



**OUR VISION & VALUES** ONE TEAM DELIVERING WITH  
**PRIDE**  
Passion | Respect | Innovation | Dedication | Excellence  
**OUR MISSION** TO BE EASY TO DO BUSINESS WITH

# MINUTES

## Ordinary Council Meeting

**21 February 2023**



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**MINUTES OF GOULBURN MULWAREE COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBERS, CIVIC CENTRE, 184 - 194 BOURKE STREET,  
GOULBURN  
ON TUESDAY, 21 FEBRUARY 2023 AT 6PM**

**PRESENT:** Cr Peter Walker – Mayor, Cr Steven Ruddell – Deputy Mayor, Cr Andrew Banfield, Cr Carol James, Cr Bob Kirk, Cr Michael Prevedello, Cr Daniel Strickland, Cr Jason Shepherd, Cr Andy Wood

**IN ATTENDANCE:** Aaron Johansson (Chief Executive Officer), Brendan Hollands (Director Corporate and Community Services), Scott Martin (Director Planning and Environment), Marina Hollands (Director Utilities), George Angelis (Director Operations) & Amy Croker (Office Manager to Mayor and Chief Executive Officer).

**1 OPENING MEETING**

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

**2 ACKNOWLEDGEMENT OF COUNTRY**

Mayor Peter Walker made the following acknowledgement.

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

**3 COUNCILLORS DECLARATION AND/OR PRAYER**

The declaration was read by Cr Carol James.

**4 APOLOGIES**

Nil

**5 APPLICATIONS FOR A LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS**

**RESOLUTION 2023/19**

**Moved:** Cr Jason Shepherd

**Seconded:** Cr Andy Wood

**That Cr Michael Prevedello attends the Council Meeting via video link due to health reasons.**

**CARRIED**

**6 LATE ITEMS / URGENT BUSINESS**

Nil

## **7 DISCLOSURE OF INTERESTS**

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.

CR JASON SHEPHERD DECLARED A NON-PECUNIARY/PECUNIARY CONFLICT OF INTEREST IN ITEM 16.14 "COUNCILS OPERATIONAL UPDATE - JANUARY 2023" AS THE REPORT MENTIONS MARULAN QUARRY WHO HAVE ENGAGED HIS EMPLOYER GHD TO UNDERTAKE CONSULTANCY WORK FOR THEM. HOWEVER CR SHEPHERD IS NOT INVOLVED IN THE PROJECT AND THE MARULAN QUARRY IS NOT THE FOCUS OF THE REPORT. AS THE DISCLOSURE WAS NOT OF A SIGNIFICANT NATURE CR JASON SHEPHERD REMAINED IN THE MEETING WHILE DISCUSSION TOOK PLACE.

## **8 PRESENTATIONS**

Nil

## **9 PUBLIC FORUM**

Nil

## **10 CONFIRMATION OF MINUTES**

### **11.1 MINUTES OF THE EXTRAORDINARY MEETING OF COUNCIL HELD ON 31 JANUARY 2023**

#### **RESOLUTION 2023/20**

**Moved: Cr Steven Ruddell**

**Seconded:Cr Carol James**

**That the Council minutes from Tuesday 31 January 2023 and contained in Minutes Pages No 1 to 7 inclusive and in Minute Nos 2023/01 to 2023/09 inclusive be confirmed.**

**CARRIED**

### **11.2 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 7 FEBRUARY 2023**

#### **RESOLUTION 2023/21**

**Moved: Cr Steven Ruddell**

**Seconded:Cr Carol James**

**That the Council minutes from Tuesday 7 February 2023 and contained in Minutes Pages No 1 to 7 inclusive and in Minute Nos 2023/10 to 2023/18 inclusive be confirmed.**

**CARRIED**

## **11 MATTERS ARISING**

### **12.1 MATTERS ARISING FROM COUNCIL MEETING MINUTES FROM THE 31 JANUARY 2023 & 7 FEBRUARY 2023**

Nil

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

**RESOLUTION 2023/22**

Moved: Cr Andy Wood  
 Seconded: Cr Carol James

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

**CARRIED**

**12 MAYORAL MINUTE(S)**

Nil

**13 NOTICE OF MOTION(S)**

Nil

**14 NOTICE OF RESCISSION(S)**

Nil

**15 REPORTS TO COUNCIL FOR DETERMINATION**

**16.1 DA/0219/2223 - 2 LOT SUBDIVISION, 126 ADDISON STREET, GOULBURN**

**RESOLUTION 2023/23**

Moved: Cr Andrew Banfield  
 Seconded: Cr Steven Ruddell

That:

1. The staff assessment report for Development Application DA/0219/2223 for the proposed *Torrens title subdivision into two (2) lots* be received.
2. Consent be granted for DA/0219/2223 for a *Torrens title subdivision into two (2) lots* located at 126 Addison 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 a *Torrens title subdivision into two (2) lots* 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 plan prepared by Mitz Design			
DRAWING NO.	REV	TITLE OF PLAN OR DOCUMENT	DATE.

Page No. 02	-	Sub-Division Plan	14/04/2022
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*(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. **Documentation to be Kept on Site**

At all times, a complete set of all endorsed plans, specifications and any other documentation referenced by this Notice of Determination must be kept on 'site' and be readily available for perusal by any officer of 'Council' or the 'Principal Certifier' upon their request.

*(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance)*

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

5. **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 'the Regulation')*

6. **Subdivision Works Certificate Requirements**

Subdivision work in accordance with the Notice of Determination must not be commenced until a Subdivision Works 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)*

7. **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:** *Council's Development Engineer is to be contact for advice relating to the kerb alignment.*

*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.*

*All driveway vehicular access ways, crossovers and laybacks are to be a minimum 1000mm from any power or lighting pole, 750mm from any electrical pillar or kerb inlet pit lintel, and 2.5m from any street tree.*

*Any relocation of the lighting pole must be coordinated with and approved by Essential Energy and be subject to their requirements.*

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

## **SECTION C: TO THE SATISFACTION OF COUNCIL PRIOR TO ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

### **8. s.68 Local Government Act Requirements**

Prior to the issue of any Subdivision Works Certificate, an application under s.68 of the *Local Government Act 1993* must be made to, and an approval issued by, 'Council' for the following works:

- Sanitary/Sewerage and drainage.

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

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

### **9. s.306 Compliance Certificate**

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

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

*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)*

### **10. Hydraulic Engineering Plans**

The following Hydraulic Engineering plans, details and specifications must be prepared by a suitably qualified experienced professional Engineer or Person and be submitted to 'Council' for approval prior to issue of any Subdivision Works Certificate, s.68 approval under the *Local Government Act 1993*, or s.306 Compliance Certificate:

- Sanitary/Sewerage and drainage.

Due to the distance between the existing sewer main and the proposed boundary between the two lots, a sewer main extension will be required to service the existing dwelling. The Sanitary/Sewerage drainage details must include the following:

- Long sections (chainage, grade, material, pipe class, invert & manhole level/depth, surface level, diameter, junction location and depth);
- Alignment with easement widths complying with policy;
- MH details complying with sewer construction standards;
- Junction details complying with sewer construction standards;
- Sewer main is to be centrally located over dedicated easement and easement width is to comply with Council’s Clearance & Easements Policy; and
- Sewer specifications complying with Goulburn Mulwaree Council and WSAA construction standard.

**Note:** *All plans and details are to include a long section and details showing adequate clearances from any electrical infrastructure, including electrical pillars, located in the road reserve adjacent to the site.*

*Each lot will require an individual sewer junction connection. Council can install additional sewer connection upon application, at the applicant’s expense. Inter allotment drainage is not permitted (sewer connections must wholly service the lot it lies within).*

*The plans must demonstrate compliance with AS.3500, include trench layout and design, separation details between services, all drainage is to be contained within any easements and common property where required.*

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

**11. Damage to Public Infrastructure**

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

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

**Note:** *Vicinity is defined as all public infrastructure immediately adjacent to the ‘site’ (full road reserve width) and to a distance of 10m beyond the ‘site’ boundaries.*

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

**12. s.7.11 Contributions**

Prior to the issue of a Subdivision Works Certificate the person having the benefit of this Notice of Determination must pay the following contributions to ‘Council’ for:

Community facilities	\$1,848
Open space and recreation facilities	\$4,669
Roads and active transport facilities	\$12,492
Plan administration and	\$285

management

The total contribution payable to Council under this condition is \$19,296.00 as calculated at the date of this consent, 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 Subdivision Works 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)*

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

**13. Release of Subdivision Works Certificate**

Prior to the issue of any Subdivision Works Certificate the person having the benefit of this Notice of Determination must demonstrate to the "Certifier" that all the necessary prerequisite conditions set out within this Notice of Determination have been complied with. A Subdivision Works Certificate must not be issued where the development undertaken is in breach of this Notice of Determination.

**(Reason:** *To ensure all matters required to be addressed prior to the issue of any Subdivision works Certificate have been fulfilled)*

**14. Waste Management Plan**

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

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

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

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

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

**15. Prior to Commencement**

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

- a) a Subdivision Works 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.
- 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 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)*

#### 16. 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)*

#### 17. Damage Bond General

A public infrastructure damage deposit of \$2,780 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 Subdivision 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 Subdivision Certificate.*

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

#### 18. Sediment and Erosion Control

Where construction or excavation activity requires the disturbance of the soil surface

and existing vegetation, adequate measures for erosion and sediment control must be provided. As a minimum, control techniques are to be in accordance with The Blue Book published by Landcom provisions on Erosion and Sediment Control.

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

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

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

#### 19. Stabilised Access

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

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

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

#### 20. 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)*

#### 21. Protection of Street Trees During Works

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

- the installation of four (4) 1.8m high star pickets positioned not less than 1m apart;
- star pickets to be provided with yellow safety caps;

- installation of 1m high orange safety barrier mesh cable tied to perimeter of star pickets.

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

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

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

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

### 22. 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.

*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)*

### 23. 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.

*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)*

### 24. 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)*

## 25. Removal of Waste

Any removal of contaminated solids from the 'site' must comply with applicable laws for the transportation, treatment and disposal of waste materials. Waste materials must not be disposed of on land without:

- a) Permission of the landowner;
- b) An environment protection licence from the NSW Environment Protection Authority;
- c) Compliance with the provisions of the Protection of the Environment and Operations Act;
- d) The builder is to ensure that persons working on the site comply with the SafeWork NSW requirements;
- e) Any works involving asbestos based products must be undertaken in accordance with the requirements of the SafeWork NSW in relation to removal, handling and disposing of material, and the Work Safe Australia Asbestos Code of Practice. (Refer to the information publications provided in your approvals package for more specific information).
- f) Any works involving lead removal must not cause lead contamination of air or ground, and the Work Plan submitted must comply with the requirements of AS.4361.2-1998: *Guide to lead paint management - Residential and commercial buildings*. Particular attention must be given to the control of dust levels on the 'site'.
- g) 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; and
- h) The 'site' must be left free of waste and debris when 'works' have been completed

All records demonstrating the lawful disposal of waste must be retained and kept readily accessible for inspection by 'Council' and any other government agency.

*(Reason: To protect the environment from contaminated material from development sites)*

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

### 26. Release of Subdivision Certificate

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

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

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

### 27. House Numbering

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

DWELLING/UNIT OR LOT	ASSIGNED NUMBER	STREET ADDRESS
Lot 1	5	Sanita Street
Lot 2	126	Addison Street

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

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

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

#### 28. Landscaping to Nature Strip

All disturbed and unvegetated areas of land to the front of the building line and the nature strip must be fully landscaped with grass turf to prevent soil erosion and migration prior to the release of any Subdivision Certificate.

**(Reason:** *To preserve the amenity of the streetscape and to prevent pollution of the environment)*

#### 29. Infrastructure Repair Prior to Completion of Works

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

- a) to any footpath, verge, nature strip, road, kerb and guttering, driveway crossover, stormwater and utilities infrastructure within the road reserve;
- b) must repair all damage caused by the 'works' to any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired; and
- c) all damage must be made good in accordance with 'Council's' engineering standards and at no cost to 'Council'

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

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

#### 30. Easements, Rights of Way and Restrictions as to User

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

- a) All 'Council' sewer and stormwater infrastructure;
- b) An easement across Lot 1 for the disposal of sewerage in favour of Lot 2;
- c) All restrictions-as-to-user applicable under Deposited Plan 364806 are to be applicable to all Lots created under this subdivision.

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

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



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

**31. Subdivision Certification**

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

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

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

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

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

**32. Water Management Act**

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

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

**33. Water Meter**

Each lot/dwelling will require a metered water supply. Water meters are to be supplied and installed by Council at the expense of the Developer. A water meter as issued and installed by Goulburn Mulwaree Council Utilities department must be connected to the town's reticulated water supply.

The installation is to be confirmed by the 'Principal Certifier' prior to the issue of any Subdivision Certificate.

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

**34. Gas Service Provision**

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

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

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

**35. Electrical Supply Services**

Prior to the issue of any Subdivision Certificate a Notification of Arrangements from the electricity supply authority (i.e. Essential Energy) must be supplied to 'Council'

confirming that electrical infrastructure has been installed and that satisfactory arrangements have been made for the supply of low voltage reticulated electricity to each proposed Lot.

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

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

36. **NBN Services within Lots**

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

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

37. **Works As Executed Drawings**

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

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

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

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

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

38. **Site clean-up**

All miscellaneous materials and items located at the rear of the site (on the approved Lot 1), including building and brick rubble, is to be removed from the site and disposed of at an appropriate off-site facility.

The 'site' must be left free of waste and debris when 'works' have been completed.

All disturbed and unvegetated areas of land on the approved Lot 1 must be fully landscaped with grass turf to prevent soil erosion and migration prior to the release of any Subdivision Certificate.

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

The 'Principal Certifier' is to ensure that this condition is complied with prior to the issuing of any Subdivision Certificate.

*(Reason: To ensure encroachments onto Crown Lands are removed)*

**39. Asbestos and Other Hazardous Materials Disposal**

Prior to the issue of any Subdivision Certificate the person having the benefit of this Notice of determination must provide to the *'Principal Certifier'* copies of all waste disposal receipts and documentation demonstrating that all/any asbestos containing materials and other hazardous waste has been lawfully disposed.

Where asbestos based products have been removed or altered, an asbestos clearance certificate signed by an appropriately qualified person (being an Occupational Hygienist or Environmental Consultant) must be submitted to the *'Principal Certifier'* (and a copy forwarded to *'Council'*) for the building which certifies the following:-

- a) the building and surrounding land contained within the property lot is free of asbestos; or
- b) the building has asbestos that is presently deemed safe.

The certificate must be accompanied by tipping receipts, which detail that all asbestos waste has been disposed of at an approved asbestos waste disposal facility. If asbestos is retained on *'site'* the certificate must identify the type, location, use, condition and amount of such material.

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

The *'Principal Certifier'* is to ensure that this condition is complied with prior to the issuing of any Subdivision Certificate.

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

**40. Front, side and rear boundary fencing**

The following new or altered fencing is required for the approved Lot 1 adjacent to Sanita Street:

- The front boundary fencing adjacent to Sanita Street is to be removed.
- The side boundary fencing extending from the front boundary for a distance of 4.5m along both side boundaries, is to be lowered to a maximum height of 1.2m.
- A 1.8m rear boundary fence is to be installed on the property boundary separating the approved Lots.

The *'Principal Certifier'* is to ensure that this condition is complied with prior to the issuing of any Subdivision Certificate.

*(Reason: To ensure appropriate front fencing is provided to the new approved Lot 1)*

**SECTION H: CONDITIONS TO BE COMPLIED WITH AT ALL TIMES****41. Compliance with Council Policies**

Development must comply with the following Council Policy's:

- Council's Water Metering and Connection Policy
- Council's Clearance & Easement requirements for Structures adjacent to Sewer & Stormwater Mains Policy
- Goulburn Mulwaree Council's Water Construction Standards
- Goulburn Mulwaree Council's Sewer Construction Standards

*(Reason: To ensure appropriate and safe luminance levels of external lighting that are desired for the locality and do not interfere with amenity of nearby properties)*

**42. Stormwater Disposal**

At all times, all stormwater from the development, including all hardstandings and overflows from rainwater tanks and raingardens must be collected and disposed of by

way of properly constructed stormwater lines to the kerb and gutter (piped). If concrete footpath exists; pipework is to be under bored to the existing kerb inlet.

*(Reason: To ensure the suitable disposal of stormwater generated by the development)*

## SECTION I: CONCURRENCE AGENCY CONDITIONS

### 43. Essential Energy

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

*(Reason: To ensure 'works' do not adversely affect electricity infrastructure)*

## SECTION J: ADVISORY INFORMATION

- a) Prior to commencing any building, subdivision or associated constructions works, the following provisions of '*the Act*' are to be complied with:
  - (i) A Subdivision 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](http://www.1100.com.au)

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

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

**CARRIED**

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

Against: Nil

**16.2 DA/0236/2223 - DWELLING, HOUSE, GARAGE, SUBDIVISION INTO 2 LOTS - 138 ADDISON STREET, GOULBURN**

**RESOLUTION 2023/24**

**Moved:** Cr Carol James

**Seconded:** Cr Steven Ruddell

**That:**

1. The staff assessment report for Development Application DA/0236/2223 for the proposed *New dwelling house, attached garage and driveway with Torrens Title subdivision into two (2) lots* be received.
2. Consent be granted for DA/0236/2223 for a *New dwelling house, attached garage and driveway with Torrens Title subdivision into two (2) lots* located at 138 Addison 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 a *new dwelling house, attached garage and driveway with Torrens Title subdivision into two (2) lots* 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 plan prepared by			
DRAWING NO.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
A001	D	Title/Notification Plan	01/2023
A002	D	Site Plan – Existing/Demolition	01/2023
A003	D	Site Plan - Proposed	01/2023
A004	D	Subdivision Plan	01/2023
A005	D	Site Set Out Plan	01/2023
A006	D	Floor Plan	01/2023

A007	D	Set Out Plan	01/2023
A008	D	Roof Plan	01/2023
A009	D	Elevations	01/2023
A010	D	Elevations	01/2023
A011	D	Detailed Section	01/2023
A012	D	Landscape Plan	01/2023
A013	D	Landscape Notes	01/2023
A014	D	Erosion Control Plan	01/2023
A015	D	Erosion Control Notes	01/2023
A016	D	Door & Window Schedule	01/2023
A017	D	Environmental Rating Scheme	01/2023
A018	D	Site Plan – Electrical Infrastructure	01/2023
DOCUMENT REF.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
Ref: 0078-1021 (One A4 page)	-	External Finishes Schedule	Undated
DOCUMENT REF.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
1319103S	-	BASIX Certificate	22/11/2022

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

**3. Documentation Inconsistency**

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

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

**4. Documentation to be Kept on Site**

At all times, a complete set of all endorsed plans, specifications and any other documentation referenced by this Notice of Determination must be kept on ‘site’ and be readily available for perusal by any officer of ‘Council’ or the ‘Principal Certifier’ upon their request.

*(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance)*

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

**5. 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 ‘the Regulation’)*

**6. Home Building Act Requirements**

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

- a) in the case of work for which a ‘Principal Contractor’ is required to be

appointed:

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

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

*Note: A certificate of insurance that complies with the Home Building Act 1989 is in force in relation to that work in the name under which the person contracted to do the work is to be provided in relation to part 1a(ii).*

*(Reason: Prescribed by '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)*

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

### **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. Hydraulic Engineering Plans**

The following Hydraulic Engineering plans, details and specifications must be prepared by a suitably qualified experienced professional Engineer or Person and be submitted to 'Council' for approval prior to issue of any Construction Certificate, or s.306 Compliance Certificate:

- Sanitary/Sewerage drainage.

Due to the distance between the existing sewer main and the proposed boundary between the two lots, a sewer main extension will be required to service the existing dwelling. The Sanitary/Sewerage plumbing details must include the following:

- Long sections (chainage, grade, material, pipe class, invert & manhole level/depth, surface level, diameter, junction location and depth);
- Alignment with easement widths complying with policy;
- MH details complying with sewer construction standards;
- Junction details complying with sewer construction standards;
- Sewer main is to be centrally located over dedicated easement and easement width is to comply with Council's Clearance & Easements Policy; and
- Sewer specifications complying with Goulburn Mulwaree Council and WSAA construction standard.

*Note: All plans and details are to include a long section and details showing adequate clearances from any electrical infrastructure, including electrical pillars, located in the road reserve adjacent to the site.*

*Each lot will require an individual sewer junction connection. Council can install additional sewer connection upon application, at the applicant's expense. Inter allotment drainage is not permitted (sewer connections must wholly service the lot it lies within).*

*The plans must demonstrate compliance with AS.3500, include trench layout and design, separation details between services, all drainage is to be contained within any easements and common property where required.*

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

### **13. Damage to Public Infrastructure**

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



result of the development. The dilapidation survey and report must be submitted to, and approved in writing by 'Council' prior to the issue of any Construction Certificate.

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

*Note: Vicinity is defined as all public infrastructure immediately adjacent to the 'site' (full road reserve width) and to a distance of 10m beyond the 'site' boundaries.*

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

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

##### 14. Amendments to Architectural and Landscape Plans

The approved Architectural plans are to be revised to incorporate the following:

- The width of the vehicular layback and crossover shall be 3.5 metres plus 700mm wings on each side on the kerb.

The approved Landscape Plan is to be revised to incorporate the following:

- The new street tree is to be specified as a *Malus floribunda* species.
- The new street tree is to be located equidistant between the proposed new driveway and the existing driveway serving 13 Sanita Street.
- The street tree is to have a minimum height of 2m when planted.
- The street tree is to be planted with two hardwood stakes 1500mm in height and 50 by 50mm and secured with hessian ties.
- The street tree is to be maintained for 12 months and replaced if necessary due to damage or death.
- The new tree proposed for the front yard of the approved dwelling is to be a species selected from the list of preferred species specified in Appendix B of the *Goulburn Mulwaree Development Control Plan 2009*.

*Note: The Architectural Plans and Landscape Plan are to be consistent with each other.*

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

*(Reason: To ensure an appropriate width for the driveway access)*

##### 15. Hydraulic Plans and Details

The following Hydraulic plans, details and specifications must be prepared by a suitably qualified and experienced professional Engineer or Person and be submitted to 'Certifier' for approval prior to issue of any Construction Certificate: -

- a) Stormwater drainage and disposal system, including the layout of the roof drainage, surface drainage and sub-surface drainage; and
- b) Hot and cold-water reticulation.

*Note: Structures close to or within the easement will need to comply with Councils Clearances and Easements Policy.*

*The plans must demonstrate compliance with AS.3500, include trench layout and design, separation details between services, all drainage is to be contained within any easements and common property where required.*

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

**16. Vehicular Access Way Design - Residential**

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

- a) must be designed to ensure that vehicles entering the ‘site’ will not scrape/strike the surface of the carriageway, layback or vehicular access way;
- b) must be designed in accordance with Council’s Standard Drawings SD-R06, SD-R07 and AS.2890 where not covered by Council’s standards;
- c) the driveway levels shall match the existing levels at the property boundary;
- d) the width of the vehicular layback and crossover shall be 3.5 metres plus 700mm wings on each side on the kerb;
  - e) any twisting of the driveway access must occur entirely within the ‘site’;
  - f) the sealed vehicular access way and layback must be a minimum of 1000mm from any power or lighting pole, 750mm from any electrical pillar, from any kerb inlet pit lintel and 2.5m from any street tree; and
- g) any utility pit within the driveway and within 750mm must be provided with a trafficable lid.

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

*Plans demonstrating compliance with the above must be submitted to, and approved by the ‘Certifier’ prior to the release of any Construction Certificate.*

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

**17. 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)*

**18. Roofing and External Cladding Materials**

Roofing materials must be factory pre-finished with low glare and reflectivity. The selected roofing material must not cause a glare nuisance or excessive reflectivity to adjoining or nearby properties. Plans and specifications which comply with this condition must be submitted to, and approved by the ‘Certifier’ prior to the issue of any Construction Certificate.

*(Reason: To ensure that excessive glare or reflectivity nuisance from roofing materials does not occur as a result of the development)*

**19. s.7.11 Contributions**

Prior to the issue of a Construction Certificate the person having the benefit of this Notice of Determination must pay the following contributions to ‘Council’ for:

Community facilities	\$1,848
Open space and recreation	\$4,669

facilities	
Roads and active transport facilities	\$12,492
Plan administration and management	\$285

The total contribution payable to Council under this condition is \$19,296.00 as calculated at the date of this consent, 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)*

**20. Basix Commitments**

Under clause 75 of ‘the Regulation’ the commitments listed in each relevant BASIX Certificate for the development must be fulfilled. Details and plans demonstrating compliance with these requirements must be submitted to and approved by the ‘Certifier’ prior to the issue of any Construction Certificate.

In this condition:

- a) relevant BASIX Certificate means:
  - i. a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 4.55 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
  - ii. if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the same meaning as defined under ‘the Regulation’

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

**21. Boundary Alignment Levels**

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

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

**22. Waste Management Plan**

A waste management plan is to be submitted to, and approved by the ‘Certifier’ prior to the issue of any Subdivision Works Certificate. The plan must include, but not be

limited to, the estimated volume of waste and method of lawful disposal for the demolition, 'site' 'works', construction and operation phases of the development, all landfill removed from the 'site', haulage routes, design of on-site wind proof waste storage and recycling area and administrative arrangements for waste and recycling management during the construction process.

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

**Note:** A Waste Management Plan Template is available on Council's Website:  
(Reason: To ensure the lawful management and recycling of waste)

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

### 23. Prior to Commencement

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

- a) a Subdivision Works 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.
- 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 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)

### 24. 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)

### 25. Damage Bond General

A public infrastructure damage deposit of \$2,780 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 Subdivision 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 Subdivision Certificate.*

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

## 26. Sediment and Erosion Control

Where construction or excavation activity requires the disturbance of the soil surface and existing vegetation, adequate measures for erosion and sediment control must be provided. As a minimum, control techniques are to be in accordance with The Blue Book published by Landcom provisions on Erosion and Sediment Control.

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

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

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

## 27. Stabilised Access

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

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

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

## 28. 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)*

## 29. 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)*

## 30. Protection of Street Trees During Works

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

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

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

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

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

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

### 31. Construction Hours

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

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

All builders, excavators must display, on-site, their twenty-four (24) hour contact

telephone number, which is to be clearly visible and legible from any public place adjoining the site.

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

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

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

### 32. 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)*

### 33. s.138 Approval Matters

Vehicular footway crossings must be constructed in accordance with Council's Standard Drawings SD-R06, SD-R07 and the details on the approved Architectural plans.

It is the applicant's responsibility to ensure:

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

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

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

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

### 34. 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.

**Note:** *Each lot will require an individual sewer junction connection. Council can install additional sewer connection upon application, at the applicant's expense. Inter allotment drainage is not permitted (sewer connections must wholly service the lot it lies within).*

*An easement exists at the back of the lot, ensure that any structures close to or within this easement complies with Councils clearances and easements policy.*

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

35. **Sanitary Drainage Inspections**

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

- Plumbing and Drainage before backfilling.
- Pressure testing of 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)*

36. **Progress Survey**

To ensure compliance with approved plans, a Survey Certificate, to Australian Height Datum, must be prepared by a Registered Surveyor as follows: -

- a) At the initial footing/slab reinforcement inspection of the ground floor level indicating the level of that floor and the relationship of the building to the boundaries.

Progress certifications in response to point (a) must be provided to the 'Principal Certifier' at the time of carrying out relevant progress inspections and be validated against the approved works. Under no circumstances must 'works' be allowed to proceed should such survey information be unavailable or reveal discrepancies between the approved plans and the proposed 'works'.

The 'Principal Certifier' is to provide written advice to 'Council' within 48 hours when 'works' undertaken are not in accordance with this Notice of Determination.

*(Reason: To ensure compliance with approved plans)*

37. **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)*

**38. Sediment and Erosion Control Signage**

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

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

**39. Waste Derived Fill and Material**

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

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

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

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

**40. Earthworks**

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

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

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

**41. Excavation and Demolition**

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

- a) all excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- b) all excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- c) demolition work must be undertaken in accordance with the provisions of AS.2601- Demolition of Structures.
- d) the builder is to ensure that persons working on the site comply with the SafeWork NSW requirements.

*(Reason: To ensure that work is undertaken in a professional and responsible*

*manner and protect adjoining property and persons from potential damage)*

**42. Demolition and Removal of Buildings**

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

- a) demolition must be carried out in accordance with AS2601–1991, *Demolition of structures*.
- b) the builder is to ensure that persons working on the site comply with the SafeWork NSW requirements.
- c) demolition materials shall not be burnt or buried on the work site.
- d) 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.
- e) 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.
- f) any works involving asbestos based products must be undertaken in accordance with the requirements of the SafeWork NSW in relation to removal, handling and disposing of material, and the Work Safe Australia Asbestos Code of Practice. (Refer to the information publications provided in your approvals package for more specific information).
- g) any works involving lead removal must not cause lead contamination of air or ground, and the Work Plan submitted must comply with the requirements of AS.4361.2-1998: *Guide to lead paint management - Residential and commercial buildings*. Particular attention must be given to the control of dust levels on the ‘site’.
- h) 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)*

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

**43. Compliance with Conditions of Consent**

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

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

**44. House Numbering**

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

DWELLING/UNIT OR LOT	ASSIGNED NUMBER	STREET ADDRESS
Existing dwelling fronting Addison Street (“Site 2”)	138	Addison Street
New dwelling fronting	13A	Sanita Street

<b>Sanita Street ("Site 1")</b>		
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Documentary evidence confirming that this condition has been satisfied must be provided to the 'Certifier' prior to the issue of any Occupation Certificate.

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

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

**45. Landscaping to Nature Strip**

All disturbed and unvegetated areas of land to the front of the building line and the nature strip must be fully landscaped with grass turf to prevent soil erosion and migration prior to the release of any Occupation Certificate.

The existing street tree at the front of the site must be relocated to an appropriate location within the road reserve, equidistant between the approved new driveway and the existing driveway serving 13 Sanita Street, and in accordance with the approved Architectural Plans and Landscape Plan.

The 'Principal Certifier' is to ensure that this condition is complied with prior to the issuing of any Occupation Certificate.

**(Reason:** *To preserve the amenity of the streetscape and to prevent pollution of the environment)*

**46. Installation of Driveways**

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

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

**Note:** *The sealed vehicular access way and layback must be a minimum of 1000mm from any power or lighting pole, 750mm from any electrical pillar, from any kerb inlet pit lintel and 2.5m from any street tree.*

*Any utility pit within the driveway and within 750mm must be provided with a trafficable lid.*

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

**47. 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)*

**48. 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)*

49. Certificate of Compliance

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

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

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

50. Infrastructure Repair Prior to Completion of Works

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

- a) to any footpath, verge, nature strip, road, kerb and guttering, driveway crossover, stormwater and utilities infrastructure within the road reserve;
- b) must repair all damage caused by the *'works'* to any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired; and
- c) all damage must be made good in accordance with *'Council's'* engineering standards and at no cost to *'Council'*

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

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

51. Replacement of existing street tree

The existing street tree at the front of the site must be replaced at an appropriate location within the road reserve, equidistant between the approved new driveway and the existing driveway serving 13 Sanita Street, and in accordance with the approved Architectural Plans and Landscape Plan, and the requirements specified in Condition No.14 of this Notice of Determination.

The *'Principal Certifier'* is to ensure that this condition is complied with prior to the issuing of any Occupation Certificate.

*(Reason: To ensure encroachments onto Crown Lands are removed)*

52. Redundant Vehicle Crossings

All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge to match existing surrounding materials. All costs must be borne by the person having the benefit of this Notice of Determination, and all works must be completed in accordance with *'Council's'* Engineering Standards and inspected by *'Council'* prior to pouring the concrete with formwork and reinforcement in position.

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

*(Reason: To facilitate vehicular access to sites, without disruption to pedestrian and vehicular traffic, and the preservation of on street parking spaces)*

53. Water Meter

Each lot/dwelling will require a metered water supply. Water meters are to be supplied and installed by Council at the expense of the Developer. A water meter as issued and installed by Goulburn Mulwaree Council Utilities department must be connected to the town's reticulated water supply.

The installation is to be confirmed by the 'Principal Certifier' prior to the issue of any Occupation Certificate.

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

54. Asbestos and Other Hazardous Materials Disposal

Prior to the issue of any Occupation Certificate the person having the benefit of this Notice of determination must provide to the 'Principal Certifier' copies of all waste disposal receipts and documentation demonstrating that all/any asbestos containing materials and other hazardous waste has been lawfully disposed.

Where asbestos based products have been removed or altered, an asbestos clearance certificate signed by an appropriately qualified person (being an Occupational Hygienist or Environmental Consultant) must be submitted to the 'Principal Certifier' (and a copy forwarded to 'Council') for the building which certifies the following:-

- a) the building and surrounding land contained within the property lot is free of asbestos; or
- b) the building has asbestos that is presently deemed safe.

The certificate must be accompanied by tipping receipts, which detail that all asbestos waste has been disposed of at an approved asbestos waste disposal facility. If asbestos is retained on 'site' the certificate must identify the type, location, use, condition and amount of such material.

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

The 'Principal Certifier' is to ensure that this condition is complied with prior to the issuing of any Occupation Certificate.

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

## SECTION H: CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

55. Use of Garage

At all times the garage must only be used for the garaging of motor vehicles and storage within the nominated storage areas.

*(Reason: To ensure the development provides adequate on site car parking)*

56. Compliance with Council Policy's

Development must comply with the following Council Policies:

- Council's Water Metering and Connection Policy
- Council's Clearance & Easement requirements for Structures adjacent to Sewer & Stormwater Mains Policy
- Goulburn Mulwaree Council's Water Construction Standards
- Goulburn Mulwaree Council's Sewer Construction Standards

*(Reason: To ensure appropriate and safe luminance levels of external lighting that are desired for the locality and do not interfere with amenity of nearby properties)*

57. Stormwater Disposal

At all times, all stormwater from the development, including all hardstandings and overflows from rainwater tanks and raingardens must be collected and disposed of by way of properly constructed stormwater lines to the kerb and gutter (piped). If concrete footpath exists; pipework is to be under bored to the existing kerb inlet.

*(Reason: To ensure the suitable disposal of stormwater generated by the development)*

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

### 58. Release of Subdivision Certificate

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

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

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

### 59. Easements, Rights of Way and Restrictions as to User

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

- a) All 'Council' sewer and stormwater infrastructure;
- b) An easement across "Site 2" (containing the existing dwelling) for the disposal of sewerage in favour of "Site 1" (containing the approved new dwelling);
- c) All restrictions-as-to-user applicable under Deposited Plan 1270209 are to be applicable to all Lots created under this subdivision.

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

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

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

### 60. Services within Lots

Prior to the issue of any Subdivision Certificate a Registered Surveyor must provide certification that all services (e.g. drainage, stormwater, water supply, gas, electricity, telephone etc.) as constructed are contained within each Lot or within appropriate easements to accommodate such services.

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

### 61. Subdivision Certification

A Subdivision Certificate that authorises the registration of a plan of subdivision at the NSW Land Registry Services must be obtained. The following must be submitted to

**'Council'** with any application for a subdivision certificate:

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

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

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

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

**62. Water Management Act**

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

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

**63. Gas Service Provision**

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

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

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

**64. Electrical Supply Services**

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

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

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

**65. NBN Services within Lots**

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

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

## SECTION J: CONCURRENCE AGENCY CONDITIONS

### 66. Essential Energy

- Essential Energy's records indicate an existing overhead service connecting the property (Sanita Street frontage). This existing service will need to comply with the NSW Service and Installation Rules, both in relation to the clearances and access to the point of attachment in relation to the proposed new dwelling. This may mean that the existing service will need to be re-located, at the Applicant's expense. A Level 2 Electrician will be able to advise on these requirements and carry out the required work to ensure compliance;
- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions;
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW);
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

*(Reason: To ensure 'works' do not adversely affect electricity infrastructure)*

## SECTION K: 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 or building 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](http://www.1100.com.au)
- d) *'Council's'* fees and charges are adjusted annually on the 1<sup>st</sup> 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 Andrew Banfield, Carol James, Bob Kirk, Michael Prevedello, Steven Ruddell (Chair), Daniel Strickland, Jason Shepherd - Alt Rep - Councillors, Peter Walker - Mayor and Andy Wood

Against: Nil

### 16.3 DRAFT MARULAN FLOOD STUDY

#### RESOLUTION 2023/25

Moved: Cr Bob Kirk

Seconded: Cr Jason Shepherd

That:

1. The Business Manager Strategic Planning's report on the Draft Marulan Flood Study be received.
2. The Draft Marulan Flood Study be placed on exhibition for a minimum of 28 days.

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

**CARRIED**

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

Against: Nil

**16.4 DRAFT PLAN OF MANAGEMENT - CARR CONFOY SPORTSGROUND & PARK****RESOLUTION 2023/26****Moved: Cr Andy Wood****Seconded: Cr Bob Kirk****That:**

1. The report on the draft Plan of Management - Carr Confoy Sportsground & Park be noted.
2. An amendment be granted in the draft Plan of Management - Carr Confoy Sportsground & Park in Section 2, paragraph 4, providing in accordance with Section 47 of the *Local Government Act 1993* that Land in Lot 1 of Deposited Plan 802067 be identified for future use as public road under the *Roads Act 1993*.
3. The draft Plan of Management - Carr Confoy Sportsground & Park be re-exhibited for 28 days in light of point 2 above.
4. A further report be submitted to Council to consider any further submissions and to consider final endorsement of the Plan of Management - Carr Confoy Sportsground & Park.

**CARRIED**

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

Against: Nil

**16.5 TENDER 2223T0012 - SEWER REHABILITATION****RESOLUTION 2023/27****Moved: Cr Jason Shepherd****Seconded: Cr Michael Prevedello****That**

1. The report from the Director Utilities be received on Tender 2223T0012 Sewer Rehabilitation.
2. The Tender from Insituform Pacific Pty Ltd is accepted for the Sewer Rehabilitation Contract in accordance with the specification and documents for Tender 2223T0012.
3. The Chief Executive Officer be delegated to approve any extension of the contract at the conclusion of the two-year contract as per the conditions of contract.

**CARRIED****16.6 ROCKY HILL WAR MEMORIAL MUSEUM COLLECTION POLICY****RESOLUTION 2023/28****Moved: Cr Andy Wood****Seconded: Cr Steven Ruddell****That**

1. The report Rocky Hill War Memorial Museum Collection Policy from the Business Manager Marketing, Events & Culture be received.
2. The Rocky Hill War Memorial Museum Collection Policy be placed on public exhibition

for 28 days and if no submissions are received, it be adopted as Council policy.

**CARRIED**

**16.7 RATES OUTSTANDING REPORT**

**RESOLUTION 2023/29**

**Moved: Cr Steven Ruddell  
Seconded:Cr Andrew Banfield**

**That the report from the Revenue Coordinator on Rates Outstanding be received.**

**CARRIED**

**16.8 WATER CHARGES OUTSTANDING REPORT**

**RESOLUTION 2023/30**

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

**That the report from the Administration Team Leader on Water Outstanding be received.**

**CARRIED**

**16.9 DEBTORS OUTSTANDING**

**RESOLUTION 2023/31**

**Moved: Cr Steven Ruddell  
Seconded:Cr Andy Wood**

**That the report from the Revenue Officer on Debtor Collections be received.**

**CARRIED**

**16.10 MONTHLY FINANCIAL REPORT**

**RESOLUTION 2023/32**

**Moved: Cr Bob Kirk  
Seconded:Cr Carol James**

**That the report by the Director Corporate & Community Services on the Monthly Financial Report be received.**

**CARRIED**

**16.11 STATEMENT OF INVESTMENTS & BANK BALANCES**

**RESOLUTION 2023/33**

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

**That the report on the Statement of Investments and Bank Balances be noted.**

**CARRIED**

**16.12 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 2 FEBRUARY 2023****RESOLUTION 2023/34****Moved: Cr Bob Kirk****Seconded: Cr Andrew Banfield****That:**

1. The report from Director Operations in regards to the Traffic Committee minutes from Thursday 2 February 2023 be received.
2. That an apology from Cr Andrew Banfield, Mr Blair Oliver - Transport for NSW and Mr Matthew Hinton - Inspector In Charge be received and leave of absence granted.
3. That the following items listed below be received, noted and endorsed for discussion in the meeting as late information.

**Traffic Guidance Scheme Anzac Day Goulburn  
Anzac Day Marulan  
Tour de Cure Ride  
143 Bourke Street**

4. That the Traffic Committee minutes from Thursday 13 October 2022 be confirmed.
5. The report from Business Manager Assets and Design on Traffic Committee Meeting dates for 2023 be received and noted.
6. The following dates for 2023 be allocated for meetings of the Traffic Committee:
  - Thursday 2 February 2023 at 9:00am
  - Thursday 6 April 2023 at 9:00am
  - Thursday 1 June 2023 at 9:00am
  - Thursday 3 August 2023 at 9:00am
  - Thursday 5 October 2023 at 9:00am
  - Thursday 7 December 2023 at 9:00am

7. The report from the Road Safety and Traffic Officer on the Ongoing Task List be received and the information noted.

Items marked as completed will be removed from the task list.

8. That the report on the programs and activities of the Road Safety and Traffic Officer for November 2022 to January 2023 be received.
9. The request from Council Road Safety and Traffic Officer on the Legacy Torch Relay Event Management Plan and request to use Council roads be received.  
The Event Management Plan and request to use Council roads for the Legacy Torch Relay, Goulburn leg, be approved.

10. That the report from the Road Safety and Traffic Officer on the request for a speed reduction on Sloane Street from 60km/hr to 50km/hr be received and noted.

11. The report from the Business Manager Community Facilities on Traffic Management Plan for the annual Goulburn Show be received.

The Traffic Management Plan for the annual Goulburn Show be approved pending the approval of the Road Occupancy Licence.

12. That the Traffic Guidance Scheme for the Goulburn Anzac Day service, be endorsed.
13. That the information and diagram provided by for the Marulan Anzac Day service, be endorsed, subject to Council working with the Marulan Anzac Committee to develop

a traffic guidance scheme.

14. That the recommendation to change the single 45 degree parking space at the front of 143 Bourke Street to a parallel parking space be endorsed.

15. Work on the trial speed cushions at the Bourke/Clifford St & Bourke/Goldsmith St roundabouts be suspended, and the information leading to this decision be provided to Councillors for review.

**CARRIED**

**16.13 MARULAN VILLAGE DISCRETIONARY FUND WORKING PARTY MINUTES - 9 FEBRUARY 2023**

**RESOLUTION 2023/35**

**Moved: Cr Peter Walker**

**Seconded: Cr Bob Kirk**

**That the report on the minutes from the Marulan Village Discretionary Fund Working Party held 9 February 2023 be noted.**

**CARRIED**

**16.14 COUNCILS OPERATIONAL UPDATE - JANUARY 2023**

**RESOLUTION 2023/36**

**Moved: Cr Michael Prevedello**

**Seconded: Cr Andy Wood**

**That the report from the Chief Executive Officer on the Council's Operational Update for January 2023 be received and noted.**

**CARRIED**

**16 CLOSED SESSION**

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

**RESOLUTION 2023/37**

**Moved: Cr Bob Kirk**

**Seconded: Cr Steven Ruddell**

**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:**

**17.1 Goulburn Mulwaree Award Working Party Minutes - 13 February 2023**

**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).**

**17.2 Legal Options - St Johns Orphanage**

**This matter is considered to be confidential under Section 10A(2) - g 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 advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.**

**CARRIED**

Council resolved into Closed Session at 6.43pm.

Council resolved into Open Council at 7.08pm.

**RESOLUTION 2023/38**

**Moved: Cr Andy Wood**

**Seconded: Cr Andrew Banfield**

- 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**

**17.1 GOULBURN MULWAREE AWARD WORKING PARTY MINUTES - 13 FEBRUARY 2023****RESOLUTION 2023/39**

**Moved: Cr Bob Kirk**

**Seconded: Cr Carol James**

**That the report on the Goulburn Mulwaree Award Working Party Meeting Minutes held on the 13 February 2023 be endorsed.**

**CARRIED**

**17.2 LEGAL OPTIONS - ST JOHNS ORPHANAGE**

**RESOLUTION 2023/40**

**Moved: Cr Steven Ruddell  
Seconded: Cr Jason Shepherd**

**That:**

- 1. The owner of 52 Mundy Street be advised in writing of Council’s intention to proceed with a Class 5 Prosecution in the NSW Land and Environment Court for failing to comply with the terms of the Demolish Works Order.**
- 2. The letter referred to in Item (1) reinforces the need to comply with the Demolish Works Order, and that information be furnished to Council to demonstrate the following:**
  - (a) Confirmation of who has been engaged to carry out the required works;**
  - (b) Copies of any quotes that have been sought or obtained to carry out the works;**
  - (c) Confirmation of the proposed timetable for the carrying out the required works;**
  - (d) Copies of any reports that have been prepared to facilitate the carrying out of the required works, including any preliminary assessment completed as per AS2601 and Item 9 of the Demolish Works Order**
- 3. The information required in Item (2) be provided to Council no later than Friday 10 March 2023 at 5.00pm.**

**CARRIED**

**17 CONCLUSION OF THE MEETING**

**The Meeting closed at 7.12pm.**

**The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 7 March 2023.**

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**Cr Peter Walker  
Mayor**

.....

**Aaron Johansson  
Chief Executive Officer**