



# **BUSINESS PAPER**

## **Ordinary Council Meeting**

**17 December 2024**

**Scott Martin**  
**Acting Chief Executive Officer**



We hereby give notice that an Ordinary Meeting of Council will be held on:  
 Tuesday, 17 December 2024 at 6:00 PM  
 in the Council Chambers, Civic Centre  
 184 - 194 Bourke Street, Goulburn

**Order Of Business**

<b>1</b>	<b>Opening Meeting</b> .....	<b>5</b>
<b>2</b>	<b>Acknowledgement of Country</b> .....	<b>5</b>
<b>3</b>	<b>Councillors Declaration and/or Prayer</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
<b>5</b>	<b>Applications for a Leave of Absence by Councillors</b> .....	<b>5</b>
	Nil	
<b>6</b>	<b>Attendance by Audio-visual link by Councillors</b> .....	<b>5</b>
<b>7</b>	<b>Late Items / Urgent Business</b> .....	<b>5</b>
<b>8</b>	<b>Disclosure of Interests</b> .....	<b>5</b>
<b>9</b>	<b>Presentations</b> .....	<b>6</b>
	9.1 Former Councillor Service Plaque Presentation .....	6
<b>10</b>	<b>Public Forum</b> .....	<b>7</b>
<b>11</b>	<b>Confirmation of Minutes</b> .....	<b>8</b>
	11.1 Minutes of the Ordinary Meeting of Council held on 26 November 2024 .....	8
<b>12</b>	<b>Mayoral Minute(s)</b> .....	<b>26</b>
	Nil	
<b>13</b>	<b>Notice of Motion(s)</b> .....	<b>27</b>
	13.1 Notice of Motion - Goulburn - Rail Trail Steering Committee .....	27
<b>14</b>	<b>Notice of Rescission(s)</b> .....	<b>59</b>
	Nil	
<b>15</b>	<b>Reports to Council for Determination</b> .....	<b>60</b>
	15.1 Marulan Quarry - Council Submission to the Environmental Impact Statement .....	60
	15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.....	72
	15.3 DA/0268/2223 – 57 Lot Torrens title subdivision, including one (1) open space Lot to be dedicated to Council and one (1) residual Lot, 129 Marys Mount Road, Goulburn.....	82
	15.4 Shared Pathways Project in South Goulburn.....	147
	15.5 Draft Regional Community Strategic Plan 2042.....	151
	15.6 2425T0002 Rural Road Rehabilitation- Bungendore Road and Currawang Road .....	171
	15.7 2425T0006 Winning and Crushing of Gravel.....	174
	15.8 2425T0003 Garroorigang Road Rehabilitation .....	176
	15.9 Rocky Hill War Memorial - Concrete Spalling Remediation .....	179

15.10	Monthly Financial Report.....	182
15.11	Statement of Investments & Bank Balances.....	193
15.12	Minutes of the Traffic Committee Meeting held on 21 November 2024.....	198
15.13	Minutes of the Audit and Risk Improvement Committee (ARIC) Meeting held on 17 September 2024.....	213
<b>16</b>	<b>Closed Session .....</b>	<b>230</b>
16.1	Replace Air Conditioning System - 1st Floor, 56 Clinton Street, Goulburn.....	230
<b>17</b>	<b>Conclusion of the Meeting .....</b>	<b>231</b>

**1 OPENING MEETING**

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

**2 ACKNOWLEDGEMENT OF COUNTRY**

The following acknowledgement will be made by the Mayor or Chief Executive Officer.

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

**3 COUNCILLORS DECLARATION AND/OR PRAYER**

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

Declaration

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

OR

Prayer

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

**4 APOLOGIES**

The Mayor will call for any apologies.

Council will resolve to accept any apology.

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

Nil

**6 ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS**

**7 LATE ITEMS / URGENT BUSINESS**

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

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

**8 DISCLOSURE OF INTERESTS**

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

## 9 PRESENTATIONS

### 9.1 FORMER COUNCILLOR SERVICE PLAQUE PRESENTATION

**Author:** Acting Chief Executive Officer

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** Nil

#### PRESENTATION

Mayor Nina Dillon will be presenting the following former Councillors with a plaque to thank them for their Councillor service to Goulburn Mulwaree Council:

- Carol James OAM 16 Years
- Peter Walker 8 Years
- Andy Wood 3 Years
- Steven Ruddell 3 Years

Please note former Councillor Andrew Banfield received his 16 year service plaque in August 2024.

**10 PUBLIC FORUM**

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

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

**11 CONFIRMATION OF MINUTES**

**11.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 26 NOVEMBER 2024**

**Author:** Acting Chief Executive Officer

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** 1. Minutes of the Ordinary Meeting of Council held on 26 November 2024

**RECOMMENDATION**

That the Council minutes from Tuesday 26 November 2024 and contained in Minutes Pages No 1 to 18 inclusive and in Minute Nos 2024/190 to 2024/212 inclusive be confirmed.





# MINUTES

## Ordinary Council Meeting

**26 November 2024**

**Order Of Business**

<b>1</b>	<b>Opening Meeting</b> .....	<b>5</b>
<b>2</b>	<b>Acknowledgement of Country</b> .....	<b>5</b>
<b>3</b>	<b>Councillors Declaration and/or Prayer</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
<b>5</b>	<b>Applications for a Leave of Absence by Councillors</b> .....	<b>5</b>
	Nil	
<b>6</b>	<b>Attendance by Audio Visual Link</b> .....	<b>5</b>
<b>7</b>	<b>Late Items / Urgent Business</b> .....	<b>5</b>
<b>8</b>	<b>Disclosure of Interests</b> .....	<b>5</b>
<b>9</b>	<b>Presentations</b> .....	<b>6</b>
<b>10</b>	<b>Public Forum</b> .....	<b>6</b>
<b>11</b>	<b>Confirmation of Minutes</b> .....	<b>6</b>
	11.1 Minutes of the Ordinary Meeting of Council held on 22 October 2024 .....	6
	11.2 Minutes of the Extraordinary Meeting of Council held on 7 November 2024.....	6
<b>12</b>	<b>Mayoral Minute(s)</b> .....	<b>6</b>
	Nil	
<b>13</b>	<b>Notice of Motion(s)</b> .....	<b>6</b>
	13.1 Notice of Motion - Shared Pathways Project in South Goulburn .....	7
<b>14</b>	<b>Notice of Rescission(s)</b> .....	<b>7</b>
	Nil	
<b>15</b>	<b>Reports to Council for Determination</b> .....	<b>7</b>
	15.1 Tender 2425T0005 - Electricity Large Sites and Streetlighting .....	7
	15.2 Appointment of Councillors to Committees & Working Groups .....	8
	15.3 2023/24 Audited Financial Statements .....	11
	15.4 2023-2024 Statutory Annual Report & State of the Region Report .....	11
	15.5 September 2024 Quarterly Budget Review .....	12
	15.6 Monthly Financial Report.....	12
	15.7 Statement of Investments & Bank Balances .....	12
	15.8 Debtors Outstanding .....	12
	15.9 Rates Outstanding Report.....	13
	15.10 Water Charges Outstanding Report .....	13
	15.11 Request for Financial Assistance - Convoy for Kids Goulburn.....	13
	15.12 Request for Financial Assistance - The Lieder Theatre Company .....	14
	15.13 2024/2025 Local Heritage Grant Program .....	14
	15.14 Review of Agency Information Guide .....	15
<b>16</b>	<b>Closed Session</b> .....	<b>15</b>
	16.1 Mayoral Minute - Expressions of Interest for the Chief Executive Officer Recruitment.....	17

**17 Conclusion of the Meeting ..... 18**

**MINUTES OF GOULBURN MULWAREE COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBERS, CIVIC CENTRE, 184 - 194 BOURKE STREET,  
GOULBURN  
ON TUESDAY, 26 NOVEMBER 2024 AT 6:00 PM**

**PRESENT:** Cr Nina Dillon - Mayor, Cr Caitlin Flint – Deputy Mayor, Cr Bob Kirk, Cr Liz McKeon, Cr Christopher O'Mahony, Cr Michael Prevedello, Cr Jason Shepherd, Cr Keith Smith, Cr Daniel Strickland.

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

**1 OPENING MEETING**

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

**2 ACKNOWLEDGEMENT OF COUNTRY**

Mayor made the following acknowledgement.

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

**3 COUNCILLORS DECLARATION AND/OR PRAYER**

The opening prayer was read by Cr Jason Shepherd.

**4 APOLOGIES**

Nil

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

Nil

**6 ATTENDANCE BY AUDIO VISUAL LINK**

Nil

**7 LATE ITEMS / URGENT BUSINESS**

Nil

**8 DISCLOSURE OF INTERESTS**

Cr Liz McKeon declared a non-pecuniary/non-significant conflict of interest in Item 15.12 "Request for Financial Assistance - The Lieder Theatre Company" as she is a member of the Lieder Theatre however is not a Board Member. As the disclosure was not of a significant nature Cr Liz McKeon remained in the meeting while discussion and resolution took place.

## **9 PRESENTATIONS**

Nicky Rajani from the Audit Office NSW presented to Council on the 2023/24 Audited Financial Statements.

## **10 PUBLIC FORUM**

Nil

## **11 CONFIRMATION OF MINUTES**

### **11.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 22 OCTOBER 2024**

#### **RESOLUTION 2024/190**

**Moved: Cr Christopher O'Mahony**

**Seconded: Cr Michael Prevedello**

**That the Council minutes from Tuesday 22 October 2024 and contained in Minutes Pages No 1 to 9 inclusive and in Minute Nos 2024/178 to 2024/186 inclusive be confirmed.**

**CARRIED**

### **11.2 MINUTES OF THE EXTRAORDINARY MEETING OF COUNCIL HELD ON 7 NOVEMBER 2024**

#### **RESOLUTION 2024/191**

**Moved: Cr Michael Prevedello**

**Seconded: Cr Liz McKeon**

**That the Council minutes from Thursday 7 November 2024 and contained in Minutes Pages No 1 to 6 inclusive and in Minute Nos 2024/187 to 2024/189 inclusive be confirmed.**

**CARRIED**

## **12 MAYORAL MINUTE(S)**

Nil

## **13 NOTICE OF MOTION(S)**

**13.1 NOTICE OF MOTION - SHARED PATHWAYS PROJECT IN SOUTH GOULBURN****RESOLUTION 2024/192****Moved: Cr Caitlin Flint****Seconded: Cr Bob Kirk****That**

- a. the Chief Executive Officer provides a response in relation to the shared pathways project in South Goulburn, namely at the top of Auburn Street that has created much community conjecture resulting in a petition being created and circulated which attracted hundreds of signatories.

**Please outline:**

1. The scope of works for this project
  2. How the project is being funded
  3. How the project has evolved as a result of the community interest
  4. What community consultation has taken place to ensure affected residents are kept in the loop of the evolution of this project?
  5. The project delivery timeframe
- b. A report be provided back to Council on the consultation and the final plans for this section for the project.

**CARRIED****14 NOTICE OF RESCISSION(S)**

Nil

**15 REPORTS TO COUNCIL FOR DETERMINATION****15.1 TENDER 2425T0005 - ELECTRICITY LARGE SITES AND STREETLIGHTING****RESOLUTION 2024/193****Moved: Cr Jason Shepherd****Seconded: Cr Christopher O'Mahony**

**This matter be considered in Closed Session under Section 10A(2) - c of the Local Government Act, as discussions on this matter in an open meeting would, on balance, be contrary to the public interest as information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.**

**CARRIED**

**15.2 APPOINTMENT OF COUNCILLORS TO COMMITTEES & WORKING GROUPS**

**RESOLUTION 2024/194**

**Moved: Cr Bob Kirk**  
**Seconded: Cr Jason Shepherd**

**That Council Move into Committee of the Whole.**

Council moved into Committee of the whole at 6:34pm.

**CARRIED**

**RESOLUTION 2024/195**

**Moved: Cr Bob Kirk**  
**Seconded: Cr Nina Dillon**

**That Council move back into Open Council.**

Council moved back into Open Council at 6:57pm.

**CARRIED**

**RESOLUTION 2024/196**

**Moved: Cr Bob Kirk**  
**Seconded: Cr Jason Shepherd**

**That**

- 1. The report from the Acting Chief Executive Officer on the Appointment of Councillors to Committees and Working Parties be received.**
- 2. Council determines the Councillor representation on the following Council Committee, Council Working Parties and External Committees:**

**a. Council Committee:**

<b>Name of Committee</b>	<b>Proposed 2024-2028 Council Representative</b>
<b>Sports Council</b>	- Cr Michael Prevedello - Cr Bob Kirk (Alternate)
<b>Recreation Area Committee</b>	- Cr Keith Smith - Cr Liz McKeon - Cr Jason Shepherd (Alternate)
<b>Traffic Committee</b>	- Cr Christopher O'Mahony - Cr Daniel Strickland (Alternate)
<b>Sporting Hall of Fame</b>	- Cr Daniel Strickland - Cr Bob Kirk (Alternate)
<b>Ray Harvey Sports Foundation Committee</b>	- Cr Jason Shepherd - Cr Michael Prevedello - Cr Daniel Strickland (Alternate)

**b. Council Working Parties**

<b>Name of Working Party</b>	<b>Proposed 2024-2028 Council Representative</b>

<b>Advocacy Working Party</b>	<ul style="list-style-type: none"> <li>- Mayor</li> <li>- Cr Caitlin Flint</li> <li>- Cr Bob Kirk</li> <li>- Cr Jason Shepherd</li> <li>- Cr Christopher O’Mahony</li> </ul>
<b>Community Safety Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Liz McKeon</li> <li>- Cr Daniel Strickland (Alternative)</li> </ul>
<b>Chief Executive Officer Performance Review Panel</b>	<ul style="list-style-type: none"> <li>- Mayor</li> <li>- Deputy Mayor</li> <li>- Cr Bob Kirk</li> </ul>
<b>Goulburn Mulwaree Youth Council</b>	<ul style="list-style-type: none"> <li>- Cr Jason Shepherd</li> <li>- Cr Caitlin Flint (Alternate)</li> </ul>
<b>Floodplain Mitigation Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Liz McKeon</li> <li>- Director Assets &amp; Operations</li> </ul>
<b>Bungonia Village Discretionary Fund Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Bob Kirk</li> <li>- Cr Liz McKeon (Alternate)</li> </ul>
<b>Tarago Village Discretionary Fund Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Keith Smith</li> <li>- Cr Caitlin Flint (Alternate)</li> </ul>
<b>Marulan Village Discretionary Fund Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Christopher O’Mahony</li> <li>- Cr Michael Prevedello (Alternate)</li> </ul>
<b>Parkesbourne Village Discretionary Fund Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Nina Dillon</li> <li>- Cr Caitlin Flint (Alternate)</li> </ul>
<b>Towrang Village Discretionary Fund Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Keith Smith</li> <li>- Cr Liz McKeon (Alternate)</li> </ul>
<b>Middle Arm Discretion Fund Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Jason Shepherd</li> <li>- Cr Caitlin Flint (Alternate)</li> </ul>
<b>Tallong Discretion Fund Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Daniel Strickland</li> <li>- Cr Caitlin Flint (Alternate)</li> </ul>
<b>Windellama Discretion Fund Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Keith Smith</li> <li>- Cr Caitlin Flint (Alternate)</li> </ul>
<b>Sustainability Working Party</b>	<ul style="list-style-type: none"> <li>- Cr Jason Shepherd</li> <li>- Cr Christopher O’Mahony (Alternate)</li> </ul>
<b>Goulburn Mulwaree Award Working Party</b>	<ul style="list-style-type: none"> <li>- Mayor</li> <li>- Cr Bob Kirk</li> <li>- Cr Caitlin Flint</li> </ul>

c. External Committees:



Name of Working Party	Proposed 2024-2028 Council Representative
Ardmore Park Community Consultative Committee (Multiquip)	- Director Assets & Operations
ClubGRANTS	Nil No elected members on Committee as at September 2023 as resolved by Clubs NSW.
Corrective Services Community Consultative Committee	- Cr Keith Smith - Cr Nina Dillon (Alternate)
Goulburn Liquor Accord	- Cr Bob Kirk
Gullen Range Wind Farm Community Consultative Committee	- Cr Liz McKeon
Gullen Range Wind Farm Community Fund S355 Committee	- Cr Liz McKeon
Gunlake Community Consultative Committee	- Cr Bob Kirk - Cr Nina Dillon (Alternate) - Director Assets & Operations
Develop Woodlawn Project Consultative Committee	- Mayor - Director Planning & Environment
Joint Regional Planning Panel	- Cr Jason Shepherd - Independent (Planning Representative from neighbouring Council)
Local Emergency Management Committee	- Chief Executive Officer - No Councillor representative as per Committee Charter
Lynwood Holcim Consultative Committee	- Cr Bob Kirk - Chief Executive Officer
Marulan Quarry Community Consultative Committee (Winfarthing Road)	- Cr Keith Smith - Business Manager Planning & Development (Observer)
Pepper Tree Community Consultative	- Cr Bob Kirk - Cr Caitlin Flint (Alternative)

<b>Committee</b>	
<b>South East Australian Transport Strategy (SEATS)</b>	- Cr Bob Kirk - Cr Caitlin Flint (Alternate)
<b>Southern Tablelands Zone Bush Fire Management Committee</b>	- Cr Jason Shepherd
<b>Veolia Woodlawn Bioreactor Community Liaison Consultative Committee</b>	- Cr Keith Smith

**CARRIED**

**15.3 2023/24 AUDITED FINANCIAL STATEMENTS**

**RESOLUTION 2024/197**

**Moved: Cr Christopher O'Mahony**

**Seconded: Cr Liz McKeon**

**That**

- 1. The report from the Director Corporate & Community Services on the 2023/24 Audited Financial Reports be received.**
- 2. The Audited Financial Statements for the year ending 30 June 2024 be received and the Financial Position of Council be noted.**

**CARRIED**

**15.4 2023-2024 STATUTORY ANNUAL REPORT & STATE OF THE REGION REPORT**

**RESOLUTION 2024/198**

**Moved: Cr Caitlin Flint**

**Seconded: Cr Bob Kirk**

**That**

- 1. The report by the Director Corporate & Community Services on the 2023/24 Statutory Annual Report and the State of our Region Report be received.**
- 2. Council endorses the 2023/24 Statutory Annual Report and the State of our Region Report as required by the Local Government Act 1993.**

**CARRIED**

**15.5 SEPTEMBER 2024 QUARTERLY BUDGET REVIEW**

**RESOLUTION 2024/199**

**Moved: Cr Nina Dillon**

**Seconded:Cr Christopher O'Mahony**

**That**

- 1. The report of the Business Manager Finance & Customer Service and the Director Corporate & Community Services on the September 2024 Quarterly Budget Review be noted.**
- 2. The budget variations contained within the September 2024 Quarterly Review be approved.**

**CARRIED**

**15.6 MONTHLY FINANCIAL REPORT**

**RESOLUTION 2024/200**

**Moved: Cr Nina Dillon**

**Seconded:Cr Bob Kirk**

**That the report by the Business Manager Finance & Customer Service and Director Corporate & Community Services on the Monthly Financial Report be noted.**

**CARRIED**

**15.7 STATEMENT OF INVESTMENTS & BANK BALANCES**

**RESOLUTION 2024/201**

**Moved: Cr Bob Kirk**

**Seconded:Cr Christopher O'Mahony**

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

**CARRIED**

**15.8 DEBTORS OUTSTANDING**

**RESOLUTION 2024/202**

**Moved: Cr Bob Kirk**

**Seconded:Cr Caitlin Flint**

**That:**

- 1. The report from the Revenue Officer on Debtor Collections be received.**
- 2. A separate report be provided to the next Council meeting in relation to debtor number 3004419, to include the history, the contentions, and the actions/options available for recovery of the debt.**

**CARRIED**

**15.9 RATES OUTSTANDING REPORT**

**RESOLUTION 2024/203**

**Moved: Cr Caitlin Flint**

**Seconded: Cr Christopher O'Mahony**

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

**CARRIED**

**15.10 WATER CHARGES OUTSTANDING REPORT**

At 7:29 pm, Cr Keith Smith left the meeting.

**RESOLUTION 2024/204**

**Moved: Cr Bob Kirk**

**Seconded: Cr Caitlin Flint**

**That the report from the Administration Team Leader on water charges outstanding be noted.**

**CARRIED**

**15.11 REQUEST FOR FINANCIAL ASSISTANCE - CONVOY FOR KIDS GOULBURN**

At 7:31 pm, Cr Keith Smith returned to the meeting.

**RESOLUTION 2024/205**

**Moved: Cr Michael Prevedello**

**Seconded: Cr Daniel Strickland**

**That**

- 1. The report of the Director of Corporate & Community Services on Requests for Financial Assistance –Convoy for Kids Goulburn be received.**
- 2. Council provide the following in-kind support to the Convoy for Kids Goulburn to the value of \$3,985.50 to be funded from the Financial Assistance budget:**
  - 50% Hire Fees for Recreation Area \$305.50**
  - Amenity Cleaning, bin hire, waste removal \$3,680.00**
- 3. Convoy for Kids be encouraged to put any future Financial Assistance Grant funding applications forward well ahead of their event.**

**CARRIED**

**15.12 REQUEST FOR FINANCIAL ASSISTANCE - THE LIEDER THEATRE COMPANY**

**RESOLUTION 2024/206**

**Moved: Cr Caitlin Flint**  
**Seconded: Cr Daniel Strickland**

**That:**

- 1. The report of the Director of Corporate & Community Services on Requests for Financial Assistance – Lieder Theatre Company be received.**
- 2. Council approves a cash contribution of \$5,000 to the Lieder Theatre funded from the Financial Assistance budget.**

**CARRIED**

**15.13 2024/2025 LOCAL HERITAGE GRANT PROGRAM**

**RESOLUTION 2024/207**

**Moved: Cr Christopher O'Mahony**  
**Seconded: Cr Jason Shepherd**

**That:**

- 1. The report on the 2024/2025 Local Heritage Grant Program be received.**
- 2. The following applicants be offered \$5,000 heritage grants, 14/2024-2025 and 18/2024-2025**
- 3. The following applicants be offered \$2,500 heritage grants, 5/2024-2025, 8/2024-2025, 10/2024-2025, 12/2024-2025, 13/2024-2025, 15/2024-2025, 24/2024-2025 and 26/2024-2025.**
- 4. The following applicants be placed on the reserve list in the order indicated, 31/2024-2025, 27/2024-2025, 16/2024-2025, 19/2024-2025, 22/2024-2025 and 17/2024-2025.**

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

**CARRIED**

**In Favour: Crs Bob Kirk, Michael Prevedello, Daniel Strickland, Jason Shepherd, Nina Dillon, Keith Smith, Christopher O'Mahony, Liz McKeon and Caitlin Flint**

**Against: Nil**

**15.14 REVIEW OF AGENCY INFORMATION GUIDE****RESOLUTION 2024/208****Moved: Cr Jason Shepherd****Seconded: Cr Christopher O'Mahony****That**

- 1. The report Review of Agency Information Guide by the Business Manager Governance be received.**
- 2. The reviewed Agency Information Guide be adopted by Council.**

**CARRIED****16 CLOSED SESSION**

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

**RESOLUTION 2024/209****Moved: Cr Daniel Strickland****Seconded: Cr Michael Prevedello**

**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:**

**15.1 Tender 2425T0005 - Electricity Large Sites and Streetlighting**

**This matter is considered to be confidential under Section 10A(2) - c 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 information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.**

**16.1 Mayoral Minute - Expressions of Interest for the Chief Executive Officer Recruitment**

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

**CARRIED**

Council resolved into Closed Session at 7.57pm.

Council resolved into Open Council at 8.24pm.

**RESOLUTION 2024/210****Moved: Cr Bob Kirk****Seconded: Cr Daniel Strickland**

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****15.1 TENDER 2425T0005 - ELECTRICITY LARGE SITES AND STREETLIGHTING****RESOLUTION 2024/211****Moved: Cr Caitlin Flint****Seconded: Cr Christopher O'Mahony****That**

1. That the report from the Director Utilities on Tender 2425T0004 – Electricity Large Sites and Streetlighting be received.
2. Council decline to accept tenders from the respondents for Tender 2425T0004 – Electricity Large Sites and Streetlighting, under Clause 178.3 (e) of the *Local Government (General) Regulation 2005* to enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contact in relation to the subject matter of the tender. This will provide the timeframe required to evaluate pricing offered and allow the signing of agreement contracts to be completed.
3. Council notes the reason for declining to invite tenders or fresh applications is that the timeframe for business paper completion exceeds the validity period of tendered prices to be received, assessed and included in a business paper report.
4. The Acting Chief Executive Officer be given delegated authority to award the contract after negotiations have been finalised.

**CARRIED**

**16.1 MAYORAL MINUTE - EXPRESSIONS OF INTEREST FOR THE CHIEF EXECUTIVE OFFICER RECRUITMENT**

Scott Martin, George Angelis, Marina Hollands, Brendan Hollands, Stephanie Mowle left the meeting at 8.08pm

**RESOLUTION 2024/212**

**Moved:** Cr Nina Dillon

**That:**

1. In accordance with the requirements of the *Local Government Act 1993* and consistent with the Office of Local Government's Guidelines for the appointment and oversight of general managers ("Guidelines") Council delegates to the Mayor the task of ensuring:
  - a) the selection panel is established,
  - b) the general manager's position description is current and evaluated in terms of salary to reflect the responsibilities of the position,
  - c) the proposed salary range reflects the responsibilities and duties of the position,
  - d) the position is advertised according to the requirements of the Act,
  - e) information packages are prepared, and
  - f) applicants selected for interview are notified.
2. Council appoint McArthur to undertake the recruitment of the new General Manager.
3. The General Manager selection panel consist of all Councillors and a McArthur Consultant.
4. The title of the Chief Executive Officer position be amended to General Manager.

**CARRIED**

Scott Martin, George Angelis, Marina Hollands, Brendan Hollands, Stephanie Mowle returned to the meeting at 8.26pm



**17 CONCLUSION OF THE MEETING**

**The Meeting closed at 8.27pm.**

**The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 17 December 2024.**

.....

**Cr Nina Dillon  
Mayor**

.....

**Scott Martin  
Acting Chief Executive Officer**

**12 MAYORAL MINUTE(S)**

Nil

## 13 NOTICE OF MOTION(S)

### 13.1 NOTICE OF MOTION - GOULBURN - RAIL TRAIL STEERING COMMITTEE

**Attachments:** 1. **NSW Rail Trails Framework** [↓](#) 

I, Councillor Bob Kirk, give notice that at the next Ordinary Meeting of Council be held on 17 December 2024, I intend to move the following motion:-

#### MOTION

That:

1. The Goulburn Rail Trail Steering Committee be re-established, in terms of the NSW Rail Trails Framework (June 2022) to progress the endorsed Goulburn Rail Trail project,
2. The Acting Chief Executive Officer prepares appropriate Terms of Reference for acceptance by Council,
3. Council seeks expressions of interest from interested persons to serve on this committee, with nominations to close on 31 January 2025,
4. Members of the previous committee (now in abeyance) be invited to nominate as committee members,
5. Councillor Michael Prevedello and Councillor Bob Kirk be appointed as Council delegates.

#### BACKGROUND

In 2014, a community led committee was formed to renew prior efforts to establish a Rail Trail on the disused rail corridor between Goulburn and Crookwell (GCRT). Many Investigatory reports (including Feasibility Report/s, Trail Development Plan and Costings) were prepared, and over the following years several applications for Government funding were unsuccessful, mainly due to the absence of any appropriate pathways or funding streams for rail trails in NSW.

Both Upper Lachlan Shire and Goulburn Mulwaree Councils had supported and enabled the project to achieve this high level of development, however, on 21 June 2022 the ULSC resolved to withdraw support for the GCRT within their LGA. Two days later, the NSW Government released its long-awaited NSW Rail Trails Evaluation Summary which strongly supported the establishment of rail trails in NSW. A Framework document, based on transparency, processes and consultation in determining the viability of rail trails across the state, was also released.

The Framework document requires that any project involving more than one LGA, must be led and endorsed by all Councils involved. The GCRT project had been identified in many of the key strategic documents covering this area. Without the support from ULSC, the Goulburn to Crookwell proposal could proceed no further.

At about this time, the success of the shared pathways within GMC, had clearly demonstrated the popularity and benefits associated with our local smaller shared pathway offerings. The Goulburn Rail Trail Steering Committee was then established by Council on 2 August 2022, "to investigate all options and opportunities for rail trail development within the Goulburn Mulwaree LGA with possible links to other LGA's".

The State Government had also announced a *Business Case and Strategic Development Fund* which was to support development of regionally significant projects and initiatives. A new

GMC proposal, incorporating an expanded shared pathway network and use of the disused rail corridor within our LGA, met the eligibility requirements of the fund. A resultant grant application was successful, and we received approval of \$150,000 for the development of a business case for this new expanded rail and community trail project.

The committee members were Cr Bob Kirk (Chair), Cr Michael Prevedello, Adrian Beresford-Wylie, Alan Collins, Andrew Collins, Bradley Nichol, Darren Plumb and Wendy Nichol. Consultants (Mike Halliburton Associates and SGS Economics and Planning) were engaged to prepare the Feasibility Report and Business Case. With much support from Council's Economic Development Manager, the final report was presented to Council on 19 September 2023.

The report proposed a unique off-road cycling and walking track utilising the disused rail corridor within the Goulburn Mulwaree LGA that would create a 25km recreational facility and boost the visitor economy of the region. The capital cost of construction was expected to amount to \$19.3M over 4 years, with annual maintenance and renewal costs of \$293,700 per year. The forecast was for 41,500 visitors annually as well as 25000 local users which would have an initial effect on the regional economy of \$58M. The report also outlined the creation of new business opportunities, health benefits, promotion of local heritage significance and opportunities for environmental education. A benefit-cost ratio of 3.03 was assessed, with a "payback" period of just 8 years through the significant and lasting economic and social benefits.

The resolution of that meeting of Council reads:-

*That:*

- 1. The report which included the Goulburn Rail Trail feasibility study and business case be received and noted.*
- 2. The Goulburn Rail Trail Project be endorsed by Council and added to Council's Priority Project List to assist with advocating for funding.*
- 3. Council pursues funding opportunities as they may arise.*
- 4. The Goulburn Rail Trail Steering Committee be held in abeyance until such time as further involvement in development of the project is required.*

## **RATIONALE**

This notice of motion is seeking to re-establish/reactivate that committee - principally to ensure compliance with the NSW Rail Trail Framework document - see page 010 as attached.

Stage 1 of the process outlines 5 steps which are required to be followed - the first 4 of which have been achieved. While we wait for a suitable funding opportunity to enable our proposal to go forward, the Framework document also outlines a continuing requirement to maintain the Steering Committee for "*ongoing engagement with Aboriginal Land Council, local community and adjoining landowners*". That requirement is not being met with the committee currently in abeyance.

There has previously been a great deal of engagement undertaken by the original GCRT proponent group, and some more with the recent Goulburn process. However, it is fair to say that most of this work is now historical, and there have been many changes in the makeup of our community and in property ownerships during the past 10 years.

The Framework document provides operational guidance on developing a Consultation Plan to meet the essential criteria which requires that there must be demonstrated community support for the rail trail. This aspect (in particular), while clearly achieved in the past, now needs to be revisited and to be current, - which can't be achieved without an active steering committee.

This ongoing engagement also needs to be in place, to be able to respond to any funding opportunities that may arise. Recently, the NSW Government opened an Active Transport funding stream with grants of up to \$5M per project. This opportunity would have suited some of the urban sections of the Goulburn RT proposal, had all aspects of the NSW Rail Trail Framework been

addressed. Again, without an active steering committee, we will continue to miss out on such opportunities.

**RECOMMENDATION**

The answer is to get on with it! - to re-establish the steering committee and to seek EOI's from persons who are supportive of the project; who are prepared to be fully conversant with its detail, and who are prepared to actively engage in the direct consultation process that will be required.

R J (Bob) Kirk,  
Councillor

Department of Regional NSW

[regional.nsw.gov.au](http://regional.nsw.gov.au)

# NSW Rail Trails Framework

June 2022



Regional NSW

NSW Rail Trails Framework

02

### Acknowledgements

The Department would like to acknowledge and thank the stakeholders that have provided input during the development of this document.

Updated, November 2022

© State of New South Wales through Regional NSW 2022. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Regional NSW as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing September 2021 and may not be accurate, current or complete. The State of New South Wales (including the Regional NSW), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

# Contents

<b>Introduction</b>	<b>4</b>
What is a Rail Trail?	4
Why is a Rail Trails Framework needed?	4
Framework purpose	5
<b>Why the NSW Government supports Rail Trails</b>	<b>6</b>
Promoting community resilience and social connection	6
Supporting economic development and tourism	7
Protecting environmental, cultural and heritage assets	8
Improving health through active transport	9
<b>Process for establishing a Rail Trail</b>	<b>10</b>
Proposing a Rail Trail	11
Regulation process and Rail Trail lease	15
Rail Trail planning pathways	17
Rail Trail governance models	21
Rail Trail construction and operations	24





# Introduction

## What is a Rail Trail?

Rail Trails are tracks that are mainly used for walking or cycling and are either partly or entirely built on a disused rail corridor. A Rail Trail is preferably developed on – or closely follows – the path of a former railway line for most of its length.

All disused rail land in NSW remains an open transport corridor. Even if a train has not been used on the line for decades, disused lines are generally left in place.

The lead agency for Rail Trails in NSW is the Department of Regional NSW (DRNSW) assisted by Transport for NSW.

## Why is a Rail Trails Framework needed?

Around Australia and internationally, disused rail corridors are being repurposed as Rail Trails, which are predominantly used for hiking and cycling through regional areas. An evaluation of two pilot Rail Trail projects in NSW (the 21km Tumbumba to Rosewood Rail Trail and the Tweed section of the Northern Rivers Rail Trail) found Rail Trails deliver important community benefits before and after construction (noting the Tweed project was yet to commence construction at the time of evaluation). These benefits include strengthening and connecting communities, creating jobs, stimulating business and boosting tourism, providing recreational infrastructure and contributing to environmental preservation and management.

The NSW Government supports the development of Rail Trails where there is demonstrated community support, where environmental impacts have been considered, and where a viable business model is in place. With two pilot projects underway and the potential for future projects across NSW, a detailed and consistent NSW Rail Trails Framework is needed to provide clear guidance on the establishment of NSW Rail Trail projects that leverage identified benefits.

*“It will be important that the delivery of future Rail Trails in NSW is well supported and respond to the growing momentum in the State for the creation of a broader network of connected Rail Trails. These types of projects have the potential to link towns and contribute significantly to the social and economic capital of regional towns in NSW.”*

**Rail Trails for NSW Evaluation, NSF Consulting, 2021**

### Framework purpose

The NSW Rail Trails Framework (the Framework) will expedite the development of Rail Trails across NSW by clarifying the proposal and approval process, as well as providing guidance for general Rail Trail operation and maintenance.

The Framework aims to provide Rail Trail project proponents with clarity around the NSW Government’s expectations at various stages in the establishment of a new Rail Trail, and to clearly outline NSW Government criteria in determining the viability of a Rail Trail.

#### The Framework aims to:

- provide guidance for Rail Trail proponents seeking to secure NSW Government support for a new Rail Trail
- outline clearly and transparently how the NSW Government determines whether a Rail Trail project is viable
- support the planning and delivery of additional Rail Trails across NSW, with a focus on delivering the best outcomes for communities
- provide a clear and transparent approach for the NSW Government to consider Rail Trail proposals during the funding application assessment, regulations stage, and/or lease intent processes
- identify best practice approaches to the development of Rail Trails, including a recommended approach to community consultation, legislative changes, construction methods and operational models
- support improved timeframes and efficiency of the legislative process required to open a Rail Trail.



# Why the NSW Government supports Rail Trails

Rail Trails have multiple benefits for a broad range of the population. The development of Rail Trails strategically aligns with a range of NSW and Commonwealth Government strategies and plans, including promoting community engagement in planning and decision-making and supporting bushfire recovery, community resilience, regional economic growth, healthy ageing, place-based design, and community infrastructure delivery.

## Promoting community resilience and social connection


Rail Trails strengthen and connect communities and can help improve social cohesion, including during challenging times.

### Rail Trails:

- build community capacity through the formation of community groups that advocate for Rail Trails and participate in the construction and ongoing management of the trails
- build resilience and the ability to respond to challenges, such as recovery from bushfires and other emergencies and disasters
- enhance village and community life by converting rail lines into public spaces for local recreation and socialising
- foster inclusion and community engagement opportunities that promote long-term stewardship and social advocacy
- offer intergenerational experiences for children, young people, and the elderly by appealing to diverse age groups of the community
- reduce social isolation, particularly among older residents. A survey by the Snowy Valleys Council and usage counter data shows that the Tumbarumba to Rosewood Rail Trail appeals to people of all ages. Those over 65 years of age were most likely to return to the region to use the Rail Trail (they returned, on average, 8.8 times over a 12-month period from April 2020). The Rail Trail is used by groups of elderly people, who either walk or use mobility vehicles. According to a local Men's Shed, the Rail Trail brings together older residents who visit in friendship or family groups.

There is also evidence from previous studies that small regional towns experience greater recovery from disaster when significant recovery projects involved community collaboration.<sup>1</sup>

<sup>1</sup>Evaluation of Arts Victoria's Black Saturday Bushfires Initiatives, 2011



**Case study:**  
**Tumbarumba Men's Shed**

Volunteers from the Tumbarumba Men's Shed worked on the restoration of the Rosewood Station platform. The President of the Tumbarumba Men's Shed said:

"Some of these people feel undervalued by the community and can't contribute. If you give them something to contribute, it turns them around overnight. The Rail Trail did that."

*"Our region is in the very early stages of healing and recovery after the recent 2020 Black Summer bushfire disaster, so the completion of the Tumbarumba to Rosewood Rail Trail is a boon for Tumbarumba and Rosewood and a credit to all those who have worked so hard for so long to make it a reality."*

**Councillor James Hayes, Mayor of Snowy Valleys Council, February 2021**


## Supporting economic development and tourism

Rail Trails often become nationally significant experiences, drawing visitors from interstate and international markets. Trails such as Murray to the Mountains (Victoria), Riesling Rail Trail (South Australia), Brisbane Valley Rail Trail (Queensland) and Otago Central Rail Trail (New Zealand) have become popular destinations for cycling enthusiasts worldwide.

The evaluation of the Tumbarumba to Rosewood Rail Trail found host towns consider it an important community project and a unique type of recreational land. The pilot Rail Trail has proven very popular, with an estimated 15,000 visits (as of May 2021) since its opening in June 2020. Snowy Valleys Council survey and counter data from 2021 shows for almost half the visitors (48 per cent), this was their first visit to the Rail Trail. Just over half (52 per cent), were on a return visit (return visitors, on average, used the Rail Trail five times). Almost all users (89 per cent) said they were either “very likely” or “quite likely” to visit the region again to use the Rail Trail.

### In addition, Rail Trails:

- contribute to the local economy by attracting visitor expenditure and prompting extra spend by locals. The *Rail Trails for NSW Evaluation* found that spend in the Tumbarumba region increased by 20 per cent following the Rail Trail’s opening, outperforming the broader Snowy Valleys region and NSW as a whole. In that time, discretionary spending increased by 55 per cent and spending on consumer staples increased by 14 per cent, mostly likely from visitors staying in town
- create training opportunities and jobs via maintenance and building work. Rail Trails also stimulate the local economy by providing a public amenity around which businesses, such as tour operators, event organisers and retailers, can leverage increased visitation. An assessment of the Rail Trail between Launceston and Billycock Hill in Tasmania found the economic impact five years post-construction will amount to \$6.8 million annually and will create 40 new jobs. This benefit increases to \$11.2 million annually after 15 years<sup>2</sup>
- increase opportunities for public and private sector partnerships that inject further investment into local and regional economies.



**Case study:**  
**Murwillumbah Cycles**  
(source: Rail Trails for NSW Evaluation, NSF Consulting, 2021)

Manager and Co-owner of Murwillumbah Cycles, Rachel Dorig, has been busy preparing her business for the impact of the Murwillumbah to Crabbes Creek section of the Northern Rivers Rail Trail.

Originally located in the town centre of Murwillumbah, her bicycle hire shop was going well. But she wanted to prepare for when the Rail Trail was operational and be right amongst it. Eight weeks ago she relocated her business to the very start of the future Rail Trail; right on Murwillumbah station in the former visitors centre. Rachel could see the benefit of being located right at the spot where cyclists would be setting off on the trail. They will hire a bicycle from her and set off.

Moving from the busy town centre location to the currently quiet station platform was a risk. But Rachel is preparing for increased visitation and a positive impact on her business.

<sup>2</sup> North East Rail Trail – Preliminary Demand and Economic Benefit Assessment, 2014

### Protecting environmental, cultural and heritage assets

Rail Trails provide a long, continuous natural recreation corridor, offering improved accessibility for environmental management and maintenance, as well as the rehabilitation of native vegetation.

#### In addition, Rail Trails:

- are overseen by land managers, maintenance staff and volunteers. Land that might otherwise be neglected is cared for and may be restored to a more natural state
- provide opportunities for cultural immersion and the development of environmental and cultural experiences and custodians
- present unique opportunities for public education. Appropriate on and off-trail interpretation and user information can highlight unique environmental, cultural and historical points of interest linked to the trail and the landscapes it travels through
- deliver broader environmental benefits through increased walking and cycling, reducing motor vehicle usage. Trees planted on Rail Trails assist with carbon capture and may be used as biodiversity offsets
- preserve the rail corridor and heritage infrastructure for future generations
- provide an opportunity for the activation and adaptive reuse of vacant or unused heritage and culturally significant rail assets (via lease agreements), including train stations, platforms, buildings and other railway infrastructure.





## Improving health through active transport

Rail Trails are important recreational assets in regional areas and support population growth, health and wellbeing by providing active transport routes for all ages. Communities encouraging physical activity by using Rail Trails may see a significant effect on public health and wellness, including a reduction in the obesity rate and the impact on local health services.

### In addition, Rail Trails:

- are inclusive. Built on railway lines, Rail Trails often avoid steep grades by contouring around hills, through cuttings and over bridges. The lack of steep terrain makes them accessible for many in the community
- connect townships and communities. With more people moving to rural areas for work and lifestyle benefits<sup>3</sup>, having safe, off-road pathways giving access to the townships where people work, shop and socialise has never been more important. There is potential with the adaptive reuse of disused rail corridors to connect Rail Trails and form a continuous network through NSW regions and connect residents to local public transport opportunities
- are a convenient option for commuters. Interviews with Rail Trail managers from New Zealand indicated Rail Trails within a 5km radius of town centres were regularly used by residents to travel to school, shops and other daily activities
- provide a safe corridor for rail trail users. Rail Trails are typically off-road and routed away from busy traffic thoroughfares.

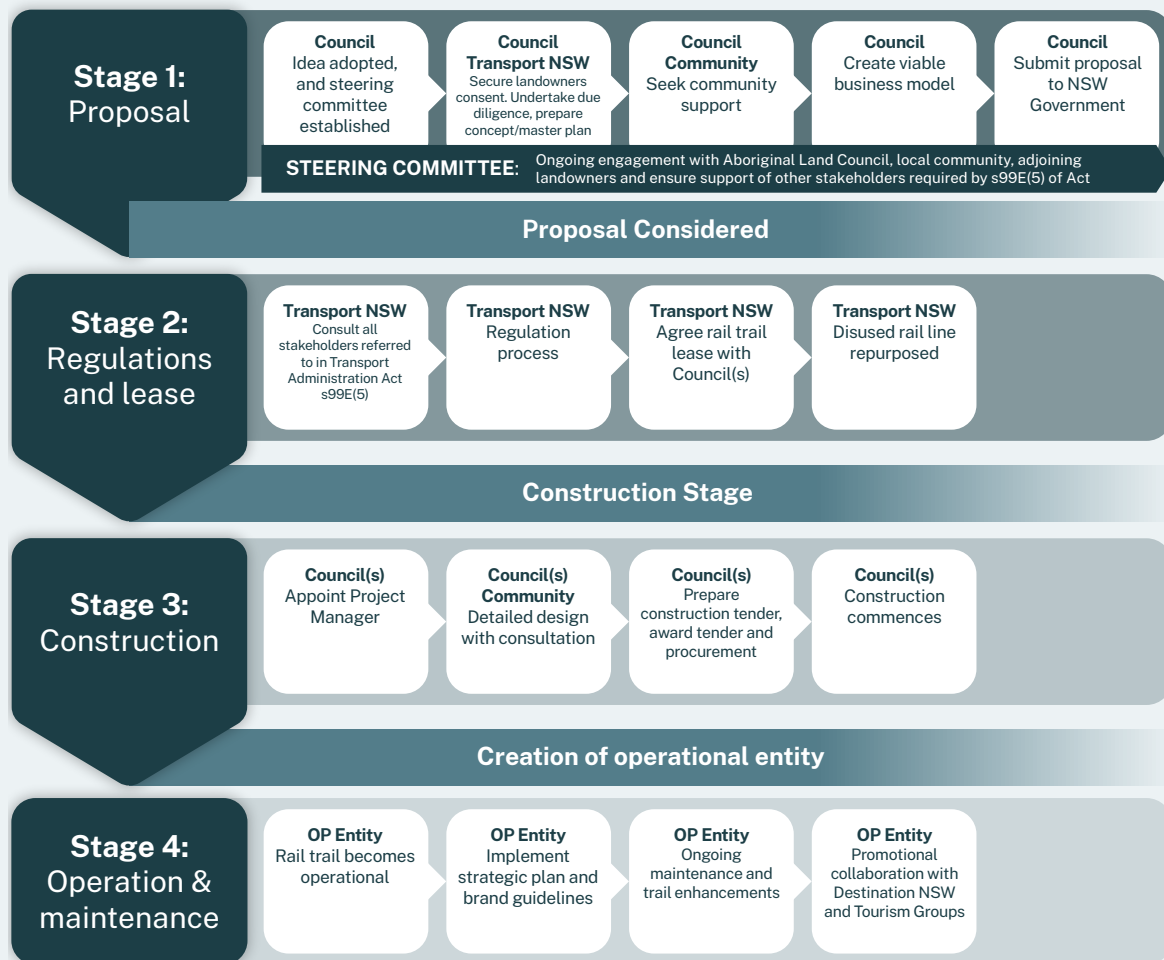
**Case study:**  
**Intergenerational travel**

Older and younger cyclists use the Tumbarumba to Rosewood Rail Trail to travel between local centres, services and home (source: <https://www.instagram.com/tumbarumbarailtrail>)

<sup>3</sup> Research from the Regional Movers Index (RAI and Commonwealth Bank) showed that as of 30 September 2021, the overall population flow from capital cities to regional areas increased by 3 percent over the previous 12-month period.

# Process for establishing a Rail Trail

There are four stages to guide the establishment of a Rail Trail, from the initial idea, to approval, regulations and lease, construction and ongoing operations and maintenance.



# Proposing a Rail Trail

## Idea generation

The idea for a new Rail Trail may be generated by an individual, community group, local council(s) or other government agency. Individuals and community groups who propose a Rail Trail idea must work with their local council(s) as the lead group to progress a new Rail Trail in NSW. The proposed Rail Trail may cover more than one local government area (LGA) and can require collaboration between neighbouring councils and community groups.

While the idea for a new Rail Trail can be generated by anyone, applications submitted to a suitable NSW Government funding program and decisions on repurposing a disused rail corridor will only be considered if the application is led and endorsed by a local council or multiple councils (where a Rail Trail route crosses more than one LGA).

## Establishing project governance

Once a Rail Trail idea has support from the local community and the relevant council(s), a working group or committee should be established to progress the proposal. Feedback with Rail Trail operators in NSW (as identified in the *Rail Trail for NSW Evaluation* report, NSF Consulting June 2022) indicated a successful Rail Trail often includes the establishment of a steering committee or working group to progress the Rail Trail proposal and work towards addressing the NSW Government essential criteria detailed below. Setting up a steering committee or working group with key community stakeholders can foster a sense of community ownership of the project and ensure the end design meets the needs of the community and stakeholders.

The relevant council(s) should lead and coordinate a Rail Trail proposal including managing the steering group and acting as a central point of contact for all enquiries from community members and stakeholders.

## Landowner consent and land assessment

Before preparing a detailed proposal, Councils should engage with Transport for NSW to seek landowner consent. This allows Transport for NSW (on behalf of TAHE, the landowner) to confirm if a section of line is available for use as a rail trail or required for other purposes.

Transport for NSW will also provide information on matters such as boundaries, how to access the land to undertake site investigations, known contamination and the number and value of existing leases (that will generally be transferred to Council for management as a part of a rail trail lease).

## Preparing a proposal to meet the essential criteria

The applicant must prepare a proposal providing evidence of how it responds to three essential criteria. These criteria must be addressed before a proposal is either submitted to a suitable NSW Government funding program or for the proposed repurposing of a rail corridor.

### The essential criteria that must be addressed in a Rail Trail proposal are:

1. There must be demonstrated community support for the Rail Trail.
2. There must be evidence of a viable and sustainable business model.
3. Issues relating to environmental impacts including biosecurity must be addressed.



# Criteria 1: Demonstrated community support

The proposal must show clear evidence of community support for the Rail Trail project. This can be a council resolution demonstrating evidence of support through community engagement, or through the inclusion of a priority or action as part of the suite of a council(s) Integrated Planning and Reporting (IP&R) documents.

Preparing a Consultation Plan detailing how the community and stakeholders will be consulted throughout the development of the proposal can also contribute to the operating entity's evidence of community support.

Proponents should engage with their local Member of Parliament and may include letters of support as further evidence of community support.

## Additional NSW Government consultation

In addition to the community consultation process completed by the applicant to demonstrate community support, the NSW Government may choose to undertake an additional independently facilitated community consultation session. This may be required in instances where the NSW Government considers that further information is required to determine the degree of community support; to explain the role and responsibilities of the NSW Government in a Rail Trail project; and/or to respond to questions from the community and stakeholders about the project.

This community consultation session may help inform a decision (together with an applicants' proposal) on whether the NSW Government will provide support for the proposal.

Once a proposal is deemed as having support, Section 99E(5) of the *Transport Administration Act 1988* requires the NSW Minister for Regional Transport and Roads to undertake consultation before regulations can be made.



## Operational guidance: What is a Consultation Plan?

A Consultation Plan can enable a successful community engagement process when seeking community support for a Rail Trail proposal. A Consultation Plan identifies the objective of consultation activities, stakeholder groups to be consulted and the reason for doing so, consultation methods to be used, and a program for consultation events and activities. Investing time into understanding varying stakeholder needs and clearly communicating project information, including what can be negotiated and how decisions are made, can safeguard the process and help build demonstrated support for the proposal.

### A Consultation Plan should:

- ✓ identify the purpose of the consultation and include consultation stages, tools and timeframes. It should consider project risks from the outset, including the potential for negative community sentiment and how to manage this through clear and strategic communications and project goals. For example, risks that emerged in the development of the Northern Rivers Rail Trail include local opposition to closing the rail lines, where some community members had hoped operational trains would one day return. For Tumbarumba to Rosewood, there was concern about the potential loss of the tracks' heritage value and the loss of privacy or access rights for owners of adjoining rural land
- ✓ identify stakeholder groups to be consulted and their level of risk and influence. Stakeholder groups will vary according to the location of the Rail Trail but generally include the community in the local government area and those most likely to be impacted, such as neighbouring landowners, NSW Government agencies including Local Land Services, First Nations groups including Aboriginal Land Councils, NSW Farmers Federation, National Parks and Wildlife Service, adjacent Councils, local businesses and services, community organisations and cultural and heritage groups
- ✓ provide a range of ways for groups to provide feedback and assist with decision-making, including surveys, interviews, meetings, and community workshops. This could include a range of online and face-to-face activities
- ✓ identify a clear and consistent decision-making framework, detailed project messaging and Frequently Asked Questions including local benefits, successful case studies, and project aspirations
- ✓ outline communication channels where stakeholders can seek more information or talk to a central point of contact (this would likely be the Project Manager)
- ✓ include visual tools for use in consultation, such as concept plans. This helps the community understand what a Rail Trail is, where it will be located, what it might look like and its uses, as well as guiding discussions with neighbouring landowners and businesses. One of the lessons learned in the development of the Northern Rivers Rail Trail was the value of having a high-level concept masterplan developed ahead of community consultation.

# Criteria 2: Evidence of a viable business model

The applicant must prepare a feasibility study demonstrating the Rail Trail project has a viable and sustainable business model.

## The feasibility study should include, at a minimum:

- ✓ pre-construction costs and funding, including project management, masterplan and design documentation costs
- ✓ construction costs and funding, including staged delivery
- ✓ post-construction management, operating, marketing, and maintenance costs and funding.

The NSW or Commonwealth Government may require a cost-benefit analysis as part of the feasibility study to show the direct and indirect short, medium and long-term economic benefits of the Rail Trail through tourism and business growth. In some instances where the proponent has applied for funding through a suitable NSW Government grant program, the NSW Government may undertake this analysis as part of its assessment of the funding application. Where this is the case, this will be documented in the program guidelines of the relevant funding program.

As the project proponent, the local council(s) business model will need to comply with the Capital Expenditure Review process under the *Local Government Act 1993*, Integrated Planning and Reporting requirements and when successful, any general grant agreement provisions. The Rail Trail project should also be included in the long-term financial plan of the council(s).

In their proposal, the applicant should consider all potential costs from idea generation to ongoing operation and maintenance post construction including, but not limited to:

- ✓ pre-construction: Rail Trail Project Manager, feasibility study/cost-benefit analysis, masterplan (high-level concept), strategic plan including a risk assessment, environmental, heritage and other assessments, remediation of potential land contamination sites and community consultation activities and events
- ✓ construction: Rail Trail Project Manager, detailed design documentation, construction tender, labour and procurement, and construction cost per kilometre
- ✓ post-construction: Rail Trail Project Manager, strategic/management plans, annual upkeep and maintenance cost per kilometre, public relations, brand management and marketing, Rail Trail promotional and volunteer events, finance, forecasting and fundraising, and insurance.

# Criteria 3: Address potential environmental impacts

The council(s) proposing the new Rail Trail must address any environmental, heritage and cultural impacts that may result from the Rail Trail proposal, such as biosecurity concerns. This includes impacts identified through planning controls, Environment Impact Statement (EIS) findings such as contamination, and issues raised through the Rail Trail community consultation process.

During the community consultation process, owners of land adjacent to a proposed Rail Trail may raise concerns about biosecurity, animal welfare and other environmental impacts. For example, several issues were raised in the consultation process for the Tumbarumba to Rosewood Rail Trail relating to animal welfare, including the risk of sheep being chased by dogs, cows being scared by cyclists and the need for livestock to safely cross the Rail Trail to access water. A council proposing a Rail Trail is encouraged to work in partnership with Local Land Services to establish a system allowing landowners to confidentially discuss any concerns such as security risks, crime or loss of privacy.

Other heritage, social or cultural groups may also raise concerns around environmental impacts. It's also possible Aboriginal middens or an endemic endangered plant species could be found on the proposed Rail Trail. If this is the case, their protection must be planned for and addressed in an Environment Impact Statement. Once concerns have been identified, mitigation measures should be incorporated into the Rail Trail proposal and concept, and detailed designs and communicated with landowners.



# Regulations process and Rail Trail lease

Effective August 2022, councils entering into a lease for disused railway lines in non-metropolitan areas no longer require authorisation from an Act of Parliament to remove railway tracks and other works for the purpose of a rail trail.

Following an amendment to the *Transport Administration Act 1988*, once the project has met NSW Government requirements and funding has been secured, authorisation is obtained via the development of a regulation.

## NSW Minister for Regional Transport and Roads consultation

Before a regulation can be considered, s99E(5) of the Act requires that the NSW Minister for Regional Transport and Roads consult with the applicable council(s), Minister for Regional NSW, National Parks and Wildlife Service, the Local Aboriginal Land Council for the subject land, Local Land Services in relation to the mitigation of biosecurity risks and adjacent councils and joint organisations.

If councils have already sought the support of these bodies during their consultation process, then it will reduce the risk of unexpected issues being raised at this stage.

## Regulations process

Once the consultation process has been undertaken, the NSW Minister for Regional Transport and Roads will be provided with a recommendation to authorise the re-purposing of a non-operational rail corridor via a regulation. If Parliament does not support a regulation they have the power to disallow it.



## Leasing the land to the operational entity

Transport Asset Holding Entity of NSW (TAHE) will continue to own the land on which future Rail Trails are located. TAHE as the landowner will lease the land to the local council for construction, operation ownership and maintenance of the Rail Trail asset for a nominal fee, with a lease length of up to 30 years. TAHE will retain ownership of the land for the following reasons:

- no land title change is required
- Rail Trails continue to be permissible and without development consent (pending the land zones) if undertaken by or on behalf of a council(s), while under NSW Government ownership
- it provides greater certainty for project proponents that decisions relating to the Rail Trail will be prioritised
- it ensures the land is retained for use as a continuous transport corridor if the Rail Trail needs to be decommissioned in the future
- it reduces the potential for time delays with the transfer of ownership to another NSW Government entity, such as Crown Lands
- it ensures minimal constraints on commercial opportunities and place activation along the Rail Trail. If ownership were transferred to Crown Lands, limited commercial activity would be permitted. Rail Trail operators across Australia and internationally have highlighted the importance of fundraising through commercial uses and place activation to support the ongoing operation and maintenance of Rail Trails
- lease discussions will generally be between the applicable Council(s) and Transport for NSW (on behalf of TAHE).

## Existing asset ownership

Existing assets, such as buildings along the rail corridor, will either be retained by the NSW Government or transferred to the applicant. This will be determined on a project-by-project basis through the identification of an asset register and agreement on items the NSW Government needs to retain, and those assets along the rail corridor that might be utilised or disposed of. Existing assets retained by the NSW Government but needed for the operation of the Rail Trail may also be the subject of the lease agreement.

## New Rail Trail asset ownership

New assets built by the operational entity (as lessee) as part of the Rail Trail project will be owned by the lessee. However, should the lease on the land not be renewed at the end of the period, the lessee would need to 'make good'. Make good provisions would not entail reinstating the rail line but may include removing anything built as part of the project or reaching agreement with the lessor to 'leave as is'.

## Rail Trail land use definition

Rail Trails are not defined in the *Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument Order)*. However, Rail Trails are permissible under the Standard Instrument as the definition of 'road infrastructure facilities' includes 'road related areas' as defined under the *Roads Transport Act 2013 (NSW)* and a 'road related area' includes 'an area that is not a road and that is open to or used by the public for riding'.

## Rail Trail land use zoning

The land a Rail Trail is constructed on is zoned in accordance with its surrounding uses. While some zoning is a natural fit for a Rail Trail, for example RU2 – Rural Landscape, other zones such as B5 – Business Development are not.

Applicable land use zones along a Rail Trail should be identified during the mapping and design phase as the zones have a bearing on a Rail Trail's planning approval pathway.

Pending the land use zone(s) of a Rail Trail, development carried out by or on behalf of a local council(s) for the purposes of the construction and use of a Rail Trail is permissible without development consent under cl. 2.109(1) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)*.

Where development by the council(s) is permitted without development consent, an EIS will need to be undertaken under Division 5.1 of Part 5 of the *Environmental Planning and Assessment Act 1979 (NSW) (Planning Act)*. The lessor will also be a determining authority and will need to consider any EIS documents.

# Rail Trail planning pathways

The planning approval pathway for Rail Trails will need to be assessed on a case-by-case basis, as the correct pathway will depend on the planning instruments and zones that apply, and the different physical and environmental aspects of each Rail Trail corridor.

As a general guide to a council(s) as a starting point for a planning assessment, the planning pathway for Rail Trails may be separated between:

- construction and use of the Rail Trail for pedestrians and others as defined under the Standard Instrument, land use definition, and
- tourism and commercial development within the Rail Trail corridor that will complement the Rail Trail use.

Along a disused rail corridor there will also typically be former stations and rail-related buildings with either local or State heritage significance. Such heritage listings entail additional planning requirements and considerations.

The following flowcharts provide general guidance only. Council(s) will need to consider each development and may need to obtain their own advice on a case-by-case basis.

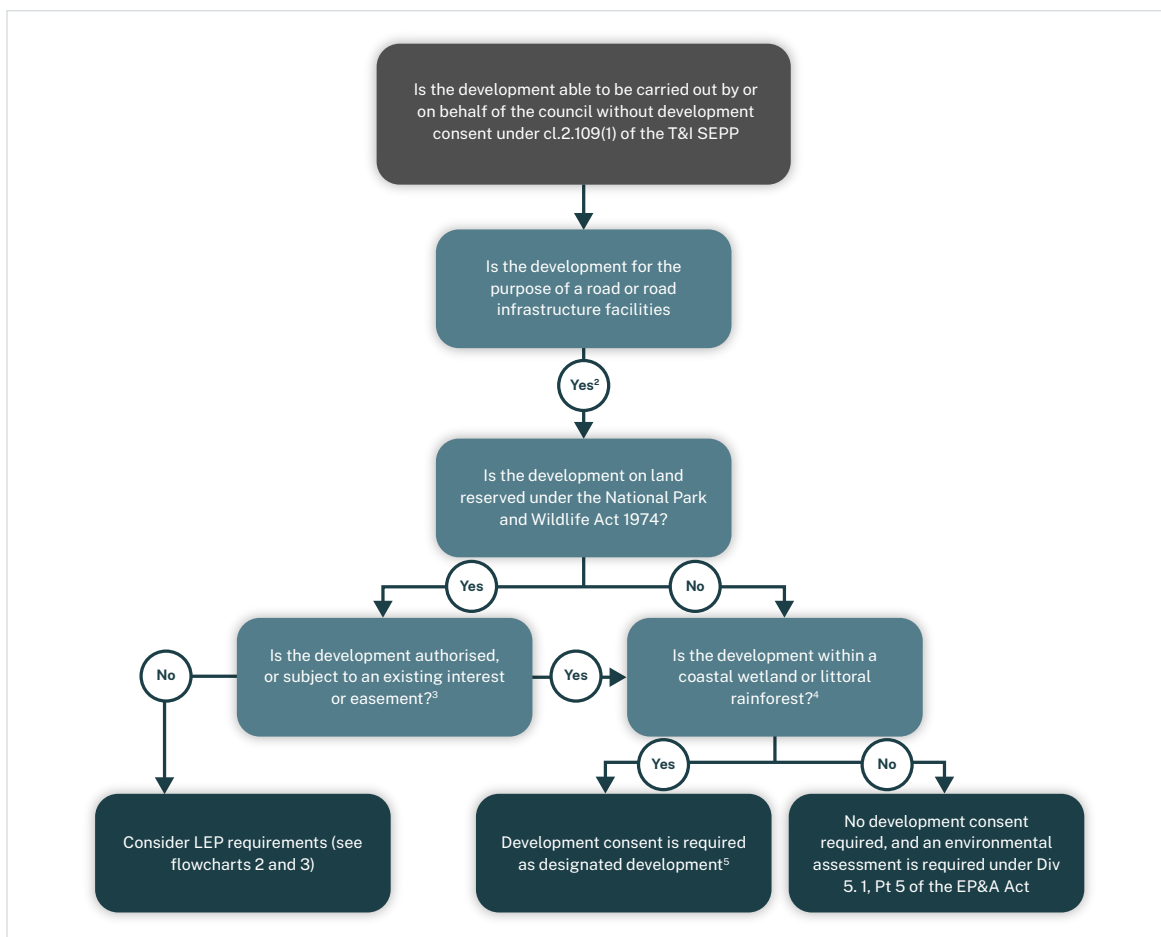
## Planning pathway to construct and use a Rail Trail

Figure 1 provides a flowchart of the planning pathway for the construction and use of a Rail Trail. Unless certain exceptions apply, (as identified in the flowchart), the development will be able to be carried out without development consent under cl. 2.109(1) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)*. This means a council(s) will be able to proceed after complying with the environmental assessment requirements under Division 5.1 of Part 5 of the *Environmental Planning and Assessment Act 1979 (NSW) (EP&A Act)*.



**Figure 1**

Flowchart of planning pathways for the construction and use of a Rail Trail



**Considerations relating to this pathway include:**

1. Under cl2.109(1) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)* development carried out by or on behalf of a public authority for the purposes of a road or road infrastructure facilities may be carried out by or on behalf of a public authority without consent on any land. A council is a public authority for the purposes of the T&I SEPP.
2. The term ‘road infrastructure facilities’ includes road related areas within the meaning of the Road Transport Act 2013. The development of the Rail Trail for a pedestrian and cycleway falls within that definition.
3. Under cl2.109(1) of the T&I SEPP development for the purpose of a road may only be carried out without consent on land reserved under the *National Parks and Wildlife*

- Act 1974 (NPW Act)* if the development; is authorised by or under the NPW Act, or is the subject of, an existing interest within the meaning of s39 of the NPW Act, or is on land over which an easement has been granted and is not contrary to the terms or nature of the easement.
4. Clause 10 of the *State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP)* prevails over the T&I SEPP to the extent of any inconsistency. This means that despite cl2.109(1) of the T&I SEPP development of land mapped as coastal wetland or littoral rainforest requires development consent as designated development.
5. Under Division 4.3 of the EP&A Act including the preparation of an environmental impact assessment and compliance with notification requirements.

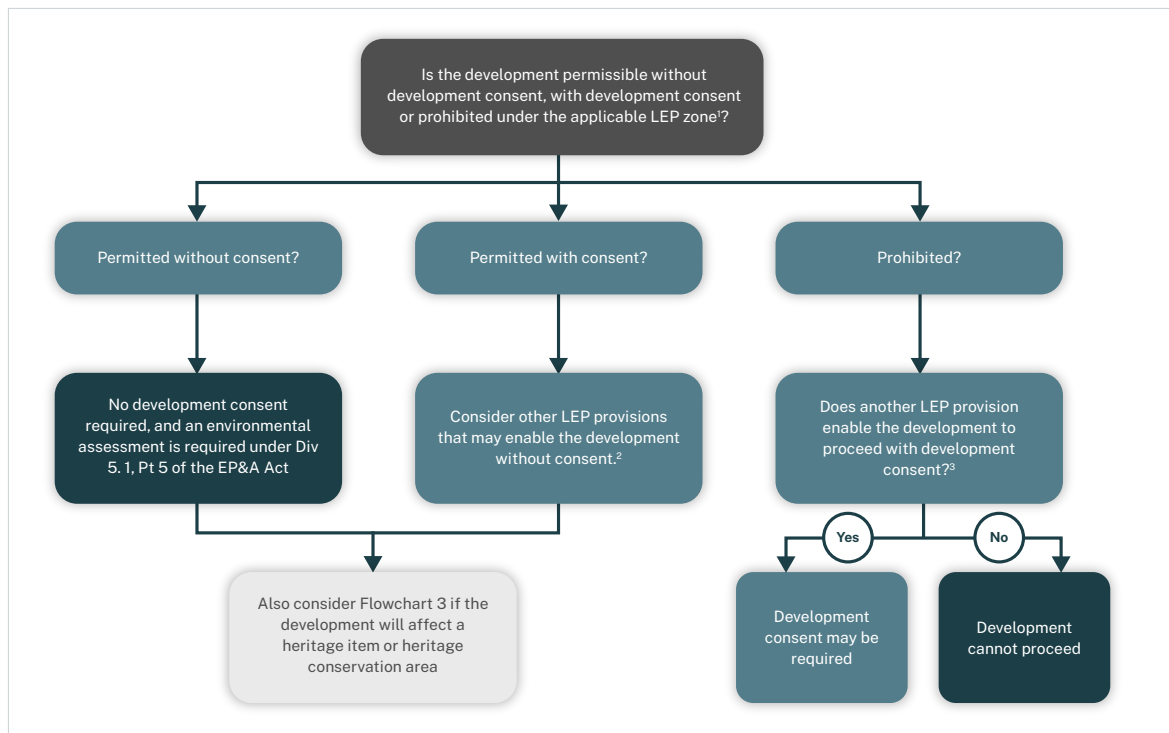


### Planning pathway to develop Rail Trail tourism and commercial activities

Figure 2 provides a flowchart of the planning pathway to develop Rail Trail tourism and commercial activities. This development may vary, depending on the nature of the development and the relevant planning instruments and land-use zones that apply. Despite this, the following may be used as a general guide to assist council(s) in considering the likely planning requirements.

**Figure 2**

Flowchart of planning pathways to develop Rail Trail tourism and commercial activities



**Considerations relating to this pathway include:**

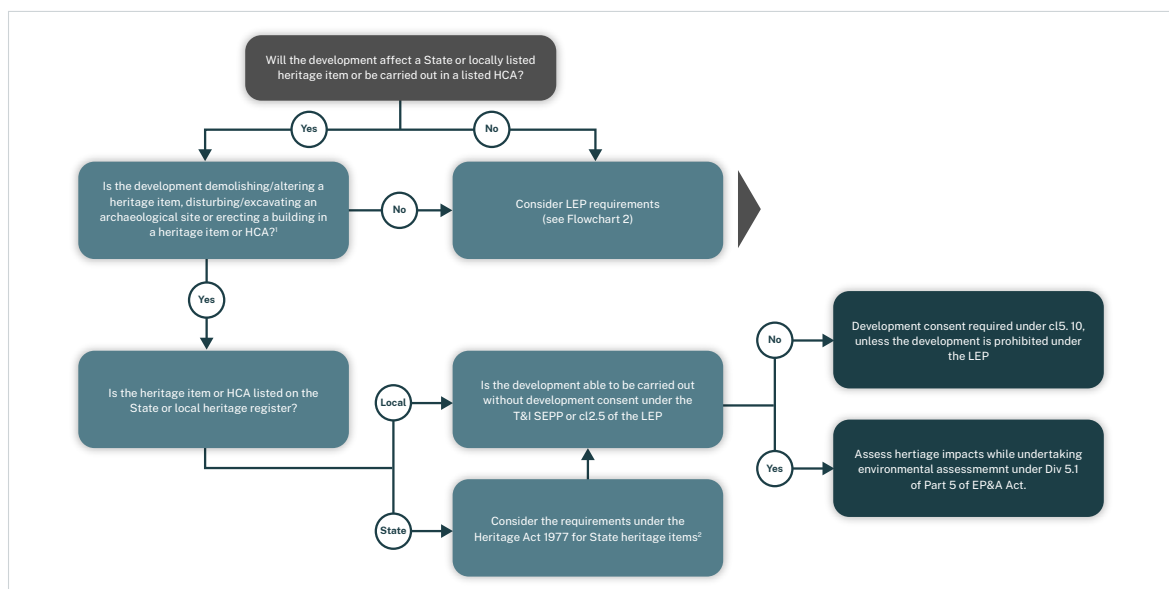
1. Also consider if the development is ancillary to the Rail Trail development, in which case cl2.109(1) of the T&I SEPP could be relied upon. Legal advice may be required in this assessment.
2. For example, see cl2.5 and Schedule 1 of the Standard Instrument – *Principal Local Environmental Plan (Standard Instrument)*, which allows for additional permitted uses ‘despite anything to the contrary in the Land Use Table or other provision’ of the *Local Environmental Plan (LEP)*.
3. Consider ability to rely on other LEP provisions, for e.g., additional permitted uses in cl2.5 and Schedule 1 of the Standard Instrument; the ability to rely on the neighbouring zone if the development is near a zone boundary (cl5.3, Standard Instrument), the conservation incentive provision under c5.10(10), Standard Instrument.

**Planning pathway to develop Rail Trail tourism and commercial activities in heritage items and heritage conservation areas**

Figure 3 addresses the additional heritage considerations that may be needed to overlay the general planning considerations in Figure 2. For example, in some circumstances the specific heritage provisions within a local environmental plan will require development consent, even though other provisions of the local environmental plan would allow the particular development to proceed without consent. Figure 3 is not applicable if the development is permissible without development consent under the T&I SEPP, because the T&I SEPP provisions will prevail over the provisions of a local environmental plan to the extent of any inconsistency.

**Figure 3**

Flowchart of planning pathway to develop Rail Trail tourism and commercial activities in heritage items and heritage conservation areas



**Considerations relating to this pathway include:**

- Under cl5.10(2) of the Standard Instrument development consent is required for any of the following in relation to a heritage item or Heritage Conservation Areas (HCA), relevantly: demolishing or altering the exterior of any of a heritage item or a building, work, relic or tree within a HCA. Altering includes making changes to its detail, fabric, finish or appearance of a heritage building; altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item; disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed; erecting a building on land on which a heritage item is located or that is within a HCA.
- Under s58 of the *Heritage Act 1997 (the Heritage Act)*, approval is required to carry out anything referred to in s57(1) of the Heritage Act. Under s57(1) of the Heritage Act a person must not, relevantly, demolish, damage, alter or carry out any development, except with the approval of the NSW Heritage Council. Such development requires: if development consent is required, the lodgement of an integrated development application pursuant to s91 of the EP&A Act where the concurrence from the NSW Heritage Council is required under s60 of the Heritage Act, or otherwise, a separate application to Heritage NSW under s60 of the Heritage Act.



## Rail Trail governance models

Rail Trails will be operated and maintained by an “operational entity” under a preferred governance model. Governance models vary from state to state and even between Rail Trails in the same state. Some best practice Rail Trails are governed by one council, others are governed by multiple councils. Some have management committees with volunteers, others do not. As the *Rail Trails for NSW Evaluation* indicated, there is no single ideal governance model for future Rail Trails.

However, success is greater when the council(s) are the lead group, or “operational entity” and a Project Manager is appointed to coordinate all aspects of the Rail Trail. Appointing a Project Manager ensures the operation and maintenance of each section is consistently coordinated, communication is clear, and maintenance is equitable.

While there are a range of potentially suitable governance models, in NSW it is a requirement that the council(s) leasing the land are the lead operational entity. Table 1 outlines the scalable options for an operating entity, including where the Rail Trail crosses multiple LGAs.

As part of selecting the most appropriate governance/ operating model for the Rail Trail, participating Councils should also give consideration to the associated cost sharing arrangements.

**Table 1**

Operational entity	Benefits	Limitations	Uses
<p><b>Simple</b></p> <p>a) One local council.</p> <p>b) Multiple local councils under a memorandum of understanding (MOU).</p> <p>Each local council(s) is responsible for its section of the Rail Trail, including construction and ongoing operations and maintenance.</p>	<ul style="list-style-type: none"> <li>• Simple to set up.</li> <li>• No agreement is required (for a single council).</li> <li>• For more than one council, an MOU outlines minimum standards (i.e., budget, operations, maintenance, marketing).</li> <li>• Autonomy for each council in the operation and maintenance of the Rail Trail.</li> </ul>	<ul style="list-style-type: none"> <li>• Limits the growth and scale of the Rail Trail through commercial opportunities.</li> <li>• No central source of funding or coordinated approach to operation and maintenance (where there is more than one council, without an MOU).</li> <li>• Council(s) with more resources and capacity may have higher standards of maintenance and promotional abilities and the quality of the trail may differ from section to section.</li> </ul>	<ul style="list-style-type: none"> <li>• Works well when there is only one local government area involved.</li> <li>• May not be optimal if the Rail Trail traverses multiple LGAs or if sections are added to the Rail Trail in the future and require NSW Government approval.</li> </ul>
<p><b>Public / private arrangements</b></p> <p>Council(s) (as head lessee) has sublease or other contractual arrangements in place with private operator(s).</p>	<ul style="list-style-type: none"> <li>• If available, subleases could be available to any of the governance model options.</li> <li>• Shared Rail Trail responsibility and risk.</li> <li>• Diversity and enhancement of the Rail Trail experience through commercialisation.</li> <li>• Increased responsiveness to visitor and market trends and opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>• As head lessee, the council(s) retains some level of liability, risk and asset management responsibility.</li> <li>• A reduced ability for access to NSW Government funding sources, often targeted to local government.</li> <li>• Onerous maintenance responsibilities for a private operator who may have only a portion of a Rail Trail.</li> <li>• Retaining (free) public access on a potentially (ticketed) commercialised product.</li> <li>• Additional council(s) resources required to establish and manage subleases.</li> </ul>	<ul style="list-style-type: none"> <li>• Sublease arrangements (whole or in part) may apply (pending the lease terms and conditions) to any governance model option.</li> </ul>

**Table 1 cont.**

Operational entity	Benefits	Limitations	Uses
<p><b>Advanced or multi-council</b></p> <p>Comprises representatives from all council(s) that lease the land and includes a central fund and Project Manager.</p> <p>Could also include community volunteers and other stakeholders.</p>	<ul style="list-style-type: none"> <li>• A collaborative approach helps address challenges posed by a multi-council Rail Trail and optimises the user experience.</li> <li>• Can be beneficial for ongoing rail trail maintenance and achieve efficiencies.</li> <li>• Creates independence in decision-making and (pending council(s) delegated functions) may remove the need for separate council approval.</li> <li>• The entity can have a central fund, strategic plan, marketing plan and maintenance schedule.</li> <li>• Can be created using existing organisational structures such as NSW Joint Organisations where there is an agreed common purpose between members.</li> </ul>	<ul style="list-style-type: none"> <li>• Requires the creation of an entity.</li> <li>• This option may require a central funding source and Project Manager for operational costs.</li> <li>• To participate in the formation of a corporation or other entity including for commercialised functions, councils must seek Ministerial consent (Section 358 of the <i>Local Government Act 1993</i> and Section 410 <i>Local Government (General) Regulation 2021</i>).</li> </ul>	<ul style="list-style-type: none"> <li>• Where there is more than one local council.</li> </ul>

# Rail Trail construction and operations

## Rail Trail design and construction

The construction of the approved Rail Trail will largely be driven by the Rail Trail operational entity through an appointed Project Manager, who will oversee its design and construction and to prepare, exhibit and consult with the community around detailed Rail Trail designs and plans. Consultation at this stage might include public exhibition of designs, community meetings and interviews.

Just as each Rail Trail varies significantly in design and construction, so too do the costs. An analysis of construction costs attributed to five Rail Trail proposals indicates an average cost of \$450,000 per kilometre. Factors impacting the cost of design and construction, as well as ongoing operations and maintenance include:

- length
- surface material, and
- asset profile, including the number of bridges, toilet blocks and tunnels.



**Operational guidance:**  
**Considerations for Rail Trail surface design**

Rail trail projects should incorporate universal design principles to ensure accessibility for people with disability and the broader community.

Rail Trails with a sealed track are more versatile than other surface types as they are more suitable for prams, walkers, manual push and power wheelchairs. While they are initially more expensive to construct, sealed tracks require less ongoing maintenance than other non-sealed surface options. Sealed tracks provide a practical option for people with disability and those with limited mobility to participate in recreational and exercise activities while being able to connect across their broader community. This also minimises the reliance on accessible transport options and increases independence for people with disability. Increasing community participation is the number one priority under the NSW Disability Inclusion Plan 2021-2025 and consideration should be given to removing barriers to full participation. Gravel tracks are a barrier to equitable and safe participation for

people with disability. Consideration should also be given to ensuring transition points connecting the trails are barrier free and where practical provide a minimum width of 1000mm.

A sealed track also has the added benefit of attracting a broader range of users and increasing community engagement. This supports the business case for investing in sealed infrastructure compared to non-sealed surface options, which have fewer health and community engagement benefits.

Other considerations include the combination of sealed and gravel tracks and the use of sustainable materials. These should be suited to the terrain, conditions, weather, proposed use, traffic volume and width of the Rail Trail. Feedback in the *Rail Trails for NSW Evaluation* suggests sealing the track near towns in the early stages of the trail's development, so children and older people can do small walks, while serious cyclists can continue onto a gravel track. This will help with budgeting, as it may not be necessary to construct an entirely sealed track before opening the Rail Trail (this can be done at a later stage). Also consider the need for a set of design standards and solutions, such as bridges, to enable access over watercourses or flood-prone areas and to prevent farm animals from crossing the Rail Trail.

**Operational guidance:**  
**Taking a staged approach to Rail Trail design and delivery**

A staged approach to project delivery of a Rail Trail can allow more time to build community support and increase opportunities for the community to be involved in the construction. A staged approach also allows time for community conceptualisation and the creation of supporting trail attractions and experiences, such as sculptures, vegetation growth and place-making aesthetics to enhance the trail experience. It also gives the operational entity time to establish the requirements of long-term maintenance and build up resources over time. It gives the project time to get established and if needed, to evolve into something different as it responds to community needs. For example, the Tumbarumba to Rosewood Rail Trail grew to include car parks and toilets many months after construction.

Partnering with volunteer groups for major and minor works can also be cost-effective. The Tumbarumba Men's Shed contributed work to the value of about \$30,000-\$40,000 to the Tumbarumba to Rosewood Rail Trail in the 2020-2021 financial year. The group is currently restoring an old railway carriage that will be converted into a museum and first aid centre.

The use of local contractors and sub-contractors enables an agile approach to construction and helps reduce costs in many ways, including changes in the construction program not resulting in increased costs or fees, and local contractors can be resourceful in procuring equipment. In the construction of the Tumbarumba to Rosewood Rail Trail, local contractors procured equipment from nearby farms and organised a sale of disused train tracks to raise funds for major works.



### Rail Trail operations

The Rail Trail operational entity through its Project Manager will be responsible for all aspects of the Rail Trail operations including maintenance and marketing. Successful Rail Trails have overarching strategic plans and/or a plan of management in place. These include brand guidelines to drive operations, manage revenue streams, and deliver marketing and promotional material.



## Operational guidance: Rail Trail planning and resourcing

### Rail Trail Strategic Plan and/or Plan of Management

The experiences of Australian and international operators shows a Rail Trail Strategic Plan or Plan of Management provides a useful blueprint for developing and operating a Rail Trail. The plan should identify tourism, funding and marketing initiatives that can be used by all members of the operational entity (particularly when a Rail Trail covers multiple local government areas). A Strategic Plan or Plan of Management outlines the roles and responsibilities of all participating stakeholders and can provide a clear and transparent decision-making framework that can be communicated to the community and other stakeholders.

### Brand Guidelines

Brand Guidelines provide a consistent brand strategy that can be applied to all sections of the Rail Trail (this is particularly useful when the Rail Trail covers multiple local government areas).

Brand Guidelines can outline the vision for the Rail Trail, the look and feel, and intended visitor experience. This can include guidance on signage and facilities, as well as information materials, marketing assets, public relations, social media and the promotion of community and fundraising events. The Northern Rivers Rail Trail Brand Guidelines provide a good example of this.



Insta frame at Figures St, under Mannus Bridge, Tumarumba to Rosewood Rail Trail.  
Source: <https://www.instagram.com/tumarubarailtrail>



## Contact

For more information, please contact  
[tourism.programs@regional.nsw.gov.au](mailto:tourism.programs@regional.nsw.gov.au)

### Disclaimer

The Department of Regional NSW (the Department) does not guarantee or warrant, and accepts no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of any material contained in this publication. Information in this publication is provided as general information only and is not intended as a substitute for advice from a qualified professional. The Department recommends that users exercise care and use their own skill and judgment in using information from this publication and that users carefully evaluate the accuracy, currency, completeness and relevance of such information. Users should take steps to independently verify the information in this publication and, where appropriate, seek professional advice. These Guidelines are subject to change at any time at the sole discretion of the Department.

**14 NOTICE OF RESCISSION(S)**

Nil

**15 REPORTS TO COUNCIL FOR DETERMINATION**

**15.1 MARULAN QUARRY - COUNCIL SUBMISSION TO THE ENVIRONMENTAL IMPACT STATEMENT**

**Author:** Acting Director Planning & Environment

Director Planning & Environment

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	4. Our Environment EN4 Maintain a balance between growth, development and environmental protection through sensible planning.
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Acting Director Planning & Environment be received.
2. The following matters be lodged as Councillor’s submission in addition to the technical submission to be compiled by Council Officers:
  - a. Adverse road and traffic impacts
  - b. Adverse visual and air quality impacts
  - c. Site suitability
  - d. Impact of blasting on road safety and neighbours
  - e. Lack of consultation with residents of Winfarthing Road.

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

**BACKGROUND**

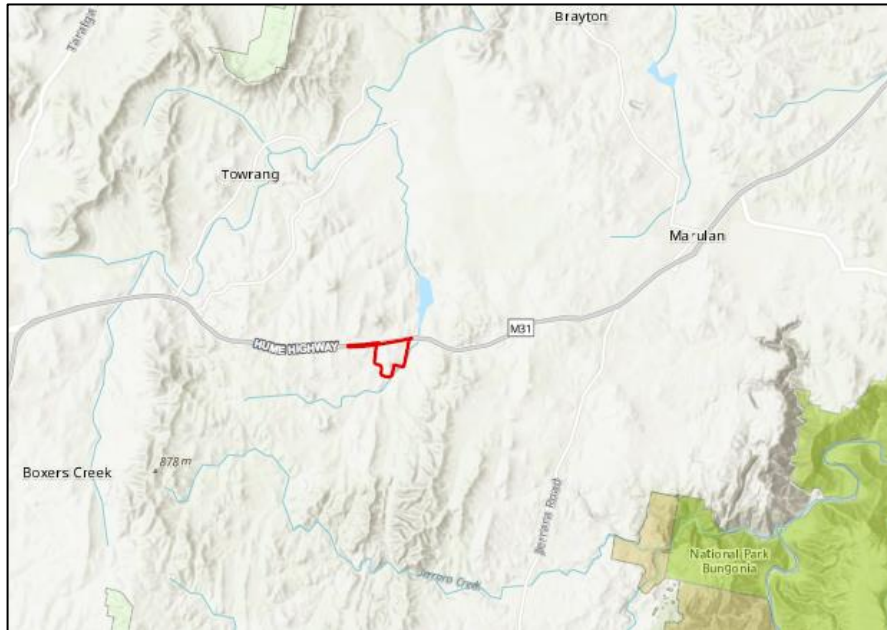
Global Quarries Australia Pty Ltd is the applicant for a State Significant Development (SSD) Application proposal to develop a hard rock quarry on land situated southeast of the intersection of the Hume Highway and Winfarthing Road, Marulan. The project site being Lots 3 and 4 DP247199 and Crown Land Lot 7001 DP1025585 and part of the Hume Highway Road reserve, having a total area of 93ha.

At the ordinary meeting of Council held 7 May 2019 a report was considered following a request for input into the Secretary’s Environmental Assessment Requirements (SEARs) for the Marulan Quarry proposal. The review of the Preliminary Environmental Assessment, prepared by GHD, identified matters of particular importance to Council and the community for inclusion in the Environmental Impact Statement (EIS).

In July 2021, changes were introduced into the SSD and state significant infrastructure (SSI) framework as part of the Rapid Assessment Framework. The Environmental Planning &

Assessment Amendment (Major Projects) Regulation 2021 amended the Environmental Planning & Assessment Regulation and introduced a two year expiry period on SEARs for SSD projects. The provisions allow the Secretary to extend the expiry date of SEARs by a further two years.

These provisions also applied sunset dates for existing SEARs applicable to the Marulan Quarry SEARs, issued March 2020 and consequently expiring on 1 July 2023. In the absence of a completed EIS, due to ongoing design refinements relating to vehicular access to the site and Crown landowners consent requirements this SSD application was withdrawn prior to the expiry.



**Figure 1 – Regional Context Map**

## Project Overview

The project proposes to incorporate the following activities:

- Establishment of hard rock quarry comprising an extraction pit, emplacement area, processing facilities, site offices and internal haul routes;
- Construction of a new intersection with Hume Highway and the upgrade of the existing Hume Highway and Winfarthing Road intersection;
- Extraction of up to 500,000 tonnes (t) per year of hard rock from an estimated resource of approximately 7.7 million tonnes (Mt) at the site;
- Extraction of hard rock resource by drilling, blasting for subsequent onsite processing for production of high-grade construction feedstock for the construction industries over an 18-year period.
- Transportation of quarry products by road to markets in the:
  - Greater Sydney area
  - Goulburn Mulwaree region
  - Canberra
  - regional areas
- Importation of virgin excavated natural material (VENM), excavated natural material (ENM) and other suitable rehabilitation materials from major construction projects primarily through back-loading of haulage vehicles;

- Progressive rehabilitation of the processing area, including the quarry void, using the emplaced overburden materials, and the imported VENM, ENM, and other rehabilitation materials; and
- Rehabilitation at the end of quarry life to create a final landform which will be safe, hydraulically and geotechnically stable, non-polluting, and which will closely resemble the original and surrounding landscape.

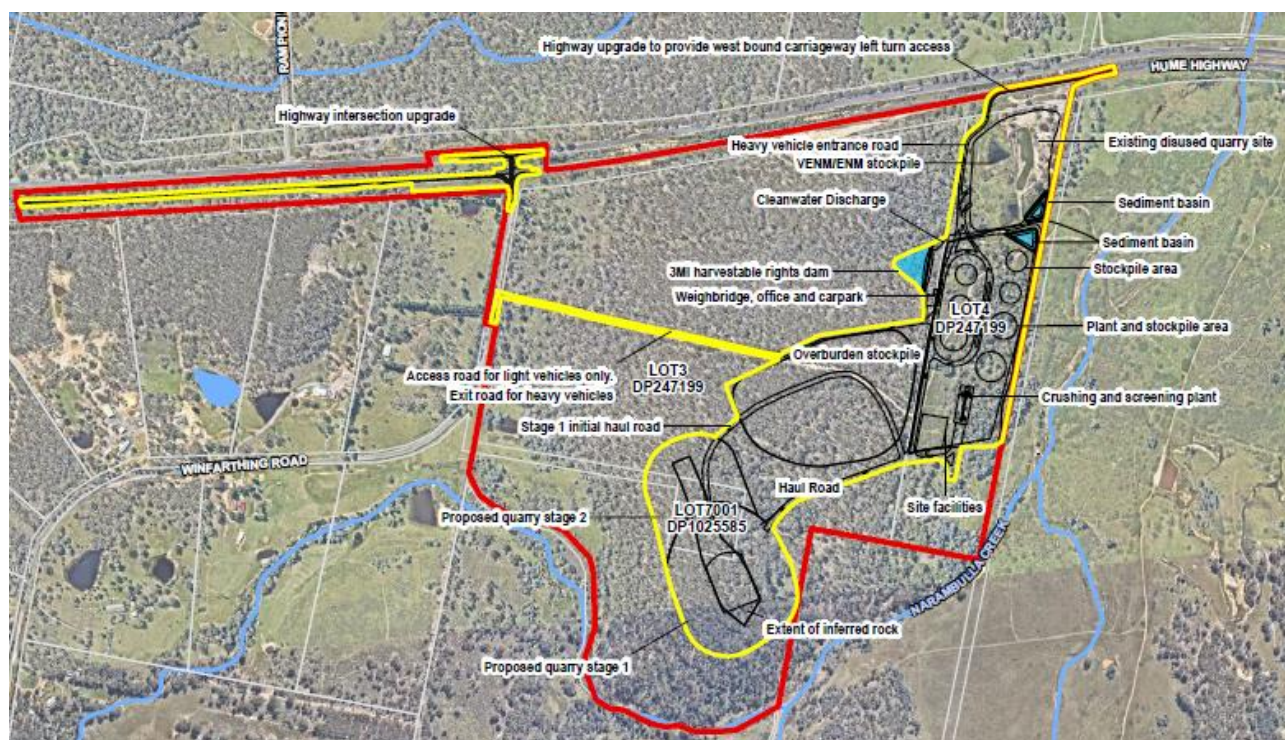


Figure 2 – Overview of the project

On 11 December 2023, Council provided comments to the Department of Planning, Housing and Infrastructure (DPHI) following a second request for input into the Secretary’s Environmental Assessment Requirements (SEARs) for the proposal. After reviewing the Scoping Report for the Marulan Quarry, prepared by GHD, Council raised concerns relating to:

- Crown Land (owners consent)
- Road and Traffic Impacts
- Aboriginal Heritage
- Heritage and Archaeological Assessment
- Biodiversity
- Community Consultation
- Workforce Accommodation
- Noise and Vibration
- Air Quality
- Suitability of the Site
- Assessment against relevant Regional and Local Plans and Strategies
- Assessment against the Goulburn Infrastructure Contribution Plan
- Assessment against Goulburn Mulwaree DCP 2009
- Hazards and Contamination
- Importation of VENM and ENM
- Rehabilitation

## REPORT

### Introduction

The SSD application is currently being assessed by the State Government – DPHI. On 26 November 2024, the EIS prepared by GHD Pty Ltd on behalf of Global Quarries and its accompanying documents were placed on public exhibition until 13 January 2025. All of the available information on the proposed development and the process to date can be viewed on DPHI Major Projects website.

SSD applications are managed and assessed by DPHI and Council does not have an assessment role in the process. Council and the local community have an opportunity to review the proposal and make a submission to DPHI. Council Officers are reviewing the contents of the EIS with the intention of providing a technical officer submission to the DPHI in January 2025. The following report outlines the key considerations that have arisen to date from the review process and seeks to combine the findings of a technical review with the sentiments of the community.

### Key Matters for Consideration

The following outlines items of consideration that have arisen from the review process to date and Council requests that the DPHI considers in its assessment of the application the following matters.

#### Community Concern

The proposed development has caused significant concern in the local community in particular residents with dwellings located in the area immediately around the proposed quarry. Council has received concerns relating to:

- Lack of meaningful consultation from the proponent with impacted residents
- The adequacy of information contained in the EIS
- Traffic and road safety impacts
- Impacts on amenity and property values
- Visual Impacts
- Air Quality
- Human health impacts
- Impact of blasting
- Impact on the wildlife corridor
- Suitability of the site
- Overland flooding impacts
- Meaningfulness of the Social Impact Assessment.

#### Social Impact Assessment

The Social Impact Assessment (SIA) has correctly identified two main areas of impact:

- Impacts on those dwelling within the area immediately around the proposed quarry; and
- The regional area focused on Goulburn.

In this case the social impacts of the proposal are quite distinct based on proximity. Impacts to local residents, primarily those located on Winfarthing Road, will likely be related to:

- Traffic
- Noise
- Dust
- Activity
- Visual impact.

The above issues are more centred around the amenity and health/safety impacts from those living in proximity to the site and sharing infrastructure such as the roads and intersections. The impacts of each of these matters is considered in a separate technical assessment supporting the EIS.

It is significant that some issues identified in the SIA are rated as having a high negative impact on surrounding property owners, pre-mitigations being put in place. The residual significance of some matters remains identified as being “medium negative” following mitigations.

These impacts are:

Summary of Social impact	Stakeholders affected and phase	Pre-mitigation significance	Mitigation measure	Residual Significance
Uncertainty associated with the project consultation and approval process, and concerns about actual and perceived impacts of the project on way of life, is leading to frustration, stress and anxiety for some local residents. This has the potential to impact some individual’s health, wellbeing and quality of life.	Local residents in close proximity to the project site  Phase - Preconstruction Construction Operation	High Negative	CSEP Access to mental health and wellbeing support Community investment fund	Medium Negative
Increased heavy vehicle movement and changed traffic conditions resulting from construction and operation of the project may lead to changed traffic condition and delays, which may contribute to existing safety concerns for motorists, local residents and school children.	Local residents in close proximity to the project site School bus service  Phase - Construction Operation	High Negative	Travel management plan CSEP Targeted consultation with school bus operator, Marulan Public School, local residents and stakeholders	Medium Negative
Dust generated from the project has the potential to disturb daily life for nearby residents, leading to people closing windows or spending less time outdoors, and more time cleaning and maintaining	Local residents in close proximity to the project site	High Negative	Dust suppression measures Dust monitoring CSEP	Medium Negative



Summary of Social impact	Stakeholders affected and phase	Pre-mitigation significance	Mitigation measure	Residual Significance
properties.	Phase- Construction Operation			
The project would result in permanent changes to the landscape, and these changes may impact some residents' views from their properties and therefore their enjoyment and sense of place and connection to the local area. Given the high value placed on the amenity of the local area, some residents are expected to have a high level of sensitivity to these changes. Depending on the viewpoint and as revegetated areas become established, some residents may adapt to these changes over time.	Local residents in close proximity to the project site  Phase – Construction Operation	High Negative	Revegetation CSEP	Medium Negative

The positive impacts are all identified as being in relation to the broader economy including employment.

Regional impacts are more likely to be economic in relation to employment and housing and other spin off effects. One of the main impacts from this development is likely to be on available short-term housing during the construction phase or where fly in fly out workers require housing.

The SIA identifies 30 FTE roles for the construction phase and 15 FTE for the operational phase. The section addressing worker accommodation does not provide specific details on the availability of short term accommodation other than to list the number of facilities available.

The occupation rate for these facilities is not provided, furthermore in the summary table in the EIS it finds that the occupation of short term accommodation is likely to be a “Medium Positive” impact. This is in stark contrast to other SIAs reviewed for SSD projects which have typically identified this issue as high impact and make some specific recommendations around the need for accommodation strategies.

The SIA surmises that the loss of accommodation will typically affect tourists. The cumulative impact assessment has only focused on the other quarries currently approved and located in and around Marulan. This analysis fails to consider other pressures from proposed SSD in the immediate region which are also likely to put pressure on Goulburn’s stock of available short term rental accommodation.

The EIS identifies a construction workforce of 30 FTE over a 6 month period with an operational workforce of 10-15 staff.

The following table identifies other SSD projects in various stages in the SSD process and their identified construction and operational workforce.

Project	Description	Construction Workforce	Permanent Workforce
Cleary Bros Marulan Quarry Carrick Rd, Carrick	Material will be won by drill and blast methods and then will undergo crushing and screening to produce a range of hard rock products at a rate of up to 1 Million tonnes per annum.	Prepare SEARS	TBA
Woodlawn Advanced Recovery Project Energy Centre	Construction and operation of an energy recovery facility with a capacity to thermally treat up to 380,000 tpa of residual municipal solid waste and commercial & industrial waste and to generate approximately 39 MW of electrical energy	300	40
Gundry Solar Farm	400MW Solar Farm with Battery Energy Storage (961 Windellama Road, Gundry)	237 temporary incoming construction workers across the 1 hour driving distance to site	EIS on exhibition
Merino Solar Farm	450MW Solar Farm with Battery Energy Storage Southern Site – frontage to Braidwood Road and Painters Lane Southern Site – access potentially from Windellama Road/Gundry Lane or alternatively Braidwood Road	EIS not yet available being prepared 200-300 identified in SEARS scoping report.	4 FTE and 50 casual staff
Marulan Solar Farm	Development of a 100MW solar farm with energy storage and associated infrastructure	300	Not permanently staffed. Visitation restricted to periodic routine maintenance and infrequent plant and equipment replacements
HumeLink	Outside of our LGA, but workforce will be sourced both locally and externally. Transgrid will build a fully serviced temporary accommodation facility for 200 staff in Tumberumba.	200 maximum at any one location during the project.	200 maximum at any one location during the project.
Marulan Gas Fired Power Station 2	To develop either a peaking 250-350 MW open cycle gas-fired power station	Approved – documents not on Portal providing	

Project	Description	Construction Workforce	Permanent Workforce
	(Stage 1) or a intermediate/base load 400-450 MW combined cycle gas-fired power station (Stage 2) or develop the Stage 1 plant with later conversion to the Stage 2 plant.	construction numbers.	
Wattle Creek Upper Lachlan LGA	Solar Farm and Battery Energy Storage System (BESS)	EIS nearly complete	EIS nearly complete
Develop Woodlawn	Zinc, copper and lead mine	NA	250-300
X-Elio – Willavale Park Renewable Hub	Solar farm and BESS	75-115 FTE – estimated to commence 2026	2-5 FTE

Whilst the proposed construction and permanent workforce is not large, the intention of the cumulative assessment is to put the impact in the context of other developments. There are potentially around 1200 construction positions in the pipeline with SSDs in the local area. Focusing on employment of locally available staff/contractors may not be possible given the potential competition from other developments. Additionally, the unemployment rate for the LGA is currently low, being 2.8% in the June Quarter, and below the State/Regional unemployment rate.

According to the 2021 Goulburn Mulwaree SEIFA score was 972 which shows a higher level of disadvantage than all surrounding LGAs. Percentage of renters on low income in the lower socio-economic cohorts for Goulburn is relatively high suggesting significant vulnerability to any loss of affordable housing supply. In Goulburn Mulwaree Council area, the 'lowest group' (for housing rental group dollar ranges) was the largest quartile, comprising 46% of renting households in 2021.

In conclusion, the EIS still identifies “medium negative” impacts to the local residents during both the construction and operational phases. Some of these impacts are difficult to mitigate including dust and traffic. Positive impacts to the economy identified in the assessment are identified as positive despite failures to adequately assess the cumulative impact of other SSD projects on housing and employment.

The SIA needs to be amended to include the consideration of cumulative impact on the broader Local Government due to multiple SSD proposals with large construction workforces, impacts on supply of housing and existing employers due to competition for construction staff.

Further consideration is required to be given to the residual significance of the impacts of the development to the economy following the revised cumulative impact assessment being undertaken.

An Accommodation Strategy is required to be developed.

These matters will require a complex assessment by DPHI and Council requests the issues be considered.

Site and surrounds

The EIS nominated approximately 25 rural residential properties located on Winfarthing Road with the closest residence located 500m from the nearest point of the proposed quarry pit and sensitive receivers are nominated.

In relation to sensitive receivers, Lot 23 in DP255379 known as 79 Winfarthing Road adjoins the site and while no dwelling has been constructed on the site to date, Lot 23 is benefited by dwelling entitlement under the provisions of clause 4.2A of the Goulburn Mulwaree Local Environmental Plan. The environmental impacts of the proposal on a future dwelling on Lot 23 are to be assessed.

In respect of assessing the impacts of the proposal there is no understanding of the consideration of the potential for rural properties to lawfully contain more than one dwelling and vacant land assessment for potential dwelling entitlement, thereby understanding the potential number of sensitive receivers within the area. Further information is required to understand and assess the impact of the proposal on sensitive receivers including 79 Winfarthing Road.

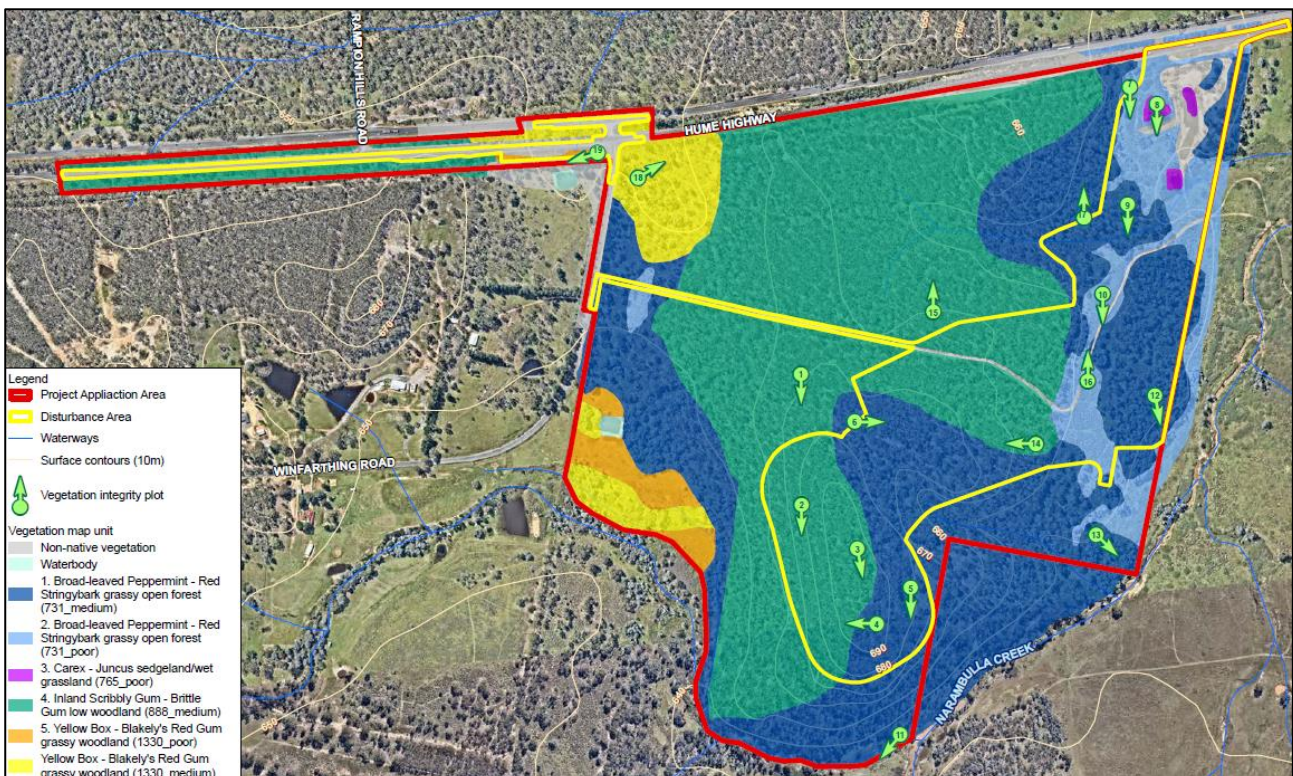
**Biodiversity**

Council’s Environment & Biodiversity Assessment Officer has reviewed the Biodiversity Development Assessment Report (BDAR) against criteria provided in Guidance for local government on undertaking a review of a Biodiversity Development Assessment Report (NSW DCCEE 2024).

The BDAR has been prepared in accordance with all requirements of the BAM and certified by a BAM Accredited assessor. The finalised biodiversity credit report from the BAM calculator has been submitted with the BDAR and certified within 14 days of the submission date.

The BDAR assessing native vegetation, threatened ecological communities and vegetation integrity through desktop and field surveys which have been conducted appropriately.

The project will result in direct impacts to approximately 30 hectares of native vegetation, and the site contains approximately 590 hectares of residual native vegetation that will not be impacted.



**Figure 3 – Vegetation**

The BDAR states that the proponent is exploring options to establish a Biodiversity Stewardship Agreement over this area that could be used to generate required ecosystem and species offset credits. However, this is not a strong commitment. It also does not specify how large the proposed stewardship site would be or provide any details on its proposed location.

Establishing a substantial biodiversity stewardship site would result in a positive outcome for protecting and improving biodiversity values of the local area and it is recommended that consideration be given to making this a condition of consent if the project is to be approved.

The stewardship site should be as large as is practicably possible, ie a maximum size is preferred to opting for the smallest area required to generate credits for this specific project.

### Crown Land

The project site includes a lot in the ownership of the Crown and the EIS indicates Global Quarries are negotiating the purchase of the Crown land and land owners consent for the lodgement of the application is within Appendix F.

This landowners consent is not within the documents provided to the Council. In the absence of landowners consent the applicant can not be consented to.

Evidence is required to demonstrate that the Aboriginal Land Claim on the Crown Land has been removed.

These matters will require a complex assessment by DPHI and Council requests the issues be duly considered.

### Traffic and Transport

The assessment is focused on interaction of the haulage trucks with the Hume Highway traffic. Little assessment has been undertaken in regard to the proposed quarry exit onto Winfarthing Road and transport along the local road.

The traffic count surveys were taken from a one-day survey conducted Thursday 1 November 2018.

Haulage truck entry to the site is proposed from a new left turn slip lane off the southbound carriageway of the Hume Highway. An existing forestry road is proposed as the exit for haulage trucks onto Winfarthing Road. It is proposed that all exiting haulage trucks will turn right onto Winfarthing Road then turn left at the Hume Highway into a new merging lane.



**Figure 4 – New Quarry Intersection**

It is proposed that haulage vehicles bound for the Sydney region will travel along the Hume Highway to the South Goulburn interchange then return north to travel to their destination in Sydney. Returning trucks will enter the site from the new slip lane off the Hume Highway. Similarly, it is proposed that haulage trucks returning from Goulburn destinations will travel up to the South Marulan interchange then back to the slip lane entry.

Council has previously raised concerns that the proposed haulage route for northbound traffic was nominated to be to the south in the first instance, with the South Goulburn interchange used as a turnaround point to return past the quarry site and travel further north. This proposal results in approximately an additional 50km to the route with obvious impacts on road capacity, road condition, safety and efficiency. The revised proposal retains these issues, but also introduces the desire for trucks to attempt to cross the southbound lanes to then turn right to travel north to avoid the lengthy detour. The intersection cannot accommodate this movement. A grade separated interchange should be established which will provide direct transport routes along the Hume Highway for all quarry product and deliveries while improving vehicular access for residents of Winfarthing Road.

The proposal to use Winfarthing Road for heavy vehicles leaving the quarry is problematic. Winfarthing Road provides access to nearly forty properties and is constructed as a light traffic rural road with a nominal 6m wide pavement and a 100 kph speed limit. The proposed exit point has limited sight distance to the south due to a horizontal bend, such that heavy vehicle exiting will increase traffic accident potential.

Should the DPHI assessment endorse a haulage exit to Winfarthing Road the local road will need to be upgraded to a suitable standard in consultation with Council.

These matters will require a complex assessment by DPHI and Council requests the issues be duly considered and that Council is given the opportunity to further comment on the imposition of appropriate conditions.

### School Bus

A review of the commentary with the EIS regarding the school bus route and movements is required as the details provided are not accurate. Consultation with the local bus company is required to inform the proposal and establish a suitable site for the bus stop.

The location of the proposed school bus bay in Winfarthing Road is not supported by Council. The location will have insufficient sight distance to allow for safe turnaround and a safe options for the turning of the bus has not be accounted for.

### Visual Impact

The cross sections provided are not adequate to accurately represent the proposal and demonstrate the visual impact.

The visual impact of the proposal when viewed from the Hume Highway will require a complex assessment by DPHI and Council requests this issue be considered.

### Contribution Plan

Should consent be granted to the proposal, the proponent must pay Council an annual financial contribution toward the maintenance of Council owned roads along the primary transport routes. The contribution must be determined in accordance with the Goulburn Mulwaree Local Infrastructure Contributions Plan 2021 (LICP), or any subsequent relevant contributions plan adopted by the Council.

Alternately, the proponent could offer to enter into a Planning Agreement to construct and maintain the section of the Winfarthing road during the life of the project.

### **Conclusion**

At the time of writing this report, the Council officer technical submission had not been finalised and will be distributed to Councillors once submitted to the DPHI.

The matters raised within the submission will require a complex assessment by DPHI and Council requests the issues be appropriately considered.

**15.2 GUNDARY SOLAR FARM - COUNCIL SUBMISSION TO THE ENVIRONMENTAL IMPACT STATEMENT**

**Author:** Acting Director Planning & Environment  
 Director Planning & Environment

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	4. Our Environment EN4 Maintain a balance between growth, development and environmental protection through sensible planning.
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Acting Director Planning & Environment be received.
2. The following matters be lodged as Councillor’s submission in addition to the technical submission compiled by Council Officers:
  - a. Inconsistent with the rural landscape
  - b. Adverse visual impact
  - c. Site suitability
  - d. Impact in the event of a bushfire
  - e. Construction workers.

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

**BACKGROUND**

Lightsourcebp proposes to develop the Gundry Solar Farm at 961 Windellama Road, 985 Windellama Road and 444 Kooringaroo Road, Gundry, with the development footprint covering approximately 512ha.

At the 9 April 2023 Council Meeting, Councillor Andy Wood gave notice to move the following motion:

**That:**

1. ***Goulburn Mulwaree Council formally opposes the proposed Gundry Solar Project based on the following grounds:***
  - a. ***Loss of prime agricultural land including a lack of evidence to support the concept of agrivoltaics.***
  - b. ***Lack of proven data on its contribution to the energy grid.***
  - c. ***Excessive impact on upon the physical and phycological wellbeing of nearby residents.***

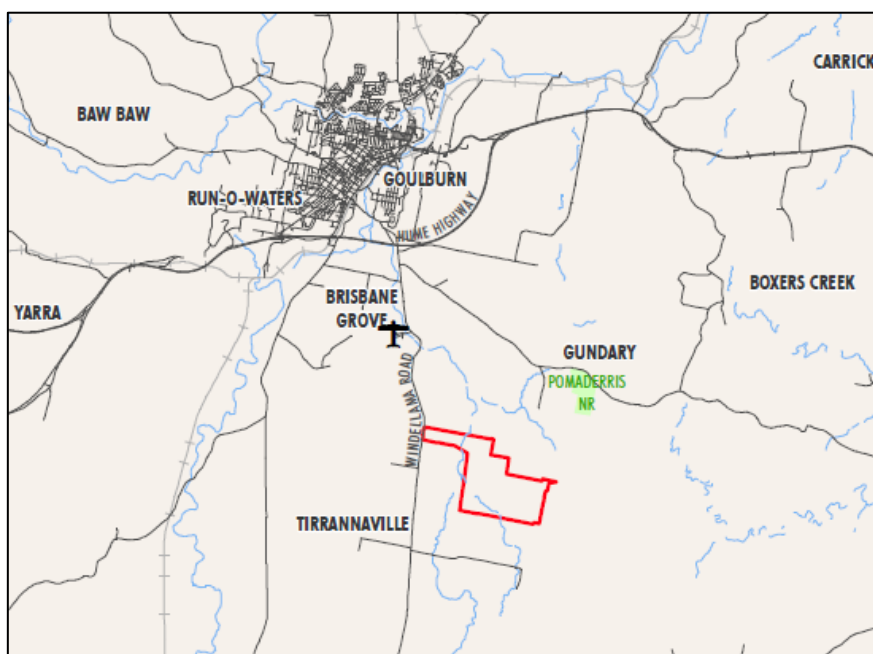


- d. **Significant environment including impact upon biodiversity, including fisheries and native flora and fauna.**
  - e. **Increase risk of bushfire due to access limitations and the presence of the proposed battery installations.**
  - f. **The potential impediment to Council in delivering its adopted Urban and Fringe Housing Strategy.**
2. **Goulburn Mulwaree Council actively opposes future energy projects which provide minimal contribution to the community with the aim to gain Federal and State Government funding for renewable energy projects.**

At the meeting, Council resolved (*Resolution 2024/52*):

**That:**

- 1. **Goulburn Mulwaree Council formally opposes the proposed Gundry Solar Project based on the following grounds:**
  - a. **Loss of prime agricultural land including a lack of evidence to support the concept of agrivoltaics.**
  - b. **Lack of proven data on its contribution to the energy grid.**
  - c. **Excessive impact on upon the physical and psychological wellbeing of nearby residents.**
  - d. **Significant environment including impact upon biodiversity, including fisheries and native flora and fauna.**
  - e. **Increase risk of bushfire due to access limitations and the presence of the proposed battery installations.**
  - f. **The potential impediment to Council in delivering its adopted Urban and Fringe Housing Strategy.**



**Figure 1 – Locality and Context**

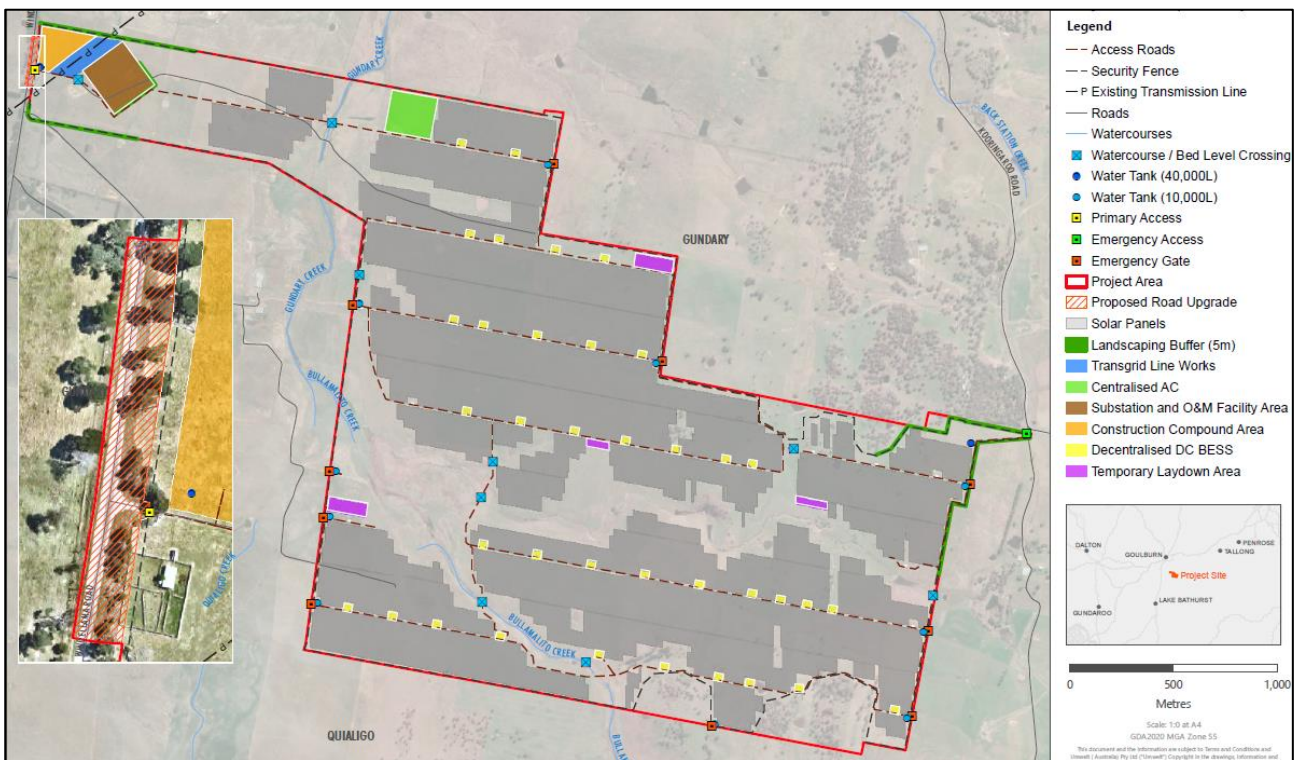
**Project Overview**

The Gundry Solar Farm and Battery Energy Storage System Project is located approximately 10km southeast of Goulburn on the eastern side of Windellama Road in Gundry. The Project comprises a 400MWdc (320MWac) solar farm and a Battery Energy Storage System (**BESS**) of up to 555 MWp / 1,570 Megawatt hour (MWh) capacity.

The identified Project area covers approximately 702 hectares (ha), with the development footprint being the area that contains the solar arrays and associated infrastructure, occupying around 512 ha.

Additionally, the Project includes all necessary enabling ancillary infrastructure, an onsite substation/switching station and connection to an existing 330 kilovolt (kV) transmission line, refer to the conceptual site plan. The expected lifespan of the project is 40 years.

The project includes the construction, operation, maintenance and decommissioning of the solar farm.



**Figure 2 – Project Conceptual Layout**

On 29 September 2022, Council provided comments to the Department of Planning, Housing and Infrastructure (DPHI) following a request for input into the Secretary’s Environmental Assessment Requirements (SEARs) for the proposal. After reviewing the Scoping Report for the Gundry Solar Farm, prepared by Umwelt, Council raised concerns relating to:

- Regional Context
- Housing
- Community Benefits
- Visual impacts
- Noise and Vibration
- Flooding
- The subject site
- Access and Transport

- Aboriginal Heritage
- Biodiversity
- Threatened Species

## REPORT

### Introduction

The State Significant Development (SSD) application is currently being assessed by the State Government – DPHI. On 14 November 2024, the EIS and its accompanying documents prepared by Umwelt Environmental & Social Consultants were placed on public exhibition until 12 December 2024. All of the available information on the proposed development and the process to date can be viewed on DPHI Major Projects website.

SSD applications are managed and assessed by DPHI and Council does not have an assessment role in the process. Council and the local community have an opportunity to review the proposal and make a submission to DPHI.

Council Officers are reviewing the contents of the EIS with the intention of providing a technical submission incorporating matters raised by Council to DPHI. The following report outlines the key considerations that have arisen to date from the review process and seeks to combine the findings of a technical review with the sentiments of the community.

### Key Matters for Consideration

The following outlines items of consideration that have arisen from the review process to date and Council requests that the DPHI considers in its assessment of the application the following matters.

#### Community Concern

The proposed development has caused significant concern in the local community in particular residents with dwellings located in the area immediately around the proposal. Council has received concerns relating to:

- Fire risk
- Mental health impact
- Property devaluation
- Electromagnetic radiation
- Noise impacts
- Natural environment impacts
- Local jobs
- Sustainability
- Abandoned and/or derelict site
- Social licence

#### Social Impact Assessment

The Social Impact Assessment (SIA) is thorough and clearly reflects the division in the community relating to the project coming through the stakeholder engagement. The main themes from the engagement being:

- Positive impacts of the Project on the local and regional economy, employment, income, and skills development, especially during the construction phase.
- Negative impacts of the project on the visual amenity, landscape character, rural lifestyle, and heritage values of the area, particularly noted by surrounding landowners.
- Indirect social impacts associated with environmental impacts of the Project, including effect on environmental values relating to flora and fauna, water resources, soil quality, and air quality in the area, and the measures to avoid, minimise, or mitigate these impacts.
- Social impacts of the project related to traffic and road safety, noise and vibration, dust and glare, and health and wellbeing of the community, and the measures to avoid, minimise, or mitigate these impacts.
- Opportunities and challenges of the project in relation to social infrastructure and service provision, such as the demand and supply of housing, education, health, and emergency services, including the local contributions made by the Project and the coordination of activities with local and state government agencies.
- Benefits and risks of the project for the community wellbeing and social capital, such as the enhancement or disruption of community cohesion, community identity and values, and the processes of engagement and involvement of stakeholders in project planning and decision making.

The SIA has clearly outlined the local and regional impact of the proposal and has included a thorough assessment of cumulative impacts including those from a broad range of SSD projects either approved or proposed and at varying stages. Additionally, the assessment of residual impacts following mitigations has also been thorough.

Development impacts can range from positive to negative dependent on a range of factors including proximity to the site. The SIA is partly intended to ensure that positive impacts can be managed to assist in the reduction of negative impacts where experienced. The main way that this is achieved is through the proposed Community Benefit Sharing scheme. It is noted that Section 3.3.2.1 refers to the NSW Draft Energy Policy Framework which has recently been adopted. One of the amendments to the guideline is the inclusion of a Battery Energy Storage Systems (BESS) rate within the community benefit sharing requirements.

Significant issues posed through SSD projects with a large construction workforce include the impact on local private rental accommodation and the impact on the local labour pool noting that the unemployment rate in Goulburn is very low being 2.8% in the June Quarter and below the State /Regional unemployment rate (Forecast i.d.). To address these impacts the SSD application proposes:

- to continue planning workforce and employment requirements as per the Project's Accommodation and Employment Strategy (AES). This will involve, the prioritisation of local service providers (e.g. accommodation/housing, education, employment), to operate a Housing and Accommodation Expression of Interest Register, the implementation of actions and strategies in the Project's AES, including distribution of workforce accommodation across the social locality to reduce impacts on vulnerable groups, the provision of a Planning Agreement to Goulburn Mulwaree Council to support the funding of social infrastructure and other community programs/initiatives, and will explore opportunities to partner with accommodation providers in the local area to minimise use of broader housing.

- to establish and maintain an Expression of Interest (EOI) for contractors and services providers in the local area while in the Project planning and development phase (pre-construction), will advertise and promote local employment and procurement opportunities through targeted engagement collateral, local procurement sources, industry engagement, and local media, and will collaborate with local employment providers to assist with the sourcing of local employment and procurement. Further, the Project will establish and maintain working relationships with key industry and government stakeholders in the region, will ensure the provision of accessible opportunities and working with relevant First Nations training and employment groups, will incorporate additional weighting in tenders and EOIs to prioritise procurement from local companies and will give consideration to a local spend strategy, where local workforces are encouraged to access services such as food and recreational activities within the vicinity of the Project.
- to partner with the local TAFE and other education providers to facilitate training in renewable energy employment opportunities and through such partnerships, will provide apprenticeships and trainee opportunities with ongoing work experience. The project to include engagement approaches and tailored training opportunities for the employment of women and First Nations people through dedicated resourcing and project prioritisation. Further, the Project will develop and commit to clear pathways between training / upskilling and job opportunities on the Project, will work with local service providers, education providers and procurement stakeholders and will target female training opportunities.
- will develop and commit to clear pathways between training / upskilling and job opportunities on the Project and will collaborate with local stakeholders including Council and local industry associations to manage any adverse effect on the local labour market.
- will continue to implement the Community Shared Benefit Scheme (including both the Neighbourhood Benefit Sharing Program and the Planning Agreement) to ensure direct benefit from the Project is received by the local community. Community investment initiatives are to be targeted to community needs and priorities and developed in consultation with community groups, and there will be clear application process and publication of selection criteria for eligibility to community benefit programs/initiatives to be disseminated publicly.

In conclusion, the project will have an impact on surrounding landowners which is why the community shared benefit scheme is proposed to be based on a hierarchy of established impacts. Impacts to the broader region in relation to the economy, availability of labour and housing are identified, and the mitigations proposed are reasonable in the context of the proposal.

It is recommended clarity on the ongoing use of the site post construction phase for agriculture such as sheep grazing is given. This is provided as a consideration but does not seem to be a firm commitment.

### Contributions

In accordance with the Goulburn Mulwaree Local Infrastructure Contributions Plan 2021 (LICP), s7.12 contributions apply to the development, however as previously stated the state government has recently introduced the energy framework for benefits sharing rather than the council seeking a straight-out contribution based on the project value.

The Applicant has lodged a letter of offer with the Council which at the time of writing this report has not yet been endorsed by the Executive Team. The offer is low and likely not consistent with the current guidelines consequently unlikely to be supported. A revised Letter of offer would be required and endorsed by Council before the application could be determined.

These matters will require a complex assessment by DPHI and Council requests the issues be duly considered and that Council is given the opportunity to further comment on the imposition of appropriate conditions.

### Life of the Proposal

Clarification is required as to whether the development proposal will be limited to an operational life of 40 years, or if components will be re-purposed with new PV equipment and the proposal will remain on the site indefinitely. Consistency with reports in Appendices is to be ensured, for example, the Soil and Agriculture Assessment indicates temporary impacts in justifying loss to agricultural activity.

### Agricultural Use

The EIS indicates that current agricultural use will cease within the project area, and, once construction is complete, the dual use of the land for agricultural being sheep grazing purposes, may be used to offset loss of agricultural production.

Additionally, the Soil and Agriculture Assessment indicates that following construction period of approximately one year, subject to the approval of project stakeholders, the proponent anticipates the implementation of agrisolar, the integration of solar panels and livestock grazing. If the project area is intended to also be utilised for sheep grazing, this requires further investigation to refine the development proposal, and to accurately quantify impacts on agricultural activity.

Concurrent grazing of sheep would offer co-use benefits and weed management options without the need for regular spraying. Reducing grass down would likely reduce the risk of a bush fire impacting the facility. If concurrent grazing of sheep does not occur is it reasonable to remove 700ha of land from agricultural use for such a long period of time.

These matters will require a complex assessment by DPHI and Council requests the issues be considered.

### Decommissioning

Details of the decommissioning of the solar farm at the end of its operational life, or the re-purpose of components with new PV equipment (to enable its continuing operation), needs to be clarified in the EIS. If complete decommissioning is proposed, the proposal is required to detail how this will be carried out, to restore the land to its pre-developed state, or demonstrate how the re-purpose process will mitigate against additional adverse environmental impacts.

### Landscape and visual amenity

Following the initial consultation period some changes were made to the proposal to mitigate impacts including

- Removal of approximately 50 ha of solar arrays in the north-west corner of the Project Area to reduce visual and noise impacts.
- Relocation of the centralised BESS approximately 1.2 km to the east, away from sensitive receivers on the north-west.
- Removal of 20 decentralised BESS units located nearest to sensitive receivers.
- Further refinement of solar arrays to avoid impacts specifically to *Eucalyptus macarthurii*.
- Strategically located noise attenuation (noise barriers) around loudest Project infrastructure.
- Strategically located landscape screening.

The planting proposed is a minimum to address views to the site. Ongoing maintenance for these areas will be of importance to ensure the success of the plantings. Given the degraded nature of the site due to past land uses, it would behove the project to increase the proposed planted areas, as a community benefit. Additional planted areas should be included utilising local native species for biodiversity benefit. As the watercourses and ridgetops are not developed in the proposal these are the ideal locations for regeneration of the natural environment by the use of local native species. The plant list in the Landscape Plan is a good start.

These matters will require a complex assessment by DPHI and Council requests the issues be duly considered.

### Biodiversity

The Biodiversity Assessment Method specifies that the biodiversity hierarchy of avoid - minimise – mitigate should be applied when designing projects that may impact on biodiversity values, and the EIS report states that the project has been strategically designed to avoid and/or minimise impacts on biodiversity where practicable.

However, while the proposal does demonstrate avoid and minimise, it is lacking in proposing any strong positive measures to mitigate impacts on biodiversity. There has been almost no attempt to mitigate impacts by considering measures to restore, enhance or create habitat.

The proposal includes the following stated “control measures”:

- Workforce education and training
- Implementation of vegetation protection zones
- Ecologist pre-clearance surveys and supervision of works
- Erosion and sediment control measures
- Weed management
- Fencing
- Access control and fauna exclusion measures

These are all measures that will help to reduce potential impacts on existing biodiversity, but do not constitute positive actions to restore and enhance biodiversity values.

The EIS states that: “the Project will require the disturbance of approximately 14.02ha native vegetation, consisting of native pasture, low condition primary grassland and paddock trees, from within the 702ha of the Project Area.”

It is disappointing therefore that the proponent has not taken the opportunity to undertake some active planning for provision of revegetation of the site to create significant new habitat and provide landscape connectivity to mitigate the loss of 14ha of native vegetation, including trees.

The use of landscaping and planting of vegetation screening is presented only as a potential mitigation measure for visual impacts and a draft landscape plan is provided in Figure 6.13. This is restricted to relatively minor plantings of only five metres wide, in relatively small areas of the site.

Following consultation with Goulburn Mulwaree Council, the proposed landscape plan has incorporated suitable native plants that will help with improving biodiversity values, but the areas to be planted are relatively minor, and as noted, the stated intent is only to address potential impacts on amenity visual impacts and not to mitigate loss of biodiversity resulting from the project.

This matter will require a complex assessment by DPHI and Council requests the issues be considered.

### Traffic impact assessment

Council’s preference is for heavy vehicle haulage to occur via proposed Option 2, South Goulburn interchange / Garroorigong Road / Sloane Street to Braidwood Road, has been adopted for OSOM vehicles and general haulage, rather than Option 1 (North Goulburn interchange / Sydney Road / Lagoon Street / Union Street / Reynolds Street / Grafton Street / Sloane Street to Braidwood Road) which conflicts with school precincts and the CBD. The preferred transport route is a combination of State and local roads.

General construction traffic will comprise –

- semi-trailers (19m) for the delivery of solar panels and associated components within shipping containers;
- heavy rigid vehicles (HRV 12.5m) or truck and dogs for delivery of materials such as gravel and building materials;
- agitators (concrete trucks; and
- vans and utilities.

Five (5) oversize and/or overmass (OSOM) vehicle trips will be required to transport battery and sub-station components to the Project site. The courier is required to obtain a permit from the National Heavy Vehicle Regulator for these trips. The potential OSOM vehicles to be used will be low loader trailers with an overall vehicle length ranging between 30-50 metres.

Swept path analyses have been provided that confirm that vehicles can conduct satisfactory manoeuvres along the transport route, subject to minor alterations to signposting and kerbs at the Braidwood Road / Bungonia Road intersection and the use of traffic controllers at the intersection of Sloane Street / Braidwood Road (to facilitate use of the opposing traffic lane). It has been confirmed that Lansdowne Bridge on Bungonia Road can accept the load of the OSOM vehicles subject to a crossing speed of 10 kph.

Delivery of oversize and/or overmass (OSOM) and any heavy vehicle or single unit truck movements should be restricted to occur outside school bus hours and school drop of times in consultation with the local bus company.

Construction would be expected to occur over a period of 18 to 24 months with a peak construction period of approximately 9 months. The report indicates that the majority of workers will be sourced remotely. To reduce vehicle movements the traffic report recommends the use of shuttle buses to pick up workers from accommodation bases. The estimated daily two-way traffic generation of the Project during 'peak' construction is shown in Table 4.1 of the Traffic Report and is summarised below –

<b>Traffic Generation by Vehicle Type</b>	<b>Trips per Day (2 Way)</b>
Light Vehicles	250
Shuttle Buses	60
Heavy Vehicles	90
Single Unit Trucks	50
<b>TOTAL</b>	<b>450</b>

The Traffic Report indicates that the roads and intersections along the haulage route have sufficient capacity to accept the proposed construction traffic without reducing their Level of Service.

No values are given for outside of the peak period. The above values assume 80% of the 250 workers will arrive by shuttle bus. Details confirming this assumption including options available to accommodate the workers for a shuttle bus arrangement to work effectively is required to be demonstrated.

The heavy vehicle component will increase the likelihood of road pavement damage and it is recommended that either road maintenance contributions be sought for the local roads used as part of the haulage route in accordance with Council's adopted plan or that the proponent enter



into an agreement to undertake a preliminary dilapidation report on the roads and agree to upgrade to the required standard and repair any accelerated damage.

Once operational the permanent operations staff and maintenance personnel would generate 10 light vehicle trips (2 way) per day. Hence, very little impact on the traffic route.

Access to the development is proposed by an upgraded entry at the existing property entrance, 961 Windellama Road. As the majority of traffic during the construction and operational phases of the project will be to and from Goulburn a Basic Left Turn (BAL) treatment is proposed and is considered appropriate. Safe Intersection Sight Distance (SISD) is available on each approach to the entry point. It is proposed to construct the upgraded entry at the commencement of the project to facilitate heavy vehicle turning movements. A Section 138 Roads Act 1993 application with accompanying design plans is required to be lodged with Council as the Road Authority for assessment prior to commencement of construction.

An emergency access is proposed to Kooringaroo Road at an existing rural property entrance.

The EIS mentions that there will be construction laydown areas distributed throughout the site suitable for temporarily storing plant and equipment, these areas will be compacted road base and regenerated to previous condition afterwards. However, the laydown areas do not appear to be identified on the BDAR plans, therefore are they in the included survey area which appears to be the solar farm footprint or are they outside of the BDAR survey footprint.

Additionally, technical matters identified by Council Development Engineers will be raised in the submission.

The traffic and transport impacts of the project are matters requiring a thorough assessment by DPHI and Council requests the issues be duly considered.

## **Conclusion**





At the time of writing this report, the Council officer technical submission had not been finalised due to the short turnaround between the EIS being placed on exhibition and the due date for submissions and will therefore be distributed to Councillors once submitted to the DPHI.

**15.3 DA/0268/2223 – 57 LOT TORRENS TITLE SUBDIVISION, INCLUDING ONE (1) OPEN SPACE LOT TO BE DEDICATED TO COUNCIL AND ONE (1) RESIDUAL LOT, 129 MARYS MOUNT ROAD, GOULBURN**

**Author:** Senior Development Assessment Officer

Director Planning & Environment

**Authoriser:** Scott Martin, Acting Chief Executive Officer

- Attachments:**
1. **Locality Map** [↓](#) 
  2. **Subdivision Plans** [↓](#) 
  3. **Design Specifications** [↓](#) 
  4. **Existing and Proposed Land Use Plans** [↓](#) 
  5. **Draft Deferred Commencement Consent** [↓](#) 

<b>Reference to LSPS:</b>	Planning Priority 4: Housing – Vision 2040 - A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.
<b>DA Number:</b>	DA/0268/2223
<b>Address:</b>	129 Marys Mount Road, Goulburn
<b>Proposal Description:</b>	57 Lot Torrens title subdivision in two stages, including one public open space lot to be dedicated to Council, one residual lot and associated engineering works
<b>Type of Development:</b>	Integrated Development
<b>Zone:</b>	R2 Low Density Residential and RU6 Transition
<b>Variations to Policy:</b>	Standards for Engineering Works – departure from Table D.1.5A Characteristics of Driveways / Roads in Residential Road Networks
<b>Submissions:</b>	1
<b>Key Issues:</b>	Width of Road 05 Cul-de-sac

**RECOMMENDATION**

That:

1. The staff assessment report for development application DA/0268/2223 for the proposed 57 Lot Torrens title subdivision in two stages including one open space lot to be dedicated to Council, one residual lot and associated engineering works at 129 Marys Mount Road, Goulburn be received.
2. Consent be granted for DA/0268/2223 for the proposed 57 Lot Torrens title subdivision in two stages including one open space lot to be dedicated to Council, one residual lot and associated engineering works at 129 Marys Mount Road, Goulburn subject to the conditions in the Attachment.
3. If RFS approves the deletion of their General Terms of Approval by the time of the Council meeting, they are to be removed from the issued Notice of Determination.

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

## BACKGROUND

In accordance with the Acting CEO's delegations, this development application (DA) is to be determined by Council due to the application falling outside the Acting CEO's delegations at 1.11.4:

1.11 *A Function may not be exercised under delegation if it involves determining an Application:*

...

1.11.4 *in a manner that is inconsistent with the purpose, objectives or intended outcomes of any policy adopted or approved by resolution of the Council applying to the Application.*

DA/0268/2223 was lodged via the NSW Planning Portal on 21 December 2022, proposing a 57 Lot Torrens title subdivision in two stages including one open space Lot to be dedicated to Council, one residual Lot and associated engineering works at 129 Marys Mount Road, Goulburn.

The proposal is the subdivision of the residual Lot approved by DA/0311/1617. DA/0311/1617 was approved on 3 July 2018 with an Operational Consent issued 19 April 2023 and then modified by MODDA/0088/2122 on 3 May 2023, which approved a 156 Lot Torrens title subdivision and a 48 Lot community title subdivision at 129 Marys Mount Road, Goulburn. That development application is currently under construction and is known as Blakely's Run.

Key events in the assessment of DA/0268/2223 include:

- On 18 January 2023, Water NSW requested a revised Stormwater Neutral or Beneficial Effect Assessment.
- On 21 March 2023, Council requested additional information regarding:
  - A detailed Earthworks Plan;
  - Provision of a Biodiversity Development Assessment Report;
  - Provision of a Preliminary Site Investigation (Contamination) Report;
  - Provision of an Initial Site Investigation Salinity Report;
  - A redesign of Stage 2A with a focus on Road 05 and Lots 206-210;
  - Request amending the playground from being in private ownership to being dedicated to Council and therefore provision of a Letter of Offer to enter into a Planning Agreement;
  - Other minor matters relating to location of proposed asset protection zones (APZs) footpath widths, redesigning Lots on the southern side of the roads in Stage 2B, landscape plans, proximity of residential development to open space, nominating electricity substations
- On 7 July 2023, a response to the additional information request was received from the applicant which included a Letter of Offer to enter into a Planning Agreement for the proposed playground on Lot 222.
- On 21 July 2023, Water NSW advised that the additional information did not address the matters raised in 18 January 2023.
- On 1 December 2023, Council requested further clarification on earthworks quantities, APZs and advised that the proposed restriction for 1 dwelling per Lot that fronts Road 05 was not supported.

- On 16 May 2024 a further revision of additional information was received.
- Water NSW issued their concurrence to the application on 24 July 2024.
- The application was to be presented to the 16 August 2024 Ordinary Council meeting, however, the Council had yet to receive from the Developer a suitable Letter of Offer to consider and endorse.
- In response to issues raised through the Letter of Offer process, a further and final revision of additional information was received on 14 October 2024.
- On 28 October 2024 a revised Letter of Offer was submitted by the Developer for consideration. The Letter of Offer was able to be considered and endorsed by the Council Executive.
- On 22 November 2024 the Council issued to the Developer a Terms of Acceptance letter in reply to the Letter of Offer received on 28 October 2024.

At the time of drafting this report, Council has two Subdivision Certificates (for Stage 1A and 1B) and a modification to DA/0311/1617 under assessment relating to this site. Council is waiting for the Terms of Acceptance Letter pertaining to the agreed Letter of Offer for the Planning Agreement to this DA to be signed by the Developer. Additionally, a Planning Proposal to rezone the site from R2 and RU6 to R2 and C2 Environmental Conservation is currently on exhibition until 16 December 2024 (a Plan of the proposed rezoning is provided in the **Attachment**).

## REPORT

### Proposed Development

On 21 December 2022, DA/0268/2223 was submitted to Council seeking development consent for a 57 Lot Torrens title subdivision in two stages including one open space Lot to be dedicated to Council, one residual Lot and associated engineering works at 129 Marys Mount Road, Goulburn. Figure 1 below shows the proposed subdivision and its relation to the approved subdivision upon the site.

#### Staging

- Stage 1 21 residential Torrens title Lots, one (1) Lot for public open space and one (1) residue Lot.
- Stage 2 36 residential Torrens title Lots and one (1) residue Lot in Parts for future subdivision.

Lots range in size from 700sqm to 968.6sqm with proposed Lot 205 at 1182sqm. Lot 220 proposes to be for the purpose of open space at 2148sqm. The residue (Lot 223) would be 15.1ha at the completion of Stage 1 and 10.66ha at the completion of Stage 2 (Lot 224).

#### Construction of roads and footpaths

A total of five (5) new local roads would be constructed and are direct extensions of roads approved as part of MODDA/0088/2122 to DA/0311/1617. Each of the proposed roads would be dedicated to Council as public roads. The development also comprises constructing a sealed fire trail/perimeter road to the south and east of Lots 223-227 between Road 02 to Road 04.

1.2m wide concrete footpaths are proposed throughout the development. These footpaths are direct connections to those approved by MODDA/0088/2122 to DA/0311/1617.

Bulk earthworks, land contouring and retaining structures

A total of 36,633m<sup>3</sup> of imported fill would be required to construct the subdivision:

Stage	Total cut (m <sup>3</sup> )	Total fill (m <sup>3</sup> )	Balance (m <sup>3</sup> )
2A	1467	8501	7034 (import)
2B	2959	32558	29299 (import)
Total	4426	41059	36366 (import)

Areas are proposed to be benched as part of this DA and retaining walls, generally 1.2m high, would be installed accordingly.

To facilitate the development a masonry retaining wall is proposed on the eastern boundary of Road 02. Masonry retaining walls are also proposed on the northern boundary of Lot 221 and within the cul de sac head of Road 05.

Landscaping

Estate style masonry and timber fencing at the rear of Lots 201-205 is proposed which would be a continuation of the rear fencing on Lots 102-105.

Street trees are proposed and comprise native species.

To fully enclose the residual Lot and to restrict vehicular access, timber post and rail fencing would be installed to its perimeter. Maintenance gates to this area are proposed at the existing driveway to the site fronting Marys Mount Road.

Playground

A playground is proposed upon Lot 222. Conceptually, the playground would include a sensory trail circuit path around nature play equipment such as logs, rocks and sensory plantings, mixed native and exotic plantings. The open space design includes an accessible 1.2m path down to street parking bays and footpaths which are included as works to be completed by MODDA/0088/2122 to DA/0311/1617. The playground intends to be dedicated to Council as part of Stage 2A.

A draft Letter of Offer was submitted with the application seeking to offer Council Lot 222 which incorporates a playground in Stage 2A.

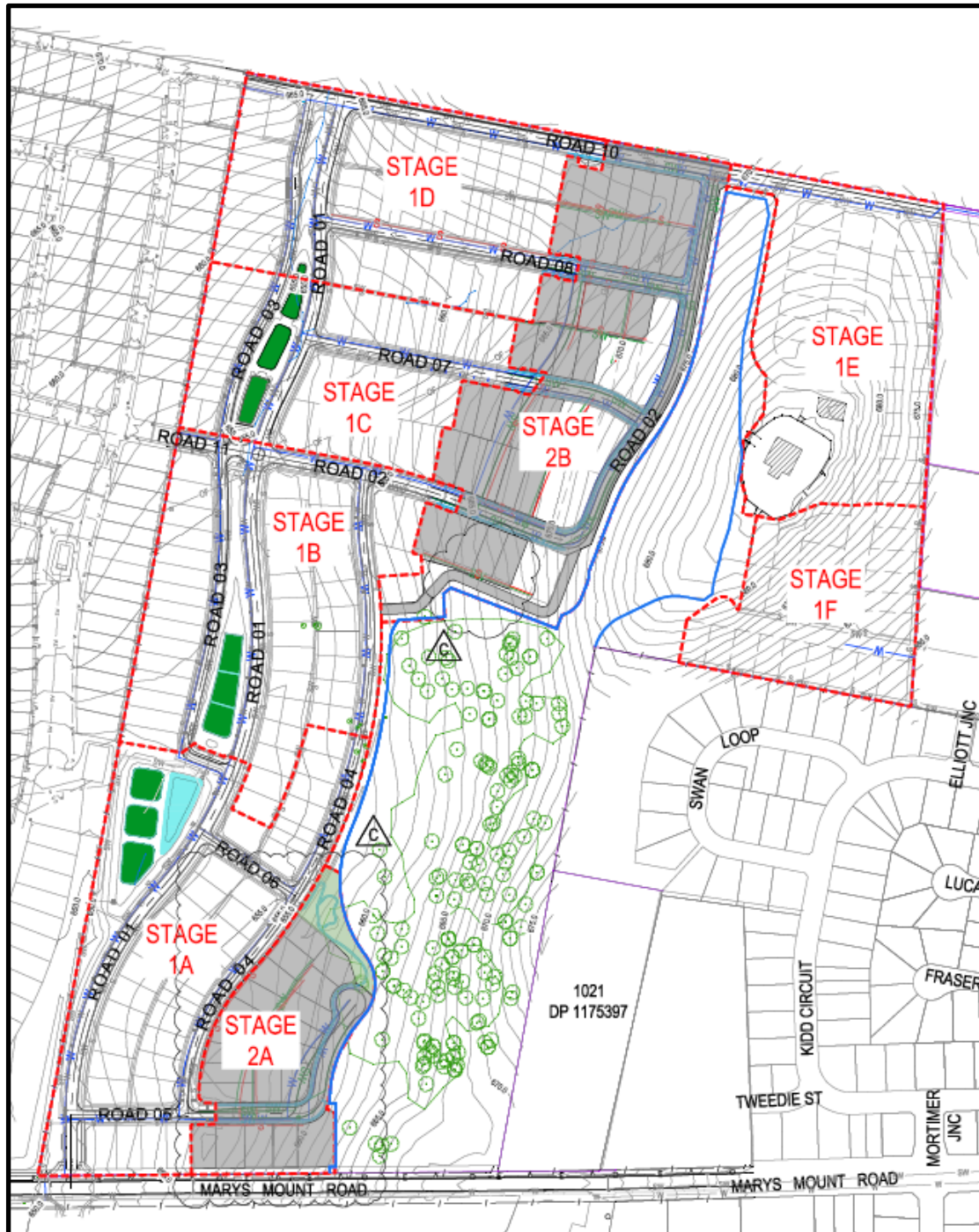


Figure 1: Proposed 57 Lot Torrens title subdivision in two stages

**Site Context**

The site is known as 129 Marys Mount Road, Goulburn being the proposed residual lot of MODDA/0088/2122 to DA/0311/1617. The site is approximately 41ha and consists of a single dwelling house and two ancillary outbuildings all accessed from an internal driveway from Marys Mount Road. A 156 Torrens title subdivision upon the site, known as Blakely’s Run, is currently under construction.

Approximately 5.41ha of the land is Box Gum Woodland, 20.5ha is native Grasslands and 14.99ha exotic grassland. Site slope varies between 1% and 20%.

A ridgeline divides the eastern portion of the site with approximately 5ha of runoff falling east and the remainder falling west to tributary along the western boundary. The land is split zoned R2 Low Density Residential and RU6 Transition. The R6 zoned land primarily surrounds the noted woodland and ridgeline area.

The site is approximately 3km north of the Goulburn CBD and is bound by Marys Mount Road to the south with the former Monastery subdivision further south, existing residential development to the east (119 Marys Mount Road community title subdivision and Merino Estate), farmland along the northern boundary, and the Teneriffe residential subdivision to its west.

A locality plan of the development site and plans of the proposal are included in the **Attachment**.

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

Public Submissions

The proposed development was notified to 88 adjoining and nearby residents. It was also advertised in the local paper and on Council’s website. Public exhibition of the proposal resulted in one (1) submission being received (refer **Attachment**).

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

Issue	Response
<p><u>Fence Integrity</u></p> <p>Submitter raises concerns about existing boundary fence with site. The dividing fence has been de-stabilised for areas up to 100m long in parts and 1m within the submitter’s property with no discussion.</p>	<p>The developer was provided the opportunity to respond to the issues raised in the submission and provides the following reply:</p> <p>I can confirm that common boundary fences will be maintained, and a man-proof fence will also be provided during the construction of works within the 129 Marys Mount Road subdivision.</p> <p>In addition to this commitment, a Construction Environmental Management Plan (CEMP) would require inclusion of construction fencing detail designed in consultation with the neighbour, and a process for protecting livestock from entering the property and any other measures put in place.</p>
<p><u>Boundary Fence at Completion</u></p> <p>The submitter has requested the reconstruction of the dividing fence between them and the construction site at the completion of the development.</p>	<p>The developer was provided the opportunity to respond to the issues raised in the submission and did not provide a direct reply to this request.</p> <p>Notwithstanding, conditions would ensure a Final Fencing Plan provides detail for the boundary with Road 10 (submitter boundary) and that the fence is completed prior to the issue of a Subdivision Certificate for Stage 2.</p>

External Referrals

*Water NSW*

The DA was referred to Water NSW as the site is located within Sydney Drinking Water Catchment and is a development type that requires their concurrence. On 24 July 2024, Water NSW issued their concurrence to the DA.

### *Rural Fire Service*

The DA was referred to the NSW Rural Fire Service (RFS) as the site, at the time of lodgement, was bushfire prone. The General Terms of Approval (GTAs) from RFS were issued on 16 March 2023, and then revised to reflect additional information lodged on 3 August 2023, 4 July 2024 and 8 November 2024.

On 14 November 2024, the Goulburn Mulwaree LGA Bushfire Prone Map was amended and removed the subject site from being affected by the bushfire layer. In the spirit of obtaining a determination for this DA, any future removal of bushfire conditions would be the subject of a future modification application.

Notwithstanding, at the time of drafting this Report, Council was making contact with the applicant and RFS to determine whether deletion of GTAs from the draft conditions could occur before determination. Should this have occurred, by the time of the Council meeting, a recommendation has been included to facilitate this option.

### *Essential Energy*

Electricity infrastructure is located along the frontage of subject land, as such the application was referred to Essential Energy for comments pursuant to section 2.48 of *State Environmental Planning Policy (Transport & Infrastructure) 2021*. After reviewing the application, Essential Energy raised no issues as to the potential safety risks arising from the proposed development. However, Essential Energy has made some general comments to be included in any favourable determination.

### **Assessment against Legislation and Policies**

The legislation and controls relevant to the Development Application are:

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*

Chapter 4 aims to promote the remediation of land for the purpose of reducing risk to human health or any other aspects of the environment. Clause 4.6 states that a consent authority must not consent to any development on land unless it has considered whether it is contaminated.

Historical use of the site has been semi-agricultural uses, as nominated within the submitted Statement of Environmental Effects.

Part 8 of the DCP provides an indicative plan for future residential development in the Marys Mount area and lists areas having contamination potential. Pastoral grazing was identified as the main agricultural use in the area and no sites have been identified in the DCP as being potentially contaminated.

As part of approving DA/0311/1617, a Contamination Report was submitted prior to the issue of CC/0222/2223 which found there were areas of potential concern within other locations within the wider 129 Marys Mount Road site. The area subject to this DA within that site was identified as being suitable for residential development.

Pursuant to the provisions of this SEPP, Council can consent to the carrying out of development on the land.



- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

The site is located within the Sydney Drinking Water Catchment. The proposal has been assessed as being able to achieve a neutral or beneficial effect on water quality.

The site is greater than 1.0ha and therefore assessment of Koala Habitat Protect 2021 is required for this DA. Information submitted is satisfactory to demonstrate that impact is unlikely to have a significant impact on Koala habitat.

- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The application was referred to Essential Energy pursuant to clause 2.48 of this SEPP. Essential Energy raise no issue with the proposal and provide general advice which shall be included in any favourable determination.

The application was referred to APA Group pursuant to clause 2.77 of this SEPP due to the site's proximity to the Sydney to Moomba gas pipeline. APA Group raise no objection to the proposal. Council is satisfied per the matters raised in clause 2.77(1) of this SEPP.

- *Goulburn Mulwaree Local Environmental Plan 2010*

#### Land Use Table – R2 Low Density Residential and RU6 Transition

The site is zoned both R2 and RU6 and must have regard for the objectives in both zones.

The proposal meets the objectives of the R2 zone, without being inconsistent with the remaining objectives, as 'the proposal would contribute to the residential land availability in Goulburn, in turn providing variety to the low density housing needs'. Similarly, the proposed development achieves the RU6 objectives, without being inconsistent remaining objectives as the proposal would retain the entire RU6 zoned land into one parcel which would assist with the protection of native vegetation contained within it.

The lots within the R2 zone meet the objectives of the zone "enabling other land uses that provide facilities or services to meet the day to day needs of residents".

The proposed development is arranged over two (2) existing lots with a total area of approximately 1242.30m<sup>2</sup>. The minimal permissible Lot size is 700m<sup>2</sup> and therefore the proposed development is compliant.

#### Clause 2.6 Subdivision – consent requirements

Land to which this Plan applies may be subdivided, but only with development consent. Submission of this DA seeking development consent satisfies this clause.

#### Clause 4.1 – Minimum Subdivision lot size

The minimum lot size identified for the site is 700sqm for land zoned R2 and 100ha for land zoned RU6. The subdivision proposes 700sqm minimum lots for all land within the R2 zone. The residual lot containing the RU6 zoned land and 700sqm of R2 zoned land would be less than 100ha.

#### Clause 4.1E – Minimum subdivision lot size for certain split zones

This clause applies to any lot (an original lot) that contains land in zone R2 and land in RU6. As this lot contains both these zones, this clause can be used to subdivide the land. The residue lot, at all stages, would contain all remaining land in the R2 zone and all land in the RU6 zone, consistent with clause 4.1E(3)(a).

The land zoned R2 contained within the residue lot would exceed the 700sqm minimum (as required by clause 4.1E(3)(a)(i)). Consequently, the subdivision complies with this clause.

- *Goulburn Mulwaree Development Control Plan 2009*

4.1.19 – Subdivision

*Road location and hierarchy*

The subdivision doesn't indicate what residential uses are nominated for each lot. Council considers each lot to have the potential for two dwellings, as the highest developed potential for each individual lot would be the development of two semi-detached dwellings and their subsequent Torrens title subdivision pursuant to clause 4.1A(3) of GMLEP 2009. Road widths are therefore to be designed to accommodate the maximum dwelling yield and comply with Council's road hierarchy.

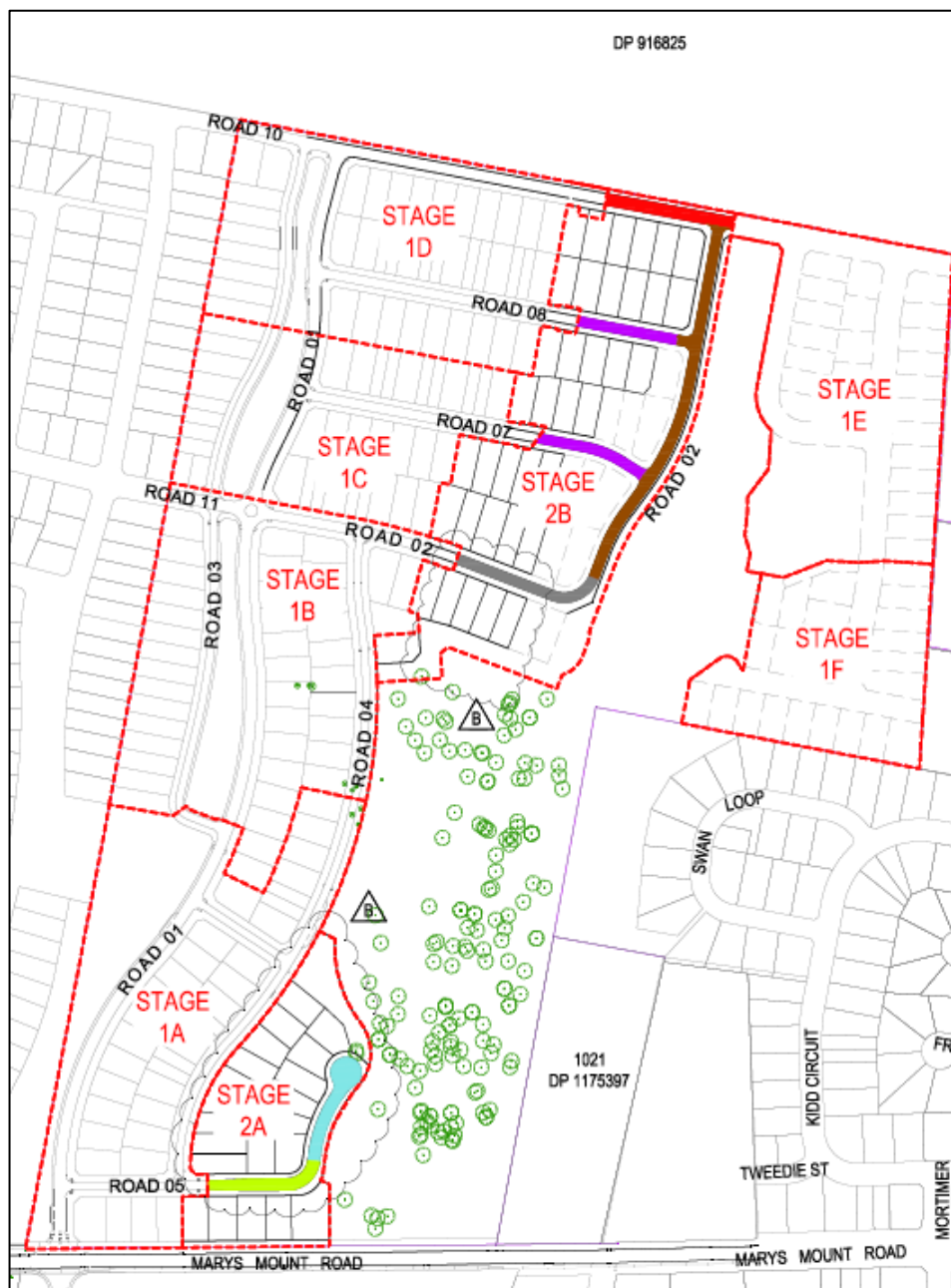


Figure 2: Road Numbers

Road	Current Engineering Standard	Proposed road width	Complies with Engineering Standard Table D.1.5A
5	18 reserve/11 carriageway	17.5/9	No
2	18 reserve/11 carriageway	19/7.5 (Grey) 14.5/7.5 (Brown)	No
7	20 reserve/11 carriageway	17.5/7.5	No
8	20 reserve/11 carriageway	17.5/7.5	No
10	20 reserve/11 carriageway	18/9	No

Roads 02, 07, 08 and 10 are all direct extensions of road widths approved by MODDA/0088/2122 and CC/0222/2223 which were approved under now superseded engineering standards. To this end, any variation to these proposed road widths is supported, as strict compliance would result in poor geometric road design outcomes in these specific locations.

The proposed Road 05 cul de sac does not comply with Table D.1.5A of Council’s *Standards for Engineering Works (SEW)* as it is greater than 100m in length, a dwelling yield of up to 24 dwellings) would access the cul de sac (Lots 202-213), and therefore strict compliance with Table D.1.5A would require a carriageway width of 11m and a road width of 18m.

The applicant has requested a variation to the standards providing the following reasons. It is noted their justification is based on the cul de sac starting at Lot 211/205 however the cul de sac starts at Lot 202/213. Notwithstanding, the **bolded** reasons below are concurred with:

*In this instance, a reserve width of 17.5m and a carriageway width of 9m is deemed to be appropriate given the low volume of local traffic expected and its location alongside an open space reserve area. Further to this, the design of Road 05 is considered to be supportable based on the following:*

- *In the context of the broader Blakely’s Run Estate, proposed Road 05 is a minor road intended to service local traffic generated by proposed Lots 201 – 212. That part of Road 05 comprising the cul-de-sac, is only intended to directly service proposed Lots 206 – 211 (max. 6 allotments).*
- ***The 17.5m road reserve width would be consistent with that part of Road 05 approved as part of Stage 1 (refer to DA0311/1617).***
- ***An 11m wide carriageway width for proposed Road 05 would result in a confusing road network with poor legibility for road users. For instance, it would result in road users mistaking Road 05 for a main road within the estate – rather than a minor road servicing local traffic only. The additional pavement width would offer no improvement to the functionality of the road and would lead drivers into a dead end, which is contrary to good urban design practice.***
- *make the wider road geometrically suitable.*
- *Narrower carriageways are typically encouraged / recommended alongside open space corridors with low traffic volume (i.e., <300vpd) and with primarily locally generated traffic only. As detailed previously, a large part of Road 05 is single loaded where it directly adjoins the residual (future open space reserve).*

- **A 9m carriageway width can facilitate on-street parking without hindering traffic flow. If it works to slow traffic speed – that is a positive outcome.**
- *The frontage widths of proposed Lots 208 – 211, being 19m, 13.5m, 12.6m and 28.8m respectively would accommodate on-street parking adjacent to the allotment (i.e., 3.5m driveway crossover and at least 6.5m remaining for a car space) – assuming that they are developed for single dwelling purposes. In relation to Lots 206 and 207, it is expected that on-street car parking within the adjoining cul-de-sac head would be prohibited by the installation of suitable signage.*
- **Noting that parking on that side of Road 05 adjoining the residual allotment (future open space reserve) would be unimpeded, should proposed Lots 206 – 211 be developed for dual occupancy purposes in the future (being the worst case scenario), it is considered that there would be ample availability for on-street car parking without impeding traffic flow.**
- *In relation to waste collection, suitable signage can be installed prohibiting on-street car parking adjoining Lots 206 – 211 during the relevant weekly servicing time (if deemed to be required by Council).*
- *As shown on the relevant Typical Street Cross Sections [Drawing Nos 21000488 DA-D011], there is ample width in the verge areas to cater for street lighting, street trees, footpaths and reticulated services (including electricity pillars) without impeding the opportunity for on-street car parking. Further to this, there is a width of 1.6m between the rollover kerb and the street trees. All other infrastructure (excluding the reticulated water) is setback behind the line of the street trees. This enables cars to partially mount the verge when parking on street.*
- *Typically, urban design best practice is to reduce pavement widths to:*
  - *Reduce vehicle speeds.*
  - *Reduce the area of pavement to construct and maintain.*
  - *Reduce the area of pavement functioning as a heat bank.*
  - *Reduce the area of pavement to drain.*
  - *Increase permeability.*

The request to vary Council's Table D.1.5A was referred to Council's Development Engineers who additionally provide the follow reasons for supporting the road width variation:

- While the proposed road reserve width and road width are less than Council standards, it is considered to be a minor variation.
- The proposed wider carriageway will facilitate the residents, visitors and those accessing the adjoining reserve with safe parking and vehicle manoeuvring considering dual occupancy/subdivision in the future.
- The proposed 12m radius for the cul de sac will provide adequate turning for vehicles and service vehicles.
- An appropriate transition design would integrate with the surrounding network and make the wider road geometrically suitable.

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

#### *Context and Setting:*

The proposal would be set within an urban release area indicated for residential development, however notably impeded by drainage lines in its western and central sections. The design and structure of the road layout connects to existing roads on its western boundary.

*Access, Transport and Traffic:*

The road width variation has been discussed at section 4.1.19 of the DCP within this Council Report. Importantly, the proposed subdivision design complements the existing road design approved by MODDA/0088/2122 which were approved under previous road widths. To encourage strict compliance with new road width standards would result in poor road geometry outcomes. Notwithstanding, the proposed road widths are suitable for the expected traffic generation.

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

The site is considered suitable for the proposed residential subdivision as the constraints of the site including biodiversity, water quality, stormwater, bushfire, have been adequately considered in the design and the impacts on the neighbouring land have been adequately addressed.

It is considered that the proposal would result in a positive outcome to the locality and consequently, any approval in would be in the public interest.

**Policy Considerations**

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity & Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Goulburn Mulwaree LEP 2009 (as amended)
- Goulburn Mulwaree DCP 2009 (as amended)
- Goulburn Mulwaree Local Infrastructure Contributions Plan 2021
- Goulburn Mulwaree Standards for Engineering Works

**Conclusion and Recommendation**

The proposed development has been considered against the relevant Legislation and Policies. Variations to Council's Standards for Engineering Works for road widths have been assessed as being suitable in the circumstances. The submission has been duly considered in the assessment of the application.

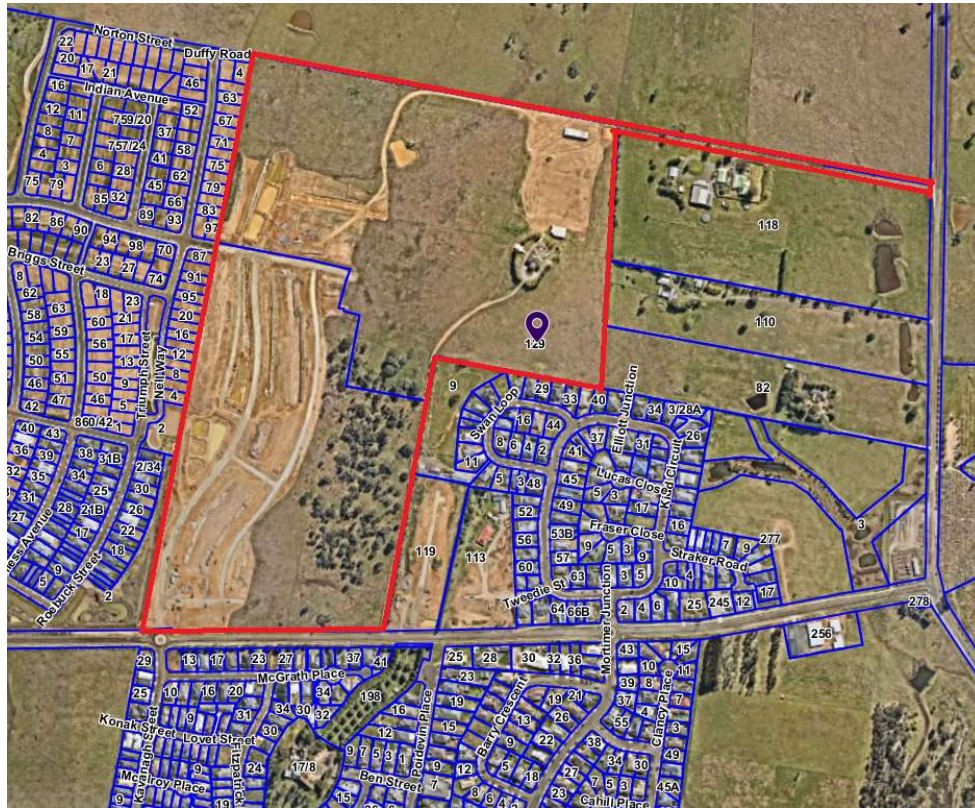
It is considered that all potential impacts of the development be adequately managed through conditions of development consent and the proposed development, is therefore, recommended for approval.

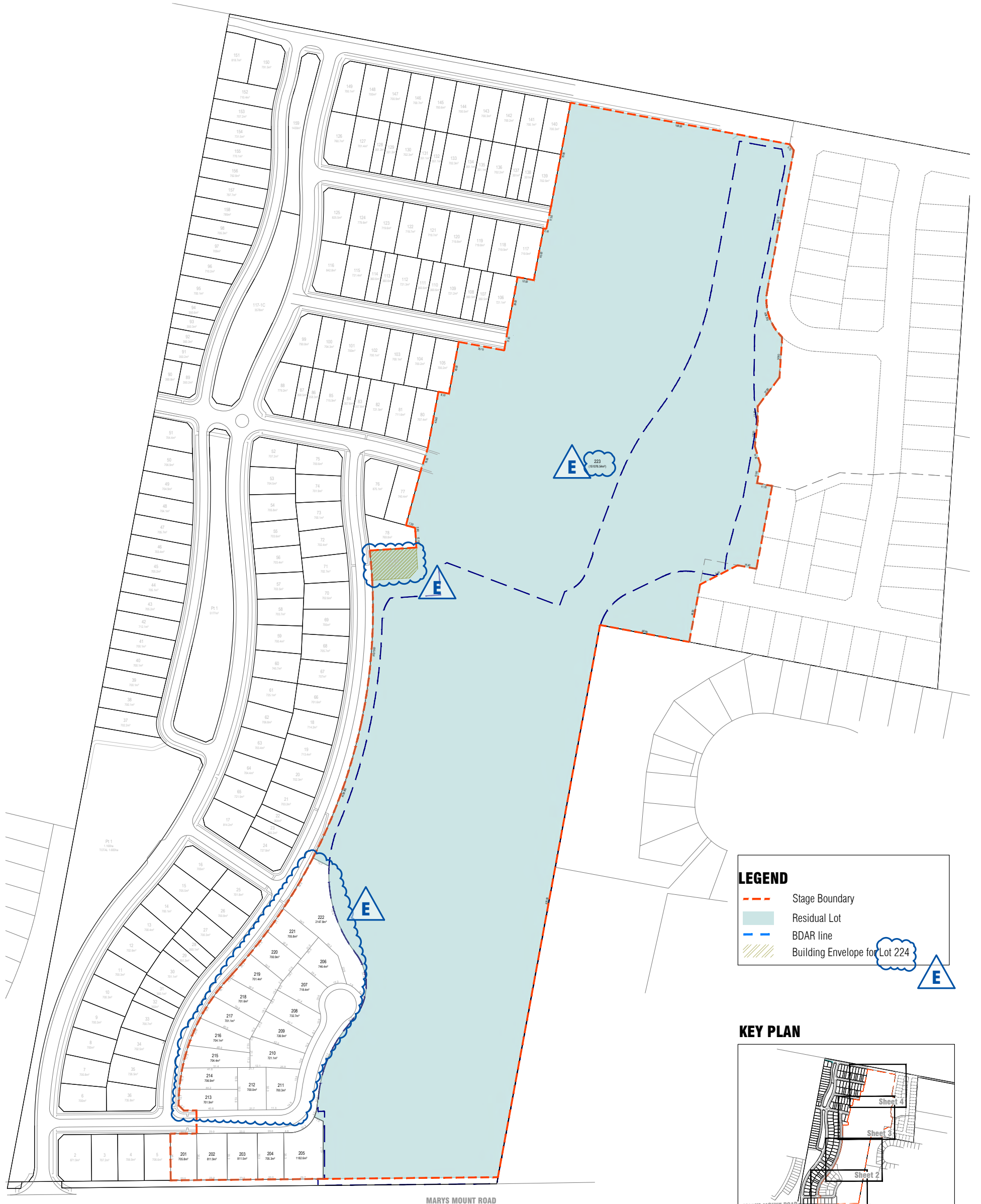
**FINANCIAL IMPLICATIONS**

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

**LEGAL IMPLICATIONS**

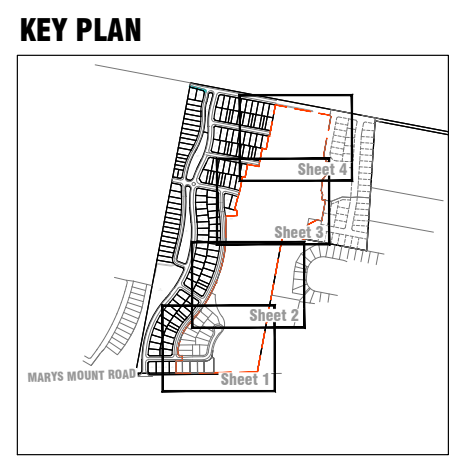
Council may be in a position where it may be required to defend an appeal made by the Applicant to the Land and Environment Court.





**LEGEND**

- Stage Boundary
- Residual Lot
- BDAR line
- Building Envelope for Lot 224



Subdivision Plan Stage 2A

[21-287] 129 Marys Mount Road  
Goulburn NSW

REV	DESCRIPTION	DATE	DWN	CHK
B	For DA	11.11.22	BR	
C	For DA	19.05.23	SG	BR
D	Stage 2B redesign	09.06.23	SG	BR
E	Stage 2B redesign	09.04.24	SG	BR

Goulburn Estates No1 Pty. Ltd.

CONSULTANT/PREPARED BY



Urban Design |  
Landscape Architecture

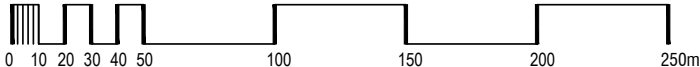
www.placelogic.com.au  
ABN 25 619 179 743

Cover Sheet  
Stage Subdivision Plan Stage 2A

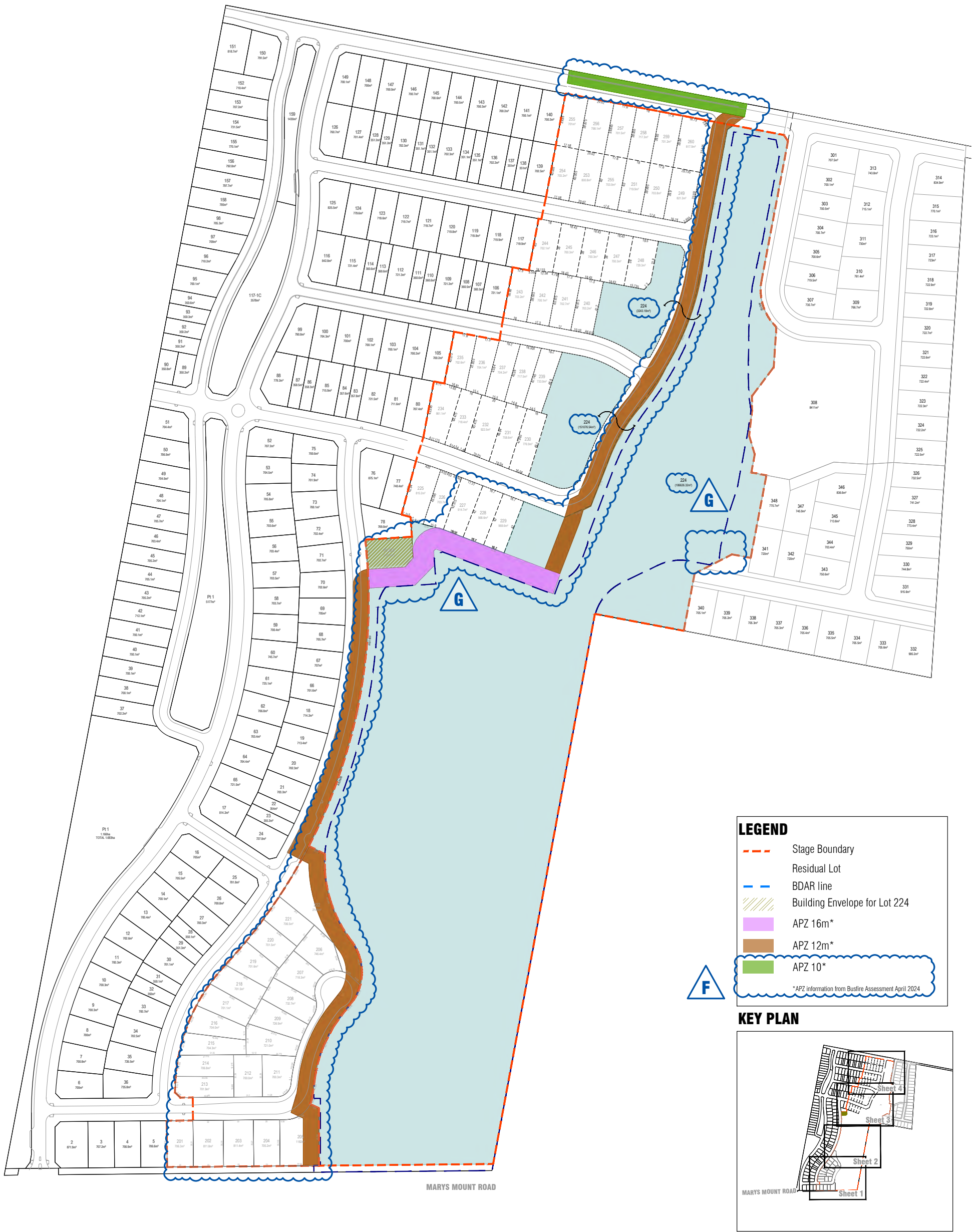
E

Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions - do not scale from drawings. Dimensions are in meters unless noted otherwise.

SCALE 1:2500(A3)



21-287 Subdivision Plan  
FOR REVIEW



Subdivision Plan Stage 2B

[21-287] 129 Marys Mount Road  
Goulburn NSW

REV	DESCRIPTION	DATE	DWN	CHK
D	Stage 2B redesign	30.05.23	SG	BR
E	Stage 2B redesign	09.06.23	SG	BR
F	For DA	18.04.24	SG	BR
G	For DA	14.05.24	SG	BR

Goulburn Estates No1 Pty. Ltd.

Cover Sheet  
Stage Subdivision Plan 2B

G

Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions - do not scale from drawings. Dimensions are in meters unless noted otherwise.

SCALE 1:2500(A3)



CONSULTANT/PREPARED BY



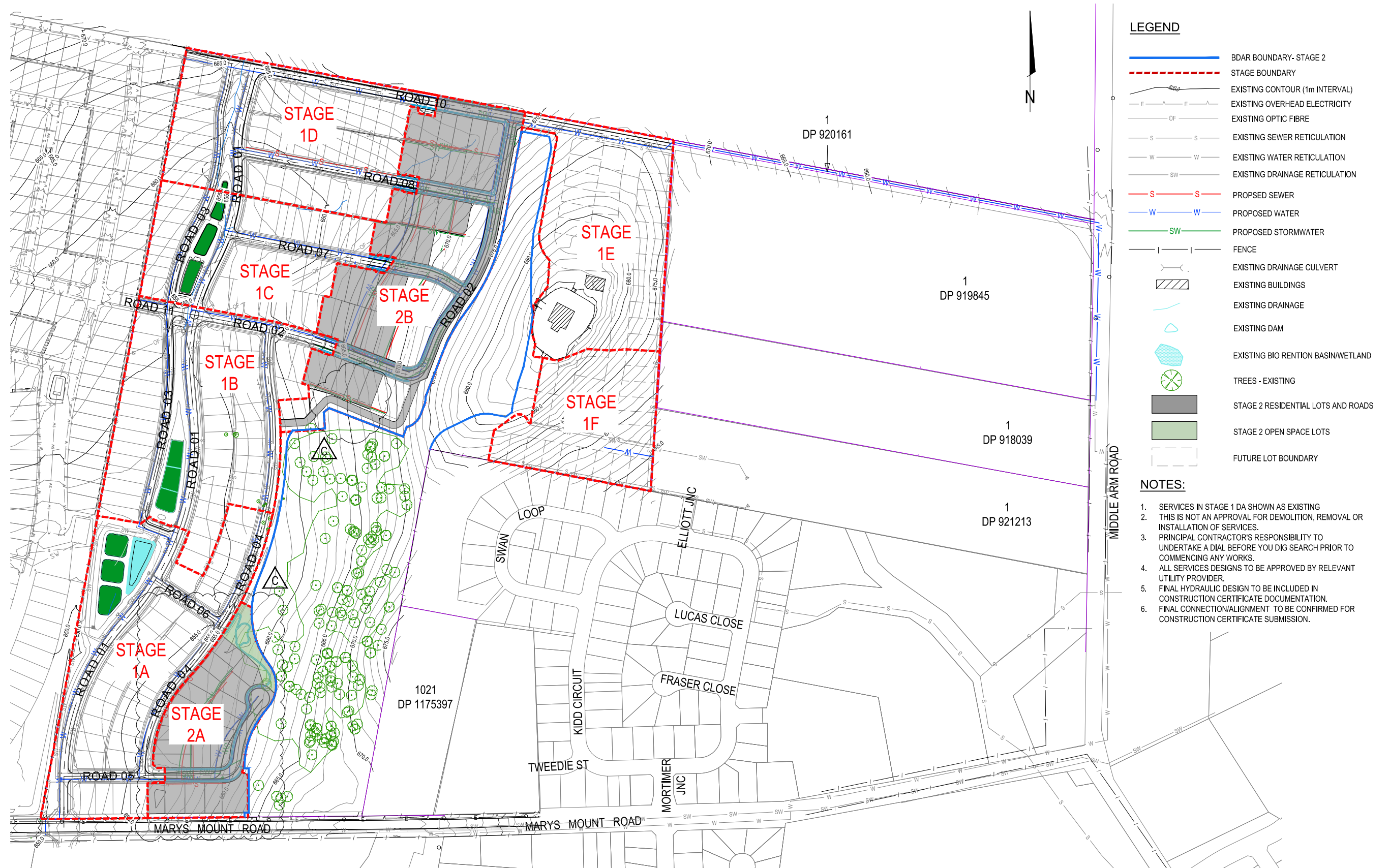
Urban Design |  
Landscape Architecture

www.placelogic.com.au  
ABN 25 619 179 743



21-287 Subdivision Plan  
PRELIMINARY





**LEGEND**

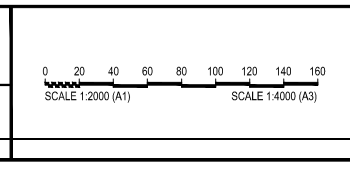
- BDAR BOUNDARY- STAGE 2
- STAGE BOUNDARY
- EXISTING CONTOUR (1m INTERVAL)
- EXISTING OVERHEAD ELECTRICITY
- EXISTING OPTIC FIBRE
- EXISTING SEWER RETICULATION
- EXISTING WATER RETICULATION
- EXISTING DRAINAGE RETICULATION
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORMWATER
- FENCE
- EXISTING DRAINAGE CULVERT
- EXISTING BUILDINGS
- EXISTING DRAINAGE
- EXISTING DAM
- EXISTING BIO RETENTION BASIN/WETLAND
- TREES - EXISTING
- STAGE 2 RESIDENTIAL LOTS AND ROADS
- STAGE 2 OPEN SPACE LOTS
- FUTURE LOT BOUNDARY

- NOTES:**
1. SERVICES IN STAGE 1 DA SHOWN AS EXISTING
  2. THIS IS NOT AN APPROVAL FOR DEMOLITION, REMOVAL OR INSTALLATION OF SERVICES.
  3. PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO UNDERTAKE A DIAL BEFORE YOU DIG SEARCH PRIOR TO COMMENCING ANY WORKS.
  4. ALL SERVICES DESIGNS TO BE APPROVED BY RELEVANT UTILITY PROVIDER.
  5. FINAL HYDRAULIC DESIGN TO BE INCLUDED IN CONSTRUCTION CERTIFICATE DOCUMENTATION.
  6. FINAL CONNECTION ALIGNMENT TO BE CONFIRMED FOR CONSTRUCTION CERTIFICATE SUBMISSION.

File: H:\2121-0004886\_Modal\Civil\DA\STAGE 2\21-000488 DA-D001.dwg User:HUANG Edmond  
 Date: 30-Apr-24, 9:57 AM

DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
WC	HG	f	α	23/11/2022	
A	JR	BM	QL	03/07/2023	CLIENT REQUESTED CHANGES
B	JR	BM	QL	07/02/2023	STAGE 1 ROAD LINE REMOVED
C				30/04/2024	BLOCK LAYOUT REVISED

DEVELOPMENT APPROVAL



DevCORE PROPERTY GROUP



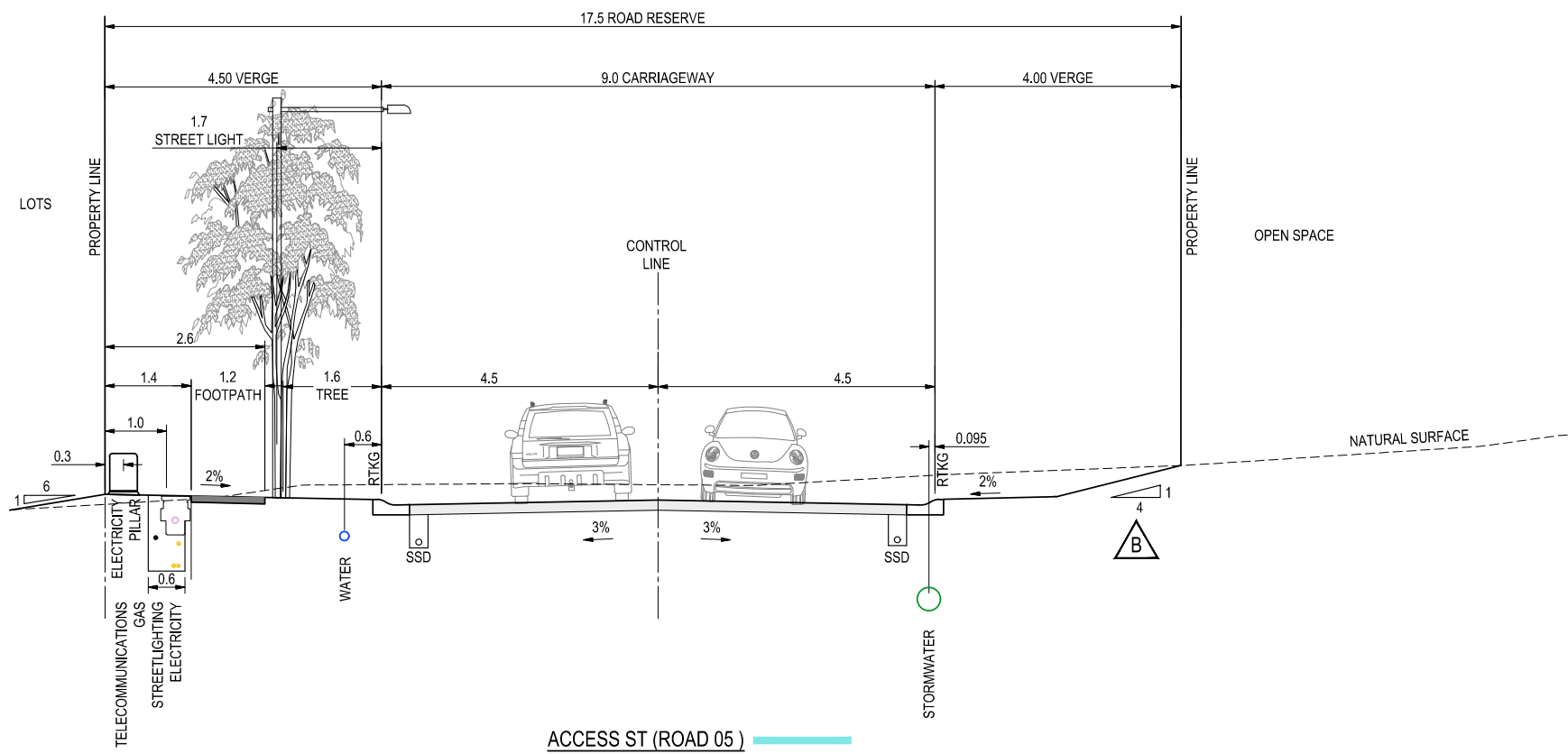
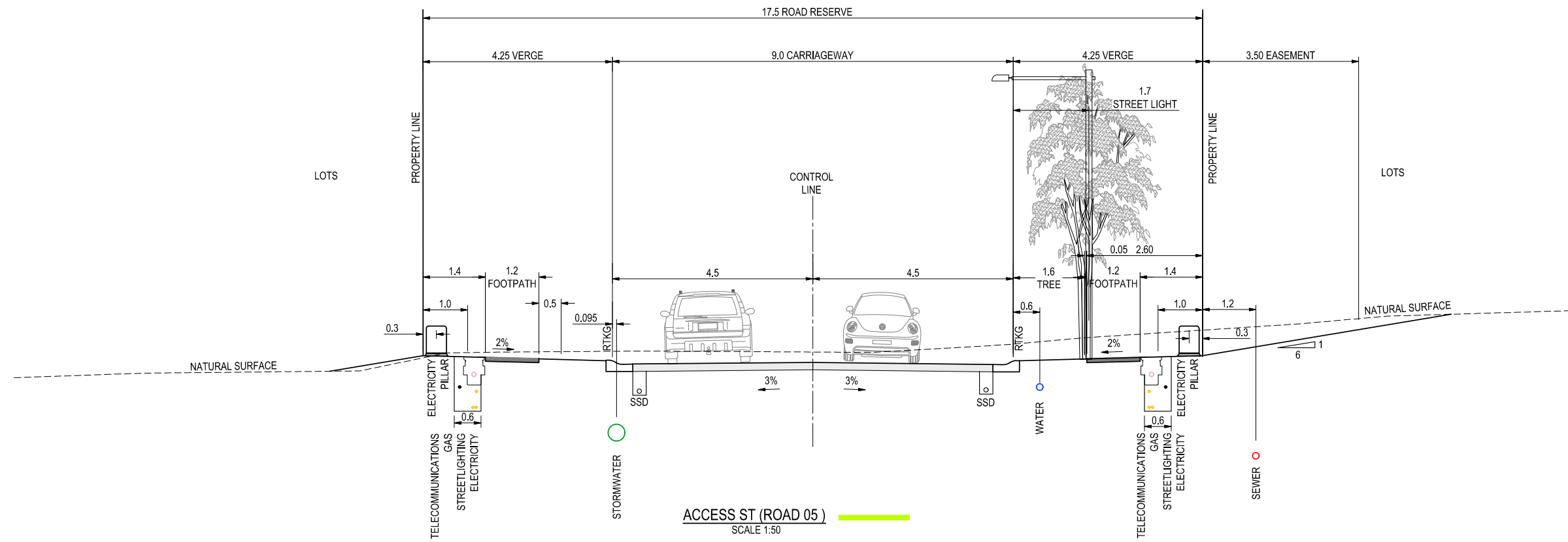
BLAKELYS RUN, 129 MARYS MOUNT ROAD, GOULBURN - STAGE 2

DISCLAIMER  
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR  
PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.

SERVICES AND FEATURES PLAN

21-000488 DA - D001

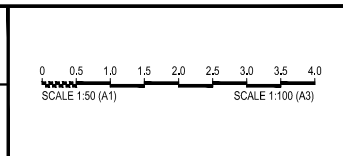




Plot Date: 2-May-24, 9:57 AM File: H:\2121-0004886\_Model\Civil\DA\STAGE 2\21-000488 DA-D010.dwg User:HUANG Edmond

FIRST ISSUE	DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
A	WC	HB	F	CR	23/11/2022	
B	WC	WC	EH	HW	30/04/2024	ACCESS ST (ROAD 05) UPDATED
C	WC	EH	HW	HW	02/05/2024	1 IN 4 BATTER TO OPEN SPACE

DEVELOPMENT APPROVAL



WAE No. ---

DevCORE PROPERTY GROUP



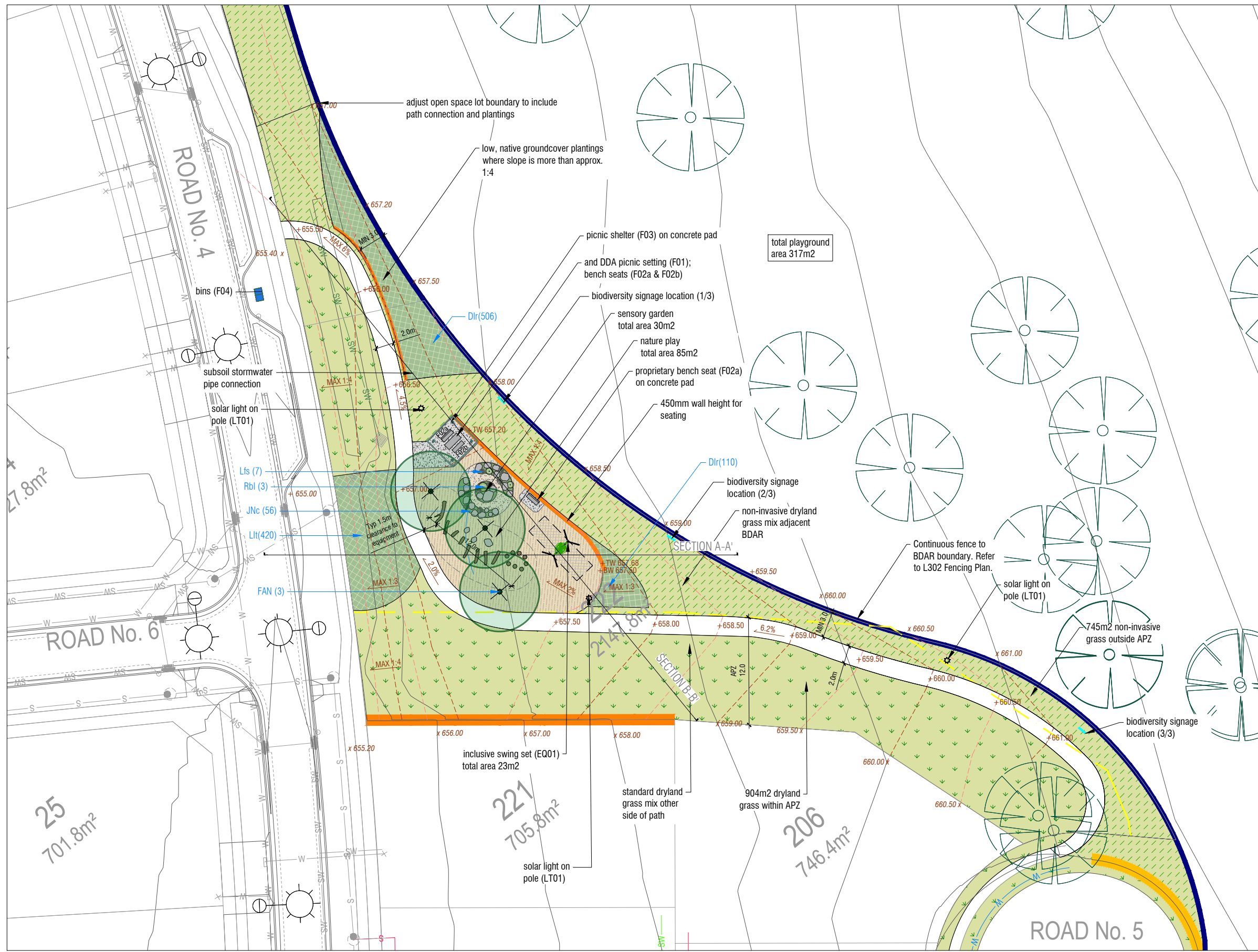
BLAKELYS RUN, 129 MARYS MOUNT ROAD, GOULBURN - STAGE 2

DISCLAIMER  
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.

TYPICAL STREET CROSS SECTION

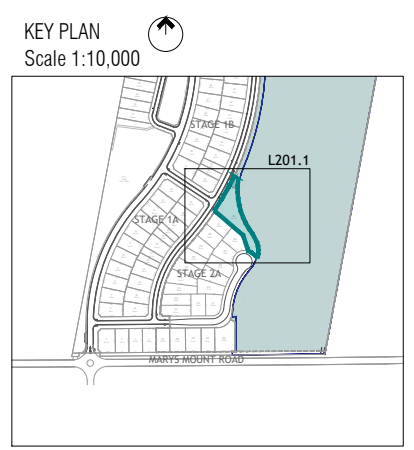
SHEET 2 OF 3

21-000488 DA D011 — B



**LEGEND**

- EXISTING TREES
- FENCED BDAR BOUNDARY  
Refer to 2021 BDAR Report by Umwelt & L302 Fencing Plan
- CIVIL EARTHWORKS / EXISTING CONTOURS  
CI = 1M
- PROPOSED
  - LANDSCAPE CONTOURS  
CI = 0.5m
  - LANDSCAPE LEVELS  
+658.25
- PLANTINGS AND STRUCTURES  
Refer to landscape details and schedules
  - PROPOSED RETAINING WALLS  
blockwork walls; max. 600mm ht
  - TREES  
fire retardant species
  - PLAYGROUND PLANTINGS  
Low height and fire-retardant
  - GROUNDCOVER PLANT MIX  
Low height and fire-retardant
  - NON-INVASIVE DRYLAND GRASSING  
Adjacent conservation area. As specified
  - DRYLAND GRASSING  
As specified
  - CERTIFIED PLAYGROUND MULCH  
As specified and detailed
  - CONCRETE  
dry grit blast
  - CLIMBING ROCKS/STEPPING STONES  
Shown indicatively - max. 600 height
  - LOG STEPPERS  
Shown indicatively - max. 600 height
  - LOG CLIMBERS / BALANCE BEAMS  
Shown indicatively - max. 600 height
  - PUBLIC OUTDOOR FURNITURE  
As annotated and specified
  - SOLAR LIGHT ON POLE  
As specified
  - BIODIVERSITY SIGNAGE
  - BIN ENCLOSURES  
As specified
  - PROPOSED SS STORMWATER CONNECTION by engineer at SWC



Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions - do not scale from drawings. Dimensions are in millimetres unless noted otherwise.

REV	DESCRIPTION	DATE	DWN	CHK	CLIENT
G	FOR REVIEW	23.06.23	AJ	BR	DevCore Property Group
H	COUNCIL COMMENTS AND SUBDIVISION UPDATES - FOR REVIEW	30.04.24	AJ	AJ	
I	SUBDIVISION UPDATES - FOR REVIEW	15.05.24	SG	AJ	
J	PLANTINGS CLARIFICATION	24.05.24	AJ	MD	
K	COUNCIL COMMENTS - DRAFT FOR REVIEW	17.09.24	MD	AJ	
L	COUNCIL COMMENTS - DRAFT FOR REVIEW	24.09.24	EC	AJ	
M	COUNCIL COMMENTS - FOR APPROVAL	03.10.24	AR	AJ	



**STAGE 2A PLAYGROUND CONCEPT**

**PROJECT**  
[21-287] MARYS MOUNT ROAD GOULBURN, NSW

**ISSUE** FOR APPROVAL

**REV.** M

**L201.1**

**TREES**



FRAXINUS ANGUSTIFOLIA 'RAYWOOD'

**SHRUBS**



ROSMARINUS OFFICINALIS 'BLUE LAGOON'

**GRASSES GROUND COVERS**



JUNIPERUS CONFERTA 'SHORE JUNIPER'



DIANELLA REVOLUTA 'LITTLE REV'



LOMANDRA LONGIFOLIA 'TANIKA'



LOMANDRA FLUVIATILIS 'SHARA'

**INDICATIVE IMAGERY (To be confirmed during detailed design.)**



Concrete path - 2.0m wide



Accessible swing set



Stepping logs



Timber climbing logs



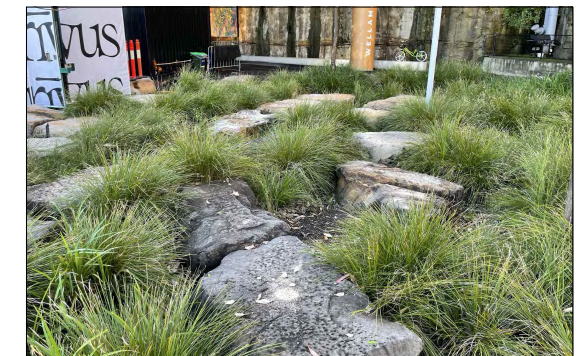
Shade structure



Metal bench seat and bin enclosure(s)



Native plantings on slope - low flammability



Stepping stones in low plantings

**PLANTING SCHEDULE**

**TREES**

ID	Botanical Name	Common name	Pot Size	HxW	Quantity
FAN	Fraxinus angustifolia 'Raywood'	Claret Ash	100L	12 x 9m	3

**SENSORY GARDEN PLANTINGS**

ID	Botanical Name	Common name	Pot Size	HxW	Quantity
JNc	Juniperus conferta	Shore Juniper	140mm	0.5 x 2.0m	56
Lfs	Lomandra fluviatilis 'Shara'	Shara Mat Rush	140mm	0.4 x 0.5m	7
Rbl	Rosmarinus officinalis 'Blue Lagoon'	Rosemary Blue Lagoon	140mm	0.5 x 0.9m	3

**BATTER PLANT MIX**

ID	Botanical Name	Common name	Pot Size	HxW	Quantity
Dir	Dianella revoluta 'Little Rev'	Dwarf Paroo Lily	Tube	0.4 x 0.4m	616
Lit	Lomandra longifolia 'Tanika'	Tanika Mat Rush	Tube	0.5 x 0.6m	420

*Shrubs, groundcover & grasses*

**GRASS SPECIFICATIONS**

DRYLAND GRASS	NON-INVASIVE DRYLAND GRASS
<p>Summer dryland grass mixture (sowing period from September to February)</p> <p>(% indicates percentage of mix by total weight)</p> <p>55% Dwarf type tall fescue 15% Fine leaf perennial ryegrass 15% Creeping red fescue 5% White clover 10% Couchgrass (hulled)</p> <p>Evenly distribute the seed using purpose made sowing machinery in two equal sowings in transverse directions. Lightly rake the surface to cover the seed.</p>	<p>Winter dryland grass mixture (sowing period from March to August)</p> <p>(% indicates percentage of mix by total weight)</p> <p>62% Dwarf type tall fescue 16% Fine leaf perennial ryegrass 16% Creeping red fescue 6% White clover</p> <p>Evenly distribute the seed using purpose made sowing machinery in two equal sowings in transverse directions. Lightly rake the surface to cover the seed.</p>
	<p>Goulburn Blend, by Independents Own (or equivalent).</p> <p>(% indicates percentage of mix by total weight)</p> <p>70% Turf Type Tall Fescue 24% RT Perennial Ryegrass 6% Kentucky Blue</p> <p>Spread to manufacturer's recommendations.</p>

STATEMENT OF COMPLIANCE NOTE  
 1. LANDSCAPE AND CONSTRUCTED DESIGN SHALL BE IN ACCORDANCE AND COMPLY WITH:  
 1.1. NSW RFS PLANNING FOR BUSHFIRE PROTECTION (2019).  
 1.2. RELEVANT AUSTRALIAN STANDARDS FOR PLAYGROUNDS: AS 4685.1:2021.  
 1.3. RELEVANT AUSTRALIAN STANDARDS FOR ACCESS AND MOBILITY: AS 1428.1:2021.  
 2. THE ENCLOSED DESIGN IS PRELIMINARY AND IS SUBJECT TO APPROVAL. THE ABOVE COMPLIANCES SHALL BE RECONFIRMED IN FUTURE DETAIL DESIGN/ SWC DOCUMENTATION.

Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions - do not scale from drawings. Dimensions are in millimetres unless noted otherwise.

REV	DESCRIPTION	DATE	DWN	CHK
A	FOR APPROVAL	05.04.23	EC	AJ
B	FOR REVIEW	12.04.23	EC	AJ
C	COUNCIL COMMENTS AND SUBDIVISION UPDATES - FOR REVIEW	30.04.24	MD	AJ
D	PLANTINGS CLARIFICATION	24.05.24	AJ	MD
E	COUNCIL COMMENTS	17.09.24	EC	AJ
F	COUNCIL COMMENTS - FOR APPROVAL	03.10.24	AR	AJ

CLIENT  
DevCore Property Group










**STAGE 2A PLAYGROUND  
PLANTING PALETTE + SCHEDULE**

PROJECT  
[21-287] MARYS MOUNT ROAD  
GOULBURN, NSW

ISSUE  
FOR APPROVAL

REV.  
E **L201.2**

**FFE SCHEDULE**

FURNITURE AND FIXTURES												
ID	QTY	Description	Manufacturer/Supplier	Model No.	Product name	Dimensions	Materials	Colour + Finish	Special Instructions	Maintenance	Typical Furniture Image	
F01	1	Accessible picnic table	Street Furniture Australia	LIT10-DDA	Linea DDA table, end access	1900mm W X 750mm D x 840mm H	Aluminium woodgrain battens and stainless 304 powder coated frame	Colour battens: Bush cherry battens and Lycra strip green frames	Standard leg, surface fixed	As per manufacturer's instructions		
F02a	2	Seat with backrest	Street Furniture Australia	LIS10	Linea seat	1500mm W x 540mm D x 790mm H	Aluminium woodgrain battens and stainless 304 powder coated frame	Colour battens: Bush cherry battens and Lycra strip green frames	Standard leg, surface fixed	As per manufacturer's instructions		
F02b	1	Bench	Street Furniture Australia	LIB6	Linea bench	1500mm W X 445mm D x 430mm H	Aluminium woodgrain battens and stainless 304 powder coated frame	Colour battens: Bush cherry battens and Lycra strip green frames	Standard leg, surface fixed	As per manufacturer's instructions		
F03	1	Picnic shelter	Landmark - open space structures and solutions	K641	Avalon series aluminium park shelter	4000mm W x 4000mm D x 2100mm H	Aluminium posts screens and roof frame. Colorbond roofing	Colorbond Surfmist colour	In-ground posts	As per manufacturer's instructions		
EQ01	1	Inclusive swing set	Kompan Let's play	SW990091	Shell nest seat DDA	1240mm W x 1930mm D x 2500mm H	Shell seat 100% recyclable polyethylene (PE), polypropylene and thermoplastic rubber bumpers, steel cable reinforced rope, stainless steel hangers and chains	Dark blue		As per manufacturer's instructions		
LT01	3	Solar light on pole	Leadsun	AE3S60N	AE3 Series All-in-One Urban Lighting	440mm W x 1079mm D x 2400mm H	60 watt mono-crystalline solar module, 10 watt LED luminaire, double hot-dipped galvanised, lowerable poles with standard ragbolt footing		Standard ragbolt footing	As per manufacturer's instructions		
F04	1	Bin enclosure	Draffin	#856	800 Series with Canopy Cover	700mm W x 800mm D x 1390mm H	Recycling and landfill bay, 240LT, Flat canopy cover, alternating triangles panel perforations	Cover material stainless 316, Panel material powder coated colour: Blaze blue		As per manufacturer's instructions		
	3	Signage	Details to be confirmed									

Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions - do not scale from drawings. Dimensions are in millimetres unless noted otherwise.

REV	DESCRIPTION	DATE	DWN	CHK
A	COUNCIL COMMENTS- FOR APPROVAL	03.10.24	AR	AJ

CLIENT  
DevCore Property Group

CONSULTANT  
 Place Logic

**FFE SCHEDULE**

PROJECT  
[21-287] MARYS MOUNT ROAD  
GOULBURN, NSW

ISSUE  
FOR APPROVAL

REV.  
A

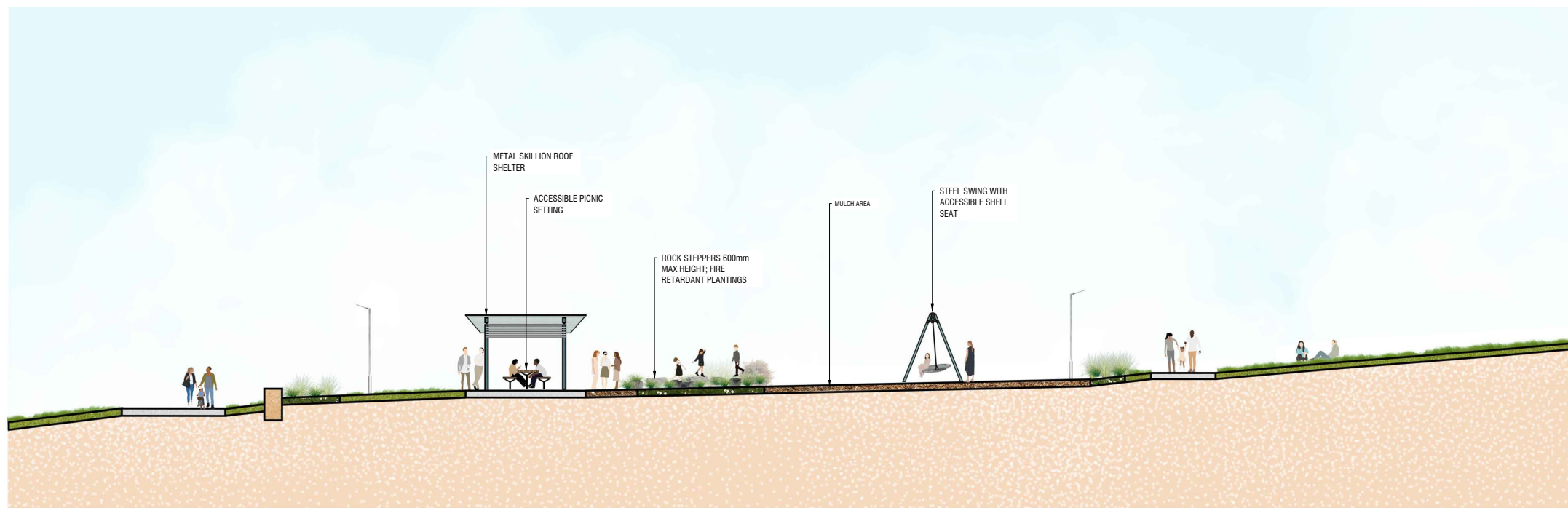
**L201.3**

SCALE

1:250 (A3)



**SECTION A-A**  
SCALE: 1:75



**SECTION B-B**  
SCALE: 1:100

Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions - do not scale from drawings. Dimensions are in millimetres unless noted otherwise.

REV	DESCRIPTION	DATE	DWN	CHK
A	COUNCIL COMMENTS AND SUBDIVISION UPDATES - FOR REVIEW	30.04.24	HS	AJ
B	FOR APPROVAL	03.10.24	EC	AJ

CLIENT  
DevCore Property Group



**STAGE 2A PLAYGROUND SECTIONS**

PROJECT  
[21-287] MARYS MOUNT ROAD  
GOULBURN, NSW

ISSUE FOR APPROVAL REV. B **L202.3**

SCALE  
AS SHOWN/QUA



**INDICATIVE IMAGERY**

All images are indicative - to be confirmed during detailed design.



FENCE TYPE 01: estate entry style fencing along Marys Mount Road frontage.



FENCE TYPE 02: to adjoin existing and lotting fences to fully enclose biodiversity conservation area.

**LEGEND**

- STAGE / SUB-STAGE LINE  
Refer to engineer's drawings
- BDAR BOUNDARY  
Refer to 2021 BDAR Report by Umwelt
- EXISTING TREES  
To be protected and retained

**PROPOSED FENCING**

To be confirmed at detailed design.

- FENCE TYPE 01: MARYS MOUNT ROAD FRONTAGE  
Estate entry style fencing - masonry pillar lapped and capped timber fence. 1.8m height.
- FENCE TYPE 02: SINGLE SPLIT RAIL  
Timber post single split rail fence. 1.2m height.
- FENCE TYPE 03: EXISTING WIRE FENCE

**Fencing Notes:**

1. All lot boundary fencing to be Colorbond 1.8m height, light, neutral colour.
2. Fence alignment and footing construction to be clear of existing trees and cause no impact.

**PROPOSED CIVIL INFRASTRUCTURE**

To be confirmed at detailed design. Refer to engineer's drawings.

- CONCRETE FOOTPATH IN VERGE
- RETAINING WALL

KEY PLAN  
Scale 1:10,000



Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions - do not scale from drawings. Dimensions are in millimetres unless noted otherwise.

REV	DESCRIPTION	DATE	DWN	CHK	CLIENT
E	FOR REVIEW	31.10.22	SG	BR	Goulburn Estates No.1 Pty Ltd
F	FOR APPROVAL	02.12.22	SG	AJ	
G	FOR APPROVAL	19.05.23	SG	BR	
H	FOR APPROVAL	07.06.23	AJ	BR	
I	FOR APPROVAL	09.06.23	SG	BR	
J	FOR APPROVAL	26.06.23	EC	AJ	
K	FOR APPROVAL	30.09.24	BR	AJ	
L	FOR REVIEW	15.05.24	SG	AJ	
	FOR REVIEW				
	FOR REVIEW				



**FENCING PLAN  
STAGE 2A & 2B**

PROJECT  
21-287 MARYS MOUNT ROAD  
GOULBURN, NSW

ISSUE  
FOR REVIEW

REV.  
L **L302**

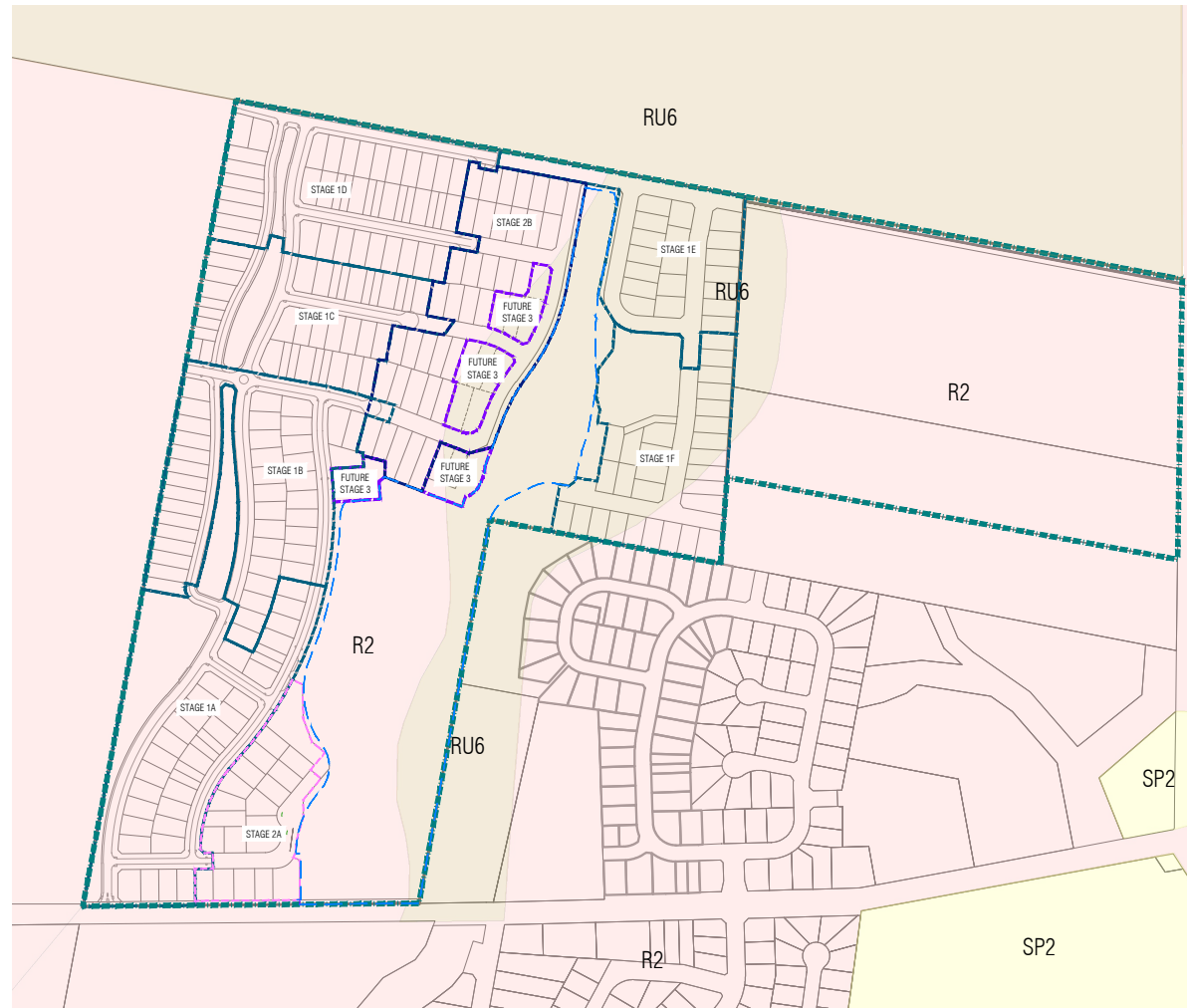


**GEOMETRIC ROAD DESIGN**

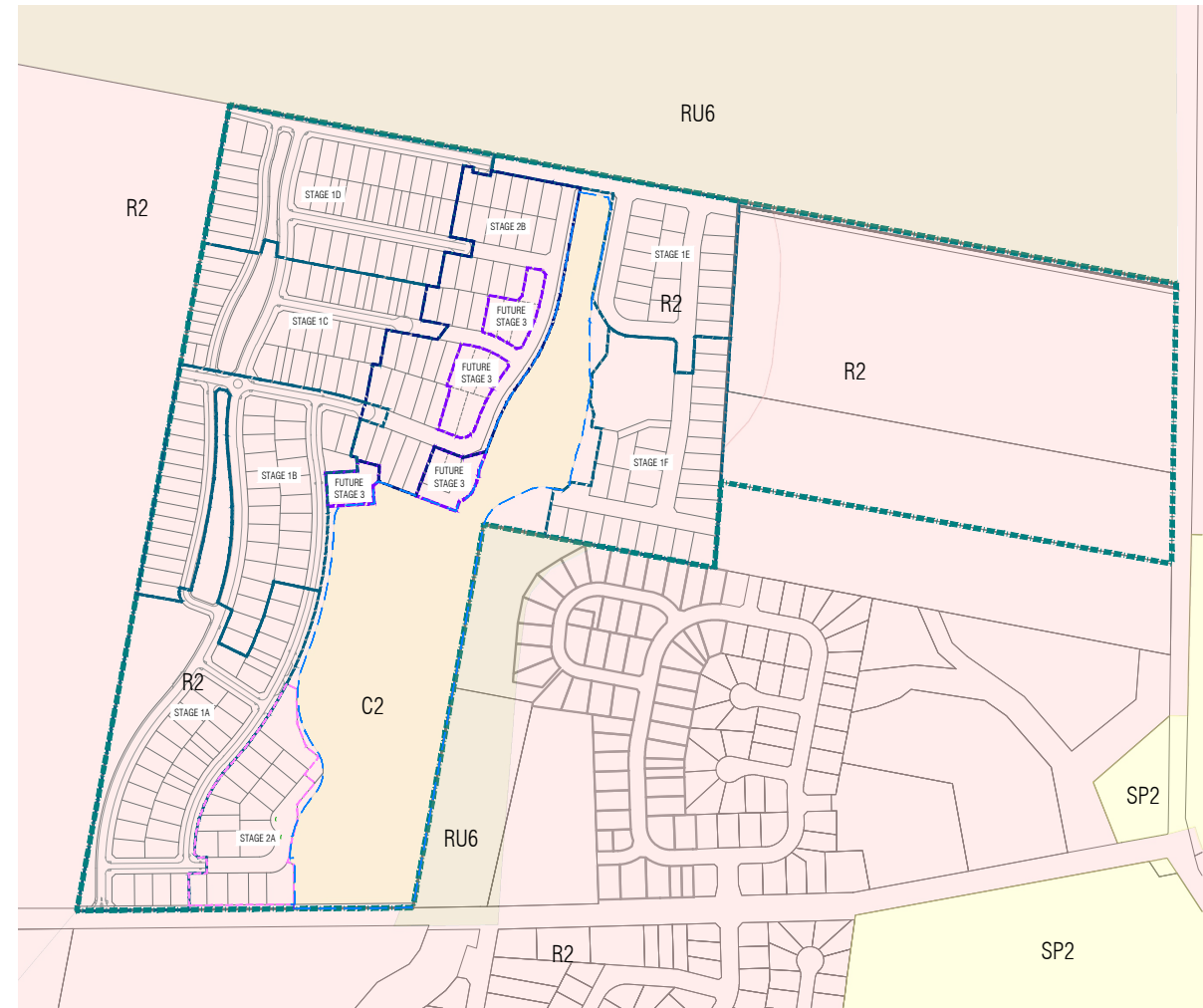
**Table D.1.5A Characteristics of Driveways / Roads in Residential Road Networks**

Road Type	No. of lots or dwellings (whichever is greater)	Carriageway Width (m)	Road Reserve Width (m)	Kerb Type	Footpath Requirement	Verge Width	Turn Head Requirement (for roads longer than 30m)
Internal Driveway for Multi-Unit Development (Private Road)	Undefined	5m, plus adequate turning areas. (3.5m for less than 40m long or one-way)	N/A		Nil		Adequate turning area
Urban Right of Way (Private Road)	Maximum 3 in addition to road frontage lot	As above. (5m width may be reduced where only 2 dwellings)	N/A		Nil		As above
Cul-de-sac Access Lane (max length 100m)	8	6	15	Rollover or layback	One side	4.5 each side	Cul-de-sac head of 10m radius at kerb line
Access Street (including cul-de-sacs greater than 100m)	Up to 20, in each direction	11	18	Rollover or layback	One side	3.5m each side	Cul-de-sac head of 10m radius at kerb line.
Local Street	More than 20 in each direction	11	20	Rollover or layback or barrier	Both sides	4.5m each side	Cul-de-sac head of 10m radius at kerb line.
Collector Street		11	20	Barrier	Both sides	4.5m each side	Cul-de-sac head of 10m radius at kerb line.
Industrial Street		11 - 13	20	Barrier	Both sides	Minimum 3.5m each side	12m radius at kerb line





EXISTING LAND ZONES



PROPOSED LAND ZONES

**LEGEND**

**BOUNDARIES**

- Site Boundary
- - - Sub Stage 1 Boundary
- - - Sub Stage 2A boundary
- - - Sub Stage 2B Boundary
- - - Sub Stage Future 3 \*Subject to re-zoning & Future DA for Residential Subdivision
- Block Boundary
- - - Future Block Boundary
- Section Boundary
- - - BDAR Line

**LAND USE ZONES**

- C2 C2 Environmental Conservation
- R2 R2 Low Density Residential
- RU6 RU6 Transition

Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue stated, and in accordance with terms of engagement for which it was commissioned. To be used in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - may vary substantially without approval prior to commencement of works. All figures dimensions - do not include final drainage, dimensions and fixtures. All sizes are approximate.

Place Logic acknowledges Aboriginal and Torres Strait Islander people as the traditional custodians of the land on which we work, and their continuing connection to culture, land and sea. We pay our respects to ancestors and elders past, present and emerging.

These design drawings have been prepared in accordance with relevant (COSA/DC) standards and requirements unless otherwise noted.

**Item 15.3 - Attachment 4**

0 25 50 100 150 200 250 300 375m

REV	DESCRIPTION	DATE	DWN	CHK
A	DRAFT	15.03.23	SG	BR
B	DRAFT	15.08.23	SG	BR
C	DRAFT	17.08.23	DZ	SG
D	DA APPROV.	23.08.23	DZ	BR
E	DA APPROV.	30.08.23	SG	BR

CLIENT NAME  
Goulburn Estates No1 Pty. Ltd.

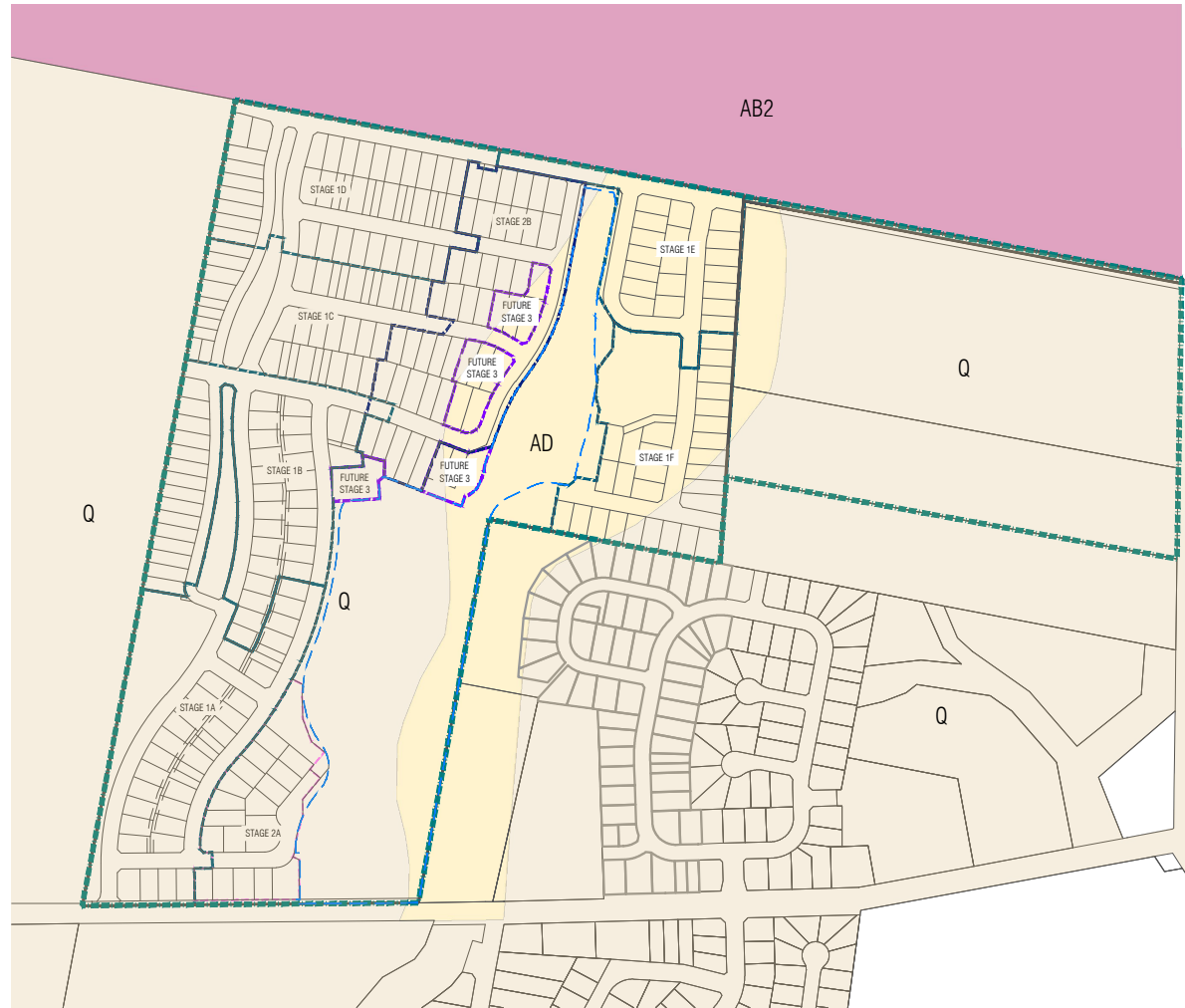
**Place Logic**  
Urban Design | Landscape Architecture  
www.placelogic.com.au  
ABN 25 619 179 743

**LAND USE PLAN  
EXISTING AND PROPOSED**

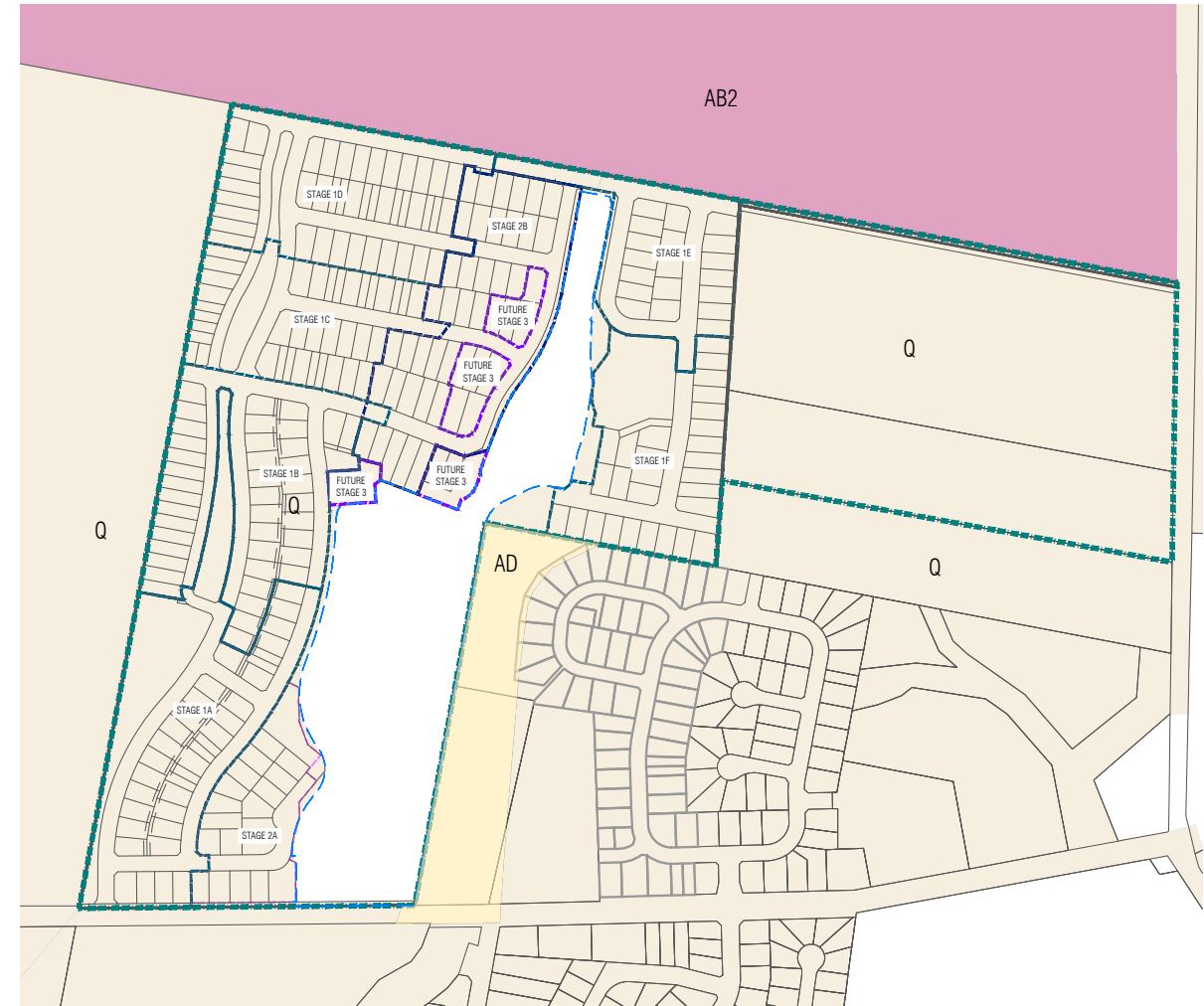
**PROJECT**  
21-287 MARYS MOUNT ROAD  
GOULBURN, NSW

**REV. E** **ISSUE**  
DEVELOPMENT APPLICATION

**21-287-014107**



EXISTING MINIMUM LOT SIZES



PROPOSED MINIMUM LOT SIZES

**LEGEND**

**BOUNDARIES**

- Site Boundary
- - - Sub Stage 1 Boundary
- - - Sub Stage 2A boundary
- - - Sub Stage 2B Boundary
- - - Sub Stage Future 3 \*Subject to re-zoning & Future DA for Residential Subdivision
- Block Boundary
- - - Future Block Boundary
- Section Boundary
- - - BDAR Line

**MINIMUM LOT SIZE**

- Q Q 700m<sup>2</sup>
- AD AD 100ha
- AB2 AB2 20 ha

North arrow pointing up. Scale bar showing 0, 225, 300, 375m. Text: "Item 15.3 Attachment 4".

REV	DESCRIPTION	DATE	DWN	CHK
A	DRAFT	17.08.23	DZ	SG
B	DRAFT	18.08.23	BR	DZ
C	DA APPROV	23.08.23	D7	RR
D	DA APPROV.	30.08.23	SG	BR

CLIENT NAME  
Goulburn Estates No1 Pty. Ltd.

**Place Logic**  
Urban Design | Landscape Architecture  
www.placelogic.com.au  
ABN 25 619 179 743

**MINIMUM LOT SIZE PLAN  
EXISTING AND PROPOSED**

**PROJECT**  
21-287 MARYS MOUNT ROAD  
GOULBURN, NSW

**REV. D** **ISSUE**  
DEVELOPMENT APPLICATION **21-287-017108**

**DEFERRED COMMENCEMENT**

This is a deferred commencement consent under Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. This deferred commencement consent does not commence operation until the applicant has satisfied the requirements listed in Schedule A of this consent. All issues must be satisfactorily resolved within a period of two (2) years from the 'Deferred commencement consent is to operate from' date that is shown on this Notice of Determination, or the consent will lapse in accordance with clause 4.53(6A) of the *Environmental Planning and Assessment Act 1979*.

Upon compliance with the conditions under Schedule A, and written confirmation within 28 days of lodgement from '**Council**' to that effect, then the consent shall become operative from a 'Date of Endorsement' (to be included on the written confirmation) subject to the conditions listed in Schedule 'B' and any additional conditions arising from the requirement/s of Schedule A'.

**SCHEDULE A**1. Planning Agreement

In accordance with s7.7(3) of '**the Act**', a planning agreement is to be entered into and executed by '**Council**' and the Developer with respect to the development application, the subject of this Notice of Determination. The planning agreement must be in accordance with the Letter of Offer dated **DATE** and Council's Terms of Acceptance Letter in reply dated **DATE**.

Documentary evidence must be submitted to the Council confirming that the above has been satisfied prior to the issue of an operational consent.

**(Reason:** *To ensure compliance with the terms of the Planning Agreement)*

**SCHEDULE B:**

**SECTION A: GENERAL CONDITIONS**

1. Approved Development and Use

Development consent has been granted in accordance with this Notice of Determination for the purposes of a 57 Lot Torrens title subdivision, one (1) public reserve and one (1) residual lot in two sequential stages under the ‘**GMLEP 2009**’ as follows:

Stage 1: 21 residential Torrens title Lots, one (1) Lot for public open space and one (1) residue Lot;

Stage 2: 36 residential Torrens title Lots and one (1) residue Lot in Parts for future subdivision.

**(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.

Subdivision plans prepared by Place Logic			
DRAWING NO.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
21-287	E	Stage 2A Subdivision Plan - Cover Sheet	09.04.2024
21-287	E	Stage 2A Subdivision Plan – Sheet 1	09.04.2024
21-287	E	Stage 2A Subdivision Plan – Sheet 2	09.04.2024
21-287	E	Stage 2A Subdivision Plan – Sheet 3	09.04.2024
21-287	E	Stage 2A Subdivision Plan – Sheet 4	09.04.2024
21-287	G	Stage 2B Subdivision Plan - Cover Sheet	14.05.2024
21-287	F	Stage 2B Subdivision Plan – Sheet 1	14.05.2024
21-287	F	Stage 2B Subdivision Plan – Sheet 2	14.05.2024
21-287	F	Stage 2B Subdivision Plan – Sheet 3	14.05.2024
21-287	E	Stage 2B Subdivision Plan – Sheet 4	14.05.2024
Concept Engineering Plans prepared by Egis (Project No 21-000488 DA)			
DRAWING NO.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
D000	A	Cover Sheet	Apr-24
D001	C	Services and Features Plan	
D003	C	Engineering Plan Sheet 1 of 2	
D004	D	Engineering Plan Sheet 2 of 2	
D005	B	Street Hierarchy Plans	
D010	-	Typical Cross Section Sheet 1 of 3	
D011	B	Typical Cross Section Sheet 2 of 3	
D012	B	Typical Cross Section Sheet 3 of 3	30.04.2024
D020	B	Path Network and Driveway Plan Sheet 1 of 2	30.04.2024
D021	B	Path Network and Driveway Plan Sheet 2 of 2	30.04.2024
D025	-	Vehicle Turning Movement	23.11.2022
D030	C	Site Grading plans Sheet 1 of 2	30.04.2024
D031	D	Site Grading plans Sheet 2 of 2	13.05.2024
D040	B	Catchment Plan	30.04.2024
D050	B	Water Sensitive Urban Design Plan	30.04.2024
D090	B	Soil Water and Vegetation Management Plan	30.04.2024
D100	A	Tree Impact Plan	30.04.2024

Landscape plans prepared by Place Logic			
DRAWING NO.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
L201.1	I	Stage 2A Playground Concept	15.05.2024
L201.2	D	Stage 2A Playground Planting & Schedule	24.05.2024
L201.3	A	Stage 2A Playground Sections	30.04.2024
L301	L	Landscape Master Plan Stage 2A & 2B	15.05.2024
L302	L	Fencing Plan Stage 2A & 2B (AS AMENDED IN RED)	15.05.2024
DOCUMENT REF.	REV	TITLE OF PLAN OR DOCUMENT	DATE.
129 Marys Mt – AR	V2	Aboriginal Cultural Heritage Assessment and Archaeological Report prepared by Past Traces Heritage Consultants	20.11.222
21752_BDAR_R01_Final	FINAL	Biodiversity Development Assessment Report prepared by Umwelt	01.03.2021
17-000324-SWMP01E	E	Stormwater Management Plan prepared by Egis	03.05.2024
212367.01	1	Preliminary Site Investigation prepared by Douglas Partners	04.08.2022
-	03	Statement of Environmental Effects prepared by Planned Town Planning Solutions	28.11.2022
-	-	Response to Request for Further Information Letter prepared by Planned Town Planning Solutions	07.07.2023
-	-	Response to Request for Further Information Letter prepared by Planned Town Planning Solutions	16.05.2024
21124	-	Bushfire Assessment prepared by Peterson Bushfire	17.04.2024
Traffic Summary Report	02	Traffic Impact and Parking Report prepared by Calibre	31.10.2022
300273	D	Water Cycle Management Plan prepared by ADW Johnson	October 2023

**(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)*

5. Water NSW - General

The development shall be implemented in accordance with the plans and supporting documents set out in the Table within the Water NSW Concurrence letter dated 22 July 2024. Particularly, site staging shall be as specified in the Staging Plan in the Table.

No revisions to lot layout, staging, or external works that will have impact on water quality, shall be

permitted without the agreement of Water NSW.

**(Reason:** *Water NSW has based its assessment under State Environmental Planning Policy (Biodiversity and Conservation) 2021 on this version of the subdivision)*

6. Water NSW - Stormwater Management

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

**(Reason:** *To ensure appropriate stormwater treatment and quality control measures are designed and installed to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term)*

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

7. 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)*

8. Issue of a Subdivision Works Certificate Requirements

In accordance with cl. 34 of the **'Development Certification and Fire Safety Regulation 2021'**, a **'certifier'** must not issue a Subdivision Works Certificate unless the design and construction of the subdivision work is consistent with the development consent.

**(Reason:** *Prescribed by legislation)*

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

9. Section 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 for each Stage of the development, prior to the issue of a Subdivision Works Certificate for each Stage of the development.

A copy of the s.306 Certificate of Compliance must be submitted with the Subdivision Works Certificate applicable to that stage of the Development to satisfy this condition.

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

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

10. Constructional Environmental Management Plan

A Construction Environmental Management Plan (CEMP) must be submitted to, and approved in writing by, **'Council'** prior to the issue of any Subdivision Works Certificate. The CEMP must relate to both stages of the development. The plan must include, but not be limited to, the following: -

- a) Details of:
  - i. 24-hour contact details of site manager;
  - ii. the proposed phases of construction **'works'** on the **'site'**, and the expected duration of each construction phase;



- iii. the proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process; and
  - iv. the proposed areas within the **'site'** to be used for the storage of excavated materials, construction materials and waste containers during the construction period;
  - v. the proposed area to be identified for contractor car parking and site office;
  - vi. construction fencing detail on boundaries with adjoining properties designed in consultation with the neighbour;
  - vii. process for protecting livestock from entering onto property and other measures put in place;
  - viii. a site plan and description of the proposed barrier fencing to be provided to Site IF2 (see Aboriginal Cultural Heritage Assessment) during construction to prevent accidental impacts i.e. a 5m buffer provided with chain wire mesh security construction fencing 1.8m tall.
  - ix. access to the site during the construction period must only be from the roundabout access to the site from Marys Mount Road.
- b) Construction Traffic and Pedestrian Management Sub-Plan;
  - c) Construction Noise and Vibration Management Sub-Plan;
  - d) Construction Waste Management Sub-Plan;
  - e) Construction Soil and Water Management Sub-Plan; and
  - f) Unexpected Finds (i.e. fill, hydrocarbon staining, odours, asbestos, Aboriginal objects etc) Procedure Sub-Plan.

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

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

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 for each Stage of the development.

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

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

*The survey must include Marys Mount Road west of the roundabout to the crest of Marys Mount Road, as well as the drainage reserves the site drains to within Stages 1A, 1B, 1C and 1D of MODDA/0088/2122 to DA/0311/1617.*

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

12. Fencing Plan

A Final Fencing Plan for both Stages of the development, prepared by a suitably qualified professional to a scale of 1:100 or 1:200, with details at 1:20 & 1:50 conforming to all relevant conditions contained within this Notice of Determination, must be submitted to **'Council'** for consideration and endorsement prior to the issue of the Subdivision Works Certificate for Stage 1. The Final Fencing Plan must provide details as follows:

- Fencing that is to be completed by the Developer at each Stage of the development;
- 1.2m rural open style fencing to the northern boundary of Road 10 with Lot 1 DP916825 for the length of the boundary from the westernmost Lot within Stage 1D of MODDA/0088/2122 to the western corner of residual Lot 224;
- Fence Type 01 as per the endorsed Fencing Plan (as amended) to the rear of Lots 201-205;
- Fence Type 02 to be provided as per the endorsed Fencing Plan (as amended);
- Fire Trail gate/bollard details as per the endorsed Fencing Plan (as amended);
- Driveway gate details provided to the driveway within Lot 223/224;
- 1.8m open style fencing to the northern boundaries of Lots 206 and 221;
- 1.8m open style fencing to the southern boundaries of Lots 225-229;
- 1.8m open style fencing to the eastern boundary of Lot 205;

**Note:** *Open style fencing to be 90mm wide hardwood palings min 20mm thick, 65mm gaps, supported by three rows of hardwood horizontal rails and galvanised steel posts 75mm<sup>2</sup>.*

**(Reason:** *To ensure consistency of fencing, place making and passive surveillance)*

#### 13. Retaining Walls

Subdivision Works Certificate plans must include reference to all retaining walls proposed to be constructed. These plans must be prepared by a suitably qualified professional to a scale of 1:100 or 1:200, with details at 1:20 or 1:50 conforming to all relevant conditions contained within this Notice of Determination, must be submitted to '**Council**' for consideration and endorsement prior to the issue of the Subdivision Works Certificate relevant to that stage. Plans must include the following retaining wall details as follows:

- Provide sections and elevations for all retaining walls;
- Retaining wall details for terracing of Lot 224 (at Stage 2) west of Road 02;
- Lot 221 - Retaining wall must be at least 500mm off the boundary within Lot 221;
- Lot 224 - Retaining wall must be a minimum 100mm off the boundary within Lot 224. Provide sections and elevations for the western boundary of Lot 224 fronting Road 02 (minimum 100mm off boundary);
- Road 05 - Retaining wall within the cul de sac head
- Playground retaining walls

Plans that address the above requirements, must be submitted to, and approved by the '**Certifier**' prior to the issue of any Subdivision Works Certificate for each stage of the development.

**(Reason:** *To ensure structural matters are appropriately considered)*

#### 14. Playground Plan

A Final Playground Plan, prepared by a suitably qualified professional to a scale of 1:100 or 1:200, with details at 1:20 or 1:50 conforming to all relevant conditions contained within this Notice of Determination, must be submitted to '**Council**' for consideration and endorsement prior to the issue of the first Subdivision Works Certificate. The Final Playground Plan must provide details as follows:

- Playground details as per the approved Stage 2A Playground Concept Plan with the following amendments;
  - A 2m footpath connecting Road 05 to the ring path around the playground area;
  - Can-turf to be used between Road 05 and the playground area;
  - Four (4) circular/hoop style bicycle racks to be provided in proximity to the bin and signage location nominated fronting Road 04;
  - Lighting to the playground and the length of the footpath accesses;
  - Cobblestones and alternative pathways between the zig zag footpath access from Road 04;

- Use of materials that are consistent with being managed as an Inner Protection Area as per Appendix 4 of *Planning for Bushfire Protection 2019*
- Park name sign at the entrance on Road 04 and Road 05;
- Retaining wall details using natural material choices;

Plans that address the above requirements, must be submitted to, and approved by the **'Certifier'** prior to the issue of any Subdivision Works Certificate for Stage 1.

**(Reason:** *To ensure place making and creation of passive recreation areas)*

15. Landscaping Plan

A Final Landscaping Plan, prepared by a suitably qualified professional to a scale of 1:100 or 1:200, with details at 1:20 or 1:50 conforming to all relevant conditions contained within this Notice of Determination, must be submitted to **'Council'** for consideration and endorsement prior to the issue of the first Subdivision Works Certificate. The Final Landscaping Plan must provide details as follows:

- Native species landscaping to the full length of the site fronting Marys Mount Road within the 5m road widening dedication area, providing a:
  - variety of species from the Box Gum Woodland endangered ecological community that is on the site; and
  - variety of heights and coverage.
- Buffer landscaping 3m wide to Lots 201-205 on the boundary with Marys Mount Road comprising native species from the Box Gum Woodland endangered ecological community;
- Final street tree species (native as per MODDA/0088/2122) showing a minimum of one street tree for each lot, two trees for a corner lot;
- landscaping proposed for the fire trail that complies with *Planning for Bushfire Protection 2019*;
- landscaping to the buffer area as nominated in the endorsed BDAR
- playground landscaping.

Plans that address the above requirements, must be submitted to, and approved by the **'Certifier'** prior to the issue of any Subdivision Works Certificate for each stage of the development.

**(Reason:** *To ensure compliance with Section 8.7 of the GMDCP 2009, elevate place making and provide a sense of place)*

16. Modification to DA/0264/2223

The plans and documents referencing Lot 213's former configuration must be amended by way of a section 4.55 modification towards DA/0264/2223 that references the configuration of the approved subdivision layout under this DA.

Documentary evidence from Council demonstrating the modification has been approved by Council must be submitted with the Subdivision Works Certificate for Stage 1.

**(Reason:** *Imposed per section 80A(1)(c) of the EP&A Act 1979)*

17. Hydraulic Engineering Plans

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 each Subdivision Works Certificate and s.306 Compliance Certificate:

The plans must include the following:

Sewer

- 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 must comply with Council's Councils *Clearance & Easements Policy*;
- Sewer specifications complying with GMC and WSAA construction standard;
- Sewer mains located in bio basin lot/s must be located outside the batter of the basin for operation/maintenance and access requirements; and
- Where retaining walls are located on or near sewer mains, clearances need to comply with current clearances policy for retaining walls parallel to the sewer main, and for retaining walls perpendicular to the sewer main the loading needs to be transferred into the ground outside the zone of influence of that sewer main. Retaining wall loads are permitted over the zone of influence.

Water

- Alignment of water main;
- Water main specifications (class, size, material, etc.);
- Water meter locations and water service alignment (Copper service to be grade A copper);
- Water main specifications complying with GMC and WSAA construction standards;
- Thrust block, hydrant and stop valve details;
- Stop valves need to be located in a way to isolate individual streets;
- Water services crossing roads must be 25mm services with 20mm water meter in the lot. Deflection in water mains are not permitted within '**Council**'. For lots located on opposite side of the road to the water main, a spare conduit for second water service is required, it must be placed across the road on opposite side of the Lot to the primary water service; and
- Notes must be added regarding specifications of water main and services.

**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).*

**(Reason:** *To ensure that the development complies with Council's Water and Sewer Construction Standards)*

18. Trafficable Defendable Space – Fire Trail

The trafficable defendable space shown in red in Figure 4 of the approved Bushfire Assessment must be constructed to the following standards:

- Must comply with the gradient standards within *Planning for Bushfire Protection 2019*, being that the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the trafficable defendable space must be accessible to firefighters and their equipment;
- minimum 5.5m wide, two coat bitumen seal carriageway with concrete edging, or 150mm reinforced concrete carriageway no kerb;
- stormwater design to avoid water scouring and eroding;
- provision of applicable signage at each entrance point i.e. 'FIRE TRAIL', 'ACCESS ONLY IN CASE OF EMERGENCY' or equivalent wording;
- provision of sections, elevations, chainage details of the fire trail;
- sealed crossovers as per Council's Standard Drawing SD-R 06 Vehicle Crossing Plan, with the concrete crossover extended a further 15m from the property boundary line into the fire trail at both entrance points;
- provision of a combination of stainless steel in-ground removeable bollards and lockable swing gate with a key/lock system authorised by the local RFS with the intention of not permitting private vehicles through.

Written confirmation from the local RFS demonstrating their satisfaction with the design must be submitted with the Subdivision Certificate for Stage 2.

Detailed drawings prepared by an appropriately qualified and practising Civil Engineer that addresses the above requirements, must be submitted to, and approved by the **'Certifier'** prior to the issue of any Subdivision Works Certificate for Stage 2.

**(Reason:** *To provide safe operational access to structures for emergency services, while residents are seeking to evacuate from an area)*

19. Section 138 Roads Act Requirements

Where works are proposed within the road reserve or a new road is proposed, 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 a section 138 approval prior to the issue of a Subdivision Works Certificate for each Stage of the development: -

- a copy of the endorsed approved plans related to the development and proposed works to be undertaken,
- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "Traffic Control at Work Sites". Warning and protective devices shall comply with the provisions of AS1742.3 - 2002 Traffic Control Devices for Works on Roads. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, and
- insurance details - Public Liability Insurance to an amount of no less than \$20 million, to be held by applicant / contractor undertaking the works.

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

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

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

20. 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)*

21. Road Work Requirements

The person having the benefit of this consent must construct all new roads in compliance with the following:

- a) All elements of the works must be constructed in accordance with **'Council'** engineering standards;
- b) The installation of 'No Parking' signage on the western side of Road 05 from Lot 210 to the northern boundary of Lot 208, which includes the cul de sac head;
- c) The design of any public infrastructure must be undertaken in conjunction with a geotechnical analysis of the soils. The geotechnical analysis must be submitted with the Subdivision Works Certificate;
- d) The footpath pavement must be placed on a single straight grade of 2-4% falling to the top of kerb.
- e) The footpath pavement throughout the subdivision must be a minimum 1.2m in width;

- f) Footpaths must reflect a more realistic and natural path of travel. Consider the addition of a pram ramp opposite the fire trail entrance on Road 02;
- g) 'No Parking' signage must be placed on Road 02 fronting Lot 224 from its intersection with Road 10 to the fire trail layback;
- h) Footpath pavement transition works are required to ensure gentle changes in grade, drainage and no 'trip' hazards. These works have been assessed as 2500mm in length or one pavement panel, whichever is the greatest;
- i) Kerb/gutter transition works are required to ensure gentle changes in grade and longitudinal drainage between the existing and proposed kerb and gutter. These works have been assessed as 2500mm in length;
- j) Pram ramps must be provided as nominated on the approved plans;
- k) Line marking must be provided in accordance with Council's Engineering Standards, Austroads and RMS specifications; and
- l) Street sign locations must be nominated in accordance with Council's Engineering Standards and Austroads;
- m) Traffic signage must be provided in accordance with Austroads and the expected traffic generation;
- n) Plans must show a temporary turning head that complies with Appendix 3 of PBP 2019 at the road termination of Road 10;
- o) The road width for Road 02 at the bend (close to the fire trail) must be widened to ease vehicle manoeuvring. Plans must demonstrate that a truck on the inside of the curve and a B99 car on the outside curve may pass without encroaching the outer lane.

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

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

22. Water NSW - Subdivision Roads

The subdivision roads shall

- be located and constructed as shown on the Engineering Plans set out in the table of Condition 1 of the Water NSW Concurrence letter dated 22 July 2024, and
- be sealed and otherwise constructed in accordance with Council's engineering standards.

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

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

23. Water NSW - Subdivision Roads

All stormwater structures and drainage work associated with the proposed subdivision roads shall be wholly included in the road or drainage reserve or within suitably defined easements.

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

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

24. Water NSW - Stormwater Management

All stormwater management measures as specified in the Water Sensitive Urban Design Plan set out in the table of Condition 1 of the Water NSW Concurrence letter dated 22 July 2024 shall be incorporated in the final Stormwater Drainage Plan. The final Stormwater Drainage Plan shall:

- be prepared prior to the issuance of a Subdivision Works Certificate for each stage of development and approved by the Principal Certifier
- show stormwater management measures including:
  - pits and pipes, and
- be implemented.

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

**(Reason:** *To ensure appropriate stormwater treatment and quality control measures are designed and installed to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term)*

25. Water NSW - Stormwater Management

Stormwater from Stage 1 and 2 shall be treated in stormwater quality devices located and approved as part of MODDA/0088/2122 to DA/0311/1617. These include:

- an appropriately sized Gross Pollutant Trap to treat runoff from part of Stage 1A of MODDA/0088/2122 to DA/0311/1617 and Stage 1 of DA/0268/2223
- Three bioretention basins as approved by MODDA/0088/2122 to DA/0311/1617:
  - Stage 1A Bioretention basin A - 1900 square metres filter area
  - Stage 1B Bioretention basin B - 1500 square metres filter area
  - Stage 1C Bioretention basin C - 1400 square metres filter area

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

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

26. Engineered Stormwater Subdivision

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

- a) assessment to ensure the velocities within any channel are within acceptable limits to minimise erosive forces;
- b) all civil and drainage works must be designed and built in accordance with **'Council's'** Engineering Standards, the *Guidelines for the Maintenance of Stormwater Treatment Measures 2022*, relevant Australian Standards, in conjunction with a geotechnical analysis of the **'site'** soils and must be certified by an appropriately qualified and practising Civil Engineer;
- c) the peak discharge from the **'site'** must be no greater than the pre-developed peak discharge;
- d) any proposed fence is to be constructed must not impede the natural overland flow along the line of the easement and /or natural drainage line;
- e) Stormwater from catchment 11, 12 and 13 must bypass the stormwater network approved for MODDA/0088/2122 and the stormwater network for this consent.
- f) Hydrology and hydraulic assessment must be provided to substantiate the minor and major system stormwater designs. The assessment shall be based on the ultimate development of the lots and include external flows into the site;
- g) For the major system, assessment must include consideration of the following
  - a. Assessment of the flow regime to ensure capacity of the open channels to safely convey flows;
  - b. Hydraulic assessments to ensure the velocities within a channel are within acceptable limits to minimise erosive forces;
  - c. Floor levels of future buildings shall be a minimum of 0.5m above the 100 year ARI; and
  - d. Details of calculations and modelling to be submitted to Council.
- h) Management of minor drainage/sheet flows is required;
- i) Details of the swale proposed through the playground must be provided including a velocity and

depth calculation;

- j) Optimisation of the internal road drainage system must be undertaken;
- k) Scour protection must be provided (where required) at locations where flows discharge from the site.
- l) Provision of signage within basins and drainage areas with the aim of deterring people from entering the asset during a flood event.
- m) Certification from a suitably qualified hydraulic engineer must be provided that certifies the hydraulic design for the proposed subdivision being undertaken in accordance with Council's Standards and specifications.

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

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

27. Street Lighting Requirements

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

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

**(Reason:** *To ensure street lighting is provided in accordance with relevant Australian Standards)*

28. Electrical Requirements

Details of any substations, transformers and electrical pillars must be included on the plans submitted with the Subdivision Works Certificate for each Stage of the development.

Substations and transformers must not be located on any drainage or flood control lot being dedicated to '**Council**'.

**(Reason:** *To ensure electrical servicing is designed into the subdivision)*

29. Water NSW – Earthworks and Construction Activities

A final Soil and Water Management Plan shall be prepared for all works proposed or required as part of the subdivision for that stage, by a person with knowledge and experience in the preparation of such plans. The Plan shall:

- be prepared in consultation with Water NSW and Council prior to the issuance of a Subdivision Works Certificate for that stage
- include detailed design of suitably sized temporary sediment basins and berms to be constructed and managed within the Stage 2A and 2B development footprints while all proposed subdivision works for that stage are being undertaken
- include detailed measures to achieve site stabilisation during construction to 'Maximum acceptable C-factors at nominated times during subdivision works' for that stage – as defined in Table 7.1 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)
- be updated appropriately to reflect the progressive works on the site
- meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction: Managing Urban Stormwater (2004)*, and
- include controls to prevent sediment or polluted water leaving the construction area or entering any stormwater drain or natural drainage system.

**(Reason:** *To manage adverse environmental and water quality impacts during the construction phase of the development to minimise the risk of erosion, sedimentation, and pollution within or from the site during this phase)*



**SECTION E: CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION, BUILDING OR SUBDIVISION WORKS FOR ALL STAGES OF THE DEVELOPMENT**

30. Water NSW – Earthworks and Construction Activities

The final Soil and Water Management Plan for the development shall be implemented, and no works shall commence until effective erosion and sediment controls have been installed as required in the Soil and Water Management Plan and approved by the certifier for that stage of the development.

**(Reason:** *To manage adverse environmental and water quality impacts during the construction phase of the development to minimise the risk of erosion, sedimentation, and pollution within or from the site during this phase)*

31. Water NSW – Earthworks and Construction Activities

A suitably qualified and certified professional shall oversee and regularly audit and keep records of the erosion and sediment controls in the construction area, these controls are to remain in place until the works have been completed and ground surface stabilised or groundcover re-established.

**(Reason:** *To manage adverse environmental and water quality impacts during the construction phase of the development to minimise the risk of erosion, sedimentation, and pollution within or from the site during this phase)*

32. Water NSW – Earthworks and Construction Activities

On completion of the subdivision works for each stage and prior to the commencement of further subdivision works for subsequent stages of the development, a suitably qualified and certified professional shall certify in writing to Water NSW and Council that the subdivision works and erosion and sediment controls have been constructed and maintained and that the site does not present a risk to downstream water quality.

**(Reason:** *To manage adverse environmental and water quality impacts during the construction phase of the development to minimise the risk of erosion, sedimentation, and pollution within or from the site during this phase)*

33. Road Reserve Safety

All public footways and roadways in the vicinity of, fronting and adjacent to the '**site**' must at all times be maintained in a safe and unobstructed condition during the course of the '**works**'. Construction materials and plant must not be stored in the road reserve. Construction vehicles must not cause adverse impact on existing residences and neighbouring properties in the locality.

**(Reason:** *Public Safety)*

34. 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.

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)*

35. 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)*
36. Inspection of Public Infrastructure  
All public infrastructure reverting to the care and control of **'Council'**, must be inspected at certain hold points as nominated by **'Council's'** development engineer.  
All **'works'** must proceed in accordance with this Notice of Determination, *Roads Act 1993* approvals or other permits relating to roads issued by **'Council'**. A minimum of 48 hours notice must be given to **'Council'**, to book an inspection. Work must not proceed until the or activity covered by the inspection is approved.  
**Note:** *A list of inspections that would be required for a development of this nature will be attached to the Subdivision Works Certificate and/or Section 138 Approval.*  
**(Reason:** *To ensure quality of construction joints and connections in the drainage system)*
37. Unexpected Finds Protocol – Aboriginal Heritage  
In the event that surface disturbance identifies a new Aboriginal object, all **'works'** on **'site'** must halt in the immediate area and to an outer radius of no less that twenty meters to prevent any further impacts of the object(s). A suitably qualified archaeologist and the registered Aboriginal Land Council representatives must be contacted to determine the significance of the object(s). The **'site'** if required is to be registered in the Aboriginal Heritage Information Management System (AHIMS) along with the management outcome for the **'site'**.  
The person having the benefit of this Notice of Determination must consult with the Aboriginal land Council community representatives, the archaeologist and Heritage NSW to develop and implement management strategies for all objects/sites. **'Works'** must only recommence with the written approval of Heritage NSW and only after a copy of that approval has been forwarded to the **'Certifier'** and **'Council'**.  
**(Reason:** *To ensure the correct preservation and respect of aboriginal heritage)*
38. 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 Part 3 of Schedule 1 of *Protection of the Environment Operations Act 1997*; and  
b) Any other waste derived material the subject of a resource recovery exemption under clauses 91 & 92 of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material, subject to written acceptance by **'Council'**.  
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)*
39. Earthworks  
Any earthworks (including any structural support or other related structure for the purposes of the development) must: -  
a) not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot;  
b) not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property;  
c) in the first instance be reused on **'site'**;

- d) ensure that any fill brought to the **'site'** contains only VENM or any other waste-derived material (as discussed above);
- e) ensure that any fill being imported is tested for compatibility with the existing soil conditions prior to its placement;
- f) ensure that any excavated soil to be removed from the **'site'** is assessed in accordance with NSW EPA *Waste Classification Guidelines Part 1 Classifying Waste* (2014) and assigned a waste classification prior to off-site disposal;
- g) ensure that documentation verifying the lawful disposal of all waste is to be kept by the applicant and provided to **'Council'** on request.
- h) 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.
- i) 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)*

40. Construction Impact on Local Amenity

The construction period for this development must not adversely affect the amenity of the locality by reason of construction traffic generation, the emission of noises, noxious fumes, odours or waste management.

Construction must not result in unnecessary delays and extensions to the construction period.

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

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

41. Release of Subdivision Certificate

Prior to the issue of any Subdivision Certificate for each Stage of the development, 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 have been completed. A Subdivision Certificate for each Stage of the development 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)*

42. Subdivision Certification

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

- a) electronic plans of subdivision and administration sheets, and any s.88B instrument to be endorsed;
- b) application for subdivision certificate duly completed on the NSW Planning Portal with payment of fees current at lodgement;
- c) 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
- d) 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' does 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)*

43. 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 a Subdivision Certificate for each Stage of the development.

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

44. Water NSW - Stormwater Management

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

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

45. Gas Service Provision

Prior to the issue of the Subdivision Certificate for each Stage of the development, 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)*

46. Electrical Supply Services

Prior to the issue of any Subdivision Certificate for each Stage of the development, 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 in that Stage.

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)*

47. NBN Services within Lots

Prior to the issue of the Subdivision Certificate for each Stage of the development, 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 for that Stage.

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

48. Road Dedication

The final plan of subdivision for Stage 1 must show a dedicated 5m wide strip of land fronting Lots 201-205 and Lot 223 with Marys Mount Road to **'Council'**, at no cost to **'Council'**.

This Lot must be incorporated into the Marys Mount Road road reserve.

**(Reason:** *To ensure adequate road widths consistent with Council's Engineering Standards and the GMDCP 2009)*

49. Public Recreation Lot Dedication

The final plan of subdivision for Stage 1 must show Lot 222 as dedicated to **'Council'**, at no cost to **'Council'**, for the purpose of public recreation.

**(Reason:** *To ensure the Lot is created as per its intention)*

50. 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 **'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:

All Stages

- a) All **'Council'** sewer and stormwater infrastructure;
- b) All electricity easements and infrastructure;
- c) The entire Lot must be managed as an inner protection area in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019 – All Lots, except Lot 223 (Stage 1), and 224 (Stage 2)*;
- d) No vehicular access to Lot 223 (Stage 1), and 224 (Stage 2) – **Lot 205**

Stage 1

- e) The northern boundary fence must be open style fencing to a maximum height of 1.8m and be consistent with *Planning for Bushfire Protection 2019 – Lot 206 and Lot 221*
- f) The eastern boundary fence must be open style fencing to a maximum height of 1.8m and be consistent with *Planning for Bushfire Protection 2019 – Lot 205*
- g) No vehicular access to Marys Mount Road – **Lots 201-205**
- h) No vehicular access to Lot 222 – **Lots 206 and Lot 221**;
- i) The estate fencing (Fence Type 01) must be as per the Final Fencing Plan (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument) – **Lots 201-205**;
- j) The boundary fence (Fence Type 02) must be as per the Final Fencing Plan (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument) – **Lot 223**;
- k) Restrict the construction of any habitable part of a building for a distance of 12 metres within the eastern boundary as shown in Figure 4 of the Bushfire Assessment (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument) - **Lot 205**;
- l) Restrict the construction of any habitable part of a building to within the nominated building envelope – **Lot 223**;
- m) The entirety of the Lot is protected for conservation purposes as per the Biodiversity Development Assessment Report. The restriction must nominate the plant community type (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument)- **Lot 223**
- n) The Lot must not be developed until the requirements of Condition 61 of DA/0264/2223 are completed, to the satisfaction of Council, in writing – **Lot 213/214**.
- o) Provide a 6m rear setback restriction where no construction within this setback area is permitted – **Lots 201-205**;
- p) Provide a 3m landscape buffer to the rear of the Lot adjoining Marys Mount Road, plant out prior to the issue of an Occupation Certificate/Certificate of Completion as per Landscape Plan (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument)— **Lots 201-205**;

Stage 2

- q) The southern boundary fence must be open style fencing to a maximum height of 1.8m and be consistent with *Planning for Bushfire Protection 2019 – Lots 225-229*;
- r) The boundary fence (Fence Type 02) must be as per the Final Fence Plan (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument) – **Lot 224**;

- s) No vehicular access to Lot 224 – **Lots 225-229**;
- t) Restrict the construction of any habitable part of a building for a distance of 16 metres to the east and south of the nominated building envelope as shown in Figure 4 of the Bushfire Assessment (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument) – **Lot 224**;
- u) Restrict the construction of any habitable part of a building for a distance of 16 metres to the south of Lots 225-229 as shown in Figure 4 of the Bushfire Assessment (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument) – **Lot 224**;
- v) Restrict the construction of any habitable part of a building for a distance of 12m to the east as shown in Figure 4 of the Bushfire Assessment (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument) – **Lots 229, 230, 239, 240, 248 and Lot 224**
- w) Restrict the construction of any habitable part of a building to within the nominated building envelope – **Lot 224**
- x) The trafficable defensible space shown red in Figure 4 of the Bushfire Assessment must be maintained in a serviceable condition and as an inner protection area in accordance with Appendix 4 of *Planning for Bushfire Protection 2019* (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument) – **Lot 224**
- y) The entirety of the Lot is protected for conservation purposes as per the Biodiversity Development Assessment Report (Council can provide a Doc ID reference at the time of preparation of the 88 Instrument)- **Lot 224**

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:** *Open style fencing restriction to include fencing details i.e. to be 90mm wide hardwood palings min 20mm thick, 65mm gaps, supported by three rows of hardwood horizontal rails and galvanised steel posts 75mm<sup>2</sup>.*

**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)*

51. Water NSW – Future Dwellings

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

- rainwater tanks with a minimum total capacity of 10,000 litres above any volume required for mains top-up
- roofs and gutters designed so as to maximise the capture of rainwater in the tanks
- the tanks plumbed to toilets, laundry and other areas for non-potable use including use for gardens, and
- rainwater tank overflow directed to Council's stormwater infrastructure.

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

52. Water NSW – Operational Environmental Management Plan

An Operational Environmental Management Plan (OEMP) for each stage of the subdivision shall be prepared by a person with knowledge and experience in the preparation of such plans. Each OEMP shall be prepared prior to the issuance of a Subdivision Certificate for that stage and may be updated from the OEMP for the previous stage. The OEMP shall:

- be prepared in consultation with Water NSW and Council
- be provided to Council when the management and maintenance of the bioretention basins is handed over to Council

- details on the location, description, and function of stormwater management structures such as pits, pipes, gross pollutant traps, swale, bioretention basins and any other stormwater structures and drainage works
- an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, before and after handing over to Council, including the frequency of such activities
- the identification of the individuals or positions responsible for inspection and maintenance activities, before and after handing over to Council, including a reporting protocol and hierarchy, and
- checklists for recording inspections and maintenance activities, particularly for bioretention basins.

**(Reason:** *To ensure stormwater treatment and quality control measures are monitored, maintained, and managed to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.)*

53. NSW Rural Fire Service – Trafficable Defendable Space

The trafficable defendable space shown in red in Figure 4 of the approved Bushfire Assessment must be:

- constructed and completed as per the approved Subdivision Works Plans, to the satisfaction of **'Council'**;
- accessible to firefighters and maintained in a serviceable condition by the owner of the land; and
- provided with gates and locked with a key/lock system authorised by the local RFS.

Written confirmation that the above matters satisfies the local RFS must be submitted prior to the issue of a Subdivision Certificate for Stage 2.

**(Reason:** *To provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area)*

54. Certification of Civil Works

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

- a) that the stormwater drainage system has been constructed in accordance with this Notice of Determination and the provisions of the applicable Australian Standard;
- b) that the road infrastructure has been constructed in accordance with this Notice of Determination and the provisions of the applicable Australian Standard, and any approval for **'works'** in the road reserve issued by the **'Council'** where those works by agreement of **'Council'** have not been inspected by **'Council'**;
- c) that the footpath infrastructure has been constructed in accordance with this Notice of Determination and the provisions of the applicable Australian Standard; and
- d) that the playground has been provided in accordance with Australian Standard AS 4865:2021 *Playground equipment and surfacing*.

A copy of all civil inspection paperwork issued by the **'Principal Certifier'** must be submitted with the Certification of Civil Works package.

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

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

55. Completion of Playground

The Playground must be completed as per the Final Playground Plans within DA/0268/2223 and the Subdivision Works Certificate plans approved for Stage 1, to the satisfaction of **'Council'**.

Documentary evidence confirming that the above requirements have been fulfilled must be provided to the **'Principal Certifier'** prior to the issuing of a Subdivision Certificate for Stage 1.

**(Reason:** *To ensure the development is completed prior to the issue of a Subdivision Certificate for Stage 1)*

56. Final Geotechnical Report

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

- a) A classification for each proposed Lot for residential building construction in accordance with AS.2870-1996 (as amended) at the cost of the developer. Lot classifications must be based on test locations within each Lot. If cut and fill is carried out as part of the construction of the subdivision, this must be clearly documented on the works as executed plans. Lot classification tests must be carried out after all cut and fill and compaction has been completed.
- b) Certification that all earthworks within the site have complied with the approved Subdivision Works certificate plans;
- c) Certification that all recommendations contained in geotechnical reports lodged in support of the development have been satisfied; and
- d) The exact extent of any restricted building zones or any other restrictions affecting any of the allotments.

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

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

57. Waste Disposal Information

Prior to the issue of a Subdivision Certificate for both stages, 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 construction waste has been lawfully disposed of or recycled in accordance with the Waste Management Plan.

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

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

58. Infrastructure Repair Prior to Completion of Works

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

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

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

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

59. Water NSW - Contaminated Soil

The recommendations of the Preliminary Site Investigation (Contamination) Report set out in the table in Condition 1 of the Water NSW Concurrence dated 22 July 2022 shall be carried out.

Where applicable, documentary evidence confirming that the above requirements have been fulfilled must be provided to the **'Principal Certifier'** prior to the issuing of a Subdivision Certificate for each Stage of the development.

**(Reason:** *To ensure that any contaminated material is managed appropriately.*



60. Vegetation Cover

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

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

61. Place Naming

The public recreation Lot must be formally named and gazetted, prior to the issue of a Subdivision Certificate for Stage 1.

The submission of a name for the public recreation Lot must be made to **'Council'**, prior to the issue of any Subdivision Certificate. The proposed name for the public recreation Lot must be submitted to Council for approval in accordance with **'Council's' Pre Approved Names List for Roads and Places** and the **Geographical Names Board of NSW Policy - Place Naming**. It is recommended names from Council's approved list of names is chosen. The approved list can be made available to the developer at the time of commencing this matter.

The approved name must be written on the plan of subdivision, and it is therefore recommended this process is commenced at the lodgement of a Subdivision Works Certificate.

For a proposed name that is not on the approved list, developers must follow the process within the above Council Policy and obtain approval through Council, before the Subdivision Certificate application is made.

Documentary evidence from **'Council'** confirming that this condition has been satisfied must be provided to the **'Certifier'** prior to the issue of a Subdivision Certificate for Stage 1.

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

**(Reason:** *To ensure that place names are to Council's standards and the GNB of NSW Policy – Place Naming)*

62. Road Naming

Road names have been approved under MODDA/0088/2122 to DA/0311/1617. As all roads under this application (DA/0268/2223) are an extension of road names that are already gazetted, the extension of those roads (not the names) is required to be gazetted prior to the issue of a Subdivision Certificate for each stage.

Please contact **'Council'**, by sending an email to [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au), referencing DA/0268/2223 requesting preparation of a Road Proposal on the NSW Place and Road Naming Proposal System, for gazettal of the full length of the roads.

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

**(Reason:** *To ensure that road names are to Council's standards and in accordance with the NSW Geographical Names Board Address Policy and User Manual)*

63. Street Numbering

A Subdivision Certificate must not be issued until street numbering has been requested and paid for by the Developer, allocated by **'Council'** and numbers installed to the kerb directly in front of each Lot.

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

**Note:** *Kerbside numbering standards can be provided upon request from Planning and Development at 'Council'.*

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

64. Street Name Signs and Posts

Street name signage must be provided and installed prior to the issue of any Subdivision Certificate for each stage in accordance with '**Council's**' *Standards for Engineering Works*. The number of signs is to be determined in consultation with Council's Engineering Services.

The developer must carry out the works in accordance with Australian Standard AS.1742 *Manual of uniform traffic control devices*.

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

**(Reason:** *To ensure that '**Council**' records are accurate, and that street names comply with Council's Standards for Engineering Works and Australian Standards)*

65. Landscaping Finalisation

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

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

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

66. Landscaping Maintenance Period

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

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

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

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

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

67. Landscaping Maintenance Period Obligations

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

- a) Eight (8) months from issue of the Subdivision Certificate, the report must be supplied to '**Council**' by the expiry of the eighth month;
- b) Sixteen (16) months from issue of the Subdivision Certificate, the report must be supplied to '**Council**' by the expiry of the sixteenth month; and
- c) Twenty-three (23) months from issue of the Subdivision Certificate, the report must be supplied to '**Council**' by the expiry of the twenty-third month.

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

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

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

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

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

68. Defects Engineering Bond

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

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

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

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

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

69. Defects Period and Obligations

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

- a) Five (5) months from issue of the Subdivision Certificate, the report must be supplied to **'Council'** by the expiry of the fifth month;
- b) Fourteen (14) months from issue of the Subdivision Certificate, the report must be supplied to **'Council'** by the expiry of the fourteenth month; and
- c) Twenty-three (23) months from issue of the Subdivision Certificate, the report must be supplied to **'Council'** by the expiry of the twenty-third month.

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

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

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

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

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

70. Defects and Maintenance Period Extension

The maintenance or defects period for any defect rectification works will be extended by a further twenty-four (24) months from satisfactory completion by **'Council'** of the rectification works.

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

71. Latent Defect

The person having the benefit of this Notice of Determination must upon receipt of a rectification notice from **'Council'** undertake all required works including full reinstatement of all disturbed surfaces necessary to remedy latent defects identified in any public infrastructure dedicated to **'Council'** as a result of **'works'** required by this Notice of Determination.

All necessary works must be undertaken within two (2) months and be fully completed within four (4) months following the issue of a rectification notice.

All costs incurred by **'Council'** required to remedy a latent defect by this condition including carryout the works if required must be reimbursed to **'Council'** by the person having the benefit of this Notice of Determination.

**Note:** *A latent defect is one which could not be discovered using ordinary and reasonable care in inspection. It is a hidden or dormant defect that cannot be discovered by observation or a reasonably careful inspection.*

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

72. 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 a Subdivision Certificate for each stage.

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

73. Provision of GIS Data

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

- **Survey Type/Standard** - Real Time Kinematic (RTK) by registered surveyor
- **Projection** – GDA2020(MGA55)
- **Position quality** - Within 20mm horizontal, 30mm vertical
- **File format** - Co-ordinates to be provided in Excel \*.xls spreadsheet or comma delimited \*.txt or .csv; and line data to be provided in either MapInfo Tab or DWG formats
- **Data required** - Co-ordinates, AHD height, point codes and unique ID's, distinct lines connecting individual coordinate points clearly differentiated in colour for discrete assets. Levels in MGA (AHD)

- **Code legend** - Code legend to be provided

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

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

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

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

74. Section 7.11 Contributions

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

Community facilities	\$1,960
Open space and recreation facilities	\$4,954
Roads and active transport facilities	\$13,249
Plan administration and management	\$303

The total contribution payable to Council under this condition is \$900,000 as calculated at the date of this consent, in accordance with the Goulburn Mulwaree *Local Infrastructure Contributions Plan 2021*.

The total contribution is based on the provision of 56 additional Lots, providing a credit for the residual lot.

The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the plan and the Planning Agreement applying to the land.

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

**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)*

75. Fencing

Prior to the issue of a Subdivision Certificate, fencing for each Stage must be completed and installed as per the Final Fencing Plan approved with the Subdivision Works Certificate to the satisfaction of **'Council'**.

**(Reason:** *To ensure the orderly and economic development of land)*

76. Street Trees

Prior to the issue of a Subdivision Certificate, street trees as per the Final Landscape Plan approved with the Subdivision Works Certificate must be completed for each Stage of the development, to the satisfaction of **'Council'**.

**(Reason:** *To ensure the orderly and economic development of land)*

77. Billboard Removal

The advertising billboard upon Lot 224 must be removed prior to the issue of a Subdivision Certificate for Stage 2.

Documentary evidence demonstrating 'Council' is satisfied that this condition has been satisfactorily completed must be provided with the application for a Subdivision Certificate for Stage 2.

**(Reason:** *To ensure the orderly and economic development of land)*

78. Planning Agreement

All matters within the Planning Agreement that are required to be completed prior to the issue of a Subdivision Certificate for each Stage of the development, must be completed.

Documentary evidence demonstrating 'Council' is satisfied that this condition has been satisfactorily completed must be provided with the application for a Subdivision Certificate for each Stage of the development, as necessary.

**(Reason:** *To ensure the orderly and economic development of land)*

**SECTION G: GENERAL TERMS OF APPROVAL PURSUANT TO SECTION 4.47 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**79. NSW Rural Fire Service

The NSW Rural Fire Service have provided their General Terms of Approval subject to the conditions within the concurrence letter dated 08 November 2024, which must be satisfied prior to the issue of the Subdivision Certificate.

**(Reason:** *To ensure the development complies with Planning for Bush Fire Protection 2019)*

**SECTION H: CONCURRENCE AGENCY CONDITIONS**80. Water NSW Concurrence

Water NSW concurs with Council granting consent to the application, subject to the conditions within the concurrence letter dated 22 July 2024. Each condition must be satisfied during the nominated stage of the development i.e. Subdivision Works Certificate, Subdivision Certificate, Operative etc.

**Note:** *The concurrence conditions have been included into this consent chronologically for ease of reference, but should still be referred to for accuracy.*

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

**SECTION I: ADVISORY INFORMATION**

- a) Prior to commencing any building, subdivision or associated constructions works, the following provisions of 'the Act' are to be complied with:
  - (i) A Subdivision Works Certificate is to be obtained in accordance with Section 6.4 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.
- e) Essential Energy
- 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/easements in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
  - As part of the subdivision/s, easement/s are to be created for any existing (or new) electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan/s of subdivision. Refer Essential Energy's Contestable Works Team for requirements via email [contestableworks@essentialenergy.com.au](mailto:contestableworks@essentialenergy.com.au).
  - 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/s, 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/s, which may include the payment of fees and contributions. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision/s layout, which will require Essential Energy's approval.
  - In addition, Essential Energy's records indicate there is overhead electricity infrastructure located within the properties and within close proximity to the properties. Any activities within these locations 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. Approval may be required from Essential Energy should activities within the properties encroach on the electricity 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 / Underground Assets.



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

22 July 2024

Water NSW Ref: 23002-a1  
Your Ref: DA/0268/2223

Ellie Varga  
Senior Development Assessment Officer  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN 2580

Dear Ms Varga

**Subject: Part 6.5 of SEPP (Biodiversity and Conservation) 2021  
DA/0268/2223; Lot 1 DP 1225759, Lot 1 DP 920161, Lot 1 DP 981909;  
129 Marys Mount Road, Goulburn**

I refer to NSW Planning Portal referral received 10 January 2023 requesting the concurrence of Water NSW under Part 6.5 of the *State Environmental Planning Policy (Biodiversity and Conservation)* (the SEPP) with a proposal for a Torrens Title subdivision to create Stage 2A (22 lots) and 2B (37 lots) of a broader 211-lot staged subdivision approved under DA/0311/1617. Water NSW provided advice (Water NSW's ref: DAR 17085) to the Stage 1 development application (DA) on 20 December 2017, and subsequent modifications on 29 March 2022 and 6 April 2023. Water NSW received additional information for DA/0268/2223 on 16 May 2024.

The subject property, which has been inspected by Water NSW, is located within the Warragamba catchment which forms part of Sydney's water supply.

Water NSW has considered the following documents in its assessment of the application:

- Statement of Environmental Effects (dated 28 November 2022) and Response to Request for Further Information (dated 16 May 2024), both prepared by PLANNED - Town Planning Solutions
- Stage 2A & 2B Subdivision Plan prepared by Place Logic (dated 9 April 2024 and 14 May 2024)
- Following documents all prepared by Egis Consulting Pty Ltd
  - Stormwater Management Plan, Stage 2 DA (dated 3 May 2024) and associated MUSIC stormwater quality model
  - Engineering plans (dated 30/04/2024 and 13/05/2024), and
- Contamination Report prepared by Douglas Partners (dated 4 August 2022) for whole site lodged with Stage 1 DA (DA/0311/1617).

In our previous advice for the Stage 1 DA, Water NSW required the three bioretention basin complexes in (Stages 1A, 1B and 1C/1D) to be managed as sediment basins until 70% of the development is complete in the sub-catchment for that stage. Water NSW does not support the bioretention basins being further delayed until 70% of the dwellings for Stages 2A and 2B are complete. Therefore, soil and water management for Stage 2A and 2B subdivision works shall be appropriately constructed and maintained within the development footprint for those stages.

Water NSW also note that plans provided to support this current DA were inconsistent with the Stage 1 DA - for Stage 1E and 1F. However, Council have since confirmed this to be an error.

Water NSW's recent site inspection of the Stage 1 subdivision identified poorly managed erosion and sediment controls, presenting a significant water quality risk. To reduce this risk for the Stage 2 subdivision, Water NSW requires a suitably qualified professional to certify in writing

Page 1 of 5

Water NSW Ref: DAR 23002-a1



that the subdivision works, and erosion and sediment controls have been suitably constructed and maintained, and that the site does not present a water quality risk. This will be required prior to commencement of any subdivision works for subsequent stages of the development.

The above matters have been addressed in the following conditions.

Based on the aerial photography and information provided, WaterNSW considers that the proposed modification can achieve NorBE on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.

Water NSW concurs with Council granting consent to the application subject to the following conditions.

**General**

1. The development shall be implemented in accordance with the plans and supporting documents set out in the following table. Particularly, site staging shall be as specified in the Staging Plan in the Table.

Plan Title	Reference	Vers/ Issue	Prepared By	Dated
Stage 2A Subdivision Plan	21-287 Sheets (Cover sheet & Sheet 1 to 4)	E	Place Logic	09/04/2024
Stage 2B Subdivision Plan	21-287 Sheets (Cover sheet & Sheet 1 to 4)	F		14/05/2024
Engineering Plan Sheet 1 of 2	21-000488 DA Drawing No. D003	C	Egis Consulting	30/04/2024
Engineering Plan Sheet 2 of 2	21-000488 DA Drawing No. D004	D		13/05/2024
Site Grading Plans Sheet 1 of 2	21-000488 DA Drawing No. D030	C		30/04/2024
Site Grading Plan Sheet 2 of 2	21-000488 DA Drawing No. D031	D		13/05/2024
Water Sensitive Urban	21-000488 DA Drawing No. D050	B		30/04/2024
Catchment Plan	21-000488 DA Drawing No. D040	B		30/04/2024
Soil Water and Vegetation Management Plan	21-000488 DA Drawing No. D090	B		30/04/2024
<b>Supporting Documents</b>				
Statement of Environmental Effects	-	Rev 3	PLANNED - Town Planning Solutions	28/11/2022
Response to Request for Further Information	-	-		16 May 2024
Stormwater Management Plan, Stage 2 DA	17-000324-SWMP01E	E	Egis Consulting	3 May 2024
Preliminary Site Investigation (Contamination) Report	Project 212367.01		Douglas Partners	4 August 2022

No revisions to lot layout, staging, or external works that will have impact on water quality, shall be permitted without the agreement of Water NSW.

*Reason for Condition 1 - Water NSW has based its assessment under State Environmental Planning Policy (Biodiversity and Conservation) 2021 on this version of the subdivision.*

#### **Subdivision Roads**

2. The subdivision roads shall:
  - be located and constructed as shown on the Engineering Plans set out in the table of Condition 1, and
  - be sealed and otherwise constructed in accordance with Council's engineering standards.
3. All stormwater structures and drainage works associated with the proposed subdivision roads shall be wholly included in the road or drainage reserve or within suitably defined easements.

*Reason for Conditions 2 to 3 - To ensure that the proposed subdivision roads and associated infrastructure will have a sustainable neutral or beneficial impact on water quality during the operational phase of the development.*

#### **Stormwater Management**

4. All stormwater treatment and management measures, as specified in the Water Sensitive Urban Design Plan set out in the table of Condition 1, shall be incorporated in the final Stormwater Drainage Plan. The final Stormwater Drainage Plan shall:
  - be prepared prior to the issuance of a Subdivision Works Certificate for each stage of development and approved by the Principal Certifier
  - show stormwater management measures including:
    - pits and pipes, and
  - be implemented.
5. Stormwater from Stage 2A and 2B shall be treated in stormwater quality devices located and approved as part of the Stage 1 development. These include:
  - an appropriately sized Gross Pollutant Trap to treat runoff from part of Stage 1A and 2A
  - Three bioretention basins:
    - Stage 1A Bioretention basin A - 1900 square metres filter area
    - Stage 1B Bioretention basin B - 1500 square metres filter area
    - Stage 1C Bioretention basin C - 1400 square metres filter area
6. No changes to stormwater treatment and management that will impact on water quality, shall be permitted without the agreement of Water NSW.
7. A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council prior to the issuance of a Subdivision Certificate for that stage of the subdivision that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

*Reason for Conditions 4 to 7 - To ensure appropriate stormwater treatment and quality control measures are designed and installed to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

#### **Operational Environmental Management Plan**

8. An Operational Environmental Management Plan (OEMP) for each stage of the subdivision shall be prepared by a person with knowledge and experience in the preparation of such plans. Each

OEMP shall be prepared prior to the issuance of a Subdivision Certificate for that stage and may be updated from the OEMP for the previous stage. The OEMP shall:

- be prepared in consultation with Water NSW and Council
- be provided to Council when the management and maintenance of the bioretention basins is handed over to Council
- details on the location, description, and function of stormwater management structures such as pits, pipes, gross pollutant traps, swale, bioretention basins and any other stormwater structures and drainage works
- an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, before and after handing over to Council, including the frequency of such activities
- the identification of the individuals or positions responsible for inspection and maintenance activities, before and after handing over to Council, including a reporting protocol and hierarchy, and
- checklists for recording inspections and maintenance activities, particularly for bioretention basins.

*Reason for Condition 8 – To ensure stormwater treatment and quality control measures are monitored, maintained, and managed to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

#### **Contaminated Soil**

9. The recommendations of the Preliminary Site Investigation (Contamination) Report set out in the table in Condition 1 shall be carried out.

*Reason for Condition 9 – To ensure that any contaminated material is managed appropriately.*

#### **Future Dwellings**

10. There shall be a public positive covenant under Section 88E of the *Conveyancing Act 1919*, the prescribed authority being Water NSW, placed over all proposed lots requiring that future dwellings have a rainwater collection and reuse system that include the following specifications and requirements:
  - rainwater tanks with a minimum total capacity of 10,000 litres above any volume required for mains top-up
  - roofs and gutters designed so as to maximise the capture of rainwater in the tanks
  - the tanks plumbed to toilets, laundry and other areas for non-potable use including use for gardens, and
  - rainwater tank overflow directed to Council's stormwater infrastructure.

*Reason for Conditions 10 – To ensure stormwater runoff from the future dwellings and associated infrastructure is appropriately managed and maintained to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.*

#### **Earthworks and Construction Activities**

11. A final Soil and Water Management Plan shall be prepared for all works proposed or required as part of the subdivision for that stage, by a person with knowledge and experience in the preparation of such plans. The Plan shall:
  - be prepared in consultation with Water NSW and Council prior to the issuance of a Subdivision Works Certificate for that stage

- include detailed design of suitably sized temporary sediment basins and berms to be constructed and managed within the Stage 2A and 2B development footprints while all proposed subdivision works for that stage are being undertaken
  - include detailed measures to achieve site stabilisation during construction to 'Maximum acceptable C-factors at nominated times during subdivision works' for that stage – as defined in Table 7.1 of *NSW Landcom's Soils and Construction: Managing Urban Stormwater(2004)*
  - be updated appropriately to reflect the progressive works on the site
  - meet the requirements outlined in Chapter 2 of *NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)*, and
  - include controls to prevent sediment or polluted water leaving the construction area or entering any stormwater drain or natural drainage system.
12. The final Soil and Water Management Plan for the development shall be implemented, and no works shall commence until effective erosion and sediment controls have been installed as required in the Soil and Water Management Plan and approved by the certifier for that stage of the development.
13. A suitably qualified and certified professional shall oversee and regularly audit and keep records of the erosion and sediment controls in the construction area, these controls are to remain in place until the works have been completed and ground surface stabilised or groundcover re-established.
14. On completion of the subdivision works for each stage and prior to the commencement of further subdivision works for subsequent stages of the development, a suitability qualified and certified professional shall certify in writing to Water NSW and Council that the subdivision works and erosion and sediment controls have been constructed and maintained as per Conditions 11, 12 and 13 above, and that the site does not present a risk to downstream water quality.

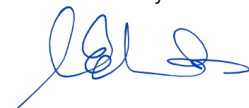
*Reason for Conditions 11 to 14 - To manage adverse environmental and water quality impacts during the construction phase of the development and to minimise the risk of erosion, sedimentation, and pollution within or from the site during this construction phase.*

Any subsequent applications for dwellings and/or other developments on the proposed lots will be subject to the provisions of Part 6.5 of the SEPP and will need to be assessed according to the NorBE test in relation to the potential effect of the development on water quality.

Under section 6.64 (3) of the SEPP, Council must provide Water NSW with a copy of its determination of the application within 10 days of the determination. Water NSW also requests that Council provide it with a copy of the final approved Plan of Subdivision.

If you wish to discuss this matter further, please contact Neil Cowley via email at [environmental.assessments@waternsw.com.au](mailto:environmental.assessments@waternsw.com.au).

Yours sincerely



**CAMILLA EDMUNDS**  
**Manager Environment & Catchment Protection**



Goulburn Mulwaree Council  
 Locked Bag 22  
 GOULBURN NSW 2580

Your reference: (CNR-50434) DA/0268/2223  
 Our reference: DA20230110000135-S38-1

**ATTENTION:** Ellie Varga

Date: Friday 8 November 2024

Dear Sir/Madam,

**Integrated Development Application  
 s100B - Subdivision - Torrens Title Subdivision  
 129 MARYS MOUNT RD GOULBURN NSW 2580, 2//DP1290900, 1//DP1290900**

I refer to your correspondence dated 17/10/2024 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

**General**

1. The General Terms of Approval are based on the documents/plans supplied via Councils referral to the NSW RFS.

- The plan titled "Subdivision Plan Stage 2A, by Place Logic, revision E, dated 9/04/2024"
- The plan titled "Subdivision Plan Stage 2B, by Place Logic, revision G, dated 14/05/2024";
- The plan titled "Path network and driveway plan, by Calibre group, numbered 21-00048, revision B, dated 30 April 2024" and,
- The bush fire assessment prepared by Peterson Bushfire, reference 21124, dated 25 September 2024.

2. At the issue of subdivision certificate, a section 88B easement under the *Conveyancing Act 1919* is to be created. The easement is to restrict the construction of any habitable part of a building as follows;

- for a distance of 12 metres within the eastern boundary Lots 205;
- for a distance of 16 metres to the east within the building envelope on Lot 222 (residual);
- for a distance of 16 metres to the south of Lot 225-229 within Lot 224; and,
- for a distance of 12m to the east of Lots 229, 230, 239, 240 and 248 within Lot 224;

as shown in Figure 4: Bushfire Hazard Analysis and Asset Protection Zone, of the bush fire assessment prepared by Peterson Bushfire, reference 21124, dated 25 September 2024. The easement is to ensure the lot accommodates the required Asset Protection Zones (APZs) for the future dwelling located on the lot. The name of authority empowered to release, vary, or modify any instrument must be Council.

**Postal address**

NSW Rural Fire Service  
 Locked Bag 17  
 GRANVILLE NSW 2142

**Street address**

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

T (02) 8741 5555  
 F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)





When establishing and maintaining an IPA the following requirements apply in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

3. At the issue of subdivision certificate, a restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' must be placed on proposed Lot 224 (residual lot) identifying the building envelope as depicted on the drawing titled "Subdivision Plan Stage 2A, by Place Logic, revision E, dated 9/04/2024". The restriction must limit the habitable portions of any dwellings on proposed Lot 224 to that nominated building envelope.

**Asset Protection Zones**

***The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.***

4. At the commencement of building works or the issue of a subdivision certificate, whichever comes first, lots 201-260 (with the exception of Lot 224 residual lot and the park within Lot 222) and the full width of the road reserves must be maintained as an inner protection area in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

5. At the commencement of building works or the issue of a subdivision certificate, whichever comes first, the park within Lot 222) must be maintained as an inner protection area for a distance of 12m along the boundaries of Lots 206 and 221 as shown in Figure 4 of the bush fire assessment prepared by Peterson Bushfire, reference 21124, dated 25 September 2024 in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;





- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

**Access – Public Roads**

**The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.**

6. Access roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
  - where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access must be provided to an alternate point on the existing public road system;
- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; and,
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*.

7. Perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- are two-way sealed roads;
- minimum 8m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

8. Non-perimeter roads must comply with general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019* and the following:

- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;





- there are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

9. The trafficable defendable space within the APZ area shown in red on the plan in Figure 4 of the Bush Fire Assessment Report by Peterson Bushfire, reference 21124 and dated 17 April 2024 and depicted as sealed firetrail in Path network and driveway plan, by Calibre group, numbered 21-00048, revision B, dated 30 April 2024 is to be constructed to the standard of a 'property access' as listed in PBP Table 5.3b and the following:

- the trafficable defendable space is accessible to firefighters and maintained in a serviceable condition by the owner of the land; and
- gates for the trafficable defendable space are provided and locked with a key/lock system authorised by the local RFS.

10. Temporary turning heads to comply with Appendix 3 of *Planning for Bush Fire Protection 2019* shall be installed at temporary road terminations between subdivision stages.

#### Water and Utility Services

***The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.***

11. The provision of water, electricity and gas installed as a part of this application must comply with the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
  - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
  - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.







### Landscaping Assessment

*The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.*

12. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

### General Advice - Consent Authority to Note

- This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the *National Construction Code* must be subject to separate application under section 4.14 of the *Environmental Planning and Assessment Act 1979* and address the requirements of *Planning for Bush Fire Protection 2019*.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 04/07/2024.

For any queries regarding this correspondence, please contact Laura Richards on 1300 NSW RFS.

Yours sincerely,

Michael Gray  
**Manager Planning & Environment Services**  
**Built & Natural Environment**



5



## BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision  
129 MARYS MOUNT RD GOULBURN NSW 2580, 2//DP1290900, 1//DP1290900  
RFS Reference: DA20230110000135-S38-1  
Your Reference: (CNR-50434) DA/0268/2223

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20230110000135-CL55-2 issued on 04/07/2024 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under s100b of the Rural Fires Act 1997.

**Michael Gray**

Manager Planning & Environment Services  
Built & Natural Environment

Friday 8 November 2024



**15.4 SHARED PATHWAYS PROJECT IN SOUTH GOULBURN**

**Author:** Business Manager Community Facilities

Director Assets & Operations

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	19. Our Infrastructure IN4 Maintain and update existing community facilities, and support the development of new community infrastructure as needed.
<b>Cost to Council:</b>	This is a grant funded project totalling \$5,232,280: Get NSW Active 2122 Program - \$2,015,000 (Eastgrove South Pathway) Get NSW Active 2223 Program - \$3,217,280 (South Goulburn Pathway)
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report from the Business Manager Community Facilities on Shared Pathways Project in South Goulburn be received and the information noted.

**BACKGROUND**

At its meeting on 26 November 2024 Council, received a notice of motion by Councillor Flint, tabled as Item 13.1 Notice of Motion – Shared Pathways Project in South Goulburn.

The following resolution (2024/192) was carried at this meeting:

*That*

- a. *the Chief Executive Officer provides a response in relation to the shared pathways project in South Goulburn, namely at the top of Auburn Street that has created much community conjecture resulting in a petition being created and circulated which attracted hundreds of signatories.*

*Please outline:*

1. The scope of works for this project
2. How the project is being funded
3. How the project has evolved as a result of the community interest
4. What community consultation has taken place to ensure affected residents are kept in the loop of the evolution of this project?
5. The project delivery timeframe

- b. *A report be provided back to Council on the consultation and the final plans for this section for the project.*

The report tabled at this meeting provided a comprehensive response from the Acting Chief Executive Officer, responding to points 1 to 5.

## REPORT

This report is to inform Council on the consultation and the final plans for this section for the project.

Between mid-August to mid-November Council officers consulted with concerned residents of Auburn Street regarding the section of the South Goulburn Shared Path and raised pedestrian crossing (wombat) between Mundy Street to Addison Street – eastern side.

The initial concerns, as noted previously, included the location of the wombat crossing, lighting upgrades, vegetation and path alignment. Staff have addressed all concerns that were raised initially.

Plans have been revised to address the initial concerns raised by the residents, with the most notable changes being the relocation of the wombat crossing which also removed the lighting concerns raised, and the narrowing of the path from 3m to 2.5m which will also include an 8% black oxide colouring to the path in this section.

As the consultation progressed additional issues were raised by some residents which included:

- A request to remove the section of path from the eastern side of Auburn Street to Walker Street and across to the eastern side of Sloane Street (railway side). This would result in Walker Street being converted to a shared street. This proposal does not align with the Pedestrian Access and Mobility Plan, and provides additional challenges for this project, including a redesign and the removal of a minimum of thirteen trees, time and budget.
- Concerns around safety on the corner of Mundy and Sloane Streets. Safety fencing will be installed at this location.

At the Council meeting on 26 November 2024 Council, an additional request was received. The request was to remove the Continuous Footpath Treatment (CFTs) across Walker Street. The benefits of CFTs are;

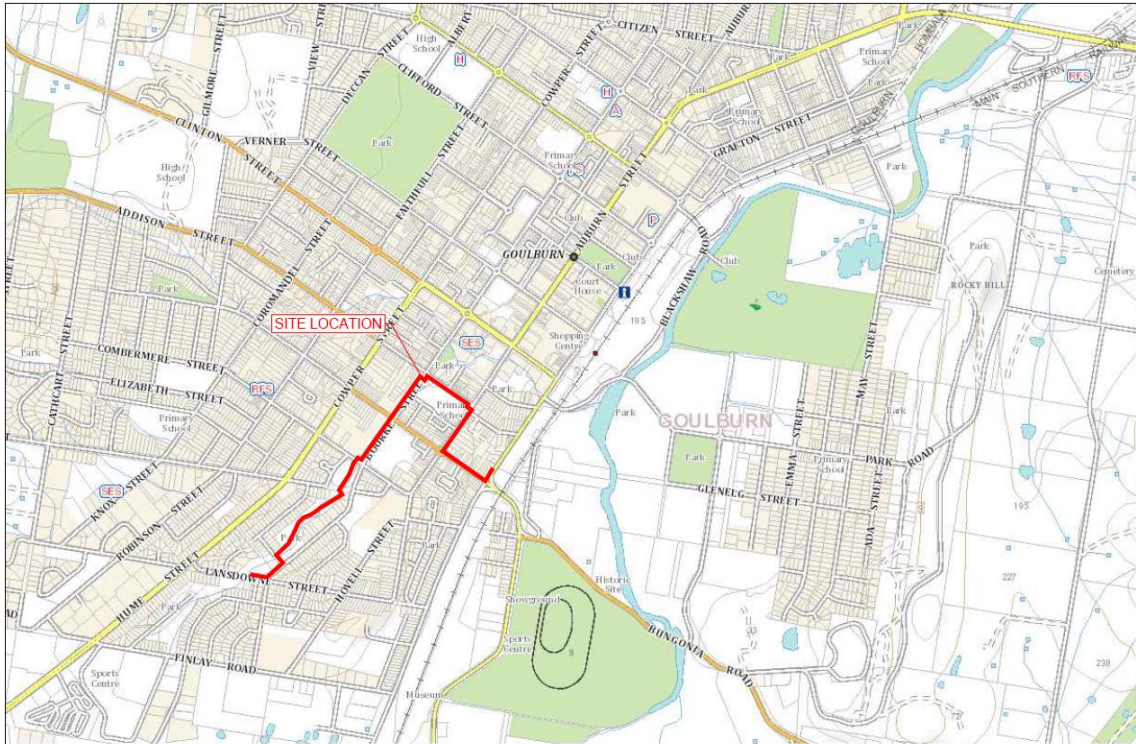
- they indicate pedestrian priority through surface levels.
- the flush surface improves accessibility.
- treatments are part of a considered design.

Council staff will review the proposed CFT with TfNSW and provide an update on the outcome.

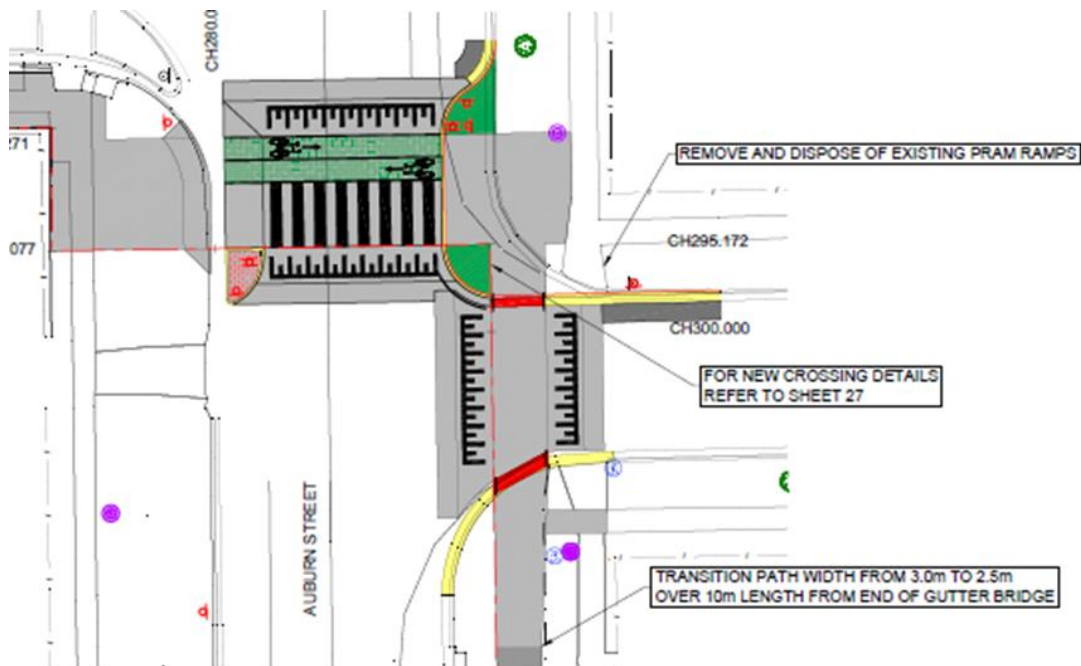
Staff will continue to inform the residents on the projects progress, providing them timelines for delivery and working with them to minimise any disruption. It is anticipated that the project will be completed by July 2025, weather permitting or no other unforeseen delays.

Work on this project has progressed from Lansdowne Street through to Addison Street (Bourke Street section) with the next major phase of the project being the upgrading of the paths and frontage of South Goulburn School on Addison Street. This work is anticipated to be completed during the upcoming school holidays.

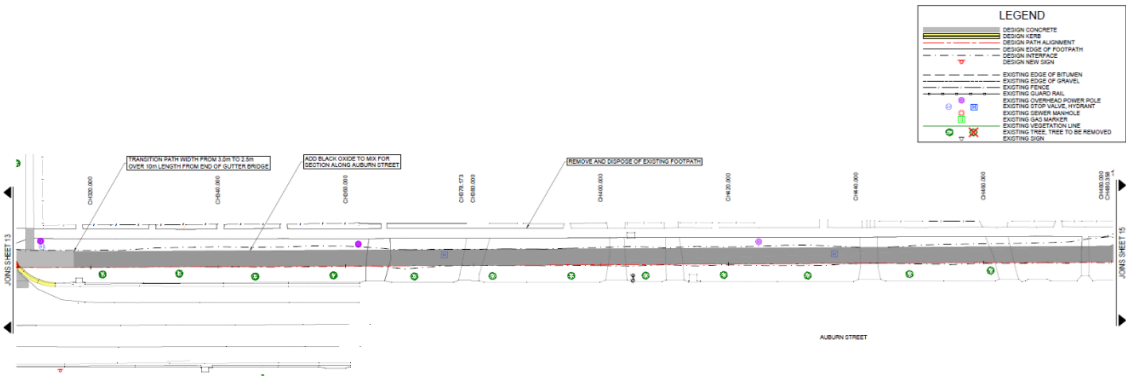
The images below include the changes made to address the concerns of residents in Auburn Street. The plans are yet to be formally endorsed by Transport for New South Wales (the funding body), with initial feedback being supportive of the changes.



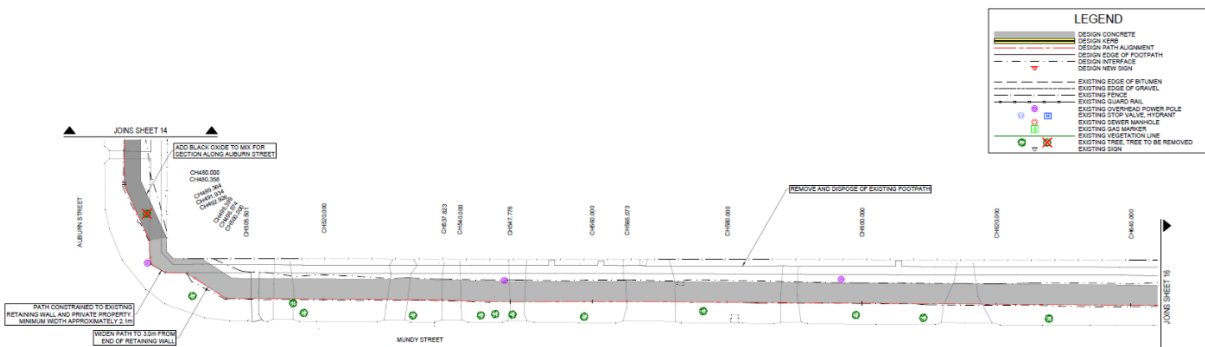
South Goulburn Shared Path Alignment



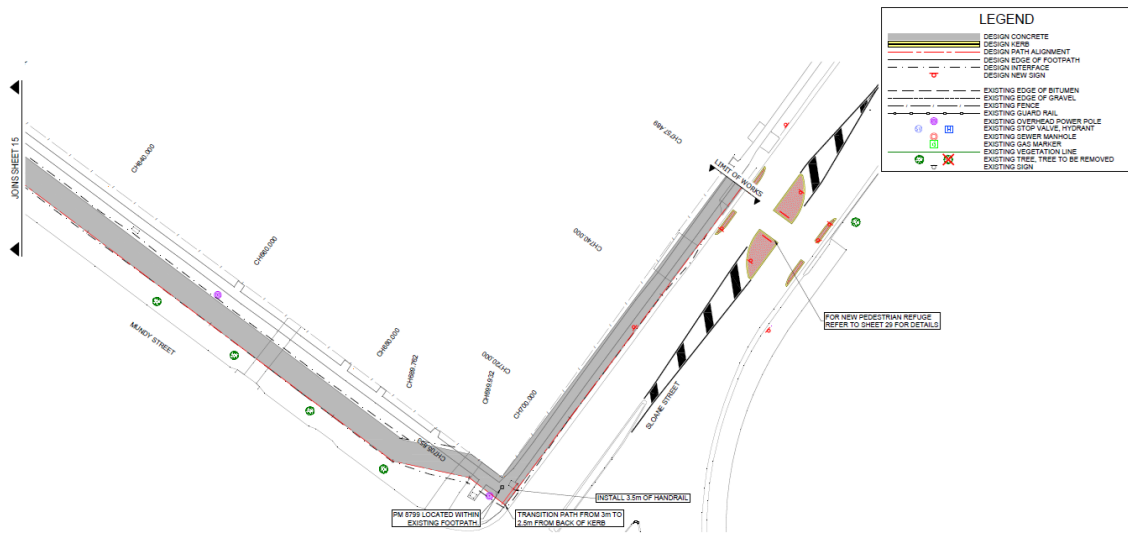
Draft Proposed Wombat Crossing and Raised Pedestrian Treatment – Auburn/Addison/Walker Street intersection.



**Path alignment Auburn Street – Walker Street towards Mundy Street**



**Path Alignment Mundy Street – Auburn Street towards Sloane Street**



**Path alignment Mundy Street/Sloane Street intersection**

**15.5 DRAFT REGIONAL COMMUNITY STRATEGIC PLAN 2042**

**Author:** Director Corporate & Community Services

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** 1. Draft Goulburn Mulwaree Community Strategic Plan [↓](#) 

<b>Link to Community Strategic Plan:</b>	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
<b>Cost to Council:</b>	An amount of \$35,000 was included in the 2021-22 budget towards the Development of the Regional Community Strategic Plan
<b>Use of Reserve Funds:</b>	Not Applicable

**RECOMMENDATION**

That

1. The report of the Director Corporate & Community Services on the Draft Regional Community Strategic Plan 2042 be received.
2. Council, in accordance with Section 402, of the Local Government Act 1993, place the draft Goulburn Mulwaree Community Strategic Plan 2042 on public exhibition.
3. The public exhibition period runs from 18 December 2024 to 28 February 2025 inclusive, with copies of each plan available for inspection at the Civic Centre and Library, Tarago Cafe, Marulan Post Office and Tallong General Store with electronic versions available on Council's website and via a link on Council's Facebook page.

**BACKGROUND**

The draft Regional Community Strategic Plan (CSP) is undertaken in conjunction with other member Councils of the Canberra Region Joint Organisation and is now presented to Council for placement on public exhibition.

**REPORT**

It is a legislative requirement that, in accordance with Section 402 (3) of the *Local Government Act 1993*, following an ordinary election of Councillors each council must review its Community Strategic Plan before 30 June following the election. A Community Strategic Plan is a plan that identifies the main priorities and aspirations for the future of the local government area. The council is to ensure that the area has a Community Strategic Plan covering at least the next 10 years.

Following the success and positive feedback received for the Tablelands Community Strategic Plan in 2016/17 (between Goulburn Mulwaree, Upper Lachlan and Yass Valley Councils) and a similar Canberra Region Joint Organisation (CRJO) approach in 2021, the majority of Councils in the CRJO decided to once again undertake a project to develop a Regional Community Strategic Plan.

Early in 2023, Projectura were engaged to undertake the project. The timeline of the project has been as follows:

March 2023 – January 2024	<ul style="list-style-type: none"> <li>• Project Inception</li> <li>• Information gathering</li> <li>• Engagement design and preparation</li> </ul>
1 February – 15 March 2024	<ul style="list-style-type: none"> <li>• Broad Community Engagement</li> </ul>

April - May 2024	<ul style="list-style-type: none"> <li>• Engagement analysis &amp; reporting</li> </ul>
June – December 2024	<ul style="list-style-type: none"> <li>• Projectura prepare and issue draft CSP</li> <li>• Draft CSP presented to Council to be placed on public exhibition</li> </ul>

Stage 1 of the Community Engagement for the CSP was undertaken between 1 February and 15 March 2024. Overall, just over 280 people participated in the engagement process through the online survey (136), regional wellbeing survey (116) and discussion guides (17).

All the engagement processes involved questions being asked around three central themes:

- Where are we now?
- Where do we want to be in 10 years' time?
- How will we know when we are there?

The resultant document which has been developed taking into consideration the outcomes of the community engagement is presented in two parts:

- Canberra Region Joint Organisation Regional Community Strategic Plan 2042 focusing on the broader Canberra Region in terms of regional issues, demographics, strengths, weaknesses and opportunities; and
- Goulburn Mulwaree Council Community Strategic Plan 2042 which focusses on Council's strategic objectives and the proposed strategies under the five key themes of:
  - Our community
  - Our economy
  - Our environment
  - Our infrastructure
  - Our civic leadership

It is noted that it is not a requirement to adopt the Canberra Region Joint Organisation Regional Community Strategic Plan 2042 component of the project.

The document also outlines Councils role in the implementation of each of the strategies. These roles are either as a provider, collaborator or advocate. Some measures have been developed to enable Council to “track” their progress within each of the key themes. The document also lists any other plans or documents previously endorsed/adopted by Councils that should be read in conjunction with the Regional CSP in support of the document.

The draft Regional CSP is now attached and is to be placed on public exhibition for a minimum of 28 days to allow for a period of community consultation. The community is invited to make public submissions to the Plan. Due to the Christmas/New Year period, it is proposed that the public submission period be extended and that the period closes on 28 February 2025 to enable all submissions to be considered by Council at its meeting on 18 March 2025 before the final adoption of the Regional Community Strategic Plan 2042.



# Goulburn Mulwaree

## Community Strategic Plan 2042

2025 Revision





## Acknowledgement of country

Goulburn Mulwaree Council acknowledges and pays 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 all live.

## Contact Us

Please contact Council with any enquiries regarding the Goulburn Mulwaree Council Community Strategic Plan:

**p** (02) 4823 4444

**e** council@goulburn.nsw.gov.au

# Contents

<b>Welcome</b>	<b>3</b>
<b>Vision</b>	<b>4</b>
<b>Our plan</b>	<b>5</b>
<b>Our Goulburn Mulwaree</b>	<b>6</b>
<b>Community engagement</b>	<b>8</b>
<b>Council's role</b>	<b>12</b>
<b>Sustainable Development Goals</b>	<b>13</b>
<b>Strategic Plan</b>	<b>14</b>
<b>A. Our community</b>	<b>16</b>
<b>B. Our economy</b>	<b>18</b>
<b>C. Our environment</b>	<b>20</b>
<b>D. Our infrastructure</b>	<b>22</b>
<b>E. Our civic leadership</b>	<b>24</b>
<b>Our progress</b>	<b>26</b>
<b>Acknowledgements</b>	<b>30</b>

# Welcome

We are pleased to share our community's vision for the next 18 years; the Goulburn Mulwaree Community Strategic Plan 2042. This Plan presents an inspiring roadmap for our region as we move towards 2042 that captures a clear vision and compelling goals for our residents, businesses, community organisations and many partners and collaborators. This is the key strategic plan that will guide us as we work together to achieve great things for Goulburn Mulwaree.

Since the first Community Strategic Plan (Plan) was developed over a decade ago, it has been used by Council to inform decisions and set the agenda for long-term planning of projects, infrastructure and services. Goulburn Mulwaree Council has a custodial role in initiating, preparing and maintaining this Plan. The implementation of this plan draws upon the continuing partnerships with all levels of government and agencies, non-government organisations, businesses and the community.

With the election of a new council in September 2024, NSW Integrated Planning and Reporting legislation requires that this Plan be reviewed and updated to ensure that it reflects the community's priorities. This updated plan builds on the 2022 Community Strategic Plan, and considers the information gathered from engagement activities that took place in 2024. Our community have highlighted the strengths of our region and identified the key challenges we face.

This Plan emphasises the importance of fostering opportunities to connect with other people, places, and the environment. It also highlights concern around affordability living and housing, social concerns, access to health and medical services, and employment opportunities.

It articulates the central role that economic growth, health and wellbeing and environmental sustainability will play in strengthening our identity as a resilient community that is enjoyable for people of all ages.

Delivering this vision is not something we can achieve in isolation. Shared decision making and effective working partnerships with government agencies, non-government organisations, business and, of course, our community will be critical to our success.

The unique nature of this Plan is that it is a document for the whole community. If we are to succeed in creating the community we have envisioned with this Plan, we need to work together, and everyone is encouraged to play an active role in whatever way they can. This Plan is designed to encourage commitment to our future and a sense of common purpose and responsibility.

This is the Plan for our Goulburn Mulwaree, and we are committed to working with our community to reach our goals.

# Vision

**To build and maintain sustainable communities while recognising and respecting the region’s environment and heritage.**

## Vision definitions

### Sustainable communities

Refers to both social, environmental, and economic sustainability. Social connections, civic leadership, environmental health, and economic prosperity can be sustained to meet current and future needs.

### Recognising and respecting

Our region is rich in history and natural beauty. We acknowledge and value Traditional Custodian history and connection to Country, and everybody that has contributed to our community. We consider the local and global implications of decision-making and actions.

### Environment

Considers both the local natural and the broader global environment, including resource use, sustainability and climate change issues.

### Heritage

Includes both the history of Traditional Custodian of the Goulburn Mulwaree area and the settlement heritage and infrastructure of more recent times.

# Our plan

## About our plan

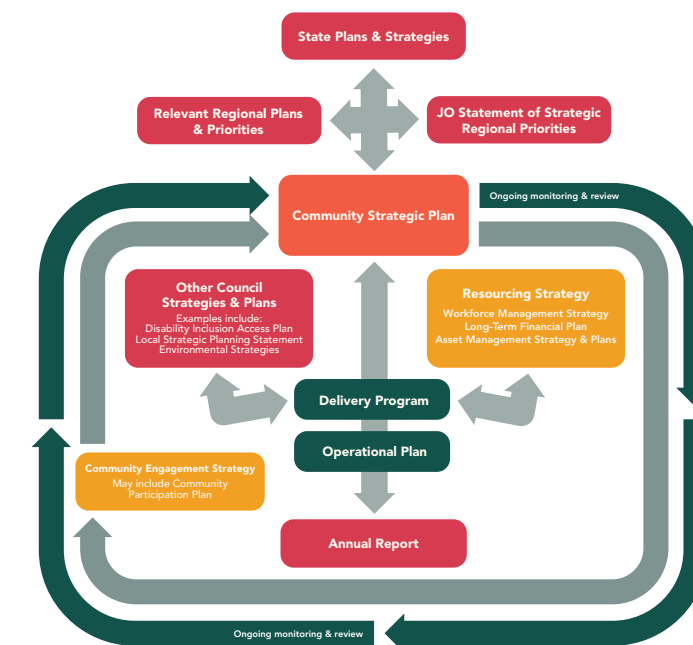
The Goulburn Mulwaree Community Strategic Plan (CSP) documents the aspirations and priorities of our community. It sets out a long-term vision for the region to 2042 and identifies the key priorities and strategies for achieving this.

It is the community’s plan, not a council plan. Goulburn Mulwaree Council is the custodian of the CSP; however, many other state agencies, businesses, industry groups, community groups, and individuals also lead and support the vision and strategic priorities.

## Integrated Planning & Reporting Framework

An integrated approach to planning and reporting is required under the Integrated Planning and Reporting Framework set out in the *Local Government Act 1993* and the *Local Government General Regulation 2021*.

This framework requires that the Council develop a series of plans, strategies, and reports linked to the community vision and priorities set out in the CSP. The Community Strategic Plan is based on the social justice principles of equity, access, participation, and rights.



Goulburn Mulwaree Council

# Our Goulburn Mulwaree

The Goulburn Mulwaree region is located in the Southern Tablelands of New South Wales and covers an area of 3,223 square kilometres. The region has a population of over 32,000 residents and boasts extensive natural beauty, a proud agricultural and mining history, and a range of established and emerging industries, such as intensive poultry farming, renewable energy production and health services.

Our main population centres are Goulburn, Marulan, Tallong, Tarago and other smaller villages and localities. The region is predominantly rural, with land mainly used for agriculture (notably sheep and cattle grazing) and extractive industries.

Goulburn, the most populous centre, services the surrounding region through the provision of tertiary services, including the newly redeveloped Goulburn Base Hospital, the Goulburn TAFE campus, Country University Centre, Hume Conservatorium of Music, Goulburn Performing

Arts Centre, Goulburn Aquatic and Leisure Centre, the NSW Police Academy and Driver Training Centre, and the Goulburn Correctional Centre.

Well-connected by its position on the Hume and Federal Highways, as well as the Main Southern Railway Line and the Goulburn to Canberra railway line, Goulburn Mulwaree is positioned two hours from Sydney, an hour from Canberra and just under two hours to the coast. Goulburn acts as a major intersection and distribution centre for freight movement across South-eastern Australia. Increasing connectivity via aviation is becoming available to the region via the growth of Canberra Airport, the development of the new Western Sydney Airport and the Goulburn Airport.

Further anticipated upgrades to the coast via the East-West connection to Nowra via Nerriga will improve the accessibility of the region to Port Kembla and the broader Illawarra and South Coast region.

Total population  
**32,710**

SEIFA index\*  
**972**

## Top industries of employment

- 1** Health Care and Social Assistance
- 2** Public Administration and Safety
- 3** Construction
- 4** Retail Trade
- 5** Education and Training

\* Socio-Economic Indexes for Areas (SEIFA) is a score that ranks areas in Australia according to relative socio-economic advantage

If the Goulburn Mulwaree Council area consisted of 100 people, there would be:

**5**  
Aboriginal and Torres Strait Islanders

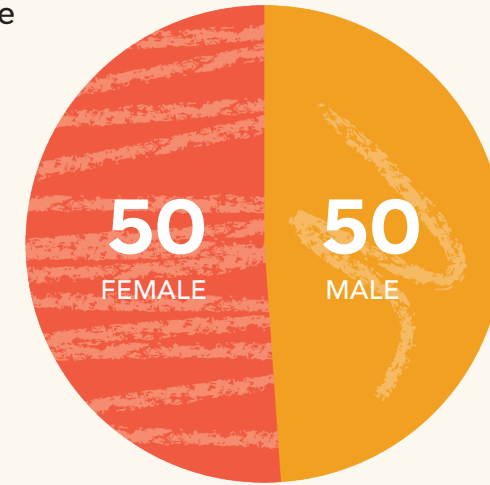
**11**  
born overseas

**6**  
speaking languages other than English at home

**23**  
with an individual income less than \$400 per week

**49**  
that completed higher education

**51**  
that did not complete year 12



**24:** 0 – 19 years **49:** 20 – 59 years  
**27:** 60+ years



**33**  
living by themselves

**67**  
living in families



**3**  
unemployed and looking for work

**14**  
who volunteer

**59**  
working part time

**30**  
working full time



**13**  
care for someone with a disability

**7**  
have a disability



**68**  
who own, or pay a mortgage on a house

**29**  
who rent



**74**  
who drove to work

**3**  
who walked to work

Source: Profile.id. Economy.id. ABS Census. BOSCAR, NSW Health stats. NSW Population Health Survey.

# Community engagement

## What we asked

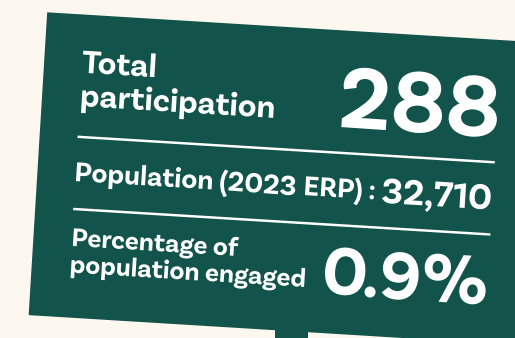
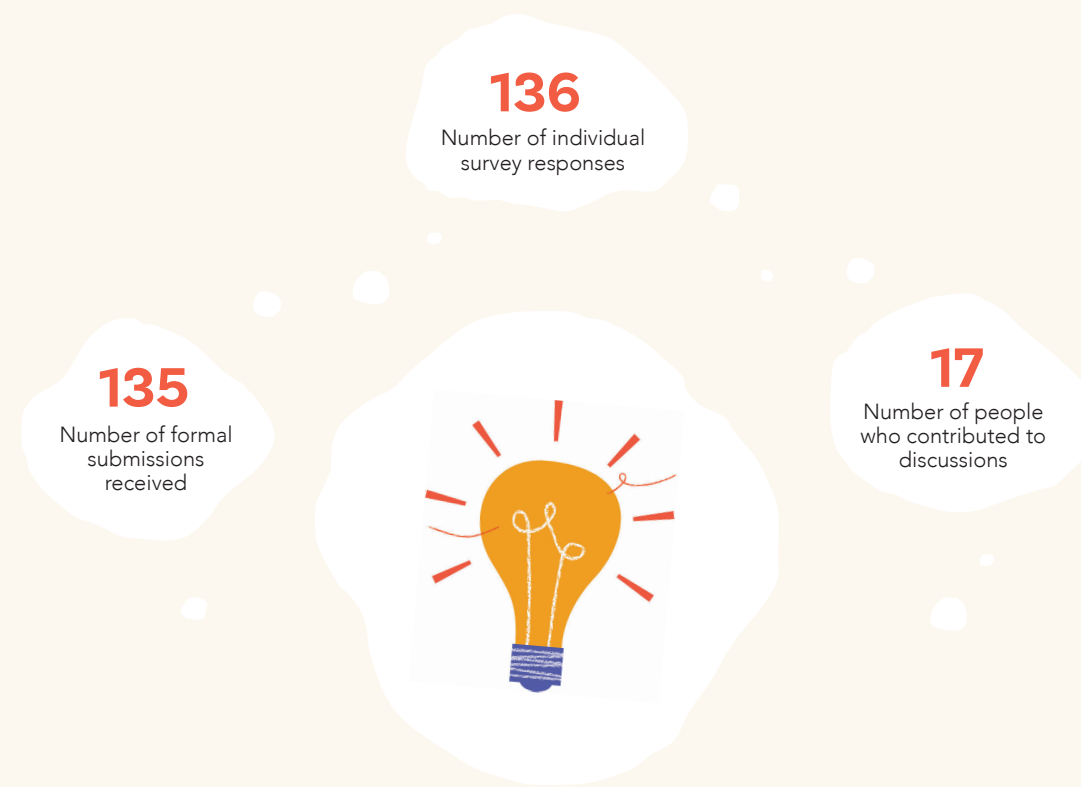
1. How do you feel about the vision in the endorsed CSP?
2. How are we tracking with the existing CSP?
3. What makes your community a great place to live?
4. What do you think are the main challenges facing your community?
5. What have you seen in another area/shire that you think would work well in your community?
6. What is one thing you would like to see achieved in your community in the next ten years?
7. What services or projects do you think Council should be prioritising or lobbying other levels of government for?

## How did you get involved

- Virtually – online surveys
- In conversation – group discussions

## Participation

Over 280 people from the Goulburn Mulwaree area participated in the Towards 2042 Stage One engagement from 1 February to 15 March 2024.



\* The Regional Wellbeing Survey, conducted annually by the University of Canberra, measures the wellbeing and quality of life of people living in rural and regional Australia.

Goulburn Mulwaree Council

# Community engagement

## What is important to you

When we asked the community what makes Goulburn Mulwaree a great place to live, the top five strengths were the community events, convenience to major centres and the coast, great regional lifestyle, the caring sense of community, and friends and family.

Compared to 2021 results, there has been more value placed on events and entertainment, friends and family, and arts and culture, and decreasing value placed on location and convenience, and the natural environment.

## Main challenges

The main challenges identified by the community were concerns about Council's financial sustainability, leadership, and governance, and access to affordable housing and rentals. Consultation for this Plan was undertaken shortly after intense community engagement in relation to an application for a Special Rate Variation.

Social issues were raised as a concern especially around crime, personal safety, and drug use. Access to services, particularly health and medical care, was a significant challenge, with difficulties in seeing doctors and specialists, under-resourced hospitals, and inadequate mental health support. Respondents also identified concern for jobs and employment security.

The key changes since 2021 include increased difficulty in accessing housing, health and medical services, rising crime and drug use, and decreased interest in retention and support young people.

## Key priorities

People who took part in the engagement indicated they prioritise:

- Economic growth, with a focus on reducing the vacancy rate in town centres, small business support, and greater hospitality options.
- The need for better engagement between Council and the community.
- Improving health services through improved outpatient hospital care, and better access to doctors and mental health services.
- Reduced environmental impact, including protecting the natural environment, leadership in climate adaptation and waste management.
- Better community services, particularly aged care, childcare, disability support and family services.

Changes in priorities since 2021 were minimal, with more focus on Council, health and community services, and less focus on economic growth and infrastructure, and sports and recreation.



Community Strategic Plan 2042

## Council's role

Council is committed to understanding the community's priorities, concerns and needs in terms of key services, facilities, and programs.

Whilst Goulburn Mulwaree Council is the custodian of the Community Strategic Plan, all levels of government, businesses, industry groups, community groups and individuals will share the responsibility for achieving our long-term community goals.

The Plan describes Council's role in the delivery of each priority using the following terms:

### Provide

Services, facilities, infrastructure, programs, planning, and engagement.

### Collaborate

Partner with the community, business and industry, other councils, and other tiers of government.

### Advocate

Amplify the voice of our community to get the best possible outcomes.

## Sustainable Development Goals

In 2015, United Nations Member States, including Australia, adopted the 2030 Agenda for Sustainable Development, which outlines 17 Sustainable Development Goals (SDGs). These goals serve as a global blueprint for peace, prosperity, and sustainability for people and the planet, now and into the future.

As responsible global citizens, we have integrated the principles of the SDGs into the development of this Community Strategic Plan. By aligning our local strategies with these global goals, we ensure that our community not only addresses local priorities but also contributes to the broader vision of sustainable development worldwide.

These are the seventeen SDGs we have considered in the formulation of our strategies:

### The goals include:

1. No poverty
2. Zero hunger
3. Good health and well-being
4. Quality education
5. Gender equality
6. Clean water and sanitation
7. Affordable and clean energy
8. Decent work and economic growth
9. Industry, innovation and infrastructure
10. Reduce inequalities
11. Sustainable cities and communities
12. Responsible consumption and production
13. Climate action
14. Life below water
15. Life on land
16. Peace, justice and strong institutions
17. Partnerships for the goals





Goulburn Mulwaree Council

Community Strategic Plan 2042

# Plan

The Goulburn Mulwaree Community Strategic Plan consists of five themes and strategic objectives:

## A. Our community

To have a network of vibrant, inclusive, and diverse communities that value our cooperative spirit.

## B. Our economy

To have a strong, growing economy that is resilient and provides a diverse range of opportunities.

## C. Our environment

To enhance our built and natural environments as we grow, and protect the natural environment for future generations.

## D. Our infrastructure

Our infrastructure complements our natural surroundings and character while enhancing the lives of our community.

## E. Our civic leadership

Our Council operates ethically with good governance and empowers residents to participate in community development.

Each theme outlines the strategic objectives, strategies for achieving them, important partners and collaborators, and the specific role of the Council. A separate section explains the review and reporting process, and measures to track progress. The strategies in this Plan have been developed with careful consideration of the quadruple bottom line (QBL) and are grounded in Social Justice Principles.



# A. Our community

To have a network of vibrant, inclusive and diverse communities that value our cooperative spirit.

Related Sustainable Development Goals



Strategic objectives	Strategies	Council's role	Our partners
Our community's health, resilience and wellbeing is supported.	A.1. Improve access to health and community services and facilities for youth, older adults, and people with disabilities.	Advocate Collaborate Provide	Community members Community organisations and service providers
	A.2. Public health initiatives safeguard our community.	Advocate Collaborate Provide	NSW Government Australian Government
There is active and creative participation in community life.	A.3. Events that celebrate the identity of our towns, our heritage, and our culture.	Provide Collaborate	Community members Community groups and organisations
	A.4. Develop compelling public spaces and experiences for the community across the region.	Provide Collaborate	Aboriginal and Torres Strait Islander community
	A.5. Support community participation in arts and culture.	Provide Collaborate	Business and industry NSW Government
Our community is inclusive, connected, safe, and proud.	A.6. Acknowledge and embed local Aboriginal culture and stories within our community.	Collaborate Advocate	Community members Community groups and organisations
	A.7. Improve social connection and public safety.	Provide Collaborate	Aboriginal and Torres Strait Islander community
	A.8. Ensure new residents feel welcomed.	Collaborate	Business and industry NSW Government

## Supporting documents, plans, or strategies

- Goulburn Mulwaree Action Plan 2020-2025
- Goulburn Mulwaree Council Events Strategy 2021
- Goulburn Mulwaree Council Social Sustainability Strategy and Action Plan 2019-2029
- Goulburn Mulwaree Council Youth Strategy 2024
- Goulburn Mulwaree Disability Inclusion Action Plan 2021-2026
- Pedestrian Access and Mobility Plan and Shared Path Strategy (PAMP)
- Southern NSW Destination Management Plan 2022-2030
- Tablelands Development Plan 2020-2025

# B. Our economy

To have a strong, growing economy that is resilient and provides a diverse range of employment opportunities.

### Related Sustainable Development Goals



Strategic objectives	Strategies	Council's role	Our partners
Our location attracts business and industry, boosting our local economy and jobs.	B.1. Enable business and industry growth and development.	Collaborate Advocate Provide	Business and industry ACT Government Tourism bodies
	B.2. Promote the region as an ideal location to do business.	Collaborate Advocate	Canberra Region Joint Organisation
Promote visitation to the region through local and regional tourism offerings.	B.3. Market the region as a tourist destination, highlighting its unique rural character, natural environment, heritage, and culture.	Provide Collaborate Advocate	Business and industry Other local government NSW Government
	B.4. Attract regional, state, and national events that deliver economic outcomes for the community.	Provide Collaborate	Australian Government
Our local established and emerging businesses are supported to thrive.	B.5. Support businesses to thrive and grow.	Provide Collaborate Advocate	Business and industry NSW Government Australian Government
	B.6. Foster a diverse and innovative industry base.	Provide Collaborate Advocate	



### Supporting documents, plans or strategies

- Draft South East and Tablelands Regional Plan
- Draft South East and Tablelands Regional Transport Strategy
- Goulburn Mulwaree Council Events Strategy 2021
- Goulburn Mulwaree Council Social Sustainability Strategy and Action Plan 2019-2029
- Goulburn Mulwaree Destination Action Plan 2020-2025
- Goulburn Mulwaree Employment Land Strategy 2016
- Southern NSW Destination Management Plan 2022-2030
- Southern Tablelands Regional Economic Development Strategy
- Tablelands Development Plan 2020-2025

# C. Our environment

To enhance our built and natural environments as we grow, and protect the natural environment for future generations.

### Related Sustainable Development Goals



Strategic objectives	Strategies	Council's role	Our partners
Our natural environment is maintained, protected, and enhanced in line with community expectations.	C.1. Protect and enhance the existing natural environment, including native flora and fauna, and our waterways and catchments.	Provide Collaborate	Community members Community groups and organisations Aboriginal and Torres Strait Islander community NSW Government
	C.2. Ensure effective weed and animal management.	Provide Collaborate Advocate	
Adopt sustainable and resilient environmental practices.	C.3. Adapt to the impact of climate change.	Provide Collaborate Advocate	Community groups and organisations Business and industry NSW Government Australian Government Emergency services
	C.4. Adopt environmentally sustainable practices.	Provide Collaborate Advocate	
	C.5. Adapt and respond to extreme events and natural disasters.	Collaborate Advocate	
Planning systems that facilitate development and consider the needs of the community whilst balancing liveability.	C.6. Support sustainable growth and protection of local character through strategic land and infrastructure planning, development assessment, and the management of risk through monitoring and compliance.	Provide Collaborate Advocate	Community members Community groups and organisations NSW Government Australian Government
	C.7. Facilitate access to diverse and affordable housing options.	Provide Collaborate Advocate	
	C.8. Protect our built, cultural, and natural heritage.	Collaborate Advocate Provide	

### Supporting documents, plans or strategies

- Draft South East and Tablelands Regional Plan
- Draft South East and Tablelands Regional Transport Strategy
- Enforcement Policy
- Goulburn Floodplain Risk Management Study and Plan
- Goulburn Mulwaree Aboriginal Heritage Study
- Goulburn Mulwaree Council Climate Change Assessment and Adaptation Planning 2020
- Goulburn Mulwaree Council Local Emergency Management Plan
- Goulburn Mulwaree Council Social Sustainability Strategy and Action Plan 2019-2029
- Goulburn Mulwaree Employment Lands Strategy 2016
- Goulburn Mulwaree Heritage Study Review 2018
- Goulburn Mulwaree Local Infrastructure Contributions Plan Community Participation Plan
- Goulburn Mulwaree Residential Settlement Strategic Bushfire Study
- Goulburn Mulwaree Urban and Fringe Housing Strategy
- Local Strategic Planning Statement
- Marulan Flood Study
- NSW Invasive Species Plan
- Pedestrian Access and Mobility Plan and Shared Path Strategy (PAMP)
- South East Regional Strategic Weed Management Plan 2023-2027
- South Goulburn Threatened Species Plan

# D. Our infrastructure

**Our infrastructure complements our natural surroundings and character while enhancing the lives of our community.**

**Related Sustainable Development Goals**



Strategic objectives	Strategies	Council's role	Our partners
Safe and quality transport options are available for all residents.	D.1. Improve public and community transport options, to enhance access to services for all residents.	Advocate	Community organisations NSW Government Australian Government
	D.2. Plan for, and seek funding to, maintain and improve road networks, road safety, conditions, and connectivity	Provide Collaborate Advocate	
	D.3. Support infrastructure that enables active transport.	Provide Collaborate	
Essential infrastructure and services are safe and reliable.	D.4. Deliver secure and safe water supply, efficient sewer collection, well-managed waste services, and effective stormwater control.	Provide Collaborate	Business and industry NSW Government Australian Government
	D.5. Access to reliable digital connectivity services.	Advocate	
Our local places and spaces are accessible and enhance liveability.	D.6. Ensure community facilities are well-maintained, accessible, and appropriate.	Provide Collaborate	Community organisations Sporting groups and clubs NSW Government Australian Government
	D.7. Provide quality cultural and recreation facilities that encourage active lifestyles and participation across all ages.	Provide Collaborate	
	D.8. Create and maintain vibrant parks, gardens and playgrounds that offer enjoyable spaces for relaxation, play and social connection.	Provide Collaborate	
	D.9. Our town and village streetscapes are attractive, inviting, and functional.	Provide Collaborate	



## Supporting documents, plans, or strategies

- Development Servicing Plan
- Floodplain Risk Management Plan
- Goulburn Mulwaree Action Plan 2020-2025
- Goulburn Mulwaree Council Climate Change Assessment and Adaptation Planning 2020
- Goulburn Mulwaree Council Events Strategy 2021
- Goulburn Mulwaree Council Social Sustainability Strategy and Action Plan 2019-2029
- Goulburn Mulwaree Disability Inclusion Action Plan 2021-2026
- Goulburn Mulwaree Local Environmental Plan 2009
- Integrated Water Cycle Management Plan 2011
- Local Infrastructure Contributions Plan
- Pedestrian Access and Mobility Plan (PAMP) 2024
- Southern NSW Destination Management Plan 2022-2030
- Tablelands Development Plan 2020-2025

# E. Our civic leadership

**Our Council operates ethically with good governance and empowers residents to participate in community development.**

**Related Sustainable Development Goals**



Strategic objectives	Strategies	Council's role	Our partners
Council is effective, financially sustainable, and responsible.	E.1. Council resources, practices and processes are well-managed and governed to meet legislative requirements.	Provide Collaborate Advocate	Community members NSW Government CRJO Other advocacy organisations and networks
	E.2. Council actively advocates to advance opportunities for our region.	Collaborate Advocate	
	E.3. Foster transparent and accountable leadership that engages and inspires the community.	Provide	
Our community is informed and engaged in decision making.	E.4. Our community is empowered to access engagement opportunities and provide input into the future direction of the region.	Provide Collaborate	All community
	E.5. Residents have access to timely, relevant, and accurate information about issues that affect them.	Provide	



## Supporting documents, plans, or strategies

- Code of Conduct
- Community Participation Plan
- Council Policies and Procedures

# Our progress

## Working together

This Community Strategic Plan outlines our collective vision for the future. We must work together to guide and implement strategies that move us towards these goals.

Council is proud to act as the custodian of the Community Strategic Plan, ensuring that the aspirations and priorities of our community are meaningfully documented and elevated among our partners.

Council's commitment in responding to this plan is reflected in the Delivery Program, which translates strategic objectives into actionable plans over a four-year term, aligning with the Council election cycle.

## Review

To ensure accountability and transparency, the plan is reviewed every four years in line with the Council term. This regular review allows the plan to adapt to changing circumstances and emerging community needs.

## Reporting

Reporting on our progress is a key component of this process.

Council will prepare the State of the Shire Report in the year in which an ordinary election of councillors is held. This Report outlines the implementation and effectiveness of the Community Strategic Plan in achieving its objectives, and will be presented and endorsed to the second meeting of a newly elected Council.

## Measures

The following tables outline the measures for determining whether the objectives of this plan are being achieved. They are not measures of Council's performance, but a gauge for stakeholders to determine whether the community is moving closer to, or further away from, the vision.



Measure	Source	Baseline	Desired trend
<b>Community</b>			
Personal Wellbeing Index	UoC Regional Wellbeing Survey 2021	75.9	Stabilise
Community Wellbeing Index	UoC Regional Wellbeing Survey 2021	5.5	Increase
Sense of Belonging Index	UoC Regional Wellbeing Survey 2021	5.6	Stabilise or increase
Median Household Income (weekly)	ABS Census 2021	\$1471	Stabilise or increase
Index of Relative Socio-economic Disadvantage (IRSED)	ABS SEIFA 2021	972	Increase
Equity and Inclusion Index	UoC Regional Wellbeing Survey 2021	3.9	Increase
Percentage of children developmentally vulnerable on 1 or more domains	Australian Early Development Census 2021	22.3%	Decrease
Life expectancy at birth for all persons	Health Stats NSW 2020	83.4 years	Increase
Persons with a long-term health condition as a percentage of total population	ABS Census 2021	64.0%	Decrease
Persons with a mental health condition as a percentage of total population	ABS Census 2021	10.6%	Decrease
Voluntary Work for an organisation (all persons)	ABS Census 2021	13.8%	Increase
General Psychological Distress	UoC Regional Wellbeing Survey 2021	10.6	Decrease
Crime and Safety Index	UoC Regional Wellbeing Survey 2021	4.0	Decrease
Mortgage costs >30% of income	Profile ID	12.9%	Decrease
Rent costs >30% of income	Profile ID	33.6%	Decrease
Access to general health services	UoC Regional Wellbeing Survey 2021	5.0	Increase
Access to specialist health services	UoC Regional Wellbeing Survey 2021	3.4	Increase
Access to mental health services	UoC Regional Wellbeing Survey 2021	3.8	Increase

**Goulburn Mulwaree Council**

**Community Strategic Plan 2042**

Measure	Source	Baseline	Desired trend
<b>Our Economy</b>			
Gross regional product as a % of total State Gross Regional Product 2024	Profile ID 2024	0.3%	Increase
Total GST registered businesses 2023	Profile ID 2024	2560	-
Net change of GST registered businesses as a % of total businesses 2023	Profile ID 2024	-0.9	Stabilise
Total tourism sales as a percentage of NSW's total tourism sales 2022-23	Profile ID 2024	0.3%	Increase
Percentage of persons ages 15-64 years with a non-school qualification at Certificate III or above	ABS Census 2021	54.4%	Increase
Persons with no non-school qualifications	ABS Census 2021	40.0%	Decrease
Quality of local schools	UoC Regional Wellbeing Survey 2021	5.2	Increase
Total unemployed looking for work	ABS Small Area Labour Markets 2024	2.9%	Decrease
<b>Environmental</b>			
Landscape and Aesthetics Index	UoC Regional Wellbeing Survey 2021	5.7	Increase
Perceived Environmental Health Index	UoC Regional Wellbeing Survey 2021	3.6	Increase
CO2e emissions per capita	Snapshot Climate - Australian Emissions Profiles 2021-22	17.9 tonnes	Stabilise or decrease
Average Development Application lodgement time	NSW Planning Portal 2023-24	8 days	Stabilise
Average assessment days for Development Applications	OLG Your Council Report 2022-23	87 days	Decrease

Measure	Source	Baseline	Desired trend
<b>Infrastructure</b>			
Road length per capita	OLG Your Council Report 2022-23	36.7 kms	-
Quality of local roads	UoC Regional Wellbeing Survey 2021	2.7	Increase
Access to public transport	UoC Regional Wellbeing Survey 2021	2.5	Increase
Mains breaks per 100 kms – Water and sewer	NSW Water 2022-23	1.96 per 100 kms of main	Stabilise
Greenhouse Gas Emissions - Total water and sewer	NSW Water 2022-23	10924 CO2eq	Decrease
Recycling Rate	OLG Your Council Report 2022-23	39.1	Increase
Access to Telecommunications Index	UoC Regional Wellbeing Survey 2021	3.5	Increase
Number of public halls	OLG Your Council Report 2022-23	5	-
Number of public libraries	OLG Your Council Report 2022-23	1	-
Open public space	OLG Your Council Report 2022-23	1246.0 ha	-
Number of public swimming pools (including tidal and rock pools)	OLG Your Council Report 2022-23	1	-
<b>Civic leadership</b>			
Operating Performance Ratio	OLG Your Council Report 2022-23	1.2	Increase
Average residential rate	OLG Your Council Report 2022-23	\$1086.72	-
Typical residential bill for usage of water and sewerage	NSW Water	\$1441.50	-
Infrastructure backlog ratio	OLG Your Council Report 2022-23	5.9	Decrease
Community Leadership and Collaboration Index	UoC Regional Wellbeing Survey 2021	4.7	Increase
Elected Female Councillors	OLG Your Council Report 2022-23	11	Increase
Having a Say and Being Heard Index	UoC Regional Wellbeing Survey 2021	4.1	Increase





# Acknowledgements

The Goulburn Mulwaree Community Strategic Plan 2022-2042 has been developed in partnership with the Goulburn Mulwaree community, Goulburn Mulwaree Council, the Canberra Region Joint Organisation, and Projectura.

Goulburn Mulwaree Council wishes to thank the community members, businesses, industry, and other stakeholders who gave their time and thoughts during the engagement process to inform the Plan.



**15.6 2425T0002 RURAL ROAD REHABILITATION- BUNGENDORE ROAD AND CURRAWANG ROAD**

**Author:** Construction Engineer

Director Assets & Operations

**Authoriser:** Scott Martin, Acting Chief Executive Officer

- Attachments:**
1. 2425T0002 Rural Road Rehabilitation- Evaluation Report.pdf - Confidential
  2. 2425T0002 Rural Road Rehabilitation Tender Evaluation Sheet.pdf - Confidential

<b>Link to Community Strategic Plan:</b>	18. Our Infrastructure IN3 Maintain and improve road infrastructure and connectivity.
<b>Cost to Council:</b>	<p>The allocated budget for this project is \$3,850,000.00 (GST excl). Works are funded through Election Commitment Grant, Regional Road Block Grant and Council Capital Works Program FY25.</p> <p>Currawang Road: Budget \$3,000,000</p> <ul style="list-style-type: none"> <li>• Election Commitment Grant of \$3,000,000.</li> </ul> <p>Bungendore Road- Budget \$850,000.00</p> <ul style="list-style-type: none"> <li>• Regional Roadblock Grant (RRBG) -\$450,000</li> <li>• Rural Road Rehab Capital Works Program FY25 -\$400,000</li> </ul>
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Principal Engineer, Program Delivery for Tender 2425T0002 for Rural Road Rehabilitation of Bungendore and Currawang Road be received.
2. The Tender from Denrith Pty Ltd for \$3,194,419.00 (GST inclusive) is accepted in accordance with the specification and Tender documents for 2425T0002.

**BACKGROUND**

Currawang and Bungendore Roads are critical rural transport routes within the local government area (LGA), supporting the community, and heavy vehicle traffic. Currawang Road serves as an important haulage route for the community and for access to Council's gravel pit. Bungendore Road is a Regional Road, which links Tarago to Bungendore and the wider Canberra region, handling substantial heavy vehicle traffic.

In January 2024, the Council secured funding through an election commitment to rehabilitate 4km of Currawang Road, from the railway crossing to Browns Road, with the work expected to be completed by December 2025. Additionally, under the TfNSW Block Grant Funding Program and the FY25 Capital Works Program, Council earmarked funds to rehabilitate 2km of Bungendore Road, from the LGA boundary to the Wilson Gravel Pit. These upgrades are planned for completion by the fourth quarter of FY25.

**REPORT**

This report is to inform Council of the outcome of 2425T0002 Rural Road Rehabilitation and recommend a successful contractor to undertake Rural Road Pavement rehabilitation works on Bungendore and Currawang Road.

**Request for Tender**

The tender was advertised on 22 October 2024 through Tenderlink. The tender process was carried out in accordance with the requirements of the Local Government Act 1993, Local Government (General) Regulation 2005 and the Tendering Guidelines of NSW Local Government (General) Regulation 2009.

Tender submissions closed on 19 November 2024.

**Tender Submissions**

Submissions were received from nine companies.

<b>Company</b>	<b>Address</b>
Aitken Civil Engineering	Level 1, 4/75c Carnarvon Street, Silverwater NSW 2128
Coopers Earthmoving & Haulage	PO Box 181 Marulan NSW 2579 02 4841 1660
Denrith	17090 Hume Highway Goulburn NSW 2580
Earth Moving Creations	7 Patterson Parade Queanbeyan NSW 2620
Fulton Hogan	2 Werowi Street, Dapto NSW 2530
McMahons Earthmoving	2-6 Crawford Street Jindabyne NSW 2627
Roadworx Group	56 Marley Place Unanderra NSW 2526
Stabilcorp	37 COMMERCE STREET WAUCHOPE NSW 2446
TD Civil & Construction	2/179 Mimosa Road Greenacre NSW 2190

No late submissions were received.

**Tender Evaluation**

All members of the Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.

A detailed evaluation of the submissions was undertaken in line with the approved tender plan. Submissions were ranked at the conclusion of the evaluation process. A detailed evaluation is attached to this report.

The Evaluation Plan was completed, reviewed, and signed by all members of the Evaluation Panel and approved by authorised Executive Officers.

The responses were assessed against documented criteria and a schedule of rates which were applied to a scenario to establish a comparable lump sum with the intention of recommending an individual preferred supplier to Council.

The evaluation criteria and respective weighting are detailed as follows:

Criteria	% Weightage
Company Capability and Resourcing	20%
Project Appreciation and Methodology	20%
Program of Work	20%
Price	40%

Following the completion of the tender evaluation process, the panel recommends Denrith Pty Ltd to be the preferred tenderer in accordance with the documentation for 2425T0002 Rural Road Rehabilitation. This recommendation is based on Denrith Pty Ltd being the highest-ranking proponent at the completion of the evaluation process. The evaluation report and responses from the contractors are included with this report.

**Critical Dates / Time Frames**

Bungendore Road Works to be completed by the fourth quarter of FY25. Currawang Road Works to be completed by end of Q2 of FY26.

**Public Consultation**

There was no public consultation prior to this tender being advertised.

**Budget Implications**

There is sufficient funding available for this contract.

**15.7 2425T0006 WINNING AND CRUSHING OF GRAVEL**

**Author:** Construction Engineer

Director Assets & Operations

**Authoriser:** Scott Martin, Acting Chief Executive Officer

- Attachments:**
1. 2425T0006 Winning and Crushing of Gravel- Tender Evaluation Report.pdf - Confidential
  2. 2425T0006 Winning and Crushing of Gravel- Tender Evaluation Sheet.pdf - Confidential

<b>Link to Community Strategic Plan:</b>	18. Our Infrastructure IN3 Maintain and improve road infrastructure and connectivity.
<b>Cost to Council:</b>	To be funded from current and future capital and operational budgets.
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report of the Principal Engineer, Program Delivery for Tender 2425T0006 for Winning and Crushing of Gravel contract be received.
2. The Tender from Denrith Pty Ltd is accepted for the provision of Winning and Crushing Gravel services to Council for a period of five years.

**BACKGROUND**

Annually Council carries out capital and maintenance projects throughout the LGA that require the supply of suitably crushed materials to construct and maintain Councils road network. The use of Council owned and managed gravel pit material provides a value for money product fit for use in specific situations on both capital and maintenance projects.

The Winning and Crushing of gravel is a specialist service therefore Council seeks external suppliers to provide the service.

**REPORT**

This report is to inform Council of the outcome of 2425T0006 Winning and Crushing of Gravel and recommend a successful contractor to undertake Gravel Winning and Crushing and works on Council owned and managed quarries.

**Request for Tender**

The tender was advertised on the 22 October 2024 through Tender link. The tender process was conducted in accordance with the requirements of the Local Government Act 1993, Local Government (General) Regulation 2005 and the Tendering Guidelines of NSW Local Government (General) Regulation 2009.

Tender submissions closed on 19 November 2024.

**Tender Submissions**

Submissions were received from two companies.

Company	Address
Denrith Pty Ltd	17090 Hume Highway Goulburn NSW 2580
Heavy Plant Hire	11 Ford Street, Berry NSW 2535

No late submissions were received.

**Tender Evaluation**

All members of the Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.

A detailed evaluation of the submissions was undertaken in line with the approved tender plan. Submissions were ranked at the conclusion of the evaluation process. A detailed evaluation is attached to this report.

The Evaluation Plan was completed, reviewed, and signed by all members of the Evaluation Panel and approved by authorised Executive Officers.

The responses were assessed against documented criteria and a schedule of rates which were applied to a scenario to establish a comparable lump sum with the intention of recommending an individual preferred supplier to Council.

The evaluation criteria and respective weighting are detailed as follows:

Criteria	% Weightage
Company Capability and Resourcing	30%
Project Appreciation and Methodology	30%
Price	40%

Following the completion of the tender evaluation process, the panel recommends Denrith Pty Ltd to be the preferred tenderer in accordance with the documentation for 2425T0002, Winning and Crushing Gravel services. This recommendation is based on Denrith Pty Ltd being the highest-ranking proponent at the completion of the evaluation process. The evaluation report and responses from the contractors are included with this report.

**Critical Dates / Time Frames**

Nil

**Public Consultation**

There was no public consultation prior to this tender being advertised.

**Budget Implications**

There is sufficient funding available for this contract.

**15.8 2425T0003 GARROORIGANG ROAD REHABILITATION**

**Author:** Construction Engineer

Director Assets & Operations

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** 1. 2425T0003 Tender Evaluation - Signed - Confidential

2. 2425T0003 Tender Report - Signed - Confidential

<b>Link to Community Strategic Plan:</b>	18. Our Infrastructure IN3 Maintain and improve road infrastructure and connectivity.
<b>Cost to Council:</b>	The allocated budget for this project is \$500,000.00 (GST excl). Works are funded through Council Capital Works Program FY25
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That

1. The report from the Principal Engineer, Program Delivery for Tender 2425T0003 Garroorigang Road Rehabilitation be received.
2. Tender from Denrith Pty Ltd for \$343,541.06 (GST inclusive) is accepted in accordance with the specification and Tender documents for 2425T0003.

**BACKGROUND**

The Garroorigang Road Rehabilitation project is on Councils Council current Capital Works Program. The project will construct 420 metres of new kerb and gutter infrastructure on both sides of the road and rehabilitate 200 metres of damaged pavement. Council carried out the first phase of this project by installing a storm water network in 2022/23 capital works program. The current pavement rehabilitation of kerb infrastructure will finalise this project.

**REPORT**

This report is to inform Council of the outcome of 2425T0003 Garroorigang Road Rehabilitation and recommend a successful contractor to undertake Pavement rehabilitation works on Garroorigang Road.

**Request for Tender**

The tender was advertised on 1 October 2024 through Tenderlink. The tender process was carried out in accordance with the requirements of the Local Government Act 1993, Local Government (General) Regulation 2005 and the Tendering Guidelines of NSW Local Government (General) Regulation 2009.

Tender submissions closed on 5 November 2024.

**Tender Submissions**

Submissions were received from seven companies.

Company	Address
---------	---------



Coopers Earthmoving and Haulage	16323 Hume Highway Marulan NSW 2579
Denrith Pty Ltd	17090 HUME HIGHWAY, GOULBURN NSW 2580
Earthmoving Creations	48 Turriff St, Chisholm ACT 2905
Fulton Hogan	2 Werowi St, Dapto NSW
JCF Earthmoving & Demolition	PO BOX 531 GOULBURN NSW 2580...
JSC Pty Ltd	5/35 Essington Street Mitchell ACT 2911
State Civil Pty Ltd	21 Sackville Street, Bardwell Valley NSW 2207

No late submissions were received.

### Tender Evaluation

All members of the Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.

A detailed evaluation of the submissions was undertaken in line with the approved tender plan. Submissions were ranked at the conclusion of the evaluation process. A detailed evaluation is attached to this report.

The Evaluation Plan was completed, reviewed, and signed by all members of the Evaluation Panel and approved by authorised Executive Officers.

The responses were assessed against documented criteria and a schedule of rates which were applied to a scenario to establish a comparable lump sum with the intention of recommending an individual preferred supplier to Council.

The evaluation criteria and respective weighting are detailed as follows:

Criteria	% Weightage
Company Capability and Resourcing	10%
Project Appreciation and Methodology	10%
Management Systems	10%
Program of Work	10%
Price	60%

Following the completion of the tender evaluation process, the panel recommends Denrith Pty Ltd to be the preferred tenderer in accordance with the documentation for 2425T0003. This recommendation is based on Denrith Pty Ltd being the highest-ranking proponent at the completion of the evaluation process. The evaluation report and responses from the contractors are included with this report.

### Critical Dates / Time Frames

Garroorigang Road Works to be completed by the fourth quarter of FY25.

### Public Consultation

There was no public consultation prior to this tender being advertised.

### Budget Implications

There is sufficient funding for items under this contract.



**15.9 ROCKY HILL WAR MEMORIAL - CONCRETE SPALLING REMEDIATION**

**Author:** Business Manager Marketing Events & Culture  
 Director Corporate & Community Services

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	14. Our Community CO4 Recognise and celebrate our diverse cultural identities, and protect and maintain our community’s natural and built cultural heritage.
<b>Cost to Council:</b>	\$120,000 funded from secured grant – Saluting Their Service \$50,000 reallocated from Rocky Hill Toilet Block capital works budget (funded in 24/25 budget) \$70,955.66 shortfall to be funded from the Special Projects Reserve.
<b>Use of Reserve Funds:</b>	As of 30 June 2024, the Special Projects Reserve had a closing balance of \$919,484. The balance of the Special Projects Reserve after reallocating the \$70,955.66 to this project will be \$848,528.34.

**RECOMMENDATION**

That

1. ARW Multigroup be directly appointed to undertake the Rocky Hill War Memorial Tower – Concrete Spalling Remediation works based on their quote of \$230,955.66 (inclusive of GST).
2. The funding shortfall of \$70,955.66 be funded from the Special Projects Reserve.

**BACKGROUND**

Sponsored by community donation and designed by renowned local architects, E C Manfred and Sons, Rocky Hill War Memorial is constructed of a concrete shell clad in local stones – some of which were carried to the site by residents and returned servicemen as part of Anzac Day commemorations in 1923. Dedicated to those who served in WW1, the Rocky Hill War Memorial opened in 1925 and is of State Significance due to its rarity as a publicly accessible memorial tower with a viewing platform 20 metres above ground level.

Constructed 99 years ago, with December 2025 celebrating the centenary since its construction, deterioration of the Rocky Hill War Memorial tower is evident and regularly results in the tower needing to be closed during heavy rain events.

In recent years, Council has secured grant funding to undertake several assessments on the Rocky Hill War Memorial (Tower) to address water ingress, identify the extent of remediation required and other issues. As a result, other works have been undertaken to address ongoing issues related to mould growth, air flow and ventilation. This report recommends the approach to address concrete spalling on the four balconies and other areas of the Tower and recommends a contractor for completion of the work in line with secured grant funding, combined with additional Council funding.

**REPORT**

In June 2022, following a series of site visits and assessments, remedial engineers were engaged to provide a Defect Condition Report on the Rocky Hill War Memorial (Tower). That report recommended a series of actions, many of which have been undertaken e.g. moisture testing, new hatch and flashings, and cleaning of balcony and spitter holes to assess drainage, fall and functionality. Following this report and the preliminary works, they were further engaged to develop the scope of works for the identified concrete repair work and provide a cost estimate for further budget development and grant attraction.

This estimate was used as the basis for securing \$132,250 from the Department of Veterans Affairs through the *Saluting Their Service* grant program, largely focussed on addressing the concrete spalling and other concrete remediation works.

Due to the specialised nature of the works and the delivery timeframe related to the grant, a direct approach was made to a contractor with extensive experience in this type of work. The quote received was significantly beyond the project budget and unable to be further considered or negotiated without compromising the project.

Further to this, a direct approach was made to ARW Multigroup as a local contractor familiar with the site and Council. Several on-site meetings have occurred with the Business Manager Marketing, Events & Culture (Project Manager) and ARW Multigroup (ARW) to discuss the specifics of the project and the detailed scope of works. ARW have now provided a quote of \$230,955.66 (inclusive of GST for the completion of the full scope of works. A large portion of the cost is associated with the scaffolding, which is required for bracing and wind tolerance. As part of the works, ARW will inspect all rocks on the Tower and address any loose rocks, ensuring their stability for many years, and reducing the risk to staff and the public.

Of the \$132,250 (exclusive of GST) secured via the *Saluting Their Service* grant, there is approximately \$120,000 (exclusive of GST) remaining. The tables below summarise the project costs and proposed funding solution for this project:

**Project costs and proposed funding solution**

***Expenditure:***

Activity	Quote (excl. GST)	Comments
Concrete remediation works	\$209,959.69	ARW quote
Structural engineers	\$10,000.00	Separate cost to Council
Heritage Advisor	\$0.00	Included in normal Heritage Advisor visits/fees
Contingency (10%)	\$20,995.97	Separate cost to Council
<b>Total</b>	<b>\$240,955.66</b>	

***Available / Secured funds:***

Budget	Grant/Council	Budget (excl. GST)	Status of Funds
Saluting Their Service	Grant (secured)	\$120,000.00	Secured. Awaiting confirmation of project extension from DVA.
Rocky Hill Toilet	Council (24/25)	\$50,000.00	Secured in 24/25 GMC budget. To be reallocated in next QBR.
<b>Total available funds</b>		<b>\$170,000.00</b>	
<b>Total project costs</b>		<b>\$240,995.66</b>	
<b>Shortfall</b>		<b>-\$ 70,955.66</b>	

Based on the estimated \$70,955.66 shortfall, limited alternate funding options and the need to resolve this project without further compromising the already secured grant funding, the below proposed solution has been endorsed in principle by Council's Executive, subject to a formal resolution of Council.

It is proposed that the funding shortfall be funded from the Special Projects Reserve, and these funds, along with the reallocation of funds from the Rocky Hill Toilet Block be reallocated in the next Quarterly Budget Review. Following Council approval, staff will seek an official extension of time from the Department of Veterans Affairs for the grant component, with ARW proposed to commence on-site in February, with works anticipated to be completed before 30 June 2025.

In summary, this project will address water ingress issues that have progressed over recent years to such an extent the Tower has had to close to the public on numerous occasions due to water pooling in the building and subsequent substantial mould growth. Tower closures impact our capacity to provide public access to not only the viewing platform, but also a significant marble and sandstone WW1 Honour Roll that lists all those from the Goulburn district who served during WW1, some 1413 names. The Honour Roll was the subject of conservation works in 2016. The water ingress is impacting the sandstone columns of the Honour Roll threatening the previous works.

This project will restore the Tower to prevent water ingress and address external concrete cracking and spalling, which are presenting a risk to the public and posing the further risk of closure. Undertaking these works will ensure the Rocky Hill War Memorial is available to the public for reflection and commemorative events without interruption, securing the integrity of the memorial for its 100-year anniversary in 2025 and well beyond.

This project will necessitate the closure of the tower for the duration of the works. Museum staff are in the final stages of preparing a *Rocky Hill War Memorial Virtual Tour*, which will provide a virtual public tour within the museum whilst the tower is closed.

The Rocky Hill War Memorial is an iconic part of the Goulburn skyline, providing both a place of reflection and commemoration, and is a key part of Goulburn's tourism and heritage offering. The works required are significant due to the scale and location of the tower, adding complexity to the work required. By addressing the deterioration of the structure now, we reduce the risk of further decay and prolonged closures of this very important State Significance site.

**15.10 MONTHLY FINANCIAL REPORT**

**Author:** Business Manager Finance & Customer Service

Director Corporate & Community Services

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** 1. Monthly Financial Report [↓](#) 

<b>Link to Community Strategic Plan:</b>	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report by the Business Manager Finance & Customer Service and Director Corporate & Community Services on the Monthly Financial Report be noted.

**BACKGROUND**

To provide details on Council’s actual income and expenditure compared to the estimate of Council’s income and expenditure.

This report is made in compliance with the requirements of the *Local Government (General) Regulation 2005 – Reg 202 (a)*, relating to Council's responsible accounting officer to maintain a system for budgetary control.

**REPORT**

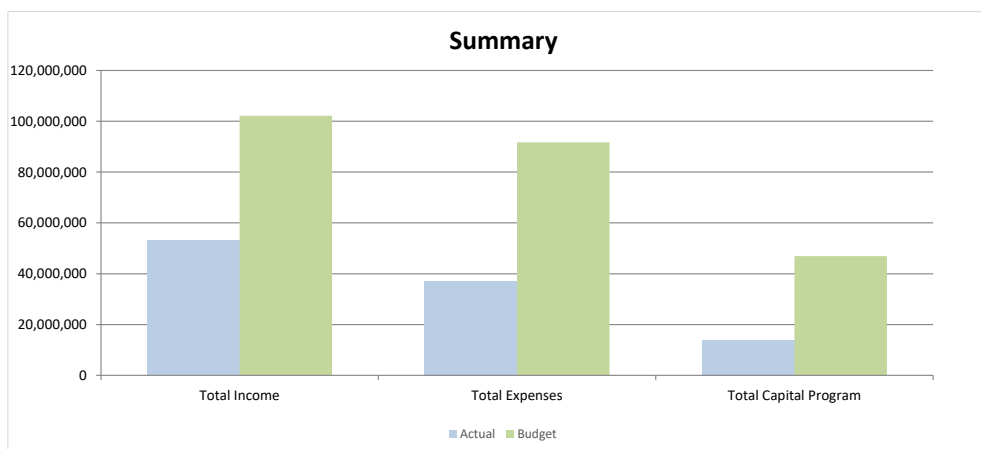
The Attachment includes the Capital Expenditure Year-to-Date Reports by Directorate along with reports comparing Council’s year-to-date income and expenditure against the annual budget for each of the funds for the 2024/25 financial year.



**Council Summary Report by Fund for 2024/25**  
for YTD Period Ending November

Date Report Run: 27-Nov-2024

General Fund							% of Time:	41%
Description	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Budget
<b>Income</b>								
Rates & Annual Charges	29,433,120	<u>29,435,133</u>	0	0	29,435,133	29,433,120	-2,013	100%
User Charges & Fees	9,270,240	<u>4,590,461</u>	0	0	4,590,461	9,270,240	4,679,779	50%
Interest & Investment Revenue	885,000	<u>-277,045</u>	0	0	-277,045	885,000	1,162,045	-31%
Other Revenues	1,634,673	<u>644,400</u>	0	0	644,400	1,616,993	972,593	40%
Operating Grants & Contributions	11,938,342	<u>3,406,650</u>	0	0	3,406,650	12,259,346	8,852,696	28%
Internal Income	22,136,425	<u>9,061,890</u>	0	0	9,061,890	22,900,983	13,839,092	40%
<b>Total Income</b>	<b>75,297,800</b>	<b>46,861,490</b>	<b>0</b>	<b>0</b>	<b>46,861,490</b>	<b>76,365,682</b>	<b>29,504,192</b>	<b>61%</b>
<b>Expense</b>								
Employee costs	29,244,118	<u>11,435,558</u>	3,844	0	11,439,402	29,092,793	17,653,391	39%
Materials & Contracts	19,319,119	<u>10,006,979</u>	2,195,287	3,543,898	15,746,164	21,290,664	5,544,500	74%
Borrowing Costs	836,845	<u>146,474</u>	0	0	146,474	883,456	736,982	17%
Depreciation & Impairment	25,806,209	<u>9,511,143</u>	0	0	9,511,143	25,806,209	16,295,066	37%
Other Expenses	1,008,984	<u>283,637</u>	0	0	283,637	1,008,984	725,348	28%
Internal Expenses	13,650,418	<u>5,705,555</u>	0	0	5,705,555	13,623,351	7,917,796	42%
<b>Total Expense</b>	<b>89,865,693</b>	<b>37,089,346</b>	<b>2,199,131</b>	<b>3,543,898</b>	<b>42,832,375</b>	<b>91,705,458</b>	<b>48,873,083</b>	<b>47%</b>
<b>Operating Surplus/(Deficit) before Capi</b>	<b>-14,567,893</b>	<b>9,772,144</b>	<b>-2,199,131</b>	<b>-3,543,898</b>	<b>4,029,115</b>	<b>-15,339,776</b>	<b>-19,368,891</b>	<b>-26%</b>
<b>Capital Income</b>								
Capital Grants & Contributions	14,692,215	6,208,154	0	0	6,208,154	28,760,146	22,551,992	22%
<b>Operating Surplus/(Deficit) after Capi</b>	<b>124,322</b>	<b>15,980,298</b>	<b>-2,199,131</b>	<b>-3,543,898</b>	<b>10,237,269</b>	<b>13,420,370</b>	<b>3,183,101</b>	<b>76%</b>
<b>Non Cash</b>								
Depreciation & Impairment	25,806,209	9,511,143	0	0	9,511,143	25,806,209	16,295,066	37%
WDV of Asset Disposals	0	110,332	0	0	110,332	0	-110,332	0%
<b>Total Non Cash</b>	<b>25,806,209</b>	<b>9,621,475</b>	<b>0</b>	<b>0</b>	<b>9,621,475</b>	<b>25,806,209</b>	<b>0</b>	<b>37%</b>
<b>Investing Fund Flows</b>								
Capital Works	-26,611,655	<u>-13,802,805</u>	0	-10,205,355	-24,008,161	-46,927,536	-22,919,375	51%
Asset Sales	462,000	<u>145,428</u>	0	0	145,428	462,000	316,572	31%
<b>Total Investing Fund Flows</b>	<b>-26,149,655</b>	<b>-13,657,377</b>	<b>0</b>	<b>-10,205,355</b>	<b>-23,862,732</b>	<b>-46,465,536</b>	<b>-22,602,803</b>	<b>51%</b>
<b>Financing Fund Flows</b>								
Loan Principal	-1,808,545	<u>-471,799</u>	0	0	-471,799	-1,790,302	-1,318,503	26%
<b>Total Financing Fund Flows</b>	<b>-1,808,545</b>	<b>-471,799</b>	<b>0</b>	<b>0</b>	<b>-471,799</b>	<b>-1,790,302</b>	<b>-1,318,503</b>	<b>26%</b>
<b>Net Inc/(Dec) in Funds before Transfers</b>	<b>-2,027,668</b>	<b>11,472,597</b>	<b>-2,199,131</b>	<b>-13,749,253</b>	<b>-4,475,787</b>	<b>-9,029,259</b>	<b>-4,553,471</b>	<b>50%</b>
<b>Reserve Movements</b>								
Transfers to Internal Reserves	-1,357,190	<u>-262,477</u>	0	0	-262,477	-1,357,190	-1,094,713	19%
Transfers to Developer Contributions	-2,819,500	<u>-3,424,523</u>	0	0	-3,424,523	-2,569,000	855,523	133%
Transfers from Internal Reserves	1,987,046	<u>0</u>	0	0	0	4,004,967	4,004,967	0%
Transfers from Developer Contributions	1,140,700	<u>0</u>	0	0	0	1,538,966	1,538,966	0%
Transfers from Other External Reserves	21,847	<u>0</u>	0	0	0	5,574,676	5,574,676	0%
<b>Total Reserve Movements</b>	<b>-1,027,097</b>	<b>-3,687,000</b>	<b>0</b>	<b>0</b>	<b>-3,687,000</b>	<b>7,192,419</b>	<b>10,879,419</b>	<b>-51%</b>
<b>Net Inc/(Dec) in Unrestricted Funds</b>	<b>-3,054,765</b>	<b>7,785,597</b>	<b>-2,199,131</b>	<b>-13,749,253</b>	<b>-8,162,788</b>	<b>-1,836,840</b>	<b>6,325,948</b>	<b>444%</b>

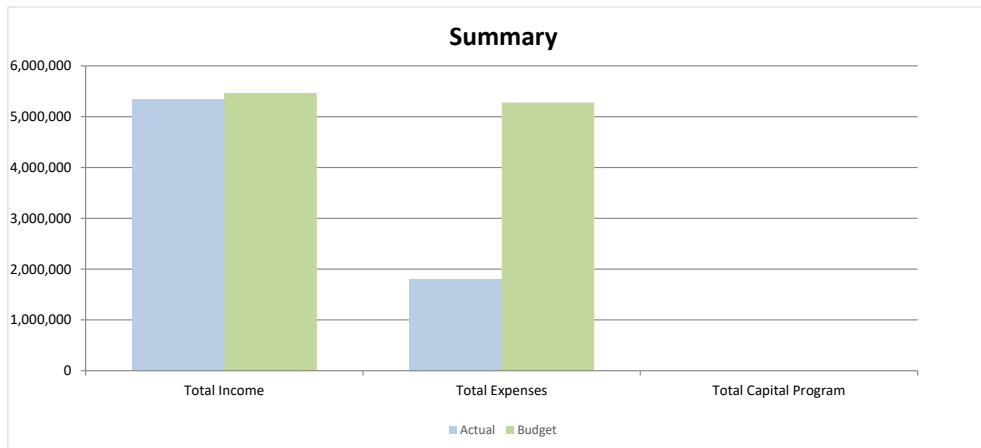




**Council Summary Report by Fund for 2024/25**  
for YTD Period Ending November

Date Report Run: 27-Nov-2024

Description	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	% of Time:	
							\$ Variance	41%
<b>Domestic Waste Management</b>								
<b>Income</b>								
Rates & Annual Charges	5,299,980	5,314,329	0	0	5,314,329	5,299,980	-14,349	100%
Interest & Investment Revenue	125,000	7,790	0	0	7,790	125,000	117,210	6%
Other Revenues	39,581	17,914	0	0	17,914	39,581	21,667	45%
<b>Total Income</b>	<b>5,464,561</b>	<b>5,340,033</b>	<b>0</b>	<b>0</b>	<b>5,340,033</b>	<b>5,464,561</b>	<b>124,528</b>	<b>98%</b>
<b>Expense</b>								
Employee costs	1,021,777	372,646	0	0	372,646	1,017,051	644,405	37%
Materials & Contracts	1,001,127	261,995	0	91,868	353,862	1,046,877	693,015	34%
Internal Expenses	2,754,086	1,172,655	0	0	1,172,655	3,214,086	2,041,432	36%
<b>Total Expense</b>	<b>4,776,991</b>	<b>1,807,295</b>	<b>0</b>	<b>91,868</b>	<b>1,899,163</b>	<b>5,278,014</b>	<b>3,378,851</b>	<b>36%</b>
<b>Operating Surplus/(Deficit) before Capi</b>	<b>687,570</b>	<b>3,532,738</b>	<b>0</b>	<b>-91,868</b>	<b>3,440,870</b>	<b>186,547</b>	<b>-3,254,323</b>	<b>1845%</b>
<b>Capital Income</b>								
<b>Operating Surplus/(Deficit) after Capita</b>	<b>687,570</b>	<b>3,532,738</b>	<b>0</b>	<b>-91,868</b>	<b>3,440,870</b>	<b>186,547</b>	<b>-3,254,323</b>	<b>1845%</b>
<b>Non Cash</b>								
<b>Total Non Cash</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Investing Fund Flows</b>								
Capital Works	0	0	0	0	0	0	0	0%
Asset Sales	0	0	0	0	0	0	0	0%
<b>Total Investing Fund Flows</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Financing Fund Flows</b>								
<b>Total Financing Fund Flows</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Net Inc/(Dec) in Funds before Transfers</b>	<b>687,570</b>	<b>3,532,738</b>	<b>0</b>	<b>-91,868</b>	<b>3,440,870</b>	<b>186,547</b>	<b>-3,254,323</b>	<b>1845%</b>
<b>Reserve Movements</b>								
<b>Total Reserve Movements</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Net Inc/(Dec) in Unrestricted Funds</b>	<b>687,570</b>	<b>3,532,738</b>	<b>0</b>	<b>-91,868</b>	<b>3,440,870</b>	<b>186,547</b>	<b>-3,254,323</b>	<b>1845%</b>



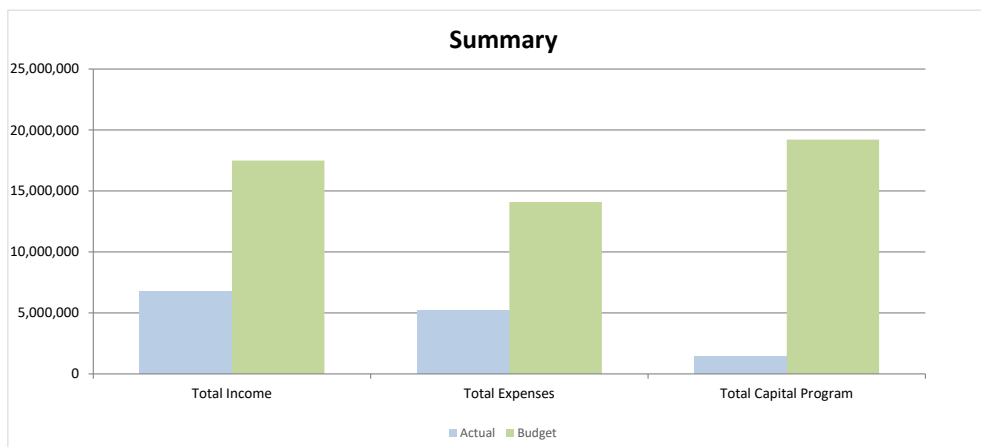




**Council Summary Report by Fund for 2024/25**  
for YTD Period Ending November

Date Report Run: 27-Nov-2024

Description	Original Budget 25PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time:	41%
								% of Budget	
<b>Water Fund</b>									
<b>Income</b>									
Rates & Annual Charges	3,018,717	<u>1,491,425</u>	0	0	1,491,425	3,018,717	1,527,291		49%
User Charges & Fees	8,502,536	<u>2,939,095</u>	0	0	2,939,095	8,502,536	5,563,441		35%
Interest & Investment Revenue	1,225,000	<u>-73,537</u>	0	0	-73,537	1,225,000	1,298,537		-6%
Other Revenues	168,552	<u>46,334</u>	0	0	46,334	168,552	122,217		27%
Operating Grants & Contributions	46,597	<u>35,093</u>	0	0	35,093	66,597	31,504		53%
<b>Total Income</b>	<b>12,961,401</b>	<b>4,438,410</b>	<b>0</b>	<b>0</b>	<b>4,438,410</b>	<b>12,981,401</b>	<b>8,542,991</b>		<b>34%</b>
<b>Expense</b>									
Employee costs	1,991,119	<u>850,802</u>	0	0	850,802	1,996,793	1,145,991		43%
Materials & Contracts	3,947,801	<u>1,039,867</u>	0	551,893	1,591,760	4,122,001	2,530,241		39%
Borrowing Costs	650,795	<u>282,321</u>	0	0	282,321	627,490	345,169		45%
Depreciation & Impairment	4,520,654	<u>1,890,345</u>	0	0	1,890,345	4,520,654	2,630,308		42%
Internal Expenses	2,828,700	<u>1,154,243</u>	0	0	1,154,243	2,828,700	1,674,457		41%
<b>Total Expense</b>	<b>13,939,068</b>	<b>5,217,579</b>	<b>0</b>	<b>551,893</b>	<b>5,769,472</b>	<b>14,095,638</b>	<b>8,326,166</b>		<b>41%</b>
<b>Operating Surplus/(Deficit) before Capi</b>	<b>-977,667</b>	<b>-779,169</b>	<b>0</b>	<b>-551,893</b>	<b>-1,331,062</b>	<b>-1,114,237</b>	<b>216,825</b>		<b>119%</b>
<b>Capital Income</b>									
Capital Grants & Contributions	614,116	2,287,499	0	0	2,287,499	614,116	-1,673,383		372%
<b>Operating Surplus/(Deficit) after Capita</b>	<b>-363,551</b>	<b>1,508,330</b>	<b>0</b>	<b>-551,893</b>	<b>956,437</b>	<b>-500,121</b>	<b>-1,456,558</b>		<b>-191%</b>
<b>Non Cash</b>									
Depreciation & Impairment	4,520,654	1,890,345	0	0	1,890,345	4,520,654	2,630,308		42%
<b>Total Non Cash</b>	<b>4,520,654</b>	<b>1,890,345</b>	<b>0</b>	<b>0</b>	<b>1,890,345</b>	<b>4,520,654</b>	<b>0</b>		<b>42%</b>
<b>Investing Fund Flows</b>									
Capital Works	-12,347,103	<u>-1,442,138</u>	0	-339,790	-1,781,928	-19,209,910	-17,427,982		9%
Asset Sales	0	<u>0</u>	0	0	0	0	0		0%
<b>Total Investing Fund Flows</b>	<b>-12,347,103</b>	<b>-1,442,138</b>	<b>0</b>	<b>-339,790</b>	<b>-1,781,928</b>	<b>-19,209,910</b>	<b>-17,427,982</b>		<b>9%</b>
<b>Financing Fund Flows</b>									
Loan Principal	-459,873	<u>-326,988</u>	0	0	-326,988	-468,995	-142,007		70%
<b>Total Financing Fund Flows</b>	<b>-459,873</b>	<b>-326,988</b>	<b>0</b>	<b>0</b>	<b>-326,988</b>	<b>-468,995</b>	<b>-142,007</b>		<b>70%</b>
<b>Net Inc/(Dec) in Funds before Transfers</b>	<b>-8,649,873</b>	<b>1,629,549</b>	<b>0</b>	<b>-891,683</b>	<b>737,866</b>	<b>-15,658,372</b>	<b>-16,396,238</b>		<b>-5%</b>
<b>Reserve Movements</b>									
Transfers to Developer Contributions	-375,000	<u>-2,102,820</u>	0	0	-2,102,820	-375,000	1,727,820		561%
Transfers from Internal Reserves	0	<u>0</u>	0	0	0	1,000,000	1,000,000		0%
Transfers from Developer Contributions	874,235	<u>0</u>	0	0	0	2,901,365	2,901,365		0%
Transfers from Other External Reserves	7,088,376	<u>0</u>	0	0	0	10,979,637	10,979,637		0%
<b>Total Reserve Movements</b>	<b>7,587,611</b>	<b>-2,102,820</b>	<b>0</b>	<b>0</b>	<b>-2,102,820</b>	<b>14,506,002</b>	<b>16,608,822</b>		<b>-14%</b>
<b>Net Inc/(Dec) in Unrestricted Funds</b>	<b>-1,062,262</b>	<b>-473,271</b>	<b>0</b>	<b>-891,683</b>	<b>-1,364,954</b>	<b>-1,152,370</b>	<b>212,583</b>		<b>118%</b>

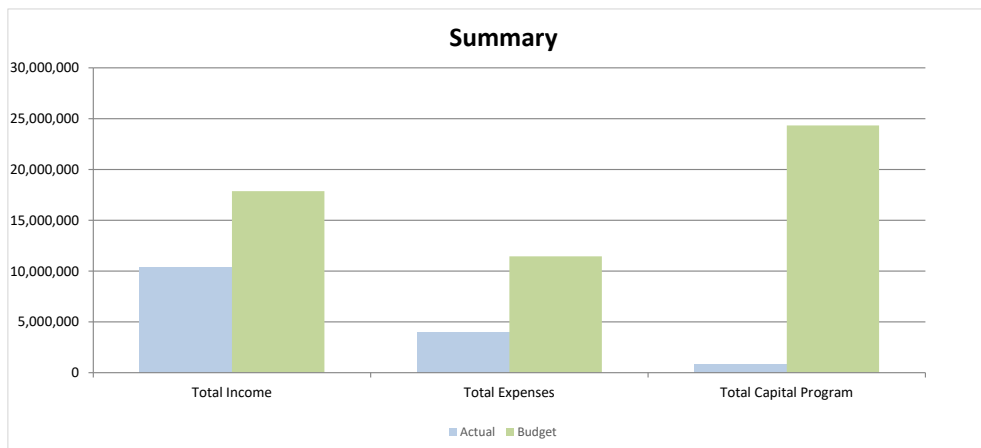




**Council Summary Report by Fund for 2024/25**  
for YTD Period Ending November

Date Report Run: 27-Nov-2024

Sewer Fund							% of Time:	41%
Description	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Budget
<b>Income</b>								
Rates & Annual Charges	11,014,606	5,553,703	0	0	5,553,703	11,014,606	5,460,903	50%
User Charges & Fees	2,172,998	957,016	0	0	957,016	2,172,998	1,215,983	44%
Interest & Investment Revenue	1,420,000	-124,620	0	0	-124,620	1,420,000	1,544,620	-9%
Other Revenues	15,332	40,625	0	0	40,625	15,332	-25,293	265%
<b>Total Income</b>	<b>14,622,936</b>	<b>6,426,724</b>	<b>0</b>	<b>0</b>	<b>6,426,724</b>	<b>14,622,936</b>	<b>8,196,212</b>	<b>44%</b>
<b>Expense</b>								
Employee costs	2,183,416	639,251	0	0	639,251	2,199,954	1,560,702	29%
Materials & Contracts	3,777,275	1,050,415	0	1,812,609	2,863,024	3,817,975	954,951	75%
Borrowing Costs	1,056	34,980	0	0	34,980	-22,249	-57,229	-157%
Depreciation & Impairment	3,246,988	1,326,644	0	0	1,326,644	3,246,988	1,920,344	41%
Internal Expenses	2,213,392	921,104	0	0	921,104	2,213,392	1,292,289	42%
<b>Total Expense</b>	<b>11,422,127</b>	<b>3,972,394</b>	<b>0</b>	<b>1,812,609</b>	<b>5,785,003</b>	<b>11,456,060</b>	<b>5,671,057</b>	<b>50%</b>
<b>Operating Surplus/(Deficit) before Capi</b>	<b>3,200,809</b>	<b>2,454,330</b>	<b>0</b>	<b>-1,812,609</b>	<b>641,721</b>	<b>3,166,876</b>	<b>2,525,156</b>	<b>20%</b>
<b>Capital Income</b>								
Capital Grants & Contributions	6,996,453	3,961,400	0	0	3,961,400	7,587,715	3,626,315	52%
<b>Operating Surplus/(Deficit) after Capite</b>	<b>10,197,262</b>	<b>6,415,729</b>	<b>0</b>	<b>-1,812,609</b>	<b>4,603,121</b>	<b>10,754,591</b>	<b>6,151,471</b>	<b>43%</b>
<b>Non Cash</b>								
Depreciation & Impairment	3,246,988	1,326,644	0	0	1,326,644	3,246,988	1,920,344	41%
<b>Total Non Cash</b>	<b>3,246,988</b>	<b>1,326,644</b>	<b>0</b>	<b>0</b>	<b>1,326,644</b>	<b>3,246,988</b>	<b>0</b>	<b>41%</b>
<b>Investing Fund Flows</b>								
Capital Works	-21,649,277	-803,342	0	-1,065,618	-1,868,960	-24,334,533	-22,465,573	8%
Asset Sales	0	0	0	0	0	0	0	0%
<b>Total Investing Fund Flows</b>	<b>-21,649,277</b>	<b>-803,342</b>	<b>0</b>	<b>-1,065,618</b>	<b>-1,868,960</b>	<b>-24,334,533</b>	<b>-22,465,573</b>	<b>8%</b>
<b>Financing Fund Flows</b>								
Loan Principal	5,869	-153,181	0	0	-153,181	-31,189	121,992	491%
<b>Total Financing Fund Flows</b>	<b>5,869</b>	<b>-153,181</b>	<b>0</b>	<b>0</b>	<b>-153,181</b>	<b>-31,189</b>	<b>121,992</b>	<b>491%</b>
<b>Net Inc/(Dec) in Funds before Transfers</b>	<b>-8,199,158</b>	<b>6,785,850</b>	<b>0</b>	<b>-2,878,226</b>	<b>3,907,624</b>	<b>-10,364,143</b>	<b>-14,271,766</b>	<b>-38%</b>
<b>Reserve Movements</b>								
Transfers to Developer Contributions	-530,000	-3,826,331	0	0	-3,826,331	-530,000	3,296,331	722%
Transfers from Developer Contributions	1,402,066	0	0	0	0	1,705,339	1,705,339	0%
Transfers from Other External Reserves	14,988,386	0	0	0	0	17,055,854	17,055,854	0%
<b>Total Reserve Movements</b>	<b>15,860,452</b>	<b>-3,826,331</b>	<b>0</b>	<b>0</b>	<b>-3,826,331</b>	<b>18,231,193</b>	<b>22,057,525</b>	<b>-21%</b>
<b>Net Inc/(Dec) in Unrestricted Funds</b>	<b>7,661,294</b>	<b>2,959,519</b>	<b>0</b>	<b>-2,878,226</b>	<b>81,292</b>	<b>7,867,051</b>	<b>7,785,758</b>	<b>1%</b>

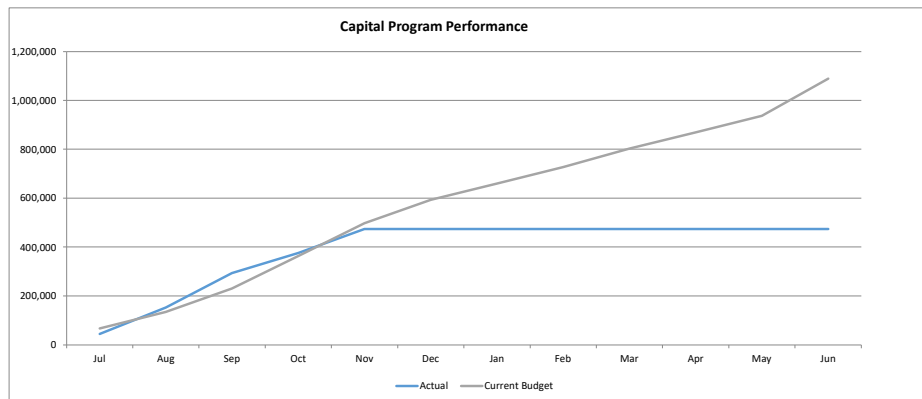




Corporate and Community Services Capital Report by Business Unit for 2024/25  
for YTD Period Ending November

Date Report Run: 22-Nov-2024

Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time:	% of Budget	Status	Comments
									41%			
<b>140 - Innovation &amp; Technology</b>												
IT Renewal Assets	Renewal 100%	425,000	221,935	0	16,503	238,438	445,000	206,562	54%	On time, on budget		
Contingency	Renewal 0%	50,000	0	0	0	0	50,000	50,000	0%	Not due to commence		
Printer Replacements	Renewal 100%	110,285	0	0	0	0	110,285	110,285	0%	On time, on budget	Waiting on information from printer provider	
Goulburn Waterworks Security & Communication	Renewal 0%	150,000	0	0	0	0	150,000	150,000	0%	On time, on budget	Draft design has been completed	
		735,285	221,935	0	16,503	238,438	755,285	516,847		32%		
<b>180 - Marketing &amp; Culture</b>												
VIC Replacement Assets	Renewal 100%	7,500	0	0	0	0	7,500	7,500	0%	Not due to commence		
Library Renewal Assets	Renewal 100%	5,000	0	0	0	0	5,000	5,000	0%	Not due to commence		
Book Resources Gbn Library	Renewal 100%	127,000	48,089	0	79,534	127,623	127,000	-623	100%	On time, on budget	Annual collection purchases. Will come in on/under budget at EFY.	
Art Gallery Acquisitions	Renewal 0%	10,000	0	0	0	0	10,000	10,000	0%	Not due to commence		
Public Art and Street Art	Renewal 0%	0	0	0	0	0	27,727	27,727	0%	Not due to commence		
Art Gallery - P&E Renewal	Renewal 100%	5,000	0	0	0	0	9,708	9,708	0%	Not due to commence		
Museum Capital Works - Renewal	Renewal 100%	15,000	0	0	0	0	15,000	15,000	0%	On time, on budget	Funds allocated to St Clair and Rocky Hill renewal works	
Rocky Hill Toilet Block Refurbishment	Renewal 100%	50,000	0	0	0	0	50,000	50,000	0%	Not due to commence	Funds likely to be reallocated towards Rocky Hill Memorial tower conservation works. Report to December Council Meeting.	
Collection Conservation/Framing	Renewal 0%	5,000	0	0	0	0	5,000	5,000	0%	Not due to commence		
Art Gallery Renewals	Renewal 80%	10,000	0	0	0	0	10,000	10,000	0%	Not due to commence		
GRAG - New Gallery Development	Renewal 0%	0	1,560	0	0	1,560	1,677	117	93%	Completed	Grant funded project. Complete.	
St Clair Villa - Stage 2 Rising Damp	Renewal 100%	0	256,494	0	169,243	425,736	294,493	-131,243	145%	Quarterly review, carryover required	Funding shortfall to be included in QBR	
Waterworks Boiler Repairs	Renewal 100%	0	0	0	9,460	9,460	0	-9,460	0%	Quarterly review, carryover required	Emergency works to the boiler to enable operation of the historic engines. To be funded from reserves. Funds identified and will be addressed via QBR.	
St Clair Conservation Works	Renewal 100%	10,000	0	0	0	0	10,000	10,000	0%	Quarterly review, carryover required	Funds to be allocated to St Clair renewal works as part of variation to Tender	
23/24 Howitzer Conservation (Rocky Hill)	Renewal 100%	0	15,435	0	0	15,435	15,435	0	100%	Completed		
		244,500	321,577	0	256,237	579,814	588,540	8,726		99%		
<b>270 - Property &amp; Community Services</b>												
Clinton St Offices Upgrade	Renewal 100%	50,000	0	0	0	0	50,000	50,000	0%	Not due to commence		
GPAC Capital Upgrades/Plant & Equipment	Renewal 0%	20,000	20,904	0	0	20,904	20,000	-904	105%	Completed	Slightly over budget. To be addressed as part of future QBR	
24/25 Purchase of Land - 24 Railway Parade Tallong	Renewal 0%	0	147,387	0	0	147,387	150,000	2,613	98%	On time, on budget		
GPAC Loading Dock	Renewal 0%	0	0	0	0	0	70,000	70,000	0%	Not due to commence		
		70,000	168,291	0	0	168,291	290,000	121,709		58%		
<b>Total Capital Program</b>		<b>1,049,785</b>	<b>711,804</b>	<b>0</b>	<b>274,739</b>	<b>986,543</b>	<b>1,633,825</b>	<b>647,282</b>		<b>0%</b>		





Utilities Capital Report by Business Unit for 2024/25  
for YTD Period Ending November

Date Report Run: 22-Nov-2024

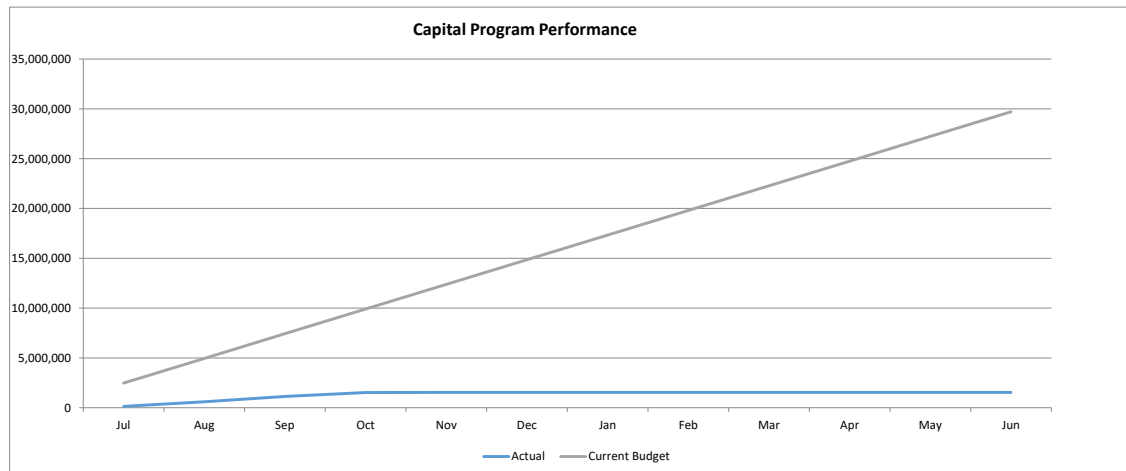
Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	% of Time: 41%		Status	Comments
								\$ Variance	% of Budget		
<b>240 - Waste Management</b>											
Environmental Improvement Works Goulburn	Renewal 100%	50,000	0	0	21,350	21,350	50,000	28,650	43%	Ongoing	
Environmental Improvement Works Marulan	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	Works planned for Feb/March 2025	
Replacement Bins & Lifters	Renewal 100%	30,000	0	0	0	0	30,000	30,000	0%	In progress	
Goulburn WMC Improvements - Drilling Mud CO	Renewal 0%	0	368	0	0	368	0	-368	0%	Put to incorrect allocation should go to 190484	
Goulburn WMC Improvements - New	Renewal 0%	0	48,207	0	66,839	115,046	0	-115,046	0%	To be offset by additional income from sale of scrap metal	
Commercial Waste Tubs - Renew	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	Ordered as required throughout the year	
Commercial Waste Tubs - New	Renewal 0%	5,000	0	0	0	0	5,000	5,000	0%	Ordered as required throughout the year	
Demountable buildings - GWMC	Renewal 0%	50,000	2,008	0	31,354	33,362	50,000	16,638	67%	Ongoing	
EPA - GEOTech lining of Leachate Pond & Swaile Drains	Renewal 50%	750,000	0	0	0	0	750,000	750,000	0%	Awaiting further discussion with EPA for works to be determined	
Concrete Pad & Safety Rails at Mud Pit	Renewal 0%	25,000	20,023	0	0	20,023	25,000	4,977	80%	Ongoing	
2nd Coat Seal - Entry Road around RUG to Sheds	Renewal 0%	50,000	0	0	0	0	50,000	50,000	0%	Scheduled for February 2025	
GWMC Furniture, Fittings & Resources	Renewal 0%	20,000	5,877	0	0	5,877	20,000	14,123	29%	Ongoing	
		1,020,000	76,483	0	119,543	196,026	1,020,000	823,974	19%		
<b>250 - Water Services</b>											
Goulburn WTP Raw Water Augmentation	Renewal 0%	0	0	0	69,783	69,783	5,615,672	5,545,889	1%	On time, on budget	Land applicable has been rezoned, working on finalising the design
Goulburn Reticulation Renewal	Renewal 100%	1,000,000	829,022	0	170,978	1,000,000	960,000	-40,000	104%	On time, on budget	
Water Connections - Private Works	Renewal 100%	239,116	82,372	0	3,088	85,460	239,116	153,656	36%	On time, on budget	
Water Meter Replacement	Renewal 100%	60,000	17,102	0	0	17,102	60,000	42,898	29%	On time, on budget	
Marulan WTP Renewal	Renewal 100%	10,000,000	0	0	73,410	73,410	10,323,385	10,249,975	1%	On time, on budget	s.60 approval received, work has started on D&C tender
Marulan PS Pontoon Design & Replacement/Sandbagging of Bank	Renewal 100%	339,734	0	0	0	0	339,734	339,734	0%	On time, on budget	Waiting for water level in river to lower to carry out inspection
Marulan Rising Main Investigation and Construction	Renewal 0%	180,000	0	0	0	0	180,000	180,000	0%	On time, on budget	
Bradfordville Main Relocation	Renewal 100%	0	301,187	0	48,816	350,003	313,967	-36,036	111%	Completed	Current commitment does not reflect total cost. Project completed.
Lab Equipment Renewal	Renewal 100%	20,000	6,569	0	0	6,569	20,000	13,431	33%	On time, on budget	
Water Treatment Security	Renewal 100%	28,253	0	0	0	0	28,253	28,253	0%	On time, on budget	
Asset Renewals - RW Pump Stations Goulburn	Renewal 100%	0	0	0	3,510	3,510	3,510	0	100%	On time, on budget	Quarterly review to be completed to cover cost of works
Asset Renewals - Goulburn Water Treatment Plant	Renewal 100%	0	0	0	10,600	10,600	27,100	16,500	39%	On time, on budget	
Asset Renewals - Marulan Water Treatment Plant	Renewal 100%	0	0	0	0	0	25,000	25,000	0%	On time, on budget	
Goulburn WTP Clarifiers Mechanical Rehabilitation	Renewal 100%	350,000	135,204	0	0	135,204	435,848	300,644	31%	Completed	
Asset Renewals - Reticulation Pump Stations Goulburn	Renewal 100%	0	7	0	0	7	0	-7	0%	Not due to commence	Misallocated amount, quarterly review to be completed
Rossi - Sooley Pipeline Valves	Renewal 100%	0	0	0	179,785	179,785	385,000	205,215	47%	On time, on budget	Works have commenced
Treated Water Chlorine Analysis	Renewal 0%	100,000	70	0	1,230	1,300	183,325	182,025	1%	On time, on budget	Works have commenced
Water Distribution Plant & Equipment	Renewal 0%	30,000	56,838	0	323	57,161	70,000	12,839	82%	On time, on budget	
		12,347,103	1,428,371	0	561,523	1,989,894	19,209,910	17,220,016	10%		
<b>260 - Waste Water Services</b>											
Marulan Pump Station Improvements	Renewal 100%	1,500,000	148,410	0	39,971	188,381	1,768,087	1,579,706	11%	On time, on budget	
Goulburn Mains Rehabilitation	Renewal 100%	1,000,000	0	0	243,331	243,331	1,431,691	1,188,360	17%	On time, on budget	
Sewer Connections - Private Works	Renewal 100%	90,000	1,741	0	2,727	4,468	90,000	85,532	5%	On time, on budget	
Marulan WWTP - Renewal	Renewal 100%	4,700,000	7,007	0	63,944	70,951	4,909,617	4,838,666	1%	On time, on budget	Currently working with regulators through the approval process.
STWRIS Stage 2 Reuse Irrigation Scheme (G)	Renewal 0%	0	0	0	19,609	19,609	0	-19,609	0%	Completed	
Nth Gbn PS Rising Main-Capacity & Storage	Renewal 100%	491,201	-34,360	0	36,735	2,375	946,379	944,004	0%	On time, on budget	Works to be completed soon, electrical works outstanding
Goulburn WWTP Telemetry Upgrade	Renewal 100%	0	2,989	0	0	2,989	0	-2,989	0%	Not due to commence	Defunct project number, funds allocated to this number to be moved to 490066 and quarterly review requested to cover these costs



**Utilities Capital Report by Business Unit for 2024/25**  
for YTD Period Ending November

Date Report Run: 22-Nov-2024

Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 41%		Status	Comments
									% of Budget	% of Budget		
SN Growing Local Economies Common St (G)	Renewal 0%	0	228,705	0	101,867	330,572	471,971	141,399	70%	70%	On time, on budget	
Sewer Distribution Plant & Equipment	Renewal 0%	10,000	6,874	0	119	6,993	10,000	3,007	70%	70%	On time, on budget	
MIn CED Decommission Project	Renewal 100%	1,600,000	0	0	0	0	1,600,000	1,600,000	0%	0%	Late, not expected to be completed this year	Project is a 2-3 year project. Currently in concept design phase.
Goulburn WWTP Security	Renewal 0%	43,076	0	0	0	0	43,076	43,076	0%	0%	On time, on budget	
WWTP Lab Equipment	Renewal 100%	20,000	10,569	0	4,181	14,750	20,000	5,250	74%	74%	On time, on budget	
Asset Renewals - Goulburn Sewer Pump Stations	Renewal 100%	25,000	102,336	0	58,360	160,697	162,000	1,303	99%	99%	On time, on budget	Quarterly review requested to move funds from 490066 to this project number to cover costs of works
Asset Renewals - Marulan Sewer Pump Stations	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	0%	On time, on budget	
Kenmore Hospital PS Power	Renewal 0%	0	28,113	0	234,328	262,441	174,263	-88,178	151%	151%	On time, on budget	Quarterly review requested to move funds from 490066 to this project number to cover costs of works
Asset Renewals - Goulburn Waste Water Treatment Plant	Renewal 100%	125,000	146,488	0	0	146,488	190,500	44,012	77%	77%	On time, on budget	Quarterly review requested to move funds from 490066 to this project number to cover costs of works
Asset Renewals - Marulan Waste Water Treatment Plant	Renewal 100%	25,000	0	0	0	0	25,000	25,000	0%	0%	On time, on budget	
The Avenue Repair Works	Renewal 0%	0	0	0	0	0	259,002	259,002	0%	0%	Not due to commence	Works completed in previous financial year, funds to be reallocated to cover other capital works
Goulburn WWTP Extension	Renewal 0%	12,000,000	150,290	0	264,627	414,917	12,212,947	11,798,030	3%	3%	On time, on budget	Concept Design has commenced and initial Chair and HAZOP completed
<b>Total Capital Program</b>		<b>21,649,277</b>	<b>799,161</b>	<b>0</b>	<b>1,069,799</b>	<b>1,868,960</b>	<b>24,334,533</b>	<b>22,465,573</b>	<b>8%</b>	<b>8%</b>		
		<b>35,016,380</b>	<b>2,304,015</b>	<b>0</b>	<b>1,750,864</b>	<b>4,054,879</b>	<b>44,564,443</b>	<b>40,509,564</b>	<b>0%</b>	<b>0%</b>		





**Assets and Operations Capital Report by Business Unit for 2024/25**  
for YTD Period Ending November

Date Report Run: 22-Nov-2024

Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 41%		Status	Comments
									% of Budget	% of Budget		
<b>200 - Projects</b>												
18-22 North Gbn Employment Precinct and Roundabout1	Renewal 0%	0	1,832,957	0	1,479,380	3,312,337	2,589,666	-722,671	128%	128%	On time, on budget	Expected completion Q3
Wollondilly Walking Track - Cemetery St (G)	Renewal 0%	0	253,899	0	636	254,535	253,899	-636	100%	100%	Completed	
Jerrara Road Upgrade - Blackspot (G)	Renewal 50%	0	313,360	0	1,518,105	1,831,465	1,843,353	11,888	99%	99%	On time, on budget	Expected completion Q2
Deccan Street Rehabilitation - FLR (G)	Renewal 100%	0	423,545	0	0	423,545	423,556	11	100%	100%	Completed	
Riverside Park Amenities & Park Infrastructure	Renewal 100%	0	0	0	0	0	10,267	10,267	0%	0%	Completed	
22-24 Carr Confoy Netball Courts Lighting Upgrade	Renewal 100%	0	5,500	0	0	5,500	0	-5,500	0%	0%	Quarterly review, carryover required	Project complete
23/24 Range Rd Causeway Replacement	Renewal 100%	0	430,603	0	25,563	456,166	657,736	201,570	69%	69%	On time, on budget	Expected completion Q3
2024 New Footpaths in Goulburn & Tarago	Renewal 0%	0	52	0	0	52	0	-52	0%	0%	Completed	
		0	3,259,915	0	3,023,685	6,283,600	5,778,477	-505,123	109%	109%		
<b>210 - Works</b>												
Drainage General Urban	Renewal 100%	75,000	3,238	0	0	3,238	75,000	71,763	4%	4%	On time, on budget	Preliminary design underway.
Gravel Resheeting	Renewal 100%	300,000	49,348	0	56,936	106,285	500,000	393,715	21%	21%	On time, on budget	
Guardrails - Sealed Rural - Local	Renewal 100%	150,000	0	0	0	0	0	0	0%	0%	Not due to commence	
RHL Collector Rd - Veolia Sec94	Renewal 100%	300,000	0	0	0	0	300,000	300,000	0%	0%	Not due to commence	To be reviewed Q2
Rural Resealing	Renewal 100%	320,000	0	0	124,551	124,551	320,000	195,448	39%	39%	Not due to commence	Commence Q3
Urban Resealing	Renewal 100%	500,000	0	0	0	0	125,000	125,000	0%	0%	Not due to commence	Commence Q3
St Lighting and Traffic facilities	Renewal 0%	25,000	0	0	0	0	25,000	25,000	0%	0%	Not due to commence	Commence Q3
Light Fleet Replacements	Renewal 0%	640,000	219,559	0	0	219,559	640,000	420,441	34%	34%	On time, on budget	Expected completion Q4
Minor Plant Replacements	Renewal 0%	60,000	1,635	0	23,896	25,532	70,000	44,468	36%	36%	On time, on budget	Expected completion Q4
Heavy Fleet Replacements	Renewal 0%	2,000,000	1,593,588	0	841,775	2,435,363	2,000,000	-435,363	122%	122%	Quarterly review, carryover required	Expected completion Q4
Footpath Replacement	Renewal 100%	200,000	0	0	0	0	0	0	0%	0%	Not due to commence	
REGIONAL ROAD BLOCK GRANT - Future years (G)	Renewal 100%	425,000	0	0	0	0	0	0	0%	0%	Not due to commence	
Roads To Recovery - Future Years	Renewal 100%	538,500	0	0	0	0	0	0	0%	0%	Not due to commence	
URBAN ROAD REHABILITATION Future Years (R2R)	Renewal 100%	461,500	0	0	0	0	0	0	0%	0%	Not due to commence	
RHL Brayton Rd - Gunlake Sec 94	Renewal 100%	0	410	0	0	410	0	-410	0%	0%	Quarterly review, carryover required	
RHL Ambrose Rd - Gunlake Sec 94	Renewal 100%	0	0	0	10,000	10,000	0	-10,000	0%	0%	Quarterly review, carryover required	
RHL - MultiQuip Sec94	Renewal 100%	200,000	0	0	0	0	200,000	200,000	0%	0%	Not due to commence	
Gravel Pit Rehab/Improvements	Renewal 50%	20,000	9,401	0	0	9,401	20,000	10,599	47%	47%	On time, on budget	Expected completion Q4
Kerb & Gutter Replacement	Renewal 100%	225,000	1,303	0	0	1,303	0	-1,303	0%	0%	Not due to commence	Expenditure to be journalled.
22-25 Mayfield Road Bridge Replacement	Renewal 100%	0	1,342,969	0	188,809	1,531,778	2,071,265	539,487	74%	74%	On time, on budget	Expected completion Q3
Urban Asphalt Program	Renewal 100%	0	178,752	0	157,040	335,792	510,000	174,208	66%	66%	On time, on budget	Expected completion Q3
LRCI 4 Middle Arm Road Rehabilitation	Renewal 100%	0	16,174	0	10,741	26,915	0	-26,915	0%	0%	Quarterly review, carryover required	Project complete
Highland Way - RRBG/RRRP 22/23	Renewal 100%	0	5,228	0	0	5,228	0	-5,228	0%	0%	Quarterly review, carryover required	Project complete
Urban Stormwater Drainage Upgrade	Renewal 50%	0	873	0	0	873	0	-873	0%	0%	Quarterly review, carryover required	
Bus Stops Marulan & Lake Bathurst	Renewal 0%	0	9,043	0	0	9,043	8,849	-194	102%	102%	On time, on budget	Expected completion Q4
Run-o-Waters Second Access	Renewal 100%	1,000,000	78,260	0	10,850	89,110	992,740	903,630	9%	9%	Not due to commence	Project dependant on funding approvals
FLR Windellama Rd Rehabilitation Stage 5	Renewal 100%	0	714,864	0	212,985	927,849	1,653,821	725,972	56%	56%	On time, on budget	Expected completion Q3
Kerb & Gutter (Queen/Dalley Intersection) LRCI4	Renewal 100%	0	404,375	0	87,711	492,086	405,669	-86,417	121%	121%	Completed	Commitments to be closed
23/24 West Goulburn Freight Route-Clinton Street Upgrade	Renewal 10%	1,598,816	-15,603	0	36,914	21,310	1,540,135	1,518,825	1%	1%	Not due to commence	Commence Q3 - Multi year project
24-27 Currawang Rd Pavement & Causeway (Saltpetre CK) Upgrad	Renewal 100%	3,443,054	170,303	0	337,890	508,193	2,500,000	1,991,807	20%	20%	On time, on budget	Commence Q3 - Multi year project.
24-26 Currawang Rd Upgrade (P.0089742) - Election Commitment	Renewal 100%	3,000,000	100,814	0	4,545	105,360	1,997,319	1,891,959	5%	5%	On time, on budget	Commence Q3 - Multi year project.
25-27 Reg & Local Rd Rehabilitation & Resurfacing Works	Renewal 50%	0	119,593	0	504,485	624,078	785,500	161,422	79%	79%	On time, on budget	Works ongoing on Jerrara Road. Expected completion Q3.
23/24 Bullamilita Rd Rehabilitation - LRCI4	Renewal 100%	0	0	0	0	0	0	0	0%	0%	Completed	
Middle Arm Road Rehabilitation	Renewal 100%	0	0	0	0	0	600,000	600,000	0%	0%	Not commenced	
Bungonia Road Rehabilitation (Natural Disaster)	Renewal 100%	0	2,398	0	81,455	83,853	100,000	16,147	84%	84%	On time, on budget	Expected completion Q3



**Assets and Operations Capital Report by Business Unit for 2024/25**  
for YTD Period Ending November

Date Report Run: 22-Nov-2024

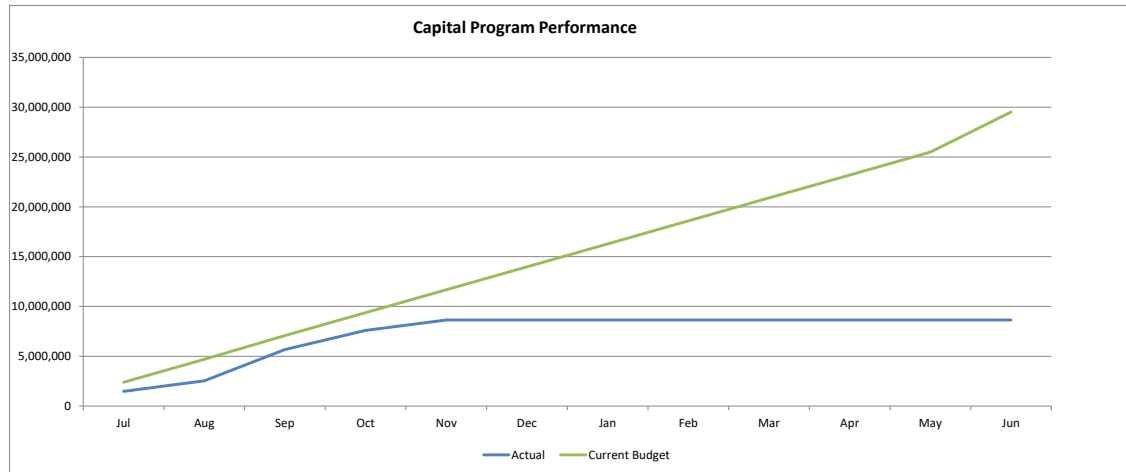
Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 41%		Status	Comments
									% of Budget	% of Budget		
24/25 R2R Kinghorne Street Rehab (Albert to Hoskins)	Renewal 100%	0	4,310	0	7,415	11,725	800,000	788,275	1%	1%	On time, on budget	Expected completion Q4
24/25 Bungendore Rd Rehabilitation - RRBG	Renewal 100%	0	3,745	0	0	3,745	850,000	846,255	0%	0%	Not commenced	Commence Q3
24/25 Garoorigang Rd Upgrade	Renewal 100%	0	5,729	0	0	5,729	500,000	494,271	1%	1%	On time, on budget	Expected completion Q4
24/25 Taralga Rd Safety Upgrade - Blackspot Program	Renewal 100%	0	8,425	0	9,000	17,425	500,845	483,420	3%	3%	Not commenced	Expected completion Q4
2025 R2R Oallen Ford Rd (Windellama Intersection)	Renewal 100%	0	2,405	0	0	2,405	450,000	447,595	1%	1%	Not commenced	Commence Q3
Lansdown Street Resurfacing	Renewal 0%	0	0	0	0	0	15,000	15,000	0%	0%	Not commenced	Awaiting grant funding approval
Mulwaree High School Pedestrian Crossing	Renewal 0%	0	0	0	10,909	10,909	80,000	69,091	14%	14%	Not commenced	Preliminary work ongoing
Marulan Primary School Raised Crossing	Renewal 0%	0	0	0	9,091	9,091	80,000	70,909	11%	11%	Not commenced	Preliminary work ongoing
East Goulburn School Raised Crossing	Renewal 0%	0	0	0	11,181	11,181	49,000	37,820	23%	23%	Not commenced	Preliminary work ongoing
Glymar Causeway Upgrade	Renewal 50%	0	0	0	0	0	5,000	5,000	0%	0%	Not due to commence	Awaiting grant funding approval
Future Grant Funded Projects - Sealed Rural Roads - Local	Renewal 0%	2,000,000	0	0	0	0	2,000,000	2,000,000	0%	0%	Quarterly review, carryover required	
Future Grant Funded Projects - Urban Roads - Local	Renewal 0%	2,000,000	0	0	0	0	2,000,000	2,000,000	0%	0%		
Rural Rd Rehab (SRV funded)	Renewal 100%	1,400,000	0	0	0	0	115,000	115,000	0%	0%	Quarterly review, carryover required	Budget allocated for Middle Arm Road, Bungendore Road and Oallen Ford Road Rehabilitation projects.
Urban Rd Rehab (SRV funded)	Renewal 100%	1,000,000	0	0	0	0	0	0	0%	0%	Completed	
Gravel Resheeting (SRV funded)	Renewal 100%	200,000	0	0	0	0	0	0	0%	0%	Completed	
Tarago Village Projects (Veolia Host Fee)	Renewal 100%	150,000	0	0	0	0	150,000	150,000	0%	0%	Not due to commence	Expected completion Q4
		22,231,870	5,031,141	0	2,738,179	7,769,320	25,035,143	17,265,823		31%		
<b>220 - Community Facilities</b>												
Outdoor/Indoor Ancillary Area Renewals	Renewal 100%	20,000	0	0	4,621	4,621	20,000	15,379	23%	23%	On time, on budget	Reactive Capital works budget
Plant & Equipment - Aquatic Centre	Renewal 100%	20,000	6,767	0	6,767	13,533	20,000	6,467	68%	68%	On time, on budget	Reactive Capital works budget
Recreation Area Improvements	Renewal 100%	25,000	4,623	0	18,707	23,330	25,000	1,670	93%	93%	On time, on budget	Reactive Capital works budget
Belmore Park Improvements	Renewal 100%	25,000	0	0	0	0	25,000	25,000	0%	0%	Not due to commence	Reactive Capital works budget
CBD Asset Renewals	Renewal 100%	10,000	0	0	0	0	10,000	10,000	0%	0%	Not due to commence	Reactive Capital works budget
Memorial Gardens Beams	Renewal 0%	25,000	0	0	0	0	25,000	25,000	0%	0%	On time, on budget	Expected completion Q2
Building Asset Replacement	Renewal 100%	70,000	28,623	0	31,387	60,010	76,300	16,290	79%	79%	On time, on budget	Reactive Capital works budget
Civic Centre Furniture & Fittings	Renewal 100%	30,000	12,163	0	8,076	20,239	30,000	9,761	67%	67%	On time, on budget	Reactive Capital works budget
Other Parks/Reserves Replacements	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	0%	Not due to commence	Expected completion Q4
City Wide Creek Bed Improvements	Renewal 100%	40,000	14,940	0	0	14,940	22,100	7,160	68%	68%	On time, on budget	Expected completion Q4
Civic Centre Renewal - Air Conditioner	Renewal 100%	0	93,027	0	0	93,027	136,240	43,213	68%	68%	On time, on budget	
City Entrances	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	0%	Not due to commence	Expected completion Q4
Active Recreation Facilities Renewal Future Years	Renewal 100%	50,000	0	0	36,846	36,846	50,000	13,154	74%	74%	On time, on budget	Expected completion Q2
Hetherington Street Depot Improvements	Renewal 100%	170,000	89,280	0	0	89,280	270,000	180,720	33%	33%	On time, on budget	Expected completion Q4
Cemetery Signage Upgrades	Renewal 0%	10,000	0	0	0	0	10,000	10,000	0%	0%	Not due to commence	Expected completion Q3
Marulan Pre-School Asbestos Removal	Renewal 100%	0	41,747	0	16,640	58,387	49,050	-9,337	119%	119%	Completed	Commitments to be closed
Carr Confoy Pavillion (G)	Renewal 50%	0	0	0	0	0	345,584	345,584	0%	0%	Not due to commence	Project dependant on grant funding availability
22-24 GMC Emergency Operations Centre	Renewal 0%	0	2,005,988	0	536,385	2,542,373	2,915,803	373,430	87%	87%	On time, on budget	Expected completion Q2
22/23 Marulan Soccer Fields Lighting/Drainage Upgrade	Renewal 100%	0	142,112	0	158,321	300,433	320,745	20,312	94%	94%	On time, on budget	Expected completion Q2
Bladwell Park Infrastructure Upgrade	Renewal 100%	0	3,809	0	165	3,974	47,226	43,252	8%	8%	Completed	
22/23 Eastgrove Shared Pathway	Renewal 100%	0	1,390,534	0	898,881	2,289,415	2,500,746	211,331	92%	92%	On time, on budget	Expected completion Q4
Japanese Garden Enhancement Stage 2	Renewal 50%	0	149,046	0	291,237	440,283	445,645	5,362	99%	99%	On time, on budget	Expected completion Q2
Bungonia Park Amenities Block	Renewal 0%	100,000	0	0	0	0	100,000	100,000	0%	0%	Not due to commence	Multi year project
22-25 CBD/ South Goulburn Connection Pathway	Renewal 0%	0	621,047	0	1,111,033	1,732,080	3,194,363	1,462,283	54%	54%	On time, on budget	Expected completion Q4
22-25 Eastgrove Sth Sports Field Improved drainage	Renewal 50%	0	3,363	0	940,290	943,653	961,511	17,858	98%	98%	On time, on budget	Expected completion Q4
WWT - Mulwaree River - Biofiltration System	Renewal 0%	0	0	0	0	0	70,000	70,000	0%	0%	On time, on budget	Expected completion Q4



**Assets and Operations Capital Report by Business Unit for 2024/25**  
for YTD Period Ending November

Date Report Run: 22-Nov-2024

Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 41%		Status	Comments
									% of Budget	% of Budget		
Veolia Roof	Renewal 100%	30,000	1,650	0	0	1,650	30,000	28,350	6%	6%	Not due to commence	Expected completion Q3
Other Buildings - Furniture & Fittings	Renewal 100%	75,000	0	0	0	0	75,000	75,000	0%	0%	Not due to commence	Expected completion Q4
Civic Centre Eaves	Renewal 100%	60,000	0	0	0	0	60,000	60,000	0%	0%	Not due to commence	Expected completion Q4
24-25 New Bus Shelters at Middle Arm Rd & Lambert Drive	Renewal 0%	0	37,970	0	545	38,516	34,500	-4,016	112%	112%	Quarterly review, carryover required	
24 Safer School Bus Access (Boyd St, Tarago) Project 10	Renewal 100%	0	15,332	0	15,280	30,612	15,278	-15,334	200%	200%	Quarterly review, carryover required	Expected completion Q4
24/25 STFA Cookbundoon Light Up Upgrade	Renewal 100%	0	7,699	0	0	7,699	35,000	27,301	22%	22%	On time, on budget	Expected completion Q4
Future Grant Funded Projects - Project Management	Renewal 0%	1,500,000	0	0	0	0	1,500,000	1,500,000	0%	0%		
		2,300,000	4,669,720	0	4,075,180	8,744,901	13,460,091	4,715,190	65%	65%		
<b>230 - Technical Services</b>												
Survey Equipment	Renewal 100%	10,000	52	0	0	52	0	-52	0%	0%	Quarterly review, carryover required	Budget to be returned to Reserves
		10,000	52	0	0	52	0	-52	0%	0%		
<b>Total Capital Program</b>		<b>24,541,870</b>	<b>12,960,828</b>	<b>0</b>	<b>9,837,044</b>	<b>22,797,872</b>	<b>44,273,711</b>	<b>21,475,839</b>	<b>0%</b>	<b>0%</b>		





**15.11 STATEMENT OF INVESTMENTS & BANK BALANCES**

**Author:** Business Manager Finance & Customer Service  
 Director Corporate & Community Services

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** 1. Statement of Investments and Bank Balances Nov 2024.pdf  

<b>Link to Community Strategic Plan:</b>	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

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

**BACKGROUND**

To report on the Investment Performance and Bank Balances as at 1 December 2024.

**REPORT**

**1. Monthly Investment Performance Indicators**

Attached are the Investment Performance Indicators which compares Council’s portfolio against the Investment Policies Term Mix and Benchmark Interest Rates Performance indicators. Also attached is Council’s Investment Portfolio. Please note all interest rates and market values quoted in the Investment Portfolio Attachment are based on the latest available data.

**2. Statement of Investments and Bank Balances**

The amount of investments and bank balances as at the end of October 2024 was \$140,132,075 meaning that this month’s balance of \$144,293,127 equates to an increase of \$4,161,052 in investments and cash held.

The following table outlines the reasons for this decrease.

<b>Receipts</b>		
Rates & Water Receipts	6,354,184	
Financial Assistance Grant	271,373	
Sundry Debtors	2,038,140	
Grants & Contributions Received	1,917,068	
Loan borrowing received		
Other Income (including interest)	1,867,575	
<b>Total Receipts</b>		<b>12,448,340</b>
<b>Payments</b>		
Salaries and Wages	2,310,867	
Payments to Creditors	5,976,420	
<b>Total Payments</b>		<b>8,287,288</b>
<b>Increase/(Decrease) in Cash &amp; Investments</b>		<b>4,161,052</b>

**3. Cash and Investments Balance by Fund**

The amount of cash and investments held by each fund at 1 December 2024 is outlined in the following table:

<b>Fund</b>	
General	34,048,330
Domestic Waste	3,433,706
Water	34,713,325
Sewer	72,097,767
<b>Total</b>	<b>144,293,127</b>

## Statement of Investment and Bank Balances as at 1 December 2024

Description	Maturity Date	Investment Type	Rating	Current Interest Rate	Amount Invested
Commonwealth Bank - Cash Management Account		AC	A1+	0.10%	\$ 24,233,333
Commonwealth Bank of Australia 728 Day TD - Curve	25/09/2025	TD	A1	5.35%	\$ 2,000,000
Commonwealth Bank 366 Day TD - Income IAM	11/12/2024	TD	A2	5.40%	\$ 2,000,000
Commonwealth Bank of Australia 366 Day TD - IAM	11/12/2024	TD	A1	5.30%	\$ 3,000,000
Commonwealth Bank of Australia 367 Day TD - Curve	20/01/2025	TD	A1	5.22%	\$ 1,000,000
Commonwealth Bank of Australia 365D TD - Curve	31/01/2025	TD	A1	5.17%	\$ 2,000,000
Commonwealth Bank of Australia 365 Day TD - Curve	14/02/2025	TD	A1+	5.13%	\$ 1,000,000
Commonwealth Bank of Australia 365 Day TD - IAM Rolled from INV0820	21/02/2025	TD	A1	5.18%	\$ 2,000,000
Commonwealth Bank of Australia 427D TD - Curve	28/04/2025	TD	A1	5.06%	\$ 4,000,000
Commonwealth Bank of Australia 365 Day TD - CBA	28/02/2025	TD	A1+	4.92%	\$ 10,000,000
Commonwealth Bank of Australia 364 Day TD - Curve	28/02/2025	TD	A1	5.08%	\$ 1,000,000
Commonwealth Bank of Australia 365D TD	6/03/2025	TD	A1+	4.83%	\$ 10,000,000
Commonwealth Bank of Australia 364D TD - Curve	14/03/2025	TD	A1	5.13%	\$ 3,000,000
Commonwealth Bank of Australia 365D TD - Curve	19/03/2025	TD	A1	5.13%	\$ 2,000,000
Commonwealth Bank of Australia 365 Day TD - Curve	27/03/2025	TD	A1	5.11%	\$ 3,000,000
Commonwealth Bank 364D TD - Curve	17/04/2025	TD	A2	5.15%	\$ 3,000,000
Commonwealth Bank of Australia 365 Day TD - Curve	16/05/2025	TD	A1	5.30%	\$ 3,000,000
Commonwealth Bank 365 Day TD - NAB 9295 1144	3/06/2025	TD	A1+	5.25%	\$ 10,000,000
Commonwealth Bank of Australia 365 Day TD - CBA	6/06/2025	TD	A1+	4.86%	\$ 15,000,000
Commonwealth Bank of Australia 364 Day TD - Curve	20/06/2025	TD	A1	5.25%	\$ 2,000,000
Commonwealth Bank 365 Day TD	27/06/2025	TD	A1+	5.39%	\$ 5,000,000
Commonwealth Bank of Australia 365 Day TD - CBA	1/07/2025	TD	A1+	5.06%	\$ 10,000,000
Commonwealth Bank of Australia 365 Day TD - Curve	24/07/2025	TD	A1	5.35%	\$ 3,000,000
Commonwealth Bank of Australia 365 Day TD - CBA	8/08/2025	TD	A1+	4.75%	\$ 5,000,000
Commonwealth Bank 307 Day TD - Curve	18/06/2025	TD	A2	5.20%	\$ 5,000,000
Commonwealth Bank of Australia 734 Day TD - Curve	13/10/2026	TD	A1	4.60%	\$ 4,000,000
Commonwealth Bank of Australia 365D TD - IAM	22/10/2025	TD	A1	5.00%	\$ 2,000,000
Commonwealth Bank of Australia 365 Day TD - Curve	14/11/2025	TD	A1+	5.12%	\$ 5,000,000
<b>Total Investments Held</b>					<b>\$ 142,233,333</b>
<b>Total Investments Held</b>					<b>\$ 142,233,333</b>
Balance as per Passbook-Commonwealth Bank		1,240,741.86			

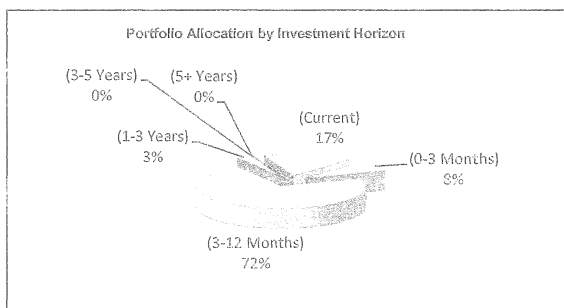
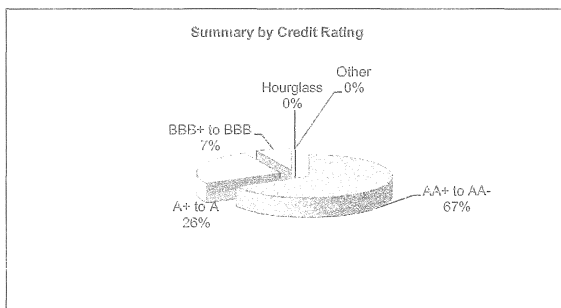
Id: Outstanding deposits	462,862.91	
Ass: Unpresented cheques	3,017.53	
Ass: EFTPOS Payments	-	1,700,587.24
<b>Balance as per Cash Book-Commonwealth Bank</b>		<hr/>
<b>Id- Trust Fund</b>		359,206.45
		<hr/>
<b>Total Cash &amp; Investments @ 1/12/2024</b>		<b>144,293,127.14</b>

Performance Indicators - Investments and Interest Earned - As at 1 Dec 2024

Diversification & Credit Risk							
Rating	Long Term Ratings	Short Term Rating	Long Term	Short Term	Total	Total %	Max
Scale	(Standard & Poors)	(Standard & Poors)	Actual	Actual	Actual	Actual	
1	AA+ to AA-	A1+	0	95,233,333	95,233,333	66.96%	100%
2	A+ to A	A1	0	37,000,000	37,000,000	26.01%	100%
3	BBB+ to BBB	A2	0	10,000,000	10,000,000	7.03%	30%
4	Hourglass		0	0	0	0.00%	0%
5	Other		0	0	0	0.00%	5%
			0	142,233,333	142,233,333	100.00%	
1	Within Policy Guidelines						
2	Within Policy Guidelines						
3	Within Policy Guidelines						
4	Within Policy Guidelines						
5	Within Policy Guidelines						

Portfolio - Term Mix					
		Actual	Actual %	Maximum	
A	At Call	(Current)	24,233,333	17.04%	100.00%
B	Working Capital	(0-3 Months)	11,000,000.00	7.73%	90.00%
C	Short Term	(3-12 Months)	103,000,000.00	72.42%	80.00%
D	Medium Term	(1-3 Years)	4,000,000.00	2.81%	30.00%
E	Medium To Long Term	(3-5 Years)	-	0.00%	30.00%
F	Long Term	(5+ Years)	-	0.00%	0.00%
			142,233,333		
A	Within Policy Guidelines				
B	Within Policy Guidelines				
C	Within Policy Guidelines				
D	Within Policy Guidelines				
E	Within Policy Guidelines				
F	Within Policy Guidelines				

Benchmark interest Rates Performance			
1	<b>Benchmark Rate - Average for 2024/25</b>		
	Benchmark Rate -Average for 2024/2025		4.3764%
	Portfolio Over Benchmark	118,000,000	100.00%
	Portfolio under Benchmark	-	0.00%
	Total	118,000,000	
	Excludes At Call	24,233,333	
	Total including At Call	142,233,333	
2	<b>Average Benchmark Rate for Financial Year</b>		
	Benchmark - 90 Day BBSW Average for July 2024		4.3937%
	Benchmark - 90 Day BBSW Average for August 2024		4.3725%
	Benchmark - 90 Day BBSW Average for September 2024		4.4188%
	Benchmark - 90 Day BBSW Average for October 2024		4.4044%
	Benchmark - 90 Day BBSW Average for November 2024		4.4192%
	Benchmark - 90 Day BBSW Average for December 2023		4.3605%
	Benchmark - 90 Day BBSW Average for January 2024		4.3535%
	Benchmark - 90 Day BBSW Average for February 2024		4.3395%
	Benchmark - 90 Day BBSW Average for March 2024		4.3471%
	Benchmark - 90 Day BBSW Average for April 2024		4.3628%
	Benchmark - 90 Day BBSW Average for May 2024		4.3653%
	Benchmark - 90 Day BBSW Average for June 2024		4.3793%
	<b>Average Benchmark Rate for Financial Year to Date</b>		<b>4.3764%</b>



**15.12 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 21 NOVEMBER 2024**

**Author:** Administration Officer - Technical Services  
Director Assets & Operations

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** 1. Minutes of the Traffic Committee Meeting held on 21 November 2024

**RECOMMENDATION**

That

1. The report from Director Operations in regard to the Traffic Committee minutes from Thursday 21 November 2024 be received.
2. The apology received from Inspector Amanda Watt and Ms Stacey Scott be accepted and leave of absence granted.
3. The Traffic Committee minutes from Thursday, 21 November 2024 be confirmed.
4. The report on the Local Traffic Committee – Policies, Procedure and Membership be received and endorsed.
5. The Policies and Procedures of the Local Traffic Committee, as contained in Attachment A to the subject report, be received and endorsed.
6. The information (non-voting) representatives to the Local Traffic Committee, as outlined in the subject report, be received, and endorsed.
7. That the report from the Road Safety Officer on the Ongoing Task List be received and the information noted.
8. The report on the programs and activities of the Road Safety Officer for June to October 2024 be received and noted.
9. The report on Traffic Committee Meeting dates for 2025 be received and noted.
10. The proposed dates for the Traffic Committee Meetings in 2025 be reviewed and endorsed.
11. The report requesting a 'No Stopping' zone in front of the Goulburn Mulwaree Animal Shelter on Ross Street, Goulburn be received and endorsed.
12. The details of the proposed signage in front of the Goulburn Mulwaree Animal Shelter to be shared with TfNSW.
13. The report for the request for an 'Australia Post Parking Only' sign be received.
14. The request for the 'Australia Post Parking Only' sign from 2.30pm to 3.00pm on weekdays, directly at the front of the North Goulburn Post Office - Union St, Goulburn be endorsed.
15. The 'Australia Post Parking Only' signage is to be designed in accordance with AS1742.1 regulatory standards.
16. The report from the Project Engineer – Assets and Operations regarding the Proposed Roundabout at the Intersection of Clinton and Deccan Streets be received.
17. The draft concept plans for the proposed roundabout at the Intersection of Clinton and Deccan Streets be endorsed.
18. A review of the internal radius of the roundabout should be conducted, and the central annulus should be raised from 50mm to a greater height.
19. The report on the Traffic Management Plan and Traffic Guidance Schemes for the annual

Goulburn Show being held on Saturday 1 March and Sunday 2 March 2025 be received.

20. The Traffic Management Plan for the annual Goulburn Show be endorsed.
21. The Committee members be provided with an updated version of the Traffic Guidance Schemes with the correct release dates for the Goulburn Show.
22. The report for the Traffic Guidance Scheme for the Australia Day event at Victoria Park on 26 January 2025 be received and endorsed.
23. The Committee members be provided with an updated version of the Traffic Guidance Scheme with the correct release dates for the Australia Day event.
24. The report of the Traffic Guidance Scheme for Bungonia Village Carols to be held on 21 December 2024 be received and endorsed.
25. The Committee members be provided with an updated version of the Traffic Guidance Scheme with the correct release dates for the Bungonia Village Carols.
26. The report of the Traffic Guidance Scheme for the Rotary Markets being held on 11 January 2025, 8 February 2025 and 8 March 2025 respectively be received and endorsed.
27. The Committee members be provided with an updated version of the Traffic Guidance Scheme reflecting the speed reduction on Sloane Street as per the Road Occupancy Licence for the Rotary Markets.
28. The report of Traffic Guidance Schemes for the Classic Riders Club Swap Meet, being held on Sunday 9 February 2025, at the Recreation Area Braidwood Road Goulburn be received and endorsed.
29. The Road Occupancy Licence for the Classic Riders Club Swap Meet event to be applied and shared with TfNSW once issued.
30. The report of the Traffic Guidance Scheme for Vibesfest being held 15 February 2025 be received and endorsed.
31. The Committee members be provided with an updated version of the Traffic Guidance Scheme reflecting speed zone reduction as per the Road Occupancy License for the Vibesfest event.

## REPORT

The purpose of this report is to advise Council and seek support of the considerations and recommendations of the Local Traffic Committee (LTC).

Please find attached the minutes of the LTC from its meeting on Thursday, 21 November 2024.



# MINUTES

## Traffic Committee Meeting

21 November 2024



**Order Of Business**

<b>1</b>	<b>Apologies .....</b>	<b>4</b>
<b>2</b>	<b>Late Items / Urgent Business .....</b>	<b>4</b>
<b>3</b>	<b>Disclosure of Interests .....</b>	<b>4</b>
<b>4</b>	<b>Confirmation of Minutes.....</b>	<b>4</b>
4.1	Minutes of the Traffic Committee Meeting held on 23 May 2024 .....	4
<b>5</b>	<b>Items for Consideration.....</b>	<b>5</b>
5.1	Local Traffic Committee - Policies, Procedures And Membership.....	5
5.2	Ongoing Task List .....	6
5.3	Road Safety Officer Report For June - October 2024.....	7
5.4	Traffic Committee Meeting Dates For 2025 .....	8
5.5	Request For 'No Stopping Zone' In Front of the Goulburn Mulwaree Animal Shelter Ross Street Goulburn.....	8
5.6	Request For Australia Post Parking Sign At North Goulburn Post Office .....	9
5.7	Proposed Roundabout At The intersection of Clinton And Deccan Streets.....	9
5.8	Traffic Management Plan Goulburn Show 2025 .....	10
5.9	Traffic Guidance Scheme Australia Day 2025 .....	10
5.10	Traffic Guidance Scheme Bungonia Village Carols 2024 .....	11
5.11	Traffic Guidance Scheme Rotary Markets 2025 .....	11
5.12	Traffic Guidance Scheme Classic Riders Club Swap Meet.....	12
5.13	Traffic Guidance Scheme Vibesfest 15 February 2025.....	12
<b>6</b>	<b>GENERAL BUSINESS .....</b>	<b>13</b>
6.1	General Business.....	13
<b>7</b>	<b>TASK LIST .....</b>	<b>13</b>
7.1	Task List.....	13

**MINUTES OF GOULBURN MULWAREE COUNCIL  
TRAFFIC COMMITTEE MEETING  
HELD AT THE WINDELLAMA ROOM, HETHERINGTON STREET  
ON THURSDAY, 21 NOVEMBER 2024 AT 9:00AM**

**PRESENT:** Mr. George Angelis – Director Assets & Operations GMC, Ms Annette Perram – TfNSW, Senior Constable Adam Newing - NSW Police

**IN ATTENDANCE:** Cr Christopher O'Mahoney, Ms Melanie Lausz – TfNSW, Sr Constable Hayley Upton – NSW Police, Mrs Amanda Brown – Road Safety Officer GMC, Mrs Kiran Mishra – Administration Officer, Technical Services

**1 APOLOGIES**

**COMMITTEE RESOLUTION 2024/25**

**Moved:** Mr George Angelis

**Seconded:** Ms Annette Perram - TfNSW

**That the apology received from Inspector Amanda Watt and Ms Stacey Scott be accepted and leave of absence granted.**

**CARRIED**

**2 LATE ITEMS / URGENT BUSINESS**

Nil

**3 DISCLOSURE OF INTERESTS**

Nil

**4 CONFIRMATION OF MINUTES**

**4.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 23 MAY 2024**

**COMMITTEE RESOLUTION 2024/26**

**Moved:** Mr George Angelis

**Seconded:** Ms Annette Perram - TfNSW

**RECOMMENDATION**

**That the Traffic Committee minutes from Thursday 23 May 2024 be confirmed.**

**CARRIED**

**5 ITEMS FOR CONSIDERATION****5.1 LOCAL TRAFFIC COMMITTEE - POLICIES, PROCEDURES AND MEMBERSHIP****COMMITTEE RESOLUTION 2024/27****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****RECOMMENDATION****That**

- 1. The report on the Local Traffic Committee – Policies, Procedure and Membership be received and endorsed.**
- 2. The Policies and Procedures of the Local Traffic Committee, as contained in Attachment A to the subject report, be received and endorsed.**
- 3. The information (non-voting) representatives to the Local Traffic Committee, as outlined in the subject report, be received and endorsed.**

**CARRIED**

## 5.2 ONGOING TASK LIST

### COMMITTEE RESOLUTION 2024/28

Moved: Ms Annette Perram - TfNSW

Seconded: S/Cst Adam Newing - NSW Police

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

The following task list includes ongoing tasks from past meetings and new tasks from the current meeting:

Responsible Officer	Task	Report by/Status
Road Safety Officer	Investigate reduction of the speed limit to 50km from 60km at Braidwood Road at Tarago and Lake Bathurst along with intersection treatment at Wallace Street and Braidwood Road.	Speed reduction has been requested through the TfNSW website.  TfNSW are reviewing and this has moved along in the process.  This is a TfNSW process. TfNSW have advised that this item can be removed from the Road Safety Officer's Ongoing Task List  To be removed.
Road Safety Officer	Investigate the feasibility of reducing parking to 1 hour from the current 2 hour time and change the parking to a 45-degree angle on Clinton Street, adjacent to Quest Apartments.	This is a TfNSW process. TfNSW have advised that this item can be removed from the Road Safety Officer's Ongoing Task List.  To be removed.
Road Safety Officer	<ul style="list-style-type: none"> <li>Road Occupancy Licence Approval for Braidwood Road to be forwarded to TfNSW.</li> <li>'Road Closed' signage for Sloane Street for the Motorcycle Grand Prix.</li> </ul>	Completed.
Road Safety Officer	Road Occupancy Licence approval for the Tallong Apple Festival to be forwarded to TfNSW	Completed.
Road Safety Officer	Obtain from Australia Post additional details regarding the required space, signage, door length, and sight distance.	Previously approved at May Traffic Committee Meeting, however on site it was determined location was incorrect.  Ensure the Australia Post signage is designed in accordance with AS1742.1

		<b>regulatory standards.</b>
<b>Road Safety Officer</b>	<b>Investigate additional speed humps at the roundabouts at Bourke Street at Bradley Street and Verner Street.</b>	<b>Given the feedback when Council installed speed cushions at the intersection of Bourke and Clifford streets it is recommended that any further traffic calming measures should be considered as part of a wider study in the future.</b>  <b>Completed.</b>
<b>Road Safety Officer</b>	<b>Request to explore vehicle/caravan/trailer parking options within the CBD area without displacing existing parking spots.</b>	<b>On reviewing it has been determined this is not a safe option for vehicle/caravan/trailer parking in this area.</b>  <b>Completed.</b>
<b>TfNSW</b>	<b>Council to work with TfNSW and NHVR to ensure that the current travel condition restrictions on Marulan South Road between the Hume Highway and Marulan South Quarry Road are consistent with signage and the Restricted Access Vehicle (RAV) maps</b>	<b>With the Council Road Safety Officer for consideration and liaising with NHVR to complete the form.</b>
<b>TfNSW</b>	<b>TfNSW to investigate installation of 'Please Limit Compression Braking In Residential Areas' signage on Braidwood Road through Tarago and Lake Bathurst.</b>	<b>This is a TfNSW process.</b> <b>TfNSW have advised that this item can be removed from the Road Safety Officer's Ongoing Task List.</b>  <b>Completed</b>

**CARRIED****5.3 ROAD SAFETY OFFICER REPORT FOR JUNE - OCTOBER 2024****COMMITTEE RESOLUTION 2024/29****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****That the report on the programs and activities of the Road Safety Officer for June to October 2024 be received and noted.****CARRIED**

**5.4 TRAFFIC COMMITTEE MEETING DATES FOR 2025****COMMITTEE RESOLUTION 2024/30****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****That:**

- 1. The report on Traffic Committee Meeting dates for 2025 be received and noted.**
- 2. The proposed dates for the Traffic Committee Meetings in 2025 be reviewed and endorsed.**
  - **Thursday, 23 January 2025 at 9:00 am**
  - **Thursday, 20 March 2025 at 9:00 am**
  - **Thursday, 22 May 2025 at 9:00 am**
  - **Thursday, 24 July 2025 at 9:00 am**
  - **Thursday, 25 September 2025 at 9:00 am**
  - **Thursday, 20 November 2025 at 9:00 am**

**CARRIED****5.5 REQUEST FOR 'NO STOPPING ZONE' IN FRONT OF THE GOULBURN MULWAREE ANIMAL SHELTER ROSS STREET GOULBURN****COMMITTEE RESOLUTION 2024/31****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****RECOMMENDATION****That:**

- 1. The report requesting a 'No Stopping' zone in front of the Goulburn Mulwaree Animal Shelter on Ross Street, Goulburn be received and endorsed.**
- 2. The details of the proposed signage to be shared with TfNSW.**

**CARRIED**

**5.6 REQUEST FOR AUSTRALIA POST PARKING SIGN AT NORTH GOULBURN POST OFFICE****COMMITTEE RESOLUTION 2024/32****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****That**

1. The report for the request for an 'Australia Post Parking Only' sign be received.
2. The request for the 'Australia Post Parking Only' sign from 2.30pm to 3.00pm on weekdays, directly at the front of the North Goulburn Post Office - Union St, Goulburn be endorsed.
3. The signage is designed in accordance with AS1742.1 regulatory standards..

**CARRIED****5.7 PROPOSED ROUNDABOUT AT THE INTERSECTION OF CLINTON AND DECCAN STREETS****COMMITTEE RESOLUTION 2024/33****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****That**

1. The report from the Projects Engineer – Assets and Operations regarding the Proposed Roundabout at the Intersection of Clinton and Deccan Streets be received.
2. The draft concept plans for the proposed roundabout at the Intersection of Clinton and Deccan Streets be endorsed.
3. Consideration be given to pedestrian connectivity at the proposed roundabout, and
4. A review of the internal radius of the roundabout should be conducted, and the central annulus should be raised from 50mm to a greater height.

**CARRIED**

**5.8 TRAFFIC MANAGEMENT PLAN GOULBURN SHOW 2025****COMMITTEE RESOLUTION 2024/34****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****That**

- 1. The report on the Traffic Management Plan and Traffic Guidance Schemes for the annual Goulburn Show being held on Saturday 1 March and Sunday 2 March 2025 be received.**
- 2. The Traffic Management Plan for the annual Goulburn show be endorsed.**
- 3. The Committee members be provided with an updated version of the Traffic Guidance Schemes with the correct release dates.**

**CARRIED****5.9 TRAFFIC GUIDANCE SCHEME AUSTRALIA DAY 2025****COMMITTEE RESOLUTION 2024/35****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****RECOMMENDATION****That:**

- 1. The report for the Traffic Guidance Scheme for the Australia Day event at Victoria Park on 26 January 2025 be received and endorsed.**
- 2. The Committee members be provided with an updated version of the Traffic Guidance Scheme with the correct release dates.**

**CARRIED****5.10 TRAFFIC GUIDANCE SCHEME BUNGONIA VILLAGE CAROLS 2024****COMMITTEE RESOLUTION 2024/36****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****RECOMMENDATION****That:**

- 1. The report of the Traffic Guidance Scheme for Bungonia Village Carols to be held on 21 December 2024 be received and endorsed.**
- 2. The Committee members be provided with an updated version of the Traffic Guidance Scheme with the correct release dates.**

**CARRIED**



**5.11 TRAFFIC GUIDANCE SCHEME ROTARY MARKETS 2025****COMMITTEE RESOLUTION 2024/37****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****RECOMMENDATION****That:**

- 1. The report of the Traffic Guidance Scheme for the Rotary Markets being held on 11 January 2025, 8 February 2025 and 8 March 2025 respectively be received and endorsed.**
- 2. The Committee members be provided with an updated version of the Traffic Guidance Scheme reflecting the speed reduction on Sloane Street as per the Road Occupancy Licence.**

**CARRIED****5.12 TRAFFIC GUIDANCE SCHEME CLASSIC RIDERS CLUB SWAP MEET****COMMITTEE RESOLUTION 2024/38****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****RECOMMENDATION****That:**

- 1. The report of Traffic Guidance Schemes for the Classic Riders Club Swap Meet, being held on Sunday 9 February 2025, at the Recreation Area Braidwood Road Goulburn be received and endorsed.**
- 2. The Road Occupancy Licence to be applied and shared with TfNSW once issued.**

**CARRIED**

**5.13 TRAFFIC GUIDANCE SCHEME VIBESFEST 15 FEBRUARY 2025****COMMITTEE RESOLUTION 2024/39****Moved: Ms Annette Perram - TfNSW****Seconded: S/Cst Adam Newing - NSW Police****RECOMMENDATION****That:**

1. The report of the Traffic Guidance Scheme (TGS) for Vibesfest being held 15 February 2025 be received and endorsed.
2. The Committee members be provided with an updated version of the Traffic Guidance Scheme reflecting speed zone reduction as per the Road Occupancy License.

**CARRIED****6 GENERAL BUSINESS****6.1 GENERAL BUSINESS**Amanda Brown

The report on the ANZAC Day Parade event will be presented at the next Traffic Committee meeting, as groundwork with NSW Police, TfNSW, and the RSL is ongoing. The RSL has requested the closure of the Clinton and Auburn Street intersection for the event.

Clinton Street is a TfNSW-managed road and a heavy vehicle route. Specific requirements must be met, including a Traffic Management Plan, heavy vehicle detours, and specialised signage. The Road Safety Officer will coordinate a meeting between TfNSW, NSW Police, the RSL, and the Council to address these requirements.

Annette Perram

Residents have raised concerns about the central median on Goldsmith Street near Goulburn Base Hospital, as drivers are cutting through oncoming traffic, creating a hazardous situation. Transport for NSW (TfNSW) has investigated the residents concerns and will make adjustments to the medium. They have included the works in their future works program.

**7 TASK LIST****7.1 TASK LIST**

Responsible Officer	Task	Report by/Status
Project Engineer	<ul style="list-style-type: none"> <li>• Consideration be given to pedestrian connectivity at the proposed roundabout at Clinton and Deccan Streets.</li> <li>• A review of the internal radius of the roundabout be conducted and the central annulus be raised from</li> </ul>	23 January 2025

	50mm to higher.	
Road Safety Officer	Details of the proposed signage of 'No Stopping Sign' outside the Animal shelter be shared with TfNSW	23 January 2025
Road Safety Officer	The Committee members be provided with an updated version of the Traffic Guidance Schemes with the correct issue dates for the Goulburn Show 2025	23 January 2025
Road Safety Officer	The Committee members be provided with an updated version of the Traffic Guidance Schemes with the correct issue dates for the Australia Day 2025	23 January 2025
Road Safety Officer	The Committee members be provided with an updated version of the Traffic Guidance Scheme with the correct issue dates for the Bungonia Village Carols 2024	23 January 2025
Road Safety Officer	The Committee members be provided with an updated version of the Traffic Guidance Scheme reflecting the speed reduction on Sloane Street as per the Road Occupancy Licence for the Rotary markets 2025	23 January 2025
Road Safety Officer	The Road Occupancy Licence for the Classic Riders Club Swap meet to be applied and shared with TfNSW	23 January 2025
Road Safety Officer	The Committee members be provided with an updated version of the Traffic Guidance Scheme reflecting speed zone reduction as per the Road Occupancy License for the VibesFest 2025	23 January 2025
Road Safety Officer	To coordinate a meeting between TfNSW, NSW Police, the RSL, and the Council to address the requirements of the ANZAC Day Parade Event.	23 January 2025
Road Safety Officer	Ensure the Australia Post signage is designed in accordance with AS1742.1 regulatory standards	23 January 2025
TfNSW	Council to work with TfNSW and NHVR to ensure that the current travel condition restrictions on Marulan South Road between the Hume Highway and Marulan South Quarry Road are consistent with signage and the Restricted Access Vehicle (RAV) maps	With the Council Road Safety Officer for consideration and liaising with NHVR to complete the form.

**The Meeting closed at 10.18am.**

**The minutes of this meeting were confirmed at the Traffic Committee Meeting held on 23 January 2025.**

.....

**CHAIRPERSON**

**15.13 MINUTES OF THE AUDIT AND RISK IMPROVEMENT COMMITTEE (ARIC) MEETING HELD ON 17 SEPTEMBER 2024**

**Author:** Acting Chief Executive Officer

**Authoriser:** Scott Martin, Acting Chief Executive Officer

**Attachments:** 1. **Audit and Risk Improvement Committee Minutes 17 September 2024** [↓](#) 

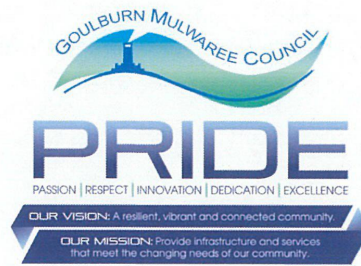
<b>Link to Community Strategic Plan:</b>	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
<b>Cost to Council:</b>	Nil
<b>Use of Reserve Funds:</b>	Nil

**RECOMMENDATION**

That the report from Acting Chief Executive Officer in regard to the Audit and Risk Improvement Committee Meeting Minutes held on Tuesday 17 September 2024 be received.

**REPORT**

Please find attached the minutes of the Audit and Risk Improvement Committee from its meeting held 17 September 2024. There were no issues from this committee that require Council endorsement.



# MINUTES

## Audit Risk and Improvement Committee (ARIC)

17 September 2024



**Order Of Business**

- 1. Attendees ..... 4**
- 2. Acknowledgement of Country ..... 4**
- 3. Apologies ..... 4**
- 4. Late Items/Urgent Business ..... 4**
- 5. Disclosure of interests ..... 4**
- 6 Confirmation of Minutes ..... 5**
  - 6.1 Minutes of the Audit Risk and Improvement Committee (ARIC) Meeting held on 27 June 2024 ..... 5
- 7 Items for Consideration ..... 5**
  - 7.1 Information & Communications Technology (ICT) Presentation ..... 5
  - 7.2 Ongoing Task List - Audit, Risk and Improvement Committee (ARIC) ..... 6
  - 7.3 'Out of Session' Task List Update ..... 6
  - 7.4 Chief Executive Officer's Report ..... 6
  - 7.5 Chief Financial Officer's Report ..... 7
  - 7.6 Annual Asset Valuation Methodology Report & Final Annual Asset Valuation Report ..... 7
  - 7.7 Draft Financial Statements ..... 8
  - 7.8 Interim 2024 Management Letter ..... 8
  - 7.9 Outstanding Recommendation Tracker ..... 9
  - 7.10 Internal Audit Progress Report ..... 9
  - 7.11 Governance Report ..... 10
  - 7.12 Insurance - Update on New Coverage & Claims Update ..... 10
  - 7.13 Fraud and Misconduct Report ..... 10
  - 7.14 Information & Communications Technology (ICT) Report ..... 11
  - 7.15 IT Risk and Governance Group Meeting Minutes ..... 11
  - 7.16 Project Delivery – Capital Project Completion v Budget ..... 11
  - 7.17 People and Culture Update ..... 12
  - 7.18 Annual Work Health & Safety (WHS) Report - 2023-24 Financial Year ..... 12
  - 7.19 Service Review Framework ..... 12
- 8 ARIC Business (if any) ..... 12**
- 9 Meeting Recap ..... 13**
- 10 Closed Session ..... 13**
- 11 Meeting Closed ..... 13**
- 12 Next Meeting ..... 13**
  - Task List ..... 14



**MINUTES OF GOULBURN MULWAREE COUNCIL  
AUDIT RISK AND IMPROVEMENT COMMITTEE (ARIC)  
HELD AT THE GOULBURN MULWAREE COUNCIL CHAMBERS  
ON TUESDAY, 17 SEPTEMBER 2024 AT 9.00AM**

**1. ATTENDEES**

Committee Members (Voting):

Independent members:

- Stephen Coates (Chairperson)
- Diana Hamonos
- Rachel Harris
- Bryce McNair

Invited Guests (Non-Voting):

Audit Office NSW representatives:

- Nicky Rajani (Via Teams)

Goulburn Mulwaree Council representatives:

- Aaron Johansson – Chief Executive Officer
- Brendan Hollands – Director Corporate and Community Services
- Ben Todkill – Business Manager Finance and Customer Services
- George Angelis – Director Assets & Operations
- Marina Hollands – Director Utilities
- Scott Martin – Director Planning & Environment
- Maria Timothy – Business Manager Governance
- Elise Jackson – Business Manager Human Resources
- Stephen Bool – Business Manager Information Services
- Amy Croker – Office Manager to Mayor and Chief Executive Officer (Minute Taker)

Canberra Region Joint Organisation (CRJO) representatives:

- Sharon Houlihan - Chief Executive Officer
- Paul Fitzsimons – Internal Audit (Via Teams)

**2. ACKNOWLEDGEMENT OF COUNTRY**

The following acknowledgement was made by the Chairperson.

“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. APOLOGIES**

Nil

**4. LATE ITEMS/URGENT BUSINESS**

Nil

**5. DISCLOSURE OF INTERESTS**

Nil

---

Audit Risk and Improvement Committee (ARIC) Minutes

17 September 2024

## 6 CONFIRMATION OF MINUTES

### 6.1 MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE (ARIC) MEETING HELD ON 27 JUNE 2024

#### AGREED

That the Audit Risk and Improvement Committee (ARIC) minutes from Thursday 27 June 2024 be endorsed.

#### QUESTIONS:

- NIL

#### TASK LIST ITEM:

- NIL

## 7 ITEMS FOR CONSIDERATION

### 7.1 INFORMATION & COMMUNICATIONS TECHNOLOGY (ICT) PRESENTATION

#### PRESENTATION

Council's Business Manager Innovation and Technology Stephen Bool addressed the Audit and Risk Improvement Committee with an update presentation on Council's Information & Communications Technology (ICT).

#### QUESTIONS:

- *When will the new servers be implemented?* TechOne is being implemented corporate wide. Will also be implementing new booking and water software. Will report back to future ARIC on implementation and schedule of new servers.
- *Do you have access to the lessons earned from cyber-attacks?* Council receives updates/alerts/recommendations from Cyber NSW and Cloud Strike.
- *What is Council's cyber posture?* Council are in a low to moderate alert status however high at protection level.
- *What exposure do you have?* The three servers listed in presentation and contractors. Council also include cyber risk in the procurement process.
- *Do you have a formal incident response team?* Yes was activated in July 2024. Feedback from that activation was that localised IT support staff reduced organisational down time.
- *Did restricting macros impact the organisations?* No we did not experience a large impact. Service NSW still use macros which is an issue.

#### TASK LIST ITEM:

- Report back to future ARIC on implementation and schedule of the new Technology One project.

---

Page 5

**7.2 ONGOING TASK LIST - AUDIT, RISK AND IMPROVEMENT COMMITTEE (ARIC)****AGREED**

That the Audit Risk and Improvement Committee receives and notes the Ongoing Task List.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- Nil

**7.3 'OUT OF SESSION' TASK LIST UPDATE****AGREED**

That the Audit Risk and Improvement Committee receives and notes the 'Out of Session' Task List update report.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- Nil

**7.4 CHIEF EXECUTIVE OFFICER'S REPORT****AGREED**

That the Audit Risk and Improvement Committee receives and notes the information in the Goulburn Mulwaree Council's Chief Executive Officers Report.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- Nil

---

Audit Risk and Improvement Committee (ARIC) Minutes

17 September 2024

#### 7.5 CHIEF FINANCIAL OFFICER'S REPORT

##### AGREED

That the Audit and Risk Committee receives and notes the information in the Goulburn Mulwaree Council's Chief Financial Officers Update.

##### QUESTIONS:

- Discussion took place regarding the Delivery and Operational Plan.
- *Who sets performance measures?* These come from the Community Strategic Plan and the four year Delivery Plan.

##### TASK LIST ITEM:

- Nil

#### 7.6 ANNUAL ASSET VALUATION METHODOLOGY REPORT & FINAL ANNUAL ASSET VALUATION REPORT

##### AGREED

That the Audit Risk and Improvement Committee receives and notes the Annual Asset Valuation Methodology Report and the Final Annual Asset Valuation Report.

##### QUESTIONS:

- *Clarification was sought regarding Council's rental property.* Brendan Hollands gave an update on Clinton Street rental arrangement.

##### TASK LIST ITEM:

- Nil

---

Page 7

## 7.7 DRAFT FINANCIAL STATEMENTS

### AGREED

That the Audit Risk and Improvement Committee has review the draft financial statements and provided feedback to Council Management and endorse the Draft Financial Statements (provided to ARIC 17.9.24) to council for review and passing on to the External Auditors.

### QUESTIONS:

- Contract liabilities discussion took place
- *How does Council ensure we don't dip into our unrestricted reserves?* Council monitors throughout the year.
- *Grants for operating purposes has decreased?* The \$20M received in 2022/23 was due to the flood funding grants which resulted in a decrease this year as they are coming to an end. There has also been a reduction in the advance component of the financial assistance grants resulting in just under \$2M less being identified as income for 2023/24.
- *Why has employee benefits increased?* This was due to the increase in wages
- *Do you have sustainability concerns?* Yes, thus the special rate variation was applied for.
- *Can narrative on specific notes be modified prior to final statements being published.* Noted

### TASK LIST ITEM:

- Nil

## 7.8 INTERIM 2024 MANAGEMENT LETTER

### AGREED

That Audit Risk and Improvement Committee receives and notes the Interim 2024 Management Letter.

### QUESTIONS:

- *Breach in compliance register - Note Issue 3 - Documenting Internal Control 'Council is not complying with the requirements of the Local Government (General) Regulation 2021' is concerning. When will this be rectified?* Update to be provided to future ARIC Meeting.
- *Where is Issue 3 Periodic User Access Review (repeat issue) up to?* Will be complete by 30.9.24.

### TASK LIST ITEM:

- Provide update on when Breach in compliance register - Note Issue 3 - Documenting Internal Control 'Council is not complying with the requirements of the Local Government (General) Regulation 2021' will be rectified.

**7.9 OUTSTANDING RECOMMENDATION TRACKER**

**AGREED**

That

1. The Audit Risk and Improvement Committee receives and notes the Outstanding Recommendation Tracker.
2. The Committee approve the deletion of items marked complete from the tracker that have been closed out in the interim management letter.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- The internal auditor to look at the completed Outstanding Recommendation Tracker and confirm completed items.

**7.10 INTERNAL AUDIT PROGRESS REPORT**

**AGREED**

That the Audit Risk and Improvement Committee receives and notes the Internal Audit Progress Report and has provided feedback on each of the items to the Internal Auditor.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- Stephen Coates to provide report on risk verses internal audit process to next ARIC Meeting
- Internal Audit Progress Report - Payroll internal audit to be moved to January 2025. Updated schedule to be circulated out of session.

**7.11 GOVERNANCE REPORT**

**AGREED**

That the Audit Risk and Improvement Committee receives and notes the Goulburn Mulwaree Council Governance Update.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- Nil

**7.12 INSURANCE - UPDATE ON NEW COVERAGE & CLAIMS UPDATE**

**AGREED**

That the Audit Risk and Improvement Committee receives and notes the Insurance – Update on New Coverage & Claims Update Report.

**QUESTIONS:**

- *Does Council have any remote theft issues - No*
- *Does Council have any cladding issues - No*

**TASK LIST ITEM:**

- Nil

**7.13 FRAUD AND MISCONDUCT REPORT**

**AGREED**

That the Audit Risk and Improvement Committee receives and notes the Fraud and Misconduct Report as part of the in camera session provided by the Chief Executive Officer.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- Nil

---

Audit Risk and Improvement Committee (ARIC) Minutes

17 September 2024

#### **7.14 INFORMATION & COMMUNICATIONS TECHNOLOGY (ICT) REPORT**

##### **AGREED**

That the Audit Risk and Improvement Committee receives and notes the Goulburn Mulwaree Council ICT Update.

##### **QUESTIONS:**

- Nil

##### **TASK LIST ITEM:**

- Nil

#### **7.15 IT RISK AND GOVERNANCE GROUP MEETING MINUTES**

##### **AGREED**

That the Audit Risk and Improvement Committee receives and notes the IT Risk and Governance Group meeting minutes and notes that no risks needed adding to Council's risk register as a result of these meetings.

##### **QUESTIONS:**

- Nil

##### **TASK LIST ITEM:**

- Nil

#### **7.16 PROJECT DELIVERY – CAPITAL PROJECT COMPLETION V BUDGET**

##### **AGREED**

That the Audit Risk and Improvement Committee receives and notes the Project Delivery – Capital Project Completion v Budget Report.

##### **QUESTIONS:**

- Nil

##### **TASK LIST ITEM:**

- Nil

---

Page 11



**7.17 PEOPLE AND CULTURE UPDATE****AGREED**

That the Audit Risk and Improvement Committee receives and notes the People and Culture Update.

**QUESTIONS:**

- *How is the risk of vacant positions managed?* Elise Jackson provided an update on vacant positions and workload being managed.

**TASK LIST ITEM:**

- Provide a culture update including survey results to next ARIC Meeting.

**7.18 ANNUAL WORK HEALTH & SAFETY (WHS) REPORT - 2023-24 FINANCIAL YEAR****AGREED**

That the Audit Risk and Improvement Committee receives and notes the information in the Goulburn Mulwaree Council Work Health & Safety Report for the 2023/24 financial year.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- Nil

**7.19 SERVICE REVIEW FRAMEWORK****AGREED**

That the Audit Risk and Improvement Committee receives and notes the report on the Service Review Framework.

**QUESTIONS:**

- Nil

**TASK LIST ITEM:**

- Nil

**8 ARIC BUSINESS (IF ANY)**

Nil

**9 MEETING RECAP**

1. The Committee notes with concern the continued deficit results & unrestricted cash balance and urges Council to actively consider appropriate balance of provision of community services.
2. Bryce McNair
  - a. Goulburn Mulwaree Council shows a level of maturity in the Audit and Risk area
3. Rachel Harris
  - a. Has concerns regarding Council's Financial Sustainability Issues
4. Diana Hamonos – Nil
5. Stephen Coates – Nil
6. Aaron Johansson
  - a. Stephen Bool and Maria Timothy's presentations were very good.
  - b. Proud of the Goulburn Mulwaree team providing the comprehensive financial statistic information.

**10 CLOSED SESSION**

Nil

**11 MEETING CLOSED**

12.07pm.

**12 NEXT MEETING**

27 November 2024

**TASK LIST**

No.	Description	Responsible Person	Meeting Task Determined	Target Date	Update
1.	Workshop to plan strategic direction of ARIC for next 4 years	Sharon Houlihan	12 March 2024	15 May 2024	
2.	The Audit Risk and Improvement Committee (ARIC) receive a 10 minute presentation followed by 10 minutes for question time in relation to the Asset & Capital Programs at a future meeting. The presentation to include current risks, the treatment of these risks and what does the future program look like.	Marina Hollands and George Angelis	27 June 2024	27 November 2024	
3.	Long term financial plan update to be provided to the September 2024 ARIC	Brendan Hollands	27 June 2024	17 September 2024	
4.	AI Procedure to be developed	Stephen Bool	27 June 2024	27 November 2024	
5.	Report back to future ARIC on implementation and schedule of the new Technology One project.	Stephen Bool	17 September 2024	27 November 2024	
6.	Interim 2024 Management Letter - Provide update on when Breach in compliance register - Note Issue 3 - Documenting Internal Control 'Council is not complying with the requirements of the Local Government (General) Regulation 2021' will be rectified.	Brendan Hollands	17 September 2024	27 November 2024	
7.	Look at the completed Outstanding Recommendation Tracker and confirm completed items.	Paul Fitzsimons	17 September 2024	27 November 2024	
8.	Provide report on risk verses internal audit process to next ARIC Meeting	Stephen Coates	17 September 2024	27 November 2024	
9.	Internal Audit Progress Report - Payroll internal audit to be moved to January 2025. Updated schedule to be circulated out of session.	Paul Fitzsimons	17 September 2024	27 November 2024	
10.	Provide a culture update including survey results to next ARIC Meeting	Elise Jackson	17 September 2024	27 November 2024	

Audit Risk and Improvement Committee (ARIC) Minutes

17 September 2024

The minutes of this meeting were confirmed at the Audit Risk and Improvement Committee (ARIC) held on 27 November 2024.



.....  
**Stephen Coates**  
**CHAIRPERSON**



**16 CLOSED SESSION**

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

**RECOMMENDATION**

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

**16.1 Replace Air Conditioning System - 1st Floor, 56 Clinton Street, Goulburn**

This matter is considered to be confidential under Section 10A(2) - c 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 information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

**17 CONCLUSION OF THE MEETING**

The Mayor will close the meeting.