purpose of this Strategy

The *Goulburn Mulwaree Local Strategic Planning Statement* and *Goulburn Mulwaree Urban and Fringe Housing Strategy* have identified that housing supply is to be focused on existing serviced centres (Goulburn and Marulan). However, it is understood that existing villages also play a support role within the rural catchments around Goulburn and Marulan. Furthermore, growth is important for sustaining existing services and ensuring the further development of villages into the future. Villages offer an alternate lifestyle to the larger towns, but are also limited due to distance, size, and servicing. For instance, the majority of the Goulburn Mulwaree LGA is located within the Sydney drinking water catchment, however, the only urban areas which have reticulated water and sewer services are Goulburn and Marulan. This means that within villages, urban density is restricted to the environmental capacity of individual lots for the provision of on-site services such as effluent disposal whilst maintaining water quality in the drinking water catchment or avoiding the contamination of existing bores used to supplement residential water supply.

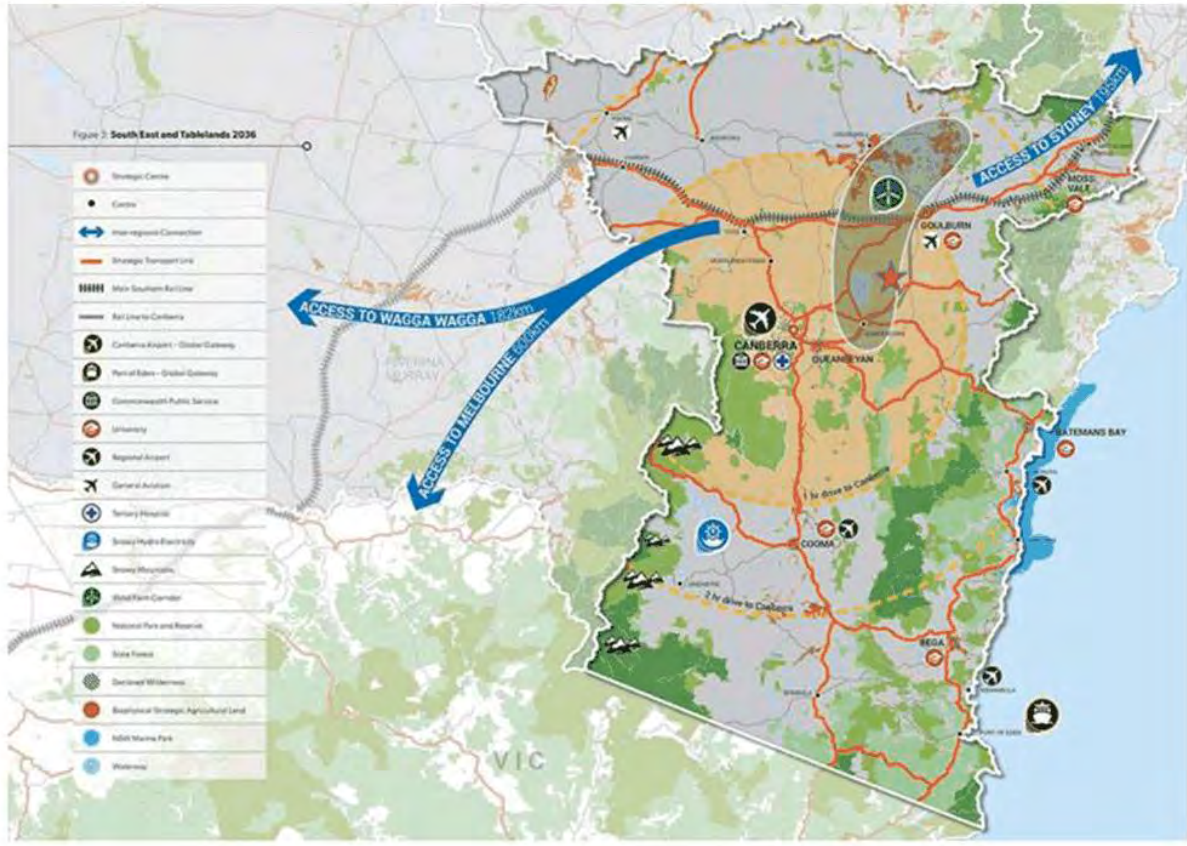
Given the above context, the growth of villages is considered in relation to the environmental capacity of the locality rather than for the provision of land supply to meet the overall demand for housing in the Goulburn Mulwaree local government area (LGA). Land supply is in effect already limited due to fundamental constraints such as the lack of reticulated water and sewer, water quality management, bushfire hazard, flooding, slope, access etc.

3 Locality Map













Note census data/ catchment includes a catchment outside the Goulburn Mulwaree Local Government Area (shaded grey).

4 Regional Context



★ Tarago

5 Tarago Snapshot

 Population	Total Population (incl. rural catchment) – 425 people and 195 dwellings in 2016	 Land Zones	RU5 Village with RU2 Rural Landscape to W and NW; IN3 Heavy Industrial to SW; RU6 Transition to S and SE and E3 Environmental Management south of the RU6; RU1 Primary Production to East with E3 Environmental Management near Lake Bathurst.
 Internet Connection	As at 2016 census only 71% had internet connectivity	 Water Supply	Bores and water tanks – no reticulated system.
 Unemployment	–2.3% (lower than GM percentage of 6.3%); higher than LGA percentages of older workers and pre retirees and empty nesters and retirees	 Sewer Supply	Individual septic systems/on site effluent management
Lot sizes (LEP minimum)	Lot sizes range from 1500m ² to 1ha (NW of Village) and 20ha (SW village)	 Haulage Routes & Rail	Heavy haulage routes and rail through village.
 Land contamination	Potential lead contamination along haulage routes and railway line.	Bushfire hazard	The area surrounding Tarago is identified as bushfire prone, a large portion of the village area is also identified as bushfire prone.
 Heavy Industry	Proximity to IN3 Heavy Industrial (Veolia and Heron sites)	 Flooding	Proximity to Mulwaree River may result in flooding in lower areas around the village. Lack of formalized drainage within the village may also result in overland flows

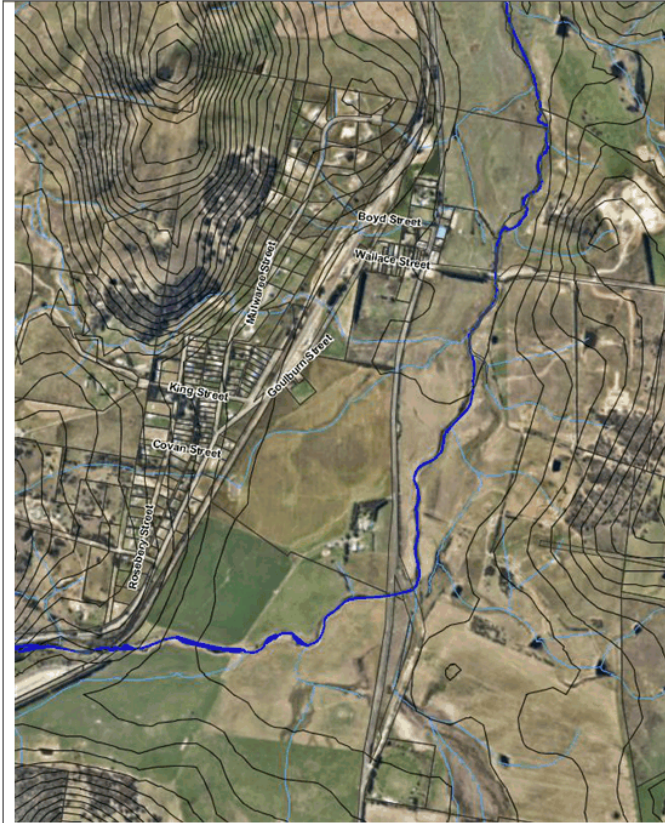
6 Tarago – Strengths/Weaknesses

Strengths	Weaknesses
<p>Rail Rail -Tarago is located along a railway line linking the Main Southern Line between Sydney and Melbourne to Canberra. Tarago has its own railway station.</p>	<p>Rail Rail - The train timetable does not provide for regular stops (the train needs to be booked to stop in advance). The timetable does not provide for commuters (trains either too late or too early). The railway line has also been historically used for freight with some contamination risk.</p>
<p>Proximity to Employment Close proximity to heavy industry and extractives e.g. Veolia and Heron. Some rural work may also be available. Within commuting distance by car to Goulburn, Canberra and Queanbeyan.</p>	<p>Proximity to Employment Limited range of jobs associated with nearby rural or heavy industry. Reliance on local heavy industry/extractives. Internet coverage also an issue for working from home. Otherwise main employment would be based in larger centres such as Goulburn, Canberra or Queanbeyan.</p>
<p>Services/Facilities Primary School; Pre-school; Church; Hall; Park/tennis courts; Showground; Pony Club Telephone/internet/Electricity; Police Station; Rural Fire Station; Train/bus service (limited to school start/finish times). Council Waste collection –recycling only, rural waste vouchers for general waste at Lumley Rad Transfer Station; Loaded Dog Hotel; Service Station/Australia Post/Take away; Real Estate Agent; Community Groups: CWA; Men’s Shed; Progress Association (Tadpai); Show Society; Pony Club; Land care Group</p>	<p>Services/Facilities No reticulated water system. No reticulated sewer – on site sewer systems only. Growth resulting in increased on-site septic systems may result in impacts on groundwater collection (bores) resulting from on-site sewer contamination. A relatively high water table in some locations limits on site effluent disposal systems. Telephone/internet – only 71% coverage as at the last census. This will impact those wanting to work from home, home businesses, education, and emergency assistance. Limited street drainage system (small sections only such as within the north Mulwaree Street area) other than table drains, possible issues with storm water and overland flows.</p>

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Strengths	Weaknesses
<p>Natural Hazards Some higher sections of Tarago would be likely to be above the flood level (1% AEP and PMF). However, no flood studies are available at this stage to determine where the flood levels reach and impacts on access in/out of the village for evacuation etc.</p> <p>A central section of the village is not identified as bushfire prone.</p>	<p>Natural Hazards Flooding on low lying areas in proximity to Mulwaree River. Access to village would be cut from Goulburn via Braidwood Road during periods of inundation.</p> <p>Lack of formalized drainage infrastructure can lead to overland flows inundating Bungendore Road from surround slopes.</p> <p>Locality is identified as bushfire prone land around central section of the village.</p>
<p>Environment Proximity to Mulwaree River, lake George and Lake Bathurst.</p> <p>Biodiversity – Precincts 1 and 2 (Investigation Areas) are relatively free of native vegetation/habitat.</p>	<p>Environment Steeply sloping sections contain remnant areas of native vegetation.</p> <p>Mulwaree River flood plain/flooding.</p> <p>Surrounded by bushfire prone land.</p>
<p>Contamination Lead contamination is likely to be restricted to rail/haulage route corridors.</p>	<p>Contamination Proximity to rail, haulage routes and heavy industry increases the risk of site contamination.</p> <p>There is known contamination from Transport for NSW works on the side line for the railway. Lead contamination is also spread by wind/dust and through overland flows, so some contamination may be present outside the rail/haulage route corridor.</p>

7 Analysis



7.1 Geography

Tarago village is located in a generally north south lineal arrangement which mainly follows the railway line to the west. A small section of the village along Wallace and Boyd Streets expands to the east around road network connectors between Bungendore Road/Collector Road, Braidwood Road and, Lumley Road.

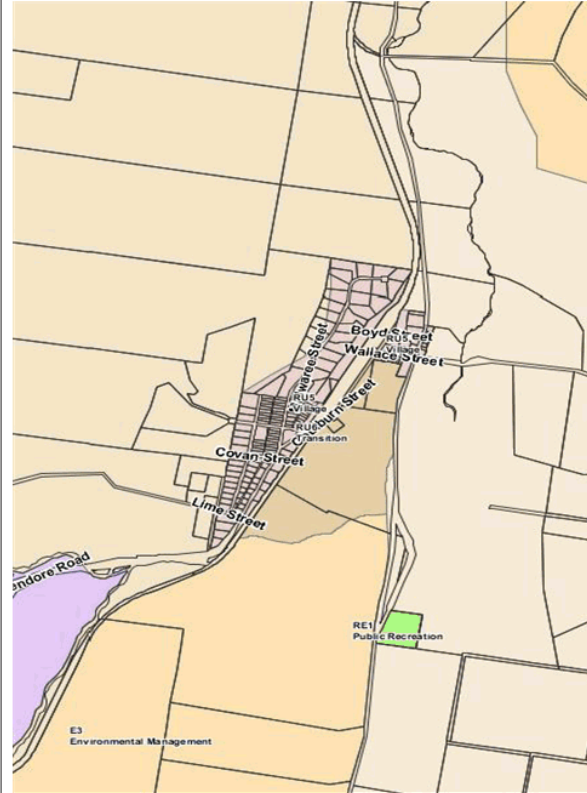
The railway line itself runs in a predominantly north/south alignment through this valley and is roughly parallel to the Mulwaree River.

The area containing the Mulwaree River is relatively flat (as shown in the diagram with 5m contours). The area is located within the Sydney drinking water catchment. Lake Bathurst is located to the north west of the village and has an immediate catchment which is largely separate from the immediate catchment for Tarago and the Mulwaree at that point.

The land starts rising above the flood plain of the river to the west which is likely why the railway line is located where it is (to both take advantage of the relative flat area and but with slightly increased elevation to avoid some levels of flooding).

Ridges rising to the west/ south west of the village would assist with protecting the village from heavy industry located to the south west. This would also assist with reducing visual and noise impacts. However, prevailing westerly and south westerly winds at certain times of year would potentially carry odour (Veolia) and dust.

Zoning – GMLEP 2009



7.2 Goulburn Mulwaree Local Environmental Plan 2009

The central village area has a RU5 Village zoning which permits a wide range of uses including:

- Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; and Schools.

The area to the west and north west of the village is zoned RU2 Rural Landscape.

The area to the south west of the village is zoned IN3 Heavy Industrial and takes in the Veolia and Heron sites (former Woodlawn Mine).

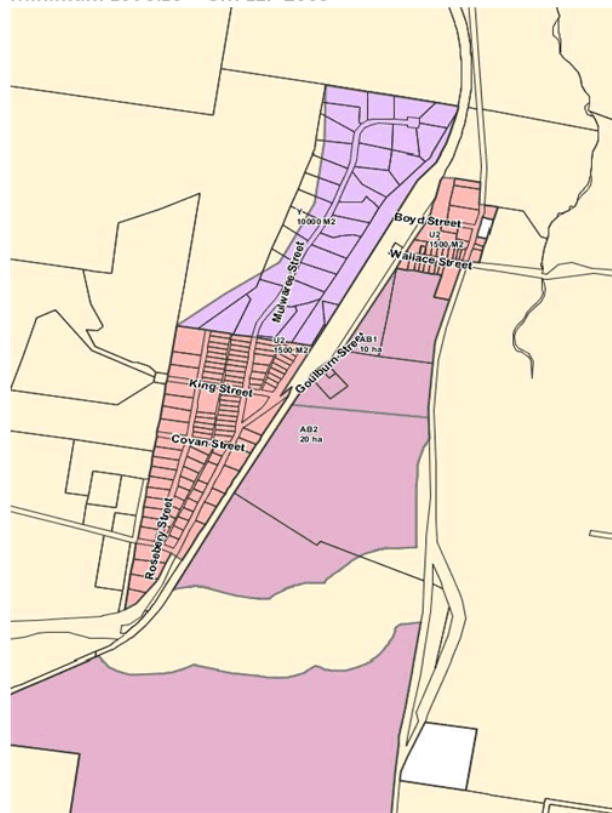
A small area of RU6 Transition zone is located to the south of Wallace Street, east of the railway line and Bungendore Road and west of Braidwood Road.

E3 Environmental Management Zone is located immediately south of the RU6 Transition zone area also between Bungendore Road and Braidwood Road.

RU1 Primary Production is located to the east with E3 Environmental Management zone identified around Lake Bathurst.

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Minimum Lot Size – GM LEP 2009



The older sections of the village have a minimum lot size under GM LEP 2009 of 1500m². A newer section of the village (North Mulwaree Street precinct) to the north west of the village has a 10 000m² (1ha) minimum lot size.

The RU6 Transition zone has a 10ha minimum in the northern section (south of Wallace St) and a 20ha minimum in the southern section (north of the Mulwaree River).

In rural villages (especially those within the Sydney drinking water catchment). Minimum lot sizes are typically based on water quality impacts from development as a result of on- site effluent disposal systems. Different areas have varying capacity for on-site waste water management systems based on rainfall, soil type, slope, proximity to water courses etc.

A basic assessment of further growth capacity for the RU5 Village zoned area based upon existing zoning and minimum lot sizes in **Attachment 3** (excluding any consideration of individual site constraints) has found that:

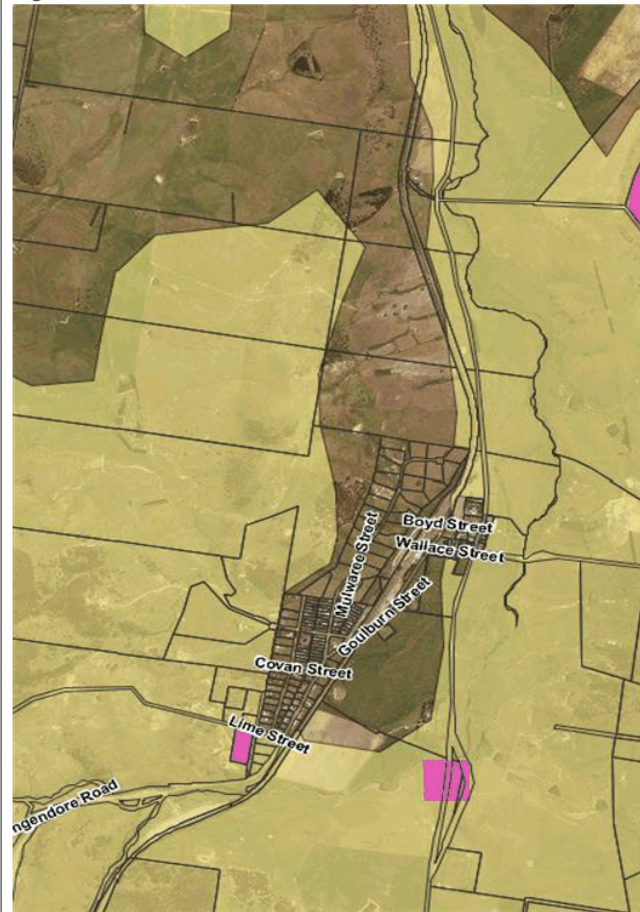
1. There are currently 47 lots that are vacant which meet the lot size requirements for a dwelling.*
2. There are currently only 24 lots with any subdivision potential, of the lots a maximum of 69 lots can be created – which is a net increase of 45 lots.*

A further increase of 45 dwellings at an occupancy rate of 2.4 people per household would see a maximum population increase of 108 people. Census data from 2016 suggests a slightly lesser occupation rate of 2.17 people per household.

Tarago (including some catchment outside the GM LGA) had only 195 dwellings in 2016 (census). The identified growth potential would be significant in relation to the existing number of dwellings and population.

*** Note these figures are approximations only.**

High Environmental Value – GM LEP 2009



7.3 Environment and Biodiversity

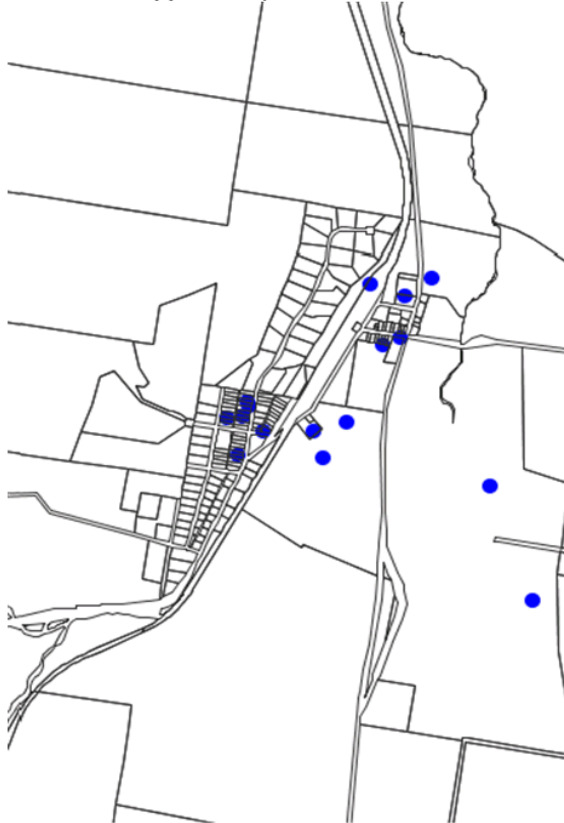
Areas to the east, west and south of Tarago are mapped under GM LEP 2009 as being of high environmental value.

Areas such as the Mulwaree River and Lake Bathurst are also mapped on the NSW BOSET mapping as being of biodiversity value (**Attachment 1**).

The South East and Tablelands Regiona Plan identifies a State and regional biodiversity corridor runing north south between Bungendore and Goulburn.

The minimum searchable area on the BioNet Atlas is a 10 x 10 km square. Centring this on Tarago means the search area includes a large part of the nearby wetlands at Lake Bathurst, which has numerous recorded species listed as threatened species under the NSW BC Act and/or MNES under the Commonwealth EPBC Act. However BioNet mapping shows that there are no recent records for any of these in the immediate vicinity of Tarago Village. The majority of threatened species known or predicted to be present in the general area by database searching are either wetlands species or woodland/forest species that are not likely to be significantly impacted by development of previously cleared land.

Water Supply – Bores (Note – other bores may also exist within the mapped area)



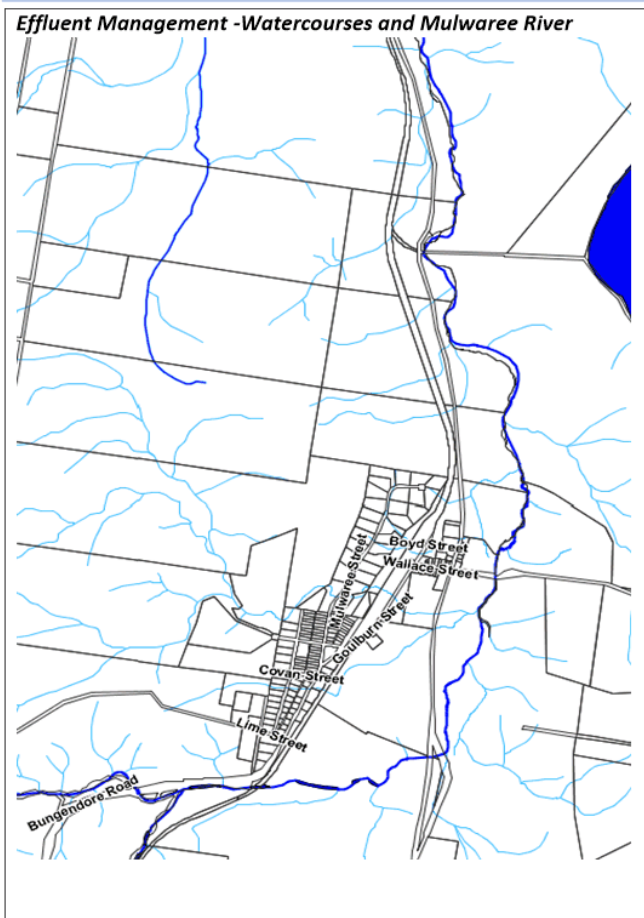
7.4 Water Supply

There is no reticulated water system in place for the village of Tarago. Water is currently sourced on site from bores or from roof water tanks.

There is no reliable raw water source for the establishment of a reticulated water service for Tarago. Surface water relies on the Mulwaree River, which does not continually flow and ponds in drier conditions. Ponds are difficult for water quality as they tend to have issues with DO and other contaminants. Another potential supply would be the use of groundwater as well as the use of existing rainwater tanks. There are complexities associated with a water treatment plant that treats water from two distinctly different water types of raw water due to the different chemical regimes would be required and would be significantly more expensive. It is also not known whether the groundwater supply can be sustained for a village supply given the data appeared fairly anecdotal in nature.

Dual raw water supply sources for Goulburn has taken a lot of work including modifications to the WTP as the Wingecarribee water is chemically different to water sourced from local catchments and water treatment plants are designed specifically around raw water quality. This cost would then be passed on to Tarago ratepayers, making the typical residential bill very expensive.

The 2011 *Goulburn Mulwaree Integrated Water Catchment Management Plan (IWCM)* recommended the status quo due to the significant cost with the provision of any water and sewer services.



7.5 Effluent Management

Tarago is located within the Sydney drinking water catchment (SDWC) and in close proximity to the Mulwaree River. Maintaining water quality is clearly a n important consideration for future planning.

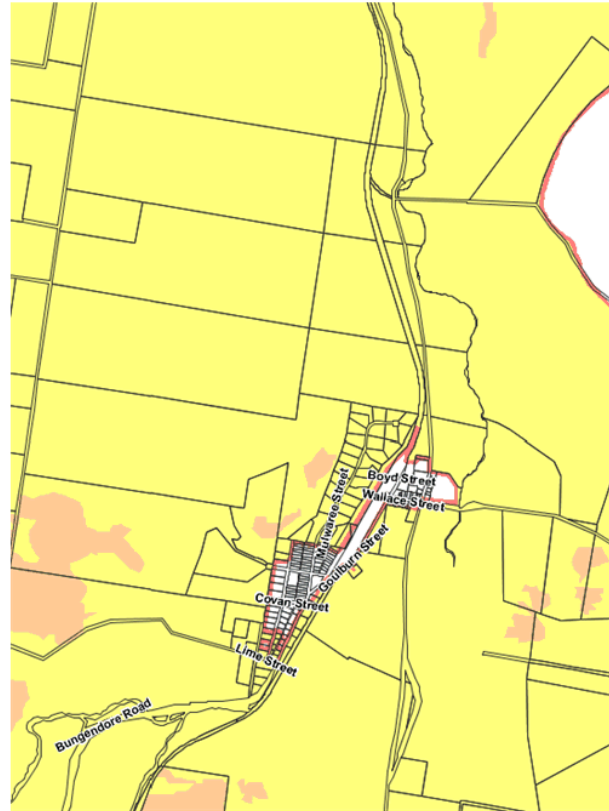
Currently there is no reticulated sewerage system, with effluent management occuring on site within individual lots. On site effluent management areas (EMAs) within the SDWC are not permitted within 100m of a water course. As can be seen from the opposing map, there are a significant number of identified water courses (including the river) in and around Tarago

Another complicating factor is that the increase in on site effluent management systems may also affect groundwater quality for the village which is partly reliant on water supply from bores.

A section of Tarago between Braidwood Road and the Railway Line has a high water table which is around 0.7m below ground level (GL), this would make onsite effluent management very problematic”.

Should reticulated water be proposed, then water usage would increase and reticulated sewer would also be required. Reticulated sewer is limited as discharging treated water into the Mulwaree River is inappropriate due to inconsistent natural flows that may result in discharged waste water ponding and negatively affecting riverine water quality. A sewer system in this area would require therefore require irrigation. The costs of a sewer system are high and will require the connection of all residents to obtain the nutrient load for the plant to function noting that separate investment by existing households has already been made into on site systems.

Bushfire Hazard



7.6 Bushfire Hazard

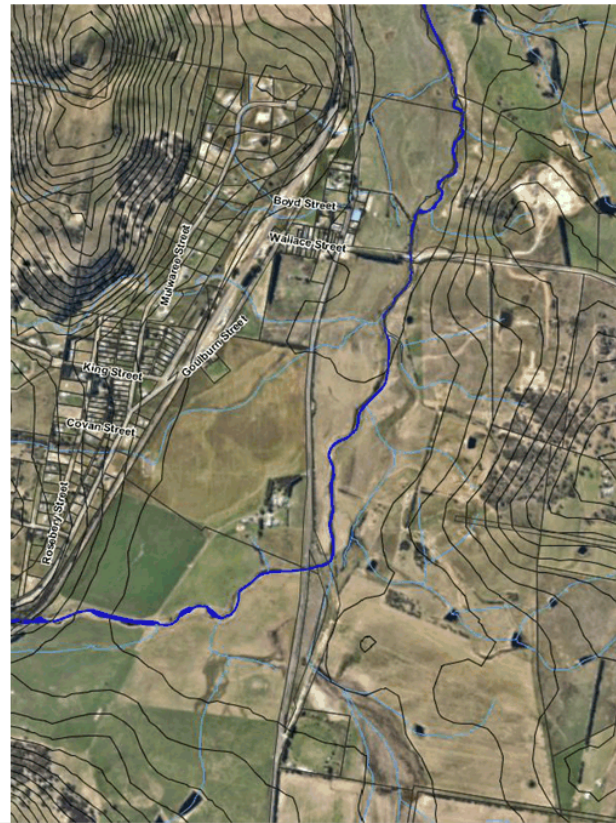
The village is surrounded and partly encorached by area identified as bushfire prone land.

Considerations in relation to overall ability to defend the village, evacuation, connectivity, water supply for fire fighting purposes would all need to be considered as a part of any proposal for viillage expansion or significant increase in density from levels currently planned.

Issues with communications may also need to be addressed given poor levels of existing internet connectivity.

A Bushfire Strategy prepared in accordance with the NSW Planning for Bushfire Protection Guidelines 2019 would need to be undertaken.

5m Contours and water courses



7.7 Flooding

The location of the Mulwaree River to the east of the village and the extent of the flood plain around the river is suggestive of potential flood risk.

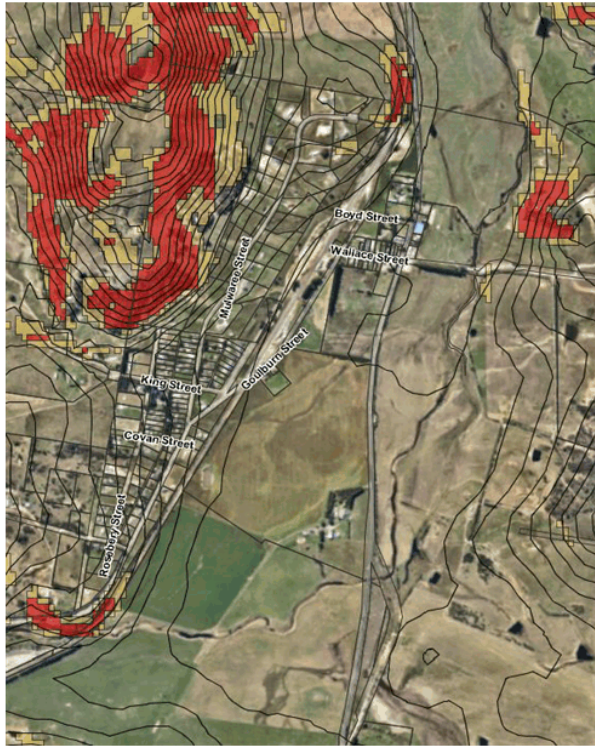
Currently there are no flood studies available for the Mulwaree River in the Tarago locality.

Flood affectation and risk would need to be considered before any further consideration of additional development could occur.

Braidwood Road in Lake Bathurst is subject to inundation. Council's Operations Business Unit has been in discussions with Transport for NSW in relation to mitigation measures for Braidwood Road.

Areas of overland flow from the slopes to the west of the village result in inundation of local streets such as Roseberry Street through to Bungendore Road. This is as a result of a lack of street drainage system in Tarago. It is noted that there are some sections of kerb and gutter but this does not link up into a managed system.

Slope - 5m Contours



15 - 20 % Slope

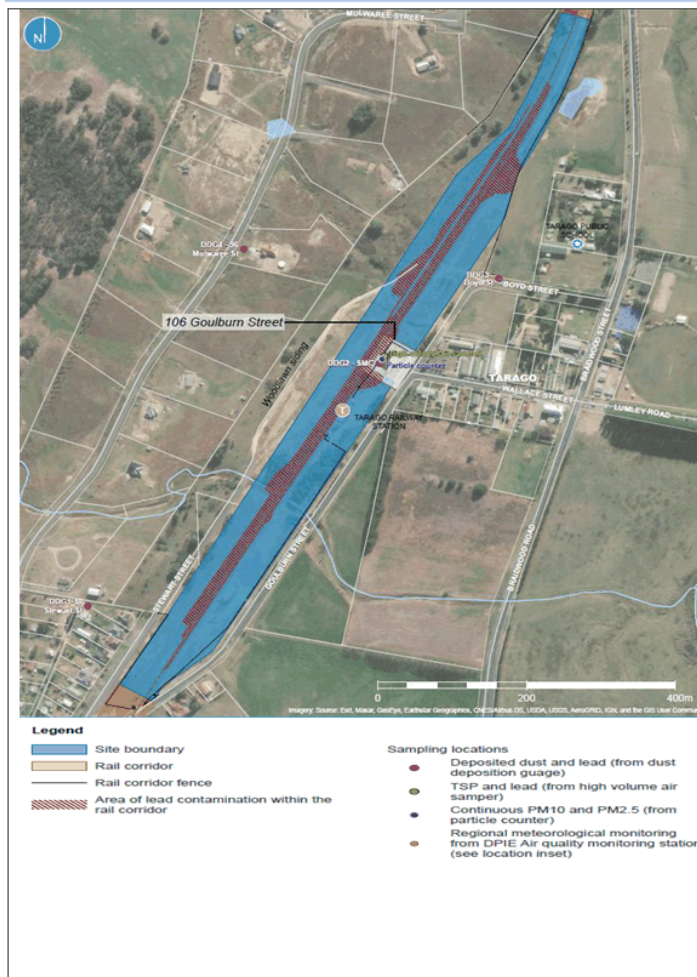
> 20 % Slope

7.8 Slope

The areas to the north west of the village and immediately to the south are considered to be too steep to support additional residential development (especially if on site effluent disposal is proposed).

Erosion on steeper sites is also considered to be a constraint.

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7.9 Site Contamination – Lead

Extracts from the **Tarago Lead Management: Action Plan** prepared by Ramboll (July 2020) for John Holland (copied from Google Source).

“Lead contaminated ballast within the rail formation and surrounding soils occur within an area of approximately three hectares within the corridor and this area is here-in referred to as “the site”.”

“Potential for offsite migration of contamination (lead) from the site has been considered through assessment of lands adjacent the site and (where requested) more broadly within the surrounding area. High lead concentrations arising from the site appear limited to adjacent land and have migrated through surface water and airborne dust. Specific impacts have been identified in soil, surface water, internal dust and sediment within rainwater tanks. Affected property owners have been notified and rectification works are underway.

The main routes of ecological exposure appear to be via dust deposition and overland flow.”

Further consideration of potential contamination in relation to the above would need to occur as a part of any planning assessment of the village for development capacity.

8 Potential Investigation Areas – Urban Infill

Urban infill within the existing RU5 Village Zone, is largely limited by the lack of reticulated sewer services. Therefore water quality impacts from development in relation to the Sydney Drinking Water Catchment is the main constraint to the reduction of minimum lot sizes for development. Accordingly Water NSW was consulted in the preparation of this Draft Strategy as it has undertaken Strategic Land and Water Capability Analysis (SLWCA – refer **Attachment 4**) for the drinking water catchment which identifies land in terms of risk to water quality based on sewerage and unsewered scenarios and on the size of lots.

In relation to the potential for infill (the reduction of lot sizes within the existing RU5 zone), Water NSW has advised:

“Capacity for reduction of lot sizes (if any) in the existing RU5 area, and capacity for any expansion?”

The existing RU5 area in the North-West has a 10,000m² Minimum Lot Size (MLS). For unsewered lots 4,000m² to 2 ha, the relevant SLWCA water quality risk varies from LOW to EXTREME. Most of the site carries a MODERATE risk to water quality except for areas along the existing waterways where the risk to water quality from unsewered development varies from HIGH to EXTREME. This area has some capacity to be reduced to smaller allotments (4,000m² (min)), subject to constraints presented by existing watercourses and the need to accommodate Effluent Management Area (EMA) buffers. This area is not well suited for small lots of 2,000 – 4,000m² as most of the risk across the site then becomes HIGH. So there is some capacity here to reduce the MLS below the current 10,000m² lot size.

The existing RU5 areas in the South-West already have a MLS of 1500m². Given the current MLS, the residential unsewered SLWCA is largely irrelevant. Applying the most relevant SLWCA (lot sizes of 2,000 – 4,000m²), the risk across these site varies from MODERATE to EXTREME with areas of HIGH and EXTREME risk being located around existing watercourses. Water NSW does not have SLWCAs that go as low as 1,500m² for unsewered areas. As the risk is already MODERATE for a MLS of 2,000m², we would generally not be supportive of a further reduction of lot sizes below the current 1,500 m² MLS for this area.

The RU5 zoning also occurs in the North-East of Tarago. This area has a MLS of 1,500m². The SLWCA for unsewered residential development for lots sizes 2,000 – 4,000 m² indicates that the risk varies from MODERATE to EXTREME, with HIGH and EXTREME risks to water quality being associated with waterways. As the risk is already MODERATE for a MLS of 2,000 m², we would generally not support a further reduction of lot sizes below the current 1,500m² MLS for this area.

Conclusion: Based on the above, the only real opportunity for further development within the existing RU5 zone is in the North-West where there is an opportunity for the MLS to be reduced to 4,000m² on lands with MODERATE risk. We also note that there may be opportunity to expand the current village zone slightly further in the north and west beyond the limits of the

current RU5 zoning. However, steep slopes start to become a significant site constraint and more detailed site investigations regarding slopes and soils would need to be conducted to consider this possibility further.”

Based on the above, there is some potential for the existing RU5 Village zoned area (where the 10 000m² or 1ha minimum lot size applies) to have a reduction in minimum lot size down to 4000m². However, it should be noted that this area is steeply sloping and contains a number of water courses. Effluent Management Areas (EMAs) must be located at least 100m from a water course in the Sydney drinking water catchment, therefore capacity for infill is somewhat limited in this area.

As per the Water NSW advice above, the reduction of lot sizes within the RU5 Village zone where the current minimum lot size is 1500m² would not be supported.

Based on the above, opportunities for urban infill within the RU5 Village zone are very limited (i.e. only some select few lots within the area with a 1ha minimum lot size) have any capacity for subdivision.

A basic assessment of further growth capacity for the RU5 Village zoned area (refer **Attachment 3**) using existing zoning and minimum lot sizes (excluding any consideration of individual site constraints) has found that:

- There are currently 47 lots that are vacant which meet the lot size requirements for a dwelling.*
- There are currently only 24 lots with any subdivision potential, of these lots a maximum of 69 lots can be created – which is a net increase of 45 lots.*

A further increase of 45 dwellings at an occupancy rate of 2.4 people per household would see a maximum population increase of 108 people. Census data from 2016 suggests a slightly lesser occupation rate of 2.17 people per household.

Therefore, based on current zoning and minimum lot sizes in the LEP there is some small capacity for growth in the short term.

9 Potential Investigation Areas – Urban Expansion

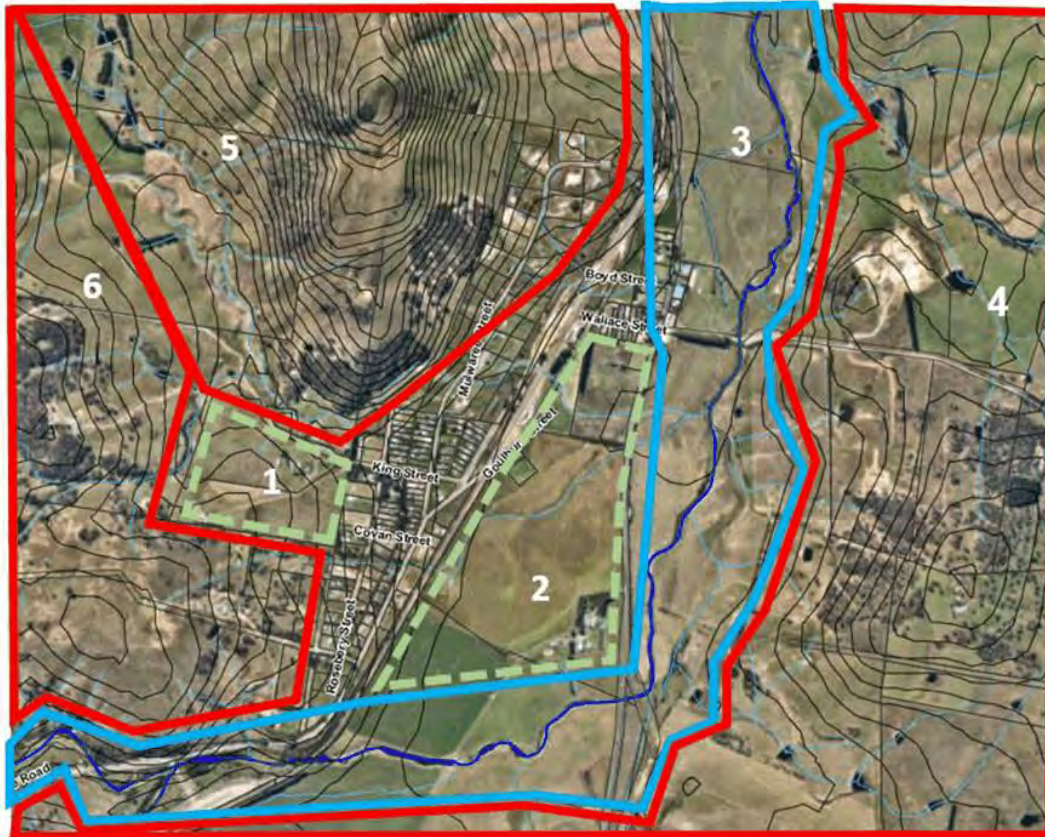
Criteria for the identification of potential village expansion are largely based on land development constraints and the identification of sites which are contiguous to existing urban areas.

It is assumed that due to the costs and environmental constraints relating to the introduction of reticulated water and sewer servicing, that this infrastructure would unlikely in Tarago. Therefore, assumptions are made in relation to lots capacity for development based on water quality impacts from sewer, proximity to water courses, slope etc.

The following criteria has been applied to the Tarago village to ensure that investigation sites:

- Are contiguous to existing RU5 Village zoned land.
- Are in excluded from areas where slope is greater than 15%.
- Proximity to water courses (given the 100m EMA buffer).
- Drainage and elevation in relation to the Mulwaree flood plain/flood potential.
- Lack of obvious biodiversity value.
- Bushfire Hazard and connectivity to existing road network for evacuation.
- Proximity to railway line (noise/potential contamination corridor).
- Proximity to haulage routes
- Excludes Crown Land (**Attachment 5**)

Tarago has been categorised based on the above criteria into 6 precincts.



Precinct Map

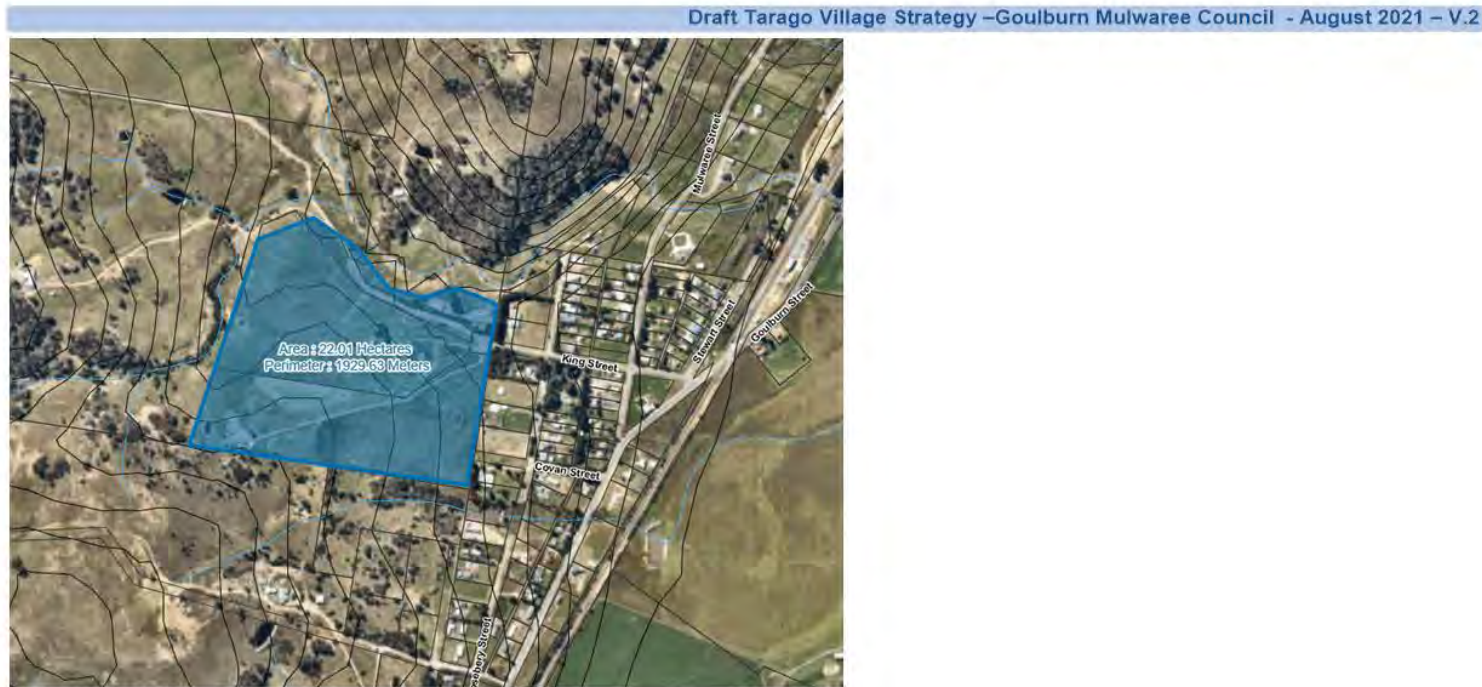
Precincts 1 – 2 in green are identified for further investigation for the expansion of the RU5 Village zone. Precinct 1 is considered to be relatively unconstrained due to slope (elevated above the flood plain but not steep), lesser density of water courses, cleared land with non native grass land, two road access from Covan and King Streets (for bushfire evacuation) and is contiguous. Water NSW has advised:

For the smaller western area, the SLWCA for unsewered lots of 4,000 m² - 2 ha shows that the water quality risk varies from LOW to EXTREME with most of the land having a LOW to MODERATE risk except for the edge of the waterway in the north which has an EXTREME Risk. For lots 2,000 – 4,000m² the water quality risk varies from LOW to EXTREME with the land generally having a LOW, MODERATE and HIGH risk with a small area of EXTREME risk in the north associated with the waterway.

Conclusion: Based on the above, the smaller western investigation area has some capacity for unsewered development, with the least risk to water quality being presented for a minimum lot size (MLS) of 4,000m² – 2 ha. Smaller lot sizes (2,000 – 4,000 m²) may be possible in areas of LOW to MODERATE risk, but this would need further site investigation regarding site constraints. We would generally not be supportive of any MLS below 2,000 m².



Precinct 1 – View from King Street looking south toward the end of Covan Street



Precinct 1 – Extent of Investigation Area (ha).

Precinct 2 is low lying and whilst contiguous may be affected by flooding. It would appear to be dominated by introduced plant species and has been cropped for lucerne. It is closer to the railway line/corridor and may be more affected by potential contamination. It is also close to the haulage routes of Braidwood Road and Bungendore Road. Water NSW has advised that “the water table in the flat area (between Braidwood Rd and the railway, i.e. the investigation area over the larger parcel of land in the south-east) is around 0.7m below GL. this would make onsite effluent management very problematic”.

Water NSW further advised in relation to minimum lot size:

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The larger parcel of land in the south-east is much more constrained. The southern half of the investigation area is effectively floodplain and therefore potentially flood-prone. For unsewered lots, 4,000m² to 2 ha, the water quality risks varies from LOW to EXTREME, with most of the site having a MODERATE or EXTREME water quality risk. The EXTREME water quality risk is associated with the floodplain area in the south and the tributaries of the waterways in the north. For lots 2,000 – 4000m², the water quality risk varies from MODERATE to EXTREME. Again the floodplain areas in the south carry the EXTREME risk with EXTREME risk being associated with waterways in the north. A larger proportion of the site is affected by a HIGH risk rating than compared with the SLWCA for lots 4,000m² – 2 ha. Based on our information, the two main watercourses are deeply incised and would require 100m Effluent Management Area (EMA) buffers. Additionally we understand that the area has groundwater bores that are used for potable supply (eg the hotel).

Conclusion: The larger eastern area is highly constrained. It may be possible to extend the existing village zone slightly southwards, with a larger lot size of 4,000m² (min) but these areas would also need to comply with a 100m EMA buffer distance. The remainder of the land has a very low capability for urban development with high risks for water quality. Overall we believe there is very limited opportunity for unsewered development in this investigation area.

Precinct 2 is considered to be more constrained than Precinct 1 and less likely to have development potential. However, Precinct 2 is currently zoned RU6 Transition which was traditionally applied to areas around villages where there may have been potential for expansion. Although the use of the RU6 Transition zone does not mean that a site will in fact be suitable subject to further investigation of constraints etc.



Precinct 2 – Looking North East towards Lumley Road and steep area of Precinct 4

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Precinct 3 is dominated by the Mulwaree River and its flood plain and is considered to be unlikely to support development based on flooding and drainage constraints.



Precinct 3 and 4 – View across Precinct 3 – to Precinct 4 and Lumley Road.

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Precint 5 – North Mulwaree Street looking to the South over the Village and flood plain

Precincts indicated in red (4 – 6) are not identified for further development as they are steeper, have a greater density of watercouses, or, in the case of Precint 4 – are not contiguous with existing zoned RU5 Village areas.

10 Conclusion and Next Steps

In conclusion, the main factors in determining the potential for growth in Tarago are the identification of lot sizes which can support a dwelling and on site effluent disposal systems. This is further complicated by the need to maintain water quality in the SDWC and the potential for contamination of local bores.

The Mulwaree River and local groundwater cannot be relied upon to provide a consistent supply of water for a reticulated system. Further complications also arise as the costs of adding supplementary water sources adds to the cost of water treatment. Should reticulated water be proposed, then water usage would increase and reticulated sewer would also be required.

Reticulated sewer is limited as the need to discharge treated water remains. Again, the Mulwaree River is a limiting factor as the lack of consistent natural flows would mean that discharged waste water could pond and negatively affect the water quality of the river.

Costs associated with reticulated water and sewer systems would be relatively high and would require connection of all residents. Given that existing residents have already paid for on site services, and given the limited potential for significant increases in density in the village, such systems may not be feasible (for either Council or the residents).

Constraints are also likely due to sections of surrounding area affected by relatively steep slopes, or conversely, flat areas in vicinity of the Mulwaree River, likely to be affected by flooding. Further assessment of bushfire constraints and preparation of a bushfire strategy would be required.

Responsibility and assessment of extent of potential lead contamination beyond the rail corridor should also be considered.

Two investigation areas have been identified based on known constraints identified in this draft Strategy, however further individual site specific studies would be required to determine suitability for any extension to the RU5 Village zone, and prior to any reduction of minimum lot size.

Technical studies required for any future planning proposals would include:

- Flood Risk and Management Study
- Bushfire Strategy
- Water Quality Assessment
- Contamination Assessment

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- Cost/Feasibility Analysis for Reticulated Water and Sewer (this would be required if any increase in existing minimum lot sizes are proposed within the current RU5 Village zone, such as within the North Mulwaree St precinct).
- Biodiversity Assessment
- Aboriginal Cultural Heritage Assessment.
- Agricultural Viability Study.

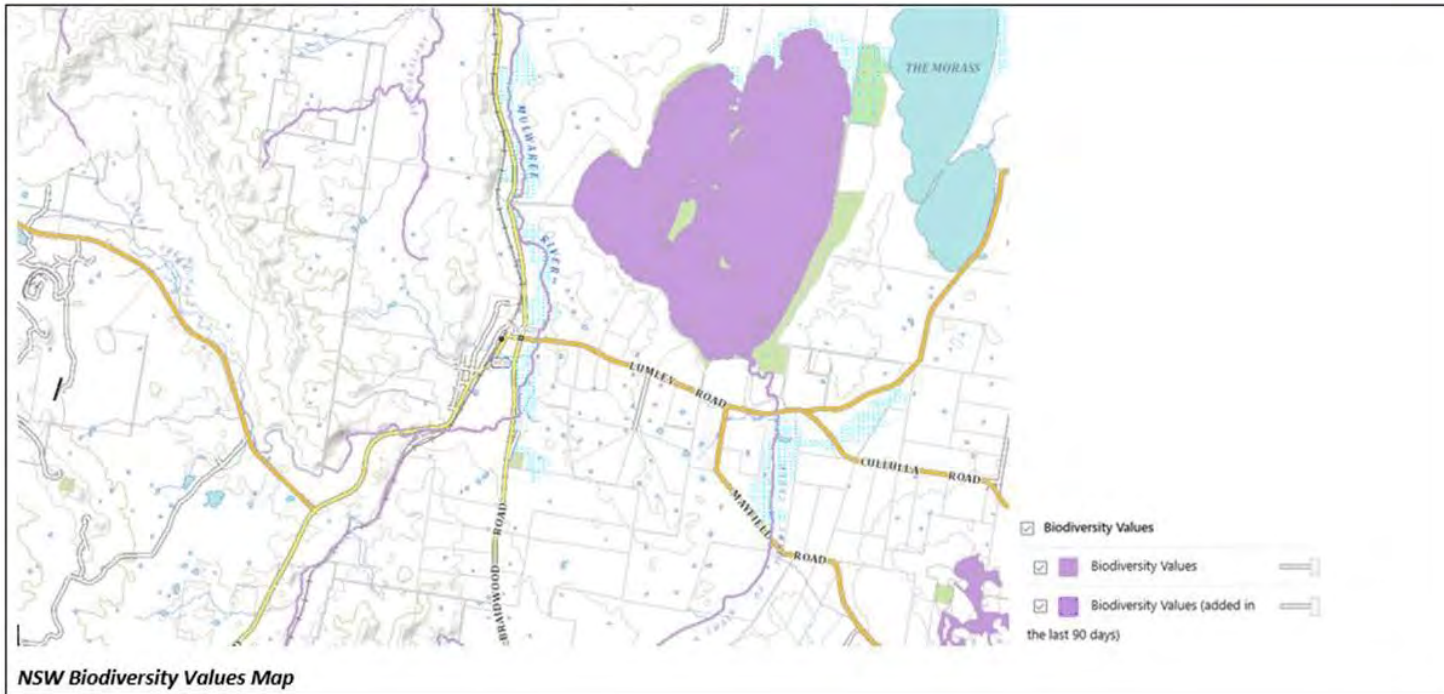
Consultation with State Agencies proposed for this draft Strategy:

- Department of Planning, Industry and Environment (Planning, Biodiversity and Conservation, Flooding)
- Water NSW
- NSW RFS
- Transport for NSW
- Department of Primary Industry (Agriculture)

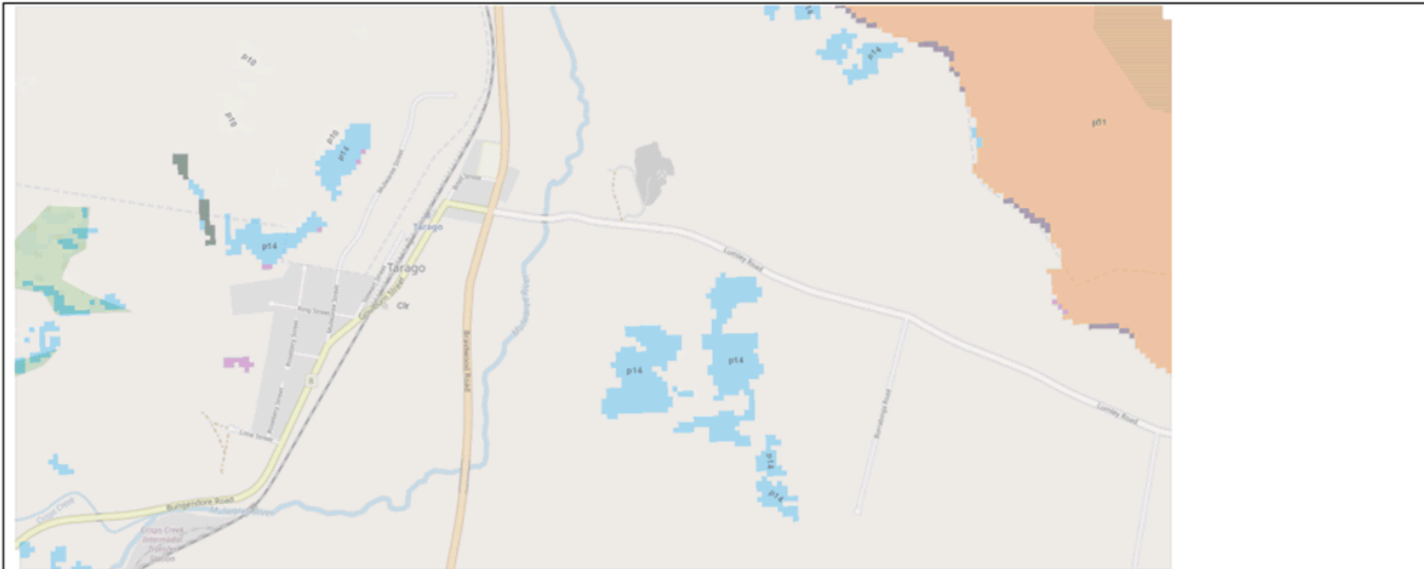
Following consultation with State agencies consultation to be undertaken with the Tarago Community.

Attachments

Attachment 1 - Biodiversity Values Map and SEED – Vegetation Types



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Extract NSW SEED Portal – Vegetation Types – SE NSW Native Vegetation

P10 Eastern Tablelands Dry Forest; P14 -Western Tablelands Dry Forest; P51 - Tableland Lacustrine Herbfield

Attachment 2 -Results of EPBC Protected Matters Search and BioNet Atlas Searches.

Threatened entities predicted or known to be present within 5 km of Tarago Village.

V = Vulnerable

E = Endangered

CE = Critically Endangered

M = Migratory species listed under EPBC Act as MNES

The minimum searchable area on the BioNet Atlas is a 10 x 10 km square. Centring this on Tarago means the search area includes a large part of the nearby wetlands at Lake Bathurst, which has numerous recorded species listed as threatened species under the NSW BC Act and/or MNES under the Commonwealth EPBC Act. However BioNet mapping shows that there are no recent records for any of these in the immediate vicinity of Tarago Village. The majority of threatened species known or predicted to be present in the general area by database searching are either wetlands species or woodland/forest species that are not likely to be significantly impacted by development of previously cleared land.

Common Name	Scientific Name	Commonwealth	NSW
Natural Temperate Grassland of the South Eastern Highlands		CE	
White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland and Derived Native Grassland		CE	CE
Austral Toadflax	<i>Thesium australe</i>	V	V
Australasian Bittern	<i>Botaurus poicilopterus</i>	E	E
Australian Painted Snipe	<i>Rostratula australis</i>	E	E
Basalt Peppercross	<i>Lepidium hyssopifolium</i>	E	E
Black Faced Monarch	<i>Monarcho melanopsis</i>	M	
Black Falcon	<i>Falco subniger</i>		V
Black Gum	<i>Eucalyptus aggregate</i>	V	V
Blue Billed Duck	<i>Oxyura australis</i>		V
Buttercup Doubletail Orchid	<i>Diurus aequalis</i>	E	E
Button Wrinkelwort	<i>Rutidosia leptorhynchoides</i>	E	E
Curlew Sandpiper	<i>Calidris ferruginea</i>	CE	E
Delicate Pomaderris	<i>Pomaderris delicata</i>	CE	CE
Dwarf Kerrawang	<i>Commersonia prostrata</i>	E	E
Eastern Curlew	<i>Numenius madagascariensis</i>	CE	
Freckled Duck	<i>Stictonetta naevosa</i>		V
Glossy Black Cockatoo	<i>Calyptorhynchus lathamii</i>		V
Golden Sun Moth	<i>Synemon plana</i>	CE	E
Greater Glider	<i>Petauroides volans</i>	E	

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Green and Golden Bell Frog	<i>Litoria aurea</i>	V	E
Grey Falcon	<i>Falco hypoleucos</i>	V	E
Grey Head Flying Fox	<i>Pteropus volans</i>	V	V
Hoary Sunray	<i>Leucochrysum albicans tricolor</i>	E	
Koala	<i>Phascolarctos cinereus</i>	V	V
Large Eared Pied Bat	<i>Chalinolobus dwyeri</i>	V	V
Large Fruited Groundsel	<i>Senecio macrocarpus</i>	V	
Little Eagle	<i>Hieraatus morphnoides</i>		V
Macquarie Perch	<i>Macquaria australasica</i>	E	
Magpie Goose	<i>Anseranas semipalmata</i>		V
Mauve Burr Daisy	<i>Calotis glandulosa</i>	V	V
Omeo Stork's Bill	<i>Pelargonium sp. Striatellum</i>	E	E
Painted Honeyeater	<i>Grantiella picta</i>	V	V
Pink Tailed Worm Lizard	<i>Aprasia parapulchella</i>	V	V
Regent Honeyeater	<i>Anthochaera phrygia</i>	CE	E
Round Leaved Wilsonia	<i>Wilsonia rotundifolia</i>		E
Rufous Fantail	<i>Rhipidura rufifrons</i>	M	
Satin Flycatcher	<i>Myiagra cyanoleuca</i>	M	
Scarlet Robin	<i>Petroica boodang</i>		V
Silky Swainson Pea	<i>Swainsona sericea</i>		V
Spotted Tail Quoll	<i>Dasyurus maculatus</i>	E	V
Striped Legless Lizard	<i>Delma impar</i>	V	V
Superb Parrot	<i>Polytelis swainsonii</i>	V	V

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Tarengo Leek Orchid	<i>Prasophyllum petilum</i>	E	E
Thick Lipped Spider Orchid	<i>Caladenia tessellata</i>	V	E
Trailing Hop Bush	<i>Dodonaea procumbens</i>	V	V
White Bellied Sea Eagle	<i>Haliaeetus leucogaster</i>		V
White Fronted Chat	<i>Epthianura albifrons</i>		V
White Throated Needletail	<i>Hirundapus caudacutus</i>	V	
Yellow Spotted Tree Frog	<i>Litoria castanea</i>	CE	E
Yellow Wagtail	<i>Motacilla flava</i>	M	

Attachment 3

Existing RU5 Village Zoned Land – Remaining Potential (Desk top only without consideration of constraints).

Property No.	Lot_and Deposited Plan	Address	Dwelling on GIS/SSA map?	Dwelling Approval?	minimum lot size(s) FOR lot	minimum lot size(s) OF lot Tech1	Subdivision Potential?
1017256	6//612707	2 Boyd Street	Yes		1500m2	3035	Yes into 2
1017257	1//1073462	Boyd Street	No	No	1500m2	1545	No
1021524	1//871782	1-3 Braidwood Road	Retail		1500m2	1875	No
1017266	1//1064485	2 Braidwood Street	Service Centre		1500m2	1352	No
1015855	3//871782	2124 Braidwood Road	No	No	1500m2	1859	No
1017264	831//1176447	2135 Braidwood Road	Yes		1500m2	2441	No
1017264	A//440822	2135 Braidwood Road	Yes		100HA and 10000m2	3.195ha	No - Split min lot
1020883	3//1155857	2329 Braidwood Road	No		100HA and 10000m2	144.9ha	No - Split min lot
1017267	1//217733	4-6 Braidwood Street	No		1500m2	2359	No
1014846	1//347182	5 Braidwood Street	Church		1500m2	670.3	No
1017231	1//371482	7 Braidwood Road	Pre School		1500m2	1113	No
1017268	90//750033	8-22 Braidwood Road	School		1500m2	809m	No
1017268	1//795089	8-22 Braidwood Road	School		1500m2	809m	No
1023685	2//7/448719	Bungendore Road	No	Yes	1500m2	6576m	Yes into 4 lots

Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1023692	3/7/448719	Bungendore Road	No	No	1500m2	5615m	Yes into 3 lots
1017335	130//793043	10 Goulburn Street	Yes		1500m2	1608m	No
1023516	8//1234223	11 Goulburn Street	No		100HA and 10000m2	8393m	No - Split min lot
1017336	131//793043	12 Goulburn Street	Yes	Yes	1500m2	1610m	No
1017337	132//793043	14 Goulburn Street	Yes	Yes	1500m2	1612m	No
1017338	1//843893	16-18 Goulburn Street	Yes		1500m2	3231m	Yes into 2 lots
1023658	7//1234223	17 Goulburn Street	No	Yes	1500m2	3394m2	Yes into 2 lots
1017331	126//793043	2 Goulburn St	No	No	1500m2	1599m	No
1017339	135//793043	20 Goulburn Street	No	No	1500m2	1618m	No
1023657	6//1234223	21 Goulburn Street	Yes	Yes	1500m2	2938m	No
1017340	1/6/448719	22 Goulburn Street	Yes		1500m2	1366m	No
1023403	5//1234223	25 Goulburn Street	Yes	Yes	1500m2	5571m	Yes into 3 lots
1017293	9/5/448719	26 Goulburn St	Yes	Yes	1500m2	1391m	No
1017293	8/5/448719	26 Goulburn St	No	No	1500m2	1391m	No
1023401	4//1234223	31 Goulburn Street	Yes	Yes	1500m2	5063m	Yes into 3 lots
1017280	100//1124085	32 Goulburn Street	Yes		1500m2	6179m2	Yes into 4 lots
1023418	3//1234223	37 Goulburn Street	Yes	Yes	1500m2	2733m	No
1017332	127//793043	4 Goulburn Street	Yes	Yes	1500m2	1614m	No

Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1023417	2//1234223	41-43 Goulburn Street	Yes	Yes	1500m2	2869m	No
1023416	1//1234223	47 Goulburn Street	No	No	1500m2	6581m	Yes into 4 lots
1017333	128//793043	6 Goulburn Street	Yes		1500m2	1603m	No
1017334	129//793043	8 Goulburn Street	Yes	Yes	1500m2	1606m	No
1024171	10/5/448719	Goulburn St	No	No	1500m2	1265m	No
1017279	20//1120182	3 King Street	Yes		1500m2	?	
1017279	19//1120182	3 King Street	Yes		1500m2	?	
1017302	20//800406	7 King St	Yes	Yes	1500m2	1416	No
1017302	19//800406	7 King St	Yes	Yes	1500m2	1416	No
1014848	1//90435	8 King St	Yes		1500m2	5666m	Yes into 3 lots
1017329	21//800406	9 King St	Yes	Yes	1500m2	173.0m	No
1017329	22//800406	9 King St	Yes	Yes	1500m2	173.0m	No
1022593	1/7/448719	11 Lime Street	Yes		1500m2	6045	Yes into 4 lots
1023252	4/7/448719	19 Lime Street	Yes	Yes	1500m2	?	
1022731	7//1212719	101 Mulwaree Street	Yes	Yes	100HA and 10000m2	10000m	No - Split min lot
1022746	22//1212719	102 Mulwaree Street	Yes	Yes	10,000m2	10200m	No
1022732	8//1212719	109 Mulwaree Street	Yes	Yes	100HA and 10000m2	10000m	No - Split min lot
1017277	A//157114	11 Mulwaree Street	Yes		1500m2	1739m	No
1022745	21//1212719	114 Mulwaree Street	Yes	Yes	10,000m2	11800m	No
1022744	20//1212719	116 Mulwaree Street	Yes	Yes	10,000m2	10000m	No
1022733	9//1212719	121 Mulwaree Street	?	No	100HA and 10000m2	10100m	No - Split min lot

Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1022742	18//1212719	122 Mulwaree Street	No	Yes	10,000m2	10100m	No
1022734	10//1212719	123 Mulwaree Street	Yes	Yes	100HA and 10000m2	10100m	No - Split min lot
1022735	11//1212719	129 Mulwaree Street	Yes	Yes	100HA and 10000m2	10100m	No - Split min lot
1017276	1415//1148755	13 Mulwaree Street	Yes		1500m2	2580m	No
1022736	12//1212719	131 Mulwaree Street	No	No	100HA and 10000m2	13100m	No - Split min lot
1022737	13//1212719	141 Mulwaree Street	Yes	Yes	10,000m2	10100m	No
1017290	9//800406	14-16 Mulwaree	No	No	1500m2	1416m	No
1017290	10//800406	14-16 Mulwaree	No	No	1500m2	1412m	No
1022743	19//1212719	142 Mulwaree Street	Yes	Yes	10,000m2	10000m	No
1022741	17//1212719	144 Mulwaree Street	Yes	Yes	10,000m2	10100m	No
1022738	14//1212719	145 Mulwaree Street	Yes	Yes	10,000m2	10000m	No
1022739	15//1212719	149 Mulwaree Street	No	No	10,000m2	10000m	No
1022740	16//1212719	150 Mulwaree Street	No	No	10,000m2	10000m	No
1017289	8//800406	18 Mulwaree St	Yes	Yes	1500m2	1416m	No
1017275	12/1/448719	19 Mulwaree Street	No	Yes	1500m2	1492m	No
1017275	13/1/448719	19 Mulwaree Street	Yes	Yes	1500m2	1492m	No
1017275	11/1/448719	19 Mulwaree Street	No	Yes	1500m2	1492m	No
1017292	6/5/448719	2 Mulwaree St	Yes	Yes	1500m2	1416m	No
1017292	7/5/448719	2 Mulwaree St	Yes	Yes	1500m2	1417m	No
1017288	7//800406	20 Mulwaree St	Yes		1500m2	1416m	No

Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1017287	6//800406	22 Mulwaree Street	Yes		1500m2	1416m	No
1017286	5//800406	24 Mulwaree Street	Yes	Yes	1500m2	1416m	No
1017285	4//800406	26 Mulwaree Street	Yes		1500m2	1416m	No
1017284	3//800406	28 Mulwaree Street	Yes		1500m2	1416m	No
1017283	1//800406	30 Mulwaree Street	Yes	Yes	1500m2	1416m	No
1017283	2//800406	30 Mulwaree Street	Yes	Yes	1500m2	1416m	No
1022754	30//1212719	36 Mulwaree Street	Yes	Yes	10,000m2	10700	No
1022726	2//1212719	41 Mulwaree Street	No	No	10,000m2	17300	No
1017291	4/5/448719	4-12 Mulwaree St	No	No	1500m2	1416m	No
1017291	5/5/448719	4-12 Mulwaree St	No	No	1500m2	1416m	No
1017291	3/5/448719	4-12 Mulwaree St	No	No	1500m2	1416m	No
1017291	1/5/448719	4-12 Mulwaree St	Yes		1500m2	1416m	No
1017291	2/5/448719	4-12 Mulwaree St	Yes		1500m2	1416m	No
1022753	29//1212719	44 Mulwaree Street	Yes	Yes	10,000m2	10000	No
1022752	28//1212719	54 Mulwaree Street	Yes	Yes	10,000m2	10100	No
1022727	3//1212719	69 Mulwaree Street	No	No	100HA and 10000m2	1.05ha	No - Split min lot
1022751	27//1212719	70 Mulwaree Street	Yes	Yes	10,000m2	10000	No

Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1022750	26//1212719	72 Mulwaree Street	Yes	Yes	10,000m2	10100	No
1022728	4//1212719	79 Mulwaree Street	No	No	100HA and 10000m2	1.01ha	No - Split min lot
1022749	25//1212719	82 Mulwaree Street	No	Yes	10,000m2	10000	No
1022729	5//1212719	83 Mulwaree Street	No	Yes	100HA and 10000m2	10000	No - Split min lot
1022748	24//1212719	84 Mulwaree Street	No	No	10,000m2	10100	No
1017278	B//157114	9 Mulwaree Street	Yes		1500m2	1562m	No
1022730	6//1212719	95 Mulwaree Street	Yes	Yes	100HA and 10000m2	10000	No - Split min lot
1022747	23//1212719	96 Mulwaree Street	Yes	Yes	10,000m2	10100	No
1017317	125//793043	1 Rosebery Street	No	No	1500m2	975.5m	No
1017322	105//793043	10 Rosebery Street	Yes	Yes	1500m2	3231m	Yes into 2 lots
1017312	120//793043	11 Rosebery Street	Yes	Yes	1500m2	2046m	No
1017323	106//793043	12 Rosebery Street	Yes	Yes	1500m2	3402m	Yes into 2 lots
1017311	119//793043	13-15 Rosebery Street	No	No	1500m2	2323m	No
1017311	118//793043	13-15 Rosebery Street	No	No	1500m2	2600m	No
1020019	4/8/448719	14 Rosebery Street	Yes	Yes	1500m2	3541m	Yes into 2 lots
1017310	117//793043	17 Rosebery Street	Yes	Yes	1500m2	2876m	No
1017309	116//793043	19 Rosebery Street	Yes	Yes	1500m2	2450	No

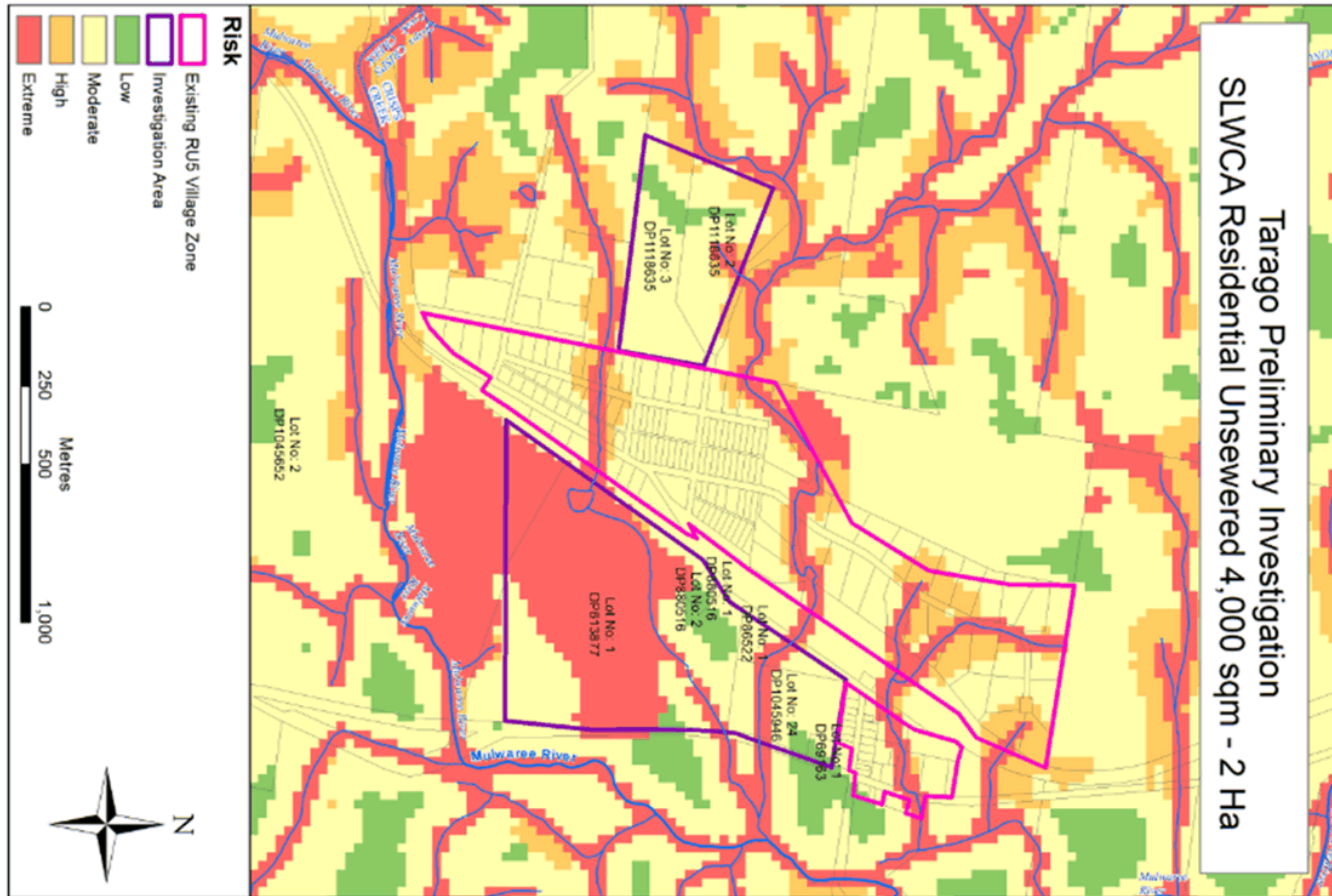
Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1017318	101//793043	2 Rosebery Street	Yes	Yes	1500m2	2995m	No
1020018	1/8/448719	20 Rosebery Street	Yes		1500m2	3815m	Yes into 2 lots
1020018	2/8/448719	20 Rosebery Street	Yes		1500m2	3815m	Yes into 2 lots
1020018	3/8/448719	20 Rosebery Street	No	No	1500m2	3815m	Dam
1017308	115//793043	21 Rosebery Street	Yes		1500m2	1425m	No
1017325	107//793043	22-24 Rosebery Street	No	No	1500m2	5195m	Yes into 3 lots
1017307	114//793043	23 Rosebery Street	Yes	Yes	1500m2	1424	No
1017306	113//793043	25 Rosebery Street	Yes	Yes	1500m2	1424m	No
1017326	108//793043	26-28 Rosebery Street	Yes	Yes	1500m2	5190m	Yes into 3 lots
1017305	112//793043	27 Rosebery Street	Yes	Yes	1500m2	1423m	No
1017304	111//793043	29 Rosebery Street	Yes		1500m2	1424m	No
1017316	124//793043	3 Rosebery Street	Yes	Yes	1500m2	938.2m	No
1017327	109//793043	30-32 Rosebery Street	No	Yes	1500m2	5185m	Yes into 3 lots
1017328	110//793043	34 Rosebery Street	Yes		1500m2	5179m	Yes into 3 lots
1017319	102//793043	4 Rosebery Street	Yes	Yes	1500m2	2791m	No
1017301	18//800406	45 Rosebery Street	Yes	Yes	1500m2	1416m	No
1017330	1//813262	46-54 Rosebery Street	No	No	1500m2	10300m	No

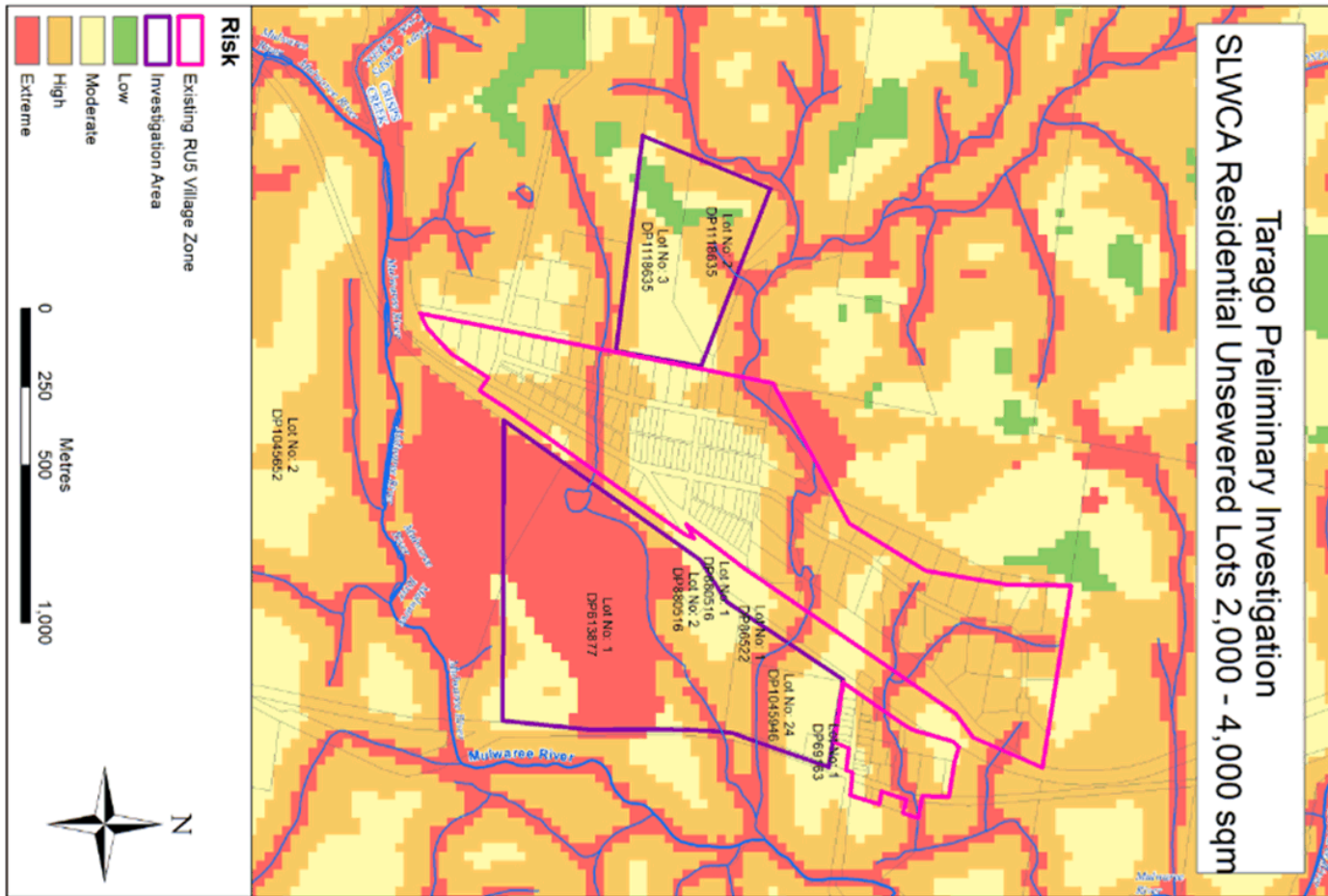
Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1017300	17//800406	47 Rosebery Street	Yes		1500m2	1416m	No
1017299	16//800406	49 Rosebery Street	Yes		1500m2	1416m	No
1017315	123//793043	5 Rosebery Street	No	No	1500m2	1215m	No
1017298	15//800406	51 Rosebery Street	Yes	Yes	1500m2	1416m	No
1017297	14//800406	53 Rosebery Street	Yes	Yes	1500m2	1416m	No
1017296	13//800406	55 Rosebery Street	Yes	Yes	1500m2	1416m	No
1017295	12//800406	57 Rosebery St	Yes		1500m2	1416m	No
1017294	11//800406	59 Rosebery St	Yes	Yes	1500m2	1416m	No
1017320	103//793043	6 Rosebery Street	Yes		1500m2	2889m	No
1022725	1//1212719	61 Rosebery Street	Yes	Yes	10,000m2	11800	No
1017314	122//793043	7 Rosebery Street	No	No	1500m2	1492m	No
1017321	104//793043	8 Rosebery Street	No	No	1500m2	3061	Yes into 2 lots
1017313	121//793043	9 Rosebery Street	No	No	1500m2	1769m	No
1017270	1//194348	12 Stewart Street	Yes		1500m2	1230m	No
1020453	4/1/448719	14 Stewart Street	Yes		1500m2	1290m	No
1021523	3/1/448719	16 Stewart Street	Yes		1500m2	1366m	No
1021522	2/1/448719	18 Stewart Street	Yes		1500m2	1442m	No
1017274	10/1/448719	2 Stewart Street	Yes		1500m2	1024.5m	No
1017274	9/1/448719	2 Stewart Street	Yes		1500m2	1024.5m	No

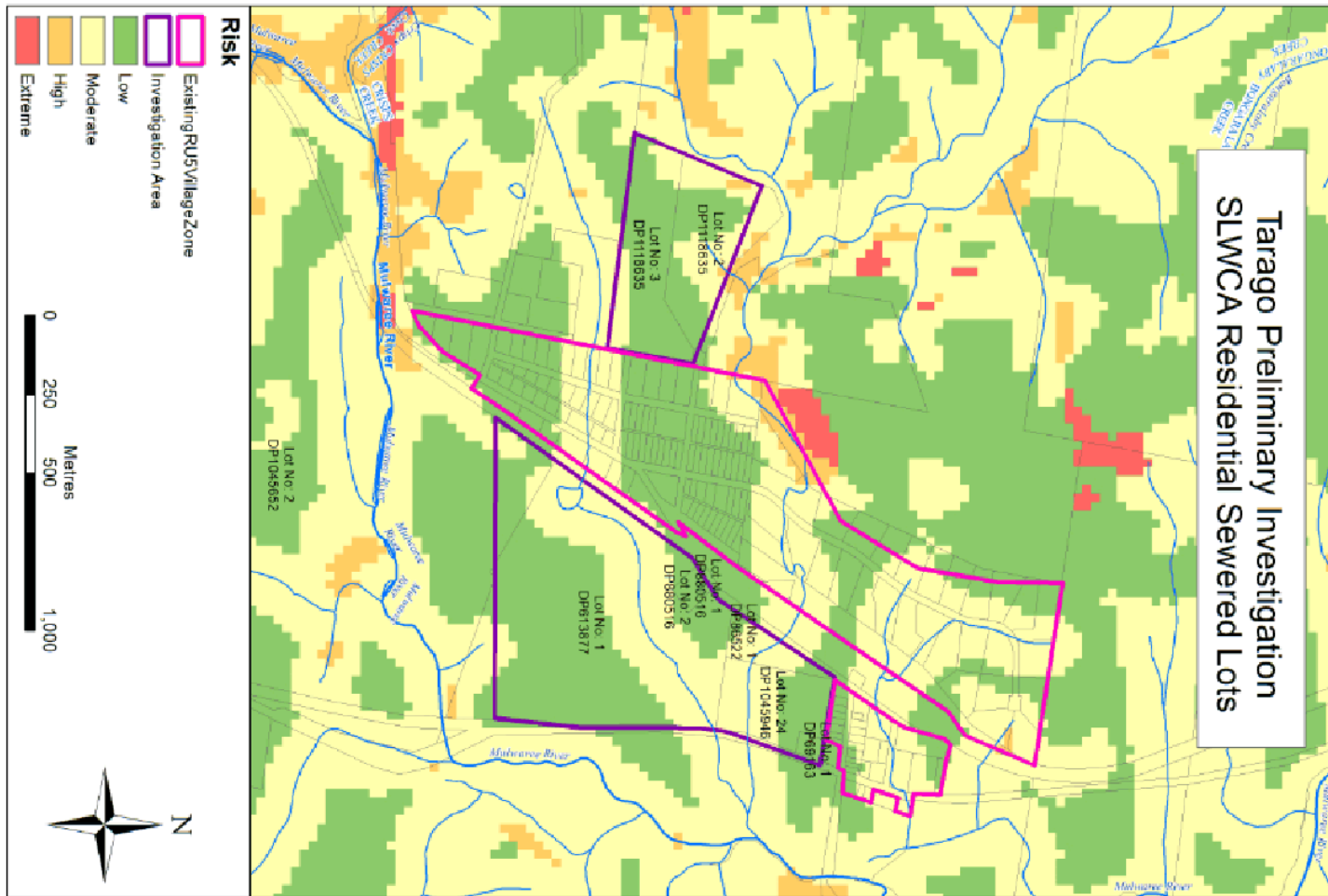
Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1021521	1/1/448719	20 Stewart Street	Yes	Yes	1500m2	1467m	No
1017273	8//736734	6 Stewart Street	Yes	Yes	1500m2	1009m	No
1017272	7//736734	8 Stewart Street	Yes	carport	1500m2	1062m	No
1017224	2//714595	Stewart Street	No	No	1500m2	2420m	No
1017246	1//69163	The Loaded Dog Hotel 1 Wallace Street	Motel		1500m2	8094m	Yes
1017255	5//612707	12 Wallace Street	Yes		1500m2	1011m	No
1017255	4//612707	12 Wallace Street	Yes		1500m2	1011m	No
1017247	2//38590	13-17 Wallace Street	Yes		1500m2	822m	No
1017247	1//38590	13-17 Wallace Street	Yes		1500m2	822m	No
1017247	3//38590	13-17 Wallace Street	Yes		1500m2	822m	No
1017258	1//784245	14 Wallace Street	Yes		1500m2	1016m	No
1017261	1//196429	16 Wallace Street	Yes		1500m2	2164m	No
1017261	Y//409861	16 Wallace Street	No	No	1500m2	2164m	No
1017262	A//342871	18 Wallace Street	No	No	1500m2	556.4m	No
1017262	1//342870	18 Wallace Street	Yes		1500m2	556.4m	No
1017263	X//409861	20-22 Wallace Street	Men's Shed		1500m2	2200m	No
1017251	7//38590	5 Wallace Street	Yes		1500m2	721m	No
1017251	8//38590	5 Wallace Street	Yes		1500m2	721m	No
1017250	6//38590	7 Wallace Street	Yes		1500m2	1037m	No

Draft Tarago Village Strategy –Goulburn Mulwaree Council - August 2021 – V.2							
1017254	X//158242	8 Wallace Street	Yes		1500m2	1081m	No
1022207	5//38590	9-11 Wallace Street	Yes	Yes	1500m2	822m	No
1022207	4//38590	9-11 Wallace Street	No	No	1500m2	822m	No
1021626	2//1110154	Wallace Street	Yes		1500m2	550m	No
1021626	1//1110154	Wallace Street	No	No	1500m2	550m	No
1021626	Y//158242	Wallace Street	Yes		1500m2	550m	No
0	6/1/448719		Yes		1500m2	?	
0	PT1//595856		No	No	10,000m2	55360	Yes into 5 lots
	2//342870		No	No	1500m2	1012m	No

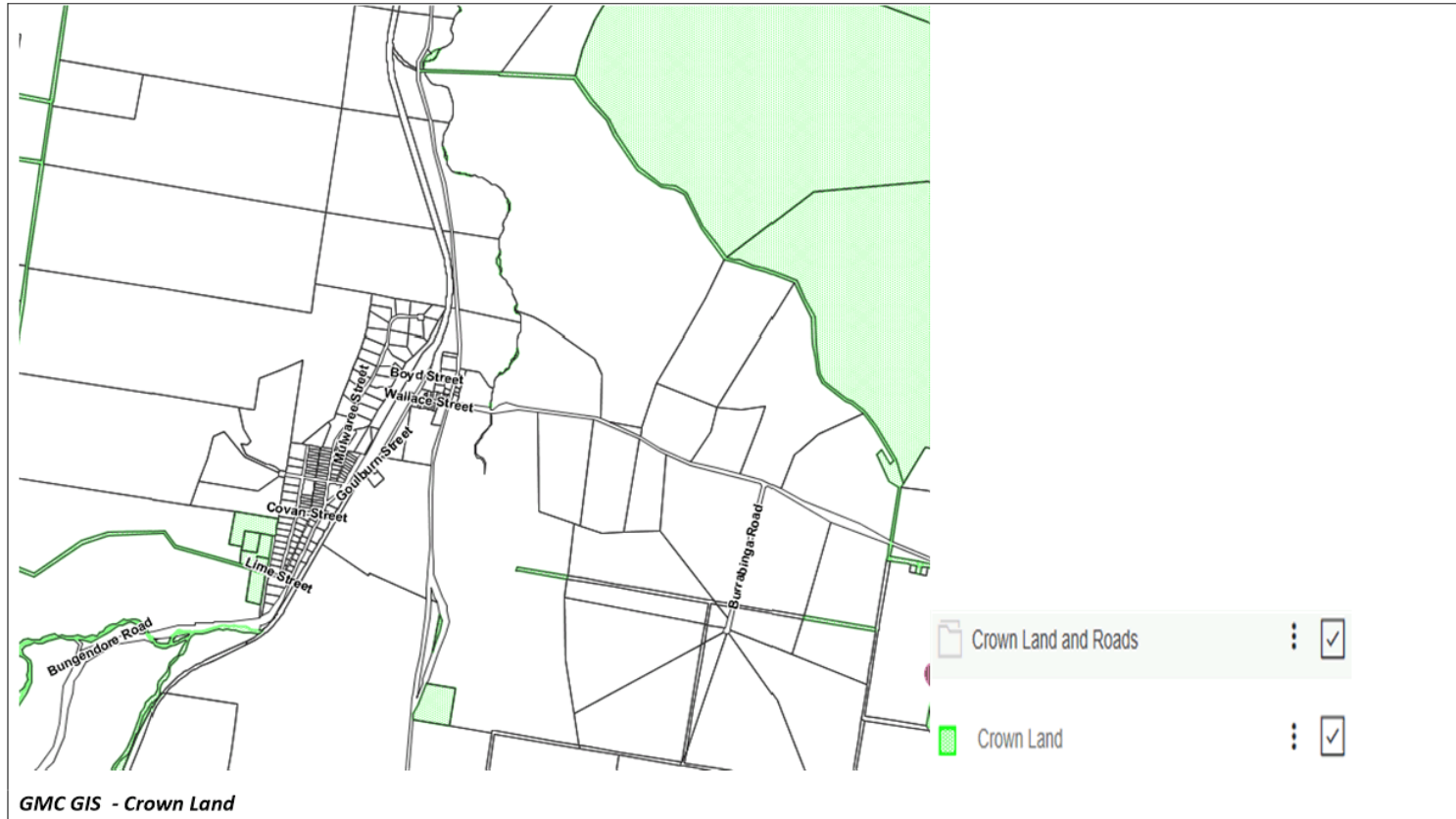
Attachment 4 – Water NSW Strategic Land and Water Capability Analysis (SLWCA)







Attachment 5 – Crown Land



15.6 2021/2022 LOCAL HERITAGE GRANT PROGRAM

Author: Landscape & Heritage Planner
 Director Planning & Environment

Authoriser: Warwick Bennett, General Manager

Attachments: 1. Local Heritage Grants - Overview of Successful Applications [↓](#) 

Link to Community Strategic Plan:	EN4 – Maintain a balance between growth, development and environmental protection through sensible planning
Cost to Council:	Funds for Council’s Heritage Grants program have been included in Council’s adopted budget
Use of Reserve Funds:	NIL. Heritage grants are funded through both an operating grant and general revenue.

RECOMMENDATION

That:

- The report from the Landscape & Heritage Planner on the 2021/2022 Local Heritage Grant Program be received.
- The following grant applicants be offered heritage funding in the amounts shown with conditions where relevant:

Application	Location	Grant to be offered	Condition
1/2021-2022	105 Clifford St	\$2,500	No specific conditions
2/2021-2022	230 Bourke St	\$1,700	Exterior grade timber to be used
3/2021-2022	51 Addison St	\$2,500	No specific conditions
4/2021-2022	Mortis Street Cemetery	\$3,000	Agree conservation method with Council prior to start of work
5/2021-2022	16 Lorne Street	\$2,500	Colour scheme to be agreed with Council prior to start of work
6/2021-2022	40 Wollondilly	\$2,500	Colour scheme to be agreed with Council prior to start of work
7/2021-2022	20 Australia St	\$2,500	Use timber windows & wall cladding
8/2021-2022	172 Cowper St	\$2,500	No specific conditions
9/2021-2022	101 Lagoon St	\$4,800	Colour scheme to be agreed with Council prior to start of work
10/2021-2022	446 Auburn St	\$2,500	Colour scheme to be agreed with Council prior to start of work
11/2021-2022	93 Bourke St	\$2,500	No specific conditions
12/2021-2022	81 Goldsmith St	\$2,500	No specific conditions

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 Local Heritage Grant Program is a popular part of Council's support and promotion of our local heritage. The program is part funded by the NSW Department of Premier and Cabinet (Heritage NSW) to a maximum of \$5,500 to be matched at a rate of \$2 from Council for each \$1 from Heritage NSW. Council allows for a greater contribution than the 2 for 1 formula.

REPORT

Twelve (12) applications were submitted for the 2021/2022 round of Heritage Grants. The budget allows for a total of \$32,000 to be allocated to the Local Heritage Grant Program. Each grant amount has to be matched equally by the applicant.

Assessment

The grant applications were assessed by both Council's Heritage Advisor and Council's Landscape & Heritage Planner against the following State Heritage Office grant criteria:

- Technical and financial ability to complete the project by Monday 25 April 2022
- The degree to which the applicant is financially contributing to the project
- Projects that clearly complement broader conservation objectives, e.g. projects which implement key findings of heritage studies or projects in designated heritage main streets or conservation areas
- Projects that would encourage the conservation of other heritage items
- Projects of heritage value to the community; commonly the item concerned will appear on heritage lists: e.g. the restoration of an important local heritage building
- Projects that are highly visible to the public, e.g. the replacement of a verandah to a building in a main street location
- Projects that have high public accessibility, e.g. a local museum, church or a private home that is open to the public several times a year
- Projects that are in an area which has received little or no funding
- Projects involving aspects of heritage that have received little or no funding e.g. historic gardens
- Projects subject to conservation controls where the owner is able to show hardship arising from conservation work required to the item
- Urgent projects to avert threat to a heritage item
- Owners with outstanding council rates are ineligible to receive grant funding – Note: All properties receiving funding are up-to-date with their rates

Each application is assessed against the above criteria and given a score out of 135. The result is a score that ranks the applications in priority order (Refer to Table 1).

The individual applications contain commercial information of a confidential nature and therefore have not been attached.

A condition for all applications for painting is that the colour scheme be agreed with Council prior to commencement.

Table 1 – Application Summary, Scoring, Recommended Grant and Conditions

Application	Location	Proposal	Cost	Criteria score	Rec. Grant Amount	Condition
1/2021-2022	105 Clifford St	Painting	\$25,950	70/135 = 4 th	\$2,500	Applicant to agree colour scheme with Council prior to start of work
2/2021-2022	230 Bourke St	Verandah repairs	\$3,389	72/135 3 rd	\$1,700	Exterior grade timber to be used
3/2021-2022	51 Addison St	Re-roof	\$33,445	59/135 6 th	\$2,500	No specific conditions
4/2021-2022	Mortis Street Cemetery	Grave conservation	\$11,000	95/135 = 1 st	\$3,000	Applicant to agree conservation method with Council prior to start of work
5/2021-2022	16 Lorne Street	Painting	\$13,600	70/135 = 4 th	\$2,500	Applicant to agree colour scheme with Council prior to start of work
6/2021-2022	40 Wollondilly Ave	Painting & wall repairs	\$3,600	70/135 = 4 th	\$2,500	Applicant to agree colour scheme with Council prior to start of work
7/2021-2022	20 Australia St	Replace windows & wall cladding	\$21,363	61/135 5 th	\$2,500	Use timber windows & wall cladding
8/2021-2022	172 Cowper St	Stabilise footings	\$5,060	54/135 = 7 th	\$2,500	No specific conditions
9/2021-2022	101 Lagoon St	Painting	\$18,150	95/135 = 1 st	\$4,800	Applicant to agree colour scheme with Council prior to start of work
10/2021-2022	446 Auburn St	Repoint brickwork, stone repairs & painting	\$9,735	70/135 = 4 th	\$2,500	Applicant to agree colour scheme with Council prior to start of work
11/2021-2022	93 Bourke St	Repair chimneys	\$4,950	54/135 = 7 th	\$2,500	No specific conditions
12/2021-2022	81 Goldsmith St	Partially re-sheet roof & paint roof	\$16,090	80/135 2 nd	\$2,500	No specific conditions
		Total	\$166,332		\$32,000	

Recommendation and Conclusion

In conclusion, the total project value of the twelve (12) projects recommended for funding is \$166,332. The total recommended grant funding is \$32,000.

All applications have been recommended for grant funding as specified in Table 1 above.

Heritage Grants

1. 105 Clifford Street

Painting (Heritage Conservation Area)



- Value of work \$25,950
- Score 70/135
- Grant proposed \$2,500
- Appropriate colours have been proposed

2. 230 Bourke Street

Repairs to Verandah (Heritage Conservation Area)



- Value of work \$3,389
- Score 72/135
- Grant proposed – \$1,700
- Condition – use exterior grade timber

3. 51 Addison Street

Re-Roof (Heritage Conservation Area)



- Value of work \$33,445
- Score 59/135
- Grant proposed \$2,500

4. Mortis Street Cemetery

Graves Conservation (Heritage Item)



- Value of work \$11,000
- Score 95/135
- Grant proposed \$3,500
- McCallum family graves
- Condition – method of conservation to be agreed with heritage adviser prior to starting work

5. 16 Lorne Street

Painting (Heritage Item)



- Value of work \$13,600
- Score 70/135
- Grant proposed \$2,500
- Condition: colour scheme to be approved by Council prior to start of work

6. 40 Wollondilly Avenue

Wall Repairs & Paint (Heritage Item)



- Value of work \$3,600
- Score 70/135
- Grant proposed \$1,800
- Condition: colour scheme to be approved by Council prior to start of work

7. 20 Australia Street

Replace Windows & Wall Cladding (Heritage Item)



- Value of work \$21,363
- Score 61/135
- Grant proposed \$2,500
- Condition: Use timber framed windows & timber wall cladding as recommended by heritage adviser

8. 172 Cowper Street

Stabilise Footings (Heritage Item)



- Value of work \$5,060
- Score 54/135
- Grant proposed \$2,500

9. 101 Lagoon Street

Painting (Heritage Item)



- Value of work \$18,150
- Score 95/135
- Grant proposed \$5,000
- Condition: colour scheme to be agreed with Council prior to start of work

10. 446 Auburn Street

Paint front, Re-point Brickwork & Stone Repairs (Heritage Conservation Area)



- Value of work \$9,735
- Score 70/135
- Grant proposed \$2,500
- Condition: colour scheme to be agreed with Council prior to start of work

11. 93 Bourke Street

Repair & Paint Chimneys (Heritage Conservation Area)



- Value of work \$4,950
- Score 54/135
- Grant proposed \$2,500

12. 81 Goldsmith Street

Paint & Partially Replace Roof (Heritage Item)



- Value of work \$16,090
- Score 80/135
- Grant proposed \$2,500
- Where roofing is to be replaced use galvanised iron roof materials
- NB this application was received a week after the closing date as the applicant used last year's application form that had a different closing date.

15.7 2021/2022 GOULBURN CENTRAL BUSINESS DISTRICT GRANTS

Author: Landscape & Heritage Planner
 Director Planning & Environment

Authoriser: Warwick Bennett, General Manager

Attachments: 1. CBD Grants - Overview of Successful Applications  

Link to Community Strategic Plan:	EN4 – Maintain a balance between growth, development and environmental protection through sensible planning
Cost to Council:	Funds for Council’s CBD Grants program have been included in Council’s adopted budget. \$25,000 is available for CBD grants.
Use of Reserve Funds:	NIL. Heritage grants are in Council’s adopted budget.

RECOMMENDATION

That:

- The report from the Landscape & Heritage Planner on the 2021/2022 CBD Grants be received.
- The following grant applications be offered funding in the amounts and conditions as shown:

Application	Location	Grant to be offered	Condition
1/2021-2022	322-326 Auburn Street	\$8,200	Colour scheme to be agreed with Council prior to start of work
2/2021-2022	19 Market Street	\$5,000	Colours to be as used elsewhere on the building
3/2021-2022	324 Sloane Street	\$2,310	The work is to include blocking the entry of birds to the roof space
4/2021-2022	268 Auburn Street	\$1,785	Colour scheme to be agreed with Council prior to start of work
5/2021-2022	160 Sloane Street	\$1,100	N/A
6/2021-2022	172 Sloane Street	\$3,275	Colour scheme to be agreed with Council prior to start of work

- The unexpended grant funds be held and offered to an appropriate CBD project and that the selected project be approved by the General Manager.

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 has included funds in the budget for a grant scheme to encourage owners of buildings in the CBD to improve the appearance of their properties. An amount of \$25,000 grant funding is available for 2021-2022.

REPORT

Council targeted CBD businesses with grants to assist property owners, in particular focussing on achieving sympathetic and appropriate colour schemes and advertising signage. Subsequently Six (6) applications for CBD properties were received.

Assessment

Council staff assessed the applications against the following pre-determined criteria:

- Technical and financial ability to complete the project by Friday 30 May 2022
- The degree to which the applicant is financially contributing to the project
- Projects that clearly complement broader conservation objectives, e.g. projects which implement key findings of heritage studies
- Projects that are highly visible to the public, e.g. the replacement of a verandah
- Urgent projects to avert threat to a heritage item
- Owners with outstanding council rates are ineligible to receive grant funding

Compared to the Local Heritage Grant Scheme, the CBD Grant Scheme is funded completely by Council, therefore offering more flexibility in terms of the criteria and the manner in which the funds can be distributed.

The properties targeted within the CBD are all located within the Heritage Conservation Area. Whilst contribution to the heritage character of the area was a consideration for assessment, other criteria were also applied to the assessment such as buildings of high visibility and public access, therefore properties may not be all individually heritage listed but may be worthy due to streetscape exposure and CBD enhancement potential, which was ultimately one of the primary reasons Council committed to funding this scheme.

The individual applications contain commercial information of a confidential nature and therefore have not been attached.

Accordingly, the projects have been assessed, with the recommendations provided in the assessment table below.

Assessment Table

Application	Location	Proposal	Cost	Rec. Grant Amount	Condition
1/2021-2022	322-326 Auburn St	Paint	\$16,402	\$8,200	Colour scheme to be agreed with Council prior to start of work
2/2021-2022	19 Market St	Paint rear of building	\$10,000	\$5,000	Colours to be as used elsewhere on the building
3/2021-2022	324 Sloane St	Clean roof space	\$4,620	\$2,310	The work is to include blocking the entry of birds to the roof space
4/2021-2022	268 Auburn St	Paint	\$3,570	\$1,785	Colour scheme to be agreed with Council prior to start of work
5/2021-2022	160 Sloane St	Replace gutter	\$2,200	\$1,100	N/A
6/2021-2022	172 Sloane St	Paint	\$6,541	\$3,275	Colour scheme to be

					agreed with Council prior to start of work
		Totals	\$43,333	\$21,670	

The total value of the recommended projects is \$43,333. This grant amount results in half the value of the work being offered to the applicants.

The total grant funding available is \$25,000 and the total amount of grants recommended is \$21,670. This leaves an amount of \$3,330 unexpended.

Options for the use of the unexpended funds include:

1. Target a worthy CBD property;
2. Distribute the money proportionately between the CBD applications; or
3. Add the amount to the Heritage Grant fund & distribute appropriately.

It is recommended that this money be held and offered to an appropriate CBD project and that the selected project be approved by the General Manager.

Conclusion and Recommendations

In conclusion, the total project value of the six (6) projects recommended for funding is \$43,333. The total recommended grant funding is \$21,670. All applications have been recommended for grant funding as specified in Table 1 above.

It is recommended that the unexpended grant funds be held and offered to an appropriate CBD project and that the selected project be approved by the General Manager.

CBD Applications

1. 322 – 326 Auburn Street

Paint (Heritage Item)



- Value of work \$16,402
- Grant proposed \$8,200
- Prominent corner building
- Condition: agree colour scheme with Council prior to starting work

2. 19 Market Street

Paint Rear (Heritage Item)



- Value of work \$10,000
- Grant proposed \$5,000
- Colours will match those already used at the front of the building
- Note: this application was made in both the heritage and CBD grant schemes. It has been assessed under the CBD scheme to free up heritage grant funds

3. 324 Sloane Street

Clean Roof Space (Heritage Item)



- Value of work \$4,620
- Grant proposed \$2,310
- While the work proposed won't be seen from the street it will help to preserve the prominent corner building
> Assessment criteria - urgent projects to avert threat to a heritage item
- Condition: the work is to include blocking the entry of birds into the roof space

4. 268 Auburn Street

Paint (Heritage Conservation Area)



- Value of work \$3,570
- Grant proposed \$1,785
- An acceptable colour scheme has been proposed

5. 160 Sloane Street

Replace Gutter (Heritage Conservation Area)



- Value of work \$2,200
- Grant proposed \$1,100
- Mandelson's Hotel c1840

6. 172 Sloane Street

Paint (Heritage Item)













- Value of work \$6,550
- Grant proposed \$3,275
- Condition: colours to be agreed with Council prior to start of work
- Note: this application was made under the heritage grant scheme and has been moved to the CBD scheme to free up heritage grant funds

15.8 DRAFT GOULBURN HISTORIC WATERWORKS & MARSDEN WEIR PARK PLAN OF MANAGEMENT

Author: Business Manager Property & Community Services
 Director Corporate & Community Services

Authoriser: Warwick Bennett, General Manager

- Attachments:**
1. Draft Goulburn Historic Waterworks & Marsden Weir Park Plan of Management (separately enclosed) 
 2. Summary of Submissions & Responses (separately enclosed) 
 3. Public Hearing Report - Categorisation of Community Land (separately enclosed) 
 4. Taylor Redacted Submission (separately enclosed) 
 5. Mulquiney Redacted Submission (separately enclosed) 
 6. GMC Submission (J Salway) (separately enclosed) 
 7. NSW GNB Advice (separately enclosed) 
 8. HNSW Submission (separately enclosed) 
 9. MACI Submission (separately enclosed) 
 10. Pejar LALC Submission (separately enclosed) 

Link to Community Strategic Plan:	CO2 - Encourage and facilitate active and creative participation in community life. CO3 - Foster and encourage positive social behaviours to maintain safe, healthy and connected community. CO4 - Recognise and celebrate our diverse cultural identities and protect and maintain our community's natural and built cultural heritage.
Cost to Council:	Provision has been made in the Marketing, Events & Culture budget for the preparation of this Plan of Management.
Use of Reserve Funds:	Nil.

RECOMMENDATION

That:

1. The report from the Business Manager Property & Community Services on the draft Goulburn Historic Waterworks & Marsden Weir Park Plan of Management be received.
2. Council write to all parties that lodged a submission thanking them for their interest and contributions to this draft Plan of Management.
3. Council adopts the draft Goulburn Historic Waterworks & Marsden Weir Park Plan of Management with the amendments as listed in attachment 2.
4. A copy of the Goulburn Historic Waterworks & Marsden Weir Park Plan of Management be forwarded to the Minister for Local Government for information.

BACKGROUND

An amended draft Goulburn Historic Waterworks & Marsden Weir Park Plan of Management (PoM) has been prepared for Council's approval. This report provides a summary of activities associated with the preparation of this PoM.

REPORT

Council in Minute 2021/202 resolved that:

1. *The report from the Business Manager Property & Community Services on the draft Marsden Weir Park & Goulburn Historic Waterworks Plan of Management be received.*
2. *Endorse the Goulburn Historic Waterworks & Marsden Weir Park community land into the categories of Cultural Significance, Park, Natural Area – Bushland, Escarpment and Water Course, in accordance with s36 (4) of the Local Government Act 1993.*
3. *Endorse the draft Marsden Weir Park & Goulburn Historic Waterworks Plan of Management in accordance with Section 36 of the Local Government Act 1993.*
4. *Endorse the Flora Survey and Management Strategies for Remnant Werriwa Cool Temperate Grassy Woodland in the South Eastern Highlands and South Eastern Corner Bioregions at the Goulburn Historic Waterworks (Biodiversity Condition Report), prepared in support of the draft plan of management.*
5. *Submit the draft plan of management to the following organisations for comment;*
 - *Heritage NSW*
 - *NSW Aboriginal Land Council*
 - *Pejar Local Aboriginal Land Council and;*
 - *Mulwaree Aboriginal Community Inc.*
6. *Place the draft Marsden Weir Park & Goulburn Historic Waterworks Plan of Management on public exhibition for 42 days with all submissions reported back to Council and;*
7. *Arrange a public hearing in accordance with Section 40A of the Local Government Act 1993 while the draft plan of management is on exhibition for the purpose of considering the Community Land categories of Cultural Significance, Park, Natural Area – Bushland, Escarpment and Water Course.*

Following this resolution the draft PoM was distributed to:

- Heritage NSW;
- NSW Aboriginal Land Council;
- Pejar Local Aboriginal Land Council;
- Mulwaree Aboriginal Community Inc.

and placed on exhibition from 26 May 2021 to 8 July 2021 in the Council Chambers foyer; Goulburn Library, Goulburn Historic Waterworks and on Council's website with written submissions received up to 23 July 2021.

Having regard to comments made by different representatives at the public hearing on 9 June 2021 and other comments received from interested parties in the written submissions, it was concluded that the name of the PoM should be amended to reflect the importance of the Goulburn Historic Waterworks to its stakeholders and the wider community. Consequently the name of this PoM title has been changed to '*Goulburn Historic Waterworks & Marsden Weir Park Plan of Management*'.

Written Submissions

Five written submissions were received before the closing date (refer attached). The Pejar Local Aboriginal Land Council (Pejar LALC) claimed to have not received the draft PoM until after 2 August 2021. Their comments were however received via follow up emails and in phone conversations after the closing date.

A 'Summary of Submissions and Responses' is attached to this report along with copies of the submissions that include;

- Stakeholders whose details have been redacted;

- Julianne Salway, Museums Officer GMC;
- Department of Premier & Cabinet – Heritage NSW;
- Mulwaree Aboriginal Community Inc. and;
- Comments from the Pejar LALC received in phone conversations and follow-up emails

Also attached to this report is a reply from the NSW Geographical Names Board (NSW GNB) identifying the land as Marsden Weir Park, distinct from Goulburn Rotary Park and identifying Goulburn Historic Waterworks as a point of interest within the Marsden Weir Park.

Public Hearing

The public hearing into the categorisation of the community land of Goulburn Historic Waterworks and Marsden Weir Park was conducted on 9 June 2021 in the Council Chambers. Council staff provided a PowerPoint presentation to outline the purpose of categorisation of community land which was followed by 'Questions and Answers', independently moderated and minutes taken by CGM Planning and Development Limited (CGM).

CGM provided a comprehensive report of the public hearing which was exhibited in the Council Chambers foyer; Goulburn Library, Goulburn Historic Waterworks and on Council's website.

12 people registered as attendees at the public hearing including staff, Councillors and external stakeholders.

A copy of the CGM Public Hearing Report is attached and an extract of the comments and responses is provided at the end of this report.

Council's Contract Property Coordinator – Denise Fors has been diligent in her research in preparing the draft Goulburn Historic Waterworks & Marsden Weir Park Plan of Management and is to be congratulated for her outstanding work. The following Council staff are also acknowledged for their contributions to this project;

- Sarah Ruberto – Business Manager Marketing, Events & Culture
- Kate Wooll – Business Manager Strategic Planning
- Brian Faulkner – Environment & Biodiversity Assessment Officer and;
- Michael Dillon – GIS Administrator

Summary of Submissions & Responses

Responses to the submissions will provide notes to Council on amendments to this draft PoM that have been effected, as well as the change to the document title.

The stakeholders, internal and external, who took the time and trouble to attend the public hearing and/or provide written submissions is a testament of their passion and investment in the community assets of the Goulburn Mulwaree area. Denise and I express our gratitude for their commitment.

Correspondence from Heritage NSW was most welcome, providing background and current legislative guidelines.

Remarks from the Pejar Local Aboriginal Land Council and Mulwaree Aboriginal Community Inc. were in part complimentary and in part contrary. Both party's submissions have been heeded with Aboriginal History being amended to reflect that accepted in the 'Heritage Review'. However where advice was contrary, the Pejar LALC recommendations were weighted, as the endorsed reference source for local Aboriginal culture and heritage.

A table summarising each of the submissions and responses to these submissions is attached to this report for information.

The table on the following pages is an extract from the CGM Public Hearing Report Goulburn Historic Waterworks and Marsden Weir Park Plan of Management of the comments recorded at the public hearing into categorisation of community Land conducted at the Council Chambers on 9 June 2021.

Responses to comments heard at the Public hearing into categorisation of community land in the draft Goulburn Historic Waterworks and Marsden Weir Park PoM were extracted from the CGM report.

Question	Answer
<p>1. What is the extent of Marsden Park Weir as opposed to the Historic Goulburn Waterworks?</p>	<p>Marsden Weir Park includes the Historic Goulburn Waterworks within the park boundaries. The draft PoM boundary has been drawn up without showing the specific extent of these two areas.</p> <p>The Goulburn Waterworks is an item of local and State Heritage and identified on RNE as being of National interest and has a Conservation Plan for it.</p> <p>Council invited the attendee to make a submission if they wished a boundary to be defined between the two areas.</p>
<p>2. Why is the land (a small triangular portion immediately NNW of the western corner of the park category) marked as watercourse? The Historical Waterworks Volunteer attendees indicated it was mown and used for events and stated it was not always possible to mow due to water inundation or saturation.</p>	<p>Council stated that the land is categorised as watercourse as it fits the description of the land in the Local Government (General) Regulation 2005.</p> <p>Council described the land as being a small geographically depressed and wet area of riverine land.</p>
<p>3. Who is responsible for the watercourse land management? The weir stretches from the entry gate to the historic waterworks and beyond. Council mows in the area shown as purple (watercourse) and could be park</p>	<p>Discussion followed including clarification of what is a watercourse category in relation to the legislative guidance for assigning categories and what it means in terms of managing the land.</p> <p>It was acknowledged that since new homes adjoining the Marsden Weir Park were built the land owners mow down to the watercourse (in the area shown as watercourse on the category map). It was stated that the land used to be fenced off but is no longer fenced.</p> <p>There were differences of opinion on the current state of the area shown as watercourse with some stating that although the land area was damp, were no reeds and in drier periods it was grassy with bits of stone.</p>
<p>4. If it is a riparian zone or watercourse should it be left as it is, i.e. become natural?</p>	<p>Council confirmed that it would currently be the case.</p> <p>Discussion followed on option of removing the purple watercourse category and replacing it with a park category. The Chair confirmed that it was possible to have access, bridges and boardwalks within a natural area such as watercourse category and it was not necessary to make it a park to continue to use it for passive recreation.</p> <p>Council confirmed that the extent of the riparian zone included all hatched land shown on the map running the length of the River.</p> <p>Some attendees raised the issue of allowing the marked watercourse area to become untended and infested with weeds, snakes etc. and the requirement this would place on Council to manage it as a natural area.</p> <p>An attendee stated a desire to see categories assigned to the land that do not affect what the community wants to do on the land.</p>

Question	Answer
<p>5. What is the small parcel of uncoloured land between the Wollondilly River and the mapped categories?</p>	<p>Council confirmed that this was Crown land and could well be underwater at different times as the location of the river and its banks change over time and subject to water flows and flooding.</p>
<p>6. Why is there no reference to the walking track as a facility in the presentation table at Lot 4 that sets out uses, facilities, etc. by Lot and DP?</p>	<p>Council acknowledged that the walkway can be referenced in the PoM.</p> <p>Council recognised the need to better detail facilities and infrastructure and in addition to the walking track, it was advised that a new toilet block and car parking was part of the land and needed to be included. This was in relation to a particular parcel of land which was stated by Council as possibly having been once a NSW Public Works title but in recent years had reverted back to the original private land owner in the early 1900's.</p>
<p>7. A lot of people use the current walkway and access is provided from a number of points providing 24 hour pedestrian access. Could a new access way to the river and foreshore be formalised for the reserves?</p>	<p>Council confirmed that a new access way off Sanctuary Drive could be considered as an action in the PoM.</p>
<p>8. What can and cannot be done in each of the categories? What are the implications of the categories?</p>	<p>Council advised that the categories are not similar to land use zones but do set out how the land is to be managed and what performance criteria will measure success.</p> <p>Discussion followed on types of categories and what they mean using the legislation core objectives and regulation guidelines for category assignment.</p>
<p>9. Where is the Aboriginal women's place referred to in the draft PoM?</p>	<p>Council advised that NPWS said that Council cannot nominate where it is on the land.</p> <p>It was acknowledged that the site is significant for Goulburn for both its European and Aboriginal heritage and that it is especially important to the Gundangurra & Ngannawal people and the songlines of the river.</p> <p>It was stated by attendees that there is little recognition of Aboriginal people in Goulburn and the site makes for a good place to celebrate both with interpretation materials, events and projects such a native food gardens.</p>
<p>10. If the area of cultural significance were extended to the River would this help capture Aboriginal cultural heritage?</p>	<p>Discussion followed on the implications of extending the mapped area of cultural significance to the River. There was general agreement by attendees that increased references to Aboriginal cultural significance could be added to the reserve which at the moment only references European cultural heritage.</p> <p>There was discussion about how to define the significance or apply the category.</p> <p>It was noted that a signage program was occurring along the River identifying points of interest including Aboriginal history but had not yet reached this point.</p> <p>The Chair pointed out that the LG Act makes clear the processes needed for Council to resolve to declare an area of Cultural Significance which includes discussions with the local Aboriginal community.</p> <p>Council advised that it had resolved on 23 March 2021 to speak with the Aboriginal Land Council and Heritage NSW. That consultation has commenced.</p>

	<p>Council advised it was actively encouraging the two groups (Mulwaree Aboriginal Community and Pejar Local Aboriginal Land Council) to put in submissions.</p> <p>Chair advised that Council essentially has two options to consider, other than no action:</p> <ul style="list-style-type: none"> • update the draft PoM to include a range of management activities and actions suitable for the Aboriginal community; or • delay the PoM to engage more closely prior to declaring the land to be an area of Aboriginal cultural significance.
<p>11. Who does the Aboriginal community contact to consult on best way forward?</p>	<p>In the first instance, Denise Fors, Property Co-ordinator at Council.</p> <p>It was acknowledged that Aboriginal heritage in the area is complicated but the Aboriginal community wish to explore their heritage and put it on the agenda. The idea of a bush tucker garden was raised as well as recognition of Aboriginal history. There was an expressed desire by some attendees to be more involved with managing and using the land and for an area of Aboriginal cultural significance to be attached to it.</p>
<p>12. Aboriginal community want to understand the implications of making a submission.</p>	<p>Leggett Park, Goulburn was identified as an example of a place where NADIOC week is celebrated and a mural added to the wall. Council stated that the draft PoM is a strategic document, it is about what can and cannot occur on public land, acknowledged the land has significance to both Aboriginal and non-aboriginal people and both could celebrate the place together.</p> <p>There was general agreement that Aboriginal community feedback is encouraged and will promote a better understanding of people and place.</p> <p>The Chair advised that a change to the categories will require another Public Hearing.</p>
<p>13. Is there an existing PoM for the land?</p>	<p>No, this is the first plan for the land.</p> <p>It was clarified that the plan was not a detailed master plan but a broader strategic community plan that needs to be in place (required under the LG Act).</p>

15.9 ACQUISITION OF CROWN LAND FOR NEW TOWRANG BRIDGE ROAD APPROACHES

Author: Business Manager Property & Community Services
 Director Corporate & Community Services

Authoriser: Warwick Bennett, General Manager

Attachments: 1. Plan of Proposed Land Acquisition Under Roads Act 1993  

Link to Community Strategic Plan:	IN4.2 – Upgrade communities facilities to improve service provision. IN3 Maintain and improve road infrastructure and connectivity
Cost to Council:	<p>\$581 - DPIE - Crown Lands Application fees</p> <p>\$7,000 - Payable to Just Terms Compensation unit of Property NSW Valuation Services for management and administration fees associated with this compulsory acquisition.</p> <p>Compensation payable to DPIE – Crown Lands. The amount of compensation is determined by the Valuer General under the Land Acquisition (Just Terms Compensation) Act 1991. The Just Terms Compensation unit of Property NSW Valuation Services manages the compulsory acquisition process on behalf of the Valuer General.</p> <p>\$250 - Government Gazette publication fees</p> <p>Additional costs include preparation and registration of the Plan of Proposed Acquisition with NSW Land Registry Services.</p> <p>All of the expenses above will form part of the GPAC project costs.</p>
Use of Reserve Funds:	Nil

RECOMMENDATION

That;

1. The report from the Business Manager Property & Community Services on acquisition of Crown Land for the new Towrang Bridge road approaches be received.
2. An application be made to the Minister for Local Government and the Governor of NSW for Council to compulsory acquire a combined area of approximately 2,596.7m² of Crown Land off Towrang Road, Towrang (Lot 7300 in DP1139736 and Lot 293 DP 1157650) for construction of the new Towrang Bridge road approaches.
3. Council meets all costs associated with;
 - Surveying fees and NSW Land Registry Services fees
 - DPIE – Crown Lands Application fees + compensation payable (when determined)
 - Publication of acquisition in the NSW Government Gazette
 - Just Terms Compensation unit of Property NSW Valuation Services for management and administration fees associated with this compulsory acquisition.
4. The General Manager sign all documentation necessary to complete the acquisition of this Crown Land as Council’s authorised delegate under Section 377 of the *Local Government Act 1993*.

BACKGROUND

Council has obtained a Licence from DPIE – Crown Lands in connection with construction of the new Towrang Road Bridge and the need to acquire parcels of Crown Land off Towrang Road to construct new approach roads to the bridge. This report summarises actions required to compulsorily acquire this Crown Land.

REPORT

Preparations have commenced to compulsorily acquire approximately 2,596.7m² of Crown Land off Towrang Road, Towrang for construction of the new road approaches on the southern side of the proposed new Towrang bridge.

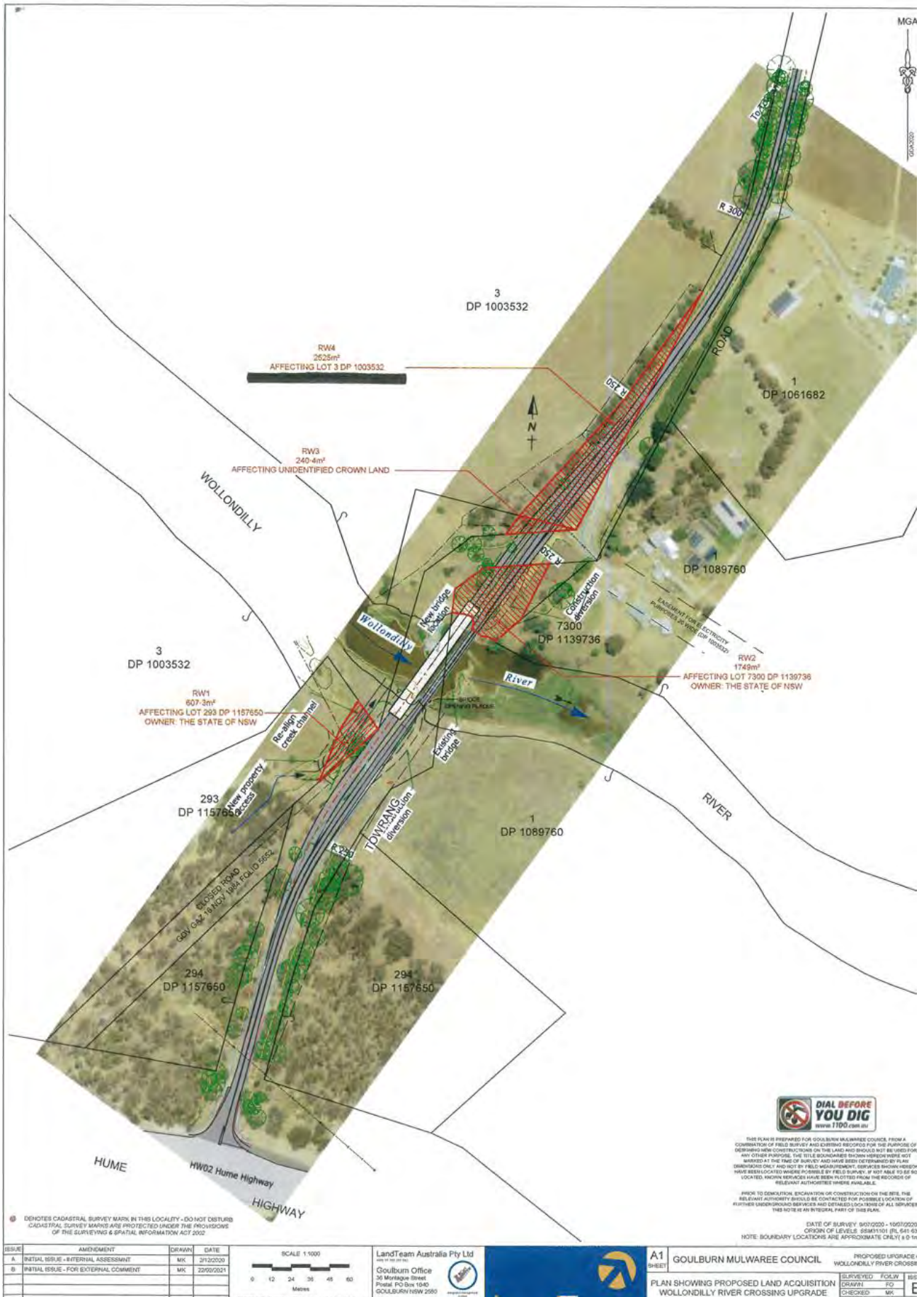
The new bridge will be 4.5m higher than the existing one lane bridge. The existing bridge gets flooded 2 to 3 times a year which disconnects the people living in Towrang from the rest of Goulburn for a couple of days. The new bridge will minimise these delays and also have 2 lanes to provide improved safety for commuters.

Crown Land must be acquired through a compulsory process by agreement in accordance with the procedures set out in the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)*. Attached is a copy of the draft Plan of Proposed Acquisition showing the privately owned land and the parcels of Crown Land required to construct the new road approaches.

Negotiations have concluded with the private land owner on the northern side of the proposed new bridge with the acceptance of \$4,000 in compensation based on a valuation report commissioned under the *Land Acquisition (Just Terms Compensation) Act 1991*. The Plan of Subdivision dedicating this land as Road Widening has been registered and the agreed amount of compensation has been paid.

All costs associated with these compulsory land acquisitions, including payment of compensation to the private land owner and DPIE – Crown Lands, will be met by Council as part of the New Towrang Bridge budget. All costs associated with preparing the Plan of Subdivision relating to the private land owner and the Plan of Proposed Land Acquisition under the *Roads Act 1993* will also be met by Council.

In order to progress the Crown Land acquisitions, Council must formally resolve that an application be made to the Minister for Local Government and the Governor to compulsorily acquire Crown Land, namely Part of Lot 7300 in DP1139736 and Lot 293 DP 1157650 to construct the new approach roads on the southern side of the new bridge having regard to s377(1)(h) of the *Local Government Act 1993*.



15.10 TENDER 2122T0002 - REUSE SCHEME IRRIGATION CONSTRUCTION

Author: Director Utilities

Authoriser: Warwick Bennett, General Manager

Attachments: 1. 2122T0002 Evaluation Report Reuse Scheme Irrigation Construction - Confidential

Link to Community Strategic Plan:	IN6 – Implement safe, accessible and efficient management and recycling options for general waste, green waste and sewage
Cost to Council:	The cost of this contract is \$3,818,094.61(incl. GST). This is funded in the current sewer budget and includes grant funding from the Building Better Regions Fund.
Use of Reserve Funds:	Sewer fund reserves have been used as part of the overall budget for the reuse scheme.

RECOMMENDATION

That

1. The report from the Director Utilities be received on Tender 2122T0002 - Reuse Scheme Irrigation Construction.
2. The Tender from Killard Infrastructure Pty Ltd is accepted for the Reuse Scheme Irrigation Construction Contract in accordance with the specification and documents for Tender 2122T0002. This acceptance is based on the lump sum price of \$3,747,875.89 (incl. GST) and a provisional sum of \$70,218.72 (incl. GST) which totals to the contract of \$3,818,094.61 for contract price.
3. The General Manager be given a delegated authority for variations up to 5% of the total contract price of \$3,818,094.61(incl. GST)

BACKGROUND

Tenders have been called for the Goulburn Reuse Scheme–Recycled Water Irrigation Construction contract which includes supply and installation of automatic irrigation systems at the parks and sporting fields included in stage one of the reuse scheme.

REPORT

Tenders were called for construction of the Reuse Scheme Irrigation Construction on 10 August 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 13 September 2021 and one submission was received from the following company:

Company	Address
Killard Infrastructure Pty Ltd	60 Robinson St Goulburn NSW 2580

The Tender Evaluation Panel was established and included;

- Mathew Jones (Chair) Business Manager Infrastructure
- Muji Nilar Infrastructure Engineer
- Kawsher Alam Projects Engineer
- Robert Hughes Business Manager Community Facilities

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

The final Evaluation Report is attached to this Council report.

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

Phase 1: Preliminary Evaluation (excluding Price)

The panel met to determine whether the tender was conforming to the mandatory submission requirements. For this evaluation the tender was assessed as a conforming tender.

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 25%
- Company Capability and Resourcing 25%
- Project Appreciation and Methodology 30%
- Local Business and Industry Participation 10%
- Management Systems 10%

Phase 3: Detailed Evaluation including consideration of Price

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

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

Phase 4: Final Evaluation

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

Ranking	Tenderer
1	Killard Infrastructure Pty Ltd

Following the completion of the tender evaluation process, The Panel recommends Killard Infrastructure Pty Ltd be nominated as the preferred tenderer in accordance with the documentation for 2122T0002. This recommendation is based on the submitted lump sum price being consistent with the estimated price for these works and the non-price submission satisfying all the requirements of the design and specification.

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.

15.11 VP259871 WOLLONDILLY WALKING TRACK CEMETERY ST PHASE 2

Author: Project Engineer - Operations
 Director Operations

Authoriser: Warwick Bennett, General Manager

Attachments: 1. VP259871 RFQ Evaluation Report - Confidential
 2. WWT Cemetery Street Phasing Plan [↓](#) 

Link to Community Strategic Plan:	IN4.2 Upgrade facilities to improve service provision
Cost to Council:	The available budget for this stage of the project is \$ 830,000 excl. GST. Works are fully funded by NSW Government under the Bushfire Local Economic Recovery Fund (BLER). A maximum total amount of \$ 2,000,000 excl. GST is allocated for this project. The cost for Phase 2 is \$ 607,978 excl. GST and therefore, within the available budget.
Use of Reserve Funds:	Nil

RECOMMENDATION

That:

1. The report from the Project Engineer Operations on VP259871 Wollondilly Walking Track Cemetery Street Phase 2 be received.
2. The quote from Denrith Pty Ltd be accepted for \$607,978 excl. GST in accordance with the RFQ documents) for the continued development of the Wollondilly Walking Track from Cemetery Street to Joseph’s gate subdivision.
3. The General Manager is authorised to approve variations of up to ten (10) percent of the contract amount being \$60,797 (excl. GST)

BACKGROUND

Council received grant funding through the Bushfire Local Economic Recovery Fund (BLER) for the continued development of the Wollondilly Walking Track, Cemetery Street. The scope of works is to construct a 2.5m wide concrete shared path from Cemetery Street to Joseph’s gate subdivision, a total length of 2.6km. This will be delivered in three Phases.

Quotes were called for the construction of the Wollondilly Walking Track Cemetery Street Phase 2 which comprises of 2.5m wide shared path from Joseph’s Gate to the old sewage aqueduct adjacent to Council’s wastewater facility.

Phase 1 comprised 480m long, 2.5m wide shared path on Cemetery Street to St Saviour’s Cemetery behind the Goulburn gaol and is now complete.

Phase 2 comprises approximately 1,800m of shared path from St Joseph’s Gate sub-division to the old aqua-duct (located behind the goal). This is the project that this report refers to under VP259871.

Phase 3 will be completed in early 2022 to connect both the Phases 1 and 2 and includes a new pedestrian crossing over the Wollondilly River.

REPORT

This report is to summarise quotes received for the construction of Wollondilly Walking Track Cemetery Street Phase 2 under VP259871 and recommend a successful tenderer to undertake the proposed works.

Request For Quotations (RFQ) were called for on 24 August, 2021 through VP259871 construction of Wollondilly Walking Track Cemetery Street Phase 2. RFQ documentation were sent to 3 approved Minor Civil Works Panel Members (Minor Civil Works Panel Tender No. 2021T0016).

The RFQ closed on 14th September, 2021 and submissions were received from the following companies:

Company	Address
Denrith Pty Ltd	17090 Hume Highway Goulburn, 2580 New South Wales. Australia
Form and Pour Constructions	1799 The Horsley Drive Horsley Park. 2175 New South Wales. Australia
Planet Civil Pty Ltd	6/178 Princes Highway Arncliffe, 2205 New South Wales. Australia

An evaluation panel established comprising of:

- Project Engineer Operations (Chair);
- Business Manager Projects; and
- Project Manager (Projects).

The evaluation process was carried out by the panel following the process as outlined in the Evaluation Plan. The Evaluation Plan was completed, reviewed and signed by all members of the Evaluation Panel and approved by authorised executive officers.

The final Evaluation Report is attached to this Council report as a confidential attachment due to the commercial in confidence nature of the information.

The panel met to determine whether the tenders were conforming to mandatory submission requirements. For this evaluation 3 tenders were deemed conforming. The panel then completed the detailed evaluation of all criteria in accordance with the following weightings:

- Company Capability and Resourcing 10 %
- Project Appreciation and Methodology 15 %
- Price 75%

The overall Value for Money was assessed and the overall ranking was determined to be:

Ranking	Tenderer
1	Denrith Pty Ltd
2	Form and Pour Constructions
3	Planet Civil Pty Ltd

Following the completion of the evaluation process the Evaluation Panel recommends Denrith Pty Ltd as the preferred contractor in accordance with the documentation for VP259871. This recommendation is based on Denrith Pty Ltd having the highest VFM ranking proponent at the completion of the evaluation process.




Denrith Pty Ltd have undertaken similar works for Council and they are considered suitable to carry out these works.

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.

27-September-2021



WWT- CEMETERY ST PHASE COLOUR SCHEME

- PHASE 1 
- PHASE 2 
- PHASE 3 



200 m

Scale = 7427.7

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.

15.12 DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS RETURN 2020-2021

Author: Business Manager Governance

Director Corporate & Community Services

Authoriser: Warwick Bennett, General Manager

Attachments: 1. Register of Disclosures by Councillors and Designated Persons Return 2020-2021.pdf  

Link to Community Strategic Plan:	CL.1.1 Actively promote sound governance practices and procedures within the organisation
Cost to Council:	Nil
Use of Reserve Funds:	Nil

RECOMMENDATION

That

1. The report from the Business Manager Governance on Disclosures by Councillors and Designated Persons Return 2020-2021 be received.
2. The Register of Disclosures by Councillors and Designated Persons Return 2020-2021, as tabled, be noted.

BACKGROUND

The purpose of the report is to table the Disclosure of Interests Return in accordance with Section 4.21 of the Model Code of Conduct for Local Councils in NSW (the Code).

REPORT

In accordance with section 4.21 of the Code, Councillors and designated persons must make and lodge a return in the form set out in Schedule 2 of the Code.

Section 4.8 of the Code identifies that the General Manager and other senior staff of Council are designated persons. Council may also identify a member of staff or a delegate or member of a Council committee to be considered a designated person.

Council has previously identified positions which are thought to fit within this definition. The occupants of those positions are considered designated persons in accordance with section 4.8 of the Code. The attachment lists the councillors and the positions identified as designated persons. Due to vacancies for the positions of Environmental Health & Compliance Officer and Senior Strategic Planner, and due to a mixture of work from home followed by an extended period of leave for the position of Business Manager Finance & Customer Service at the time of lodgement, returns have not been received for these designated persons.

The returns are considered open access information in accordance with the *Government Information (Public Access) Act 2009*. The returns are placed on a Register of Returns which is available for inspection and is tabled at the Council meeting in accordance with the requirements of section 4.26 of the Code.



Register of Disclosures by Councillor and Designated Persons Return - 2020/2021

Position	Directorate
Business Manager Finance	Corporate & Community Services
Business Manager Governance	Corporate & Community Services
Business Manager Innovation Technology	Corporate & Community Services
Business Manager Marketing Events & Culture	Corporate & Community Services
Business Manager Property & Community Services	Corporate & Community Services
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Councillor	Council
Business Manager Human Resources	Executive
Director Corporate & Community Services	Executive
Director Operations	Executive
Director Planning & Environment	Executive
Director Utilities	Executive
General Manager	Executive
Business Manager Community Facilities	Operations
Business Manager Design and Asset Management	Operations
Business Manager Projects	Operations
Business Manager Works	Operations
Assistant Building Surveyor	Planning & Environment
Assistant Development Assessment Officer	Planning & Environment
Building Surveyor	Planning & Environment
Building Surveyor	Planning & Environment
Business Manager Environment & Health	Planning & Environment
Business Manager Planning & Development	Planning & Environment
Business Manager Strategic Planning	Planning & Environment
Community Enforcement Officer	Planning & Environment
Development Assessment Officer	Planning & Environment
Development Assessment Officer (Temporary)	Planning & Environment
Environment & Biodiversity Assessment Officer	Planning & Environment
Environmental Health & Compliance Officer	Planning & Environment
Environmental Health Officer	Planning & Environment
Landscape and Heritage Planner	Planning & Environment
Regulatory Services Coordinator	Planning & Environment
Senior Development Assessment Officer	Planning & Environment
Senior Development Assessment Officer	Planning & Environment
Senior Development Assessment Officer	Planning & Environment
Senior Environmental Health and Building Surveyor	Planning & Environment
Senior Strategic Planner	Planning & Environment
Senior Strategic Planner	Planning & Environment
Team Leader Building Surveying	Planning & Environment
Team Leader Development Assessment	Planning & Environment
Business Manager Infrastructure	Utilities
Business Manager Waste & Recycling	Utilities
Business Manager Water Operations	Utilities

15.13 EXTERNAL MEETING MINUTES

Author: General Manager

Authoriser: Warwick Bennett, General Manager

- Attachments:**
1. **Boral Peppertree Quarry Community Consultative Committee Minutes 22 June 2021** [↓](#) 
 2. **Gunlake Community Consultative Committee Minutes 27 August 2021** [↓](#) 

Link to Community Strategic Plan:	CL3 – our Civic Leadership
Cost to Council:	There are no financial implications for this report
Use of Reserve Funds:	Nil

RECOMMENDATION

That the report from the General Manager on the following external Committee meeting minutes be received:

1. Boral Peppertree Quarry Community Consultative Committee held 22 June 2021.
2. Gunlake Community Consultative Committee held 27 August 2021.

REPORT

Please find attached the minutes from the:

1. Peppertree Quarry Community Consultative Committee held 22 June 2021.
2. Gunlake Community Consultative Committee held 27 August 2021.

These minutes are attached for your information and no Council decision is required other than noting the minutes.



PEPPERTREE COMMUNITY CONSULTATIVE COMMITTEE

Minutes

Meeting Date: 22nd June 2021

Location: Peppertree Quarry, Marulan South

CCC Member

Attendees: Gordon Kirkby (JBA Urban Planning – Independent Chairperson), Geoff Clark (representing Tallong Community Focus Group); Russell Montgomery (community representative);

Boral attendees: Sharon Makin, Kurt Bridges

Apologies: Scott Martin (representing Goulburn Mulwaree Council); Tino Foti (local business representative), Charles Mendel (community representative),

Distribution: As above; Department of Planning (Georgia.Dragicevic@planning.nsw.gov.au); Goulburn Mulwaree Council Administration (amy.croker@goulburn.nsw.gov.au)

Subject: June 2021 Meeting of Peppertree Quarry CCC

Item	Description
Welcome and Introduction	Gordon opened the meeting at 3.11 pm, welcomed all members.
Apologies	as above
Site Inspection	No inspection undertaken
Confirmation of minutes from previous meeting	The Committee accept that the minutes from last meeting were an accurate record of the meeting. Moved G Clark. 2 nd R Montgomery. All in favour
Business arising	nil
Correspondence IN and OUT	<p>Department of Planning and Environment Management plan updates and reviews Peppertree Annual Environment review issued in April and approved. Copies now to be distributed</p> <p>EPA nil</p> <p>Resource Regulator Hazardous goods audit – no issues of concern Electrical audit – improvement notices received to review procedures and signage</p> <p>Goulburn Mulwaree Council draft Biodiversity and landscape management plan issued for comment</p>



	<p>Biodiversity Conservation Department draft Biodiversity and landscape management plan issued for comment</p> <p>Geoff Clark weather data reviews – weather station monthly reviews</p>
<p>Progress of Operations to date</p>	<p>Safety Focus on working with respect and giving each other time and space around safety No Shared Zones – no people with vehicles and how to do work Dust monitoring has been undertaken now that the dust collectors are operating. Static monitors inside and outside buildings as well as personal monitoring.</p> <p>Overburden Pre works commenced.</p> <p>Pit Update Load and haul contract (Coastwide) has commenced in the pit to move rock from the drop cut to the in pit crusher</p> <p>Processing (STQ) production continuing. Performance review being undertaken on the dust collectors by the installation contractors to ensure they are performing as committed at the time of contract.</p> <p>People Pit supervisor role filled Recruitment of three operators, a laboratory technician and trainer/assessor underway Kurt has taken on the role of maintenance manager with an acting production manager in place</p>
<p>Environment incidents</p> <p>Complaints</p> <p>Air Quality</p>	<p>Environmental Incidents (September 2020 to November 2020)</p> <ul style="list-style-type: none"> > April - nil > May - nil > June - nil <p>Complaints</p> <ul style="list-style-type: none"> > April - nil > May - nil > June - nil <p>Air monitoring results were tabled for discussion. Results are available for dust deposition gauges and high volume air samplers, both total suspended particles (TSP), particulate matter less than 10 microns (PM10) and now PM2.5. Dust deposition gauges are all located on Boral land. Measured results are extrapolated to the boundary and therefore possible impacts to private property are identified. Results are modelled via a consultant using standard air modelling techniques.</p> <p>Dust Deposition Gauges - All results are below the criteria as per the approval</p>



Blasting	<p>PM10, Annual average in compliance at the boundary. Still higher than usual due to bushfire impacts earlier in the year. No samples over 24 hour criteria beyond the boundary. TSP in compliance. PM2.5 High Volume sampler is now in operation. Data on most occasions is below the criteria. Nature of the PM2.5 particles to be defined. Update required on the status of the changes to the weather station</p> <p>All blasts have complied with noise and vibration measurements requirements.</p>
Noise	<p>Quarterly Noise monitoring was conducted in March 2021. All in compliance. Next round of monitoring is the quarter of April, May, June 2021</p>
Surface water	<p>Surface water Quarterly monitoring round undertaken for the quarter of April to June 2021. Next sample round quarter of July to September 2021.</p> <p>No issue with water quality or supply over the last 3 months.</p> <p>Total Nitrogen for T1 and the main dam is below the trigger. Levels in Marulan south creek and U1 (upstream) were slightly above the trigger. Total dissolved solids were all below the guideline. Turbidity continued below the guideline with the exception of Marulan south creek pH is within trigger levels for all sites. Total phosphorus - All sample locations were below the guideline with the exception of U1, upstream and Marulan South creek Environmental Flow - 10% environmental flow required – in compliance.</p>
Ground water	<p>Groundwater samples - Monitoring conducted in April 2021. Results show no changes to the groundwater from previous monitoring rounds. Review of the existing wells was undertaken, and advice now provided on replacement wells and locations.</p> <p>An assessment and advice have been received regarding the trigger levels for groundwater management.</p>
Heritage	<p>Collation of Artefacts has been postponed for a short period due to the availability of the archaeologist Planning is progressing to return the artefacts to country by the end of the year NAIDOC week community workshops being developed Scar tree relocation being planned</p>
Rehabilitation	<p>Planning for rehabilitation works commencing in Spring is underway</p>
Stakeholder Engagement	<p>Planning for Marulan Spring festival underway Stakeholder engagement plan for 2022 is being prepared</p>
Plans for next three months	<p>Operations to continue</p>
General Business	<p>Marulan South Limestone (MSL) update</p>



	<p>No progress on the Draft conditions of consent</p> <p>Condition A25 Allows for the 1 CCC for both sites</p> <p>“With the approval of the Planning Secretary, the Applicant may combine the CCC required by this consent with any similar CCC required by a consent or approval for any adjoining mine or quarry subject to common, shared or related ownership or management.</p> <p>This will be discussed with the Peppertree CCC members once MSL have final approval and decide their approach.</p> <p>No progress on the formation of one CCC for both sites.</p>
Actions	<p>Nature of the PM2.5 particles to be defined</p> <p>Update required on the status of the changes to the weather station</p>
Next Meeting	15th September 2021
Meeting Close	5.00pm

DRAFT

**Minutes of Meeting of Gunlake Quarries Community Consultative Committee
held via ZOOM at 10.00am on 27 August 2021**

- 1) **Attendance:**
Don Elder (Chairman), Ron Switzer (CM), Ken Wray (CM), David Humphreys (CM), Scott Martin (GMC), Marie Pender (CM, alternate for David Blissett), Jackie Harding (CM), Tony Mulvihill (CM), Geoff Kettle (Gunlake), Andrew Wade (Gunlake), David Kelly (Gunlake), Ed O'Neil (Gunlake), Matthew O'Rourke (GMC)
- 2) **Apologies:** Angus Richmond (Gunlake), David Blissett (CM), Cheryl Bell (CM)
- 3) **Declaration of pecuniary or other interests:** Nil
- 4) **Minutes of meeting held on 21 May 2021** were confirmed.
- 5) **Business arising from the Minutes:**
 - a) Submission to RMS re speed limit.
 - b) Item 7(a) from Minutes of 21 May 2021. Chair commented that we have learnt from this and that statements made by members should be backed up and that members should ask any questions at that time and not after the event. No further action on the letters from Ron Switzer.
- 6) **Correspondence**
 - a) Letters (2) from David Blissett to Chairman regarding speed limit on haul routes. Chair to respond informing David of the CCC's motion of support for the reduction in speed limit to 80kmh, and that a recission motion will be required to change this.
 - b) Letter 10/06/2021 from Geoff Kettle to Chairman forwarding Land & Environment Court judgements. This had been forwarded to all CCC members.
 - c) Letter 30/5/2021 from Ron Switzer to the Chairman as to content of Minutes. Do we need to put names to peoples comments or questions in minutes.
RESOLVED that no reference to be made in minutes as to who made a comment or asked a question at the meeting, but that motions will require a proposer and seconder to be named.
 - i) David Kelly's objection to this motion was noted.
 - d) Letters(s) Dale White to Chairman 19/6/2021 and Chairman's responses as to observers at meetings. Chair to prepare a Code of Conduct setting out the terms for observers to attend the CCC meetings based on the DPIE guidelines.
 - e) Ken Wray letter to Chair of 01 March 2021 re drivers' induction not on Company website. Confirmation provided that it is.
- 7) **Company Report** (attached with the minutes).
 - a) Question about Gunlake COVID 19 protocols and regional drivers. Overview provided by company in response following NSW Government covid guidelines.

- b) Comment made in relation to numbers of truck drivers being disciplined by the Company.
- c) Comment made in regard to recent incident with school bus at quarry entrance. Company acknowledged the incident and stated that it has been in contact with the school principals and bus company to make sure no ongoing issues. Company is also proposing and fully funding some safety improvements at the intersection designed by ARRB and fully supported by Council. Awaiting final engineering plans and council approvals before installation.
- d) Question asked about driver behaviour/speed on transport route of Gunlake employees particularly at shift change and lunchtimes. Gunlake agreed to investigate and respond to CCC at next meeting.
- e) On the item "Social" in the Company Report, the meeting was advised that certain community groups were selected and interviewed by EMM. The various groups are to be advised by Geoff Kettle. The meeting was also advised that general members of the community could also participate in the interviews. It was noted that none of the Gunlake material offered this to the broader community nor had the interviews been openly advertised or otherwise expanded to specifically include potentially impacted community members (e.g. regular users of Brayton/Ambrose/Red Hills Roads) and property owners along the haul route.
- f) Two Community CCC members commented on the Company's support for the Marulan community and businesses, thanked it for this and wished the Company well in these difficult times. There was no discussion on these comments and no motion was moved.

8) General Business

- a) Committee members are to examine Drivers Conduct Rules and suggest any amendments &/or additions.

Next Meeting

The next meeting is to be held at 10.00am on Friday 26 November 2021 at the Marulan General Hall.

The meeting closed at 11-25am.

Confirmed

Chairman

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.