



BUSINESS PAPER

Ordinary Council Meeting

28 January 2025

**Marina Hollands
Acting Chief Executive Officer**

We hereby give notice that an Ordinary Meeting of Council will be held on:
 Tuesday, 28 January 2025 at 6:00 PM
 in the Council Chambers, Civic Centre
 184 - 194 Bourke Street, Goulburn

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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 INTRODUCTION OF YOUTH COUNCIL MAYOR AND DEPUTY MAYOR

Author: Mayor

Attachments: Nil

PRESENTATION

Mayor Nina Dillon would like to introduce the Goulburn Mulwaree Youth Council Mayor Chloe and Deputy Mayor Hannah Orr who will be making a short address to Council at the meeting.

Youth Mayor Croker and Youth Deputy Mayor Orr have been in their roles since the Youth Council elections took place in mid-2024.

Youth Mayor Croker attends Goulburn High School and has been a member of the Youth Council for 3 years. Her interests include art, baking, hiking and travel.

Youth Deputy Mayor Orr attends Mulwaree High School and has been a member of the Youth Council for 2 years. Her interests include dance, physie and playing the bagpipes.

Both Youth Mayor Croker and Youth Deputy Mayor Orr attended the 2024 NSW Youth Council Conference held in Sydney in October.

Members of the Youth Council lead by Youth Mayor Croker and Youth Deputy Mayor Orr are keen to be involved with their community, further their leadership skills and be good role models for all members of the Goulburn Mulwaree community.

Special thanks must also be given to Carol James OAM for her dedication and service provided to making the Goulburn Mulwaree Youth Council such a success.

Goulburn Mulwaree Youth Council was established in 2008 and currently have 14 members. The Youth Council is open to young people aged between 12 and 24 years.

A photo will be taken at the meeting with Mayor Nina Dillon, Deputy Mayor Caitlin Flint, Youth Mayor Chloe Croker and Youth Deputy Mayor Hannah Orr to mark this important collaborative leadership group working together for the betterment of the Goulburn Mulwaree community.

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 17 DECEMBER 2024

Author: Acting Chief Executive Officer

Authoriser: Marina Hollands, Acting Chief Executive Officer

Attachments: 1. Minutes of the Ordinary Meeting of Council held on 17 December 2024

RECOMMENDATION

That the Council minutes from Tuesday 17 December 2024 and contained in Minutes Pages No 1 to 13 inclusive and in Minute Nos 2024/213 to 2024/234 inclusive be confirmed.



MINUTES

Ordinary Council Meeting

17 December 2024

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**MINUTES OF GOULBURN MULWAREE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, CIVIC CENTRE, 184 - 194 BOURKE STREET,
GOULBURN
ON TUESDAY, 17 DECEMBER 2024 AT 6:00 PM**

PRESENT: 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), Tony Stevens (Acting Director Utilities), Ken Wheeldon (Acting Director Corporate and Community Services), Stephanie Mowle (Acting Director Planning and Environment) & Shae Aliffi (Executive Support Officer).

1 OPENING MEETING

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

2 ACKNOWLEDGEMENT OF COUNTRY

The Deputy 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 Keith Smith.

4 APOLOGIES

RESOLUTION 2024/213

Moved: Cr Caitlin Flint
Seconded: Cr Jason Shepherd

That the apology received from Cr Nina Dillon be accepted.

CARRIED

5 APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

LEAVE OF ABSENCE

RESOLUTION 2024/214

Moved: Cr Caitlin Flint
Seconded: Cr Michael Prevedello

That the application for leave of absence from Cr Nina Dillon be accepted due to family commitments.

CARRIED

6 ATTENDANCE BY AUDIO VISUAL LINK

Nil

7 LATE ITEMS / URGENT BUSINESS

Nil

8 DISCLOSURE OF INTERESTS

Cr Liz McKeon declared a significant/non-pecuniary conflict of interest in Item 15.6 "2425T0002 Rural Road Rehabilitation - Bungendore Road and Currawang Road" as Cr Liz McKeon is employed by Endeavour Industries and Andy Divall, the Director of Denrith Pty Ltd is on the board of Endeavour Industries and is one of the tenderers listed in this report. Cr Liz McKeon will leave the meeting while discussion and resolution take place.

Cr Liz McKeon declared a significant/non-pecuniary conflict of interest in Item 15.7 "2425T0006 Winning and Crushing of Gravel" as Cr Liz McKeon is employed by Endeavour Industries and Andy Divall, the Director of Denrith Pty Ltd is on the board of Endeavour Industries and is one of the tenderers listed in this report. Cr Liz McKeon will leave the meeting while discussion and resolution take place.

Cr Liz McKeon declared a significant/non-pecuniary conflict of interest in Item 15.8" 2425T0003 Garroorigang Road Rehabilitation" as Cr Liz McKeon is employed by Endeavour Industries and Andy Divall, the Director of Denrith Pty Ltd is on the board of Endeavour Industries and is one of the tenderers listed in this report. Cr Liz McKeon will leave the meeting while discussion and resolution take place.

Cr Jason Shepherd declared a significant/non-pecuniary conflict of interest in Item 15.1" Marulan Quarry – Council Submission to the Environmental Impact Statement" as his employer GHD is engaged to carry out work by the proponent. It should be noted that Cr Shepherd has no personal involvement in the project. Cr Jason Shepherd will leave the meeting while public forum addresses take place and while the item is discussed and resolved.

9 PRESENTATIONS

9.1 FORMER COUNCILLOR SERVICE PLAQUE PRESENTATION

The service presentation was deferred due to unavailability of service recipients.

10 PUBLIC FORUM

Cr Jason Shepherd declared an interest in this item and took no part in the discussion on the matter. At 6.07pm, Cr Jason Shepherd left the meeting.

1. Wendy Dally addressed Council on Item 15.1 Marulan Quarry - Council Submission to the Environmental Impact Statement.
2. Graeme Dally addressed Council on Item 15.1 Marulan Quarry - Council Submission to the Environmental Impact Statement.

At 6:21 pm, Cr Jason Shepherd returned to the meeting.

3. Louise Clegg addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.

4. Penny Steel addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.
5. Stan Moore addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.
6. Mike Stekete, Vice-president, The Goulburn Group (TGG) addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.
7. Annie Bilton addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.
8. Joe Coles addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.
9. Allan Christie addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.

At 7:01 pm, Cr Daniel Strickland left the meeting.

10. Deborah Edwards addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.

At 7:03 pm, Cr Daniel Strickland returned to the meeting.

At 7:04 pm, Cr Daniel Strickland left the meeting.

11. Courtney Wallace addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.
12. Nick Robb, Director of Development & Kelsi Bolstad, Senior Environmental Planner (Via Teams) - Lightsource bp addressed Council on Item 15.2 Gundry Solar Farm - Council Submission to the Environmental Impact Statement.

At 7:33 pm, Cr Liz McKeon left the meeting.

At 7:35 pm, Cr Liz McKeon returned to the meeting.

13. Paul Thompson from Dev Core Property Group addressed Council on Item 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.

At 7:41 pm, Cr Keith Smith left the meeting.

At 7:43 pm, Cr Keith Smith returned to the meeting.

11 CONFIRMATION OF MINUTES

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

RESOLUTION 2024/215

Moved: Cr Michael Prevedello

Seconded: Cr Christopher O'Mahony

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.

CARRIED

12 MAYORAL MINUTE(S)

Nil

RESOLUTION 2024/216

Moved: Cr Caitlin Flint

Seconded: Cr Christopher O'Mahony

That Items 15.1, 15.2 & 15.3 be moved forward and dealt with at this part of the meeting.

CARRIED

15 REPORTS TO COUNCIL FOR DETERMINATION**15.1 MARULAN QUARRY - COUNCIL SUBMISSION TO THE ENVIRONMENTAL IMPACT STATEMENT**

Cr Jason Shepherd declared an interest in this item and took no part in the discussion or voting on the matter. At 7.49pm, Cr Jason Shepherd left the meeting.

At 7:53 pm, Cr Daniel Strickland returned to the meeting.

RESOLUTION 2024/218

Moved: Cr Christopher O'Mahony

Seconded: Cr Keith Smith

That

- 1. The report from the Acting Director Planning & Environment be received.**
- 2. Council lodges its formal objection to the proposed Marulan Quarry development.**
- 3. 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.

CARRIED

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

Against: Nil

At 7:58 pm, Cr Jason Shepherd returned to the meeting.

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

RESOLUTION 2024/219

Moved: Cr Bob Kirk

Seconded: Cr Michael Prevedello

That

1. The report from the Acting Director Planning & Environment be received.
2. Council confirms its objection to the proposed Gundry Solar Farm.
3. The following matters be lodged as Councillor's submission in addition to the technical submission compiled by Council Officers:
 - a. Non-compliance with Clause 2.42(2) of the State Environmental Planning Policy (Transport and Infrastructure) 2021, specifically as the project is likely to limit the capacity for growth on Goulburn as an identified regional city, and significantly and adversely impact the scenic quality and landscape character of Goulburn and the Gundry Plain.
 - b. Consideration be given to the Land and Environment Court judgment (IT Power (Australia) Pty Ltd v Mid-Western Regional Council [2023] NSWLEC 1800 – 28 December 2023), whereby the proposed solar farm is sited in such a manner that it would adversely impact upon adjoining residential dwellings and visually sensitive land, and minimise the capacity for co-location of agricultural pursuits on the land.
 - c. Consideration be given to Gundry residents and community concerns:
 - i. Being inconsistent with the existing rural residential landscape;
 - ii. Having an adverse visual impact on residential receivers within the Gundry Plain and city of Goulburn;
 - iii. Having an adverse impact upon the mental health of adjoining and nearby residents and landholders;
 - iv. Having uncertainty as to the impacts of electromagnetic radiation upon nearby residents;
 - v. Being likely to generate excessive and intrusive noise;
 - vi. Having a detrimental impact upon the natural environment;
 - vii. Not having greater prioritisation for local employment during construction;
 - viii. Not having regard for environmental sustainability when considering whole-of-life of the project, including not having a firm plan for decommissioning and the potential for the site and its infrastructure becoming abandoned at the conclusion of the project;
 - ix. Not having achieved a social licence with the surrounding residents;
 - x. Having an adverse impact on the ability to manage and control bushfires;
 - xi. Having a detrimental impact in terms of creating a heat bank effect on the surrounding landscape;
 - xii. The inability to house construction workers throughout the construction phase of the project, and the consequent impact on affordability and access to the local housing market.
 - xiii. Having a lack of a substantial, meaningful and ongoing Community Benefit Scheme and Neighbourhood Benefit Sharing Scheme in line with

community and neighbourhood expectations.

xiv. The suitability of the site for this proposal.

- d. That in the event that consent is granted (either via delegation by NSW DPPI or the NSW Independent Planning Commission), conditions of consent require the developer to enter into a Voluntary Planning Agreement reflective of the NSW Benefit Sharing Guidelines – Guidance for Large Scale Renewable Energy Projects.**

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

CARRIED

In Favour: Crs Bob Kirk, Michael Prevedello, Daniel Strickland, Keith Smith, Christopher O'Mahony and Caitlin Flint

Against: Crs Jason Shepherd and Liz McKeon

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

RESOLUTION 2024/220

Moved: Cr Liz McKeon

Seconded: Cr Keith Smith

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.

CARRIED

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

Against: Nil

13 NOTICE OF MOTION(S)

13.1 NOTICE OF MOTION - GOULBURN - RAIL TRAIL STEERING COMMITTEE

RESOLUTION 2024/221

Moved: Cr Bob Kirk

Seconded: Cr Daniel Strickland

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 28 February 2025.**
- 4. Members of the previous committee (now in abeyance) be invited to nominate as committee members.**
- 5. Cr Michael Prevedello, Cr Bob Kirk & Cr Liz McKeon be appointed as Council delegates.**

CARRIED

14 NOTICE OF RESCISSION(S)

Nil

15 REPORTS TO COUNCIL FOR DETERMINATION

15.4 SHARED PATHWAYS PROJECT IN SOUTH GOULBURN

RESOLUTION 2024/222

Moved: Cr Christopher O'Mahony

Seconded: Cr Caitlin Flint

That the report from the Business Manager Community Facilities on Shared Pathways Project in South Goulburn be received and the information noted.

CARRIED

15.5 DRAFT REGIONAL COMMUNITY STRATEGIC PLAN 2042**RESOLUTION 2024/223****Moved: Cr Bob Kirk****Seconded: Cr Caitlin Flint****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.**

CARRIED

Cr Liz McKeon declared an interest in Items 15.6, 15.7 & 15.8 and took no part in the discussions or voting on these matter. At 9.25pm Cr Liz McKeon left the meeting.

15.6 2425T0002 RURAL ROAD REHABILITATION- BUNGENDORE ROAD AND CURRAWANG ROAD**RESOLUTION 2024/224****Moved: Cr Jason Shepherd****Seconded: Cr Michael Prevedello****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.**

CARRIED**15.7 2425T0006 WINNING AND CRUSHING OF GRAVEL****RESOLUTION 2024/225****Moved: Cr Daniel Strickland****Seconded: Cr Bob Kirk****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.**

CARRIED

15.8 2425T0003 GARROORIGANG ROAD REHABILITATION**RESOLUTION 2024/226****Moved: Cr Michael Prevedello****Seconded: Cr Jason Shepherd****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.**

CARRIED

At 9:30 pm, Cr Liz McKeon returned to the meeting.

15.9 ROCKY HILL WAR MEMORIAL - CONCRETE SPALLING REMEDIATION**RESOLUTION 2024/227****Moved: Cr Daniel Strickland****Seconded: Cr Christopher O'Mahony****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.**

CARRIED**15.10 MONTHLY FINANCIAL REPORT****RESOLUTION 2024/228****Moved: Cr Michael Prevedello****Seconded: Cr Jason Shepherd****That the report by the Business Manager Finance & Customer Service and Director Corporate & Community Services on the Monthly Financial Report be noted.****CARRIED****15.11 STATEMENT OF INVESTMENTS & BANK BALANCES****RESOLUTION 2024/229****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**

15.12 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 21 NOVEMBER 2024**RESOLUTION 2024/230****Moved: Cr Caitlin Flint****Seconded: Cr Daniel Strickland****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.**

CARRIED

15.13 MINUTES OF THE AUDIT AND RISK IMPROVEMENT COMMITTEE (ARIC) MEETING HELD ON 17 SEPTEMBER 2024

RESOLUTION 2024/231

**Moved: Cr Christopher O'Mahony
Seconded: Cr Caitlin Flint**

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.

CARRIED

16 CLOSED SESSION

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

RESOLUTION 2024/232

Moved: Cr Caitlin Flint

Seconded: Cr Daniel Strickland

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.

CARRIED

Council resolved into Closed Session at 9.42pm.

At 9:53 pm, Cr Liz McKeon left the meeting.

At 10:00 pm, Cr Liz McKeon returned to the meeting.

16.1 REPLACE AIR CONDITIONING SYSTEM - 1ST FLOOR, 56 CLINTON STREET, GOULBURN**RESOLUTION 2024/233**

Moved: Cr Caitlin Flint

Seconded: Cr Daniel Strickland

That:

- 1. The report on replacement of the air conditioning system - 1st Floor, 56 Clinton Street, Goulburn be received.**
- 2. Council approves replacement of the air conditioning system servicing 1st Floor at 56 Clinton Street, Goulburn (known as Workspace Goulburn) to take place over two financial years i.e. 2024/25 and 2025/26.**
- 3. A tender be undertaken, consistent with Option 1 referred to in this report to replace the air conditioning system servicing 1st Floor at 56 Clinton Street, Goulburn.**
- 4. A future report be prepared on the outcome of tenders for Council's consideration.**

CARRIED

OPEN COUNCIL

RESOLUTION 2024/234

Moved: Cr Daniel Strickland

Seconded: Cr Caitlin Flint

- 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

Council moved back into Open Council at 10:01pm.

17 CONCLUSION OF THE MEETING

The Meeting closed at 10.03pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 28 January 2025.

.....
Cr Caitlin Flint
Deputy Mayor

.....
Scott Martin
Acting Chief Executive Officer

12 MAYORAL MINUTE(S)

Nil

13 NOTICE OF MOTION(S)**13.1 NOTICE OF MOTION - ACCESS AND INCLUSION (DISABILITY) ADVISORY COMMITTEE****Attachments: Nil**

I, Councillor Liz McKeon, give notice that at the next Ordinary Meeting of Council be held on 28 January 2025, I intend to move the following motion:-

MOTION

That:

1. Council establishes an Access and Inclusion (Disability) Advisory Committee to:
 - a) Assist with the development, implementation and review of Goulburn Mulwaree Council's Access and Inclusion (Disability) Action Plan.
 - b) To provide strategic, expert and impartial advice on the development, implementation, and review of the Goulburn Mulwaree's policies, strategies and plans to advance the inclusion of people with disability.
 - c) Provide input to enhance inclusion and accessibility of Council's infrastructure, facilities, events, services, programs, systems and information for people with disabilities.
 - d) Advise Council on matters relating to access and mobility issues with particular emphasis on issues for people with disabilities.
 - e) Provide a forum for raising issues of concern to Council on the interests of people with disabilities.
 - f) Strengthen partnerships and promote collaboration with disability service providers.
 - g) Celebrate the achievements of people with a disability in the Goulburn Mulwaree LGA.
2. The Acting Chief Executive Officer prepares appropriate Terms of Reference for acceptance by Council. The makeup of the Committee is to include two Councillors and a minimum of three community representatives. The committee will meet approximately three times per year.
3. Council seeks expressions of interest from interested persons to serve on this Committee, with nominations to be called following the adoption of the Terms of Reference.
4. Councillor Liz McKeon and Councillor ____ be appointed as Councillor representatives.

RATIONALE

This notice of motion is seeking to establish an Access and Inclusion (Disability) Advisory Committee to provide advice to Council on a wide range of issues affecting community members with disabilities.

The Goulburn Mulwaree community has great need for better representation. According to the Goulburn Mulwaree Disability Inclusion Action Plan 2021-2026, 7.2% of our residents need help in their day to day lives due to disability. This is higher than the national average of 5.8%.

In addition, we live in an aging community where 20.9% of residents are aged 65 years or older. These residents may not have a disability but would certainly benefit from a disability friendly community.

Access and Inclusion (Disability) Advisory Committees are common across Australia and are regarded as a key resource to ensure that the needs and requirements of people with disabilities are planned for in the various services, functions and projects that are undertaken by Council. The Committees also play a leading role to ensure that Council develops and delivers plans and strategies, but also ensure that these plans and strategies are living documents that advance the community.

Council also undertakes many publicly accessible infrastructure projects. Recent examples include the Goulburn Performing Arts Centre, Goulburn Aquatic and Leisure Centre and SES Emergency Operations Centre.

Future projects would benefit greatly from early input in the planning phase to ensure the needs of people with a disability are considered into the final design rather than having to adapt later on, often at greater cost and inconvenience to the community.

There are of course other benefits. An Access Advisory Committee would provide a consistent and appropriate avenue for the community to bring matters relating to access and mobility to the attention of Council. This is something that is currently missing and means that consideration for access for people with disabilities would be considered for every aspect of Council's business, including community events, the development of planning controls, budgeting and future capital works programs.

Finally, Goulburn is home to many disability service providers. At present there is room for better representation for information sharing and collaboration between these providers and Council. An Access Advisory Committee would provide the platform to build new partnerships and strengthen existing relationships with the service providers within our community.

I commend this Notice of Motion to Council.

Cr Liz McKeon

ACTING CHIEF EXECUTIVE OFFICER RESPONSE

In line with clause 3.12 of Council's Model Code of Meeting Practice I wish to provide comment in relation to the proposed motions legal, strategic, financial or policy implications.

Consultation has been undertaken between Cr McKeon and Director Planning & Environment Scott Martin in relation to this Notice of Motion and I am comfortable with the Motion.

14 NOTICE OF RESCISSION(S)

Nil



15 REPORTS TO COUNCIL FOR DETERMINATION

15.1 POST EXHIBITION REPORT - PLANNING PROPOSAL- LAND USE ZONING AND MINIMUM LOT SIZE AMENDMENT AT 129 MARY’S MOUNT ROAD AND 110 - 118 MIDDLE ARM ROAD, GOULBURN

Author: Senior Strategic Planner

Director Planning & Environment

Authoriser: Marina Hollands, Acting Chief Executive Officer

- Attachments:**
1. 129 Marys Mount Rd - Council Report and Minutes_19 Dec 2023  [↓](#)
 2. REZ_0002_2324 - Exhibition - Planning Proposal_129 Middle Arm Road et al  [↓](#)

Reference to LSPS:	Planning Priority 4: Housing – Vision 2040 - A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.
Planning Proposal Ref:	Portal Ref: PP_2023_1983 Council Ref: REZ/0002/2324
Address:	129 Mary’s Mount Road & 110-118 Middle Arm Road

RECOMMENDATION

That:

1. The post exhibition report from the Senior Strategic Planner on the planning proposal to rezone parts of 129 Mary’s Mount Road (Lot 1/2, DP 1290900) and parts of 110-118 Middle Arm Road (Lots 2/3, DP 12901983), Goulburn be received.
2. Council endorse the current planning proposal to amend the Goulburn Mulwaree Local Environmental Plan 2009 by rezoning land located at 129 Mary’s Mount Road and 110-118 Middle Arm Road as follows:
 - a. Land zoned R2 Low Density Residential or RU6 Transition which contains significant biodiversity to be avoided to C2 Environmental Conservation with no minimum lot size.
 - b. Land zoned RU6 Transition which does not contain significant biodiversity to be avoided to R2 Low Density Residential with a minimum lot size of 700m2.
3. A draft instrument be prepared that is consistent with the above amendments.
4. The Acting General Manager, using Council’s delegated plan-making authority, prepare and finalise the LEP amendments as soon as practicable.

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

A planning proposal request was submitted in September 2023 in relation to 129 Mary’s Mount Road (Blakeley’s Run) and 110-118 Middle Arm Road, Goulburn (**Figure 1**).

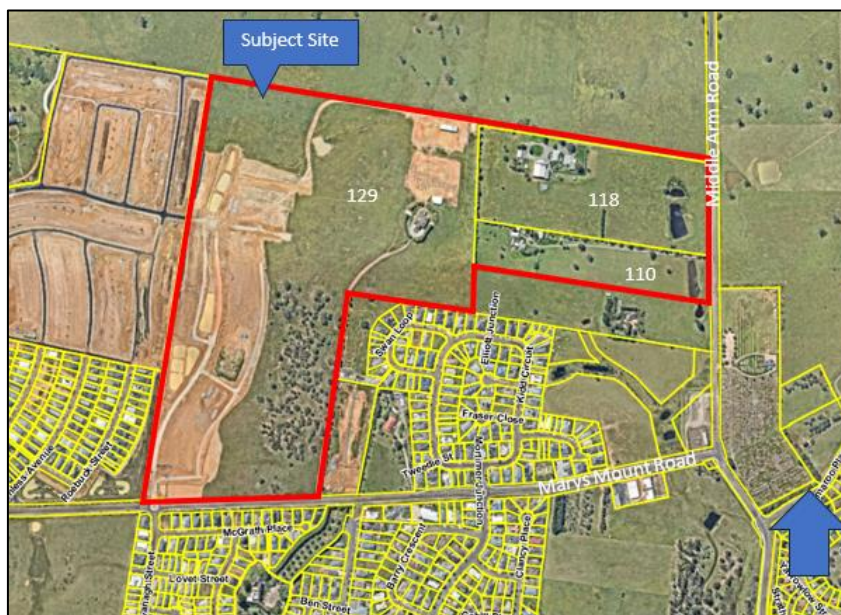


Figure 1: Site Location Plan

The area is located within Precinct 5 Middle Arm West of the *Urban and Fringe Housing Strategy*, identified as a potential pre-2036 opportunity area for urban infill.

The subject area is currently zoned part R2 Low Density Residential and Part RU6 Transition. The existing R2 Zoned area over all sites is approximately 44ha with the existing RU6 Transition Zone covering approximately 12ha.

The original zonings for this precinct were identified in 2009 and considered the potential for biodiversity and topographical constraints. Subsequently, through the development assessment process and further detailed biodiversity assessment, the affected areas have been refined.

Most of the subject area is covered by an approved residential subdivision (Blakeley’s Run). The proposal does include land to the rear of 110-118 Middle Arm Road which is mostly zoned residential but includes a strip of RU6 Transition land adjoining the boundary with Blakeley’s Run.

Council endorsed the preparation of a planning proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* by rezoning parts of land at 129 Mary’s Mount Rd and 110-118 Middle Arm Road on 19 December 2023.

A copy of the formal council report and resolution which includes the areas development history is available in **Attachment 1**.

REPORT

Following Council endorsement, a planning proposal was prepared to amend the zoning and minimum lot size provisions of the *Goulburn Mulwaree LEP* to better reflect the land usage and capability. A copy of the Planning Proposal report- Exhibition version is available to view in **Attachment 2**.

Figure 2 illustrates the current and proposed land use zonings and the current and proposed minimum lot size including the approved subdivision layout.

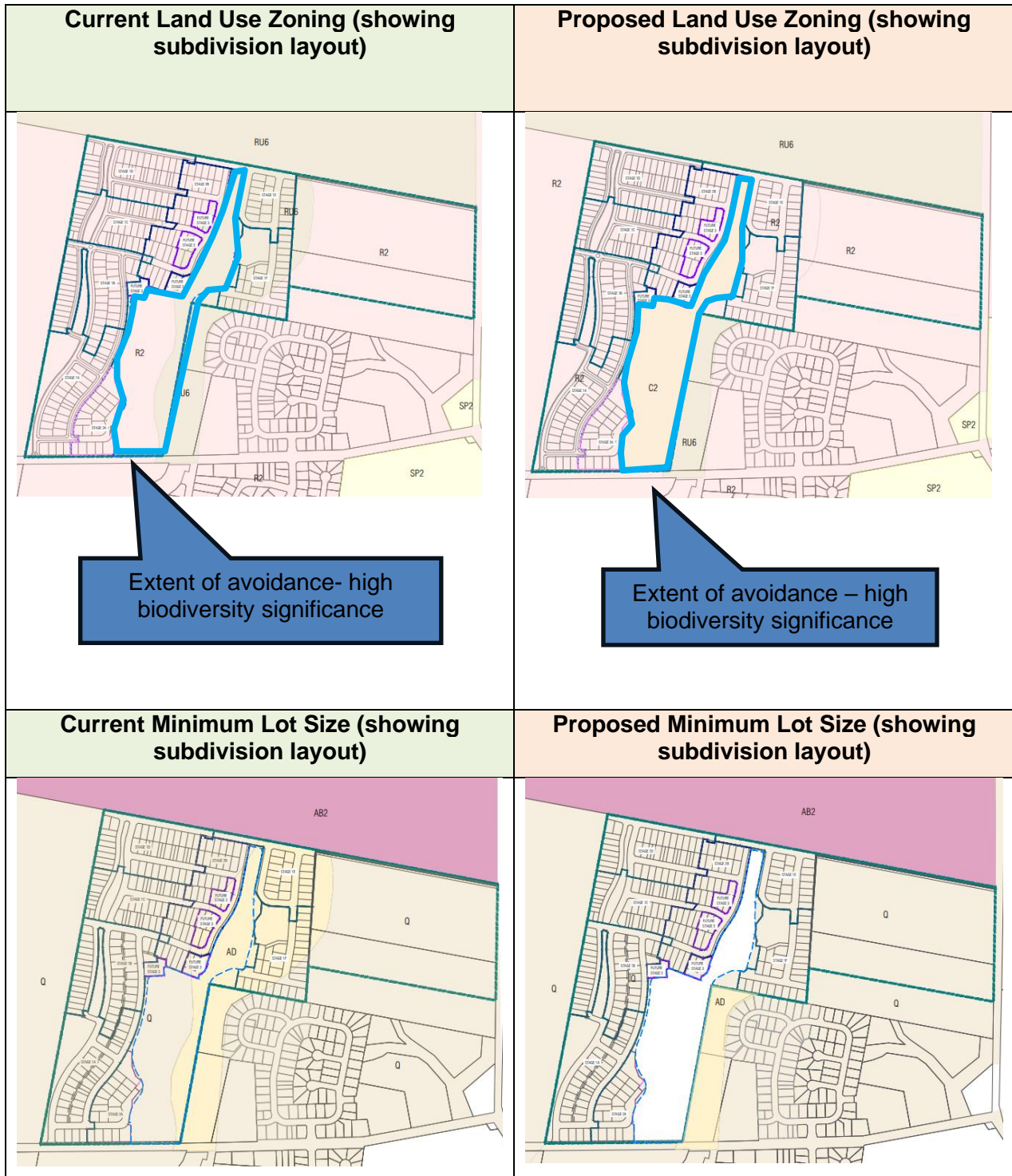


Figure 2: Current & Proposed Land Use Zonings & Minimum Lot Sizes

The intent of this planning proposal is to enable the subdivision of land identified in the *Urban and Fringe Housing Strategy* for residential development and to rezone an area of high biodiversity significance with a corresponding zone which reflects conservation objectives.

A conditional Gateway determination was issued by the NSW Department of Planning, Housing and Infrastructure on 24 July 2024. Further stakeholder consultation was undertaken with NSW Rural Fire Service, Water NSW, State Emergency Service, NSW Department of Climate Change, Energy, the Environment and Water and Pejar Local Aboriginal Land Council following the Gateway determination. The gateway determination confirmed Council as the delegated plan making authority for this planning proposal.

The planning proposal considered a range of issues, received a positive gateway determination, consulted with relevant agencies for their advice and publicly exhibited the proposed changes.

The following issues have been considered in the planning proposal:

Biodiversity

The majority of the 129 Mary's Mount Rd site is cleared grazing land currently being developed as a residential subdivision with an area of native vegetation which is subject to an approved Biodiversity Development Assessment Report (BDAR) and is being set aside as a reserve. Numbers 110 – 118 Middle Arm Road each contain a dwelling and outbuildings and are used for extensive agriculture (grazing). This area was subject to an Ecological Assessment and site inspection by Council's Biodiversity Officer.

The rezoning identifies land which is suitable for urban residential development and provides a mechanism through zoning to avoid land which is considered to contain significant biodiversity as identified in the BDAR. Some of the affected area is currently zoned RU6 Transition with a 100ha minimum lot size.

The Biodiversity/Ecology assessments have found that some of this area does not have significant biodiversity value (particularly where occurring on 110 – 118 Middle Arm Road and the adjoining portion of 129 Marys Mount Road). Whilst a portion of 129 Marys Mount Road currently zoned R2 Low Density Residential is identified in the BDAR as being significant biodiversity, this is included in the avoided area which is proposed to be zoned C2 Environmental Conservation. The C2 zone is a more appropriate zone in relation to its objectives and land uses for a biodiversity avoidance area.

Council's Biodiversity Officer confirmed that areas proposed to be rezoned to R2 Low Density Residential contain no threatened species and there is not a likely significant impact on biodiversity values in the area.

The Department of Climate Change, Energy, the Environment and Water - Biodiversity also support the planning proposal and are satisfied the proposal is consistent with the Ministerial Directions 1.1 Implementing Regional Plans and 3.1 Conservation Zones.

Overall, this proposal is considered to serve to enhance the biodiversity protections within the overall subject area by ensuring land with biodiversity significance is zoned C2 Environmental Conservation and areas with little to no biodiversity significance are zoned for residential purposes.

Contamination

A Preliminary Site Investigation- contamination submitted with the approved development application was resubmitted with the planning proposal. This assessment concluded that the site is suitable for the proposed residential subdivision subject to a number of measures during any future development works.

Council's development assessment team have already assessed contamination of the site through the approved subdivision and included conditions of consent to resolve any outstanding contamination issues.

A Preliminary Site Investigation- contamination submitted for the 110-118 Middle Arm Road part of the site concluded the risk of gross chemical contamination to be low and the site suitable for the proposed rezoning.

The site is considered suitable for its proposed residential use in regard to contamination.

Flooding

The subject site is located within the boundaries of the *Goulburn Floodplain Risk Management Study and Plan*.

The study does not identify the site as subject to riverine or major tributary flooding. The wider site area is subject to a drainage corridor along the western boundary of 129 Marys Mount Road and another along the eastern boundary of 110-118 Middle Arm Road. These drainage corridors are subject to overland flows but are located in sections of the site not affected by the proposed zoning changes.

Notwithstanding, Council's *Development Control Plan* (DCP) includes provisions for these drainage lines and the requirement to provide for overland flows. The already approved subdivision at 129 Mary's Mount Road has incorporated drainage works along the western boundary. In relation to the drainage corridor along the eastern boundary, Council will work with the developers for 110-118 Middle Arm Road in the future to provide for suitable drainage arrangements for this flow path.

The planning proposal has also been accompanied by a *Flood Impact and Risk Assessment* (FIRA) to identify any associated issues with the safe occupation and efficient evacuation of the site. The assessment concludes that safe occupation can be achieved, and evacuation can be demonstrated through to at least a 1% AEP Event. Further development of the residential release area will result in improvements to the existing road network which will be likely to result in better access in rarer events.

The Department of Climate Change, Energy, the Environment and Water- Flooding in their referral response confirmed the planning proposal intends to zone flood prone areas of the site to environmental conservation, including the waterway and environmental areas to protect the integrity of the watercourse. It also confirms that the FIRA has identified isolation risk issues and recommended consultation is undertaken with NSW SES to assist Council in making an informed decision on the flood related risks of the proposal.

NSW SES referral response acknowledges the planning proposal has been considered against Ministerial Direction 4.1 Flooding, the Flood Prone Land Policy, Manual and Toolkit. It confirms the proposal is not known to be at risk of riverine flooding and areas proposed to be rezoned are not affected by overland flow flooding. In addition, the SES support the proposed C2 Environmental Conservation zoning around the watercourses.

Aboriginal Cultural Heritage

The planning proposal has been supported by an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in consultation with the Pejar Local Aboriginal Land Council (Pejar LALC). The assessment found the overall area contained two aboriginal heritage sites. These heritage sites are included with the already approved subdivision and within the proposed C2 Environmental Conservation Zone and will be unaffected by built development.

Heritage NSW in their referral response raised concerns regarding the length of time available for Registered Aboriginal Parties to respond and have input into the methodology of the assessment. They also requested that the AHIMS site cards for the identified Aboriginal heritage sites be updated and all AHIMS site locations be marked on maps during construction as no-go areas unless an Aboriginal heritage impact permit has been issued.

The proposal site is already subject to an approved subdivision which is currently underway and further amendment of the ACHAR to account for additional consultation would serve no additional benefit. This is especially the case considering the identified Aboriginal heritage sites are located within areas proposed as C2 Environmental Management where no development is proposed, and any impacts are avoided.

Pejar LALC was afforded an additional opportunity to comment on the planning proposal prior to public exhibition with no response received. In addition, direct notification and invitations to comment on the planning proposal at the exhibition stage were sent to Pejar Local Aboriginal Land Council, Burra Burra Aboriginal Corporation, Murrindyarr Aboriginal Corporation and Mulwaree Aboriginal Community. No comments were received during the exhibition period.

Water Quality

The Blakely's Run residential subdivision is currently under construction and includes approved water quality mitigations as per the development consent with water quality issues already addressed. There is only 1ha of current RU6 Transition land proposed to be rezoned to R2 Low Density Residential which sits outside the approved subdivision. This additional area will be connected to the Council's water and sewer infrastructure and be required to demonstrate a neutral or beneficial effect on water quality (NorBE) as a part of the development application process.

Water NSW raised no objections to the planning proposal but recommended clarification on the permissibility of stormwater management measures in the C2 Environmental Conservation zone. In response, the planning proposal was updated to confirm that *State Environmental Planning Policy (Transport & Infrastructure) 2021* (Clause 2.138, Division 20) permits stormwater management systems with consent on any land (including C2 zoned land)

Traffic and Parking

A Traffic and Parking Assessment was initially assessed through the existing approved subdivision but a Traffic and Parking Assessment was also undertaken for the subdivision modification application which considered the rezoning of the RU6 Transition zoned land to R2 Low Density Residential.

The assessment found that given the low level of additional development resulting from the zoning changes, there would be only a minor impact on the capacity of the road network.

In addition, the amended zonings will provide for better connectivity for the design of the roads and residential development between the approved subdivision of Blakely's Run and the future subdivision of 110-118 Middle Arm Road.

Consultation and Submissions made in accordance with Act or Regulations

Public Exhibition

Public Exhibition was undertaken between Friday 15 November 2024 and Monday 16 December 2024 via the following methods:

- Direct notification to local Aboriginal community groups
- Direction notification to neighbours
- Publication on Council's website
- Hard copies of the planning proposal and supporting documentation available to view at the Civic Centre reception and library

No submissions were received during the exhibition period.

Conclusion and Recommendation

The planning proposal will realign zone boundaries to better reflect biodiversity constraints and facilitate a small amount of additional land for residential development. The proposal will also safeguard significant biodiversity areas as C2 Environmental Conservation. Additionally, the

rezoning of RU6 Transition land to R2 Low Density Residential will facilitate a Torrens rather than Community Title subdivision.

Engagement with State agencies, Aboriginal community groups and the public has been undertaken with no outstanding objections and the conditions of the Gateway determination have been resolved.

It is recommended that the proposal for zoning and minimum lot size amendments to the *Goulburn Mulwaree Local Environmental Plan 2009* in relation to parts of 129 Marys Mount Road and 110-118 Middle Arm Road be endorsed by Council and submitted to the Department of Planning, Housing and Infrastructure for finalisation.

FINANCIAL IMPLICATIONS

There are no financial implications identified in association with the provisions of the planning proposal.

LEGAL IMPLICATIONS

There are no known legal implications identified in association with the provisions of the planning proposal.



MINUTES

Ordinary Council Meeting

19 December 2023

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16.2 GOULBURN CBD HEALTH CHECK 2023**RESOLUTION 2023/286****Moved: Cr Carol James OAM****Seconded: Cr Steven Ruddell****That:**

1. The Goulburn CBD Health Check 2023 report from the Senior Strategic Planner be received.
2. The Goulburn CBD Health Check 2023 be adopted.
3. Council endorses the development of the CBD Health Check 2025.

CARRIED**16.3 PLANNING PROPOSAL- 129 MARYS MOUNT ROAD AND 110-118 MIDDLE ARM ROAD, GOULBURN****RESOLUTION 2023/287****Moved: Cr Andrew Banfield****Seconded: Cr Steven Ruddell****That:**

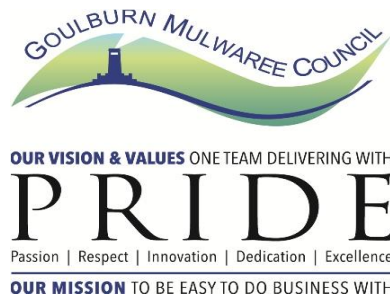
1. The staff assessment report on the planning proposal to rezone parts of 129 Marys Mount Road (Lots 1/2 DP 1290900) and parts 110-118 Middle Arm Road (Lots 2/3 DP 1290193), Goulburn be received.
2. Council prepares a planning proposal to amend the Goulburn Mulwaree Local Environmental Plan 2009 by rezoning land located at 129 Marys Mount Road and 110-118 Middle Arm Road as follows:
 - a) Land zoned R2 Low Density Residential or RU6 Transition which contains significant biodiversity to be avoided to C2 Conservation with no minimum lot size.
 - b) Land zoned RU6 Transition which does not contain significant biodiversity to be avoided to R2 Low Density Residential with a minimum lot size of 700m2.
3. The planning proposal, once prepared, be submitted to the NSW Department of Planning and Environment for a gateway determination in accordance with Section 3.34 of the *Environmental Planning and Assessment Act, 1979*.
4. The NSW Department of Planning and Environment be advised that Council wishes to be identified in the gateway determination as the delegated plan making authority for this planning proposal.
5. If the Department of Planning and Environment issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.

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

CARRIED

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

Against: Nil



BUSINESS PAPER

Ordinary Council Meeting

19 December 2023

**Aaron Johansson
Chief Executive Officer**

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

Tuesday, 19 December 2023 at 6pm
in the Council Chambers, Civic Centre
184 - 194 Bourke Street, Goulburn

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5	Applications for a Leave of Absence by Councillors	5
	Nil	
6	Attendance by Audio-visual link by Councillors	5
7	Late Items / Urgent Business	5
8	Disclosure of Interests	5
9	Presentations	6
	Nil	
10	Public Forum	6
11	Confirmation of Minutes	7
11.1	Minutes of the Ordinary Meeting of Council held on 21 November 2023	7
11.2	Minutes of the Extraordinary Meeting of Council held on 28 November 2023.....	17
12	Matters Arising	22
	Nil	
13	Mayoral Minute(s)	22
	Nil	
14	Notice of Motion(s)	22
	Nil	
15	Notice of Rescission(s)	22
	Nil	
16	Reports to Council for Determination	23
16.1	Public Hearing - Proposed Council Land Reclassification of Lot 164 DP 250803, cnr Gibson Street and Howard Boulevard, Goulburn	23
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16.10	VP360213 RFQ Plant 881/882 & 1023/1024 Truck and Dog Combinations	167
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Cr Peter Walker
Mayor

Aaron Johansson
Chief Executive Officer

16.3 PLANNING PROPOSAL- 129 MARYS MOUNT ROAD AND 110-118 MIDDLE ARM ROAD, GOULBURN

Author: Business Manager Strategic Planning
 Director Planning & Environment

Authoriser: Aaron Johansson, Chief Executive Officer

Attachments: 1. Rezoning Request Letter [↓](#) 

Reference to LSPS:	Planning Priority 4: Housing – Vision 2040 - A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.
PP Number:	Council Ref: REZ_0002_2324 Planning Portal Ref: PP_2023_1983

RECOMMENDATION

That:

1. The staff assessment report on the planning proposal to rezone parts of 129 Marys Mount Road (Lots 1/2 DP 1290900) and parts 110-118 Middle Arm Road (Lots 2/3 DP 1290193), Goulburn be received.
2. Council prepares a planning proposal to amend the Goulburn Mulwaree Local Environmental Plan 2009 by rezoning land located at 129 Marys Mount Road and 110-118 Middle Arm Road as follows:
 - a) Land zoned R2 Low Density Residential or RU6 Transition which contains significant biodiversity to be avoided to C2 Conservation with no minimum lot size.
 - b) Land zoned RU6 Transition which does not contain significant biodiversity to be avoided to R2 Low Density Residential with a minimum lot size of 700m2.
3. The planning proposal, once prepared, be submitted to the NSW Department of Planning and Environment for a gateway determination in accordance with Section 3.34 of the *Environmental Planning and Assessment Act, 1979*.
4. The NSW Department of Planning and Environment be advised that Council wishes to be identified in the gateway determination as the delegated plan making authority for this planning proposal.
5. If the Department of Planning and Environment issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.

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

INTRODUCTION

A Planning Proposal request was submitted in September 2023 in relation to 129 Marys Mount Road (Blakely’s Run) and 110-118 Middle Arm Road, Goulburn (**Figure 1**).

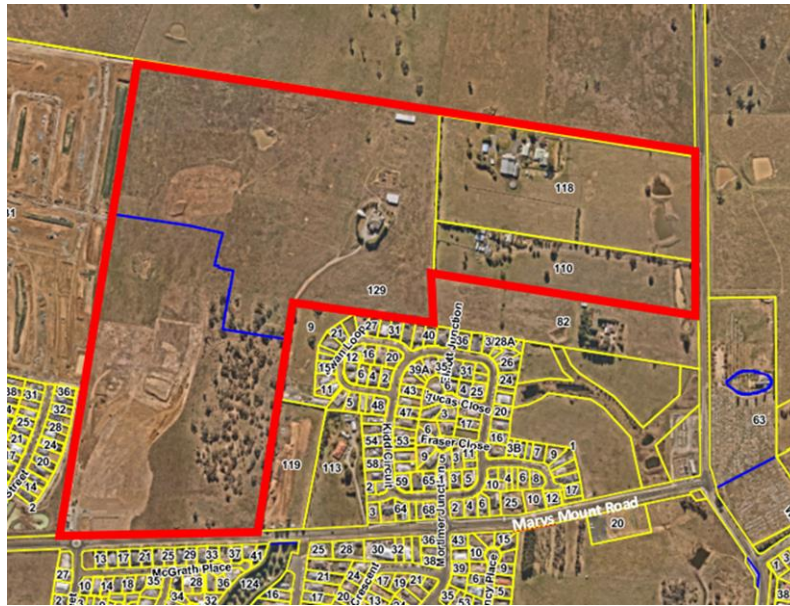


Figure 1 – Subject Area, 129 Marys Mount Road and 110-118 Middle Arm Road, Goulburn

Unusually, this Planning Proposal comes toward the end of the development assessment process for Blakely’s Run which has already been the subject of development approvals for residential subdivision. The original zonings for this precinct were identified in 2009 and considered the potential for biodiversity and topographical constraints. Subsequently, through the development assessment process and further detailed biodiversity assessment, the affected areas have been refined. This Planning Proposal is seeking to have zone boundaries better reflect the extent of avoided land for biodiversity. This will allow for the zoning to better reflect the post assessment outcomes for this site and provide for some additional residential capacity where available.

The Planning Proposal seeks to rezone land within the Subject Area from RU6 Transition to R2 Low Density Residential or C2 Environmental Conservation and some existing R2 Low Density Residential to C2 Environmental Conservation.

Amendments to the Minimum Lot Size (MLS) to 700m2 (where R2 Low Density Residential proposed). The C2 Environmental Conservation Zone will not permit dwellings therefore no MLS is proposed where this zone will apply (being the avoided biodiversity significant land).

Most of the subject area is covered by an approved residential subdivision (Blakeley’s Run). The Planning Proposal does include land to the rear of 110-118 Middle Arm Road which is mostly zoned residential but includes a strip of RU6 Transition land adjoining the boundary with Blakeley’s Run.

BACKGROUND AND DEVELOPMENT HISTORY

A deferred commencement development consent was granted by Council for a 205-lot residential subdivision (Development Consent No. DA/0311/1617 dated 3 July 2018) including:

- Torrens title subdivision of land zoned R2 Low Density Residential to create 156 allotments.
- Community title subdivision of land zoned RU6 Transition to create 49 allotments including one for the existing residence.
- One (1) residual allotment (containing structural woodland and derived native grassland) to be maintained in perpetuity under a plan of management.

Council subsequently amended the GM Local Environmental Plan (LEP) to require community title subdivision in the RU6 Transition Zone to meet the minimum lot size (to prevent the creation of undersized lots within this zone). Amendment No. 19 to the LEP was made on 27 November 2020.

An Operational Consent was issued on 19 April 2023 for Development Consent No. DA/0311/1617.

In 2022, a Modification Application (MODDA/0088/2122) was submitted to split the approved Stage 1 subdivision into six (6) stages, being Stages 1A – 1F, to augment the bulk earthworks program and to revise the timeframe for the execution of a Voluntary Planning Agreement (VPA). The Modification Application was determined (approved) on 3 May 2023.

A further Development Application (DA/0268/2223) was submitted in December 2022 and is currently being assessed for Stage 2, being:

- Torrens title subdivision of land zoned R2 Low Density Residential to create 55 allotments over two (2) stages (Stages 2A and 2B) and one (1) residual allotment for future subdivision comprising land zoned R2 Low Density Residential and RU6 Transition; and
- Associated civil construction works, landscaping and fencing (including the provision of pedestrian/shared pathways and a pocket park/playground).

THE PROPOSAL

The proposal is to amend the zoning and minimum lot size provisions of the Goulburn Mulwaree LEP to better reflect the land usage and capability. This is best demonstrated when viewing the map amendments as per Figures 2 and 3 below in relation to current R2 Low Density Residential Zone and RU6 Transition Zone extents and future R2 and C2 zone extents:

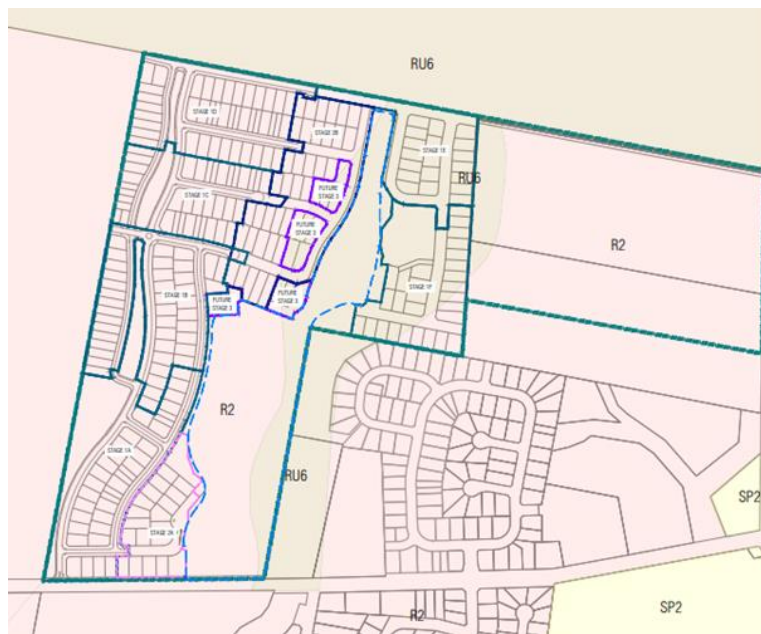


Figure 2 -Current Zonings –light blue dashed line is the extent of the biodiversity significant land to be avoided.

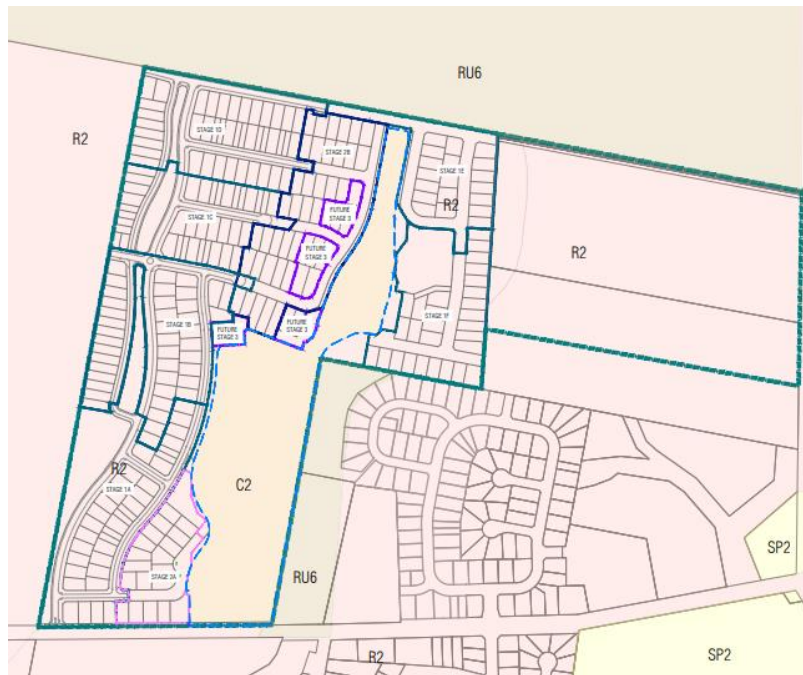


Figure 3 -Proposed Zonings – Adjusted around blue dashed line

A copy of the submitted rezoning request letter is provided in **Attachment 1**.

Additional site-specific technical studies have been submitted for the small area of land zoned RU6 Transition to the rear of 110-118 Middle Arm Road to ensure that this area also is suitable for residential development in relation to biodiversity, contamination etc.

Strategic Context

South East and Tablelands Regional Plan (SETRP) 2036

Goal 4 of the SETRP is “environmentally sustainable housing choices”. The relevant directions to the Plan are:

- *Direction 24: Deliver greater housing supply and choice.*

Comment: This direction involves the preparation of a local housing strategy to provide for a diversity in housing types and a surplus supply of residential land to meet projected needs. Council has prepared an *Urban and Fringe Housing Strategy*. The Strategy has identified opportunities for a diversity of housing supply with infill areas around the Goulburn CBD identified as well as an extension to a range of other residential zones. The proposed R2 Low Density Residential Zone is relatively flexible as it allows a range of housing types (excluding residential flat buildings).

- *Direction 25: Focus housing growth in locations that maximize infrastructure and services.*

Comment: It is considered that this proposal complies with the direction as it provides for a contiguous expansion of infrastructure/services. The site is located within 4km of the Goulburn CBD and hospital and within 1.5kms of Mulwaree High School, and 2km of the riverside walkways that link to regional open space such as Riverside Park. There are existing bus routes in North Goulburn and Marys Mount Road. A school bus route uses Middle Arm Road and passes the subject area to the east.

- *Direction 27: Deliver more opportunities for affordable housing.*

Comment: The planning proposal adds to the supply of residential land available in Goulburn which contributes to making housing more affordable. The proposed R2 Low Density Residential Zone is relatively flexible and permits a range of dwelling typologies except for residential flat buildings.

Local Strategic Planning Statement (LSPS)

The LSPS vision for housing is:

“A range and diversity in housing type, which is contextual and affordable and is primarily centered around Goulburn and Marulan”.

Action 4.1 is to implement and monitor the *Urban and Fringe Housing Strategy*.

Comment: The planning proposal is located on an identified opportunity site within the Strategy for urban residential development.

Urban and Fringe Housing Strategy (UFHS)

The site is identified in the UFHS as a potential pre- 2036 opportunity area for urban infill.



Extract from Urban and Fringe Housing Strategy – Subject Area identified in red.

It is understood that the basis for the current RU6 Transition zoning was to avoid biodiversity significant land and to preserve land rising up to the ridgeline over the subject area. This area is relatively steeper and more visually prominent. However, this is now redundant given the existing approved subdivision extent and the preservation of land identified in the Biodiversity Development Assessment Report (BDAR) to be retained as an open space corridor.

Amendments to reflect biodiversity, reducing residentially zoned land where avoidance is required for biodiversity but adding residential land where no significant biodiversity is present, is consistent with the Strategy. It is proposed to use the C2 Conservation zone to cover the avoidance area and significant biodiversity.

To some extent the existing subdivision approval (community title lots) in the RU6 zoned portion (now part of Stage 1E) has already meant that the eventual development form of the upper portion of the site is decided (as a part of the ridgeline will be developed with approved residential lots). This would be softened in the foreground with the biodiversity avoidance area which will form a large open space corridor as part of existing approvals.

As stated in the submitted rezoning request letter:

For those Stage 1 residential allotments approved within the RU6 Transition Zone (being the 49 allotments in proposed Stages 1E and 1F), it is noted that they are only able to be delivered under a community title scheme pursuant to the Community Land Development Act 1989. These allotments were approved in this manner as there were no minimum lot size restrictions applicable to community title subdivision in the RU6 Transition Zone at the time. The ability to undertake a community title subdivision in the RU6 Transition Zone that resulted in lots below the minimum lot size was removed from the GMLEP 2009 via Amendment No. 19, endorsed by Council on 17 November 2020 (resolution 2020/483) and made on 27 November 2020.

In this instance, the Proponent is seeking to re-zone these allotments R2 Low Density Residential with a 700m² minimum lot size so as to enable them to be converted from Community Title to Torrens Title and be consistent with the remainder of the 'Blakeley's Run' Estate.

That part of the proposed residual allotment that is located within the assessed disturbance footprint of Stage 2 is proposed to be zoned R2 Low Density Residential so as to be consistent with the remainder of the 'Blakeley's Run' Estate. It is noted that the residual allotment will be further subdivided in the future (known as Stage 3) to create 11 low density residential allotments as well as a new residual allotment comprising all of the land zoned C2 Environmental Conservation, which will be dedicated to Goulburn-Mulwaree Council as part of a VPA [voluntary planning agreement].

In addition to the above, the amended zoning extents (particularly the removal of the RU6 Transition zoning over the subject area) will result in better connectivity for roads/residential development between Blakeley's Run and the future subdivision of the Middle Arm Road properties.

It is considered that the planning proposal is consistent with the aims and objectives of the UFHS.

Site Assessment

Traffic and Parking

It should be noted that there is an existing approval on part of the subject area over 129 Marys Mount Road for a 205-lot subdivision.

A Traffic and Parking Assessment was undertaken primarily for the modification application to the subdivision, but this assessment also considered the impact of the rezoning of the RU6 Transition to R2 Low Density Residential. It found that:

"...the intent of rezoning a section of the development from Ru6 to R2. This would include an additional 23 lots to be constructed, and 13 lots from the neighbouring eastern development, total of 36 lots. The additional 36 lots would have the following impacts:

- AM Peak period – 194 vehicles to 219 vehicles (additional 26 vehicles)*
- PM Peak Period – 213 vehicles to 241 vehicles (additional 28 vehicles).*

As the SIDRA results for stage 1 and 2 are exceptionally low, a total increase of 26 and 28 vehicles in the AM and PM peak periods respectively is not considered to impact the results. Therefore, modelling is not deemed necessary as the intersection is not deemed to reach practical capacity."

Assessment: The submitted assessment found that the additional development associated with the rezoning would not have a meaningful impact on the capacity of the newly constructed roundabout on Marys Mount Road (immediately to the north of Kavanagh Street/Marys Mount Road intersection). Given the low level of additional development resulting from the zoning changes proposed, this position is reasonable as it would have a minor impact on the capacity of the road network.

The amended zonings will provide for better connectivity for the design of roads and residential development between the approved subdivision of Blakely's Run and the future subdivision of 110-118 Middle Arm Road.

Contamination

(i) 129 Marys Mount Road.

The analytical results were all within the adopted ecological based limits for residential land use. The following extract provides the conclusions and recommendations in relation to contamination for this part of the subject area:

Douglas Partners (DP) considers that the site is suitable for the proposed residential subdivision and for permitted uses under the current site zoning, from a site contamination perspective, subject to the following measures during any future development works:

- *A Construction Environment Management Plan should be prepared prior to construction including an 'unexpected finds protocol' (i.e. asbestos in fill, buried waste or hydrocarbon affected soils including staining and odours and evidence of heavy pesticide use) and implemented during potential future site works; and*
- *DP considers that based on current information, the fill material within the fill platform located in the north-eastern portion of the site (north of the current residence) is not suitable for on-site reuse. The fill platform area should be disposed off-site. Prior to off-site disposal, it should be subject to a waste classification with reference to NSW EPA (2014).*
- *DP understands that the fill platform area is located within Stage 1E, which is understood to be a later development stage. DP considers the site is suitable for the proposed development, however the fill material should be disposed from site. A remediation action plan should be prepared which will provide strategies for remediation of the area, management of waste and the requirement for further testing.*

Assessment: There is a Ministerial Direction for PPs that if contamination is present on land to be rezoned residential the PP must include Phase 1 Contamination Assessment (PS1), Phase 2 Contamination Assessment (PS2) and Remediation Action plan (RAP). However, the contamination falls within an area covered by the existing development consent. Council's Development Assessment team have advised:

- *Contamination is being addressed through the DA process already.*
- *Condition 38 of MODDA/0088/2122 to DA/0311/1617 requires the provision of a Remediation Action Plan (RAP) prior to the issue of a Subdivision Works Certificate for Stage 1E.*
- *The final RAP has been approved with the approval of CC/0228/2223 (Stage 1E Earthworks Only).*

Based on the above it is considered that the Proposal can demonstrate compliance with the Ministerial Direction without the submission of additional detail, as this would be unnecessary under the circumstances.

(ii) 110-118 Middle Arm Road.

The Preliminary Site Investigation (PSI) undertaken for this site found:

“From a review of the historical information and site inspection, we are of the opinion that the risk of gross chemical contamination within the Subject Site is generally considered to be low and therefore suitable for the proposed rezoning and included as part of the adjoining residential subdivision development of No 129 Marys Mount Road Goulburn.”

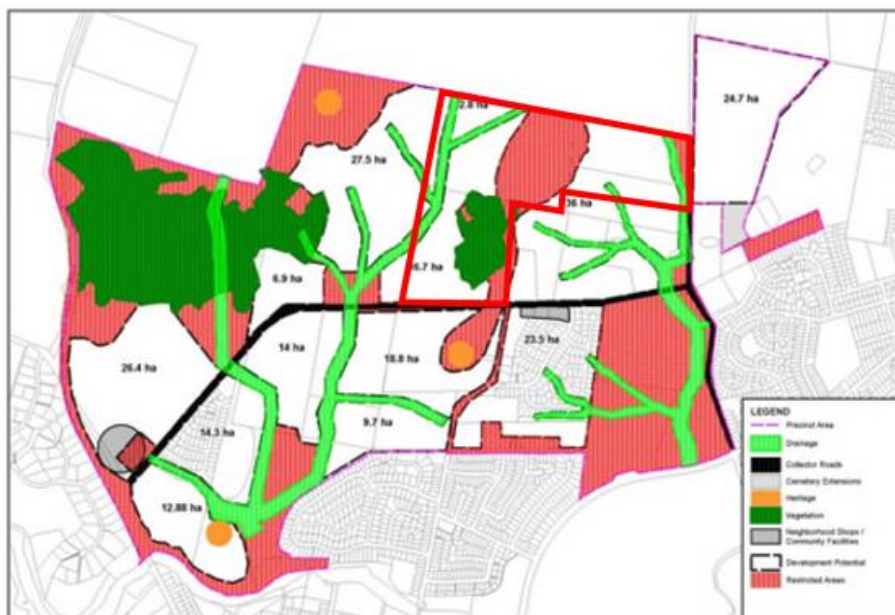
Assessment: Given the result of the PSI above and considering the extensive investigations on the adjoining site it is considered that there is sufficient information on contamination to address the Ministerial Direction on contamination.

Flooding

The area within the subject sites proposed to be rezoned to either R2 Low Density Residential or C2 Environmental Conservation is not affected by overland flow flooding.

Flood free access to the subject area is available via the approved Marys Mount Road access to the Blakely’s Run subdivision.

Council’s Development Control Plan (DCP) provisions for Marys Mount already identify the drainage lines and requirement to provide for the overland flows, which are in the sections of the subject area **not affected by the zoning changes** as proposed (i.e., further to the east or west of the subject area which is more centrally located between 129 Marys Mount Road and 110-118 Middle Arm Road).



Existing DCP Extract – Subject Area (red outline) and drainage corridors (light green).

Council is currently negotiating the provision for downstream drainage with 82 Middle Arm Road and will also work with the developers for 110-118 Middle Arm Road in future to provide suitable drainage arrangements for this flow path. Existing approvals for the subdivision of both Teneriffe and Blakely’s Run provide for drainage in accordance with the DCP.

Water/Sewer Services

The planning proposal has not been referred to Council's Utilities Directorate given the existing DAs either approved or proposed which have already covered the water/sewer provision issue for the subject area.

Open Space (Recreational Facilities) Blakely's Run

The adjoining Teneriffe subdivision to the west is approved and under construction and includes a playground/open space area in the upcoming stages under construction.

The second Blakely's Run DA (DA/0268/2223) is currently being assessed and includes a Planning Agreement identifying recreational open space and the potential dedication of the significant biodiversity area which will form an open space corridor.

Additionally, both Blakeley's Run and Teneriffe subdivisions are within proximity to the regional open space facility at Riverside Park.

Assessment: Based on the above, it is considered that there will be ample open space provided for in this location.

Biodiversity

- (i) 129 Marys Mount Rd.

Assessment: This site has an approved Biodiversity Development Assessment Report (BDAR) which informs the extents of the proposed zone boundaries in this planning proposal.

- (ii) 110-118 Middle Arm Rd.

The submitted report for these sites was reviewed by Council's Environment and Biodiversity Officer following a site inspection on 30 November 2023. The review found:

The findings of the Ecological Assessment Report are broadly supported. Based on SEED Mapping (NSW SVTM), the area historically is likely to have featured PCT 3376 Southern Tableland Grassy Box Woodland. However, the area has been historically cleared and managed as grazing land.

Groundcover and shrub layers have been removed entirely and replaced with exotic pasture grasses and weeds. Native vegetation is present in the form of a planted tree lane/windbreak, but this contains a mix of exotic conifers and native trees, which are mostly species that are not locally indigenous, including Eucalyptus camaldulensis, Eucalyptus globulus bicostata and Callitris glaucophylla.

No threatened species (ecological communities, flora or fauna) have been found to be present on the land. There is a small amount of habitat present for fauna in the form of the planted windbreak, but the trees present are relatively small and do not contain any significant nesting hollows. Removal of these trees will not exceed the BOS area clearing threshold and is not likely to constitute a significant impact on biodiversity values of the area.

Assessment: Based on the above, there are no biodiversity constraints to the removal of the RU6 Transition zone from the Middle Arm Road sites.

Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment prepared in consultation with the Aboriginal community has been submitted.

Assessment: Cultural sites have been identified within the Subject Area, but all sites are located within the proposed C2 Environmental Conservation Zone area (being within the biodiversity significant area).

Development Control Plan 2009

This precinct is already incorporated into the DCP, therefore, the change in the zoning will prevail in relation to the previous excluded land areas (where identified in diagrams etc). Other issues such as drainage/overland flows are already provided for. Therefore, no additional amendments in relation to this site are proposed.

Generally, some changes to highlight the requirements to widen Middle Arm Road will be incorporated into the DCP. This is discussed in more detail in a separate report considering a rezoning of 44 Middle Arm Road. The same approach is proposed to that used with the widening of Marys Mount Road, that is the dedication of 5m of frontage on either side to create a 30m wide road reserve. This matter would be negotiated with future subdivision proposals for 110-118 Middle Arm Road.

Local Infrastructure Contributions Plan (LICP) 2021

The site is identified within the Goulburn Catchment of the LICP 2021.

A roundabout has been constructed to access the Blakely's Run site off Middle Arm Road.

The LICP is also collecting funds for an upgrade to Middle Arm Road (R19). The current DCP 2009 identifies Middle Arm Road as a collector road. As such, it should have a minimum 30m wide reserve (it is currently 20m). As with Marys Mount Road, the additional width can be provided through dedication of land as a part of a Planning Agreement process. A roundabout at the intersection of Marys Mount Road and Middle Arm Road (R10) is also proposed.

No changes to the LICP 2021 are anticipated because of this proposal.

Ministerial Directions

The following Ministerial (Local Plan Making) Directions under section 9.1(2) of the NSW Environmental Planning and Assessment Act would apply to this planning proposal:

- Implementation of Regional Plans
- Heritage Conservation (Aboriginal Cultural Heritage)
- Sydney Drinking Water Catchments
- Flooding
- Planning for Bushfire Protection
- Remediation of Contaminated Land
- Integrating Land Use and Transport
- Residential Zones

Assessment: In principle, it is considered that the Planning Proposal and supporting documentation can address the requirements of the relevant Ministerial Directions. Further referral

and assessment of the submitted documentation will be undertaken with the relevant State agencies which may result in the need for additional information and clarification as necessary. Council is required to undertake pre-Gateway consultation with Water NSW and is unlikely to require a referral to other agencies at this stage.

Conclusion and Recommendations

The proposal meets the strategic merit test in relation to State Policy and Council's *Urban and Fringe Housing Strategy*. The subject area is also considered to be suitable and capable of residential development, with most of the subject area subject to an approved subdivision.

The planning proposal will re-align zone boundaries to better reflect biodiversity constraints and facilitate a small amount of additional land for residential development. The proposal will also safeguard significant biodiversity areas as an open space corridor and lift any contradictory residential zoning to clarify this. Additionally, the rezoning of RU6 Transition land to R2 Low Density Residential will facilitate a Torrens rather than Community Title subdivision of the affected area.

It is recommended that Council proceed to prepare a planning proposal to rezone the relevant sections of the subject area as outlined in this report.

FINANCIAL IMPLICATIONS

There are no financial implications identified in association with the planning proposal at this stage in the process.

LEGAL IMPLICATIONS

There are no legal implications identified in association with the planning proposal at this stage in the process.

P L A N N E D

8 September 2023

Kate Wooll
 Business Manager Strategic Planning
 Goulburn Mulwaree Council
 Locked Bag 22
 Goulburn NSW 2580

By email – kate.wooll@goulburn.nsw.gov.au and council@goulburn.nsw.gov.au

REQUEST FOR PLANNING PROPOSAL

Proponent: Goulburn Estates No. 1

Description: Partial Re-Zoning of Land for Residential and Environmental Conservation Purposes

Property: Part Lots 1 and 2 DP1290900, No. 129 Marys Mount Road, and Part Lots 2 and 3 DP1290193, Nos. 110 and 118 Middle Arm Road, Goulburn NSW

Dear Kate,

We are acting on behalf of the landowner (Goulburn Estates No. 1) of Lots 1 and 2 DP120900, Marys Mount Road Goulburn, and the landowners of Lots 2 and 3 DP1290193, who are requesting that Goulburn-Mulwaree Council prepare a Planning Proposal to re-zone part of the subject landholdings.

In preparing this request, the following technical input has been referenced and is provided to Goulburn-Mulwaree Council to support the preparation of the re-zoning Planning Proposal:

- Proposed Re-Zoning 129 Marys Mount Road – NorBE Assessment, prepared by Calibre Professional Services Pty Ltd, dated 6 February 2023.
- Ecological Assessment Report for Proposal Development at 110, 118 Middle Arm Road and 129 Marys Mount Road, Goulburn, NSW, prepared by Anderson Environment and Planning, dated 24 February 2023.
- Biodiversity Development Assessment Report for 129 Marys Mount Road, Goulburn NSW, prepared by Umwelt (Australia) Pty Ltd, dated March 2022.
- Traffic Impact and Parking Report for Stage 1 and 2 – 129 Marys Mount Road, Goulburn, prepared by Calibre Professional Services Pty Ltd, dated 31 October 2022.
- Residential Subdivision – Aboriginal Cultural Heritage Assessment and Archaeological Report 129 Marys Mount Road Goulburn, prepared by Past Traces Pty Ltd, dated 20 November 2022.
- Preliminary Site Investigation Report Proposed Residential Subdivision Development Part Lot 1 DP918039 and Part Lot 1 DP919845 No. 110 and 118 Middle Arm Road Goulburn NSW, prepared by GeoEnviro Consultancy Pty Ltd, dated February 2023.
- Report on Preliminary Site Investigation (Contamination) Proposal Residential Subdivision 129 Marys Mount Road, Goulburn, prepared by Douglas Partners Pty Ltd, dated 4 August 2022.
- Bushfire Assessment Planning Proposal 129 Marys Mount Road, Goulburn, prepared by Peterson Bushfire, dated 15 February 2023.
- Existing and Proposed Land Use and Lot Size Plans prepared by Place Logic [dated 30 August 2023].

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Objective of Proposed Re-Zoning Request

The objective of this request is for Goulburn-Mulwaree Council to prepare a Planning Proposal seeking to amend the Goulburn-Mulwaree Local Environmental Plan 2009 (GMLEP 2009) by re-zoning the subject land in Zone RU6 Transition to part R2 Low Density Residential (with a minimum lot size of 700m²) and part C2 Environmental Conservation (with no minimum lot size).

Background Context

Lots 1 and 2 DP1290900, No. 129 Marys Mount Road, Goulburn

Site Description and Context

The subject land owned by Goulburn Estates No. 1 is described as Lots 1 and 2 DP1290900, No. 129 Marys Mount Road, Goulburn, NSW. Informally, the subject land is known as 'Blakeley's Run'.

Collectively, the subject land is a large (circa 40.8 hectare) irregular shaped parcel of land with frontages to Marys Mount Road (south) and Middle Arm Road (east) measuring approximately 370m and 10m respectively. The subject land is currently developed comprising a moderately sized dwelling house and two ancillary outbuildings. Access to the dwelling is currently via an unsealed driveway intersecting with Marys Mount Road near to the southeast corner of Lot 1 DP1290900.

The subject land is noted to have been extensively cleared and modified as a result of its long history of agricultural use, which has altered the original woodland vegetation through successive years of pasture improvement and the grazing of livestock. The topography of the subject land is undulating – rising from Marys Mount Road towards the north, reaching its highest point at the northeast corner (near to where the existing house is located) before falling to the east and west.

Under the provisions of the GMLEP 2009, the subject land is zoned R2 Low Density Residential and RU6 Transition with a prescribed minimum lot size of 700m² and 100 hectares respectively.

Land adjoining the subject site to the west is similarly zoned and is known as 'Teneriffe' Estate. That land is currently being developed for low density residential housing (circa 400 residential allotments ranging in size from 700m² to 1,000m²). Lot 1021 DP1175397, No. 119 Marys Mount Road, adjoining the subject site to the east is also similarly zoned and is the subject of Development Consent No. DA/0100/1819 (dated 5 April 2019) for a 25-lot community title subdivision. Land adjacent to the south and east generally comprises low density residential developments with the land to the north zoned RU6 Transition and currently used for agricultural pursuits.

The aerial images included at **Attachment 1** show the site in its local and site-specific context.

Development Approval Context

Goulburn-Mulwaree Council granted a deferred commencement development consent for the development of the land subject to the terms and conditions detailed in Development Consent No. DA/0311/1617 dated 3 July 2018.

The approved development comprises:

- Residential subdivision consisting of 205 allotments including:
 - Torrens title subdivision of land zoned R2 Low Density Residential to create 156 allotments.
 - Community title subdivision of land zoned RU6 Transition to create 49 allotments including one for the existing residence.
 - One (1) residual allotment (containing structural woodland and derived native grassland) to be maintained in perpetuity under a plan of management.
- Associated civil work, landscaping and fencing.

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- Demolition of existing shed.
- Dedication of land to Council as drainage reserve area.

Goulburn Estates No. 1 purchased the subject land in mid-2020 and has since satisfied the Deferred Commencement Conditions at Schedule A of the Development Consent. The Operational Consent was issued on 19 April 2023.

On 12 January 2022, Goulburn Estates No. 1 lodged a Modification Application (MODDA/0088/2122) to split the approved Stage 1 subdivision into six (6) stages, being Stages 1A – 1F, to augment the bulk earthworks program and to revise the timeframe for the execution of a Voluntary Planning Agreement (VPA) to be prior to the issue of a Subdivision Works Certificate for Stage 1A. The Modification Application was determined (approved) on 3 May 2023.

In relation to the remainder of the subject land, Goulburn Estates No. 1 lodged a Development Application (DA/0268/2223) on 21 December 2022 seeking approval for Stage 2, being:

- Torrens title subdivision of land zoned R2 Low Density Residential to create 55 allotments over two (2) stages (Stages 2A and 2B) and one (1) residual allotment for future subdivision comprising land zoned R2 Low Density Residential and RU6 Transition, and
- Associated civil construction works, landscaping and fencing (including the provision of pedestrian/shared pathways and a pocket park/playground).

DA/0268/2223 is currently under assessment and remains undetermined.

The general arrangement of the Stage 1 and 2 subdivisions is shown in **Figure 1** below.

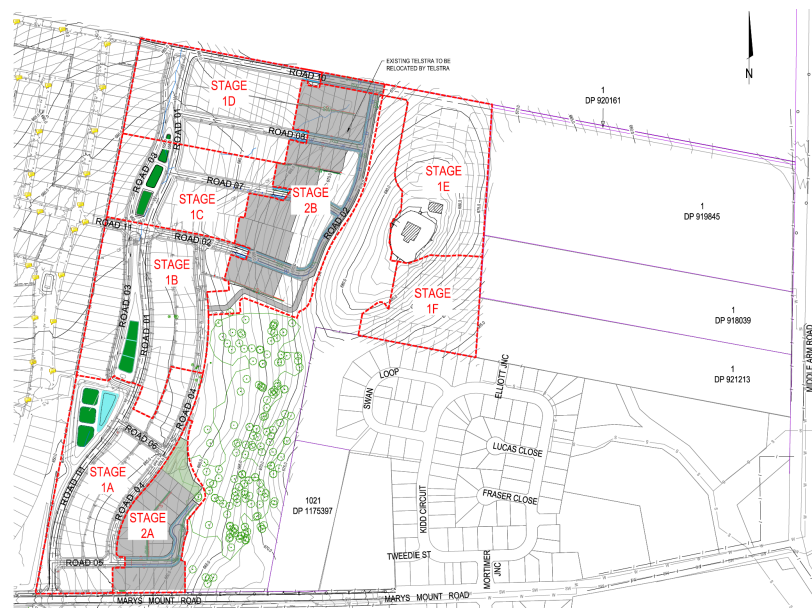


Figure 1: Stage 1 and 2 Subdivision Arrangement (Extract from Services and Features Plan, Drawing No. 21-000488 DA-D001, prepared by Calibre Professional Services Pty Ltd)

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For those Stage 1 residential allotments approved within the RU6 Transition Zone (being the 49 allotments in proposed Stages 1E and 1F), it is noted that they are only able to be delivered under a community title scheme pursuant to the *Community Land Development Act 1989*. These allotments were approved in this manner as there were no minimum lot size restrictions applicable to community title subdivision in the RU6 Transition Zone at the time. The ability to undertake a community title subdivision in the RU6 Transition Zone that resulted in lots below the minimum lot size was removed from the GMLEP 2009 via Amendment No. 19, endorsed by Council on 17 November 2020 (resolution 2020/483) and made on 27 November 2020.

In this instance, the Proponent is seeking to re-zone these allotments R2 Low Density Residential with a 700m² minimum lot size so as to enable them to be converted from Community Title to Torrens Title and be consistent with the remainder of the 'Blakeley's Run' Estate.

In relation to the proposed Stage 2 residual allotment, the majority of the area has been identified as comprising moderate to high condition 'Yellow Box - Blakely's Red Gum Grassy Woodland on the Tablelands, South-Eastern Highlands Bioregion' as detailed in the Biodiversity Development Assessment Report (BDAR) prepared by Umwelt (Australia) Pty Ltd included with this correspondence. This land is proposed to be retained and maintained as an ecological corridor, creating a central area of open space and outlook for the future residents and visitors of 'Blakeley's Run'. To reflect this outcome, it is proposed to re-zone this land from RU6 Transition to C2 Environmental Conservation with no minimum lot size.

That part of the proposed residual allotment that is located within the assessed disturbance footprint of Stage 2 is proposed to be zoned R2 Low Density Residential so as to be consistent with the remainder of the 'Blakeley's Run' Estate. It is noted that the residual allotment will be further subdivided in the future (known as Stage 3) to create 11 low density residential allotments as well as a new residual allotment comprising all of the land zoned C2 Environmental Conservation, which will be dedicated to Goulburn-Mulwaree Council as part of a VPA.

On the basis that the proposed R2 Low Density Residential zoned areas all form part of the assessed disturbance footprints in the BDAR, the re-zoning proposal will not change the outcome of the BDAR – being that the proposed developments will not have a significant and irreversible impact (SAII) on any threatened species or endangered ecological community within the subject site.

Refer to the Existing and Proposed Land Use and Lot Size Plans prepared by Place Logic included with this correspondence, which detail the existing and proposed zoning layouts.

Part Lots 2 and 3 DP1290193, Nos. 110 and 118 Middle Arm Road, Goulburn NSW

Site Description and Context

Lot 2 DP1290193, No. 110 Middle Arm Road, Goulburn is currently owned by B & M Evans.

Lot 3 DP1290193, No. 118 Middle Arm Road, Goulburn is currently owned by W & W Kent.

Both allotments are developed for rural residential purposes, with dwellings and ancillary structures generally positioned with large setbacks (circa 250m+) to Middle Arm Road. The balance of the allotments is vacant and predominantly comprises exotic grass species with sporadic stands of planted native and exotic trees/shrubs – consistent with historical under-scrubbing and routine management of the land. Access to the dwellings is via individual driveways intersecting with Middle Arm Road.

The topography of the land is noted to be sloping – falling from the western property boundaries towards Middle Arm Road to the east. Within the setback areas to Middle Arm Road, both properties comprise moderately sized farm dams.

Under the provisions of the GMLEP 2009, the subject land is predominantly zoned R2 Low Density Residential with a prescribed minimum lot size of 700m². A very small portion of the subject land is zoned RU6 Transition with a prescribed minimum lot size of 100 hectares.

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Land adjoining to the west (being Lot 2 DP1290900) forms part of ‘Blakeley’s Run’ Estate (discussed above). Land adjoining to the south (being Lot 1 DP1290193) is developed for rural residential purposes, comprising a moderately sized dwelling and ancillary structures positioned central to the allotment. Land distant to the east on the opposite side of Middle Arm Road is zoned for low density residential development, which has not yet been developed. As such, the land is currently utilised for rural/agricultural purposes. The Kenmore Cemetery, which is on land zoned SP2 Cemetery, is also located on the opposite side of Middle Arm Road generally to the southeast of Lot 2 DP1290193.

The aerial images included at **Attachment 2** show the sites in their local and site-specific context.

So as to be consistent with the proposed re-zoning at the adjoining ‘Blakeley’s Run’ Estate as well as with the existing zoning pattern to the east and south, it is proposed to re-zone those areas of Lots 2 and 3 DP1290193 zoned RU6 Transition to R2 Low Density Residential Zone.

Refer to the Existing and Proposed Land Use and Lot Size Plans prepared by Place Logic included with this correspondence, which detail the existing and proposed zoning layouts.

Rationale for Proposed Re-Zoning

Rezoning the subject land R2 Low Density Residential Zone is considered to be favourable outcome for all future landowners as it ensures that all allotments created within the Marys Mount Road precinct are zoned the same and that future landowners are not subject to body corporate fees or maintenance and upkeep requirements associated with any Community Title common property (community association land).

It is understood that the intent of the RU6 Transition Zone is to:

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

In relation to the Blakeley’s Run and Teneriffe Estate developments as well as the land zoned R2 Low Density Residential to the east, the RU6 Transition Zone works as a buffer between the existing and future residential land uses and areas of environmental value within Zone C3 Environmental Management distant to the north.

Noting that the buffer provided by the existing RU6 Zone extends circa 2km to the north, the proposed adjustment to the zone boundary is not considered to erode the function of the RU6 Transition Zone, which is to provide a transition between rural and other land uses of varying intensities or environmental sensitivities. On this basis, the proposed re-zoning is considered to be appropriate.

The proposed re-zoning is also considered to be consistent with the recommendations of Council’s adopted *Urban and Fringe Housing Strategy (UFHS)*. Specifically, the subject land is directly identified as an urban release area in the Middle Arm Precinct under the UFHS (refer to **Figure 2** below). This means that the area is identified as being suitable for subdivision to create 700m² residential allotments subject to relevant site-specific environmental assessments and development approval processes.

Additionally, and as detailed previously, the subject land is already subject to a development approval for the creation of 205 residential allotments under DA/0311/1617 and is the subject of a current Development Application (DA/0268/2223) for the creation of a further 55 residential allotments. As such, all relevant site planning considerations have been previously assessed and no further assessments, including biodiversity, contamination, Aboriginal cultural heritage, water catchment protection or bushfire risk are required for the purposes of the Planning Proposal – as it relates to the land within Blakeley’s Run Estate. A copy of these previous assessments has been included with this correspondence so as to demonstrate that the land is suitable for the future residential use.

In relation to the land zoned RU6 Transition within the subject Lots 2 and 3 DP1290193, site-specific assessments have been prepared by relevant technical consultants to address matters such as biodiversity, contamination, Aboriginal cultural heritage, water catchment protection and bushfire risk.

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A summary of the key findings of these technical assessments is included below. In short, the technical assessments demonstrate that the subject land is suitable for future residential use.

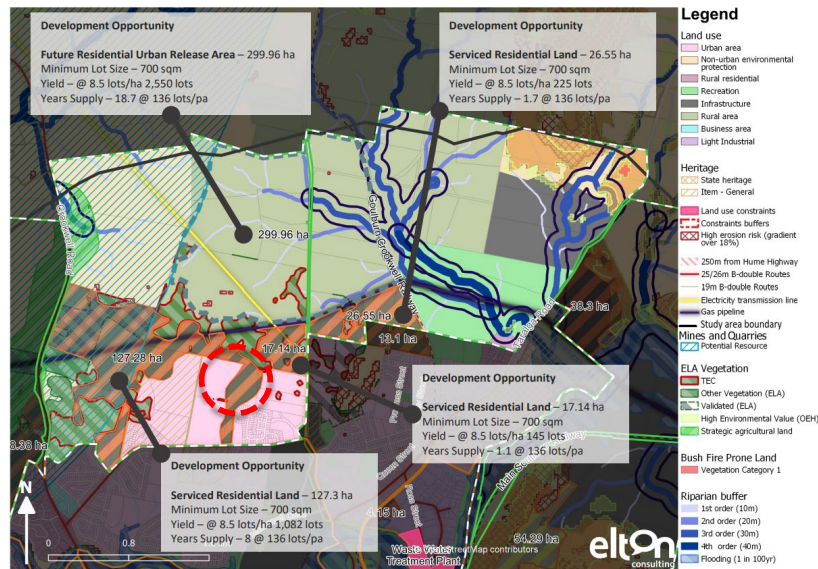


Figure 2: Extract from *Urban and Fringe Housing Strategy* (approximate location of the subject land outlined red)

Biodiversity

An Ecological Assessment Report [dated February 2023] was prepared by Anderson Environment and Planning (AEP) so as to indicate the likelihood of the proposed re-zoning (and future residential development of the land) having a significant impact on potentially occurring threatened species or ecological communities.

The results of the targeted fieldwork and review of regional vegetation mapping confirmed historical clearing and routine management of the mid and understory (under scrubbing). A stand of planted native and exotic trees was identified within the western section of the site and was representative of a planted windbreak. A small portion of native groundcovers mixed in with predominantly exotic grass species is found throughout the remainder of the site. Importantly, no threatened flora species were identified.

Plant Community Type (PCT) 3376 – *Southern Tableland Grassy Box Woodland* is mapped in patches surrounding the site with the closest patch located to the southwest within Blakeley’s Run Estate. That patch of PCT 3376 is to be retained and maintained as part of the Blakeley’s Run ecological corridor, which is proposed to be zoned C2 Environmental Conservation.

The completed habitat and fauna surveys did not identify any hollows or nests or threatened fauna within the site.

Assessment under the five-part test determined that no significant impacts upon threatened entities listed under the NSW Biodiversity Conservation Act 2016 (BC Act) are likely to occur if mitigation measures are implemented. Further, consideration of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) revealed that impacts on Matters of National Environmental Significance (NES) are unlikely occur and that a referral to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) was not required.

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Collectively, the Ecological Assessment Report (**EAR**) and BDAR demonstrate that the proposed re-zoning (and future residential development of the land) will not significantly impact ecological value and will facilitate the protection and conservation of the majority of high-quality native vegetation within an ecological corridor. On this basis, the re-zoning proposal will satisfy the relevant Section 9.1 Ministerial Directions in relation to biodiversity and conservation as well as the relevant requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021.

Contamination

A Preliminary Site Investigation [dated 7 February 2023] was prepared by GeoEnviro Consultancy Pty Ltd to assess the likelihood of significant land contamination and the suitability of the subject site for future residential use. The Investigation was conducted in accordance with the guidelines set by the Australian and New Zealand Conservation Council (**ANZECC**) and NSW Environment Protection Authority (**NSW EPA**) and concluded that gross chemical contamination within the subject site was a low risk. As such, the site was deemed to be suitable for the proposed re-zoning (and future residential use).

Given the above, the re-zoning proposal will satisfy the relevant Section 9.1 Ministerial Direction No. 4.4 – Remediation of Contaminated Land and the relevant requirements of Chapter 4 – Remediation of Land of State Environmental Planning Policy (Resilience and Hazards) 2021.

Aboriginal Cultural Heritage

Lots 2 and 3 DP1290193 were assessed as part of the Aboriginal Cultural Heritage Assessment [dated 20 November 2022] prepared by Past Traces Pty Ltd to accompany DA/0268/2223. With reference to Section 8 of the Assessment, the subject site does not contain heritage sites or areas of Potential Archaeological Deposit (**PAD**). As such, no further Aboriginal heritage investigations are required.

It is therefore considered that the re-zoning proposal will satisfy Section 9.1 Ministerial Direction No. 3.2 – Heritage Conservation and the relevant requirements of the *National Parks and Wildlife Act 1974*.

Water Catchment Protection

Calibre Professional Services Pty Ltd have prepared a letter of advice [dated 6 February 2023] regarding the proposed re-zoning of Lots 2 and 3 DP1290193. On the basis that these allotments fall to the east towards Middle Arm Road, they are unable to be connected into the reticulated stormwater and sewer infrastructure installed as part of the development of Blakeley’s Run Estate. As such, the future developer of Lots 2 and 3 DP1290193 will need to demonstrate that stormwater runoff will be treated to NorBE water quality targets to the satisfaction of Council and WaterNSW. The future developer will also need to ensure the provision for the drainage of sewer towards Middle Arm Road.

On this basis, the re-zoning proposal will satisfy Section 9.1 Ministerial Direction Nos. 3.3 – Sydney Drinking Water Catchments and 3.10 – Water Catchment Protection as well as the relevant requirements of Part 6.5 – Sydney Drinking Water Catchment of State Environmental Planning Policy (Biodiversity and Conservation) 2021.

Bushfire

A Strategic Bushfire Assessment Report [dated 15 February 2023] was prepared by Paterson Bushfire to accompany this request for re-zoning. As detailed at Section 1.3 of the Report, the subject land includes that associated with Blakeley’s Run as well as Lots 2 and 3 DP1290193. The Report concludes that the proposed re-zoning satisfies Ministerial Direction No. 4.3 – Planning for Bushfire Protection and the requirements of Planning for Bushfire Protection 2019 via the provision of compliant bushfire protection measures, including compliant asset protection zones (**APZs**), road access design and fire hydrant location.

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Conclusion

As detailed above, the Proponent seeks Council's support for the re-zoning of land from RU6 Transition with a 100 hectare minimum lot size, to part R2 Low Density Residential with a corresponding 700m² minimum lot size and part C2 Environmental Conservation with no minimum lot size.

The purpose of the proposed re-zoning is to achieve consistency in the titling mechanism for all residential allotments within Blakeley's Run, to conserve areas identified as comprising high biodiversity value, and to rationalise the relevant Land Zoning and Lot Size Maps so as to remove small redundant areas of land zoned RU6 Transition.

The proposed re-zoning is deemed to be consistent with Council's adopted UFHS. Further to this, the land has been found to be suitable for the intended future residential use without compromising the intent of the RU6 Transition Zone adjoining to the north – which provides an almost 2km buffer to land zoned C3 Environmental Management.

We trust that the information contained herein will assist you in your consideration of the proposed re-zoning request. However, should additional information be required, please do not hesitate to contact the undersigned on 0457 786 776 or elizabeth@planned.net.au.

Yours sincerely,

Elizabeth Slapp

Elizabeth Slapp RPIA
Senior Town Planner



Attachments:

1. Aerial images of No. 129 Marys Mount Road, Goulburn.
2. Aerial images of Nos. 110 and 118 Middle Arm Road.

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ATTACHMENT 1 – Aerial Images of No. 129 Marys Mount Road, Goulburn

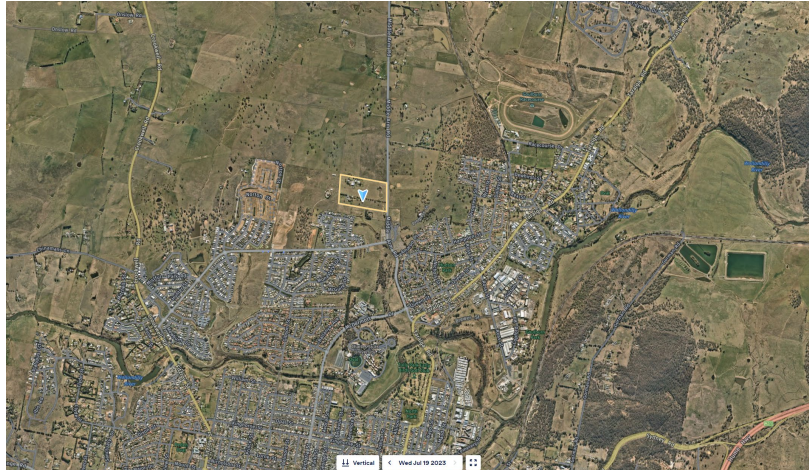


(Source: [MapBrowser | Nearmap](#), accessed 9 September 2023)

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ATTACHMENT 2 – Aerial Images of Nos. 110 and 118 Middle Arm Road, Goulburn



(Source: [MapBrowser | Nearmap](#), accessed 9 September 2023)

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Goulburn Mulwaree Council

**Planning Proposal to Rezone part 129 Marys Mount Road and 110 –
118 Middle Arm Road to R2 Low Density Residential and Part C2
Environmental Conservation**

Council Ref: REZ/0002/2324

Planning Portal Ref: PP_2023_1983

**November 2024
Exhibition Version**

Version	Comment	Date
1	Pre-gateway	May 2024
2	Gateway	June 2024
3	Post Gateway – Agency Consultation	September 2024
4	Exhibition Version	November 2024

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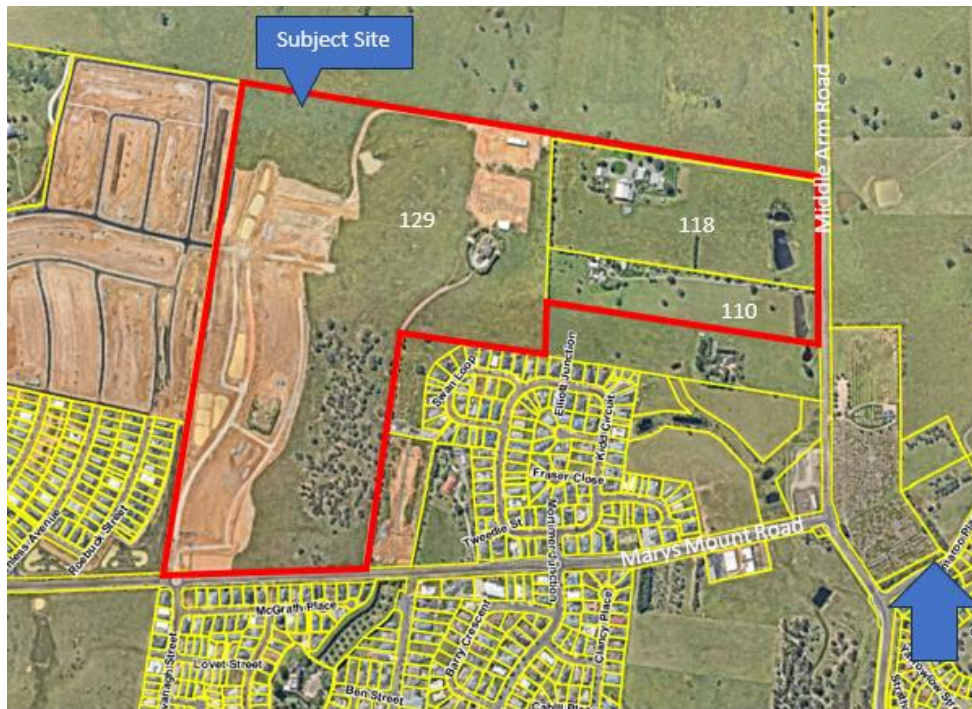
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Introduction

This planning proposal seeks to rezone a part of 129 Marys Mount Road and a part 110 – 118 Middle Arm Road, Goulburn within the Middle Arm precinct of the [Urban and Fringe Housing Strategy](#), to part R2 Low Density Residential and part C2 Environmental Conservation. A site location plan is illustrated in [Figure 1](#).

Figure 1: Site location plan



Council resolved to proceed with the Planning Proposal at its meeting of 19 December 2023. A copy of the relevant section of the Council Business per and Minutes are provided in **Appendix 1 and 2**.

The subject site comprises four existing lots (Lots 1- 2 DP 1290900 – being 129 Marys Mount Road also known as “Blakely’s Run”, Lot 2 DP 1290193 -being 110 Middle Arm Road, Lot 3 DP 1290193 – being 118 Middle Arm Road). The site is accessed via Marys Mount Road and Middle Arm Road. The site consists of the 129 Marys Mount Road site which is mostly cleared grazing land which is being developed as a residential subdivision, with an area of native vegetation which is subject to an approved Biodiversity Development Assessment Report (BDAR) and is being set aside as a reserve. Nos 110 – 118 Middle Arm Road each contain a dwelling and outbuildings and are used for extensive agriculture (grazing).

The planning proposal is proponent led and seeks to rezone a part of the site to R2 Low Density Residential and to part C2 Environmental Conservation. The rezoning is intended to identify land which is suitable for urban residential development and to provide a mechanism through zoning to avoid land which is considered to contain significant biodiversity as identified in the BDAR. Some of the affected area is currently zoned RU6 Transition with a 100ha minimum lot size. Subsequent biodiversity assessment has found that some of this area does not have significant biodiversity value (particularly where occurring on 110 – 118 Middle Arm

Road and the adjoining portion of 129 Marys Mount Road). Whilst a portion of 129 Marys Mount Road currently zoned R2 Low Density Residential is identified in the BDAR as being significant biodiversity and is included in the avoided area which is proposed to be zoned C2 Environmental Conservation. The C2 zone is a more appropriate zone in relation to its objectives and land uses for a biodiversity avoidance area.

Blakely's Run has been the subject of various development approvals for subdivision. A deferred commencement development consent was granted by Council for a 205-lot residential subdivision (Development Consent No. DA/0311/1617 dated 3 July 2018) including:

- Torrens title subdivision of land zoned R2 Low Density Residential to create 156 allotments.
- Community title subdivision of land zoned RU6 Transition to create 49 allotments including one for the existing residence.
- One (1) residual allotment (containing structural woodland and derived native grassland) to be maintained in perpetuity under a plan of management.

Council subsequently amended the GM [Local Environmental Plan](#) (LEP) to require community title subdivision in the RU6 Transition Zone to meet the minimum lot size (to prevent the creation of undersized lots within this zone). Amendment No. 19 to the LEP was made on 27 November 2020.

An Operational Consent was issued on 19 April 2023 for Development Consent No. DA/0311/1617.

In 2022, a Modification Application (MODDA/0088/2122) was submitted to split the approved Stage 1 subdivision into six (6) stages, being Stages 1A – 1F, to augment the bulk earthworks program and to revise the timeframe for the execution of a Voluntary Planning Agreement (VPA). The Modification Application was determined (approved) on 3 May 2023.

A further Development Application (DA/0268/2223) was submitted in December 2022 and is currently being assessed for Stage 2, being:

- Torrens title subdivision of land zoned R2 Low Density Residential to create 55 allotments over two (2) stages (Stages 2A and 2B) and one (1) residual allotment for future subdivision comprising land zoned R2 Low Density Residential and RU6 Transition; and
- Associated civil construction works, landscaping and fencing (including the provision of pedestrian/shared pathways and a pocket park/playground).

The site will be serviced by Goulburn's reticulated water and sewer system and is immediately contiguous to (and contains) residentially zoned land to the east, west and south at various stages of development for urban residential. The proposal also seeks to amend the minimum lot size for affected portions to align with the proposed zone. A copy of the submitted planning proposal request document is available to view in **Appendix 3**.

The proponent has submitted a staging plan which includes elements of the approved subdivision for 129 Marys Mount Road. No concept plan is provided for the small area of RU6 Transition zoned land at the rear of 110 – 118 Middle Arm Road. The subdivision plan for 129 Marys Mount Road "Blakely's Run" is provided in **Figure** and **Appendix 4**.

Figure 2: Subdivision Staging Plan – Blakely’s Run/129 Marys Mount Rd



This planning proposal will facilitate the identification of appropriate zones based on approved land uses, the conservation of biodiversity significant land, the release of approved lots as Torrens Lots (rather than as Community Title lots – where on RU6 Transition zoned land), and the release of additional residential lots where currently zoned RU6 Transition and there are no biodiversity constraints.

A conditional Gateway determination was issued by the NSW Department of Planning, Housing and Infrastructure on 24 July 2024. Further stakeholder consultation was undertaken with NSW Rural Fire Service, Water NSW, State Emergency Service, NSW Department of Climate Change, Energy, the Environment and Water and Pejar Local Aboriginal Land Council following the Gateway determination.

Council is the delegated plan making authority for this planning proposal.

Part 1- Objectives

1.1 Intended Outcomes

The intended outcome of this planning proposal is to enable the subdivision of land identified in the [Urban and Fringe Housing Strategy](#) for residential development and to rezone an area of high biodiversity significance with a corresponding zone which reflects conservation objectives.

The subject area is currently zoned part R2 Low Density Residential and Part RU6 Transition. The existing R2 zoned area over all sites is approximately 44 ha, with the existing RU6 Transition zone covering approximately 12 ha.

The planning proposal is seeking to rezone a portion of R2 Low Density Residential to C2 Environmental Conservation, and a portion of RU6 Transition to either C2 Environmental Conservation or R2 Low Density Residential based on the biodiversity significance of the land. This would result in an approximate area of 47 ha zoned R2 Low Density residential and 8.9 ha of land zoned Environmental Conservation.

The R2 Low Density Residential will have a minimum lot size of 700m² which is consistent with the existing residential area. The C2 Environmental Conservation area is not proposed to have a minimum lot size for the following reasons:

- Dwelling houses are not permitted in the C2 Environmental Conservation Zone.
- The land is identified as biodiversity significant and requires avoidance, further applications for subdivision would be unlikely to gain approval given this constraint and the presence of a Critically Endangered Ecological Community which is identified as at risk of serious and irreversible impacts from development.
- The C2 Environmental Conservation Zone does not have the flexibility of some zones in relation to variations to minimum lot size for subdivision. This could prove problematic to resolve in the context of an urban residential subdivision.

The future management of the C2 Environmental Conservation area will likely be via conditions for vegetation management and a s.88B Instrument under the Conveyancing Act through future modifications to the existing approval (or new development application) facilitated by this planning proposal or through the dedication of this part of the site to Council as a reserve subject to a Planning Agreement.

In relation to the C2 Environmental Conservation zoning and the requirement for further stormwater management in future development applications, [State Environmental Planning Policy \(Transport & Infrastructure\) 2021](#) permits “stormwater management systems” with consent on any land (refer Clause 2.138, Division 20). It should be noted that the bulk of the C2 zone is elevated in relation to the rest of the site and it is not likely to be significantly affected by any further developments in this regard.

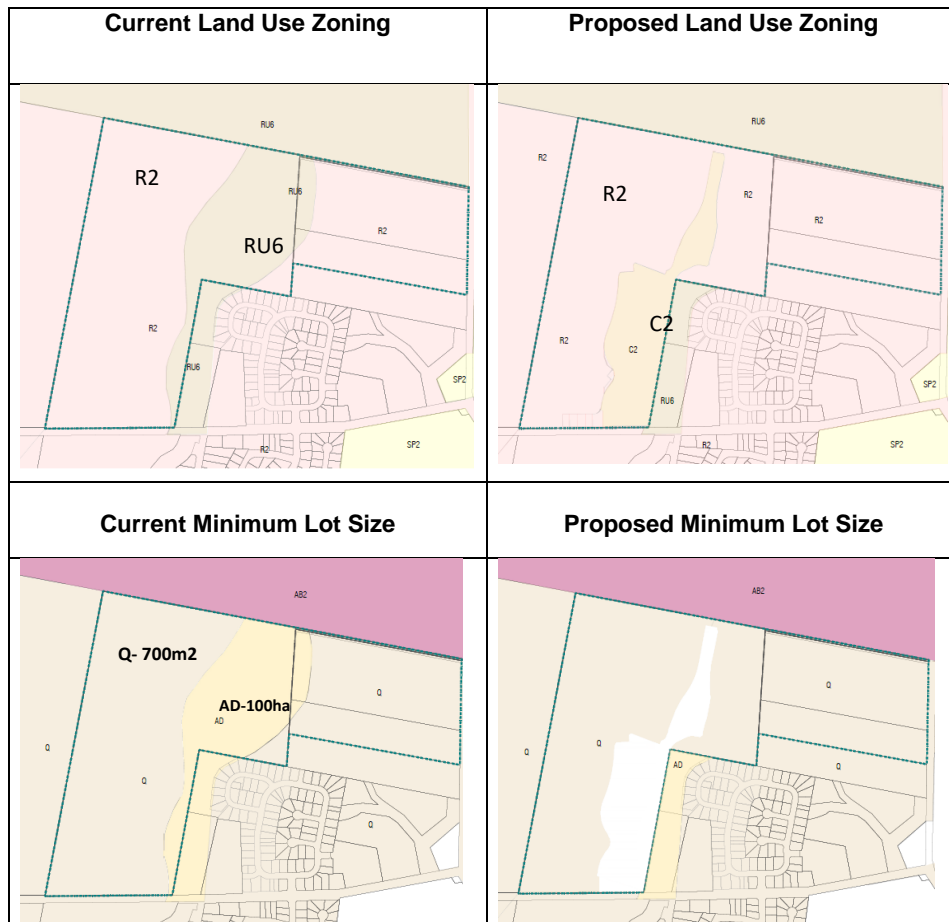
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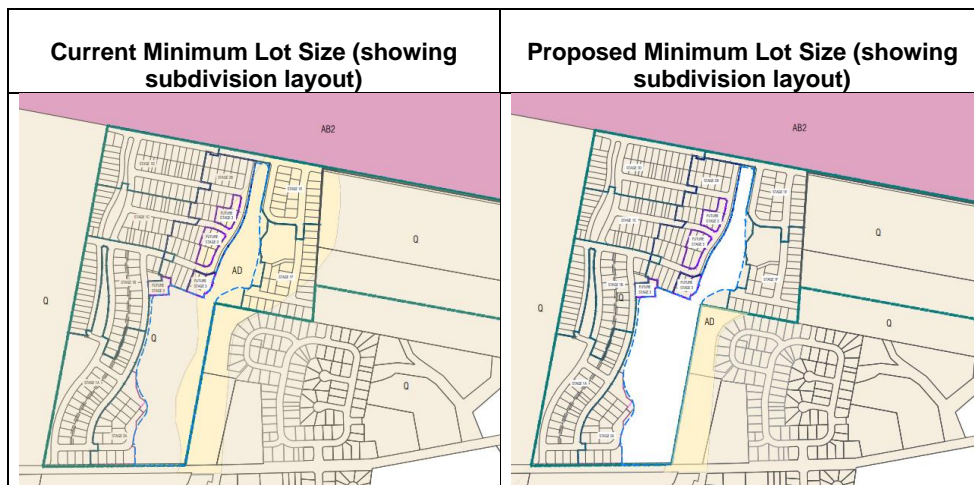
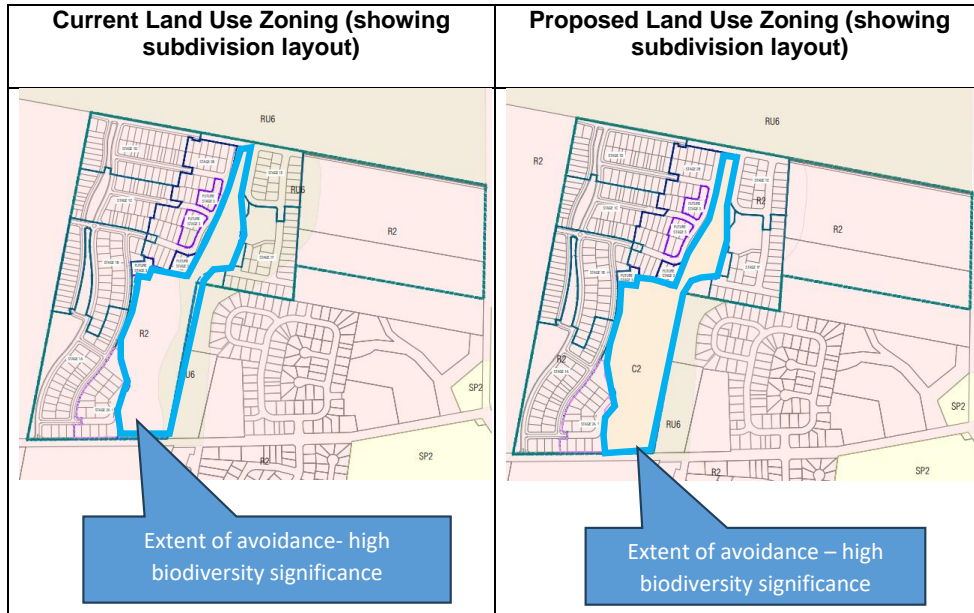
2.1 The [Goulburn Mulwaree Local Environmental Plan 2009](#) (GM LEP) will be amended by:

- Amending the land use zoning map of the GM LEP 2009 for part of Lots 2-3 DP 1290193 from RU6 Transition to R2 Low Density Residential; and part of Lots 1-2 DP 1290900 from R2 Low Density Residential and RU6 Transition to C2 Environmental Conservation and RU6 Transition to R2 Low Density Residential.
- Amending the Minimum Lot Size (MLS) Map of the GM LEP 2009 for part Lots 2-3 DP 1290193 and Lot 2 DP1290900 from 100 hectares to 700m² (where proposed to be zoned R2 Low Density Residential); and removing the minimum lot size for the area to be zoned C2 Environmental Conservation on Lots 1 – 2 DP 12909000.

Figure illustrates the current and proposed zoning and minimum lot size amendments to the GM LEP 2009 for the subject site.

Figure 3: Existing and Proposed Land use zoning and Minimum Lot Size





Part 3- Justification

Section A- Need for a planning proposal

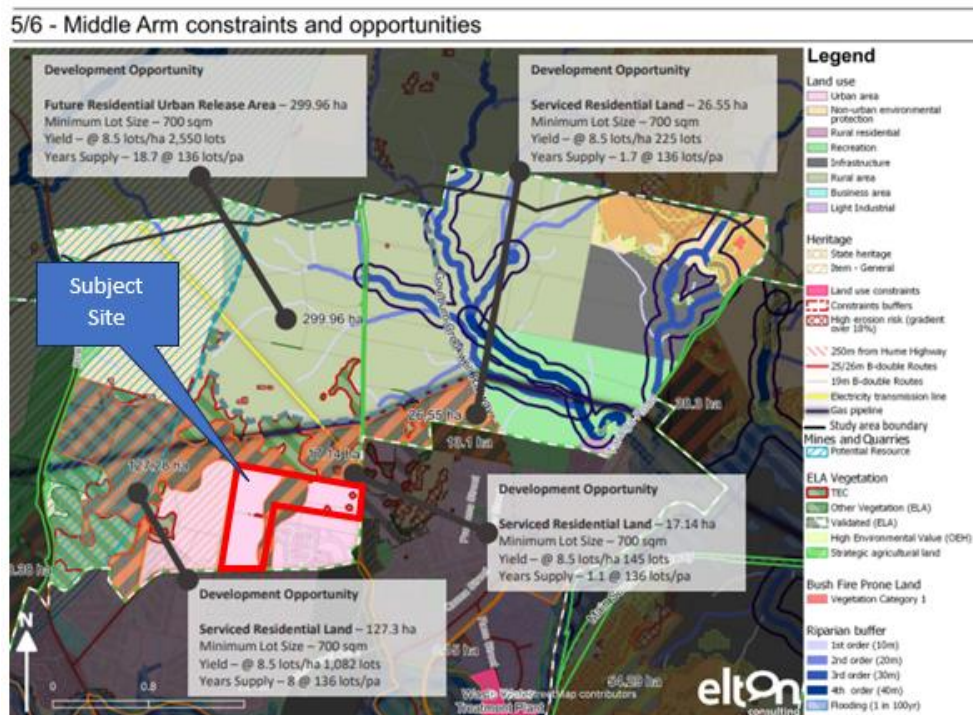
3.1 Is the planning proposal a result of any strategic study or report?

The subject site is located within Precinct 5 Middle Arm of the [Urban and Fringe Housing Strategy](#), as illustrated in [Figure 4](#). The subject site falls within an “opportunity” area for urban residential development.

This planning proposal is seeking an R2 Low Density Residential rezoning over the portion of the site not affected by the biodiversity avoidance area. The biodiversity avoidance area is proposed to be zoned C2 Environmental Conservation. The planning proposal is consistent with the Goulburn Mulwaree *Urban and Fringe Housing Strategy* which identifies the development of this area for urban residential outside of significant biodiversity constraints.

Goulburn Mulwaree Council resolved to proceed with a planning proposal to amend *GM LEP* following the consideration of a report on this matter presented to Council on 19 December 2023, a copy of the Council Report and Resolution are available in [Appendix 1 and 2](#).

Figure 4: Extract from Urban and Fringe Housing Strategy



3.2 Is the planning proposal the best means of achieving the objectives or intended outcome, or is there a better way?

The planning proposal to amend the RU6 Transition zoning, R2 Low Density Residential Zoning (where affected by significant biodiversity to be avoided) and associated amendment to the minimum lot size on the subject site to part R2 Low Density Residential with a 700m² minimum lot size and C2 Environmental Conservation Zone (with no MLS), is the only means of achieving the intended outcome of extending the urban residential area as identified in the [Urban and Fringe Housing Strategy](#) given the current planning provisions which apply to the site. It is also the best mechanism in relation to ensuring compatible zone objectives and land use tables to protect the biodiversity avoidance area.

Whilst there is an existing development consent permitting an urban residential subdivision over some RU6 Transition zoned land on No. 129 Marys Mount Road, this subdivision approval is limited to Community Title only (on sections zoned RU6 Transition). After a previous amendment to the [GM LEP 2009](#) (Amendment 19), to exclude the RU6 Transition Zone from the provision of Clause 4.1AA, there is limited provision for the further subdivision of land zoned RU6 Transition on 129 Marys Mount Road or 110 – 118 Middle Arm Road given the 100ha MLS.

Whilst Clause 4.1E of the GM LEP 2009 facilitates the subdivision of land with split zonings, the RU6 Transition area would have to be contained within one lot. Given that the biodiversity assessment has now identified the area of avoidance, the exclusion of further development of land which is capable of development would be contrary to the objectives of the *Urban and Fringe Housing Strategy*.

Section B- Relationship to Strategic Planning Framework

3.3 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

3.3.1 South East and Tablelands Regional Plan

This planning proposal is consistent with the [South East and Tablelands Regional Plan](#) with particular regard to Directions 16 and 23 as detailed below:

Direction 16: Protect the coast and increase resilience to natural hazards.

The rural area of the Goulburn Mulwaree local government area primarily comprises a grassland landscape which is nearly entirely affected by bushfire prone land and, as such, cannot be avoided when providing for peripheral urban growth. The subject site is partly identified as being a category 3 (medium bushfire risk - grassland) landscape, with the eastern portion of the site not identified as bushfire prone. This proposal is intended to facilitate a residential precinct and provides for suitable mitigations, noting that the portion of the site identified as Category 3 is the portion with the approved residential subdivision (including NSW Rural Fire Service approval in accordance with section 100B of the Rural Fires Act). Lots 110 – 118 Middle Arm Road are largely identified as not being bushfire prone, with only a section of buffer area noted along the northern boundary to No. 118 Middle Arm Road.

The area is within the study area for the [Goulburn Floodplain Risk Management Study and Plan 2022](#) but is not identified as being affected by riverine or major tributary flooding for any event. Council's overland flow modelling has identified a drainage channel along the western boundary of 129 Marys Mount Road. This drainage channel has been included in the design for the approved subdivision. There is also an identified drainage channel along the Middle Arm Road frontage of 110 – 118 Middle Arm Road. This section of the subject area is already zoned R2 Low Density Residential, and the drainage channel is already identified in the Marys Mount precinct chapter of the [Goulburn Mulwaree Development Control Plan \(DCP\) 2009](#).

This planning proposal is consistent with Direction 16 and related actions 16.1, 16.2, 16.4 and 16.6 by:

- Locating development away from known hazards wherever possible and mitigating against hazards where avoidance is not possible or practical.
- Implementing the requirements of the *NSW Floodplain Development Manual* (now the Flood Risk Management Manual and Toolkit) through the [Goulburn Floodplain Risk Management Study and Plan](#) and overland flow modelling by avoiding development in areas identified as being flood prone or in a flood way.

Direction 23: Protect the region's heritage

Direction 23 of the [South East and Tablelands Regional Plan](#) seeks to protect the regions heritage with particular regard to consulting with Aboriginal people to identify heritage values and to conserve heritage assets during the strategic planning stage.

An Aboriginal Cultural Heritage Assessment Report (**Appendix 5**) was submitted and prepared in consultation with the Aboriginal community.

Cultural sites have been identified within the Subject Area on 129 Marys Mount Road, but all sites are located within the proposed C2 Environmental Conservation Zone area (being within the biodiversity significant area to be avoided). No potential archaeological deposits were identified on the 110 – 118 Middle Arm Road properties.

The closest items of European heritage to the site are:

- Teneriffe
- Ravensworth (former dwelling and formal entrance gates/garden etc)
- St Patricks Cemetery and Chapel.

Both the Teneriffe and Ravensworth sites have already been the subject of urban residential subdivisions which have identified a curtilage and been subject to residential subdivision around the heritage residue lots. The St. Patrick's Cemetery and Chapel is closer to the Middle Arm portion of the subject area which is already zoned R2 Low Density Residential and is approximately 500m away from the rear portions of 110 – 118 Middle Arm Road identified for rezoning (where currently zoned RU6 Transition).

Given the existing approvals and development around Teneriffe and Ravensworth, it is considered that the Planning Proposal will have minimal to no impact on these items. Given the distance of the RU6 Transition zone on 110 – 118 Middle Arm Road, it is considered that the proposed amendment will have minimal impact on St. Patricks

Cemetery and Chapel, especially considering the existing R2 Low Density residentially zoned land between the two locations.

This planning proposal is consistent with Direction 23 and related actions 23.1, 23.2 and 23.3 by:

- Undertaking and implementing an Aboriginal Cultural Heritage Assessment;
- Zoning areas found to have cultural significance C2 Environmental Conservation; and
- Consulting with Aboriginal people to identify heritage values at the strategic planning stage.

3.3.1a Draft South East and Tablelands Regional Plan 2041

The planning proposal is consistent with the [Draft South East and Tablelands Regional Plan 2041](#) and its themes as applicable:

- Theme 1 - *Recognising Country, people, and place*

This planning proposal is consistent with Theme 1 by:

- Undertaking and implementing an Aboriginal Cultural Heritage Assessment;
- Zoning areas found to have cultural significance C2 Environmental Conservation; and
- Consulting with Aboriginal people to identify heritage values at the strategic planning stage.

- Theme 2 - *Enhancing sustainable and resilient environments*

This planning proposal is consistent with Theme 2 by protecting environmental assets and zoning land identified as supporting a Critically Endangered Ecological Community to C2 Environmental Conservation. It is noted that the planning proposal follows an approved residential subdivision which has already considered matters such as water infrastructure etc. The proposed rezonings follow more detailed site assessment and is redefining zone boundaries accordingly.

- Theme 4 – *Planning for fit for purpose housing and services*

This planning proposal is consistent with Theme 2 as the subject site is within land that is within an identified greenfield urban release area under [Goulburn Mulwaree Local Environmental Plan 2009](#). The area is further identified in Council's [Urban and Fringe Housing Strategy](#) for urban residential development but also noting the need to identify and avoid areas of significant biodiversity. As stated above, the planning proposal follows an approved residential subdivision which has already considered matters such as water infrastructure etc. The proposed rezonings follow more detailed site assessment and is redefining zone boundaries accordingly.

- Theme 5 – *Supporting a connected active region*

This planning proposal is consistent with Theme 5. The site is subject to an approved residential subdivision with footpaths, local open space and the biodiversity avoidance area which has some capacity for passive recreations such as pathways.

The Mistful Park commercial centre (centred on Box Avenue approximately 1km from the subject site) is currently developing to service the Marys Mount residential area. The [GM DCP 2009](#) currently contains provisions to facilitate a variety of services that residents would normally expect within a small commercial centre. The commercial centre currently contains a café, childcare centre, gymnasium, and commercial offices. A supermarket and medical centre have been approved and are under construction. The development of this site alongside other urban release area developments, will provide the impetus for the Mistful Park commercial precinct to mature and provide important services within proximity and therefore encourage alternative and sustainable modes of travel.

Pedestrian and cycle connectivity is also required to be established to encourage sustainable modes of travel. Council's [Pedestrian Access and Mobility Plan \(PAMP\)](#) dated June 2024 recommends a new shared path along Middle Arm Road and Marys Mount Road. This shared path and internal pedestrian footpaths will ensure a well-connected urban area to the Mistful Park commercial precinct and the regional level Riverside Park and Wollondilly Walking Track and associated other associated/ linked open space.

A bus service currently operates along Marys Mount Road and Middle Arm Road linking this precinct with the Goulburn CBD and a broader range of services.

3.3.2 The Tablelands Regional Community Strategic Plan 2016-2036

The [Tablelands Regional Community Strategic Plan](#) identifies priorities to achieve the future vision for the region. These include:

- Environment
- Economy
- Infrastructure
- Civic Leadership

The following strategic priorities are considered relevant to this planning proposal:

- **Environment Strategy EN1-** *Protect and enhance the existing natural environment, including flora and fauna native to the region which includes maintaining our rural landscape;*
- **Environment Strategy EN3-** *Protect and rehabilitate waterways and catchments;*
- **Environment Strategy EN4-** *Maintain a balance between growth, development and environmental protection through sensible planning, and*
- **Our Community Strategy CO4-** *Recognise and celebrate our diverse cultural identities, and protect and maintain our community's natural and built cultural heritage.*

The subject site is located within the Sydney drinking water catchment where development is required to achieve a neutral or beneficial effect on water quality. The site is intended to be connected to Council's reticulated water and sewer network. The potential to achieve a neutral or beneficial outcome on water quality has been demonstrated through the approved subdivision for the majority of the site (129 Marys Mount Road). A letter providing a NorBE assessment summary including the 110 – 118 Middle Arm Road sites was submitted with the Planning Proposal (**Appendix 6**). The letter advises that:

“The area to be rezoned to the east of 129 Marys Mount Road lies within adjacent Lots 2 and 3 DP1290193. These lots fall to the east towards Middle Arm Road and this area will be included in future Development Applications for these lots. The developer of these Lots will need to demonstrate that runoff from this area will be treated to NorBE water quality targets to the satisfaction of WaterNSW and Council.

Given the relatively small area to be rezoned at the rear of 110 – 118 Middle Arm Road, and the adjoining R2 Low Density Residential zoning (with required connection to Council's reticulated sewer system) it is considered acceptable in this instance to determine NorBE compliance at the DA phase.

This Planning Proposal is consistent with Environment Strategy EN3.

The Planning Proposal recognises and seeks to protect areas of cultural heritage through the Aboriginal Cultural Heritage Assessment (**Appendix 5**). No impacts have been identified to Aboriginal cultural heritage given the location of cultural sites within the proposed C2 Environmental Conservation zone. The heritage values of the St Patrick's Cemetery and Chapel are safeguarded through distance from the affected portions of the subject site and current GM LEP 2009 listing. Other local heritage items Teneriffe and Ravensworth have already been subject to residential subdivisions and are in proximity to the approved subdivision at 129 Marys Mount Road. This Planning Proposal is consistent with Our Community Strategy CO4.

The approved Biodiversity Development Assessment Report (BDAR) for the residential subdivision under construction at 129 Marys Mount Road was submitted in support of the Planning Proposal (**Appendix 7**). The BDAR identifies the significant biodiversity land to be avoided being Box Gum Woodland and Derived Native Grassland Critically Endangered Ecological Community (CEEC). The BDAR only applies to the portion of the subject area within 129 Marys Mount Road. An area of approximately 1ha is zoned RU6 Transition and located to the rear (along the western boundary) of Nos 110 – 118 Middle Arm Road. An Ecological Assessment Report was also submitted in support of this portion of the site (**Appendix 8**). Council's Environment and Biodiversity Assessment Officer undertook a site inspection of the area to the rear of Nos 110 -118 Middle Arm Road on 30 November, 2023. The following assessment was provided:

The findings of the Ecological Assessment Report are broadly supported. Based on SEED Mapping (NSW SVTM), the area historically is likely to have featured PCT 3376 Southern Tableland Grassy Box Woodland. However, the area has been historically cleared and managed as grazing land.

Groundcover and shrub layers have been removed entirely and replaced with exotic pasture grasses and weeds. Native vegetation is present in the form of a planted tree lane/windbreak, but this contains a mix of exotic conifers and native trees,

which are mostly species that are not locally indigenous, including *Eucalyptus camaldulensis*, *Eucalyptus globulus bicostata* and *Callitris glaucophylla*.

No threatened species (ecological communities, flora or fauna) have been found to be present on the land. There is a small amount of habitat present for fauna in the form of the planted windbreak, but the trees present are relatively small and do not contain any significant nesting hollows. Removal of these trees will not exceed the BOS area clearing threshold and is not likely to constitute a significant impact on biodiversity values of the area.

This planning proposal is intended to facilitate the development of land for future urban residential development in accordance with the recommendations of the [Urban and Fringe Housing Strategy](#). The site is contiguous with existing residentially zoned land to the east, west and south and is relatively free of constraints (where proposed to be zoned residential). The site can be serviced by road, water and sewer infrastructure and contains an approved community title subdivision currently under construction and is near Goulburn's concentration of employment services and facilities. An area of significant biodiversity is being avoided and is proposed to be protected with the application of this Planning Proposal is consistent with Environment Strategy EN4.

3.4 Is the planning proposal consistent with a Council's local strategy or other local strategic plan

3.4.1 Goulburn Mulwaree Local Strategic Planning Statement (LSPS) (Adopted 18 August 2020)

The [Local Strategic Planning Statement \(LSPS\)](#) seeks to direct how future growth and change will be managed up to 2040 and beyond and sets out key issues and opportunities for managing urban, rural and natural environments across the local government area.

The LSPS includes **Planning Priority 4- Housing** which establishes the principle that Goulburn should continue to be the focus of housing growth in the region supported by relevant infrastructure. It also highlights that a key land use challenge is to meet the housing supply and type required for a growing population. A primary action in meeting this challenge is the implementation of the [Urban and Fringe Housing Strategy](#) which sets out housing growth areas.

This planning proposal seeks the rezoning of an area of RU6 Transition Zoned area of land identified in Precinct 5 of the [Urban and Fringe Housing Strategy](#) for R2 Low Density Residential development. This site is contiguous with the existing R2 Low Density Residential Zoned along Middle Arm Road and Marys Mount Road and is within the Marys Mount Urban Release Area from 2009. This precinct forms one of 20 precincts identified for residential growth focused in and around the Goulburn urban area. This proposal ensures Goulburn remains the focus of housing growth and seeks to implement recommendations in the [Urban and Fringe Housing Strategy](#). This planning proposal is consistent with Planning Priority 4- Housing.

The LSPS includes **Planning Priority 8: Natural Hazards** with a vision to identify, plan for and mitigate natural hazards where possible. The two central natural hazards potentially affecting the subject site are bushfire and overland flow flooding.

The subject site is partly identified as category 3 (medium bushfire risk) landscape but this proposal forms one part of a wider future urban residential precinct and the proposal includes suitable bushfire prone land measures to mitigate potential impacts and increase resilience (noting that the area identified as bushfire prone has an approved residential subdivision currently under construction). The [Goulburn Mulwaree Development Control Plan \(DCP\)](#) also includes provisions relating to bushfire controls. Areas of flood inundation have been identified through overland flow modelling only occur in areas of the subject site which are not proposed to be rezoned (i.e. currently zoned R2 Low Density Residential), one of these areas is already being constructed as a drainage channel within the approved Blakely's Run subdivision, the other area fronts Middle Arm Road and is identified within a drainage system for the urban release area in the current DCP. This planning proposal is consistent with Planning Priority 8: Natural Hazards.

The LSPS includes **Planning Priority 9: Heritage** which has a vision that cultural heritage is conserved, actively adapted for use and celebrated. It also includes planning principles to protect and conserve heritage items and ensure the preservation of Aboriginal heritage and culture both at the strategic and development assessment stages.

The site is not within proximity (or within the visual setting) of a European heritage item, the closest items being Teneriffe, Ravensworth and St Patrick's Cemetery and Chapel. The Aboriginal Cultural Heritage Assessment Report was undertaken in consultation with the Pejar Local Aboriginal Land Council with archaeological sites identified in the area proposed to be avoided and will be zoned C2 Environmental Conservation.

The planning proposal is consistent with Planning Priority 9: Heritage.

Planning Priority 10: Natural Environments of the LSPS sets a vision for the protection and enhancement of natural environments and systems. It also includes Action 10.8 to locate, design, construct and manage new developments to minimise impacts on water catchments.

As previously noted, most of the subject area is covered by an existing development consent for a residential subdivision which is under construction. The approved BDAR has identified an area of significant biodiversity to be avoided which is proposed to be zoned C2 Environmental Conservation. A 1ha area at the rear of Nos. 110 – 118 Middle Arm Road has been assessed as not having any significant coverage of native vegetation.

The Biodiversity Development Assessment Report submitted with the application identifies proposed mitigations. These will be discussed in further detail in Section 3.6.4 of this report.

The site is within the Sydney drinking water catchment where development is required to achieve a neutral or beneficial effect (NorBE) on water quality. Most of the subject area is covered by a development consent for a residential subdivision which is under construction. Water NSW assessed the application for the subdivision in relation to NorBE and provided its concurrence. Only a small 1ha portion of the site (that is proposed to be rezoned) falls outside of the approval area and is intended to be serviced with Council's reticulated water and sewer services. This area is not in close proximity to a water course and it is anticipated that its rezoning to residential would have little to no impact on water quality objectives.

The planning proposal is consistent with Planning Priority 10: Natural Environments.

Overall, this planning proposal is consistent with the planning priorities, vision, principles, and actions of the [Goulburn Mulwaree Local Strategic Planning Statement](#), specifically planning priorities 4, 8, 9 and 10.

3.4.2 Goulburn Mulwaree Urban and Fringe Housing Strategy (Adopted July 2020)

The subject site is directly identified in the [Urban and Fringe Housing Strategy](#) (UFHS) as an urban release area in the Middle Arm Precinct, as illustrated in [Figure](#) .

The *UFHS* therefore identifies the precinct as suitable for urban residential development subject to relevant site-specific environmental assessments and approval processes.

The proposal to rezone and amend the minimum lot size for this site is consistent with the recommendations of the *Urban and Fringe Housing Strategy*.

3.5 Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPP)?

3.5.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021-Chapter 6: Water Catchments, Part 6.5 Sydney Drinking Water Catchment

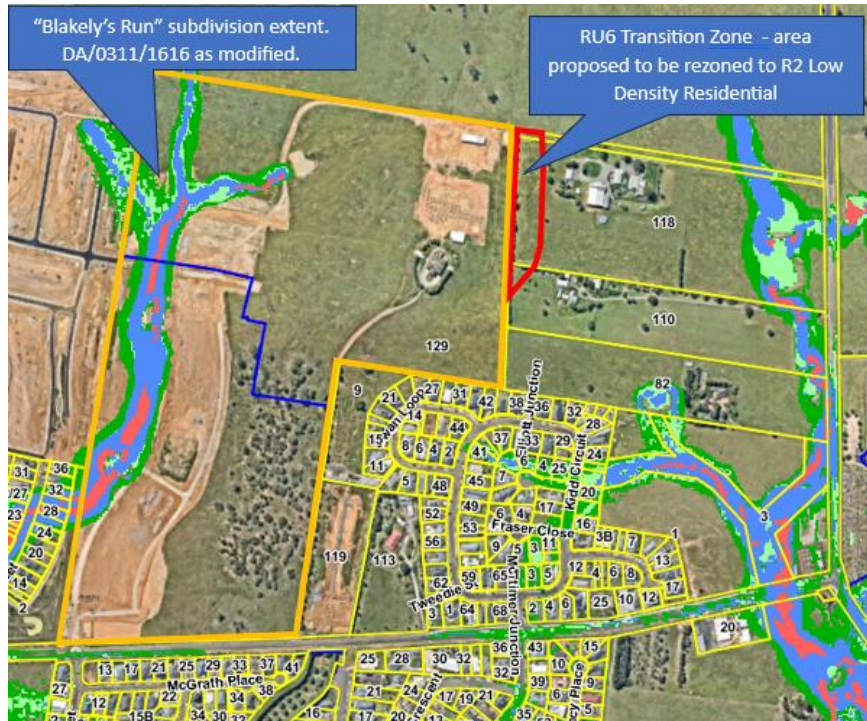
Chapter 6.5 of this this [State Environmental Planning Policy \(SEPP\)](#) applies to land within the Sydney drinking water catchment, as such this SEPP applies. This SEPP requires that development consent cannot be granted unless there is a neutral or beneficial effect on water quality. It identifies the aims of the SEPP as follows:

- a) To provide for healthy water catchments that will deliver high quality water to the Sydney area while also permitting compatible development, and
- b) To provide for development in the Sydney drinking water catchment to have a neutral or beneficial effect on water quality.

Comment: The site is in a location which is proposed to be serviced by Goulburn's reticulated water and sewage system and is contiguous to the current zone extent of the R2 Low Density Zone along Marys Mount and Middle Arm Road.

Most of the site consists of 129 Marys Mount Road and the approved "Blakely's Run" residential subdivision. This subdivision is currently under construction and includes approved water quality mitigations as per the development consent. There is only a 1ha area proposed to be rezoned from RU6 Transition to R2 Low Density Residential which sits outside of the approved subdivision, as indicated in [Figure 5](#) below.

Figure 5: Location of Drainage Channels identified in Overland Flow Modelling, Extent of DA/0311/1616 and Section of 110 – 118 Middle Arm Road proposed to be rezoned.



Council’s mapping does not indicate any natural drainage paths, creeks or rivers within the subject area, but the overland flow modelling as depicted in Figure 6 does identify areas of overland flow.

The proposed RU6 Transition Zone area depicted in Figure 6 is the only portion of the site to be rezoned outside of areas covered by the existing subdivision approval. This area is located approximately 360m from the existing line of dams that form the eastern overland flow path running parallel to Middle Arm Road. There are no dams or built structures within this RU6 Transition Zone area to the rear of 110 – 118 Middle Arm Road and this area if developed would be connected to Council’s water and sewer infrastructure and be required to demonstrate NorBE compliance.

Further detail on flooding and overland flow is provided in [3.6.7 Direction 4.1 Flooding](#), and further information on safeguarding water quality is provided in [3.6.6 Direction 3.3 Sydney Drinking Water Catchments](#) of this report.

This planning proposal is consistent with the aims of this SEPP.

3.5.2 State Environmental Planning Policy (Primary Production) 2021

The aims of this [State Environmental Planning Policy](#) are to:

- (a) facilitate the orderly economic use and development of lands for primary production,

- (b) reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,
- (c) identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,
- (d) simplify the regulatory process for smaller-scale low risk artificial water bodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,
- (e) encourage sustainable agriculture, including sustainable aquaculture,
- (f) require consideration of the effects of all proposed development in the State on oyster aquaculture,
- (g) identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.

Comment: The [Urban and Fringe Housing Strategy](#) considered the significance of primary production when determining suitable opportunity areas for housing growth in the local government area. The Strategy focuses more than 80% of the anticipated housing growth up to 2036 in and directly adjacent to the urban areas of Marulan and Goulburn with most lots prescribed a 700m² minimum lot size and infill areas identified in and around the Goulburn CBD. This seeks to concentrate most of the growth in existing service centres with only a relatively small volume of growth planned as larger lot rural residential developments. This strategy facilitates the orderly development of rural land; minimising sterilisation of rural land for primary production to those areas closest to urban service centres whilst enabling a variety of residential development types to meet demand.

The subject site where most rezoning is proposed is subject to an approved residential subdivision, the portion of RU6 Transition zoned land is relatively small (approximately 12ha) within the subject area overall. A significant component of this area is identified as Box Gum Woodland and Derived Native Grasslands (CEEC) and is to be protected by a C2 Environmental Conservation. Additionally, only 1ha of RU6 Transition Zone land is outside of the approved subdivision area and would be isolated in future by ongoing residential development which surrounds this small remnant.

The subject site is not impacted by State Significant Agricultural land as illustrated in [Figure](#) .

Figure 6: State Significant Agricultural Land Map



The proposed urban residential development on the site does not encourage sustainable agriculture, aquaculture, or oyster aquaculture (as these additional land uses are not consistent with the proposed residential zoning).

This planning proposal is not inconsistent with the aims of this SEPP in that it is consistent with a housing strategy which has centralised residential development on existing centres and services.

3.5.3 State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4: Remediation of Land

The object of this [State Environmental Planning Policy](#) is:

1. To provide for a State-wide planning approach to the remediation of contaminated land.
2. In particular, this policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment-
 - a. By specifying when consent is required, and when it is not required, for remediation work, and
 - b. By specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
 - c. By requiring that a remediation work meet certain standards and notification requirements

Comment: It is important to note that the subject area mainly comprises No. 129 Marys Mount Road (“Blakely’s Run”) which is subject to an existing development consent. The following comments are provided in relation to this portion of the site.

The Preliminary Site Investigation (PSI) by Douglas Partners submitted with the development application was resubmitted with the proposal (**Appendix 9**).

The analytical results were all within the adopted ecological based limits for residential land use. The following extract provides the conclusions and recommendations in relation to contamination for this part of the subject area:

Douglas Partners (DP) considers that the site is suitable for the proposed residential subdivision and for permitted uses under the current site zoning, from a site contamination perspective, subject to the following measures during any future development works:

- *A Construction Environment Management Plan should be prepared prior to construction including an 'unexpected finds protocol' (i.e. asbestos in fill, buried waste or hydrocarbon affected soils including staining and odours and evidence of heavy pesticide use) and implemented during potential future site works; and*
- *DP considers that based on current information, the fill material within the fill platform located in the north-eastern portion of the site (north of the current residence) is not suitable for on-site reuse. The fill platform area should be disposed off-site. Prior to off-site disposal, it should be subject to a waste classification with reference to NSW EPA (2014).*
- *DP understands that the fill platform area is located within Stage 1E, which is understood to be a later development stage. DP considers the site is suitable for the proposed development, however the fill material should be disposed from site. A remediation action plan should be prepared which will provide strategies for remediation of the area, management of waste and the requirement for further testing.*

The Ministerial Direction requires that if contamination is present on land to be rezoned residential, the proposal must include Phase 1 Contamination Assessment (PS1), Phase 2 Contamination Assessment (PS2) and Remediation Action plan (RAP). However, the contamination falls within an area covered by the existing development consent. Council's Development Assessment team have advised:

- *Contamination is being addressed through the DA process already.*
- *Condition 38 of MODDA/0088/2122 to DA/0311/1617 requires the provision of a Remediation Action Plan (RAP) prior to the issue of a Subdivision Works Certificate for Stage 1E.*
- *The final RAP has been approved with the approval of CC/0228/2223 (Stage 1E Earthworks Only).*

Based on the above it is considered that this Proposal can demonstrate compliance with the Ministerial Direction without the submission of additional detail, as this would be unnecessary under the circumstances given the RAP approved with the subdivision works certificate process.

In relation to 110 – 118 Middle Arm Road the Preliminary Site Investigation (PSI) by Geo Enviro Consultancy (**Appendix 10**) undertaken for this portion of the subject area found:

“From a review of the historical information and site inspection, we are of the opinion that the risk of gross chemical contamination within the Subject Site is generally considered to be low and therefore suitable for the proposed rezoning and included as part of the adjoining residential subdivision development of No 129 Marys Mount Road Goulburn.”

Given the result of the PSI above and considering the extensive investigations on the adjoining site it is considered that there is sufficient information on contamination to address the Ministerial Direction on contamination.

This planning proposal has assessed the potential for contamination on the subject site and remedial requirements have been identified in association with the area covered by the approved subdivision only. The remedial works have been approved with the subdivision works certificate and no further action is required in relation to this site. A PSI has been undertaken for the 1ha portion of land at the rear of 110 – 118 Middle Arm Road which found the site to be suitable for a residential zoning.

This planning proposal is consistent with Chapter 4: Remediation of Land within [State Environmental Planning Policy \(Resilience and Hazards\) 2021](#).

Further information on contamination is available in [3.6.9 Direction 4.4 Remediation of Contaminated Land](#).

3.6 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

3.6.1 Direction 1.1 Implementation of Regional Plans

The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in regional plans with planning proposals required to be consistent with a Regional Plan.

Comment: The [South East and Tablelands Regional Plan and Draft South East and Tablelands Regional Plan](#) are applicable to this planning proposal and this has been considered in [Section 3.3.1 South East and Tablelands Regional Plan](#) of this report. This planning proposal is consistent with this regional plan.

3.6.2 Direction 1.3 Approval and Referral Requirements

This direction applies to relevant planning authorities when preparing a planning proposal. The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

When this direction applies a planning proposal must:

- a. Minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and
- b. Not contain provisions requiring concurrence, consultation or referral to a minister or public authority unless the relevant planning authority has obtained the approval of:
 - i. The appropriate Minister or public authority, and

- II. The Planning Secretary (or an officer of the Department nominated by the Secretary) , prior to undertaking community consultation in satisfaction of Schedule 1 to the EP & A Act, and
- c. Not identify development as designated development unless the relevant planning authority:
 - I. Can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and
 - II. Has obtained the approval of the planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP & A Act.

Comment: This planning proposal does not introduce additional concurrence, consultation, or referral requirements beyond those in place in the applicable environmental planning instruments (EPIs) and would not compromise this objective.

This planning proposal does not include development identified as designated development.

This planning proposal is consistent with Direction 1.3 Approval and Referral Requirements.

3.6.3 *Direction 1.4 Site Specific Provisions*

This direction applies to relevant planning authorities when preparing a planning proposal. The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.

1. When this direction applies a planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:
 - a. allow that land use to be carried out in the zone the land is situated on, or
 - b. rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or
 - c. allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.
2. A planning proposal must not contain or refer to drawings that show details of the proposed development.

This planning proposal seeks the rezoning and minimum lot size amendment of the subject site to part R2 Low Density Residential to enable dwelling entitlements in an area identified for development in the [Urban and Fringe Housing Strategy](#). Dwellings are a permissible use within the R2 Low Density Residential zone and no development standards or requirements are proposed in addition to those already contained in the zone and in the [Goulburn Mulwaree Local Environmental Plan, 2009](#). Portions of the site containing biodiversity to be avoided and Aboriginal cultural heritage site are to be zoned C2 Environmental Conservation. There are no site-specific provisions in relation to this area. It should be noted that the proposed zonings largely reflect the results of previous development assessment and approvals including the assessment

of biodiversity and Aboriginal cultural heritage so further site specific requirements are not necessary.

3.6.4 Direction 3.1 Conservation Zones

The objective of this direction is to protect and conserve environmentally sensitive areas. This Direction applies to all relevant planning authorities when preparing a planning proposal.

This Direction requires:

1. A planning proposal to include provisions that facilitate the protection and conservation of environmentally sensitive areas.
2. A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 "Rural Lands".

The site has been identified for urban development in Council's [Urban and Fringe Housing Strategy](#) as it is contiguous to the existing residential zone boundary and is serviceable with Council's reticulated water/sewer system. This area is intended to be a future residential precinct.

The approved Biodiversity Development Assessment Report (BDAR) for the residential subdivision under construction at 129 Marys Mount Road was submitted in support of the planning proposal (**Appendix 7**). The BDAR identifies the significant biodiversity land to be avoided being Box Gum Woodland and Derived Native Grassland Critically Endangered Ecological Community (CEEC). The BDAR only applies to the portion of the subject area within 129 Marys Mount Road. The biodiversity significant land is proposed to be zoned C2 Environmental Conservation, this also covers a portion of the site currently zoned R2 Low Density Residential.

An area of approximately 1ha is zoned RU6 Transition and located to the rear (along the western boundary) of Nos 110 – 118 Middle Arm Road. Council's Environment and Biodiversity Assessment Officer undertook a site inspection of the area to the rear of Nos 110 -118 Middle Arm Road on 30 November, 2023. The following assessment was provided:

The findings of the Ecological Assessment Report are broadly supported. Based on SEED Mapping (NSW SVTM), the area historically is likely to have featured PCT 3376 Southern Tableland Grassy Box Woodland. However, the area has been historically cleared and managed as grazing land.

Groundcover and shrub layers have been removed entirely and replaced with exotic pasture grasses and weeds. Native vegetation is present in the form of a planted tree lane/windbreak, but this contains a mix of exotic conifers and native trees, which are mostly species that are not locally indigenous, including *Eucalyptus camaldulensis*, *Eucalyptus globulus bicostata* and *Callitris glaucophylla*.

No threatened species (ecological communities, flora or fauna) have been found to be present on the land. There is a small amount of habitat present for fauna in the

form of the planted windbreak, but the trees present are relatively small and do not contain any significant nesting hollows. Removal of these trees will not exceed the BOS area clearing threshold and is not likely to constitute a significant impact on biodiversity values of the area.

The submitted assessment has been verified as being accurate and reflective of existing conditions on the site. It is considered that biodiversity will be either avoided/protected with the proposed C2 Environmental Conservation Zone or in the case of Nos 110-118 Middle Arm Road there is no significant constraint on the further development of this site due to biodiversity.

It is considered that the planning proposal is consistent with this Ministerial Direction as significant vegetation requiring protection is identified within the proposed C2 Environmental Conservation zone area.

3.6.5 Direction 3.2 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental significance and indigenous heritage significance. This Direction applies to all relevant planning authorities when preparing a planning proposal.

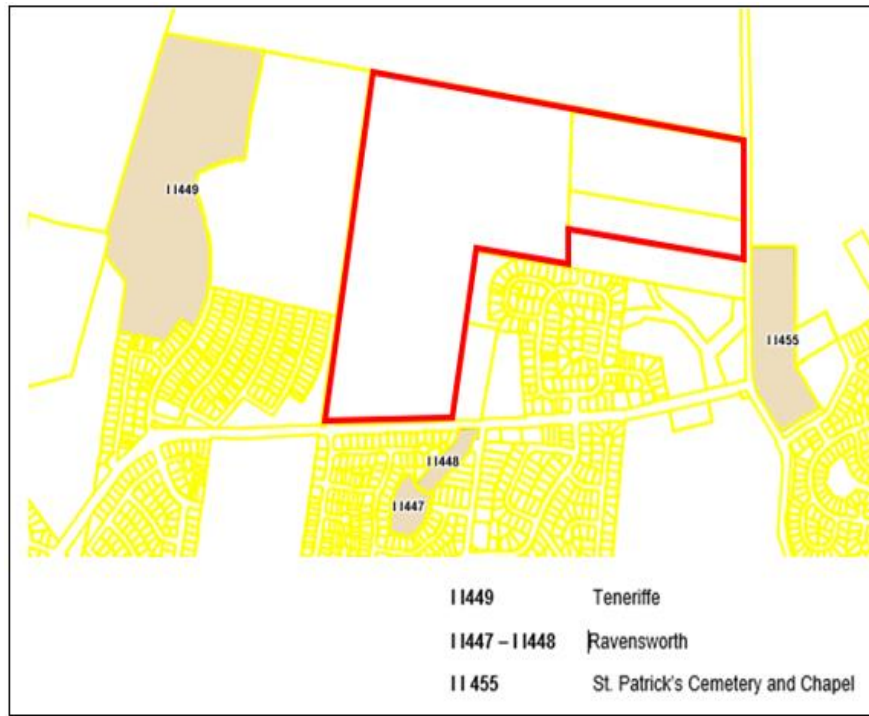
A planning proposal must contain provisions that facilitate the conservation of:

- a. Items, places, building, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area.
- b. Aboriginal objects or Aboriginal places that are protected under the [National Parks and Wildlife Act 1974](#), and
- c. Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the areas, object, place or landscape as being of heritage significance to Aboriginal culture and people.

European Cultural Heritage

Comment: There are no European cultural heritage items included within the site boundary with the closest heritage items being Teneriffe (I 1449), Ravensworth (I 1447 – I 1448) and St. Patrick's Cemetery and Chapel (I 1455) as shown in [Figure 7](#) below. The Teneriffe and Ravensworth sites have already been subject to their own residential subdivisions, it is considered that the approved subdivision of the Blakely's Run site would have negligible impact on these items. The small section of the Middle Arm Road sites would be visible from St. Patrick's Cemetery and Chapel. The area proposed to be rezoned is only 1ha in area and is separated from the cemetery site by land which is already zoned R2 Low Density Residential by a distance of approximately 500m. The proposal has no identifiable impact on European heritage significance in the Middle Arm Precinct and the proposal is consistent with Direction 3.2 in relation to European heritage.

Figure 7: Items of Environmental Heritage – GM LEP 2009

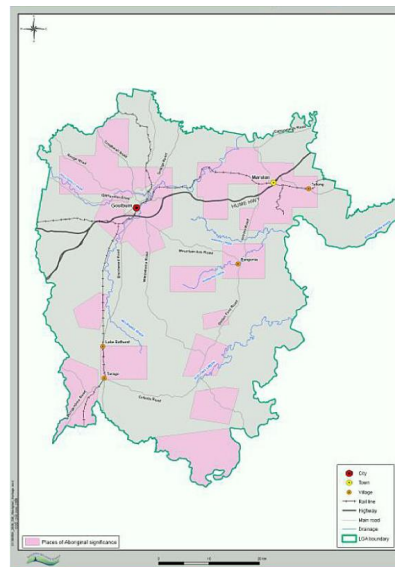


Aboriginal Cultural Heritage

The subject site is located within an area mapped as a place of potential Aboriginal significance within the [Goulburn Mulwaree Development Control Plan \(DCP\)](#). This map, illustrated in **Figure** was produced in consultation with the Pejar Land Aboriginal Land Council and highlights areas with potential for Aboriginal sites and/or objects. The subject site's location within an area identified as potentially significant indicates the potential discovery of Aboriginal finds.

The [Urban and Fringe Housing Strategy](#) identifies, in relation to the Middle Arm precinct, the requirement for a comprehensive Aboriginal Cultural Heritage Assessment. This is reflective of the area's identification as a place of Aboriginal significance where further, more detailed investigation is warranted.

Figure 8: Places of Aboriginal Significance



The Planning Proposal is supported by an Aboriginal Cultural Heritage Assessment (ACHAR) prepared by Past Traces in consultation with the Pejar Local Aboriginal Land Council (**Appendix 5**). The ACHAR found:

The Project Area overall has two Aboriginal heritage sites (IF1 - 51-6-0807 & IF2 – 51-6-0825) consisting of an isolated find and one area with low density subsurface deposit.

Each of the identified sites has been included within the proposed C2 Environmental Conservation Zone area.

The ACHAR advises:

For this project, the small size of the surface sites and the large areas of open space within the development has enabled the area of the sites to be excluded from the area of impact in the form of a conservation area.

All sites found are contained within the portion of the Subject Area which is covered by the approved subdivision which avoids the identified sites. The C2 Environmental Conservation area is intended to be protected as a reserve.

The ACHAR has additional mitigations associated with the construction of the subdivision which is subject to the conditions of the development consent as modified.

The planning proposal is consistent with Direction 3.2 Heritage Conservation.

3.6.6 Direction 3.3 Sydney Drinking Water Catchments

The objective of this direction is to provide for healthy catchments and protect water quality in the Sydney drinking water catchment which includes Goulburn Mulwaree.

This Direction requires:

1. A planning proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:
 - a. New development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality (including groundwater), and
 - b. Future land use in the Sydney drinking water catchment should be matched to land and water capability, and
 - c. The ecological values of land within a Special Area should be maintained

2. When preparing a planning proposal, the planning proposal authority must:
 - a. Consult with Water NSW, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (1) of this direction, and
 - b. Ensure that the proposal is consistent with Chapter part 6.5 of chapter 6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and
 - c. Identify any existing water quality (including groundwater) risks to any waterway occurring on, or adjacent to the site, and
 - d. Give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by Water NSW, and
 - e. Zone land within the Special Areas generally in accordance with the following:

Land	Zone under Standard Instrument (Local Environment Plans) Order 2006
Land reserved under the National Parks and Wildlife Act 1974.	C1 National Parks and Nature Reserves
Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level.	C2 Environmental Conservation
Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)

and,

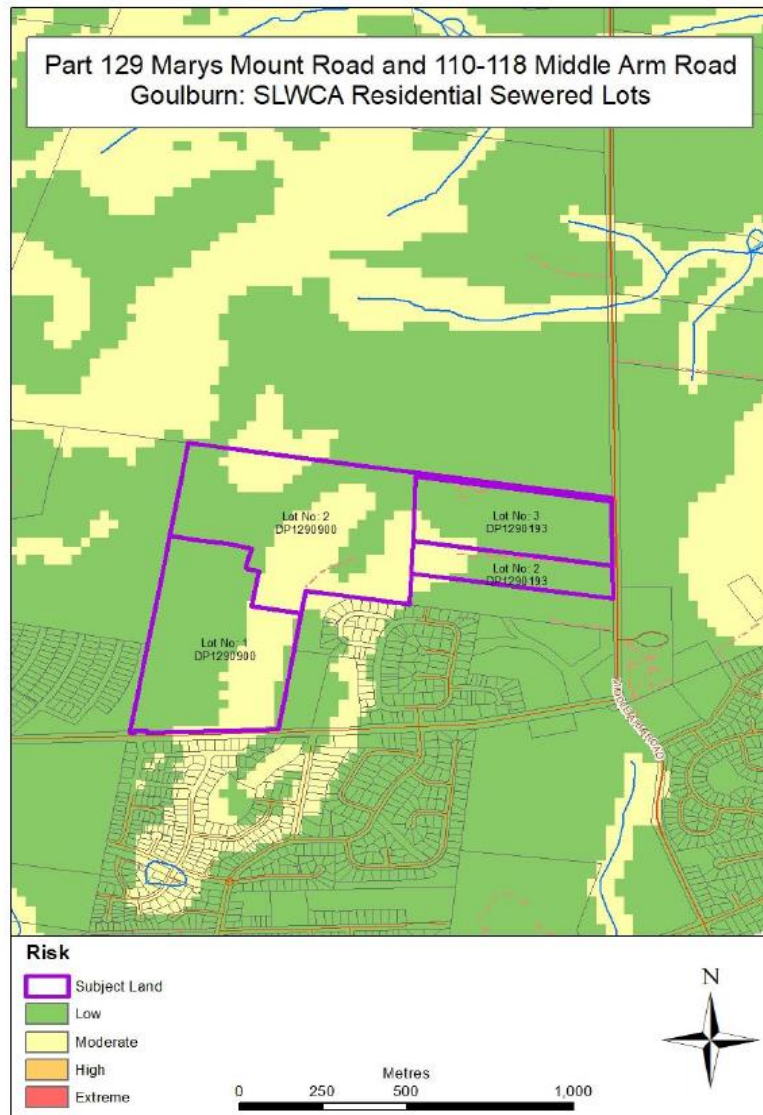
- f. Consult with the Water NSW, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (1) of this direction, and
- g. Include a copy of any information received from Water NSW as result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP & A Act.

Comment: The subject site is within the Sydney drinking water catchment, as such this Direction applies. The site is not within a Special Area as identified in the Direction.

The site is in a location which is proposed to be serviced by Goulburn’s reticulated water and sewage system and is contiguous to the current zone extent of the R2 Low Density Zone along Marys Mount and Middle Arm Road.

The Strategic Land and Water Capability Assessment (SLWCA) map in Figure 9 for residential sewered lots provided by Water NSW identifies that the site ranges from low to moderate risk in relation to water quality impacts from future development.

Figure 9 - SLWCA



Most of the site consists of 129 Marys Mount Road and the approved “Blakely’s Run” residential subdivision. This subdivision is currently under construction and includes approved water quality mitigations as per the development consent. There is only a 1ha area proposed to be rezoned from RU6 Transition to R2 Low Density Residential which sits outside of the approved subdivision to the rear of existing residentially zoned land at Nos. 110 – 118 Middle Arm Road, as indicated in [Figure 5](#).

Council’s GIS mapping does not indicate any natural drainage paths, creeks or rivers within the subject area (or in the immediate vicinity), but the overland flow modelling as depicted in [Figure 5](#) does identify areas of overland flow.

The proposed RU6 Transition Zone area depicted in [Figure 5](#) is the only portion of the site to be rezoned outside of areas covered by the existing subdivision approval. This area is located approximately 360m from the existing line of dams that form the eastern overland flow path running parallel to Middle Arm Road. There are no dams or built structures within this RU6 Transition Zone area to the rear of 110 – 118 Middle Arm Road and this area if developed would be connected to Council’s water and sewer infrastructure and be required to demonstrate NorBE compliance as a part of the development application process.

Further detail on flooding and overland flow is provided in [3.6.7 Direction 4.1 Flooding](#), and further information on safeguarding water quality is provided in [3.6.6 Direction 3.3 Sydney Drinking Water Catchments](#) of this report.

It should be noted that any future development application for subdivision (or modification to existing approvals) will require further detailed assessment and design information to satisfy the neutral or beneficial effect test (NorBE).

Pre – Gateway consultation was undertaken with Water NSW, advice from Water NSW (dated 23 May 2024 – [Appendix 13](#)) which sought further information in relation to the lack of minimum lot size for the C2 Conservation Zone, the inclusion of a map demonstrating how the C2 boundary accords with the area of biodiversity value and describing how the C2 zone is to be managed. Further comment on the reasoning behind the exclusion of the C2 zone from a minimum lot size has been added in [Section 1.1](#) of this report, in addition to future management options for this area.

[Figure 3](#) (where including the subdivision layout) does includes a blue line which indicates the extent of the highly significant biodiversity area in relation to the C2 zone boundary. Given the irregular boundaries of the zones the changes in the areas are difficult to express in detail (given numerous lots and irregular shape), however in summary they are approximately:

Existing Areas of Zoned Land Over Subject Area (Total)	
R2 Low Density Residential	44 ha
RU6 Transition	12 ha

Proposed Areas of Land Over Subject Area (Total)	
R2 Low Density Residential	47 ha
C2 Environmental Conservation	8.9 ha

This planning proposal is consistent with [Direction 3.3](#) in that the planning proposal has:

- An approved residential subdivision with Water NSW concurrence covering most of the subject area proposed to be rezoned, contained within the “Blakely’s Run” subdivision of 129 Marys Mount Road.
- Demonstrated consistency with Chapter 6 (part 6.5) of the Biodiversity and Conservation SEPP
- will consider a Strategic Land and Water Capability Assessment when provided at the pre-gateway stage by Water NSW.

- Consultation with Water NSW will be undertaken through the pre-gateway consultation stage and information received included within the Gateway version of the planning proposal.

3.6.7 Direction 4.1 Flooding

The objectives of this Direction are to:

- a. Ensure that development of flood prone land is consistent with the NSW governments' Flood Prone Land Policy and the principles of the [Floodplain Development Manual 2005](#), and
- b. Ensure the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

This Direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.

1. This Direction requires a planning proposal to include provisions that give effect to and are consistent with:
 - a. The [NSW Flood Prone Land Policy](#),
 - b. The principles of the [Floodplain Development Manual 2005](#),
 - c. The Considering flooding in land use planning guideline 2021, and
 - d. Any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.
2. A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, Mixed use, W4 Working waterfront or Special Purpose Zones.
3. A planning proposal must not contain provisions that apply to the flood planning area which:
 - a. Permit development in floodway areas,
 - b. Permit development that will result in significant flood impacts to other properties,
 - c. Permit development for the purposes of residential accommodation in high hazard areas
 - d. Permit a significant increase in the development and/or dwelling density of that land
 - e. Permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate.
 - f. Permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent.
 - g. Are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or
 - h. Permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.

4. A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:
 - a. Permit development in floodway areas
 - b. Permit development that will result in significant flood impacts to other properties,
 - c. Permit a significant increase in the dwelling density of that land
 - d. Permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,
 - e. Are likely to affect the safe occupation of and efficient evacuation of the lot, or
 - f. Are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.
5. For the purpose of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.

Consistency

A planning proposal may be inconsistent with this direction only if the planning proposal authority can satisfy the Planning Secretary (or their nominee) that:

- a) The planning proposal is in accordance with a floodplain risk management study or plan adopted by the relevant council in accordance with the principles and guidelines of the [Floodplain Development Manual 2005](#), or
- b) Where there is no council adopted floodplain risk management study or plan, the planning proposal is consistent with the flood study adopted by the council prepared in accordance with the principles of the [Floodplain Development Manual 2005](#) or
- c) The planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the [Floodplain Development Manual 2005](#) and is consistent with the relevant planning authorities' requirements, or
- d) The provisions of the planning proposal that are inconsistent are of minor significance as determined by the relevant planning authority.

Comment:

[The Goulburn Floodplain Risk Management Study and Plan](#) (The Flood Study) was adopted by Council on 16 August 2022 and has been developed in collaboration with the Department of Planning and Environment- Environment, Energy and Science. The Flood Study was prepared by GRC Hydro. The Flood Study was prepared in accordance with and is consistent with:

- The NSW Flood Prone Land Policy;
- The principles of the Floodplain Development Manual 2005, and
- Considering flooding in land use planning guideline 2021.

The study area includes the subject site but only models the extent of riverine and major tributary flooding. This site is not identified as being subject to riverine flooding

for any design event. The Flood Study also included a Development Control Policy being Appendix J to the Goulburn Mulwaree DCP. Through this policy the DCP applies controls to both flood prone land within the Flood Study boundaries and areas outside the scope of the Study.

The Flood Study and DCP flood policy implements Flood Planning Constraint Categories (FPCC) which groups similar types and scales of flood related constraints. Four FPCC's have been established to separate areas of the floodplain from the most constrained and least suitable areas for intensification of land use. The FPCC's are presented in **Table 1** below:

Table 1: Flood Planning Constraint Categories

Category	Summary
FPCC1	FPCC1 identifies the most significantly constrained areas, with high hazard or significant flood flows present. Intensification of use in FPCC1 is generally very limited except where uses are compatible with flood function and hazard.
FPCC2	FPCC2 areas are the next least suitable for intensification of land use or development because of the effects of flooding on the land, and the consequences to any development and its users.
FPCC3	FPCC3 areas are suitable for most types of development. This is the area of the floodplain where more traditional flood-related development constraints, based on minimum floor and minimum fill levels, will apply.
FPCC4	FPCC4 is the area inundated by the PMF (extent of flood prone land) but outside FPCC1-3. Few flood-related development constraints would be applicable in this area for most development types. Constraints may apply to key community facilities and developments where there are significant consequences to the community if failed evacuations occur.

The DCP flood policy applies different flood planning controls depending on the proposed land use category to ensure that new development does not increase flood risk.

Council has initiated the preparation of the overland flooding study for Goulburn following a successful funding application through the NSW Department of Planning and Environment Floodplain Management Grants program. This project is expected to be finalised in December 2025.

However, as an interim measure, Council commissioned overland flow modelling. This modelling utilised the same data and methodology as the riverine flood modelling and mapping within the Flood Study. This has resulted in a mapping layer which illustrates the location and likely extent of overland flow flooding and the relative risk to life and property. The overland flow mapping also includes Flood Planning Constraint Categories which have been identified by the same consultant who prepared the Flood Study (GRC Hydro). This modelling is currently used to inform Council as to potential for flooding and flood risk beyond riverine areas.

The overland flow model maps are available to view on the Council's website at: <https://www.goulburn.nsw.gov.au/Development/Plans-Strategies#section-10>

Both the Flood Study and the overland flow modelling have accounted for climate change utilising the ARR2019 methodology to determine the projected increase in

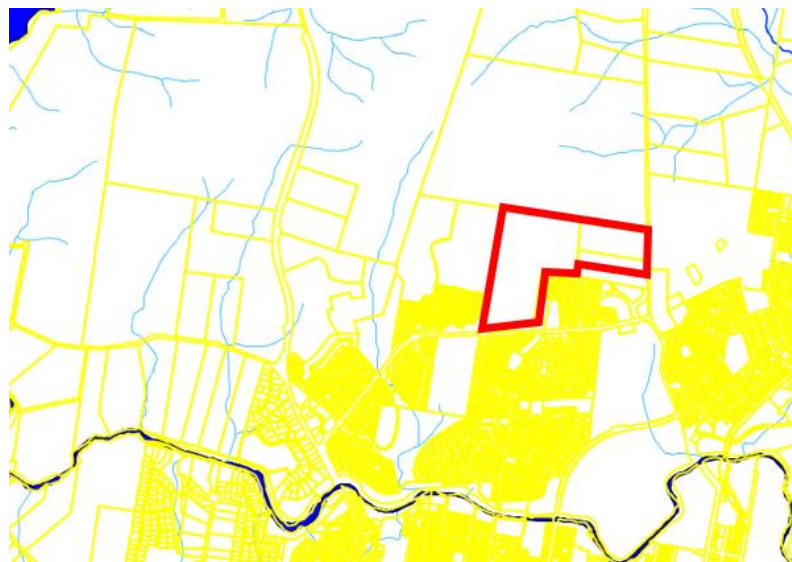
precipitation intensity. These details have been utilised to determine increased rainfall for the 1%, 0.5% and 0.2% flood events up to 2090 and incorporated into the riverine and overland flow modelling.

Direction 4.1 Flooding

Applicability of Direction 4.1

The site is located within the Mary Mount Urban Release Area in North Goulburn and is approximately 1km north of the Wollondilly River. Council’s GIS topographic mapping does not identify any non -perennial drainage channels or creeks within the site. The closest topographically mapped non – perennial channels are located off site as identified in **Figure 10** below.

Figure 10: Location of Drainage Channels



The adopted [Goulburn Floodplain Risk Management Study and Plan](#) (The Flood Study) has assessed riverine flooding and associated risk in Goulburn. The extent of this study area includes the subject site which is not directly impacted by riverine flooding (due to its elevation). The site is included in the area where overland flow modelling has been undertaken as a separate project outside of the Goulburn Flood Study. It illustrates that portions of the site are inundated by overland flooding but this inundation aligns with the approved drainage infrastructure currently under construction.

Figure 2: Extent of Goulburn Floodplain Risk Management Study and Plan – Flood Planning Area (FPA) and Probable Maximum Flood (PMF)

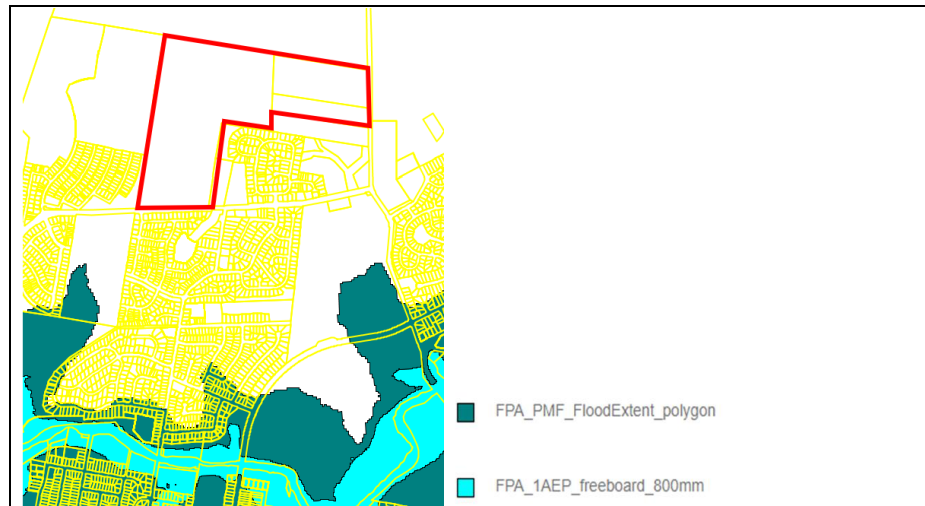
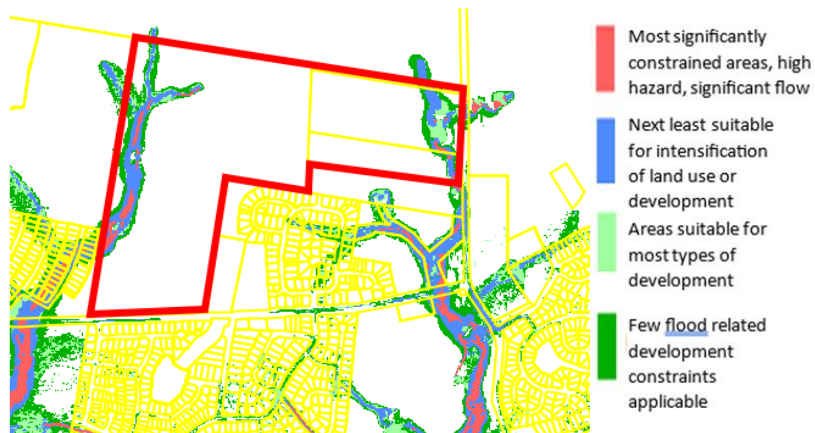


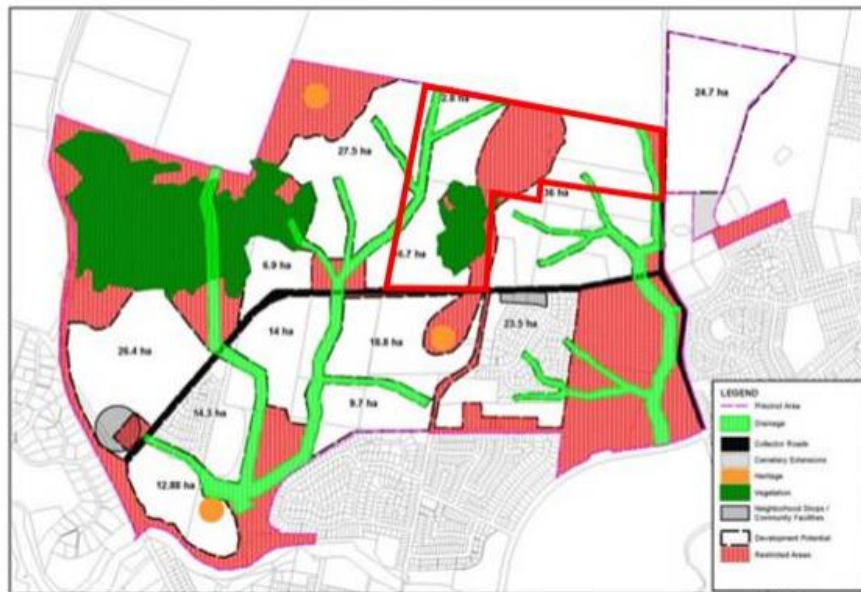
Figure 12: Extent of Flood Prone Land – Overland Flows



The overland flood modelling, illustrated in [Figure 12](#), indicates that the identified drainage channels experience flood inundation.

The drainage channels identified in the overland flow modelling are identified in the [Goulburn Mulwaree Development Control Plan](#) precinct chapter for the Marys Mount urban release area as depicted in light green [Figure 13](#) below.

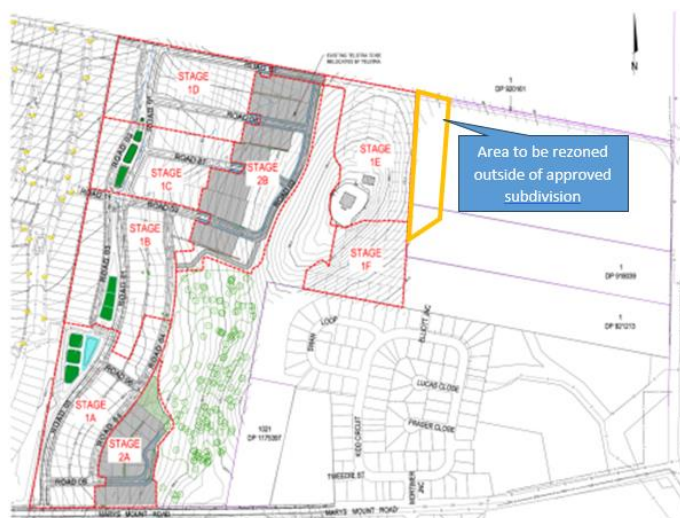
Figure 13: GM DCP – Marys Mount Structure Plan – Drainage Corridors Identified in Light Green



The proposed areas identified for rezoning are in the central portion of the subject area and are not impacted either directly or indirectly by flooding.

As previously noted, an approved residential subdivision covers most of the subject area where rezoning is identified. This subdivision has incorporated drainage works along the western boundary. This is depicted in the staging plan for Blakely’s Run below in Figure 14.

Figure 14: Extent of Area to be Rezoned and Area outside of Approved Subdivision to be Rezoned in Relation to Overland Flooding.



It could be argued that none of the identified area to be rezoned to R2 Low Density Residential is flood prone despite falling within the broader subject area (which does have peripheral overland flooding). Areas within the subject area currently affected by overland flooding are already zoned residential and either subject to drainage works associated with a development consent or falling within identified future drainage corridors within the [Goulburn Mulwaree Development Control Plan 2009](#) as per the structure plan in Figure 12.

Flood free access is available to/from 129 Marys Mount Road for all design events up to 1% AEP, and within the site through to Marys Mount Road to the PMF. Middle Arm Road does have an identified drainage corridor running along its frontage. Whilst this eastern drainage corridor could potentially be formalised and crossed for access (as a part of a future development application), there is alternate means of access utilising the local road network being constructed as a part of the adjoining 129 Marys Mount Road site ("Blakely's Run" subdivision).

Addressing Direction 4.1(1)- Consistency with relevant policy and guidance

This Direction requires a planning proposal to include provisions that give effect to and are consistent with:

- The [NSW Flood Prone Land Policy](#),
- The principles of the [Floodplain Development Manual 2005](#),
- The Considering flooding in land use planning guideline 2021, and
- Any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.

The above-mentioned Floodplain Development Manual 2005 was replaced by the Flood Risk Management Manual (and Toolkit) and Flood Prone Land Policy in June 2023. Whilst Ministerial Direction 4.1 does not reflect this change, the assessment of consistency within this planning proposal considers the updated advice and guidance.

The *NSW Flood Prone Land Policy's* (The Flood Policy) primary objective is to reduce the impacts of flooding and improve community resilience. The policy recognises that flood prone land is a valuable resource and proposals for rezoning should be the subject of careful assessment which incorporates consideration of local circumstances.

The policy requires:

- a merit-based approach to be adopted for all development decisions in the floodplain;
- a reduction in flooding impacts and liability on existing developed areas
- limiting the potential for flood losses in all areas proposed for development by the application of ecologically sensitive planning and development controls.

The *Flood Risk Manual* (the Manual) requires planning proposal authorities to consider the principles of the Manual and advice provided in the supporting Toolkit. The Manual establishes the following Vision:

"Floodplains are strategically managed for the sustainable long-term benefit of the community and the environment, and to improve community resilience to floods"

and the following 10 principles for flood risk management:

1. Establish sustainable governance arrangements;
2. Think and plan strategically;
3. Be consultative;
4. Make flood information available;
5. Understand flood behaviour and constraints (for the full range of floods);
6. Understand flood risk and how it may change (for the full range of floods);
7. Consider variability and uncertainty;
8. Maintain natural flood functions;
9. Maintain flood risk effectively, and
10. Continually improve the management of flood risk.

The Manual highlights the requirement for a robust understanding and analysis of risk which can then be deployed to determine whether the risk is acceptable and determine if additional action is required to further reduce identified residual risk.

The *Flood Risk Management Toolkit* (the Toolkit) provides more detailed guidance on how to meet the objectives of the Flood Policy and Manual and these documents have been considered in the development of this planning proposal. The following documents in the Toolkit are especially pertinent to this planning proposal:

- [EM01- Support for Emergency Management Planning](#)
- [LU01- Flood Impact and Risk Assessment](#)
- [FB01- Understanding and Managing Flood Risk](#)
- [MM01- Flood Risk Management Measures](#)

The proposal's consistency with the Flood Policy, The Manual and Toolkit are largely addressed in the proceeding paragraphs titled *Addressing Directions*. Specific focus is given to flood impacts to other properties, evacuation and safe occupation considerations and increased requirement for spending on flood mitigations and emergency response measures in the *Understanding Flood Impacts* sub-heading later in this report.

Council has also prepared a preliminary Flood Risk and Impact Assessment in conjunction with this proposal (**Appendix 11**).

Addressing Direction 4.1(2)-Rezoning from the Flood Planning Area

This direction requires that a planning proposal does not rezone land within the flood planning area from recreation, rural, special purposes, or conservation zones to a residential zone.

This part of the direction is not applicable in this instance as no portion of the subject area is proposing a residential zone within the identified overland flow paths (as they are currently zoned residential and under construction as drainage corridors for the approved subdivision).

Addressing Direction 4.1(3)-provisions that apply to the flood planning area

As identified above, this planning proposal does not propose rezoning any land that falls within the flood planning area. No land within proximity to the two identified overland flow paths to the east or west of the subject site is proposed.

The proposed zoning and the approved lot arrangement (129 Marys Mount Road – “Blakely’s Run” subdivision), ensures development has the capacity to avoid flood prone land and maintains consistency with the following parts of Direction 4.1(3):

- Direction 4.1(3)(a) & (c)- permit development in floodway’s and high hazard areas

As previously discussed no areas identified for rezoning are within the identified overland flow paths/drainage corridors).

- Direction 4.1(3)(b)- permit development that will result in significant flood impacts to other properties.

This proposal does not permit development that will result in significant flood impacts to other properties. As previously stated, a major portion of the site is covered by an existing residential subdivision consent with associated engineering conditions/mitigations in relation to off-site drainage impacts. The area to be rezoned outside the existing consent is a 1ha area of land at the rear of Nos.110- 118 Middle Arm Road. The potential residential development of this portion of the site is relatively small in comparison to the existing zoned area of residential land which could be developed (approximately 13.5ha). This area in conjunction with the structure plan identifying drainage corridors for this precinct would allow for future development which will not result in significant flood impacts to other properties.

- Direction 4.1(3)(d)- increase in development/dwelling density of the land.

As previously identified no development is proposed within land identified as being affected by the full range of flood events.

- Direction 4.1(3)(e)- permit development for the purposes of uses where occupants cannot effectively evacuate.

The concept plan in association with the Council modelling would suggest that all sections of the site can achieve access to Marys Mount Road and that no land below the PMF is identified to be rezoned. Accordingly, evacuation is not required based on risk to occupiers.

Please refer to the *Flood Impact and Risk Assessment* prepared by Council for further assessment of safe occupation and evacuation.

- Direction 4.1(3)(f)- permit development to be carried out without development consent.

None of the areas identified within the subject site for rezoning (within the broader subject area) are affected by flooding. The proposed R2 Low Density Residential Land (currently RU6 Transition) to be rezoned is not identified as flood affected by either overland or riverine flows. The site is relatively elevated

and portions of the site on the periphery (western boundary) are subject to an approved subdivision which includes drainage infrastructure for the identified overland flow path. The site can be immediately evacuated to Marys Mount Road. Development without consent under the R2 Low Density Residential zone specifies only “home occupations” and “roads”. Therefore, no additional risk is identified in relation to this planning proposal and the proposed land use provisions.

- Direction 4.1(3)(g)- Significantly increased requirement for government spending

No significant increases to government spending have been identified because of this planning proposal. No parts of the subject area that are identified for rezoning are currently impacted by overland flooding. Most of the subject area contains an approved residential subdivision under construction. This Planning Proposal is located within an existing urban release area which has been identified in Council’s LEP since 2009.

Consistency with Direction 4.1(3)(g) is addressed further under *Understanding Flood impacts* sub-heading later in this section.

- Direction 4.1(3)(h)- Hazardous industries and storage establishments

Neither the R2 Low Density Residential Zone nor the C2 Environmental Conservation Zone as proposed permit hazard industries and storage establishments.

Application of Direction 4.1(4)- Special Flood Considerations

Direction 4.1(4)- Special Flood Considerations includes additional provisions which must be considered through a planning proposal applicable to areas between the flood planning area and the probable maximum flood to which special flood considerations apply.

As no development is proposed for areas within the PMF it is considered that the application of special flood considerations is not applicable in this instance.

Addressing Direction 4.1(4)- Special Flood Considerations

As previously identified above, this proposal is seeking to rezone areas of land that are outside of the PMF, to either a Low Density Residential or C2 Environmental Conservation Zone.

The proposed zoning and the approved subdivision lot arrangement, ensures development avoids flood prone land and maintains consistency with the following parts of Direction 4.1(4):

- Direction 4.1(4)(a)- permit development in floodway areas

All land identified to be rezoned is outside of the overland flow paths up to the PMF event therefore this part of the direction does not apply.

- Direction 4.1(4)(b)- permit development that will result in significant flood impacts to other properties

Most of the subject area that is identified for rezoning is already the subject of a residential subdivision approval and is under construction. Only a 1ha portion of land currently zoned RU6 Transition is outside of the approved subdivision area and is proposed to be rezoned. This area is located on top of a hill and does not contain any watercourses or identified drainage corridors. Land downstream of this RU6 Transition area is within the same property and is already zoned R2 Low Density Residential. This area is located within the Marys Mount URA and the existing DCP structure plan identifies the drainage corridors which are formalised and incorporated into the drainage systems for each subdivision as they are approved and constructed.

Consistency with Direction 4.1(4)(b) is further addressed under *Understanding Flood impacts* sub-heading later in this section.

- Direction 4.1(4)(c)- increase in dwelling density of the land.

Some existing residential land is being rezoned to C2 Environmental Conservation (as some residential land falls within the biodiversity avoidance area and contains Aboriginal cultural heritage sites). Only a small portion of the land is being rezoned from RU6 Transition to residential (where RU6 Transition falls outside of the approved subdivision area. The potential increase in density likely to result from the additional RU6 area being rezoned is only 8 dwellings -10 dwellings. This is an insignificant density increase when considered against the land zoned residential within this urban release area and the extent of existing land currently zoned residential around it. Furthermore, as previously identified, no development is proposed up to the PMF.

- Direction 4.1(4)(d)- permit development for the purposes of uses where occupants cannot effectively evacuate.

Safe occupation can be achieved for all future dwellings.

Refer to the *Flood Impact and Risk Assessment* prepared by Council for further assessment of safe occupation and evacuation.

- Direction 4.1(4)(e)- safe occupation and efficient evacuation of the lot

As previously noted, this proposal seeks to locate all residential development outside of any flood prone land which ensures residents can occupy their homes during all flood events up to and including the PMF. The siting of dwellings above the PMF supports their safe occupation and negates the need to evacuate. Evacuation through to the North Goulburn urban area is achievable in all events through to the PMF.

Refer to the *Flood Impact and Risk Assessment* prepared by Council for further assessment of safe occupation and evacuation.

- Direction 4.1(4)(f)- Significant increased requirement for government spending

No significant increased requirement for government spending is identified in association with this proposal. The increase in density facilitated by any rezoning would be minimal in comparison to the extent of the existing residentially zoned land located within this urban release area.

Consistency with Direction 4.1(4)(f) is further addressed under *Understanding Flood Impacts* sub-heading later in this section.

Understanding Flood Impacts

Significant flood impacts to other properties

As previously stated, a residential subdivision has already been approved over No. 129 Marys Mount Road ("Blakely's Run"). This consent has considered development works, civil earthworks or road works where proposed on drainage lines which are under construction. The additional development that may arise from rezoning is more likely to be within the small 1ha portion of land zoned RU6 Transition at the rear of 110 -118 Middle Arm Road. These sites have long been identified in the Marys Mount Urban Release Area and the structure plan for this precinct in the DCP provides for drainage lines along the Middle Arm Road frontage. Council facilitates the construction of formalised drainage channels, detention basins, appropriate access across and pipework associated with each subdivision as applications are made. Typically works are provided for as conditions of approval or because of planning agreements.

Safe Occupation and Efficient Evacuation

Safe occupation is available for the full extent of the land proposed to be rezoned which is located outside of modelled overland flooding for the full range of events.

Evacuation can be achieved throughout the precinct north of the Wollondilly River in a 1%AEP Event. Further development of the precinct and identified drainage lines crossing roads will result in further upgrades and improvements to precinct-based evacuation. It is noted that the entirety of this precinct is cut off from central Goulburn in a 0.20% (1 in 500) event.

Refer to the *Flood Impact and Risk Assessment (FIRA)* prepared by Council for further assessment of safe occupation and evacuation.

Flood Warning

The precinct is subject to overland flooding which would be considered as flash flooding (defined as flooding occurring within 6 hours of the precipitating weather event and often involves rapid water level changes and flood water velocity). This flash flooding provides little warning time of an impending flood. '

The Support for Emergency Management Planning guide- EM01 identifies that evacuation capability is informed by an understanding of flood behaviour and, in part, by an understanding of available warning times. However, it is considered that the future development would be able to evacuate to the north Goulburn urban area for events up to the 1% AEP. Additional analysis of flood warning and duration times on roads within the precinct is provided in the FIRA.

For Secondary Risks

Given the potential for evacuation to an urban area and accessibility to the site for emergency services, no secondary risks in relation to this proposal are identified up to the 1%AEP Event. A secondary risks around medical evacuation is evident beyond a 1%AEP Event, however, the Planning Proposal is not generating a significant increase in density beyond that which is either approved or zoned to permit.

For Human Behaviour

As above, given the potential for evacuation to an urban area and accessibility to the site for emergency services, no secondary risks in relation to human behaviour are identified up to a 1%AEP event, however, with no modelling available for design events between the 1%AEP and PMF, it is hard to say at what point roads become blocked at various points.

Consistency

This Planning Proposal, supported by the *Flood Impact and Risk Assessment*, has considered The Flood Policy, the Manual and the Toolkit and is considered consistent with this direction as it:

- Is not permitting development in floodways or high hazard areas;
- Would not result in significant impacts to other properties;
- Will not permit any increase in development/dwelling density on flood prone land;
- Would not permit uses where the occupants would not be able to safely evacuate up to at least a 1%AEP Event;
- Does not permit development to be carried out without development consent on identified areas to be rezoned as they do not fall within any flood prone land;
- Is not considered to likely result in significantly increased requirement for government spending, and
- Would not permit hazardous industries or storage establishments.

The remaining point of consistency is that of safe occupation and efficient evacuation of the lot as identified in Direction 4.1(4)(e) which is also reflected in the Toolkit-particularly EM01. This has been addressed through the Flood Impact and Risk Assessment. Safe occupation can be achieved, and evacuation can be demonstrated through to at least a 1%AEP Event. Further development of the residential release area will result in improvements to the existing road network which will be likely to result in better access in rarer events.

This proposal is considered consistent with the objectives and provisions of Direction 4.1. The proposal avoids development on flood prone land and ensures consistency with the Flood Policy, the Manual and Toolkit. The proposal ensures the provisions of the LEP i.e. zoning, minimum lot size and application of Clauses 5.21 and 5.22 of the LEP, are commensurate with flood behaviour and includes consideration of potential flood impacts both on and off the site.

3.6.8 Direction 4.3 Planning for Bushfire Protection

The objectives of this direction are to:

- a. Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- b. Encourage sound management of bushfire prone areas.

This Direction applies to all local government areas where a relevant planning authority prepares a planning proposal that will affect, or is in close proximity to, land mapped as bushfire prone land.

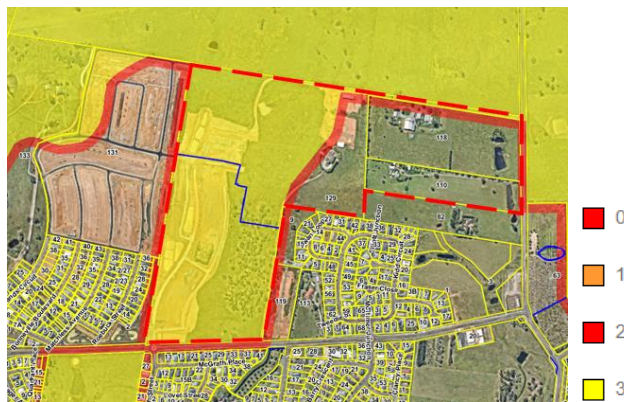
Where this Direction applies:

1. A relevant planning authority when preparing a planning proposal must consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.
2. A planning proposal must:
 - a. Have regard to [Planning for Bushfire Protection 2019](#),
 - b. Introduce controls that avoid placing inappropriate developments in hazardous areas , and
 - c. Ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone.
3. A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:
 - a. Provide an Asset Protection Zone (APZ) incorporating at a minimum:
 - i. An Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, with the property, and
 - ii. An Outer Protection Area managed for hazard reduction and located on the bushland side of the permitter road.
 - b. For infill development (that is development within an already subdivided area) where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,
 - c. Contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,
 - d. Contain provisions for adequate water supply for firefighting purposes,
 - e. Minimise the perimeter of the area of land interfacing the hazard which may be developed,
 - f. Introduce controls on the placement of combustible materials in the Inner Protection Area.

Comment: The subject area is located on the fringe of the Marys Mount urban release area (URA) which is identified as part Category 3 vegetation with a medium bushfire risk over the area within 129 Marys Mount Road (the approved Blakely's Run subdivision), whilst the majority of 110 – 118 Marys Mount Road is not identified as bushfire prone land as illustrated in [6](#). Buffer area is identified along the northern boundary of 118 Middle Arm Road and along the eastern frontage of 110 – 118 Middle Arm Road.

The subject site is therefore bush fire prone and this direction applies.

Figure 16: Bushfire Risk Category Map

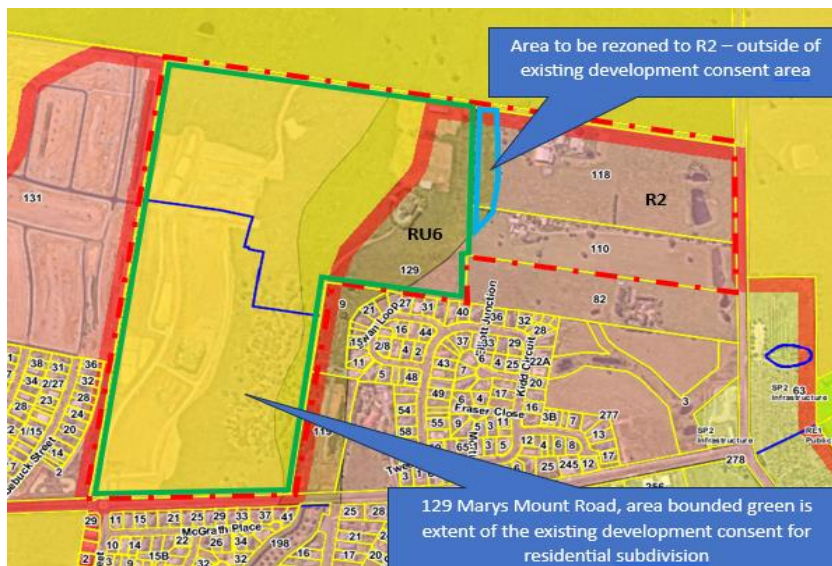


The proposed residential lots are proposed to have reticulated town water and sewer services.

Direction 4.3 requires a planning proposal to have regard to *Planning for Bushfire Protection 2019*. *Planning for Bushfire Protection 2019* requires the preparation of a Strategic Bushfire Study for strategic development proposals which includes, as a minimum, the components in Table 4.2.1 of the document.

In this case, 129 Marys Mount Road (the Blakely’s Run subdivision) has already had development consent including referral and conditional concurrence from the NSW Rural Fire Service. Most of the small portion of RU6 Transition land identified for rezoning in this proposal is located at the rear of 110 – 118 Middle Arm Road which is predominantly identified as not being bushfire prone land (refer [Figure 17](#) below).

Figure 17: Bushfire Categories, Zoning, Extent of Approved Subdivision and RU6 Land to be Rezoned Outside of Approved Subdivision area.



The proponent has submitted a Bushfire Assessment (**Appendix 12**) to provide an independent assessment of the proposal's suitability for urban residential development in regard to bushfire risk.

The assessment has been undertaken in accordance with NSW Rural Fire Service guidance document '[Planning for Bushfire Protection 2019](#)' and specifically sought to address the requirements of Chapter 4- Strategic Planning and the components in Table 4.2.1.

The information presented in this Bushfire Assessment Report demonstrates that the proposal to amend the zoning at the subject land to allow future residential development and conservation of a woodland corridor can satisfy the Ministerial Direction No. 4.3 – 'Planning for Bush Fire Protection' and the requirements of 'Planning for Bush Fire Protection 2019'. This is achieved by providing compliant bushfire protection measures such as APZs and adequate access.

The concept layout plan demonstrates the application of complaint APZs and access and will facilitate future subdivision applications.

Bushfire protection measures recommended within this report to achieve the requirements are listed below:

- *Provision of APZs to all identified bushfire hazards including the conservation woodland corridor within the subject land and adjoining grassland hazards to the north and east.*
- *APZs to permanent bushfire hazards will feature perimeter access.*
- *APZs and landscaping within road reserves and residential lots is to be maintained to achieve the standard of an Inner Protection Area (IPA).*
- *Road design is to comply with Table 5.3b of 'Planning for Bush Fire Protection 2019'.*
- *Hydrants are to be installed along the public road network in accordance with AS 2419.1:2005 – Fire hydrant installations: System design, installation and commissioning.*

Figure 18: Bushfire Hazard Analysis and Asset Protection Zone Map



In addition, the *Goulburn Mulwaree Development Control Plan* includes *Chapter 3.17 Bush Fire Risk Management* which requires development on bush fire prone land to be developed in accordance with NSW Rural Fire Service Guidelines. This existing chapter is sufficiently detailed to ensure the required bushfire protection measures can be implemented through a subsequent development application. However, amendments and updates to this chapter can be made to meet any additional guidance and requirements sought by NSW Rural Fire Service.

This planning proposal has had regard to *Planning for Bush Fire Protection 2019*, the submitted concept plan demonstrates introduced controls to avoid placing inappropriate development in hazardous areas and is able to ensure hazard reduction is not prohibited within the Asset Protection Zone.

The proposal indicates suitable Asset Protection Zones can be achieved, contains provisions for two-way access roads, includes provisions for adequate water supplies and minimises the interface between the hazard and dwellings.

NSW Rural Fire Service will be consulted as part of the planning proposal process prior to community consultation and any comments made will be incorporated into subsequent versions of this planning proposal.

Overall, this planning proposal is consistent with Ministerial Direction 4.3 Bushfire Protection.

3.6.9 Direction 4.4 Remediation of Contaminated Land

The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

This direction applies when a planning proposal authority prepares a planning proposal that applies to:

- a. Land which is within an investigation area within the meaning of the Contaminated Land Management Act 1997
- b. Land on which development for a purpose referred to in Table 1 of the contaminated land planning guidelines is being, or is known to have been, carried out,
- c. The extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital- land:
 - i. In relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
 - ii. On which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

When this Direction applies:

1. A planning proposal authority must not include in a particular zone (within the meaning of the Local Environmental Plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:
 - a. The planning proposal authority has considered whether the land is contaminated, and
 - b. If the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used.
 - c. If the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is

used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.

2. Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.

Comment: It is important to note that the subject area mainly comprises No. 129 Marys Mount Road (“Blakely’s Run”) which is subject to an existing development consent. The following comments are provided in relation to this portion of the site. The Preliminary Site Investigation (PSI) by Douglas Partners submitted with the development application was resubmitted with the proposal (**Appendix 8**).

The analytical results were all within the adopted ecological based limits for residential land use. The following extract provides the conclusions and recommendations in relation to contamination for this part of the subject area:

Douglas Partners (DP) considers that the site is suitable for the proposed residential subdivision and for permitted uses under the current site zoning, from a site contamination perspective, subject to the following measures during any future development works:

- *A Construction Environment Management Plan should be prepared prior to construction including an ‘unexpected finds protocol’ (i.e. asbestos in fill, buried waste or hydrocarbon affected soils including staining and odours and evidence of heavy pesticide use) and implemented during potential future site works; and*
- *DP considers that based on current information, the fill material within the fill platform located in the north-eastern portion of the site (north of the current residence) is not suitable for on-site reuse. The fill platform area should be disposed off-site. Prior to off-site disposal, it should be subject to a waste classification with reference to NSW EPA (2014).*
- *DP understands that the fill platform area is located within Stage 1E, which is understood to be a later development stage. DP considers the site is suitable for the proposed development, however the fill material should be disposed from site. A remediation action plan should be prepared which will provide strategies for remediation of the area, management of waste and the requirement for further testing.*

The Ministerial Direction requires that if contamination is present on land to be rezoned residential, the proposal must include Phase 1 Contamination Assessment (PS1), Phase 2 Contamination Assessment (PS2) and Remediation Action plan (RAP). However, the contamination falls within an area covered by the existing development consent. Council’s Development Assessment team have advised:

- *Contamination is being addressed through the DA process already.*
- *Condition 38 of MODDA/0088/2122 to DA/0311/1617 requires the provision of a Remediation Action Plan (RAP) prior to the issue of a Subdivision Works Certificate for Stage 1E.*
- *The final RAP has been approved with the approval of CC/0228/2223 (Stage 1E Earthworks Only).*

Based on the above it is considered that this Proposal can demonstrate compliance with the Ministerial Direction without the submission of additional detail, as this would

be unnecessary under the circumstances given the RAP approved with the subdivision works certificate process.

In relation to 110 – 118 Middle Arm Road the Preliminary Site Investigation (PSI) by Geo Enviro Consultancy (**Appendix 9**) undertaken for this portion of the subject area found:

“From a review of the historical information and site inspection, we are of the opinion that the risk of gross chemical contamination within the Subject Site is generally considered to be low and therefore suitable for the proposed rezoning and included as part of the adjoining residential subdivision development of No 129 Marys Mount Road Goulburn.”

Given the result of the PSI above and considering the extensive investigations on the adjoining site it is considered that there is sufficient information on contamination to address the Ministerial Direction on contamination.

This planning proposal has assessed the potential for contamination on the subject site and remedial requirements have been identified in association with the area covered by the approved subdivision only. The remedial works have been approved with the subdivision works certificate and no further action is required in relation to this site. A PSI has been undertaken for the 1ha portion of land at the rear of 110 – 118 Middle Arm Road which found the site to be suitable for a residential zoning.

This planning proposal is consistent with Direction 4.4 Remediating Contaminated Land.

3.6.10 Direction 5.1 Integrating Land Use and Transport

The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- a. Improving access to housing, jobs and services by walking, cycling and public transport, and
- b. Increasing the choice of available transport and reducing dependence on cars, and
- c. Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- d. Supporting the efficient and viable operation of public transport services, and
- e. Providing for the efficient movement of freight.

This Direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

When this direction applies a planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- a. *Improving Transport Choice- Guidelines for planning and development* (DUAP 2001), and
- b. *The Right Place for Business and Services- Planning Policy* (DUAP 2001)

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:

- (a) Justified by a strategy approved by the Planning Secretary which:
 - i. Gives consideration to the objective of this direction, and
 - ii. Identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or
- (b) Justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- (c) In accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this Direction, or
- (d) Is of minor significance.

Comment: This planning proposal is seeking the rezoning of rural land to R2 Low Density Residential and this direction would therefore apply.

There are two current Punchbowl Bus Company (PBC) bus routes that follow Marys Mount Road through the intersection with Middle Arm Road then following Middle Arm Road south of Marys Mount Road (Routes 821A and 821B) as shown in the figure below. This is currently approximately 700m from the site. The school bus route (Bus Route 11) currently services the extent of Middle Arm Road and passes along the eastern frontage of this site.

Figure 19: Bus Routes – North Goulburn



There is no indication that the proposal would affect the efficient movement of freight.

Council has a *Draft Pedestrian and Mobility Plan (PAMP) and Shared Pathway Strategy* which identifies a shared pathway along Marys Mount Road and Middle Arm Road to service future urban residential development in this precinct. This would link to the over 30km of riverside pathway which connects to regional open space facilities such as Riverside Park. The site is also intended to include land for local open space.

As previously detailed in **3.4.2 Goulburn Mulwaree Urban and Fringe Housing Strategy (Adopted July 2020)**, the subject sites is located within the Middle Arm Precinct, identified in the *Urban and Fringe Housing Strategy*. The Strategy recommends a minimum lot size of 700m². The *Urban and Fringe Housing Strategy* has been adopted by Council and endorsed by the Department of Planning and Environment in 2020 (i.e. approved by the Planning Secretary). This site is identified in the Strategy as it is contiguous to existing areas zoned R2 Low Density Residential which can be serviced with water and sewer and are not significantly affected by other natural hazards or constraints.

This planning proposal is consistent with this Direction and further justified by a strategy approved by the Planning Secretary, the Strategy has considered the objective of this direction and identifies the land which is subject of the planning proposal.

3.6.11 Direction 6.1 Residential Zones

The objectives of this direction are to:

- a. Encourage a variety and choice of housing types to provide for existing and future housing needs,
- b. Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- c. Minimise the impact of residential development on the environment and resource lands.

This Direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.

When this direction applies:

1. A planning proposal must include provisions that encourage the provision of housing that will:
 - a. Broaden the choice of building types and locations available in the housing market, and
 - b. Make more efficient use of existing infrastructure and services, and
 - c. Reduce the consumption of land for housing and associated urban development on the urban fringe, and
 - d. Be of good design.
2. A planning proposal must, in relation to land which this direction applies:
 - a. Contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
 - b. Not contain provisions which will reduce the permissible residential density of land.

Consistency

A planning proposal may be inconsistent with terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:

- (a) Justified by a strategy approved by the Planning Secretary which:
 - i. Gives consideration to the objective of this direction, and
 - ii. Identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or
- (b) Justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- (c) In accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or
- (d) Of minor significance.

Comment: This planning proposal is seeking the rezoning of a rural RU6 Transition Zone to R2 Low Density Residential, and as such this Direction applies.

The Urban and Fringe Housing Strategy identifies areas suitable for the provision of additional housing to meet housing demand generated by population growth, expected to increase the residential population of the LGA by an additional 5000 to 7000 residents. The Strategy identifies opportunities for the provision of 3500 additional dwellings up to 2036, primarily focused on the urban areas of Goulburn and Marulan.

The Strategy identifies opportunities for a range of dwelling types including:

- Urban infill in existing residential areas which is anticipated to make up approximately 7% of the expected growth which provides opportunities for urban intensification and renewal;
- Serviced general and low density residential lots at 700sqm on the Greenfield edges of the Goulburn and Marulan urban areas. These dwelling types are anticipated to make up the significant majority of housing growth in the LGA at approximately 80% (including Marulan). These dwellings are largely single family dwellings but also provides opportunities for secondary dwellings, multi-dwelling units and dual occupancies;
- Higher density housing through a R3 Medium Density residential zone in close proximity to Goulburn CBD to provide for more compact housing opportunities such as apartments and seniors housing, and
- Un-serviced large lot residential development through a R5 Large Lot Residential zone on the fringes of the Goulburn urban area to provide lifestyle lots. These dwelling types are anticipated to make up approximately 10% of housing growth in the LGA.

As highlighted above, the *Urban and Fringe Housing Strategy* provides for a broad range of dwelling types and locations to meet the anticipated population growth of the local government area. This planning proposal is seeking the rezoning of land identified in the Strategy to fulfil a small part of the urban opportunity area which is identified within the Marys Mount urban release area. This is one element of the wider housing strategy to broaden the choice of building types and locations in the housing market.

The site's relatively close proximity and easy access to the Goulburn urban area would not result in an additional requirement for fire, police or education services or facilities beyond Goulburn's existing provision.

The R2 Low Density Residential zone proposed on the subject site has a prescribed 700m² minimum lot size, however there are provisions within the GM LEP 2009 which can facilitate additional density such as Clause 4.1A as per below:

4.1A Exceptions to minimum lot sizes for certain residential development

- (1) *The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.*
- (2) *This clause applies to land in the following zones—*
 - (a) *Zone R1 General Residential,*
 - (b) *Zone R2 Low Density Residential.*
- (3) *Despite clause 4.1, development consent may be granted to a single development application that provides for the subdivision of land and the erection of an attached dwelling or a semi-detached dwelling on each lot resulting from the subdivision, but only if the area of each resulting lot is greater than or equal to 350 square metres.*
- (4) *Despite clause 4.1 and subclause (3), development consent may be granted to a single development application for development to which this clause applies that is both of the following—*
 - (a) *the subdivision of land into 5 or more lots,*
 - (b) *the erection of an attached dwelling, a semi-detached dwelling or a dwelling house on each lot resulting from the subdivision, if the size of each lot is equal to or greater than 300 square metres.*
- (5) *This clause does not apply to land on which a heritage item is located.*

The R2 Low Density Zone also permits multi dwelling housing, accordingly the provisions of Clause 4.1 B also apply:

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

- (1) *The objective of this clause is to achieve planned residential density in certain zones.*
- (2) *Development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the Table.*
- (3) *This clause does not apply to land on which a heritage item is located.*

Column 1	Column 2	Column 3
<i>Multi dwelling housing</i>	<i>Zone R1 General Residential</i>	<i>1,050 square metres</i>
<i>Multi dwelling housing</i>	<i>Zone R2 Low Density Residential</i>	<i>1,050 square metres</i>
<i>Residential flat building</i>	<i>Zone R1 General Residential</i>	<i>1,050 square metres</i>

The planning proposal only proposes a rezoning and minimum lot size change for a small portion of land sited between existing residentially zoned land and doesn't include detailed design guidance. The detailed design phase will occur at the development application stage in which the provisions of the *Goulburn Mulwaree Development Control Plan* (GM DCP) will apply. To some extent a large portion of the site has already been considered as a part of the Blakely's Run subdivision at 129 Marys Mount Road.

The land sought for rezoning through this planning proposal is currently zoned either RU6 Transition with a minimum lot size of 100 hectares or R2 Low Density Residential which has already been identified through the DA process as containing significant biodiversity or Aboriginal cultural heritage sites. This proposal is seeking a rezone to R2 Low Density Residential with a minimum lot size of 700m². This would increase the permissible residential density in the area.

Overall, this planning proposal is considered generally consistent with this direction however an inconsistency has been identified in the requirement to reduce the consumption of land for housing and associated urban development on the urban fringe. This is considered a minor inconsistency which is justified by the *Urban and Fringe Housing Strategy* which has been approved by the Planning Secretary, the strategy has considered the objective of this direction and identifies the land which is subject of the planning proposal.

Goulburn Mulwaree Council is the water and sewer authority and provides waste management services. Council's Utilities Directorate has been consulted in relation to the planning proposal and no objections were raised to the proposal based on water/sewer servicing (noting the existing approved residential subdivision over most of the subject area). Council is also the local road authority for Marys Mount Road and Middle Arm Road. It should be noted that the subdivision under construction at 129 Marys Mount Road has already provided an intersection upgrade with the construction of a roundabout at the site's access point. Council's Operations Directorate did not identify any issues with the proposed intersection treatment to access the site.

It is considered that this planning proposal is consistent with this Direction.

3.6.12 Direction 9.1 Rural Zones

The objective of this direction is to protect the agricultural production value of rural land.

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).

When this Direction applies a planning proposal must:

- a. Not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:

- a. Justified by a strategy approved by the Planning Secretary which:
 - i. Gives consideration to the objectives of this direction, and
 - ii. Identifies the land which is subject of the planning proposal (if the planning proposal relates to a particular site or sites), or
- b. Justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or
- c. In accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or
- d. Is of minor significance.

Comment: The planning proposal subject site is currently partly zoned RU6 Transition which is a rural zone. A portion of this area is proposed to be rezoned (in part) R2 Low Density Residential and would therefore affect land within an existing rural zone, as such this direction applies.

The objective of this direction is to protect the agricultural production value of rural land and requires that rural zoned land is not rezoned to a residential use.

A large portion of the subject site is currently being developed as a residential subdivision. Only 1ha of land at the rear of 110 – 118 Middle Arm Road is proposed to be rezoned from RU6 Transition to R2 Low Density Residential. This area of land is so small as to be inconsequential and will be surrounded by residential development thereby further reducing any viability for agricultural use.

This planning proposal is inconsistent with Direction 9.1 Rural Zones but the inconsistency is justified by the *Urban and Fringe Housing Strategy* which identifies the site in the Middle Arm Precinct for future urban residential. The *Urban and Fringe Housing Strategy* has been approved by the Planning Secretary, the strategy has considered the objective of this direction and identifies the land which is subject of the planning proposal.

The inconsistency with Direction 9.1 Rural Zones is both of minor significance and justified.

3.6.13 Direction 9.2 Rural Lands

The objectives of this direction are to:

- a) Protect agricultural production value of rural land,
- b) Facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- c) Assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the state,
- d) Minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,
- e) Encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,
- f) Support the delivery of the actions outlined in the NSW Right to Farm Policy.

This Direction applies when a relevant planning authority prepares a planning proposal outside the local government areas of Lake Macquarie, Newcastle,

Wollongong and LGA's in the Greater Sydney Region other than Wollondilly and Hawkesbury, that:

- a) Will affect land within an existing or proposed rural or Conservation Zone (including the alteration of any existing rural or conservation zone boundary) or
- b) Changes the existing minimum lot size on land within a rural or conservation zone.

When this Direction applies:

1. A planning proposal must:
 - a. Be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement
 - b. Consider the significance of agriculture and primary production to the State and rural communities
 - c. Identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources
 - d. Consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions
 - e. Promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities
 - f. Support farmers in exercising their right to farm
 - g. Prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use
 - h. Consider State significant agricultural land identified in Chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land
 - i. Consider the social, economic and environmental interests of the community
2. A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:
 - a. Is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses
 - b. Will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains
 - c. Where it is for rural residential purposes:
 - i. Is appropriately located taking into account the availability of human services, utility infrastructure, transport and proximity to existing centres
 - ii. Is necessary taking account of existing and future demand and supply of rural residential land

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the

Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:

- a) Justified by a strategy approved by the Planning Secretary and is in force which:
 - i. Gives consideration to the objectives of this direction, and
 - ii. Identifies the land which is subject of the planning proposal (if the planning proposal relates to a particular site or sites), or
- b) Is of minor significance

Comment: This Planning Proposal is seeking to rezone the subject site from RU6 Transition and amend the minimum lot size, as such this direction would apply.

This planning proposal is consistent with the *South East and Tablelands Regional Plan* and the *Local Strategic Planning Statement*. In particular, the *Local Strategic Planning Statement* requires the recommendations of the *Urban and Fringe Housing Strategy* to be implemented.

The *Urban and Fringe Housing Strategy* considered the significance of agriculture and primary production when determining suitable opportunity areas for housing growth in the local government area. In particular, the Strategy specifically considered the Department of Primary Industry's policies around preserving the best productive land, minimising land use conflict and maintaining and improving the economic viability of agricultural operations.

This Planning Proposal has identified environmental values including consideration of biodiversity, native vegetation, cultural heritage and the importance of water resources.

The planning proposal seeks a R2 Low Density Residential and C2 Environmental Conservation zoning and does not promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities.

A large portion of the subject site is currently being developed as a residential subdivision. Only 1ha of land at the rear of 110 – 118 Middle Arm Road is proposed to be rezoned from RU6 Transition to R2 Low Density Residential. This area of land is so small as to be inconsequential and will be surrounded by residential development thereby further reducing any viability for agricultural use.

The subject site is not included as state significant agricultural land as illustrated on the ePlanning Spatial Viewer.

The *Urban and Fringe Housing Strategy* when determining the most suitable locations for housing to meet the needs of the LGA's growing population has considered the availability of human services, utility infrastructure, transport and proximity to existing centres. The R2 Low Density Residential opportunities are only one small part of the wider housing strategy to meet the existing and future demand for housing. This precinct is serviced by water and sewer, and is with a urban release area of Goulburn and within proximity to the broad range of services it provides. The proposal will utilise existing road infrastructure and enables a short, relatively direct drive into Goulburn CBD.

This planning proposal is inconsistent with Direction 9.2 Rural Lands but the inconsistency is justified by the *Urban and Fringe Housing Strategy* which identifies the rural land within the Marys Mount Precinct for urban residential development. The *Urban and Fringe Housing Strategy* has been approved by the Planning Secretary, the

strategy has considered the objective of this direction and identifies the land which is subject of the planning proposal.

The inconsistency with Direction 9.2 Rural Lands is both minor and justified.

Section C- Environmental, Social and Economic Impact

3.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

The approved Biodiversity Development Assessment Report (BDAR) for the residential subdivision under construction at 129 Marys Mount Road was submitted in support of the Planning Proposal (**Appendix 7**). The BDAR identifies the significant biodiversity land to be avoided being Box Gum Woodland and Derived Native Grassland Critically Endangered Ecological Community (CEEC). The BDAR only applies to the portion of the subject area within 129 Marys Mount Road. An area of approximately 1ha is zoned RU6 Transition and located to the rear (along the western boundary) of Nos 110 – 118 Middle Arm Road. Council's Environment and Biodiversity Assessment Officer undertook a site inspection of the area to the rear of Nos 110 -118 Middle Arm Road on 30 November, 2023. The following assessment was provided:

The findings of the Ecological Assessment Report are broadly supported. Based on SEED Mapping (NSW SVTM), the area historically is likely to have featured PCT 3376 Southern Tableland Grassy Box Woodland. However, the area has been historically cleared and managed as grazing land.

Groundcover and shrub layers have been removed entirely and replaced with exotic pasture grasses and weeds. Native vegetation is present in the form of a planted tree lane/windbreak, but this contains a mix of exotic conifers and native trees, which are mostly species that are not locally indigenous, including *Eucalyptus camaldulensis*, *Eucalyptus globulus bicostata* and *Callitris glaucophylla*.

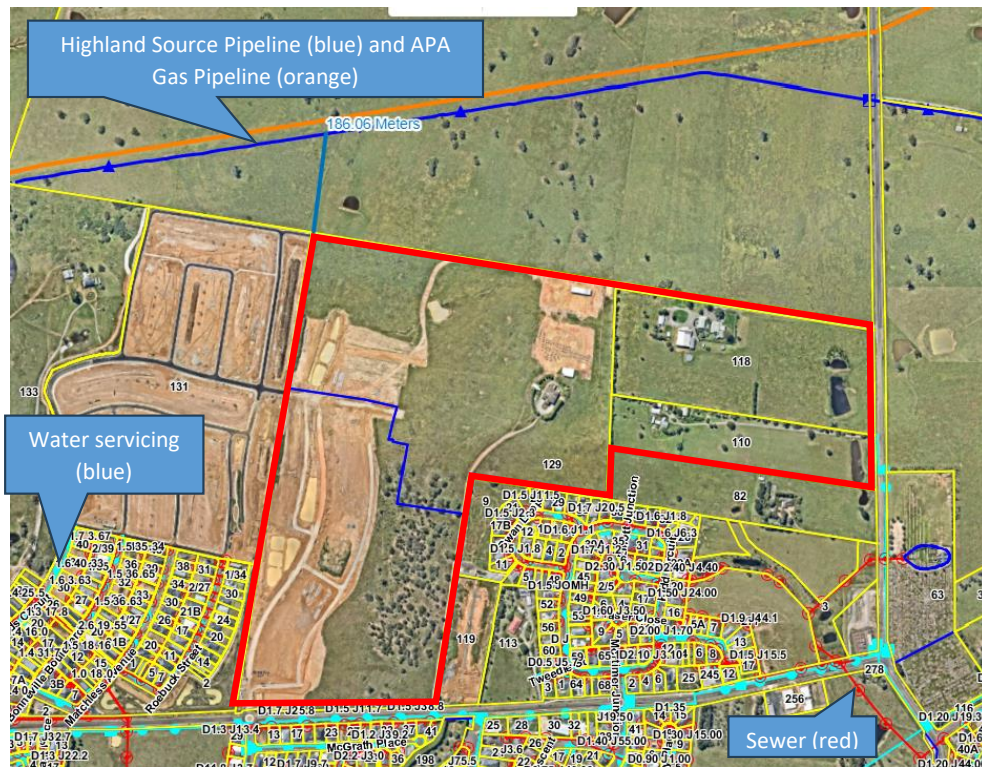
No threatened species (ecological communities, flora or fauna) have been found to be present on the land. There is a small amount of habitat present for fauna in the form of the planted windbreak, but the trees present are relatively small and do not contain any significant nesting hollows. Removal of these trees will not exceed the BOS area clearing threshold and is not likely to constitute a significant impact on biodiversity values of the area.

An area of significant biodiversity is being avoided in the approved residential subdivision. This area is to be further protected with the application of the C2 Environmental Conservation zone sought in this Planning Proposal. As such there is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected because of the proposal.

3.8 Are there other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The APA High-Pressure Gas Transmission pipeline and Council’s Highland Source (water) pipeline are located to the north of the site (approximately 186m from the northern boundary) as shown in the **Figure 20** below. The figure also details the extent of existing town reticulated water (light blue) and sewer services (red).

Figure 20: Location of APA Gas Pipelines , Highland Source Pipeline and Water/Sewer Services.



The approved residential subdivision however, is already under construction and the area subject tot the rezoning is located in a more central section of the subject site which is further removed from the pipelines. It should be noted only a 1ha parcel of land at the rear of 110 – 118 Middle Arm Road falls outside of the existing residential subdivision and is approximately 375m from the two pipelines.

The Department of Planning and Environment are currently considering a Policy to protect fuel pipelines. It aims to strengthen measures already in place under *State Environmental Planning Policy (Transport and Infrastructure) 2021*. An Explanation of Intended Effect was prepared in April 2022 and details the proposed changes. A proposed change that impacts Planning Proposals is the inclusion of a Ministerial Direction that will apply to sites that are:

- Wholly or partially within the *Potential safety risk consideration distance* of 200 metres.
- Proposing sensitive land uses involving vulnerable persons, such as childcare centres.
- Proposing sensitive land uses that result in a significant population increase for residential or employment related uses (e.g., multi dwelling housing).

Should the proposed Ministerial Direction apply, the Council will be required to seek from the proponent, a site-specific Quantitative Risk Assessment carried out by a qualified risk specialist. The Assessment is required to consider and evaluate an exhaustive extent of hazards and risk associated with the operation of a high-pressure gas pipeline and consider operational requirements. At the time of drafting this Planning Proposal, the Policy was 'under consideration' and not yet finalised.

3.9 Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will form a part of the urban fringe of Goulburn as identified in the UFHS. Therefore, it is important to consider its relationship with the existing urban area and how it will connect with future opportunity areas. The development of this site will provide for additional housing land supply which is serviced and in proximity to the services offered by Goulburn.

The Mistful Park commercial centre (centred on Box Avenue) is currently developing to service the Marys Mount residential area. The *GM DCP 2009* currently contains provisions to facilitate a variety of services that residents would normally expect within a small commercial centre. The commercial centre currently contains a café, childcare centre, gymnasium, and commercial offices. A supermarket and medical centre have been approved and are under construction. The development of this site alongside other urban release area developments, will provide the impetus for the Mistful Park commercial precinct to mature and provide important services within proximity and therefore encourage alternative and sustainable modes of travel.

Pedestrian and cycle connectivity is also required to be established to encourage sustainable modes of travel. Council's Draft Pedestrian Access and Mobility Plan (PAMP) dated 16th November 2023 recommends a new a shared path along Middle Arm Road and Marys Mount Road. This shared path and internal pedestrian footpaths will ensure a well-connected urban area to the Mistful Park commercial precinct and the regionally significant Wollondilly Walking Track and associated open space.

There are no significant social or economic impacts of the proposal outside the provision of land for additional housing supply.

Section D- State and Commonwealth Interests

3.10 Is there adequate public infrastructure for the planning proposal?

Yes. Most of the site is subject to an existing development consent for a 205-lot residential subdivision which is under construction. This has included the relevant considerations for servicing (water, sewer, access, electrical/communications connectivity) etc. Additional public infrastructure is provided via recreational infrastructure such as local open space and footpaths.

Only a 1ha area is identified outside of this approved subdivision for additional residential development. This area is surrounded by an existing residential zone. The additional area to be rezoned residential is of minor significance in relation to the overall service provision required for this precinct of Goulburn.

3.11 What are the views of State and Commonwealth public authorities` consultation in accordance with the Gateway determination?

No pre or post Gateway consultation has been undertaken with Commonwealth public authorities.

In accordance with the Ministerial Direction for the Sydney Drinking Water Catchment, consultation with Water NSW was undertaken at the pre-gateway stage.

The Gateway determination required consultation with NSW Rural Fire Service, Water NSW, NSW Heritage Office, NSW State Emergency Service, NSW Department of Climate Change, Energy, the Environment and Water – Biodiversity and Science and the Pejar Local Aboriginal Land Council.

The following table summarises State agency and stakeholder submissions received post – Gateway determination and prior to public exhibition.

Stakeholder	Stakeholder Comment	Council Comment
NSW DCCEEW – Biodiversity & Science 11/10/2024	No objection. Biodiversity – the proposal is consistent with the relevant Ministerial Directions. Flooding – Comments that consultation with SES should occur as the FIRA identifies some risk of isolation during certain flood events. Note that SES has been consulted – refer below.	The planning proposal will be updated to reflect the updated consultation.
State Emergency Service 17/10/2024	No objections – some observations provided.	The planning proposal will be updated to reflect the updated consultation.

<p>Water NSW 16/10/2024</p>	<p>No objections to the Planning Proposal but recommend that the Proposal clarify the permissibility arrangements applying in the C2 zone for any stormwater management measures that may be required. Any future development application (DA) for works in the C2 land will need to consider the new permissibility arrangements that would apply.</p>	<p>The planning proposal will be updated to reflect the updated consultation.</p> <p>The planning proposal will be amended to note that State Environmental Planning Policy (Transport & Infrastructure) 2021 permits "stormwater management systems" with consent on any land (refer Clause 2.138, Division 20).</p>
<p>NSW Heritage Office 9/10/2024</p>	<p>1. The Aboriginal community consultation process needs to be reviewed</p> <p>The ACHAR states that the survey was completed prior to the completion of the Registered Aboriginal Parties (RAP) being consulted about the methodology and prior to the start of stage 3 of the consultation requirements. The proposed methodology was sent to all RAPs for comment on the 19 August 2022 with a closing date for comments of 6 September 2022. However, the report states that the survey was conducted on the 15 August.</p> <p>Heritage NSW is concerned that this did not provide adequate opportunity for the RAPs to have input to the assessment methodology as required under the National Parks and Wildlife Regulation 2019. It recommends that the ACHAR is revised to:</p> <ul style="list-style-type: none"> - demonstrate how consultation has been completed to the stage described in subclause 80C(6) of the National Parks and Wildlife Regulation 2019 and comply with Requirement 15(a) of the Code of Practice for Archaeological investigation of Aboriginal objects in NSW, and - include copies of all correspondences in relation to the consultation requirements. <p>2. Update Aboriginal Heritage Information Management System records</p> <p>A review of the site cards associated with Aboriginal Heritage Information Management System (AHIMS) sites 51-6-0825 and 51-6-0826 indicates that the objects associated with these sites may have been</p>	<p>1. The site is an active construction site for an approved residential subdivision, there is an existing consent which is nearing the end of the construction phase before the lots are released. Subsequent advice from Past Traces has confirmed that the consultation process was followed appropriately, however no objections had been received which had sped up the latter processes. Council is required to consult with Pejar LALC as a part of the Gateway determination which has been undertaken and there will be broader Aboriginal community consultation at the public exhibition phase which will extend to those groups registered with Council for direct notification on Aboriginal cultural heritage matters.</p> <p>2. In relation to the update to the Aboriginal Heritage Information Management System (AHIMS) records Past Traces has advised that it will immediately update the site cards, but the responsibility for following up any earlier non submission of cards (by previous consultants) is not the responsibility of Past Traces.</p>

	<p>removed during prior testing conducted by NGH Environmental.</p> <p>Heritage NSW recommends that the consultant contact the previous consultant to clarify the location of these objects. The AHIMS site cards for sites 51-6-0807, 51-6-825 and 51-6-0826 need to be updated as soon as possible, as required under the National Parks and Wildlife Act 1974. Should the proposed rezoning proceed, we recommend that all AHIMS sites locations must be marked on maps during construction as no go areas unless an Aboriginal heritage impact permit has been issued.</p> <p>3. Please also note that the planning proposal references both preparing an Aboriginal cultural heritage assessment report (section 4.1.4.) and a due diligence report (section 6). These are different levels of assessment.</p>	<p>It should be noted again that the site is an active construction site and that the identified AHIMS sites are within the biodiversity avoidance area also (so totally excluded from construction) as per the consent conditions.</p> <p>3. Past Traces confirmed that a Due Diligence process was initially undertaken before moving into a full ACHAR. Therefore, the ACHAR does appropriately reference both processes.</p> <p>The Planning Proposal document itself has been checked for any incorrect references.</p>
Pejar Local Aboriginal Land Council	Verbal comment provided that any vegetation management plan (VMP) for the C2 Conservation Management zoned land should avoid tree planting in areas where cultural sites are identified.	The proposal will be updated should a submission be received prior to exhibition or otherwise considered as a part of the post exhibition report.
NSW Rural Fire Service 4/10/2024	No concerns or issues raised.	The planning proposal will be updated to reflect the updated consultation.

Part 4- Mapping

The maps included within [Figure](#) illustrate the area to which this proposal relates and details the:

- Amendment of the land use zoning map of the GM LEP 2009 for part of Lots 2-3 DP 1290193 from RU6 Transition to R2 Low Density Residential; and part of Lots 1-2 DP 1290900 from R2 Low Density Residential and RU6 Transition to C2 Environmental Conservation and RU6 Transition to R2 Low Density Residential.
- Amendment of the Minimum Lot Size (MLS) Map of the GM LEP 2009 for part Lots 2-3 DP 1290193 and Lot 2 DP1290900 from 100 hectares to 700m² (where proposed to be zoned R2 Low Density Residential); and removing the minimum lot size for the area to be zoned C2 Environmental Conservation on Lots 1 – 2 DP 12909000.

Part 5- Community Consultation

As part of the Gateway assessment appropriate public exhibition of the proposal will be applied for the prescribed period. Furthermore, written notification will be provided to the landowner and adjoining landowners.

The proposal will be advertised in the prescribed manner under the Gateway procedures.

Part 6- Project Timeline

It is envisaged that the post gateway determination process will take approximately 9 months for this planning proposal.

Gateway Determination	24 July 2024
Timeframe for completion of technical studies	No further studies identified
Timeframe for agency consultation	October 2024
Public Exhibition	November - December 2024
Public Hearing	No hearing identified
Consideration of submissions	December – January 2024-2025
Date of submission of LEP to DPIE	February 2024
Anticipated date of plan made	March 2025
Anticipated date plan forwarded to DPIE for notification	April 2025

Part 7- Appendices

Appendices included within this planning proposal are listed in the table below:

Appendix 1	Council Business Paper – 19 December 2023
Appendix 2	Council Minutes – 19 December 2023
Appendix 3	Planned -Planning Proposal Request Letter - 8 September 2023
Appendix 4	Existing and Proposed Land use Plans (including subdivision layout for 129 Marys Mount Road).
Appendix 5	Aboriginal Cultural Heritage Assessment Report – past traces 20 November, 2022
Appendix 6	NorBE Assessment Letter – Calibre – 6 February 2023
Appendix 7	Biodiversity Development Assessment Report (129 Marys Mount Road)
Appendix 8	Ecological Assessment Report – AEP February 2023.
Appendix 9	Preliminary Site Investigation – 129 Marys Mount Road – Douglas Partners August 2022
Appendix 10	Preliminary Site Investigation – 110 – 118 Middle Arm Road – Geo Enviro February 2023.
Appendix 11	Flood Impact and Risk Assessment – GMC September 2024
Appendix 12	Strategic Bushfire Assessment – 15 February 2023
Appendix 13	Pre- Gateway Advice Water NSW

15.2 STATEMENT OF INVESTMENTS & BANK BALANCES

Author: Acting Business Manager Finance & Customer Services
 Director Corporate & Community Services

Authoriser: Marina Hollands, Acting Chief Executive Officer

Attachments: 1. Statement of Investments & Bank Balances  

Link to Community Strategic Plan:	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
Cost to Council:	Nil
Use of Reserve Funds:	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 06 January 2025.

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 November 2024 was \$144,293,127 meaning that this month’s balance of \$152,629,306 equates to an increase of \$8,336,179 in investments and cash held.

The following table outlines the reasons for this decrease.

<u>Receipts</u>		
Rates & Water Receipts	4,752,383	
Financial Assistance Grant		
Sundry Debtors	7,837,860	
Grants & Contributions Received	1,032,570	
Loan borrowing received		
Other Income (including interest)	3,373,709	
Total Receipts		16,996,522
<u>Payments</u>		
Salaries and Wages	2,126,539	
Payments to Creditors	6,533,804	
Total Payments		8,660,343
Increase/(Decrease) in Cash & Investments		8,336,179

3. Cash and Investments Balance by Fund

The amount of cash and investments held by each fund at 06 January 2025 is outlined in the following table:

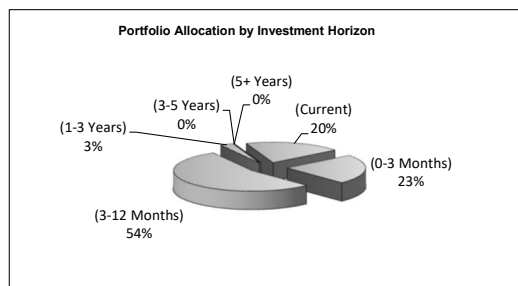
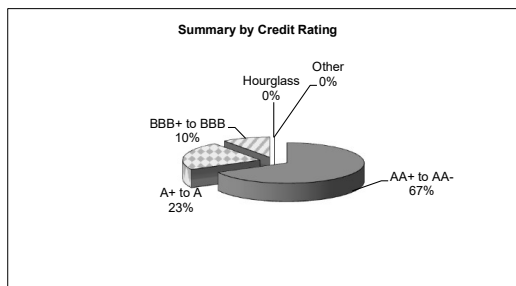
<u>Fund</u>	
General	36,888,248
Domestic Waste	4,516,945
Water	36,941,699
Sewer	74,282,414
Total	152,629,306

Performance Indicators - Investments and Interest Earned - As at 6 Jan 2025

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	101,060,910	101,060,910	67.35%	100%
2	A+ to A	A1	0	34,000,000	34,000,000	22.66%	100%
3	BBB+ to BBB	A2	0	15,000,000	15,000,000	10.00%	30%
4	Hourglass		0	0	0	0.00%	0%
5	Other		0	0	0	0.00%	5%
			0	150,060,910	150,060,910	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)	30,060,910	20.03%	100.00%
B	Working Capital	(0-3 Months)	35,000,000.00	23.32%	90.00%
C	Short Term	(3-12 Months)	81,000,000.00	53.98%	80.00%
D	Medium Term	(1-3 Years)	4,000,000.00	2.67%	30.00%
E	Medium To Long Term	(3-5 Years)	-	0.00%	30.00%
F	Long Term	(5+ Years)	-	0.00%	0.00%
			150,060,910		
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	Benchmark Rate - Average for 2024/25			
	Benchmark Rate - Average for 2024/2025		4.3783%	
	Portfolio Over Benchmark	120,000,000		100.00%
	Portfolio under Benchmark	-		0.00%
	Total	120,000,000		
	Excludes At Call	30,060,910		
	Total including At Call	150,060,910		
2	Average Benchmark Rate for Financial Year			
	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		4.4416%	
	Benchmark - 90 Day BBSW Average for December 2024		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%	
	Average Benchmark Rate for Financial Year to Date		4.3783%	



Statement of Investment and Bank Balances as at 06 January 2025

<i>Description</i>	<i>Maturity Date</i>	<i>Investment Type</i>	<i>Rating</i>	<i>Current Interest Rate</i>	<i>Amount Invested</i>
Comm Bank - Cash Management Account		AC	A1+	0.10%	\$ 30,060,910
ING Bank of Australia 728 Day TD - Curve	25/09/2025	TD	A1	5.35%	\$ 2,000,000
ING Bank of Australia 367 Day TD - Curve	20/01/2025	TD	A1	5.22%	\$ 1,000,000
ING Bank of Australia 365D TD - Curve	31/01/2025	TD	A1	5.17%	\$ 2,000,000
National Australia Bank 365 Day TD - Curve	14/02/2025	TD	A1+	5.13%	\$ 1,000,000
ING Bank Australia 365 Day TD - IAM Rolled from INV0820	21/02/2025	TD	A1	5.18%	\$ 2,000,000
ING 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
ING 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
ING Bank of Australia 364D TD - Curve	14/03/2025	TD	A1	5.13%	\$ 3,000,000
ING Bank of Australia 365D TD - Curve	19/03/2025	TD	A1	5.13%	\$ 2,000,000
ING Bank of Australia 365 Day TD - Curve	27/03/2025	TD	A1	5.11%	\$ 3,000,000
BankVic 364D TD - Curve	17/04/2025	TD	A2	5.15%	\$ 3,000,000
ING Bank of Australia 365 Day TD - Curve	16/05/2025	TD	A1	5.30%	\$ 3,000,000
NAB 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
Rabobank Australia 364 Day TD - Curve	20/06/2025	TD	A1	5.25%	\$ 2,000,000
Westpac 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
Rabobank 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
AMP 307 Day TD - Curve	18/06/2025	TD	A2	5.20%	\$ 5,000,000
Rabobank Australia 734 Day TD - Curve	13/10/2026	TD	A1	4.60%	\$ 4,000,000
Rabobank Australia 365D TD - IAM	22/10/2025	TD	A1	5.00%	\$ 2,000,000
National Australia Bank 365 Day TD - Curve	14/11/2025	TD	A1+	5.12%	\$ 5,000,000
AMP 274 Day TD - IAM	11/09/2025	TD	A2	5.10%	\$ 5,000,000
AMP 365 Day TD - Curve	18/12/2025	TD	A2	5.10%	\$ 2,000,000
Total Investments Held					\$ 150,060,910

Total Investments Held		\$ 150,060,910
Balance as per Passbook-Commonwealth Bank	2,085,519.38	
Add: Outstanding deposits	117,712.17	
Less: Unpresented cheques	8,738.40	
Less: EFTPOS Payments	-	
Balance as per Cash Book-Commonwealth Bank		2,194,493.15
Add- Trust Fund		373,903.07
Total Cash & Investments @ 6/01/2025		152,629,306.38

15.3 MONTHLY FINANCIAL REPORT

Author: Acting Business Manager Finance & Customer Services
 Director Corporate & Community Services

Authoriser: Marina Hollands, Acting Chief Executive Officer

Attachments: 1. Monthly Financial Report  

Link to Community Strategic Plan:	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
Cost to Council:	Nil
Use of Reserve Funds:	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

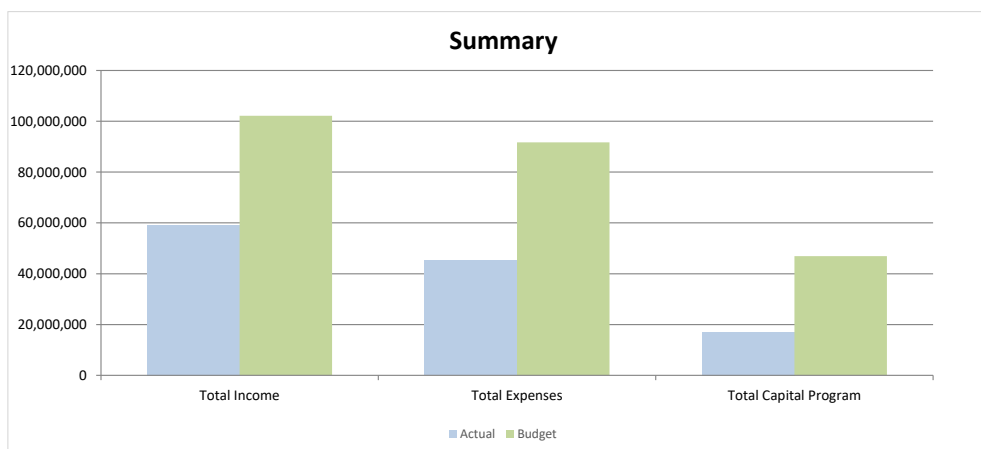
The Attachment includes the Capital Expenditure Year-to-Date Reports by Directorate along with reports comparing Council’s year-to-date income and expenditure against the annual budget for each of the funds for the 2024/25 financial year.



Council Summary Report by Fund for 2024/25
for YTD Period Ending December

Date Report Run: 08-Jan-2025

General Fund							% of Time:	56%
Description	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Budget
Income								
Rates & Annual Charges	29,433,120	29,705,617	0	0	29,705,617	29,433,120	-272,497	101%
User Charges & Fees	9,270,240	5,284,143	0	0	5,284,143	9,270,240	3,986,097	57%
Interest & Investment Revenue	885,000	115,228	0	0	115,228	885,000	769,772	13%
Other Revenues	1,634,673	954,418	0	0	954,418	1,616,993	662,576	59%
Operating Grants & Contributions	11,938,342	5,303,041	0	0	5,303,041	12,259,346	6,956,305	43%
Internal Income	22,136,425	10,976,243	0	0	10,976,243	22,900,983	11,924,739	48%
Total Income	75,297,800	52,338,689	0	0	52,338,689	76,365,682	24,026,993	69%
Expense								
Employee costs	29,244,118	14,423,176	3,582	0	14,426,757	29,092,793	14,666,035	50%
Materials & Contracts	19,319,119	11,808,107	2,141,333	3,389,160	17,338,600	21,290,664	3,952,064	81%
Borrowing Costs	836,845	217,565	0	0	217,565	883,456	665,891	25%
Depreciation & Impairment	25,806,209	11,310,997	0	0	11,310,997	25,806,209	14,495,213	44%
Other Expenses	1,008,984	493,342	0	0	493,342	1,008,984	515,642	49%
Internal Expenses	13,650,418	6,894,570	0	0	6,894,570	13,623,351	6,728,781	51%
Total Expense	89,865,693	45,147,756	2,144,915	3,389,160	50,681,831	91,705,458	41,023,627	55%
Operating Surplus/(Deficit) before Capi	-14,567,893	7,190,933	-2,144,915	-3,389,160	1,656,858	-15,339,776	-16,996,634	-11%
Capital Income								
Capital Grants & Contributions	14,692,215	6,807,577	0	0	6,807,577	28,760,146	21,952,569	24%
Operating Surplus/(Deficit) after Capi	124,322	13,998,510	-2,144,915	-3,389,160	8,464,435	13,420,370	4,955,935	63%
Non Cash								
Depreciation & Impairment	25,806,209	11,310,997	0	0	11,310,997	25,806,209	14,495,213	44%
WDV of Asset Disposals	0	110,332	0	0	110,332	0	-110,332	0%
Total Non Cash	25,806,209	11,421,329	0	0	11,421,329	25,806,209	0	44%
Investing Fund Flows								
Capital Works	-26,611,655	-17,024,952	0	-8,129,927	-25,154,879	-46,927,536	-21,772,657	54%
Asset Sales	462,000	145,428	0	0	145,428	462,000	316,572	31%
Total Investing Fund Flows	-26,149,655	-16,879,523	0	-8,129,927	-25,009,450	-46,465,536	-21,456,085	54%
Financing Fund Flows								
Loan Principal	-1,808,545	-696,098	0	0	-696,098	-1,790,302	-1,094,204	39%
Total Financing Fund Flows	-1,808,545	-696,098	0	0	-696,098	-1,790,302	-1,094,204	39%
Net Inc/(Dec) in Funds before Transfers	-2,027,668	7,844,218	-2,144,915	-11,519,088	-5,819,784	-9,029,259	-3,209,474	64%
Reserve Movements								
Transfers to Internal Reserves	-1,357,190	-343,862	0	0	-343,862	-1,357,190	-1,013,328	25%
Transfers to Developer Contributions	-2,819,500	-3,823,328	0	0	-3,823,328	-2,569,000	1,254,328	149%
Transfers from Internal Reserves	1,987,046	0	0	0	0	4,004,967	4,004,967	0%
Transfers from Developer Contributions	1,140,700	0	0	0	0	1,538,966	1,538,966	0%
Transfers from Other External Reserves	21,847	0	0	0	0	5,574,676	5,574,676	0%
Total Reserve Movements	-1,027,097	-4,167,190	0	0	-4,167,190	7,192,419	11,359,608	-58%
Net Inc/(Dec) in Unrestricted Funds	-3,054,765	3,677,028	-2,144,915	-11,519,088	-9,986,974	-1,836,840	8,150,134	544%

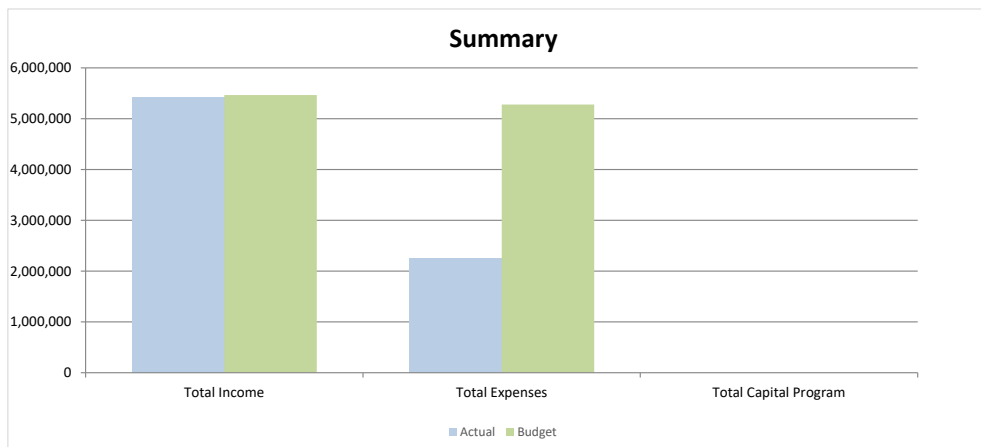




Council Summary Report by Fund for 2024/25
for YTD Period Ending December

Date Report Run: 08-Jan-2025

Description	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time:	56%
								% of Budget	
Domestic Waste Management									
Income									
Rates & Annual Charges	5,299,980	5,385,099	0	0	5,385,099	5,299,980	-85,119		102%
Interest & Investment Revenue	125,000	21,417	0	0	21,417	125,000	103,583		17%
Other Revenues	39,581	22,560	0	0	22,560	39,581	17,021		57%
Total Income	5,464,561	5,429,076	0	0	5,429,076	5,464,561	35,485		99%
Expense									
Employee costs	1,021,777	470,191	0	0	470,191	1,017,051	546,860		46%
Materials & Contracts	1,001,127	354,279	0	401,038	755,317	1,046,877	291,560		72%
Internal Expenses	2,754,086	1,420,009	0	0	1,420,009	3,214,086	1,794,077		44%
Total Expense	4,776,991	2,244,479	0	401,038	2,645,517	5,278,014	2,632,497		50%
Operating Surplus/(Deficit) before Capi	687,570	3,184,597	0	-401,038	2,783,559	186,547	-2,597,012		1492%
Capital Income									
Operating Surplus/(Deficit) after Capita	687,570	3,184,597	0	-401,038	2,783,559	186,547	-2,597,012		1492%
Non Cash									
Total Non Cash	0	0	0	0	0	0	0		0%
Investing Fund Flows									
Capital Works	0	0	0	0	0	0	0		0%
Asset Sales	0	0	0	0	0	0	0		0%
Total Investing Fund Flows	0	0	0	0	0	0	0		0%
Financing Fund Flows									
Total Financing Fund Flows	0	0	0	0	0	0	0		0%
Net Inc/(Dec) in Funds before Transfers	687,570	3,184,597	0	-401,038	2,783,559	186,547	-2,597,012		1492%
Reserve Movements									
Total Reserve Movements	0	0	0	0	0	0	0		0%
Net Inc/(Dec) in Unrestricted Funds	687,570	3,184,597	0	-401,038	2,783,559	186,547	-2,597,012		1492%

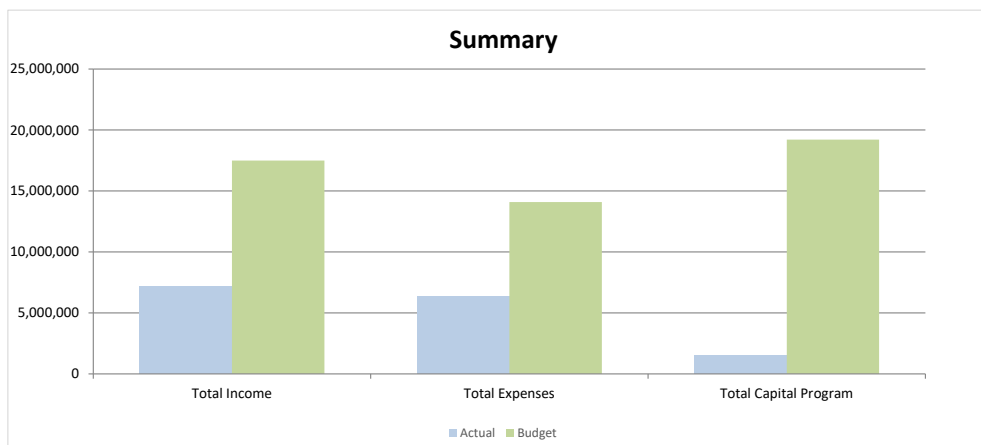




Council Summary Report by Fund for 2024/25
for YTD Period Ending December

Date Report Run: 08-Jan-2025

Description	Original Budget 25PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	% of Time:	
							\$ Variance	% of Budget
Water Fund								
Income								
Rates & Annual Charges	3,018,717	<u>1,595,504</u>	0	0	1,595,504	3,018,717	1,423,213	53%
User Charges & Fees	8,502,536	<u>3,118,578</u>	0	0	3,118,578	8,502,536	5,383,958	37%
Interest & Investment Revenue	1,225,000	<u>22,455</u>	0	0	22,455	1,225,000	1,202,545	2%
Other Revenues	168,552	<u>69,734</u>	0	0	69,734	168,552	98,817	41%
Operating Grants & Contributions	46,597	<u>35,093</u>	0	0	35,093	66,597	31,504	53%
Total Income	12,961,401	4,841,364	0	0	4,841,364	12,981,401	8,140,037	37%
Expense								
Employee costs	1,991,119	<u>1,119,454</u>	0	0	1,119,454	1,996,793	877,339	56%
Materials & Contracts	3,947,801	<u>1,291,157</u>	0	613,362	1,904,519	4,122,001	2,217,482	46%
Borrowing Costs	650,795	<u>282,321</u>	0	0	282,321	627,490	345,169	45%
Depreciation & Impairment	4,520,654	<u>2,263,042</u>	0	0	2,263,042	4,520,654	2,257,612	50%
Internal Expenses	2,828,700	<u>1,391,491</u>	0	0	1,391,491	2,828,700	1,437,209	49%
Total Expense	13,939,068	6,347,466	0	613,362	6,960,828	14,095,638	7,134,810	49%
Operating Surplus/(Deficit) before Capi	-977,667	-1,506,102	0	-613,362	-2,119,463	-1,114,237	1,005,227	190%
Capital Income								
Capital Grants & Contributions	614,116	2,354,444	0	0	2,354,444	614,116	-1,740,328	383%
Operating Surplus/(Deficit) after Capita	-363,551	848,342	0	-613,362	234,980	-500,121	-735,101	-47%
Non Cash								
Depreciation & Impairment	4,520,654	2,263,042	0	0	2,263,042	4,520,654	2,257,612	50%
Total Non Cash	4,520,654	2,263,042	0	0	2,263,042	4,520,654	0	50%
Investing Fund Flows								
Capital Works	-12,347,103	<u>-1,542,137</u>	0	-366,549	-1,908,686	-19,209,910	-17,301,224	10%
Asset Sales	0	<u>0</u>	0	0	0	0	0	0%
Total Investing Fund Flows	-12,347,103	-1,542,137	0	-366,549	-1,908,686	-19,209,910	-17,301,224	10%
Financing Fund Flows								
Loan Principal	-459,873	<u>-326,988</u>	0	0	-326,988	-468,995	-142,007	70%
Total Financing Fund Flows	-459,873	-326,988	0	0	-326,988	-468,995	-142,007	70%
Net Inc/(Dec) in Funds before Transfers	-8,649,873	1,242,258	0	-979,911	262,348	-15,658,372	-15,920,720	-2%
Reserve Movements								
Transfers to Developer Contributions	-375,000	<u>-2,169,280</u>	0	0	-2,169,280	-375,000	1,794,280	578%
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%
Total Reserve Movements	7,587,611	-2,169,280	0	0	-2,169,280	14,506,002	16,675,282	-15%
Net Inc/(Dec) in Unrestricted Funds	-1,062,262	-927,022	0	-979,911	-1,906,932	-1,152,370	754,562	165%

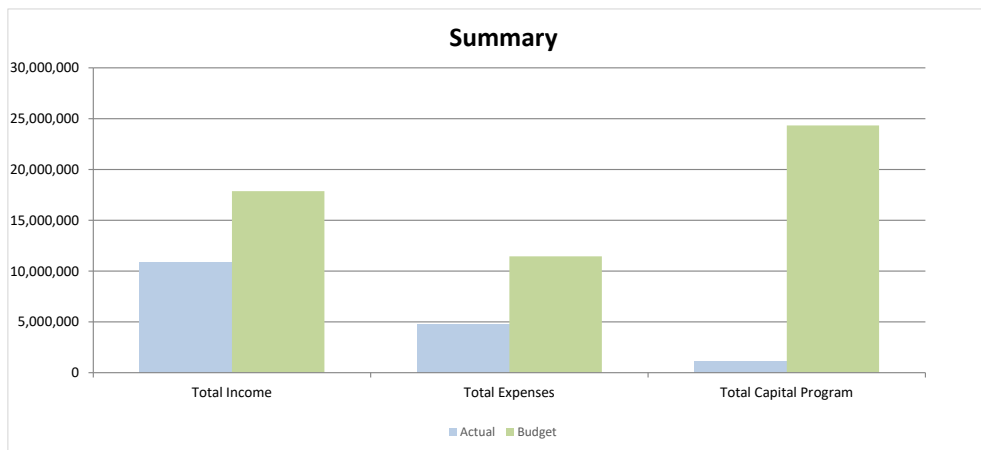




Council Summary Report by Fund for 2024/25
for YTD Period Ending December

Date Report Run: 08-Jan-2025

Sewer Fund							% of Time:	56%
Description	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Budget
Income								
Rates & Annual Charges	11,014,606	5,661,306	0	0	5,661,306	11,014,606	5,353,300	51%
User Charges & Fees	2,172,998	1,081,260	0	0	1,081,260	2,172,998	1,091,739	50%
Interest & Investment Revenue	1,420,000	68,701	0	0	68,701	1,420,000	1,351,299	5%
Other Revenues	15,332	44,256	0	0	44,256	15,332	-28,924	289%
Total Income	14,622,936	6,855,522	0	0	6,855,522	14,622,936	7,767,415	47%
Expense								
Employee costs	2,183,416	820,672	0	0	820,672	2,199,954	1,379,282	37%
Materials & Contracts	3,777,275	1,166,969	0	1,515,568	2,682,537	3,817,975	1,135,438	70%
Borrowing Costs	1,056	34,980	0	0	34,980	-22,249	-57,229	-157%
Depreciation & Impairment	3,246,988	1,592,454	0	0	1,592,454	3,246,988	1,654,534	49%
Internal Expenses	2,213,392	1,110,325	0	0	1,110,325	2,213,392	1,103,068	50%
Total Expense	11,422,127	4,725,400	0	1,515,568	6,240,968	11,456,060	5,215,092	54%
Operating Surplus/(Deficit) before Capi	3,200,809	2,130,122	0	-1,515,568	614,554	3,166,876	2,552,323	19%
Capital Income								
Capital Grants & Contributions	6,996,453	4,036,490	0	0	4,036,490	7,587,715	3,551,225	53%
Operating Surplus/(Deficit) after Capite	10,197,262	6,166,612	0	-1,515,568	4,651,044	10,754,591	6,103,548	43%
Non Cash								
Depreciation & Impairment	3,246,988	1,592,454	0	0	1,592,454	3,246,988	1,654,534	49%
Total Non Cash	3,246,988	1,592,454	0	0	1,592,454	3,246,988	0	49%
Investing Fund Flows								
Capital Works	-21,649,277	-1,110,357	0	-881,461	-1,991,818	-24,334,533	-22,342,715	8%
Asset Sales	0	0	0	0	0	0	0	0%
Total Investing Fund Flows	-21,649,277	-1,110,357	0	-881,461	-1,991,818	-24,334,533	-22,342,715	8%
Financing Fund Flows								
Loan Principal	5,869	-153,181	0	0	-153,181	-31,189	121,992	491%
Total Financing Fund Flows	5,869	-153,181	0	0	-153,181	-31,189	121,992	491%
Net Inc/(Dec) in Funds before Transfers	-8,199,158	6,495,528	0	-2,397,029	4,098,499	-10,364,143	-14,462,641	-40%
Reserve Movements								
Transfers to Developer Contributions	-530,000	-3,976,511	0	0	-3,976,511	-530,000	3,446,511	750%
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%
Total Reserve Movements	15,860,452	-3,976,511	0	0	-3,976,511	18,231,193	22,207,705	-22%
Net Inc/(Dec) in Unrestricted Funds	7,661,294	2,519,016	0	-2,397,029	121,987	7,867,051	7,745,063	2%

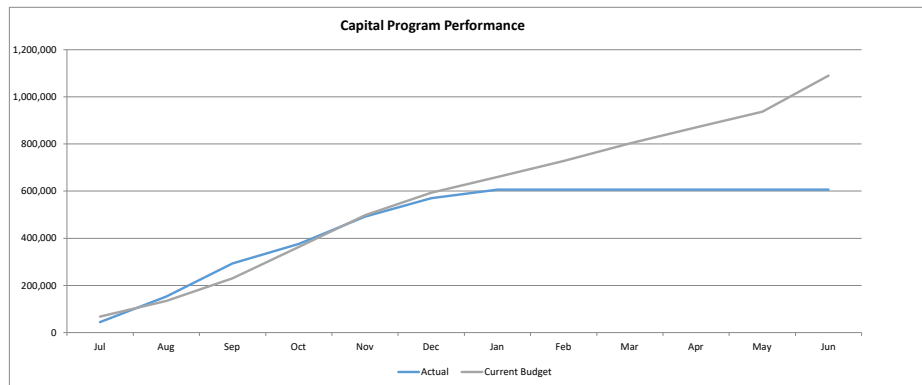




Corporate and Community Services Capital Report by Business Unit for 2024/25
for YTD Period Ending December

Date Report Run: 08-Jan-2025

Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 54%		Status	Comments
									% of Budget	% of Budget		
140 - Innovation & Technology												
IT Renewal Assets	Renewal 100%	425,000	238,438	0	18,792	257,230	445,000	187,770	58%	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	238,438	0	18,792	257,230	755,285	498,055	34%			
180 - Marketing & Culture												
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	625	0	0	625	5,000	4,375	12%	On time, on budget		
Book Resources Gbn Library	Renewal 100%	127,000	58,791	0	69,666	128,457	127,000	-1,457	101%	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 reallocated towards Tower conservations works, as reported to December 2024 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	371,296	0	20,000	391,296	294,493	-96,803	133%	Quarterly review, carryover required	Funding shortfall included in QBR	
22-24 Rocky Hill Tower Memorial Conservation Project	Renewal 100%	0	0	0	209,960	209,960	0	-209,960	0%	Quarterly review, carryover required	Funding shortfall as reported to December 2024 Council Meeting to be addressed by 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 allocated to St Clair renewal works as part of variation to Tender	
23/24 Howitzer Conservation (Rocky Hill)	Renewal 100%	0	15,435	0	15,435	30,870	15,435	-15,435	200%	Completed		
		244,500	447,706	0	324,521	772,226	588,540	-183,686	131%			
270 - Property & Community Services												
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	17,600	17,600	70,000	52,400	25%	Not due to commence	Initial purchase order raised	
		70,000	168,291	0	17,600	185,891	290,000	104,109	64%			
Total Capital Program		1,049,785	854,435	0	360,913	1,215,347	1,633,825	418,478	0%			





Assets and Operations Capital Report by Business Unit for 2024/25
for YTD Period Ending December

Date Report Run: 08-Jan-2025

Description	Renewal %	Original Budget 25PJ08	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 54%		Status	Comments
									% of Budget	% of Budget		
200 - Projects												
18-22 North Gbn Employment Precinct and Roundabout1	Renewal 0%	0	1,984,393	0	1,359,985	3,344,377	2,589,666	-754,711	129%	Late, expected to be on budget	Late, expected to be on budget	Completion Q3 - currently reviewing budget and commitments
Wollondilly Walking Track - Cemetery St (G)	Renewal 0%	0	253,899	0	636	254,535	253,899	-636	100%	Completed	Completed	Commitments to be cancelled
Jerrara Road Upgrade - Blackspot (G)	Renewal 50%	0	639,215	0	1,192,790	1,832,005	1,843,353	11,348	99%	On time, on budget	On time, on budget	Completion Q3
Deccan Street Rehabilitation - FLR (G)	Renewal 100%	0	423,545	0	0	423,545	423,556	11	100%	Completed	Completed	
Riverside Park Amenities & Park Infrastructure	Renewal 100%	0	0	0	0	0	10,267	10,267	0%	Completed	Completed	Requires Quarterly review to reallocate remaining budget
22-24 Carr Confoy Netball Courts Lighting Upgrade	Renewal 100%	0	5,500	0	0	5,500	0	-5,500	0%	Completed	Completed	Requires Quarterly review to allocate budget
23/24 Range Rd Causeway Replacement	Renewal 100%	0	434,637	0	25,563	460,201	657,736	197,535	70%	Completed	Completed	Commitments to be cancelled
2024 New Footpaths in Goulburn & Tarago	Renewal 0%	0	52	0	0	52	0	-52	0%	Completed	Completed	Requires Quarterly review to allocate budget for late expenditure
		0	3,741,241	0	2,578,974	6,320,215	5,778,477	-541,738	109%			
210 - Works												
Drainage General Urban	Renewal 100%	75,000	3,238	0	0	3,238	75,000	71,763	4%	On time, on budget	On time, on budget	Design underway - Annual Program
Gravel Resheeting	Renewal 100%	300,000	49,348	0	56,936	106,285	500,000	393,715	21%	On time, on budget	On time, on budget	Annual Program
Guardrails - Sealed Rural - Local	Renewal 100%	150,000	0	0	0	0	0	0	0%	Not due to commence	Not due to commence	Project not proceeding this FY - budget reallocated
RHL Collector Rd - Veolia Sec94	Renewal 100%	300,000	0	0	0	0	300,000	300,000	0%	Not due to commence	Not due to commence	Currently being reviewed - Annual Program
Rural Resealing	Renewal 100%	320,000	0	0	124,551	124,551	320,000	195,448	39%	Not due to commence	Not due to commence	Commence Q3 - Annual Program
Urban Resealing	Renewal 100%	500,000	0	0	0	0	125,000	125,000	0%	Not due to commence	Not due to commence	Commence Q4 - Annual Program
St Lighting and Traffic facilities	Renewal 0%	25,000	0	0	0	0	25,000	25,000	0%	Not due to commence	Not due to commence	Commence Q3 - Annual Program
Light Fleet Replacements	Renewal 0%	640,000	219,559	0	0	219,559	640,000	420,441	34%	Quarterly review, carryover required	Quarterly review, carryover required	Annual Program - Requires carryover budget FY24
Minor Plant Replacements	Renewal 0%	60,000	25,504	0	0	25,504	70,000	44,496	36%	On time, on budget	On time, on budget	Annual Program
Heavy Fleet Replacements	Renewal 0%	2,000,000	1,969,763	0	465,600	2,435,363	2,000,000	-435,363	122%	Quarterly review, carryover required	Quarterly review, carryover required	Annual Program - Requires carryover budget FY24
Footpath Replacement	Renewal 100%	200,000	0	0	0	0	0	0	0%	Not due to commence	Not due to commence	Project not proceeding this FY - budget reallocated
REGIONAL ROAD BLOCK GRANT - Future years (G)	Renewal 100%	425,000	0	0	0	0	0	0	0%	Not due to commence	Not due to commence	Budget has been allocated to planned projects
Roads To Recovery - Future Years	Renewal 100%	538,500	0	0	0	0	0	0	0%	Not due to commence	Not due to commence	Budget has been allocated to planned projects
URBAN ROAD REHABILITATION Future Years (R2R)	Renewal 100%	461,500	0	0	0	0	0	0	0%	Not due to commence	Not due to commence	Budget has been allocated to planned projects
RHL Brayton Rd - Gunlake Sec 94	Renewal 100%	0	410	0	0	410	0	-410	0%	Quarterly review, carryover required	Quarterly review, carryover required	Scope currently being reviewed
RHL Ambrose Rd - Gunlake Sec 94	Renewal 100%	0	131,152	0	40,585	171,737	0	-171,737	0%	Quarterly review, carryover required	Quarterly review, carryover required	Scope currently being reviewed
RHL - MultiQuip Sec94	Renewal 100%	200,000	0	0	0	0	200,000	200,000	0%	Not due to commence	Not due to commence	Scope currently being reviewed
Gravel Pit Rehab/Improvements	Renewal 50%	20,000	11,107	0	0	11,107	20,000	8,893	56%	On time, on budget	On time, on budget	Annual Program
Kerb & Gutter Replacement	Renewal 100%	225,000	1,303	0	0	1,303	0	-1,303	0%	Not due to commence	Not due to commence	Project not proceeding this FY - budget reallocated
SRP Auburn St Pedestrian Safety (G)	Renewal 0%	0	7	0	0	7	0	-7	0%	Completed	Completed	Expenditure to be journalled to Queen/Dalley Kerb and Gutter
22-25 Mayfield Road Bridge Replacement	Renewal 100%	0	1,521,565	0	188,809	1,710,374	2,071,265	360,891	83%	Completed	Completed	Incorrect allocation of expenditure, currently being reviewed
Urban Asphalt Program	Renewal 100%	0	179,602	0	156,190	335,792	510,000	174,208	66%	On time, expected to be overspent	On time, expected to be overspent	Commitments to be cancelled
LRCI 4 Middle Arm Road Rehabilitation	Renewal 100%	0	16,174	0	10,741	26,915	0	-26,915	0%	Completed	Completed	Completion Q4 - Annual Program
Highland Way - RRBG/RRRP 22/23	Renewal 100%	0	5,228	0	0	5,228	0	-5,228	0%	Completed	Completed	Requires Quarterly review to allocate budget
Urban Stormwater Drainage Upgrade	Renewal 50%	0	873	0	0	873	0	-873	0%	Completed	Completed	Incorrect allocation of expenditure, currently being reviewed
Bus Stops Marulan & Lake Bathurst	Renewal 0%	0	9,043	0	0	9,043	8,849	-194	102%	Completed	Completed	
Run-o-Waters Second Access	Renewal 0%	1,000,000	91,610	0	0	91,610	992,740	901,130	9%	Not due to commence	Not due to commence	Project dependant on funding
FLR Windellama Rd Rehabilitation Stage 5	Renewal 100%	0	948,969	0	362,909	1,311,878	1,653,821	341,943	79%	On time, on budget	On time, on budget	Completion Q3
Kerb & Gutter (Queen/Dalley Intersection) LRCI4	Renewal 100%	0	404,375	0	87,711	492,086	405,669	-86,417	121%	Completed	Completed	Commitments to be cancelled
23/24 West Goulburn Freight Route-Clinton Street Upgrade	Renewal 10%	1,598,816	-9,404	0	41,651	32,246	1,540,135	1,507,889	2%	Not due to commence	Not due to commence	Commence stage in Q3 - Multi year project
24-27 Currawang Rd Pavement & Causeway (Saltpetre Ck) Upgrade	Renewal 100%	0	182,331	0	350,460	532,791	2,500,000	1,967,209	21%	On time, on budget	On time, on budget	Multi year project
24-26 Currawang Rd Upgrade (P.0089742) - Election Commitment	Renewal 100%	0	120,279	0	4,545	124,825	1,997,319	1,872,494	6%	On time, on budget	On time, on budget	Multi year project
25-27 Reg & Local Rd Rehabilitation & Resurfacing Works	Renewal 50%	0	190,207	0	433,871	624,078	785,500	161,422	79%	On time, on budget	On time, on budget	Multi year project
23/24 Bullamilla Rd Rehabilitation - LRCI4	Renewal 100%	0	0	0	0	0	0	0	0%	Completed	Completed	
Middle Arm Road Rehabilitation	Renewal 100%	0	0	0	0	0	600,000	600,000	0%	Not due to commence	Not due to commence	Commence Q3
Bungonia Road Rehabilitation (Natural Disaster)	Renewal 100%	0	17,530	0	82,663	100,194	100,000	-194	100%	On time, on budget	On time, on budget	Completion Q3
24/25 R2R Kinghorne Street Rehab (Albert to Hoskins)	Renewal 100%	0	13,304	0	0	13,304	800,000	786,696	2%	Quarterly review, carryover required	Quarterly review, carryover required	Multi year project - Preliminaries currently being undertaken
24/25 Bungendore Rd Rehabilitation - RRBG	Renewal 100%	0	3,745	0	14,800	18,545	850,000	831,455	2%	On time, on budget	On time, on budget	Completion Q4
24/25 Garoorigang Rd Upgrade	Renewal 100%	0	5,962	0	0	5,962	500,000	494,038	1%	On time, on budget	On time, on budget	Completion Q4
24/25 Taralga Rd Safety Upgrade - Blackspot Program	Renewal 100%	0	9,141	0	9,000	18,141	500,845	482,704	4%	On time, on budget	On time, on budget	Completion Q4
2025 R2R Oallen Ford Rd (Windellama Intersection)	Renewal 100%	0	5,557	0	0	5,557	450,000	444,443	1%	On time, on budget	On time, on budget	Completion Q4
Cartroad Creek Bridge - Oallen Ford Road Construction	Renewal 0%	0	436	0	39,091	39,527	0	-39,527	0%	Quarterly review, carryover required	Quarterly review, carryover required	Preliminaries currently being undertaken
Lansdown Street Resurfacing	Renewal 0%	0	0	0	0	0	15,000	15,000	0%	Not commenced	Not commenced	Awaiting grant funding approval
Mulwaree High School Pedestrian Crossing	Renewal 0%	0	13,939	0	0	13,939	80,000	66,061	17%	On time, on budget	On time, on budget	Preliminaries currently being undertaken



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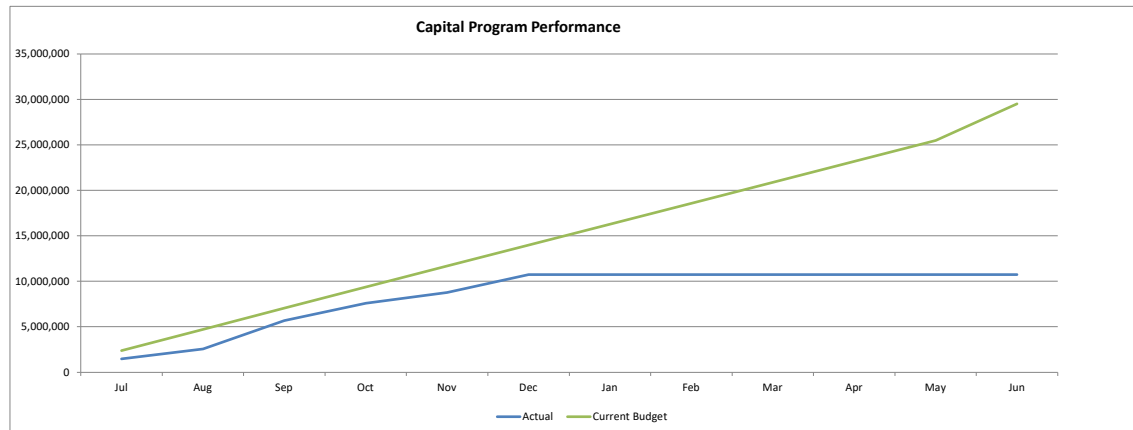
Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 54%		Status	Comments
									% of Budget	% of Budget		
Marulan Primary School Raised Crossing	Renewal 0%	0	3,030	0	0	3,030	80,000	76,970	4%	4%	On time, on budget	Preliminaries currently being undertaken
East Goulburn School Raised Crossing	Renewal 0%	0	14,211	0	0	14,211	49,000	34,789	29%	29%	On time, on budget	Preliminaries currently being undertaken
Glymar Causeway Upgrade	Renewal 50%	0	3,400	0	0	3,400	5,000	1,600	68%	68%	On time, on budget	Preliminaries currently being undertaken
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%		Budget for future grant funded projects
Future Grant Funded Projects - Urban Roads - Local	Renewal 0%	2,000,000	0	0	0	0	2,000,000	2,000,000	0%	0%		Budget for future grant funded projects
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 to be allocated for investigations of current projects
Urban Rd Rehab (SRV funded)	Renewal 100%	1,000,000	0	0	0	0	0	0	0%	0%		Budget has been allocated to planned projects
Gravel Resheeting (SRV funded)	Renewal 100%	200,000	0	0	0	0	0	0	0%	0%		Budget has been allocated to planned projects
Tarago Village Projects (Veolia Host Fee)	Renewal 100%	150,000	0	0	0	0	150,000	150,000	0%	0%	Not due to commence	Currently being reviewed
		22,231,870	6,162,500	0	2,470,114	8,632,614	25,035,143	16,402,528		34%		
220 - Community Facilities												
Outdoor/Indoor Ancillary Area Renewals	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	0%	Not commenced	Annual Program
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	Annual Program
Recreation Area Improvements	Renewal 100%	25,000	9,074	0	4,240	13,314	25,000	11,686	53%	53%	On time, on budget	Annual Program
Belmore Park Improvements	Renewal 100%	25,000	0	0	0	0	25,000	25,000	0%	0%	Not commenced	Annual Program
CBD Asset Renewals	Renewal 100%	10,000	0	0	0	0	10,000	10,000	0%	0%	Not commenced	Annual Program
Memorial Gardens Beams	Renewal 0%	25,000	0	0	0	0	25,000	25,000	0%	0%	Not commenced	Annual Program
Building Asset Replacement	Renewal 100%	70,000	30,345	0	19,890	50,235	76,300	26,065	66%	66%	On time, on budget	Annual Program
Civic Centre Furniture & Fittings	Renewal 100%	30,000	19,035	0	1,623	20,658	30,000	9,342	69%	69%	On time, on budget	Annual Program
Other Parks/Reserves Replacements	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	0%	Not commenced	Annual Program
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	Annual Program
Civic Centre Renewal - Air Conditioner	Renewal 100%	0	93,027	0	0	93,027	136,240	43,213	68%	68%	On time, on budget	Annual Program
City Entrances	Renewal 100%	20,000	0	0	0	0	20,000	20,000	0%	0%	Not commenced	Annual Program
Active Recreation Facilities Renewal Future Years	Renewal 100%	50,000	37,532	0	0	37,532	50,000	12,468	75%	75%	On time, on budget	Annual Program
Hetherington Street Depot Improvements	Renewal 100%	170,000	89,280	0	0	89,280	270,000	180,720	33%	33%	On time, on budget	Completion Q4
Cemetery Signage Upgrades	Renewal 0%	10,000	0	0	0	0	10,000	10,000	0%	0%	Not commenced	Annual Program
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 cancelled
Carr Confoy Pavilion (G)	Renewal 50%	0	0	0	0	0	345,584	345,584	0%	0%	Not commenced	Project dependant on funding
22-24 GMC Emergency Operations Centre	Renewal 0%	0	2,521,708	0	28,968	2,550,676	2,915,803	365,127	87%	87%	On time, on budget	Practical completion
22/23 Marulan Soccer Fields Lighting/Drainage Upgrade	Renewal 100%	0	302,271	0	0	302,271	320,745	18,474	94%	94%	On time, on budget	Completion Q3
Bladwell Park Infrastructure Upgrade	Renewal 100%	0	3,809	0	165	3,974	47,226	43,252	8%	8%	Completed	Commitments to be cancelled
22/23 Eastgrove Shared Pathway	Renewal 100%	0	1,597,053	0	696,938	2,293,991	2,500,746	206,755	92%	92%	On time, on budget	Completion Q4
Japanese Garden Enhancement Stage 2	Renewal 50%	0	434,229	0	17,249	451,478	445,645	-5,833	101%	101%	On time, on budget	Completion Q3
Bungonia Park Amenities Block	Renewal 0%	100,000	0	0	0	0	100,000	100,000	0%	0%	Not commenced	Preliminaries currently being undertaken
22-25 CBD/South Goulburn Connection Pathway	Renewal 0%	0	911,157	0	825,747	1,736,904	3,194,363	1,457,459	54%	54%	On time, on budget	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	Completion Q4
WWT - Mulwaree River - Biofiltration System	Renewal 0%	0	0	0	0	0	70,000	70,000	0%	0%	Not due to commence	Preliminaries currently being undertaken
Veolia Roof	Renewal 100%	30,000	1,650	0	0	1,650	30,000	28,350	6%	6%	On time, on budget	Completion Q3
Other Buildings - Furniture & Fittings	Renewal 100%	75,000	0	0	0	0	75,000	75,000	0%	0%	Not commenced	Annual Program
Civic Centre Eaves	Renewal 100%	60,000	0	0	0	0	60,000	60,000	0%	0%	Not due to commence	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%	Completed	Commitments to be cancelled
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%	Completed	Commitments to be cancelled
24/25 STFA Cookbundoon Light Up Upgrade	Renewal 100%	0	9,809	0	0	9,809	35,000	25,191	28%	28%	On time, on budget	Completion Q4
Aircon Replacement First Floor Clinton St	Renewal 100%	0	0	0	7,600	7,600	0	-7,600	0%	0%	Quarterly review, carryover required	New project
25-26 Shared Footpaths - Victoria Park (P.0093965)	Renewal 95%	0	0	0	7,727	7,727	0	-7,727	0%	0%	Quarterly review, carryover required	New grant funded project



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Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 54%		Status	Comments
									% of Budget	% of Budget		
24/25 Shared Footpaths - Gbn Base Hospital (P.0093967)	Renewal 95%	0	0	0	3,636	3,636	0	-3,636	0%	0%	Quarterly review, carryover required	New grant funded projected
25-26 Shared Footpaths - Gbn High School (P.0093969)	Renewal 95%	0	0	0	3,636	3,636	0	-3,636	0%	0%	Quarterly review, carryover required	New grant funded projected
Future Grant Funded Projects - Project Management	Renewal 0%	1,500,000	0	0	0	0	1,500,000	1,500,000	0%	0%		Budget for future grant funded projects
230 - Technical Services		2,300,000	6,180,098	0	2,596,942	8,777,040	13,460,091	4,683,051	65%			
Survey Equipment	Renewal 100%	10,000	0	0	0	0	0	0	0%	0%		Original Budget transferred to Minor Plant
		10,000	0	0	0	0	0	0	0%	0%		
Total Capital Program		24,541,870	16,083,839	0	7,646,030	23,729,869	44,273,711	20,543,842	0%	0%		





Utilities Capital Report by Business Unit for 2024/25
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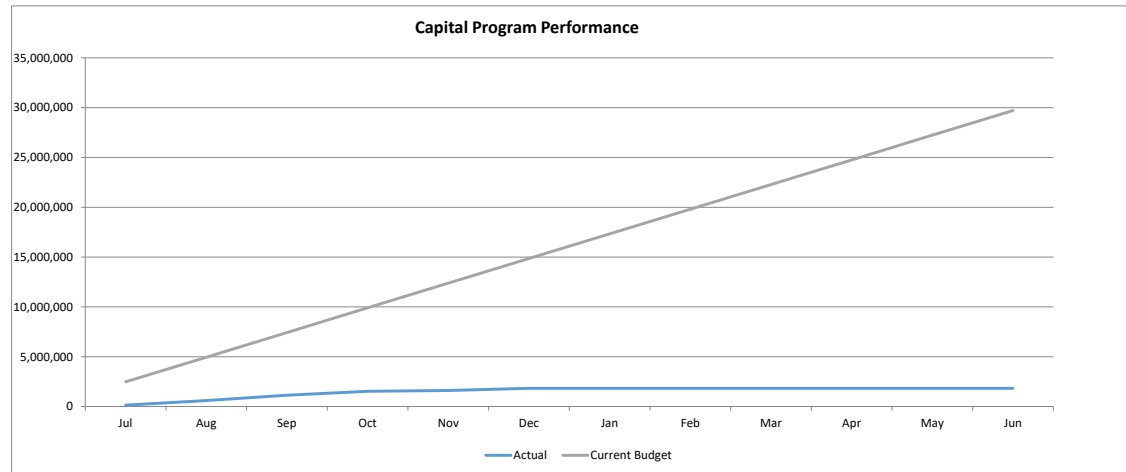
Description	Renewal %	Original Budget 25PJ0B	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 56%		Status	Comments
									% of Budget	% of Budget		
240 - Waste Management												
Environmental Improvement Works Goulburn	Renewal 100%	50,000	0	0	21,350	21,350	50,000	28,650		43%	On time, on budget	Underway and ongoing to 30 June 2025.
Environmental Improvement Works Marulan	Renewal 100%	20,000	0	0	0	0	20,000	20,000		0%	Late, expected to be on budget	Works planned to be undertaken March - May 2025.
Replacement Bins & Lifters	Renewal 100%	30,000	0	0	0	0	30,000	30,000		0%	On time, on budget	Quotes sourced, order to be placed.
Goulburn WMC Improvements - Drilling Mud CO	Renewal 0%	0	368	0	307	675	0	-675		0%	Completed	Allocated to incorrect allocation should be to 190484.
Goulburn WMC Improvements - New	Renewal 0%	0	48,207	0	66,839	115,046	0	-115,046		0%	Completed	Overspent offset by additional income for sale of steel in 24/25.
Commercial Waste Tubs - Renew	Renewal 100%	20,000	0	0	0	0	20,000	20,000		0%	Late, expected to be on budget	Ordered as required through the year.
Commercial Waste Tubs - New	Renewal 0%	5,000	0	0	0	0	5,000	5,000		0%	Late, expected to be on budget	Ordered as required through the year.
Demountable buildings - GWMC	Renewal 0%	50,000	2,008	0	34,489	36,497	50,000	13,503		73%	On time, on budget	Works ongoing.
EPA - GEOTech lining of Leachate Pond & Swaile Drains	Renewal 50%	750,000	10,195	0	0	10,195	750,000	739,805		1%	Late, expected to be on budget	Working in consultation with EPA on final design and approvals.
Concrete Pad & Safety Rails at Mud Pit	Renewal 0%	25,000	20,023	0	0	20,023	25,000	4,977		80%	On time, underspent	Completed
2nd Coat Seal - Entry Road around RUG to Sheds	Renewal 0%	50,000	0	0	0	0	50,000	50,000		0%	On time, on budget	Order placed, works scheduled for March 2025.
GWMC Furniture, Fittings & Resources	Renewal 0%	20,000	5,877	0	0	5,877	20,000	14,123		29%	On time, on budget	Ongoing fitout.
		1,020,000	86,678	0	122,985	209,663	1,020,000	810,337		21%		
250 - Water Services												
Goulburn WTP Raw Water Augmentation	Renewal 0%	0	0	0	154,598	154,598	5,615,672	5,461,074		3%	On time, on budget	Land applicable has been rezoned, looking to finalise design.
Goulburn Reticulation Renewal	Renewal 100%	1,000,000	829,022	0	0	829,022	960,000	130,978		86%	On time, on budget	
Water Connections - Private Works	Renewal 100%	239,116	95,747	0	3,636	99,384	239,116	139,732		42%	On time, on budget	
Water Meter Replacement	Renewal 100%	60,000	20,603	0	0	20,603	60,000	39,397		34%	On time, on budget	
Marulan WTP Renewal	Renewal 100%	10,000,000	13,767	0	59,643	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 suitable river conditions to carry out an inspection of the gantry.
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	0	301,187	313,967	12,780		96%	Completed	
Lab Equipment Renewal	Renewal 100%	20,000	6,569	0	0	6,569	20,000	13,431		33%	On time, on budget	
Gbn WTP Mechanical/Electrical Renewal	Renewal 100%	0	185	0	0	185	0	-185		0%	Not commenced	Incorrect costing, journal to be completed to move costs to correct number.
Water Treatment Security	Renewal 100%	28,253	0	0	1,990	1,990	28,253	26,263		7%	On time, on budget	
Asset Renewals - RW Pump Stations Goulburn	Renewal 100%	0	3,510	0	0	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	17,990	17,990	25,000	7,010		72%	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 - Goulburn Reservoirs	Renewal 100%	0	0	0	9,985	9,985	0	-9,985		0%	On time, on budget	Works have commenced.
Asset Renewals - Reticulation Pump Stations Goulburn	Renewal 100%	0	7	0	0	7	0	-7		0%	On time, on budget	Works have commenced.
Rossi - Sooley Pipeline Valves	Renewal 100%	0	73,208	0	106,577	179,785	385,000	205,215		47%	On time, on budget	Works have commenced.
Treated Water Chlorine Analysis	Renewal 0%	100,000	5,467	0	1,530	6,997	183,325	176,328		4%	On time, on budget	Works have commenced.
Water Distribution Plant & Equipment	Renewal 0%	30,000	57,660	0	0	57,660	70,000	12,340		82%	On time, on budget	
		12,347,103	1,542,137	0	366,549	1,908,686	19,209,910	17,301,224		10%		
260 - Waste Water Services												
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	2,145	0	3,636	5,781	90,000	84,219		6%	On time, on budget	
Marulan WWTP - Renewal	Renewal 100%	4,700,000	7,334	0	63,944	71,278	4,909,617	4,838,339		1%	On time, on budget	Currently working on s.60 approval.
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	-36,023	0	75,857	39,835	946,379	906,544		4%	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.
SN Growing Local Economies Common St (G)	Renewal 0%	0	230,930	0	102,426	333,356	471,971	138,615		71%	On time, on budget	



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Description	Renewal %	Original Budget 25PJOB	Actual YTD	PJ Commit	Works Commit	Total Actual YTD	Current Budget 25PJQ1	\$ Variance	% of Time: 56%		Status	Comments
									% of Budget	% of Budget		
Sewer Distribution Plant & Equipment	Renewal 0%	10,000	7,523	0	119	7,642	10,000	2,358	76%	On time, on budget		
Mln CED Decommission Project	Renewal 100%	1,600,000	0	0	0	0	1,600,000	1,600,000	0%	Late, not expected to be completed this year	Currently investigating design options.	
Goulburn WWTP Security	Renewal 0%	43,076	0	0	1,990	1,990	43,076	41,086	5%	On time, on budget		
WWTP Lab Equipment	Renewal 100%	20,000	14,750	0	0	14,750	20,000	5,250	74%	On time, on budget		
Asset Renewals - Goulburn Sewer Pump Stations	Renewal 100%	25,000	104,833	0	49,824	154,657	162,000	7,343	95%	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%	On time, on budget		
Kenmore Hospital PS Power	Renewal 0%	0	254,052	0	0	254,052	174,263	-79,789	146%	Completed	Project completed.	
Asset Renewals - Goulburn Waste Water Treatment Plant	Renewal 100%	125,000	146,488	0	5,390	151,878	190,500	38,622	80%	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%	On time, on budget		
The Avenue Repair Works	Renewal 0%	0	0	0	0	0	259,002	259,002	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	226,926	0	275,363	502,290	12,212,947	11,710,657	4%	On time, on budget	Concept Design has commenced.	
Total Capital Program		35,016,380	2,739,173	0	1,370,995	4,110,167	44,564,443	40,454,276	0%			



15.4 DEBTORS OUTSTANDING

Author: Revenue Officer - Debtors
Director Corporate & Community Services
Authoriser: Marina Hollands, Acting Chief Executive Officer
Attachments: Nil

Link to Community Strategic Plan:	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
Cost to Council:	Nil
Use of Reserve Funds:	Not Applicable

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

BACKGROUND

The purpose of this report is to advise on the status of debtor collections as at 6th January 2025.

REPORT

The following table summarises the debtor balances as at 6th January 2025.

	Amount
Debtor Outstanding at 01/07/2024	\$2,123,133.72
Invoices Raised 2024/2025	\$18,402,391.25
Total Collectable (A)	\$20,525,524.97
Less Debtors Collected	-\$19,031,488.27
Total Amount Outstanding	\$1,494,036.70
Less Amount Not Yet Due	-\$320,593.58
Total Overdue Amount (B)	\$1,173,443.12
Debtors Outstanding Percentage (B/A)	5.7%

Analysis of the outstanding debts show:

Not Yet Due	\$320,593.58	21%
Overdue > 30 Days from invoice	\$127,969.50	9%
Overdue > 60 Days from invoice	\$191,160.68	13%
Overdue > 90 Days from invoice	\$854,312.94	57%
Total Amount Outstanding	\$1,494,036.70	100%

Overdue Debtors >\$5,000

Debtor Number	Balance	Balance_90	Balance_60	Balance_30	Comment
3000347	\$18,125.80	\$18,125.80	\$0	\$0	This matter is yet to be resolved.
3004419	\$854,068.42	\$787,269.83	\$0	\$66,798.59	Negotiations have been continuing with the company to finalise this matter – refer separate report in this agenda.
3006745	\$20,942.40	\$20,942.40	\$0	\$0	Settlement of this matter has been rescheduled to 31 st March 2025.
3006669	\$14,992.00	\$14,992.00	\$0	\$0	Owner is making weekly payments of \$400 towards the debt.
3000399	\$9,670.00	\$8,571.72	\$0	\$669.68	Payment of the arrears is expected by the end of January 2025.

15.5 RATES OUTSTANDING REPORT

Author: Revenue Coordinator
Director Corporate & Community Services
Authoriser: Marina Hollands, Acting Chief Executive Officer
Attachments: Nil

Link to Community Strategic Plan:	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
Cost to Council:	Outstanding rates continue to accrue interest at a rate of 5% above the rate at which Council could invest its money. Rates outstanding remain a charge on the land and are always collectable.
Use of Reserve Funds:	Not Applicable

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

BACKGROUND

The purpose of this report is to advise on the status of rates collections as at 10 January 2025.

REPORT

The following table summarises rates transactions and collections processed up to 10 January 2025.

	Amount
Rates and Charges Outstanding at 1 July 2024	-55,906.12
Levies and Write Offs	\$35,080,954.07
Total Collectable	\$35,025,047.95
Rates and Charges Collected	-\$20,957,800.69
Pre-payments	\$353,384.49
Amount Outstanding	\$14,420,631.75
Percentage of Rates and Charges Outstanding	41%

The percentage recorded here shows that the rates are being collected in line with expectations. The outstanding rates currently stand at 41% which indicates the outstanding debt percentage remains comparable to this time last financial year.

Council posted 879 Letters of Demand on 13 December 2024 for all properties with arrears that had not contacted Council to enter a suitable payment arrangement.

Analysis of the outstanding debts shows that on 10 January there were a total of 642 properties with an outstanding debt of more than \$500.

It should be noted a considerable number of ratepayers have entered repayment arrangements in accordance with Council’s Policy.

Overdue amounts are further dissected below:

Debt Range	No of Properties	Total Debt for Range	Average Debt
\$150 - \$499	645	\$226,162	\$351
\$500 - \$2,000	549	\$461,775	\$841
\$2,001 - \$5,000	61	\$192,949	\$3,163
Above \$5,000	32	\$338,973	\$10,593

OUTSTANDING BALANCES >\$5,000

Property No.	Balance	Action Taken
1018059	\$5,042.65	Current debt recovery
1009005	\$5,278.29	N/A - Postponed
1015493	\$5,112.44	Current debt recovery
1002395	\$6,692.83	Current debt recovery
1017183	\$6,898.45	Current debt recovery
1020396	\$5,512.32	Internal Investigations*
1020717	\$5,880.12	Internal Investigations*
1022455	\$5,924.71	Internal Investigations*
1008636	\$5,674.76	N/A – Postponed rates
1005354	\$5,412.40	N/A – Postponed rates
1000819	\$5,897.24	Current debt recovery
1016870	\$6,606.78	Current debt recovery
1022503	\$5,547.57	Current debt recovery
1000825	\$7,932.35	Current debt recovery
1022807	\$5,213.03	Current debt recovery
1021189	\$7,505.29	Internal investigations*
1021400	\$7,920.85	Internal Investigations*
1010112	\$6,077.52	Current debt recovery
1002184	\$8,845.08	Current debt recovery
1020005	\$9,161.43	Current debt recovery - Liquidation
1020006	\$9,161.43	Current debt recovery - Liquidation
1020007	\$9,161.43	Current debt recovery - Liquidation
1020008	\$9,161.43	Current debt recovery - Liquidation
1020851	\$8,909.45	Internal investigations*
1003523	\$9,318.53	Current debt recovery
1001810	\$10,232.16	N/A – Postponed rates

1024133	\$12,464.11	Current debt recovery
1025323	\$10,509.10	Current debt recovery
1002524	\$13,304.72	Current debt recovery
1020004	\$14,939.94	Current debt recovery - Liquidation
1020327	\$30,496.05	Current debt recovery
1004839	\$73,179.30	Current debt recovery – Investigation rating category
	\$338,973.76	

* Properties created through “cleansing” of land titles database. Properties include slivers of land caused by historic conveyancing/surveying errors.

15.6 WATER CHARGES OUTSTANDING REPORT

Author: Administration Team Leader
 Director Utilities

Authoriser: Marina Hollands, Acting Chief Executive Officer

Attachments: Nil

Link to Community Strategic Plan:	25. Our Civic Leadership CL1 Effect resourceful and respectful leadership and attentive representation of the community.
Cost to Council:	Outstanding water charges accrue interest at a rate some 5% above the rate at which Council could invest cash. Outstanding water charges remain a charge on the land and are always collectable.
Use of Reserve Funds:	Not Applicable

RECOMMENDATION

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

BACKGROUND

The purpose of this report is to advise on the status of water charges collections as at 8 January 2025.

REPORT

The following table summarises the water transactions and collections processed up to 8 January 2025.

Outstanding Water Balance as at 1 July 2024	(1)	\$436,520.44
Water Charges Raised this financial year to 4/11/24	(2)	\$12,820,723.65
Current Total Water Charges collectable (1+2)	(3)	\$13,257,244.09
Total Water Charges paid from 1 July 2024	(4)	(\$12,419,336.30)
Total Amount Outstanding (3-4)	(5)	\$837,907.79
Less current charges not yet due (monthly accounts not yet paid)		\$275,396.40
Credit Balance (money paid in advance)		(\$634,264.87)
Total Overdue Amount		\$1,196,776.26
Percentage of Water balance outstanding		9.03%

An analysis of the outstanding debts greater than \$100 shows that there are a total of 1,730 properties with a total accumulated balance of \$1,186,803.74.

Debt Range	No of Properties	Total Debt for Range	Average Debt
\$100-\$200	219	\$34,354.74	\$156.87
\$200-\$500	1086	\$379,879.20	\$349.80
Above \$500	430	\$772,569.80	\$1,796.67

Please note the following:

The Quarterly accounts were due on 13 December 2024 and the overdue notices were sent on 7 January 2025. Monthly accounts are due on 30 December 2024.

The overall statistics as of 8 January 2025 for water account actions:

	Number	Outstanding balance
Restrictors in place	24	\$105,499.51
Legal Action Started	0	\$0.00
Disconnections	0	\$0.00
Receivership/bankrupt	2	\$715.83
Deceased Estates	1	\$263.63

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 Outstanding Debtor Update

This matter is considered to be confidential under Section 10A(2) - g of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

17 CONCLUSION OF THE MEETING

The Mayor will close the meeting.