



# BUSINESS PAPER

## ORDINARY MEETING

Thursday 17 December 2020  
9.00AM  
Council Chambers Crookwell

### **TABLELANDS REGIONAL COUNCIL'S VISION**

To build and maintain sustainable communities while retaining the region's natural beauty.

### **COUNCIL'S MISSION**

To provide services and facilities to enhance the quality of life and economic viability within the Council area.

### **COUNCIL'S AIMS**

To perform services in a cost efficient, effective and friendly manner in order to achieve Council's Mission in meeting the annual objectives and performance targets of the principal activities Council undertakes on behalf of the community.

## **NOTICE OF MEETING**

10 December 2020

### **Councillors**

Dear Members

### **Ordinary Meeting of Council**

Notice is hereby given that the next Ordinary Meeting of Council will take place on **Thursday 17 December 2020** in the **Council Chambers Crookwell** commencing at **9.00AM**.

### **NOTICE:**

**Australia Day Awards Workshop will commence immediately after the Ordinary meeting in Closed Session.**

Your presence is requested.

Yours faithfully



Colleen Worthy  
General Manager  
**Upper Lachlan Shire Council**

## **AGENDA**

### **ACKNOWLEDGEMENT OF COUNTRY**

*"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."*

<b>1</b>	<b>NOTICE OF WEBCASTING/AUDIO RECORDING OF MEETING</b>	
<b>2</b>	<b>APOLOGIES AND LEAVE OF ABSENCE</b>	
<b>3</b>	<b>CITIZENSHIP CEREMONY</b>	
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	<b>LATE CONFIDENTIAL</b>	
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	19.4 Wombeyan Caves Road Tender Recommendation	

Note: Above Late Confidential Reports will be issued on Monday 14  
December 2020



**UPPER LACHLAN SHIRE COUNCIL**

**LEAVE OF ABSENCE**

General Manager  
Upper Lachlan Shire Council  
Spring Street  
CROOKWELL NSW 2583

Dear Sir

I wish to apply for leave of absence from the Council Meeting to be held on

Date: .....

I will be absent for the following reason/s:

.....  
.....  
.....

Yours faithfully

.....  
(Councillor Signature)

## **ETHICAL DECISION MAKING AND CONFLICTS OF INTEREST**

### **A GUIDING CHECKLIST FOR COUNCILLORS, OFFICERS AND COMMUNITY COMMITTEES**

#### **ETHICAL DECISION MAKING**

- Is the decision or conduct legal?
- Is it consistent with Government policy, Council's objectives and Code of Conduct?
- What will the outcome be for you, your colleagues, the Council, anyone else?
- Does it raise a conflict of interest?
- Could your possible conflict of interest lead to private gain or loss at public expense?
- Can the decision be justified in terms of public interest?
- Would it withstand public scrutiny?

#### **CONFLICT OF INTEREST**

- A conflict of interest is a clash between private interest and public duty. There are two types of conflict:
  1. Pecuniary – regulated by the *Local Government Act* and Office of Local Government and,
  2. Non-pecuniary – regulated by Codes of Conduct and policy, ICAC, Ombudsman, Department of Local Government (advice only).

#### **THE TEST FOR CONFLICT OF INTEREST**

- Is it likely I could be influenced by personal interest in carrying out my public duty?
- Would a fair and reasonable person believe I could be so influenced?
- Conflict of interest is closely tied to the layperson's definition of "corruption" – using public office for private gain.
- Important to consider public perceptions of whether you have a conflict of interest.

#### **IDENTIFYING PROBLEMS**

- 1<sup>st</sup> Do I have private interest affected by a matter I am officially involved in?
- 2<sup>nd</sup> Is my official role one of influence or perceived influence over the matter?
- 3<sup>rd</sup> Do my private interest conflict with my official role?

Whilst seeking advice is generally useful, the ultimate decision rests with the person concerned.

## AGENCY ADVICE

Officers of the following agencies are available during office hours to discuss the obligations placed on Councillors, Officers and Community Committee members by various pieces of legislation, regulation and Codes.

Contact	Phone	Email	Website
Upper Lachlan Shire Council	(02) 4830 1000	<a href="mailto:council@upperlachlan.nsw.gov.au">council@upperlachlan.nsw.gov.au</a>	<a href="http://www.upperlachlan.nsw.gov.au">www.upperlachlan.nsw.gov.au</a>
ICAC	(02)8281 5999 Toll Free 1800463909	<a href="mailto:icac@icac.nsw.gov.au">icac@icac.nsw.gov.au</a>	<a href="http://www.icac.nsw.gov.au">www.icac.nsw.gov.au</a>
Office of Local Government	(02) 4428 4100	<a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>	<a href="http://www.olg.nsw.gov.au">www.olg.nsw.gov.au</a>
NSW Ombudsman	(02) 9286 1000 Toll Free 1800451524	<a href="mailto:nswombo@ombo.nsw.gov.au">nswombo@ombo.nsw.gov.au</a>	<a href="http://www.ombo.nsw.gov.au">www.ombo.nsw.gov.au</a>

## UPPER LACHLAN SHIRE COUNCIL

### COUNCILLORS DISCLOSURE OF A PECUNIARY INTEREST

**PURSUANT TO PART 4 PECUNIARY INTEREST IN THE CODE OF CONDUCT  
(THE DISCLOSURE AND MANAGEMENT OF A PECUNIARY INTEREST IS PRESCRIBED UNDER THE  
CODE OF CONDUCT FOR LOCAL COUNCILS IN NEW SOUTH WALES)**

To the General Manager

I, \_\_\_\_\_

Declare a Conflict of Interest, being a PECUNIARY Interest.

**Name of Meeting:** Ordinary Meeting of Council

**Date of Meeting:**

**Page Number:**

**Item Number:**

**Special disclosure of pecuniary interests by** *[full name of councillor]*

in the matter of *[insert name of environmental planning instrument]*

which is to be considered at an Ordinary Meeting of the Council *[name of council or council committee (as the case requires)]*

to be held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 .

#### Pecuniary interest

**Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)**

Relationship of identified land to councillor  
*[Tick or cross one box.]*

- ☐ The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise).
- ☐ An associated person of the councillor has an interest in the land.
- ☐ An associated company or body of the councillor has an interest in the land.

#### Matter giving rise to pecuniary interest<sup>1</sup>

Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land)<sup>2</sup>

*[Tick or cross one box]*

- ☐ The identified land.
- ☐ Land that adjoins or is adjacent to or is in proximity to the identified land.

---

Current zone/planning control

---

---

Proposed change of zone/planning control

---

---

Effect of proposed change of zone/planning control on councillor or associated person  
(tick box that applies)

☐ Appreciable financial gain

☐ Appreciable financial loss

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*[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]*

Councillor's Signature:

Date:

## UPPER LACHLAN SHIRE COUNCIL

### COUNCILLORS DISCLOSURE OF A NON-PECUNIARY INTEREST

**PURSUANT TO PART 5 NON PECUNIARY INTEREST IN THE CODE OF CONDUCT  
(THE DISCLOSURE AND MANAGEMENT OF A NON PECUNIARY INTEREST IS PRESCRIBED UNDER THE  
CODE OF CONDUCT FOR LOCAL COUNCILS IN NEW SOUTH WALES)**

To the General Manager

I, \_\_\_\_\_

Declare a Conflict of Interest, being a NON-PECUNIARY Interest.

☐ Significant

☐ Non Significant

#### **COUNCIL MEETINGS**

Name of Meeting \_\_\_\_\_

Date of Meeting \_\_\_\_\_

Page Number \_\_\_\_\_ Item Number \_\_\_\_\_

Subject \_\_\_\_\_

Reason for Interest \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

As a result of my non-pecuniary interest, my involvement in the meeting will be as follows:

☐ **Option A** – Make a declaration, stay in the Chamber, participate in the debate, and vote.

☐ **Option B** – Make a declaration, stay in the Chamber, participate in the debate, but not vote.

☐ **Option C** – Make a declaration, stay in the Chamber, participate in the debate, but leave the Chamber for the vote.

☐ **Option D** – Make a declaration, stay in the Chamber, not participate in the debate, but vote.

☐ **Option E** – Make a declaration, stay in the Chamber, not participate in the debate and not vote.

☐ **Option F** – Make a declaration, do not participate in the debate, leave the Chamber upon making the declaration, and not return until the matter is resolved.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **5 CONFIRMATION OF MINUTES**

The following minutes are submitted for confirmation -

5.1 Minutes of the Ordinary Meeting of Council of 19 November 2020..... 12

**UPPER LACHLAN SHIRE COUNCIL**

**MINUTES OF THE  
ORDINARY MEETING OF COUNCIL  
HELD IN THE COUNCIL CHAMBERS  
ON 19 NOVEMBER 2020**

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**PRESENT:** Mayor J Stafford (Chairperson), Cr P Culhane, Cr P Kensit, Cr D O'Brien, Cr J Searl, Cr J Wheelwright, Cr B McCormack, Ms C Worthy (General Manager), Mr A Croke (Director Finance and Administration), Mrs T Dodson (Director of Environment & Planning), Mr G Lacey (Director of Infrastructure), Miss K Dewar (Executive Assistant)

**VIDEOLINK:** Mr C Gordon (Media Officer)

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**THE MAYOR DECLARED THE MEETING OPEN AT 9.02AM**

**SECTION 1: NOTICE OF WEBCASTING/AUDIO RECORDING OF MEETING**

*Mayor Stafford advised that the meeting is being webcast live and audio recorded in accordance with Council Code of Meeting Practice.*

**SECTION 2: APOLOGIES & LEAVE OF ABSENCE**

There were no apologies.

**SECTION 3: CITIZENSHIP CEREMONY**

Nil

**SECTION 4: DECLARATIONS OF INTEREST**

Cr O'Brien declared a Non-Pecuniary interest in Item 19.3 Shared Paths constructions at Crookwell and Gunning – Adam Street Gunning and Saleyards Road Crookwell as he is an employee of Divalls Earthmoving and will make the declaration, leave the Chamber upon making the declaration, and not return until the matter is resolved.

Cr Culhane declared a Non-Pecuniary interest in Item 19.2 Expression of interest – Crookwell Memorial Oval – Gym as he employees the husband of an interested party and will make a declaration, stay in the chamber and participate in the debate and vote.



**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**SECTION 5: CONFIRMATION OF MINUTES**

**205/20**                    **RESOLVED** by Cr Searl and Cr McCormack

That the minutes of the Ordinary Council Meeting held on 15 October 2020 be adopted.

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**            Nil

**SECTION 6: MAYORAL MINUTES**

**ITEM 6.1**                    **MAYORAL MINUTE**

**206/20**                    **RESOLVED** by Cr Stafford and Cr Searl

That Council receive and note the activities attended by the Mayor for October 2020 and November 2020.

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**            Nil

A motion was moved by the Cr Stafford and Cr Culhane that -

1. Council make representations on behalf of residents around the Biala windfarm to our state and federal members to lobby the Department of Defence to authorise the removal of windfarm tower aviation lights noting that every other windfarm in our region either has no lights or has had them removed.

On being put to the meeting the motion was carried.

**207/20**                    **RESOLVED** by the Cr Stafford and Cr Culhane that -

1. Council make representations on behalf of residents around the Biala windfarm to our state and federal members to lobby the

**UPPER LACHLAN SHIRE COUNCIL**

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Department of Defence to authorise the removal of windfarm tower aviation lights noting that every other windfarm in our region either has no lights or has had them removed.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**SECTION 7: PRESENTATIONS TO COUNCIL/PUBLIC**

Malcolm Barlow – Chairperson of Audit, Risk and Improvement Committee

**SECTION 8: CORRESPONDENCE**

**ITEM 8.1 CORRESPONDENCE ITEMS FOR THE MONTH OF NOVEMBER  
208/20 RESOLVED by Cr Searl and Cr Culhane**

That Item 8.1 - [Correspondence/Information] listed below be received:

1. Austin Cummins – Thank You Letter Crookwell Lawn Cemetery - 3 November 2020

- CARRIED

**Councillors who voted for:-** Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**SECTION 9: LATE CORRESPONDENCE**

Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**SECTION 10: INFORMATION ONLY**

**ITEM 10.1 DEVELOPMENT STATISTICS FOR THE MONTH OF OCTOBER 2020**

**209/20** **RESOLVED** by Cr Searl and Cr Wheelwright

1. Council receives and notes the report as information.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**ITEMS 10.3-10.7 INFORMATION ONLY ITEMS**  
**210/20** **RESOLVED** by Cr Searl and Cr Wheelwright

1. Council receive and notes items 10.3-10.7 as information

- CARRIED

**Councillors who voted for:-** Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**ITEM 10.2 MONTHLY WEEDS ACTIVITY REPORT**  
**211/20** **RESOLVED** by Cr Searl and Cr Wheelwright

1. Council receives and notes the report as information.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**UPPER LACHLAN SHIRE COUNCIL**  
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A motion was moved by the Cr Culhane and Cr Kensit

1. That Council investigate installation of weed awareness signs in impacted locations and promote small landholding biosecurity information available on the DPI website.

On being put to the meeting the motion was carried.

**212/20**

**RESOLVED** by the Cr Culhane and Cr Kensit

1. That Council investigate installation of weed awareness signs in impacted locations and promote small landholding biosecurity information available on the DPI website.

- CARRIED

**Councillors who voted for:-**

Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**REPORTS FROM STAFF AND STANDING COMMITTEES**

**SECTION 11: ENVIRONMENT AND PLANNING**

**ITEM 11.1**

**2020/2021 LOCAL HERITAGE PLACES GRANT APPLICATIONS**

**213/20**

**RESOLVED** by Cr Searl and Cr O'Brien

1. Council notes the content of the report and endorses the proposed allocation of the following 2020/2021 Local Heritage Places Grants Program grants:

- ☐ Michelle Green – Restoration of Goodhew Bros Store – Lot 3 DP 995232 33A Orchard Street, Taralga - \$3,500.00.
- ☐ Margaret Murray – “Bevendale Station” Shearing Shed – Lot 2 DP 712708 1803 Bevendale Road, Bevendale - \$3,500.00.

2. A letter of Offer be sent to the successful applicants.

- CARRIED

**Councillors who voted for:-**

Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

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**ITEM 11.2                    POLICY AND STEPS FOR NAMING FACILITIES AT THE CROOKWELL MEMORIAL OVAL COMPLEX**

**214/20                    RESOLVED by Cr Searl and Cr O'Brien**

1. Council receive and note the report as information.

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**                    Nil

**SECTION 12:                    INFRASTRUCTURE DEPARTMENT**

Nil

**SECTION 13:                    FINANCE AND ADMINISTRATION**

**ITEM 13.1                    PRESENTATION OF THE 2019/2020 FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT**

**215/20                    RESOLVED by Cr Searl and Cr O'Brien**

1. Council endorses the Audit Office of NSW external Independent Auditor's Reports for the 2019/2020 Financial Statements.

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**                    Nil

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**ITEM 13.2                      PRESENTATION OF THE 2019/2020 ANNUAL REPORT**

**216/20                      RESOLVED by Cr Searl and Cr McCormack**

1. Council resolves to adopt the Upper Lachlan Shire Council Annual Report for 2019/2020 in accordance with Section 428, of the Local Government Act 1993, Part 9, Division 7, of the Local Government (General) Regulation 2005 and other applicable legislation.
2. Council notify the Office of Local Government by providing a URL link to Council website.

- CARRIED

**Councillors who voted for:-**                      Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**                      Nil

**ITEM 13.3                      QUARTERLY BUDGET REVIEW STATEMENTS - 1ST QUARTER 2020/2021**

**217/20                      RESOLVED by Cr Searl and Cr Wheelwright**

1. Council adopts the 1st Quarter Budget Review Statements for 2020/2021 including revotes of income and expenditure to the Operational Plan; and
2. Council endorses the Operational Plan Performance Summary Report.
3. Council to meet at a future date to workshop Quarter Budget Review Statements.

- CARRIED

**Councillors who voted for:-**                      Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**                      Nil

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**ITEM 13.4                    AMENDMENTS TO MODEL CODE OF CONDUCT FOR LOCAL COUNCILS**

**218/20                    RESOLVED by Cr Searl and Cr McCormack**

1. Council adopts the prescribed Model Code of Conduct for Local Councils in NSW and the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW.

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**                    Nil

**SECTION 14:            GENERAL MANAGER**

**ITEM 14.1                    COVID-19 REPORT**

**219/20                    RESOLVED by Cr Searl and Cr Kensit**

1. Council receives and notes the report as information.

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**                    Nil

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**ITEM 14.2                      TARALGA WATER SUPPLY STORAGE DAM**

**220/20                      RESOLVED by Cr Searl and Cr O'Brien**

1. Council receives and notes the report as information.

- CARRIED

**Councillors who voted for:-**                      Crs P Culhane, P Kensit, D  
O'Brien, B McCormack, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-**                      Nil

**ITEM 14.3                      CROOKWELL POOL - UPDATE**

**221/20                      RESOLVED by Cr Searl and Cr Culhane**

1. Council receives and notes this report as information

- CARRIED

**Councillors who voted for:-**                      Crs P Culhane, P Kensit, D  
O'Brien, B McCormack, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-**                      Nil

**ITEM 14.4                      GUNNING DISTRICT ASSOCIATION GRANT SUPPORT**

**222/20                      RESOLVED by Cr Searl and Cr Culhane**

1. Council receives and notes the letter from Gunning District Association dated 4 November 2020.
2. Council provides in principle support for Gunning District Association applying for grants within the Gunning area.
3. Council write to Gunning District Association asking for a new letter to support their projects only and not those of other villages.



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4. Gunning District Association supply Council with detailed budget and scope for each grant application to be approved by the Infrastructure Department prior to Council support.
5. Council contact other community association groups as to their position on proposed projects they require Council support for.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**SECTION 15: LATE REPORTS**

Nil

**SECTION 16: REPORTS FROM OTHER COMMITTEES, SECTION 355 COMMITTEES AND DELEGATES**

**ITEM 16.1 REPORTS FROM COMMITTEES FOR THE MONTH OF NOVEMBER**  
**223/20 RESOLVED by Cr Searl and Cr McCormack**

That Item 16.1 - [Minutes of Committee/Information] listed below be received:

**224/20 RESOLVED by Cr Searl and Cr McCormack –**

1. Audit Risk and Improvement Committee – Minutes from meeting held 19 October 2020.

**ITEM 4.1 GRANT THORNTON – INTERNAL AUDIT OF COUNCIL RISK MANAGEMENT FRAMEWORK**

1. The Risk Management Framework internal audit report from Grant Thornton is received as information and Council management responses endorsed by the Committee.

**ITEM 4.2 INVESTMENTS FOR THE OF SEPTEMBER 2020**

1. The report on Council investment portfolio is received and noted as information.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 19 NOVEMBER 2020**

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**ITEM 4.3 2019/2020 FINANCIAL STATEMENTS**

1. The 2019/2020 Council Financial Statements are received and endorsed by the Audit, Risk and Improvement Committee for the independent audit by the Audit Office NSW.

**ITEM 4.4 NSW AUDIT OFFICE – GOVERNANCE AND INTERNAL CONTROLS OVER LOCAL INFRASTRUCTURE CONTRIBUTIONS**

1. The NSW Audit Office report on Governance and internal controls over local infrastructure contributions is received and information noted.

**ITEM 4.5 CHAIRPERSONS REPORT**

1. The Committee Chairperson's report is received and information noted.
2. Crookwell II Windfarm Community Fund S355 Committee – Minutes – 20 October 2020.
3. Cullerin Range Windfarm Community Fund S355 Committee – 20 October 2020.
4. Crookwell Potato Festival – Minutes from meeting held 5 November 2020.

**225/20**

**RESOLVED** by Cr Culhane and Cr Kensit that –

1. Council write to Joyce Edwards, Beverly Houterman and Darian Cameron thanking them for their many years of service on the Crookwell Potato Festival committee.
2. Council write to Crookwell Potato Festival Committee approving the new community members as listed – Jean Daly, Belinda Foley, Robyn Ford, Kathy Potts and Bev Wallace
5. Breadalbane Community Hall Committee – Minutes from meeting held 25 October 2020.

- CARRIED

**Councillors who voted for:-**

Crs P. Culhane, P. Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 19 NOVEMBER 2020**

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**SECTION 17:      NOTICES OF MOTION**

**ITEM 17.1            NOTICE OF MOTION - MEETING TIMES**

**MOVED** by Cr O'Brien and Cr Culhane

“That Council consider Ordinary Council meetings commence at a new time of 3:00pm every third Thursday of the month.”

On being put to the meeting the motion was **Lost**

**Councillors who voted for:-**            Crs P Culhane, D O'Brien and J Stafford

**Councillors who voted against:-**    Crs P Kensit, B McCormack, J Searl and J Wheelwright

**ITEM 17.2            NOTICE OF MOTION - GUNNING DISTRICT HEALTH AND COMMUNITY SERVICES INC**

**226/20                RESOLVED** by Cr Searl and Cr Kensit

“That Council support the Gunning District Health and Community Services Inc in their endeavour to bring Mobile Breast screening Van to Gunning by writing to the NSW Local Health District requesting their consideration to including Gunning in their forward service delivery plan”.

**- CARRIED**

**Councillors who voted for:-**            Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**    Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 19 NOVEMBER 2020**

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**SECTION 18: QUESTIONS WITH NOTICE**

Nil

**CLOSED COUNCIL ITEMS**

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005, in the opinion of the General Manager, the following business is of a kind as referred to in 10A (2) of the Act and should be dealt with in a part of the meeting closed to the public and the media.

**Note:** Pursuant to Clause 25(1) of the Local Government (Meetings) Regulation, Council invites verbal representation by members of the public about whether the items listed below should not be considered by Council in a Closed Meeting. The items are:

**227/20**                      **RESOLVED** by Cr Searl and Cr Kensit

1. That Council move into closed Council to consider business identified, together with any late reports tabled at the meeting.
2. That pursuant to 10A 2(d(i)) and 10A 2(d(ii)) of the Local Government Act 1993: the press and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of section 10A (2) as outlined above.
3. That the report relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.

- CARRIED

**Councillors who voted for:-**                      Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**              Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 19 NOVEMBER 2020**

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Council closed its meeting at 10:29am and the public, staff and press left the meeting.

**228/20**                    **RESOLVED** by Cr Searl and Cr McCormack

That Council move out of closed Council and into open Council.

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, P Kensit, D  
O'Brien, B McCormack, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-**           Nil

Open Council resumed at 11:11am

**Resolutions from the Closed Council Meeting**

The following resolutions of Council, while the meeting was closed to the public, were read to the meeting by the Mayor.

**SECTION 19:        CONFIDENTIAL SESSION**

**ITEM 19.1            PROCUREMENT OF MOTOR GRADER**

**229/20**                    **RESOLVED** by Cr Searl and Cr Kensit

1. Council purchase one GD555/5 Komatsu Grader for the sum of \$252,800 EX GST after trade-in from Komatsu Australia.
2. Trade in existing Grader (Plant 541) with Komatsu Australia providing best value for money.

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, P Kensit, D  
O'Brien, B McCormack, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-**           Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 19 NOVEMBER 2020**

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**ITEM 19.2                      EXPRESSION OF INTEREST - CROOKWELL MEMORIAL OVAL - GYM**

**230/20                      RESOLVED by Cr Searl and Cr Kensit**

1. Authority is given to the General Manager or her delegate to negotiate and enter into a lease agreement for the Crookwell Memorial Oval - Gym with the preferred party Rising Sun Health.  
- CARRIED

**Councillors who voted for:-**                      Crs P Culhane, P Kensit, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-**                      Nil

Cr O'Brien left the chamber in accordance with his declaration the time being 11:05am and did not return to the meeting.

**LATE CONFIDENTIAL REPORT**

A motion was moved by the Mayor and Cr Searl that -

1. In accordance with clause 9.3 (a) and (b) of the Council Code of Meeting procedure Council agree that Item 19.3 Shared Paths Construction at Crookwell and Gunning - Adam Street Gunning and Saleyards Road Crookwell late report be accepted as the quote being considered is of an urgent nature due to the item being time sensitive and requires a decision by Council before the next Ordinary Meeting of Council on 17 December 2020 to adhere with the grant guidelines.

On being put to the meeting the motion was carried.

**231/20                      RESOLVED by Mayor and Cr Searl that -**

1. In accordance with clause 9.3 (a) and (b) of the Council Code of Meeting procedure Council agree that Item 19.3 Shared Paths Construction at Crookwell and Gunning - Adam Street Gunning and Saleyards Road Crookwell late report be accepted as the quote being considered is of an urgent nature due to the item being time sensitive and requires a decision by Council before the next Ordinary Meeting of Council on 17 December 2020 to adhere with the grant guidelines.

- CARRIED

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 19 NOVEMBER 2020**

---

**Councillors who voted for:-**

Crs P Culhane, P Kensit, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**ITEM 19.3                      SHARED PATHS CONSTRUCTION AT CROOKWELL AND GUNNING - ADAM STREET GUNNING SALEYARDS ROAD CROOKWELL**

**232/20                      RESOLVED by Cr Searl and Cr McCormack**

1. Council accepts Divall's Earthmoving and Bulk Haulage quotation of **\$278,477.72 (Inc. GST)** to undertake construction of Shared Paths on Adam Street Gunning and Saleyards Road Crookwell.

- CARRIED

**Councillors who voted for:-**

Crs P Culhane, P Kensit, B McCormack, J Searl, J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**THE MEETING CLOSED AT 11:11am**

Minutes confirmed 17 DECEMBER 2020

.....  
Mayor





## **6 MAYORAL MINUTES**

The following item is submitted for consideration -

6.1	Mayoral Minute	30
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## Mayoral Minutes - 17 December 2020

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### ITEM 6.1                      Mayoral Minute

#### FILE REFERENCE    I20/525

#### November 2020

23 November 2020	LGNSW Annual Conference – Virtual Meeting
24 November 2020	Meeting with General Manager ASPIRE – Canberra Raiders visit with General Manager, Senator Jim Molan, Member for Goulburn Wendy Tuckerman and representatives of the Crookwell Rugby and Rugby League.
25 November 2020	Australia Day Committee meeting
26 November 2020	2GN Radio Interview Meeting with Member for Hume, Angus Taylor and General Manager
27 November 2020	Taralga Hall inspections with General Manager
30 November 2020	Collector Community Association meeting with General Manager and Cr Searl

#### December 2020

1 December 2020	Councillors workshop
3 December 2020	2GN Radio Interview Canberra Raiders Centre of Excellence event with General Manager
4 December 2020	Mayoral Christmas function with Councillors
7 December 2020	Meeting with Oberon General Manager, Mayor & ULSC General Manager
8 December 2020	Meeting with General Manager
9 December 2020	Taralga Public, end of year presentation
10 December 2020	2GN Radio Interview CRJO Christmas Function with General Manager
11 December 2020	CRJO Board Meeting

## **Mayoral Minutes**

### **MAYORAL MINUTE** cont'd

15 December 2020	Meeting with General Manager
17 December 2020	Council Meeting – December
21 December 2020	Wendy Tuckerman MP – virtual meeting with General Manager
22 December 2020	Meeting with General Manager
23 December 2020	ULSC Staff Christmas Function

### **Australia Day Nominations 2021**

COVID-19 has certainly changed Council's approach as to how Australia Day events can be undertaken. As we prepare for January 26 I wanted to share with you our nominees for our Australia Day Awards for 2021.

Council usually host the nominees for a celebration however unfortunately this year, due to COVID-19, we have decided to host a virtual celebration as part of the December 2020 Council meeting.

As usual all our nominees will receive a framed certificate and letter from Council to celebrate their achievement.

This year's nominations can be found below:

Category	Name
<b>Event of the Year</b>	
Laggan Pig Races	Upper Lachlan Foundation
Gunning Arts Festival	Gunning Arts Festival
Blue up Crookwell	Crookwell Hospital Community Consultation Committee
Christmas in Goulburn St	Crookwell Progress Association
Vicar of Dibley	CADS
<b>Australia Day Citizen of the Year</b>	
	Robert "Bob" Anderson (Crookwell)
	Rosemary Spiller (Lade Vale)
	Glenn Elliott (Taralga)
	Prudence "Prue" <u>Burfitt</u> (Taralga)
	Gavin Douglas (Gunning)
	Damien White (Gunning)
<b>Young Citizen of the Year</b>	
	Oscar Rose (Crookwell)
<b>Sportsperson of the Year</b>	
	Kayla Gann (Crookwell)
<b>Young Sportsperson of the Year</b>	
	<u>Breea</u> Waters (Gunning)
	Chloe Waddell (Middle Arm)
	Jordan McCamish (Gunning)
	<u>Issac</u> McGregor (Crookwell)

Congratulations to all our nominees for the Upper Lachlan Shire 2021 Australia Day awards, we look forward to announcing the winners on January 26 2021.



## **8            CORRESPONDENCE**

The following item is submitted for consideration -

8.1	Correspondence items for the month of December	34
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## Correspondence - 17 December 2020

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### ITEM 8.1

### Correspondence items for the month of December

#### RECOMMENDATION:

That Item 8.1 - [Correspondence/Information] listed below be received:

1. Taralga Public School – Letter of Thanks for helping with Small Schools Sports Day – 11 November 2020
2. Office of Local Government - Circular 19-23 Constitutional Referendums and Council Polls - November 2020
3. Councillor Pam Kensit - Letter of Thanks - Storm clean up - December 2020
4. Southern NSW Local Health District – Response letter to bringing mobile breast screening van to Gunning – 1 December 2020

#### ATTACHMENTS

1. <a href="#">↓</a>	Taralga Public School - Letter of Thanks - Helping with Small Schools Sports Day	Attachment
2. <a href="#">↓</a>	Office of Local Government - Circular 19-23 Constitutional Referendums and Council Polls - November 2020	Attachment
3. <a href="#">↓</a>	Councillor Pam Kensit - Letter of Thanks - Storm clean up - December 2020	Attachment
4. <a href="#">↓</a>	Southern NSW Local Health District – Response letter to bringing mobile breast screening van to Gunning – 1 December 2020	Attachment



## Taralga Public School

11<sup>th</sup> November, 2020

Mr Eric Croker  
Upper Lachlan Shire Council  
PO Box 42  
GUNNING 2581

UPPER LACHLAN SHIRE COUNCIL
GUNNING OFFICE
17 NOV 2020
File No:

Dear Eric,

I wanted to thank you for helping with our Small Schools Sports Day.

Kenny Skelly and Wayne Monk mowed the Taralga Footy Field and did a wonderful job.

They were accommodating when I consulted with them, polite and well mannered – a credit to the Upper Lachlan Shire Council.

We appreciate the goodwill of the Upper Lachlan Shire Council to the small schools of the district – Bigga, Binda, Laggan and Taralga.

Thank you once again.

Kind Regards

*Liza Duncan* 😊

Liza Duncan  
PRINCIPAL



95 Orchard Street, Taralga NSW 2580



taralga-p.school@det.nsw.edu.au



(02) 48402047



(02) 48402152



www.taralga-p.schools.nsw.edu.au



Office of  
Local Government

## Circular to Councils

<b>Circular Details</b>	Circular 19-23 / 30 September 2019 / A658394
<b>Previous Circular</b>	N/A
<b>Who should read this</b>	Councillors / General Managers / Governance staff
<b>Contact</b>	Council Governance Team / 4428 4100 / <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
<b>Action required</b>	Information

### Constitutional referendums and council polls

#### What's new or changing

- Councils are reminded to inform the NSW Electoral Commissioner (NSWEC) if they have resolved for the NSWEC to administer a constitutional referendum or poll in conjunction with the 2020 local government elections.

#### What this will mean for your council

- Under section 16 of the *Local Government Act 1993*, a council must obtain the approval of its electors at a constitutional referendum to do each of the following:
  - divide a council area into wards or abolish wards
  - change the number of councillors
  - change the method of electing the mayor
  - change the method of election for councillors where the council's area is divided into wards.

#### Key points

- Councils should notify the NSWEC as soon as possible if they wish to enter into an arrangement for the administration of a referendum or poll.
- If a council resolves that a constitutional referendum or poll is to be conducted, it must comply with the notification requirements contained in Schedule 10 of the *Local Government (General) Regulation 2005*.
- Any changes approved at a referendum will come into effect at the September 2024 local government elections.

#### Where to go for further information

- For councils considering or that have resolved to have the NSWEC conduct a constitutional referendum or poll, contact Steve Robb at the NSW Electoral Commission on telephone 9290 5431 or [Steve.Robb@elections.nsw.gov.au](mailto:Steve.Robb@elections.nsw.gov.au).
- See the attachment to this Circular for further information.

Tim Hurst  
Deputy Secretary  
Local Government, Planning and Policy

Office of Local Government  
5 O'Keefe Avenue NOWRA NSW 2541  
Locked Bag 3015 NOWRA NSW 2541  
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209  
E [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au) W [www.olg.nsw.gov.au](http://www.olg.nsw.gov.au) ABN 44 913 630 046



### Attachment

#### Conducting a constitutional referendum

If a council resolves to conduct a constitutional referendum it must comply with the notification requirements contained in Schedule 10 of the *Local Government (General) Regulation 2005*.

It is of critical importance that the referendum question or questions are carefully framed to ensure that workable decisions are achieved. All questions put at a referendum should be clear, concise, and capable of being responded to with a 'yes' or 'no' answer.

If more than one referendum question is being asked on a particular subject then extra care needs to be taken to ensure that the possible combinations of 'yes' and 'no' answers do not produce a conflicting decision.

Councils are responsible for the preparation and publicity of the required explanatory material. Councils must ensure this material presents a balanced case both for and against any proposition to be put to a constitutional referendum.

#### Dividing an area into wards or abolishing wards

After receiving elector approval at a constitutional referendum, and before dividing its area into wards, a council must undertake the consultation required by section 210A of the *Local Government Act 1993* (the Act). This includes consulting with the Electoral Commissioner and the Australian Statistician and public exhibition of the proposal. (Compliance with section 210A is not required where approval has been given by electors at a referendum to abolish wards.)

Any changes to wards will come into effect for the electoral term commencing in September 2024.

#### Changing the number of councillors

Section 224(2) of the Act requires that not less than 12 months before an ordinary election the council must determine the number of its councillors for the following term. If, as a result of doing so, a council has determined to change the number of its councillors, it must also obtain approval for the change at a constitutional referendum. Approval would have the effect of changing the number of councillors for the electoral term commencing in September 2024.

If following the approval of a reduction in councillor numbers, a casual vacancy occurs in the office of a councillor (but not a mayor elected by the councillors), and the reduction has not yet taken effect, the vacancy must not be filled if the number of councillors will remain at or above the number approved at the referendum (section 294B of the Act).

#### Changing the method of electing the mayor

The Act provides two methods by which a mayor can be elected — by popular vote at an ordinary election or by vote among the councillors. Section 228 of the Act permits a council to change the way the mayor is elected by seeking approval of its electors at a constitutional referendum.

## 3

Councils with areas that are divided into wards are reminded that section 280(2) of the Act requires the same number of councillors is to be elected for each ward. A popularly elected mayor is not to be included in this count. In such circumstances, councils should be mindful that changing the method of electing the mayor could result in an increase or decrease in the number of councillors to be elected.

If electors at a constitutional referendum conducted in conjunction with the 2020 ordinary elections approve a change to the way the mayor is elected, that change will come into effect for the electoral term commencing in September 2024.

*Changing the method of electing councillors*

The councillors for an area that is divided into wards are to be elected in accordance with either method of election prescribed under section 280 or 281 of the Act.

The method of election under section 280 (method 1) is to apply unless a decision made at a constitutional referendum is in force, which requires the method of election to be conducted under section 281 (method 2).

The decision made at a constitutional referendum to alter the method of election to method 2 must also specify the number of councillors to be elected by the ward electorate and the number of councillors to be elected by the area electorate.

If electors at a constitutional referendum conducted in conjunction with the 2020 ordinary elections approve a change to the method for electing councillors, this change will come into effect for the electoral term commencing in September 2024.

Moorabinda Mor  
Fish River Road  
Narrawa  
2583

Thursday 3 December 2020

Dear Colleen,

I would like to thank all the Council staff, the SES and community members for the rapid response they took after the horrendous storm on Tuesday 1 December.

I took a drive around my local area to survey the damage on the evening of the storm and encountered a great number of community members with their chainsaws and tractors clearing trees and debris from their immediate properties.

The cooperation shown in the clean up after an event such as this freak storm demonstrated what a powerful and integrated community we have here in the Upper Lachlan Shire.

I know it will be some time before all the debris is fully cleared but a great job was done immediately after the storm and even our tiny roads were passable.

Regards,

Councillor Pam Kensit



Our Ref SDOC20/9832  
Your Ref: F19/296

1 December 2020

Ms Colleen Worthy  
Upper Lachlan Shire Council  
123 Yass Street Gunning NSW 2581

Dear Ms Worthy

**Re: Letter of support re-Gunning District Health and Community Services to bring Mobile Breast screening Van to Gunning**

Thank you for your request for the BreastScreen van to attend Gunning.

We aim to ensure that our mobile van is located in areas that are accessible to women in our area with minimal travel required. Women from the Gunning area can access the mobile van at locations within a 30-35 minute drive, including Crookwell, Yass and Goulburn. Alternatively there is a permanent screening location in Queanbeyan that operates all year round.

As a publicly funded service we are unable to add an additional unscheduled visit within our current budget. Our mobile schedule is planned well in advance predetermined by clients due for their screening. We try to visit as many small towns as possible however it is not possible to go to every town as there are limited mobile vans available.

If there are women within the community who are unable to attend the surrounding screening locations due to transport issues we would be willing to assist in arranging community transport.

We commend your council on your commitment to the community's health. We would like to thank you for your support of our service and your recent funding efforts.

Should you have any questions regarding the above, please do not hesitate to contact me on 0428 420 901.

Yours sincerely

Julie Mooney  
Acting District Director Operations  
Southern NSW Local Health District

Southern NSW Local Health District  
ABN 94 495 894 851  
A/District Director Operations  
[Julie.Mooney@health.nsw.gov.au](mailto:Julie.Mooney@health.nsw.gov.au)  
PO Box 1845 Queanbeyan NSW 2620  
Telephone: 02 6150 7362 Website <http://www.snswhd.health.nsw.gov.au>

## **10 INFORMATION ONLY**

The following items are submitted for consideration -

10.1	Development Statistics for the Month of November 2020	42
10.2	Monthly Weeds Activity Report	49
10.3	Investments for the month of November 2020	53
10.4	Bank Balance and Reconciliation - November 2020	56
10.5	Rates and Charges Outstanding - 30 November 2020	57
10.6	Code of Conduct Complaints Report to the Office of Local Government	59
10.7	Grants Report	65
10.8	Action Summary - Council Decisions	70

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## Information Only - 17 December 2020

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**ITEM 10.1**                      **Development Statistics for the Month of November 2020**

**FILE REFERENCE**    I20/551

**AUTHOR**                      **Director of Environment and Planning**

### ISSUE

Providing Council with a brief summary of the development control activities that have occurred in the month of November 2020.

**RECOMMENDATION**      That -

1. Council receives and notes the report as information.

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### BACKGROUND

A standard monthly report providing Council with a summary of the development control activities that have occurred in the month of November 2020.

### REPORT

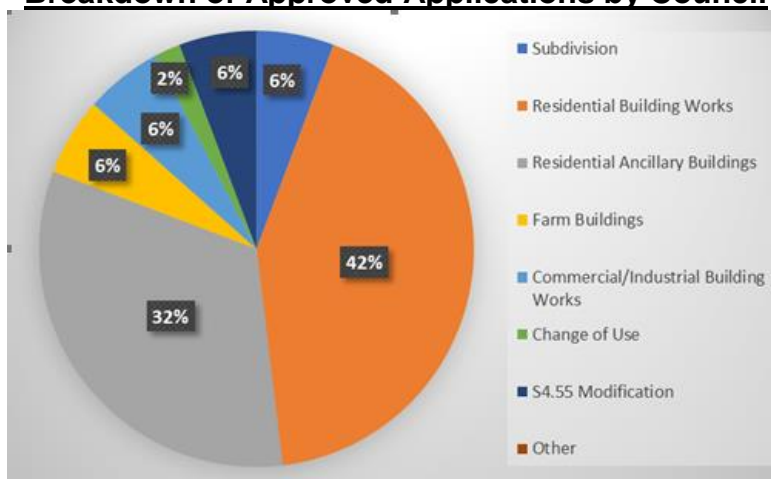
#### 1. Development Applications

The current level of development activity for November 2020 is summarised below:

DAs under assessment	S4.55 (MOD) under assessment	DAs received	DA modifications received	DAs determined	DA S4.55 (MOD) determined
22	2	7	0	6	1

The average determination processing time is for the month of November was 74 days.

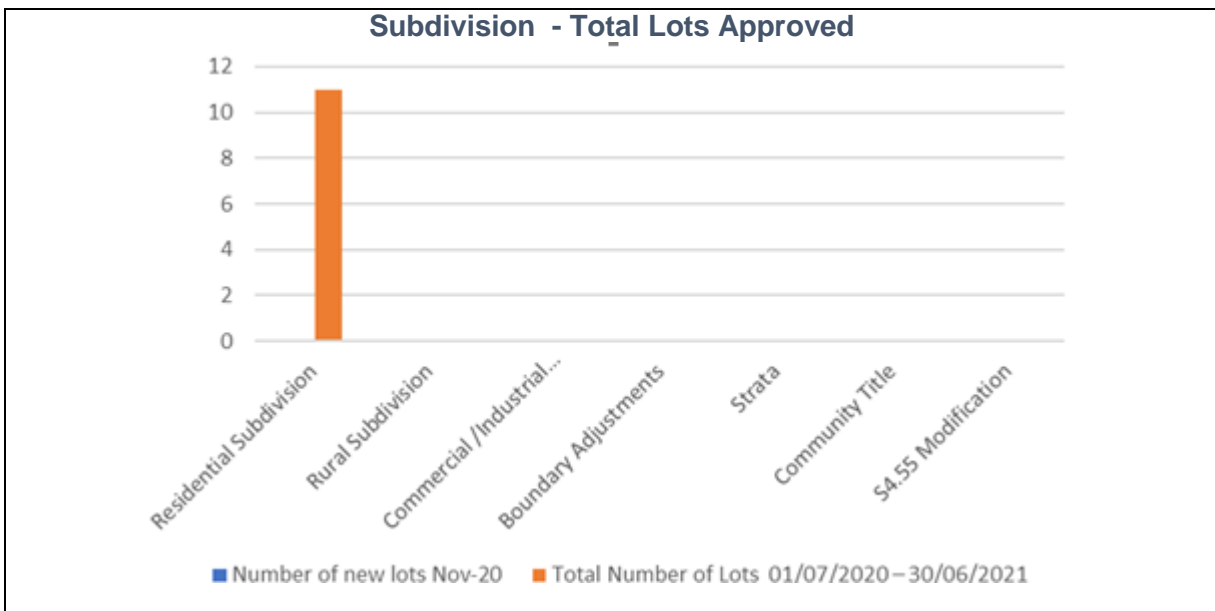
**Breakdown of Approved Applications by Council**



**Information Only**

**DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2020 cont'd**

<i>Approved Application</i>	<i>Decisions for November</i>	<i>Value For November</i>	<i>Decisions 01/07/20-30/06/21</i>	<i>Total Value 01/07/20-30/06/21</i>
Subdivision	1	-	3	-
Residential Building Works	4	\$1,013,802	22	\$6,639,352
Residential Ancillary Buildings	1	\$62,000	17	\$413,835
Farm Buildings	1	\$63,000	3	\$167,022
<i>Approved Application</i>	<i>Decisions for November</i>	<i>Value For November</i>	<i>Decisions 01/07/20-30/06/21</i>	<i>Total Value 01/07/20-30/06/21</i>
Commercial/Industrial Building Works	1	\$20,000	3	\$864,000
Change of Use	0	-	1	-
S4.55 Modification	1	-	3	-
Other			0	-
<b>TOTAL</b>	<b>9</b>	<b>\$1,158,802</b>	<b>52</b>	<b>\$8,084,209</b>



<i>Type of Approved Subdivision</i>	<i>Number of applications November 2020</i>	<i>Number of new lots November 2020</i>	<i>Total Number of Lots 01/07/2020 - 30/06/2021</i>
Residential Subdivision	0	0	11
Rural Subdivision	0	0	0
Commercial /Industrial Subdivision	0	0	0
Boundary Adjustments	0	0	0
Strata	0	0	0
Community Title	0	0	0
S4.55 Modification	0	0	0

**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2020 cont'd****Development Applications Approved By Council (1 November 2020 to 30 November 2020):**

DA Reference	Proposal	Property Details	Stop the Clock days	Internal Referral	Total Elapsed days
107/2015 (S4.55)	Alterations & Additions	Cullerin Rd, GUNNING Lot 2 & 3 DP 743172	0	0	331
54/2020	Dwelling	232 Carrabungla Road ROSLYN Lot 1 DP 1163257	107	0	128
64/2020	Dwelling	2246 Greenmantle Road BIGGA Lot 3 DP 1176105	19	0	126
79/2020	Business Premise	Goulburn Street COLLECTOR Lot 4 Sec 15 DP 758263	0	0	71
82/2020	Dwelling	3 Lark Close COLECTOR Lot 102 DP 1258213	0	0	56
92/2020	Dwelling Additions & Alterations	403 Iron Mine Road CROOKWELL Lot 2 DP 1086805	1	0	7
88/2020	Dwelling	23 Bunduluk Place GUNNING Lot 17 DP 1234849	0	0	43
99/2020	Shed	339 Rhyanna Road MIDDLE ARM Lot 2 DP 596970	0	0	16

**Complying Development Applications Approved By Private Certifier  
(1 November 2020 to 30 November 2020)**

Application Reference	Council Reference	Proposal	Property Details
2020/078	12/2020	Dwelling	Biala Street GUNNING Lot 22 Sec 2 DP 758493

The Development Applications outstanding as of 30 November 2020 are summarised in the following table:

<b>Development Applications Outstanding on November 2020</b> (In order of date submitted to Council)				
DA No.	Date Rec.	Proposal	Property	Reason
23/2018	26/2/2018	Dwelling	Gundaroo Rd, BELLMOUNT FOREST - Lot 1 DP 754573, Lot 148 & 197 DP 754113	Under Assessment



**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2020 cont'd**

DA No.	Date Rec.	Proposal	Property	Reason
161/2006 (S4.55)	23/3/2020	11 Lot Subdivision	Middle Arm Rd, MIDDLE ARM - Lot 182, 183 & 146 DP 750051, Lot 2 DP 532757, Lot 4 DP 532758	Awaiting Additional Information
98/2019 (S4.55)	24/04/2020	3 Lot Subdivision	Wheeo Road, GRABBen GULLEN Lot 2 DP 203470	Under Assessment
41/2020	19/05/2020	2 Lot Subdivision	265 Laggan Road LAGGAN Lot 1 DP 136732 & Lot 2 DP 186334	Under Assessment
50/2020	12/06/2020	22 Lot Subdivision - Staged	93 Wade Street CROOKWELL Lot 1 DP 526480 & Lot 5 DP 540808	Report to Council
51/2020	16/06/2020	Fire Station Extension	Nelanglo Street GUNNING Lot 1 & 4 DP 843551	Awaiting Additional Information
56/2020	30/06/2020	6 Lot Subdivision	Hailstone Street BIGGA Lot 1 DP 1003429	Under Assessment
69/2020	11/08/2020	Farm Shed	Woodhouselee Road WAYO Lot 21 DP 586570	Awaiting Additional Information
70/2020	11/08/2020	Farm Shed	Woodhouselee Road WAYO Lot 49 DP 750054	Awaiting Additional Information
71/2020	11/08/2020	Farm Shed	Woodhouselee Road WAYO Lot 20 DP 586570	Awaiting Additional Information
81/2020	21/09/2020	Subdivision	289 Redground Road CROOKWELL Lot 2 DP 810987	Under Assessment
83/2020	1/10/20	Secondary dwelling	513 Cooksvale Road PEELWOOD Lot 18 DP 753013	Awaiting Additional Information
85/2020	06/10/20	Transportab le dwelling & Shed	Bourke Street COLLECTOR Lot 11 Sec 6 DP 1809	Under Assessment
90/2020	14/10/2020	Shed	3 George Street COLLECTOR Lot 17 DP 727525	Under Assessment
93/2020	30/10/2020	Dwelling	Junction Point Road TUENA Lot 53 DP 753028	Under Assessment

**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2020 cont'd**

DA No.	Date Rec.	Proposal	Property	Reason
94/2020	30/10/2020	Dwelling	41 Graham Crescent CROOKWELL Lot 10 DP 1253454	Under Assessment
95/2020	30/10/2020	Dwelling Additions & Alterations	1865 Golspie Road GOLSPIE Lot 218 DP 753034	Under Assessment
96/2020	6/11/2020	Subdivision	228 Peelwood Road LAGGAN Lot 6 DP 1020135	Awaiting Additional Information
97/2020	9/11/2020	Dwelling	Range Road BANNISTER Lot 2 DP 626221	Under Assessment
98/2020	10/11/2020	Dwelling	7 Graham Crescent CROOKWELL Lot 19 DP 1253454	Under Assessment
100/2020	25/11/2020	Dwelling, Pool & Carport	194 Tarlo River Road GREENWICH PARK Lot2 DP 849937	Under Assessment
101/2020	25/11/2020	Dwelling	Little Plains Road BUNTON Lot 1 DP 1040439	Under Assessment
102/2020	26/11/2020	Dwelling	19 Copeland Street GUNNING Lot 21 DP 1200509	Under Assessment
103/2020	27/11/2020	Dwelling Additions & Alterations	2 Ironmine Road CROOKWELL Lot 1 DP 733359	Under Assessment

**Withdrawn Applications**  
**(1 November 2020 to 30 November 2020)**

DA Reference	Proposal	Property
187/2004 (S4.55)	Subdivision	233 Holloways Rd, TARLO Lot 1 DP 1152061

**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2020 cont'd****2. Construction Certificates**

<b>Construction Certificates Issued between 1 November 2020 to 30 November 2020</b>			
<b>Approved by Council November 2020</b>		<b>Approved by Private Certifier November 2020</b>	<b>Year to date</b>
5		0	28
<b>CC No.</b>	<b>Approved by</b>	<b>Proposal</b>	<b>Property</b>
56/202	Council	Dwelling	2246 Greenmantle Road BIGGA Lot 3 DP 1176105
64/2020	Council	Dwelling	Lorn Street COLLECTOR Lot 2 DP 731782
66/2020	Council	Shed	19 Hill Street TARALGA Lot 2 DP 194734
81/2020	Council	Dwelling Additions	403 Ironmine Road CROOKWELL Lot 2 DP 1086805
82/2020	Council	Dwelling	87 Breadalbane Road COLLECTOR Lot 150 DP 750008

**3. Occupation Certificates**

<b>Occupation Certificates Issued between 1 November 2020 to 30 November 2020</b>			
<b>Approved by Council November 2020</b>		<b>Approved by Private Certifier November 2020</b>	<b>Year to date</b>
5		0	20
<b>OC No.</b>	<b>Approved by</b>	<b>Proposal</b>	<b>Property</b>
66/2020	Council	Dwelling	23 Graham Crescent CROOKWELL Lot 25 DP 1253454
67/2020	Council	Shed	19 Crown Street CROOKWELL Lot 23 DP 250695
94/2014	Council	Shed	22/24 Biala Street GUNNING Lot 4 DP 1190696
70/2020	Council	Dwelling Additions & Alterations	8 Wade Street CROOKWELL Lot 20 DP1682
68/2020	Council	Dwelling Additions	37 Laggan Road Laggan Lot 2 DP 700478

**4. Subdivision Certificates**

<b>Subdivision Certificates Issued between 1 November 2020 to 30 November 2020</b>		
<b>Approved by Council</b>		
<b>November 2020</b>	<b>Year to Date</b>	
2	9	
<b>SC No.</b>	<b>Proposal</b>	<b>Property</b>
8/2020	Subdivision – 4 Lots Extensive Agriculture	550 Mulgowrie Road CROOKED CORNER Lot 3 DP 1198387
20/2020	Subdivision – 3 lot Community Title	1 Findhorn Street CROOKWELL Lot 1 DP 1199107

**5. Planning Certificates**

The number of Planning Certificates issued this financial year are detailed below.

<b>Year</b>	<b>Number of Certificates Issued</b>
1 July 2020 to 30 November 2021	205
1 July 2019 to 30 June 2020	442
1 July 2018 to 30 June 2019	347

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION** That -

1. Council receives and notes the report as information.

**ATTACHMENTS**

Nil

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## Information Only - 17 December 2020

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### ITEM 10.2 Monthly Weeds Activity Report

**FILE REFERENCE** I20/552

**AUTHOR** Director of Environment and Planning

#### ISSUE

Providing Council with a summary of weed control activities undertaken throughout the Upper Lachlan Shire Local Government Area.

**RECOMMENDATION** That -

1. Council receives and notes the report as information.

#### BACKGROUND

Standard monthly report providing Council with a summary of the weed control activities that have been conducted in the month of November 2020.

#### REPORT

Biosecurity Officers have conducted Seventy Three (73) property inspections in the month of November with good compliance in the control of local priority weeds by landholders.

Roadside weed control programs have concluded for the control of grass weeds including Serrated Tussock, African Lovegrass, Chilean Needle Grass and Coolatai Grass for this season. The focus has now moved to the control of St John's Wort and Blackberry infestations throughout the shire.

#### Property Inspections:

Weed	Parish	Road or Street	Date	Action	Degree
-	Merrill	Clancys Road	04/11/2020	Routine	-
BB	Merrill	Grabben Gullen	04/11/2020	Routine	1
-	Garway	Clancys Road	04/11/2020	Routine	1
-	Merrill	Clancys Road	04/11/2020	Routine	-
EB,BB,ST	Biala	Sapphire Road	05/11/2020	Routine	2,2,1
BB	Biala	Sapphire Road	10/11/2020	Routine	1
BB	Biala	Abbey Collins	10/11/2020	Routine	1
BB	Biala	Abbey Collins	11/11/2020	Routine	1
ST	Biala	Sapphire Road	12/11/2020	Routine	1
-	Biala	Sapphire Road	12/11/2020	Routine	-
ST	Pomeroy	Prices Lane	30/11/2020	Re-Inspection	1
ST	Lampton	Bannister Lane	30/11/2020	Re-Inspection	1
ST	Pomeroy	Storriers Lane	30/11/2020	Re-Inspection	1

**Information Only**  
**MONTHLY WEEDS ACTIVITY REPORT cont'd**

BB	Lampton	Bannister Lane	30/11/2020	Re-Inspec	2
-	Merrill	Clancys Road	04/11/2020	Routine	-
BB	Merrill	Grabben Gullen	04/11/2020	Routine	1
-	Garway	Clancys Road	04/11/2020	Routine	1
-	Merrill	Clancys Road	04/11/2020	Routine	-
EB,BB,ST	Biala	Sapphire Road	05/11/2020	Routine	2,2,1
BB	Biala	Sapphire Road	10/11/2020	Routine	1
BB	Biala	Abbey Collins	10/11/2020	Routine	1
BB	Biala	Abbey Collins	11/11/2020	Routine	1
ST	Kiamma	Redground	4/11/2020	Routine	1
BB	Belmore	Redground	4/11/2020	Notified	2
BB	Belmore	Redground	4/11/2020	Routine	1
ST	Kiamma	Redground	4/11/2020	Routine	1
ST	Kiamma	Redground	4/11/2020	Routine	0
ST	Kiamma	Redground	4/11/2020	Routine	0
BB	Kiamma	Redground	4/11/2020	Routine	1
ST	Belmore	Redground	5/11/2020	Notified	2 2
ST BB	Belmore	Redground	5/11/2020	Notified	2 1
ST BB	Belmore	Redground	5/11/2020	Routine	1 1
ST BB	Belmore	Clarke	5/11/2020	Routine	1
ST	Belmore	Clarke	6/11/2020	Routine	1
ST BB	Belmore	Clarke	6/11/2020	Routine	1
ST	Belmore	Redground	6/11/2020	Routine	1
ST BB	Belmore	Redground	9/11/2020	Notified	1 2
ST	Kiamma	Boongarra	9/11/2020	Routine	1
ST BB	Kiamma	Boongarra	9/11/2020	Routine	1 1
Brm	Crookwell	Town	9/11/2020	Notified	2
ST	Belmore	Redground	10/11/2020	Routine	1
ST BB	Belmore	Redground	10/11/2020	Routine	1 2
ST BB	Belmore	Redground	10/11/2020	Notified	1 2
BB	Belmore	Redground	10/11/2020	Routine	0
ST BB	Burridgee	Fullerton	10/11/2020	Notified	3 3
ST BB	Belmore	Redground	11/11/2020	Routine	1 2
ST BB	Belmore	Diamond	11/11/2020	Routine	1 1
ST	Tarlo	Taralga	11/11/2020	Notified	3
ST BB	Kiamma	Redground	12/11/2020	Routine	1 2
ST BB	Kiamma	Redground	12/11/2020	Routine	1 1
BB	Kiamma	Redground	12/11/2020	Routine	1
BB	Belmore	Slater	17/11/2020	Routine	1
BB	Belmore	Slater	17/11/2020	Routine	1
ST BB	Belmore	Clarke	17/11/2020	Routine	1 1
ST	Belmore	Clarke	18/11/2020	Routine	1
ST BB	Belmore	Clarke	18/11/2020	Notified	1 2
ST	Belmore	Clarke	18/11/2020	Routine	1
BB	Belmore	Diamond	18/11/2020	Routine	1
ST BB	Kiamma	Redground	24/11/2020	Routine	1 2
ST BB	Kiamma	Redground	24/11/2020	Routine	1 1
ST BB	Kiamma	Redground	24/11/2020	Routine	1 1
ST BB	Binda	Redground	24/11/2020	Notified	2 2
ST BB	Belmore	Redground	25/11/2020	Routine	1 1

## Information Only

### MONTHLY WEEDS ACTIVITY REPORT cont'd

ST BB	Belmore	Redground	25/11/2020	Routine	1 1
BB	Belmore	Redground	25/11/2020	Routine	1
ST BB	Belmore	Redground	26/11/2020	Notified	2 2
ST BB	Belmore	Redground	26/11/2020	Routine	1 1
BB	Belmore	Redground	26/11/2020	Routine	1
BB	Belmore	Redground	26/11/2020	Routine	1
BB	Belmore	Redground	26/11/2020	Routine	1
ST	Yalbraith	Oberon	26/11/2020	Notified	2
ST	Pomeroy	Range Rd	24/11/2020	Reinspection	3
ST	Pomeroy	Range Rd	24/11/2020	Reinspection	3

### Key for Weed Abbreviations

#### *Weed ID Weed Identification*

*S/T Serrated Tussock*

*BB Blackberry*

*SJW St John's Wort*

*PC Paterson's Curse*

*Nth Nodding Thistle*

*CNG Chilean Needle Grass*

*EB English Broom*

*FW Fireweed*

*ALG African Lovegrass*

*Go Gorse*

*CG Coolatai Grass*

### Key for Degree of Infestations

- 1. Scattered Plants*
- 2. Scattered Plants with Isolated Patches*
- 3. Dense Infestations*

### Key for Actions of Inspections

**Routine** – an inspection where the landowner has either provided adequate information or conducted adequate control work to fulfil their obligations to control weed infestations on their land.

**Notified** – an inspection where landowners are notified either verbally or by letter that control work is required on specific weed infestations. These inspections generally will require a reinspection.

**Reinspection** – an inspection that has been conducted to investigate whether adequate control work has been conducted after notification to control weed infestations.

## Information Only

### MONTHLY WEEDS ACTIVITY REPORT cont'd



### POLICY IMPACT

Nil

### OPTIONS

Nil

### FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

### RECOMMENDATION That -

1. Council receives and notes the report as information.

### ATTACHMENTS

Nil



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## Information Only - 17 December 2020

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**ITEM 10.3**                      **Investments for the month of November 2020**

**FILE REFERENCE**    **I20/535**

**AUTHOR**                      **Director of Finance and Administration**

### **ISSUE**

Council Investment Portfolio Register as at 30 November 2020.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

The investment portfolio register is provided for the information of Council.

### **REPORT**

#### **Investments to 30 November 2020**

<b>Investment Institution</b>	<b>Type</b>	<b>Investment Face Value</b>	<b>Interest Rate</b>	<b>Term Days</b>	<b>Maturity Date</b>	<b>Interest Due</b>
CBA	Call	\$510,000	0.20%	N/A	30-11-20	\$66.85
Bank of Qld	TD	\$700,000	0.65%	189	14-04-21	\$2,356.03
Bank of Qld	TD	\$1,200,000	0.80%	364	18-08-21	\$9,573.70
Bank of Qld	TD	\$700,000	0.60%	168	31-03-21	\$1,933.15
Bank of Qld	TD	\$800,000	1.50%	364	02-12-20	\$11,967.12
Bank of Qld	TD	\$1,000,000	3.15%	1097	25-08-21	\$94,672.60
Bank of Qld	TD	\$500,000	0.45%	154	21-04-21	\$949.32
Bank of Qld	TD	\$1,000,000	0.75%	169	03-02-21	\$3,472.60
Bank of Qld	TD	\$1,500,000	1.10%	287	24-03-21	\$12,973.97
Bendigo Bank	TD	\$1,000,000	0.65%	273	09-06-21	\$4,861.64
Bendigo Bank	TD	\$1,200,000	1.20%	266	09-12-20	\$10,494.25
Bendigo Bank	TD	\$800,000	1.55%	259	16-12-20	\$8,798.90
Bendigo Bank	TD	\$1,000,000	0.65%	196	20-01-21	\$3,490.41
Bendigo Bank	TD	\$1,000,000	0.50%	273	21-07-21	\$3,739.73
Bendigo Bank	TD	\$1,000,000	0.50%	364	17-11-21	\$4,986.30

**Information Only****INVESTMENTS FOR THE MONTH OF NOVEMBER 2020 cont'd**

CBA	TD	\$1,500,000	0.62%	140	17-02-21	\$3,567.12
CBA	TD	\$1,000,000	0.75%	259	10-03-21	\$5,321.92
CBA	TD	\$1,000,000	0.58%	273	16-06-21	\$4,338.08
CBA	TD	\$700,000	0.55%	364	10-11-21	\$3,839.45
IMB	TD	\$1,000,000	0.53%	106	16-12-20	\$1,539.18
IMB	TD	\$1,000,000	0.55%	99	02-12-20	\$1,491.78
IMB	TD	\$1,400,000	0.50%	140	10-02-21	\$2,684.93
IMB	TD	\$1,300,000	0.45%	119	24-02-21	\$1,907.26
IMB	TD	\$1,000,000	0.40%	154	28-04-21	\$1,687.67
IMB	TD	\$1,000,000	0.85%	195	06-01-21	\$4,541.10
NAB	TD	\$500,000	0.76%	177	27-01-21	\$1,842.74
NAB	TD	\$1,400,000	0.85%	364	04-08-21	\$11,867.40
NAB	TD	\$1,000,000	0.78%	350	11-08-21	\$7,479.45
NAB	TD	\$1,500,000	0.86%	196	13-01-21	\$6,927.12
NAB	TD	\$1,000,000	0.75%	271	26-05-21	\$5,568.49
NAB	TD	\$800,000	1.34%	364	17-03-21	\$10,690.63
NAB	TD	\$1,000,000	0.50%	119	03-03-21	\$1,630.14
		<b>\$32,010,000</b>				<b>\$251,261.04</b>

**COUNCIL INVESTMENT PERFORMANCE: -****BUDGET COMPARISON TO 30 NOVEMBER 2020**

Interest on Investments Received YTD	\$218,445
Annual budgeted amount for all funds	\$467,700
Percentage of Interest Received YTD	46.71%
Percentage of Year Elapsed	41.67%

Average market interest rate (90 day BBSW)	0.06%
Average return on all investments	0.83%

The above investments have been made in accordance with Section 625, of the Local Government Act 1993, the Local Government Regulations, the Ministerial Investment Order and the Council's Investment Policy.

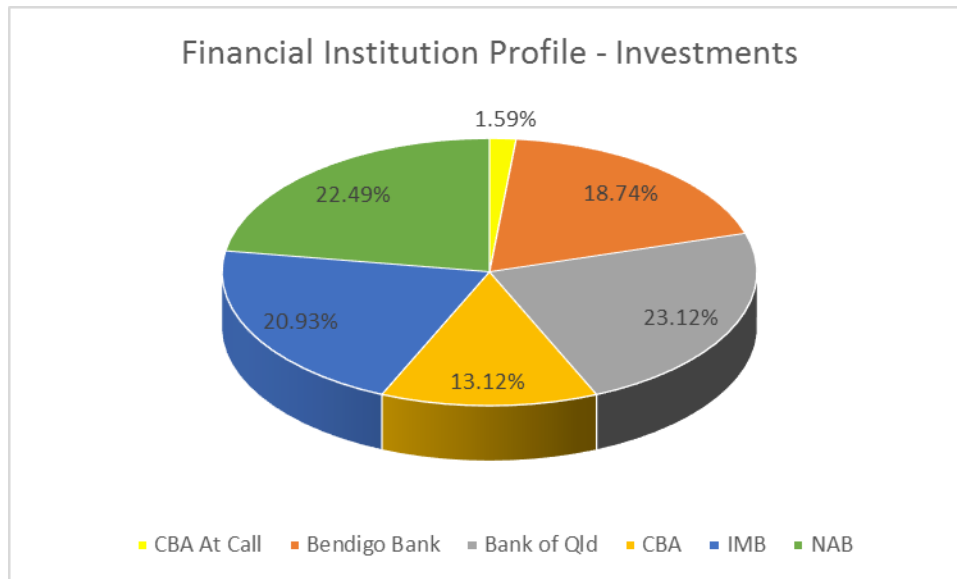
**FINANCIAL INSTITUTION INVESTMENTS PROFILE AS AT 30 NOVEMBER 2020**

The following chart shows the current distribution of Council's investment portfolio between the authorised financial institutions used. The current distribution of funds between institutions complies with Council's Investment Policy which states:-

### **Information Only**

## **INVESTMENTS FOR THE MONTH OF NOVEMBER 2020 cont'd**

*“The maximum percentage that may be held in term deposits with any one financial institution is 25% of the portfolio, and the maximum to be held in at-call accounts be no more than 15%.”*



### **SUMMARY OF AVAILABLE CASH AT 30 NOVEMBER 2020**

**TOTAL INVESTMENTS: -** **\$ 32,010,000.00**

#### **INVESTMENTS BY FUND (INCLUDES RESTRICTED & UNRESTRICTED CASH): -**

General Fund Reserves	\$ 21,154,299.65
Water Supply Fund Reserves	\$ 3,254,294.31
Sewerage Fund Reserves	\$ 5,675,338.81
Domestic Waste Management Fund Reserves	\$ 1,923,749.07
Trust Fund Reserves	\$ 2,318.16

### **POLICY IMPACT**

Investments are in accordance with Council's Investment Policy and Strategy.

### **OPTIONS**

Nil

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

### **RECOMMENDATION** That -

1. Council receive and note the report as information.

### **ATTACHMENTS**

Nil

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## Information Only - 17 December 2020

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**ITEM 10.4**                      **Bank Balance and Reconciliation - November 2020**

**FILE REFERENCE**    I20/536

**AUTHOR**                      **Director of Finance and Administration**

### **ISSUE**

Statement of Bank Balance and Reconciliation as at 30 November 2020.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

Nil

### **REPORT**

#### **STATEMENT OF BANK BALANCE & RECONCILIATION**

General Ledger balance brought forward 31 October 2020	226,858.20
Add: Receipts for November 2020	5,201,160.85
	<hr/> 5,428,019.15
Deduct: Payments for November 2020	4,654,555.97
<b>Balance as at 30 November 2020</b>	<hr/> <b>773,463.08</b> <hr/>
Balance as per Bank Statement 30 November 2020	1,044,709.50
Add: Outstanding Deposits	30,769.96
	<hr/> 1,075,479.46
Deduct: Unpresented Cheques / EFTs	302,016.38
<b>Balance as at 30 November 2020</b>	<hr/> <b>773,463.08</b> <hr/>

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

### **ATTACHMENTS**

Nil

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## Information Only - 17 December 2020

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**ITEM 10.5**                      **Rates and Charges Outstanding - 30 November 2020**

**FILE REFERENCE**    **I20/537**

**AUTHOR**                      **Director of Finance and Administration**

### **ISSUE**

Rates and Charges Outstanding Report to 30 November 2020.

**RECOMMENDATION**        That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

A Summary report of Council Rates and Charges outstanding at 30 November 2020.

### **REPORT**

There is an attached report titled "Rate Collection Year 2021" for the 2020/2021 financial year. A comparison of the rates and charges outstanding percentage to previous financial years is highlighted in the below table:-

<b>Description</b>	<b>30/11/2020</b>	<b>30/11/2019</b>	<b>30/11/2018</b>
Total % Rates and Charges Outstanding	42.77%	41.99%	44.56%
Total \$ Amount Rates and Charges Outstanding	\$5,412,291	\$5,111,073	\$5,131,133

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**        That -

1. Council receive and note the report as information.

### **ATTACHMENTS**

1. <a href="#">↓</a>	Rate Collection by Year - December 2020	Attachment
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**Rate Collection 2021 Year**

<b>Rating Categories</b>	<b>Levy Raised to date</b>	<b>Rates Received to 1 December 2020</b>	<b>Rates Outstanding to 1 December 2020</b>	<b>% Rates Outstanding 1 December 2020</b>
<b>Farmland</b>	5,201,651.93	2,914,285.90	2,287,366.03	<b>43.97%</b>
<b>Residential</b>	1,332,834.26	732,863.54	599,970.72	<b>45.01%</b>
<b>Rural Residential</b>	722,502.22	422,434.16	300,068.06	<b>41.53%</b>
<b>Business</b>	324,787.87	240,129.72	84,658.15	<b>26.07%</b>
<b>Mining</b>	1,994.69	1,994.69	-	<b>0.00%</b>
<b>Water</b>	979,701.66	551,928.15	427,773.51	<b>43.66%</b>
<b>Sewerage</b>	1,564,041.75	878,025.50	686,016.25	<b>43.86%</b>
<b>Domestic &amp; Comm Waste</b>	1,284,226.71	720,018.22	564,208.49	<b>43.93%</b>
<b>Rural Waste</b>	694,811.05	401,274.55	293,536.50	<b>42.25%</b>
<b>Storm Water</b>	47,562.13	25,587.02	21,975.11	<b>46.20%</b>
<b>**Arrears</b>	499,969.49	284,530.46	215,439.03	<b>43.09%</b>
<b>Credits</b>		68,720.50	-68,720.50	
<b>Overall Total Rates</b>	<b>12,654,083.76</b>	<b>7,241,792.41</b>	<b>5,412,291.35</b>	<b>42.77%</b>

Prepared by M ClementsDate 2/12/20Authorised by Andrew J. GokeDate 2/12/2020

I:\2020-2021\Rates\Recs\%outst\_November 30 -2020

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## Information Only - 17 December 2020

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**ITEM 10.6**                      **Code of Conduct Complaints Report to the Office of Local Government**

**FILE REFERENCE**    **I20/541**

**AUTHOR**                      **Director of Finance and Administration**

### **ISSUE**

The Office of Local Government has a reporting requirement for each Council to provide a Code of Conduct Complaints Report each year.

**RECOMMENDATION**        That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

Nil

### **REPORT**

The Office of Local Government (OLG) has a reporting requirement for each Council to annually provide a Code of Conduct Complaints Report for the twelve month period of 1 September to 31 August. The report was lodged with OLG on 27 November 2020.

Attachment to this report includes the Office of Local Government Annual Code of Conduct Complaints Statistics Report by Upper Lachlan Shire Council from 1 September 2019 to 31 August 2020.

There was one code of conduct complaint about a Councillor during the stated reporting period. This code of conduct complaint was not finalised in the reporting period.

Note: information about code of conduct complaints is treated as confidential and is not available for public disclosure except where specifically permitted under the Code of Conduct Procedures.

### **POLICY IMPACT**

This report is prepared in accordance Council's Procedures for the Administration of the Code of Conduct, Part 11 - Reporting Statistics on Code of Conduct Complaints about Councillors and the General Manager.

***Information Only***

**CODE OF CONDUCT COMPLAINTS REPORT TO THE OFFICE OF LOCAL GOVERNMENT** cont'd

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

There was a total expense for dealing with a code of conduct complaint during the twelve month period of \$469.00.

**RECOMMENDATION** That -

1. Council receive and note the report as information.

**ATTACHMENTS**

1. <a href="#">↓</a>	Office of Local Government - Code of Conduct Complaint - 2020	Attachment
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## Office of Local Government

### Model Code of Conduct Complaints Statistics

**Reporting Period: 1 September 2019 - 31 August 2020**

**Date Due: 31 December 2020**

*To assist with the compilation of the Time Series Data Publication it would  
be appreciated if councils could return this survey by  
30 November 2020.*

**Survey return email address: [codeofconduct@olg.nsw.gov.au](mailto:codeofconduct@olg.nsw.gov.au)**

<b>Council Name:</b>	<b>Upper Lachlan Shire Council</b>
----------------------	------------------------------------

<b>Contact Name:</b>	<b>Andrew Croke</b>
<b>Contact Phone:</b>	<b>(02) 4830 1008</b>
<b>Contact Position:</b>	<b>Director of Finance and Administration</b>
<b>Contact Email:</b>	<b><a href="mailto:council@upperlachlan.nsw.gov.au">council@upperlachlan.nsw.gov.au</a></b>

**All responses to be numeric.**

**Where there is a zero value, please enter 0.**

**Enquiries: Performance Team  
Office of Local Government  
Phone: (02) 4428 4100  
Enquiry email: [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au)**

### Model Code of Conduct Complaints Statistics Upper Lachlan Shire Council

#### Number of Complaints

1 a	The total number of complaints <b>received</b> in the period about councillors and the General Manager (GM) under the code of conduct	1
b	The total number of complaints <b>finalised</b> in the period about councillors and the GM under the code of conduct	0

#### Overview of Complaints and Cost

2 a	The number of complaints <b>finalised at the outset</b> by alternative means by the GM or Mayor	0
b	The number of complaints <b>referred to the Office of Local Government (OLG)</b> under a special complaints management arrangement	0
c	The number of code of conduct complaints <b>referred to a conduct reviewer</b>	0
d	The number of code of conduct complaints <b>finalised at preliminary assessment</b> by conduct reviewer	0
e	The number of code of conduct complaints <b>referred back to GM or Mayor</b> for resolution after preliminary assessment by conduct reviewer	0
f	The number of finalised code of conduct complaints <b>investigated by a conduct reviewer</b>	0
g	The number of finalised complaints investigated where there was found to be <b>no breach</b>	0
h	The number of finalised complaints investigated where there was found to be <b>a breach</b>	0
i	The number of complaints referred by the GM or Mayor <b>to another agency</b> or body such as the ICAC, the NSW Ombudsman, OLG or the Police	0
j	The number of complaints being investigated that are <b>not yet finalised</b>	1
k	The <b>total cost</b> of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	469

### Preliminary Assessment Statistics

3 The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:

a To take no action (clause 6.13(a) of the 2018 and 2020 Procedures)	0
b To resolve the complaint by alternative and appropriate strategies (clause 6.13(b) of the 2018 and 2020 Procedures)	0
c To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies (clause 6.13(c) of the 2018 and 2020 Procedures)	0
d To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police (clause 6.13(d) of the 2018 and 2020 Procedures)	0
e To investigate the matter (clause 6.13(e) of the 2018 and 2020 Procedures)	0

### Investigation Statistics

4 The number of investigated complaints resulting in a determination that there was **no breach**, in which the following recommendations were made:

a That the council revise its policies or procedures	0
b That a person or persons undertake training or other education (clause 7.37 of the 2018 Procedures or clause 7.40 of the 2020 Procedures)	0

5 The number of investigated complaints resulting in a determination that there **was a breach** in which the following recommendations were made:

a That the council revise any of its policies or procedures (clause 7.36(a) of the 2018 Procedures or clause 7.39 of the 2020 Procedures)	0
b In the case of a breach by the GM, that action be taken under the GM's contract for the breach (clause 7.36(h) of the 2018 Procedures or clause 7.37(a) of the 2020 Procedures)	0
c In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 (clause 7.36(i) of the 2018 Procedures or clause 7.37(b) of the 2020 Procedures)	0
d In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 and that the matter be referred to OLG for further action (clause 7.36(j) of the 2018 Procedures or clause 7.37(c) of the 2020 Procedures)	0

6 Matter referred or resolved after commencement of an investigation (clause 7.20 of the 2018 or 2020 Procedures)	0
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Categories of misconduct	
7	The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:
a	General conduct (Part 3) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
b	Non-pecuniary conflict of interest (Part 5) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
c	Personal benefit (Part 6) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
d	Relationship between council officials (Part 7) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
e	Access to information and resources (Part 8) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
Outcome of determinations	
8	The number of investigated complaints resulting in a determination that there was a breach in which the council failed to adopt the conduct reviewers recommendation <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
9	The number of investigated complaints resulting in a determination that there was a breach in which the council's decision was overturned following a review by OLG <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>

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## Information Only - 17 December 2020

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**ITEM 10.7**                      **Grants Report**

**FILE REFERENCE**    **I20/526**

**AUTHOR**                      **Grants/Projects Officer**

### **ISSUE**

This report advises Council of grants available, grant applications in progress, submitted or unsuccessful applications and grant projects funded.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

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### **BACKGROUND**

Nil

### **REPORT**

The Grants Report is an attachment to this report for Councillors information.

A list of grants available and ongoing grants listed on Council's website can be accessed by the following link:

<https://www.upperlachlan.nsw.gov.au/community/grants>

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

### **ATTACHMENTS**

1. <a href="#">Download</a>	Grants and Projects Report for Council- 17 December 2020	Attachment
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### Grants and Projects Report to Council - 17 September 2020

Grant Applications in progress								
Grantee	Due or Submitted	Project	Council Contrib.	Other Contribution	Amount Requested	Subtotal	Project Cost	Comment/Progress
NSW Small Business Month 2020	31.08.20	Small Business Workshops	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	Lodged
Veolia Mulwaree Trust	19.08.20	Gunning Swimming Pool Upgrades	\$ 30,000	\$ -	\$ 49,107	\$ 79,107	\$ 79,107	Lodged - permanent shade structures and seating
Bridges Renewal Program Round 5	29.05.20	Crookwell River Bridge - Julong	\$ 76,860	\$ -	\$ 768,600	\$ 1,537,200	\$ 1,537,200	Awaiting news on success
Fixing Country Bridges	24.09.20				\$ 691,740			Working on application
Bridges Renewal Program Round 5	29.05.20	Peelwood Creek Bridge - Cooksvale Rd	\$ 55,262	\$ -	\$ 552,614	\$ 1,105,228	\$ 1,105,228	Awaiting news on success
Fixing Country Bridges	24.09.20				\$ 497,352			Working on application
Bridges Renewal Program Round 5	29.05.20	Burra Burra Creek Bridge - Blue Hill Road	\$ 47,973	\$ -	\$ 479,726	\$ 959,452	\$ 959,452	Working on application
Fixing Country Bridges	24.09.20				\$ 431,753			Awaiting news on success
Country Passenger Transport Infrastructure Grant	27.8.19	Gunning and Dalton Bus Stops	\$ 20,000	\$ -	\$ 22,000	\$ 42,000	\$ 42,000	Awaiting news of success - Applications closed 30.9.19
Growing Local Economies Fund	2019	Tablelands Way	\$ 329,215	\$ -	\$ 6,255,079	\$ 6,584,294	\$ 6,584,294	Oberon Council lodged joint application
Local Roads and Community Infrastructure Grant	Jul-20	Multipurpose Aquatic and Activity Centre	\$ 3,796,960	\$ 1,203,040	\$ -	\$ 5,000,000	\$ 5,000,000	Request for Quote for Concept Designs due 11 September 2020

Grant Applications in progress								
Grantee	Due or Submitted	Project	Council Contrib.	Other Contribution	Amount Requested	Subtotal	Project Cost	Comment/Progress
Fixing Country Roads	19.12.19	Peelwood Road Upgrade 3km	\$ 60,000	\$ -	\$ 1,478,700	\$ 1,970,800	\$ 1,970,800	Awaiting news on success
Heavy Vehicle Safety and Productivity Program Round 7	29.5.20			\$ -	\$ 432,100			Awaiting news on success
Heavy Vehicle Safety and Productivity Program Round 7	29.05.20	Wheeo Road Upgrade 5km	\$ 85,000	\$ -	\$ 573,288	\$ 2,633,150	\$ 2,633,150	Awaiting news on success
Fixing Country Roads	19.12.19			\$ -	\$ 1,974,862			Awaiting news on success
Crown Reserves Improvement Fund	10.07.20	Crookwell Caravan Park Improvements	\$ 30,000	\$ -	\$ 117,818	\$ 147,818	\$ 147,818	Awaiting news on success
Grant Projects Funded								
Grantee	Submitted	Project	Council Contrib.	Other Contribution	Amount Received	Subtotal	Project Cost	Comment/Progress
Streets as Shared Spaces	10.06.20	Share R Streets	\$ 3,000	\$ -	\$ 99,700	\$ 102,700	\$ 102,700	Successful - deed returned
		Laggan and Taralga Shared Streets	\$ 3,000	\$ -	\$ 115,885	\$ 118,885	\$ 118,885	Successful - deed returned
Fixing Local Roads	02.12.19	Collector Road Upgrade 3km	\$ 495,300	\$ -	\$ 1,485,900	\$ 1,981,200	\$ 1,981,200	Deed returned
Fixing Country Roads	10.10.19	Kangaroo Creek Bridge - Bigga	\$ 965,000	\$ -	\$ 965,000	\$ 1,930,000	\$ 1,930,000	Tender documents being finalised.

Grant Projects Funded								
Grantee	Submitted	Project	Council Contrib.	Other Contribution	Amount Received	Subtotal	Project Cost	Comment/Progress
Bushfire Community Resilience and Economic Recovery Fund	26.02.20	Training, Marketing and Events	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	Seeking variation for extension for tourism and app sections.
Showground Stimulus Funding Program Tranche 1 19/20	25.4.20	Improvements Gunning Showground Hall	\$ 46,201	\$ -	\$ 45,593.70	\$ 136,307.20	\$ 136,307.20	Floor sanding & airconditioning completed.
					\$ 44,513.00			Contractor chosen for roof replacement
Building Better Regions Fund - Round 3	15.11.18	Wombeyan Caves Road Upgrade	\$ 100,000	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 5,028,000	Draft tender documents being prepared and Review of Environmental factors in progress.
Growing Local Economies Fund	05.07.18			\$ -	\$ 2,428,000	\$ 2,428,000		
Waste Less Recycle More	27.06.18	Bin Audit and Education	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ 70,000	Written to ask for variation of time.
Stronger Country Communities Fund (Round 3)	18.9.19	Pat Cullen Reserve Group Picnic Shelter	\$ -	\$ -	\$ 58,695	\$ 58,695	\$ 58,695	Infrastructure ordered. RFQ for installation being prepared.
		Gunning Showground Amenities	\$ 50,000	\$ -	\$ 672,747	\$ 722,747	\$ 722,747	Deed completed.
Drought Communities Programme	21.01.20	Peelwood Bridge Replacement	\$ 731,016	\$ -	\$ 1,000,000	\$ 1,731,016	\$ 1,731,016	Variation approved for Peelwood Bridge to complete 30/6/21 and pathways complete 31/03/21.
		PAMP						



Grant Projects Funded								
Grantee	Submitted	Project	Council Contrib.	Other Contribution	Amount Received	Subtotal	Project Cost	Comment/Progress
Growing Local Economies Fund	05.07.18	Grabine Road Upgrade	\$ 200,000	\$ -	\$ 3,300,000	\$ 3,500,000	\$ 3,500,000	Project progressing.
Stronger Country Communities Fund (Round 2)	01.05.18	Lights Football Action	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	Spectator seating and dug outs and Milestone 3 report completed.
		PAMP – 1 <sup>st</sup> priorities	\$ -	\$ -	\$ 356,772	\$ 356,772	\$ 356,772	Request for extension of time to use underspent funds in Binda.
Country Passenger Transport Infrastructure Grant EOI	26.02.18	Taralga, Bigga and Binda Bus Stops	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	Taralga Bus stop being installed
Bridges Renewal (Round 3)	15.05.17	Kiamma Creek Bridge Upgrade	\$ 81,260	\$ -	\$ 450,000	\$ 531,260	\$ 1,062,490	Project close to completion
Fixing Country Roads 2015	02.05.16			\$ -	\$ 531,230	\$ 531,230		
Bridges Renewal (Round 4)	05.02.19	Crookwell River Bridge - Woodville Road	\$ 294,861	\$ -	\$ 294,860	\$ 589,721	\$ 589,721	Project progressing.
		Diamond Creek Bridge - Kangaloolah Road	\$ 561,007	\$ -	\$ 560,000	\$ 1,121,007	\$ 1,121,007	Constuction starting early October. Design work in progress.

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## Information Only - 17 December 2020

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### ITEM 10.8                      Action Summary - Council Decisions

**FILE REFERENCE**    I20/521

**AUTHOR**                      General Manager

#### ISSUE

Details are provided of action taken with respect to Council decisions.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

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#### BACKGROUND

Details are provided of action taken with respect to Council decisions.

#### REPORT

Summary sheet from the:-

##### **Council Meeting: 16 August 2018**

243/18	Council in compliance with the recommendation of the Southern Tablelands Regional Economic Development Strategy 2018-2022 and Council's Resolution 22/18 further explore the economic feasibility of and seeks funding support for Crookwell's and Gunning's connection to natural gas.	GO	As required when suitable grants or funding is made available.
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##### **Council Meeting: 20 June 2019**

143/19	Council considers the location of the Crookwell Works Depot at a future Council meeting following the matter being considered by the Building Review Committee. Council ensure that the proper processes have been undertaken in compliance with the Local Government Act 1993 and the Environment and Planning Assessment Act 1979 to reclassify the Community Land to Operational Land.	GM	Sale proceeding.
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149/19	<p>1. That the EDTF recommends with the objective of moving Council from a net energy user to a net energy exporter that the Department of Infrastructure and Environmental and Planning prepare a report as to the path forward to prepare business cases for street lighting, all waste management and energy generation.</p> <p>3. That the EDTF recommends the Department of Infrastructure and Environment and Planning prepare a recommendation in the next year 2019/20, detailing urban sustainability initiatives for on-site sewer systems in small villages and provide alternatives to specific tank disposal.</p> <p>4. That the EDTF recommends the Department of Infrastructure and Environment and Planning investigate the opportunity for solar powered cabins at the existing caravan park or alternate locations in Crookwell in conjunction with the Housing Strategy.</p>	GM	<p>Report items 1, 3 and 4 were reported to EDTF Committee Meeting on 5 August 2019.</p> <p>All 3 report items will be addressed in the future review of the LEP.</p>
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**Council Meeting: 19 September 2019**

262/19	<p>The Minutes of the Economic Development Task Force Committee meeting held 2 September 2019 be received and noted.</p> <p><b>Item 6.2 Review of the EDTF Charter</b></p> <p>That Council change the meeting composition to accommodate six (6) community representatives and the Economic Development Officer be included as the secretariat.</p> <p><b>Item 6.5 How important is water in the Strategic Planning of our town and villages</b></p> <p>That Council research and develop a water sensitive design policy for the Shire.</p>	<p>GM</p> <p>GM</p>	<p>Report to be prepared to a future EDTF meeting after Workshop with Councillors.</p> <p>Issue was addressed in Draft Housing Strategy.</p>
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**Council Meeting: 17 October 2019**

301/19	That Council upon the appointment of the new General Manager give priority to a workshop to determine a path forward for exploring economic development opportunities to create independent income streams.	Mayor/GM	Future workshop.
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**Council Meeting: 21 November 2019**

349/19	That a report be provided to Council on the resources required to provide the Director of Environment and Planning to complete an investigation into the number of buildings in the towns and villages of the Upper Lachlan Shire that requires fire safety statements.	DEP	Report to be provided to a future Council Meeting.
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**Council Meeting: 20 February 2020**

21/20	Council defer the recommendations 1 to 5 of the Water Security in ULSC report.	GM	Report to be provided to a future Council Meeting.
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**Council Meeting: 17 September 2020**

169/20	<ol style="list-style-type: none"><li>1. Council adopts Schedule A as the Agenda for the business of the Ordinary Meeting of Council.</li><li>2. Council adopts Schedule B as being appropriate for the various Committee structures, current Committee memberships and appointment of representations/delegates.</li><li>3. Council appoints the below-mentioned Committees in accordance with Clause 260 of the Local Government (General) Regulation 2005.</li><li>4. Council has a workshop to discuss the future structure of all committees and a further report be provided to the November Council meeting.</li></ol>	GM/EA	Workshop to be locked in for a future date.
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181/20	1. Council request a workshop and a report on the operation of the green-waste services thus far so that Council can review the potential extensions of service to a full year service.	GM/WWS	A future date to be set prior to March 2021.
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**Council Meeting: 15 October 2020**

197/20	<p><b>ITEM 4.1 REQUEST FOR ADDITIONAL SPEED SIGNAGE AT 1 HUME STREET, GUNNING</b></p> <p>1. Council to erect additional pair of regulatory Speed limit sign of (50 km/h) along Hume and Yass Street, Gunning.</p> <p>2. Council to carry out delineation work such as line marking at the intersection of Hume, Yass and Bond Street near 1 Hume Street, Gunning.</p> <p><b>ITEM 4.2 REQUEST FOR ADDITIONAL SIGNAGE AT HOLLOWAYS ROAD, TARLO</b></p> <p>1. Council install a 'Intersection Warning' sign at 170m prior to the Taralga and Holloways Road intersection;</p> <p>2. Council in addition to the current advisory speed limit sign replace with larger size C signage and replicate with size B on right hand side of roadway ahead of the 'Intersection Warning' sign.</p> <p>3. Council to properly grade and seal the unsealed section on Holloways Road that is located about 20m from the intersection to match the sealed Taralga Road when funding becomes available.</p>	DOI / TRAFFIC	Works scheduled.
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	<p><b>ITEM 4.3 REQUEST TO INCREASE TRAFFIC SAFETY MEASURES IN COPELAND STREET, GUNNING</b></p> <p>Item to be deferred to a future meeting after traffic counts are received so the outcome can be provided to LTC. Double white lines preferred if evaluation permits</p> <p><b>ITEM 4.4 UPDATE ON SAFETY IMPROVEMENT MEASURES AT ST MARY'S SCHOOL, CROOKWELL</b></p> <p>Item to be deferred to a future meeting after TfNSW representative visits the site for further review so the outcome can be provided to LTC.</p> <p><b>ITEM 4.5 REQUEST FOR SPEED LIMIT CHANGES ON KANGALLOOLAH ROAD, BINDA</b></p> <ol style="list-style-type: none"><li>1. Council install appropriate 50 ahead signage, if not already in place.</li><li>2. TfNSW will review speed zones in Binda.</li><li>3. LTC recommends information of speed issues be passed to local police to monitor the area and enforce as necessary.</li></ol> <p><b>ITEM 4.6 UPDATE - REQUEST TO PREVENT VEHICLES PARKING IN THE NO PARKING ZONE AT GOULBURN AND COLYER STREET INTERSECTION, CROOKWELL</b></p> <ol style="list-style-type: none"><li>1. Install yellow unbroken (continuous) kerb line to indicate no stopping.</li><li>2. LTC recommends information on parking issues be passed to local</li></ol>		
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	<p>police to monitor the area and enforce as necessary.</p> <p><b>ITEM 4.7 PROPOSAL TO INSTALL BUS SHELTER AT KIALLA ROAD, CROOKWELL</b></p> <ol style="list-style-type: none"> <li>1. Council accept the proposed bus shelter material from PBC Goulburn Bus Company and allocate a budget from the capital works program or relevant Traffic budget to cover the cost of bus installation and future maintenance.</li> <li>2. Council to accept in principle the new proposed location of bus shelter opposite the Crookwell Hospital to be confirmed in the field with TfNSW.</li> </ol>		
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**Council Meeting: 19 November 2020**

207/20	1. Council make representations on behalf of residents around the Biala windfarm to our state and federal members to lobby the Department of defence to authorise the removal of windfarm tower aviation lights noting that every other windfarm in our region either has no lights or has had them removed.	GM	Correspondence sent to local MPs on Thursday 3 December 2020
212/20	1. That council investigate installation of weed awareness signs in impacted locations and promote small landholding biosecurity information available on the DPI web site.	DEP	Council are investigating and a report will be provided to a future Council meeting.
213/20	<p>1. Council notes the content of the report and endorses the proposed allocation of the following 2020/2021 Local Heritage Places Grants Program grants:</p> <ul style="list-style-type: none"> <li>• Michelle Green – Restoration of Goodhew Bros Store – Lot 3 DP 995232 33A Orchard Street, Taralga - \$3,500.00.</li> <li>• Margaret Murray – “Bevendale Station” Shearing Shed – Lot 2 DP 712708 1803 Bevendale Road, Bevendale - \$3,500.00.</li> </ul>	DEP	Grant offer letters to successful applicants were posted 24 November 2020.

**Information Only****ACTION SUMMARY - COUNCIL DECISIONS cont'd**

	2. A letter of Offer be sent to the successful applicants.		
215/20	1. Council endorses the Audit Office of NSW external Independent Auditor's Reports for the 2019/2020 Financial Statements.	DFA	Completed and Auditor's Report placed on Council website on 23 November 2020.
216/20	1. Council resolves to adopt the Upper Lachlan Shire Council Annual Report for 2019/2020 in accordance with Section 428, of the Local Government Act 1993, Part 9, Division 7, of the Local Government (General) Regulation 2005 and other applicable legislation. 2. Council notify the Office of Local Government by providing a URL link to Council website.	DFA	Council notified Office of Local Government with relevant information on Thursday 19 November 2020.
217/20	1. Council adopts the 1st Quarter Budget Review Statements for 2020/2021 including revotes of income and expenditure to the Operational Plan; and 2. Council endorses the Operational Plan Performance Summary Report. 3. Council to meet at a future date to workshop Quarter Budget Review Statements.	DFA/EA	Council updated budget revotes in Civica Authority system on 25 November 2020.  Workshop held 1 December 2020.
222/20	1. Council receives and notes the letter from Gunning District Association dated 4 November 2020. 2. Council provides in principle support for Gunning District Association applying for grants within the Gunning area. 3. Council write to Gunning District Association asking for a new letter to support their projects only and not those of other villages. 4. Gunning District Association supply Council with detailed budget and scope for each grant application to be approved by the Infrastructure Department prior to Council support. 5. Council contact other community association groups as to their position on proposed projects they require Council support for.	EA/GO	Letters sent to the five committees and Gunning District Association on 26 November 2020.



224/20	<p>1. Audit Risk and Improvement Committee – Minutes from meeting held 19 October 2020.</p> <p><b>ITEM 4.1 GRANT THORNTON – INTERNAL AUDIT OF COUNCIL RISK MANAGEMENT FRAMEWORK</b></p> <p>1. The Risk Management Framework internal audit report from Grant Thornton is received as information and Council management responses endorsed by the Committee.</p> <p><b>ITEM 4.2 INVESTMENTS FOR THE OF SEPTEMBER 2020</b></p> <p>1. The report on Council investment portfolio is received and noted as information.</p> <p><b>ITEM 4.3 2019/2020 FINANCIAL STATEMENTS</b></p> <p>1. The 2019/2020 Council Financial Statements are received and endorsed by the Audit, Risk and Improvement Committee for the independent audit by the Audit Office NSW.</p> <p><b>ITEM 4.4 NSW AUDIT OFFICE – GOVERNANCE AND INTERNAL CONTROLS OVER LOCAL INFRASTRUCTURE CONTRIBUTIONS</b></p> <p>1. The NSW Audit Office report on Governance and internal controls over local infrastructure contributions is received and information noted.</p> <p><b>ITEM 4.5 CHAIRPERSONS REPORT</b></p> <p>1. The Committee Chairperson's report is received and information noted.</p>	DFA	Recommendation actions implemented.
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**Information Only****ACTION SUMMARY - COUNCIL DECISIONS cont'd**

225/20	<ol style="list-style-type: none"> <li>1. Council write to Joyce Edwards, Beverly Houterman and Darian Cameron thanking them for their many years of service on the Crookwell Potato Festival committee.</li> <li>2. Council write to Crookwell Potato Festival Committee approving the new community members as listed – Jean Daly, Belinda Foley, Robyn Ford, Kathy Potts and Bev Wallace.</li> </ol>	EA	<p>Individual letters sent accepting resignations on 1 December 2020.</p> <p>Letter sent to Potato Festival chairperson accepting new members on 25 November 2020</p>
226/20	<ol style="list-style-type: none"> <li>1. “That Council support the Gunning District Health and Community Services Inc in their endeavour to bring Mobile Breast screening Van to Gunning by writing to the NSW Local Health District requesting their consideration to including Gunning in their forward service delivery plan”.</li> </ol>	EA	Letter emailed and posted to SNSWLHD on 25 November 2020.
229/20	<ol style="list-style-type: none"> <li>1. Council purchase one GD555/5 Komatsu Grader for the sum of \$252,800 EX GST after trade-in from Komatsu Australia.</li> <li>2. Trade in existing Grader (Plant 541) with Komatsu Australia providing best value for money.</li> </ol>	DOI	Signed off and ordered on Monday 23 November 2020.
230/20	<ol style="list-style-type: none"> <li>1. Authority is given to the General Manager or her delegate to negotiate and enter into a lease agreement for the Crookwell Memorial Oval - Gym with the preferred party Rising Sun Health.</li> </ol>	DEP/GM	Letters to unsuccessful parties were emailed and Successful tenderer notified 19 November 2020 and in negotiation.
232/30	<ol style="list-style-type: none"> <li>1. Council accepts Divall’s Earthmoving and Bulk Haulage quotation of <b>\$278,477.72 (Inc. GST)</b> to undertake construction of Shared Paths on Adam Street Gunning and Saleyards Road Crookwell.</li> </ol>	DOI	Council is currently in the process of finalising contract documents for this construction project.

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

***Information Only***

**ACTION SUMMARY - COUNCIL DECISIONS cont'd**

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

**ATTACHMENTS**

Nil



## **11 ENVIRONMENT AND PLANNING**

The following items are submitted for consideration -

- |      |  |    |
|------|--|----|
| 11.1 | Amendment to Upper Lachlan Local Environmental Plan and Development Control Plan Floodplain Planning | 82 |
| 11.2 | DA 50/2020 - 22 Lot Subdivision with Staged Construction - 93 & 101 Wade Street, Crookwell           | 84 |

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## Environment and Planning - 17 December 2020

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**ITEM 11.1**                      **Amendment to Upper Lachlan Local Environmental Plan and Development Control Plan Floodplain Planning**

**FILE REFERENCE**    **I20/540**

**AUTHOR**                      **Manager of Environment and Planning**

### **ISSUE**

In 2017 Council adopted a Floodplain Risk Management Plan and Study for the villages of Crookwell, Taralga, Gunning and Collector. The recommendations included amendments to the Upper Lachlan Local Environmental Plan 2010 and the Upper Lachlan Development Control Plan 2010.

**RECOMMENDATION**        That -

1. Council prepares a planning proposal to amend the Upper Lachlan Local Environmental Plan 2010 to amend Clause 6.1 to accurately define the extent of land which Clause 6.1(2)(b) applies and removal of the reference to the superseded flood mapping.
2. Council prepare an amendment to the Upper Lachlan Development Control Plan 2010 Clause 4.5.1 to address detailed flood related development controls in accordance with the Floodplain Risk Management Plan and Study for the villages of Crookwell, Gunning, Collector and Taralga.

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### **BACKGROUND**

Council adopted the Draft Floodplain Risk Management Plan and Study (FRMPS) at its meeting of 20 April 2017.

### **REPORT**

The overall objectives of the FRMPS were to assess the impacts of flooding, review existing Council policies as they relate to the development of land in flood prone areas, and consider options for the management of flood affected land.

The FRMPS includes “non-structural” management measures of a planning nature which should be implemented by Council.

The proposed “non-structural” management measure is to apply the graded set of planning controls for future development that recognises the location of the urban growth within the floodplain; to be applied through the Flood Policy for the four villages.

Application of these controls by the Council will ensure that future developments in flood sensitive areas in the four villages are compatible with the flood risk.

## ***Environment and Planning***

### **AMENDMENT TO UPPER LACHLAN LOCAL ENVIRONMENTAL PLAN AND DEVELOPMENT CONTROL PLAN FLOODPLAIN PLANNING cont'd**

This measure can be implemented through changes to both the Local Environmental Plan and the Development Control Plan by way of:

- Amendment of Clause 6.1 of Upper Lachlan LEP 2010 to accurately define the extent of land which clause 6.1(2)(b) applies and the removal of the reference to the superseded flood mapping.
- Amendment of Section 4.5.1 of the Upper Lachlan Development Control Plan 2010 to address;

Detailed flood related development controls for the assessment of applications on land affected by floods as per the provisions of the Upper Lachlan LEP 2010 and the Policy adopted in the FRMPS.

A draft planning proposal will be placed before Council for ratification prior to the submission for gateway determination.

#### **POLICY IMPACT**

Clause 6.1 of the Upper Lachlan Local Environmental Plan 2010 and Section 4.5.1 of the Upper Lachlan Development Control Plan 2010.

#### **OPTIONS**

Nil

#### **FINANCIAL IMPACT OF RECOMMENDATIONS**

The cost of this implementation is included within the budget. Internal staff will prepare the plans and implement the gateway process.

#### **RECOMMENDATION**      That -

1. Council prepares a planning proposal to amend the Upper Lachlan Local Environmental Plan 2010 to amend Clause 6.1 to accurately define the extent of land which Clause 6.1(2)(b) applies and removal of the reference to the superseded flood mapping.
2. Council prepare an amendment to the Upper Lachlan Development Control Plan 2010 Clause 4.5.1 to address detailed flood related development controls in accordance with the Floodplain Risk Management Plan and Study for the villages of Crookwell, Gunning, Collector and Taralga.

#### **ATTACHMENTS**

Nil

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## Environment and Planning - 17 December 2020

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<b>ITEM</b>	<b>DA 50/2020 - 22 Lot Subdivision with Staged Construction - 93 &amp; 101 Wade Street, Crookwell</b>
	<b>22 Lot Subdivision – 21 Residential Lots and 1 Reserve for future stormwater drainage</b>
<b>FILE</b>	<b>I20/555 (DA 50/2020)</b>
<b>ZONING</b>	<b>R2 Low Density Residential</b>
<b>DATE OF LODGEMENT</b>	<b>12/06/2020</b>
<b>APPLICANT</b>	<b>Deanery International P/L</b>
<b>OWNERS</b>	<b>Deanery International P/L</b>
<b>ESTIMATED VALUE</b>	<b>\$400,000</b>
<b>AUTHOR</b>	<b>Development Control Planner</b>

### SUMMARY REPORT

This matter is reported to Council because advertising and notification of the development application attracted 14 submissions from the public.

Development Application No. 50/2020 proposes a 22 lot residential subdivision to be released in 4 stages.

- Stage 1 – creation of 9 Lots all fronting Wade Street consisting of
  - Lot 1 being a Future Stormwater Drainage and containing the existing eastern dam/wetland (approx. 5810m<sup>2</sup>)
  - Lots 2-7 ranging from 800m<sup>2</sup> to 1034m<sup>2</sup>
  - Lot 8 with an area of 2050m<sup>2</sup> containing the existing dwelling
  - Lot 9 with an area of 2.347ha being the residue lot
- Stage 2 – creation of a section of the new road to service 4 lots consisting of:
  - Lot 9 and 10 with an area of 800m<sup>2</sup>
  - Lot 11 with an area of 4300m<sup>2</sup> and identified for future medium density 10 strata units
  - Lot 12 with an area of 1.485ha being the residue lot
- Stage 3 - creation of a further section of the new road to service 6 lots consisting of:
  - Lot 12 and Lot 15 with an area of 1800m<sup>2</sup> and identified for 4 future terrace dwellings
  - Lots 13, 14 and 16 with an area of 800m<sup>2</sup>
  - Lot 17 with an area of 7970m<sup>2</sup> being the residue lot



## ***Environment and Planning***

### **DA 50/2020 - 22 LOT SUBDIVISION WITH STAGED CONSTRUCTION - 93 & 101 WADE STREET, CROOKWELL cont'd**

- Stage 4 - creation of a further section of the new road to link to the adjoining lot to the south and new cul-de-sac to service the final 6 lots consisting of:
  - Lot 17 with an area of 1200m<sup>2</sup> and identified for future semidetached dwellings
  - Lots 18 – 21 ranging from 800m<sup>2</sup> to 835m<sup>2</sup>
  - Lot 22 with an area of 1290m<sup>2</sup>
  - Re-subdivision of the lots 12 and 15 are shown but not highlighted in red as with the other staged lots.

A copy of the proposed subdivision including the Overall Layout Plan and Separate Staged Plans of Stages 1-4 are included in Attachment 1.

The site is located south of Wade Street, Crookwell near the intersection with East Street and has a total area of approximately 3.65ha. The site consists of Lot 1 DP 526480 and Lot 5 DP 540808. Land to the north and west is characterised by residential development as well as Nura Retirement Village, to the east by a large lot and dwelling with the Crookwell Golf Course further east and to the south generally by open paddocks. The site contains an existing dwelling associated sheds, two dams, fencing and interspersed trees.

A summary of the key assessment timeframes are included below:

DA received;	12/6/2020
Integrated Development;	18/6/2020 payment receipted
DA notified:	15/6/2020 – 3/7/2020
DA advertised;	19/6/2020 – 7/7/2020
DA deferral letter sent;	9/7/2020
Additional matters sent;	10/7/2020
	- telephone call concerning engineering matters
	24/9/2020
	- e-mail of photos from neighbours concern with flooding and potential high water table
	24/9/2020
	- e-mail covering telephone conversation from 10/7/2020 and request plans to address fauna recommendations
Applicants Response;	2/11/2020

DA 50/2020 has been assessed against the relevant environmental planning instruments including State Environmental Planning Policies, Upper Lachlan Local Environmental Plan 2010 and Local Policies including Upper Lachlan Development Control Plan 2010, Upper Lachlan Shire Council Community Participation Plan and the Floodplain Risk Management Study and Plan for the township of Crookwell.

The application was advertised and notified for a period exceeding the required fourteen (14) days. Fourteen (14) objections were received during this period. A copy of the submissions received with personal information redacted is included in Attachment 2. The Applicant's response to the submissions and response to the additional information request is included in Attachment 3.

The planning issues raised by the submissions are summarised and listed below, in no particular order, and have been addressed in detail in the attached Section 4.15 assessment report (Attachment 4);

- Loss of amenity and out of character with the area
- Over development
- Future development and landuse
- Increased traffic and adequacy of infrastructure
- Noise pollution
- Light pollution
- Environmental impacts
- Flooding
- Potential conflict of interest
- Future development of the area and connectivity
- Birdlife of the area

The attached Section 4.15 assessment report (Attachment 4) details consideration of the relevant plans and policies, submissions received, the key matters of concern and justification for the reasons for refusal.

In summary, the application fails to adequately address:

1. Contamination  
The extent and management of the potential for contamination on the site.
2. Biodiversity and the measures to minimise impact on the potential habitat  
The application has failed to detail potential direct and indirect impacts whether there is likely to be any impact on the local habitat as a result of not providing design plans for the construction of the subdivision.
3. Flooding, stormwater and overland flow impacts within the site and downstream.  
The application has failed to provide critical information including:
  - a. a stormwater plan or hydraulic assessment of the catchment.
  - b. an erosion and sediment control plan.
  - c. evidence that there is no reduction of on-site flood storage capacity.
  - d. evidence that any changes to depth, duration and velocity to the 100 year ARI flood event is contained within the site.
  - e. evidence of additional on-site detention to minimise or mitigate likely impacts a result from the subdivision and any filling.
  - f. evidence that the diversion of the flood and stormwater to the eastern drainage reserve will not have an adverse impact downstream of the subdivision and can be adequately catered for.
  - g. measures identified to minimise or mitigate the likely impacts of the subdivision.
  - h. preliminary engineering drawings for the proposed subdivision including proposed methods of draining the land.
  - i. proposed finished ground levels and stormwater control features.
  - j. existing vegetation/landscaping and proposed vegetation/landscaping.
  - k. measures to manage the proposed drainage reserve.
  - l. an assessment or design intention that will minimise risk of potential adverse environmental or amenity related impacts and which minimise whole of life cycle costs and maintenance costs of the infrastructure.

- m. specific planning controls applicable to the future development of each lot, such as location of easements, finished floor heights, restrictions on fencing design and restriction on changes to the level of the land.

No variation was sought to request or justify the information as not being required.

4. Essential services including water, disposal and management of sewage and stormwater drainage and on-site management

Council's Engineering Services have advised that there is insufficient information or details to assess how the essential services of water, sewer, stormwater and roads will be provided, redirected, treated or managed.

5. Necessary detailed plans.

There is insufficient information to make a full and proper assessment of the application.

**POLICY IMPACT**

The development is inconsistent with Council's Planning Policies, no justification for a variation was received and in the absence of the information the application cannot be approved and refusal is recommended.

**FINANCIAL IMPACT**

Nil

**RECOMMENDATION**

It is recommended that the application be refused, for the following reasons:

The application fails to adequately address:

1. Contamination and the relevant provisions of *State Environmental Planning Policy 55 – Remediation of Land*;
2. Biodiversity and section 7.3 Test of Significance of *Biodiversity Conservation Act 2016*;

Additional Reason: The application does not satisfy the mandatory requirements for applications to address under Schedule 1 Part 1 Item 2 clauses (1)(g), 2(b), (3)(f)-(g) and (4)(c) of *Environmental Planning and Assessment Regulation 2000*;

3. Flooding, stormwater and overland flow including:
  - a. clause 6.1 of *ULSC Local Environmental Plan 2010*;
  - b. section 4.5 of *ULSC Development Control Plan 2010*, and
  - c. *The Villages Floodplain Risk Management Study and Plan*.

Additional Reason: The application does not satisfy the mandatory requirements for applications to address under Schedule 1 Part 1 Item 2 clauses (1)(g) (3)(d) and (g) of *Environmental Planning and Assessment Regulation 2000*; and

4. Essential Services including clause 6.9(a), (c) and (d) of *ULSC Local Environmental Plan 2010* concerning Supply of water, disposal and management of sewage and stormwater drainage or on-site conservation.

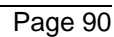
**Environment and Planning****DA 50/2020 - 22 LOT SUBDIVISION WITH STAGED CONSTRUCTION - 93 & 101 WADE STREET, CROOKWELL cont'd**

Additional Reason: The application does not satisfy the mandatory requirements for applications to address under Schedule 1 Part 1 Item 2 clause (1)(g)-(h), clause (3)(d) and (g) of *Environmental Planning and Assessment Regulation 2000*.

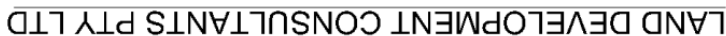
**ATTACHMENTS**

1. <a href="#">↓</a>	DA 50/2020 - 93 & 101 Wade Street Crookwell_Subdivision_Plan_2020.10.09_CPC_CM_Attachment 1	Attach
2. <a href="#">↓</a>	DA 50.2020 - 93 & 101 Wade Street Crookwell_Public_Submissions_Agency_Submissions_Redacted_CM_Attachment 2	Attach
3. <a href="#">↓</a>	DA 50/2020 - 93 & 101 Wade Street Crookwell_DA Response to Deferral_2020.10.29_CPC_CM_Attachment 3	Attach
4. <a href="#">↓</a>	010.2020.00000050.001 - DA 50/2020 - 93 & 101 Wade Street Crookwell s4.15 Evaluation	Attach



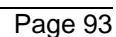


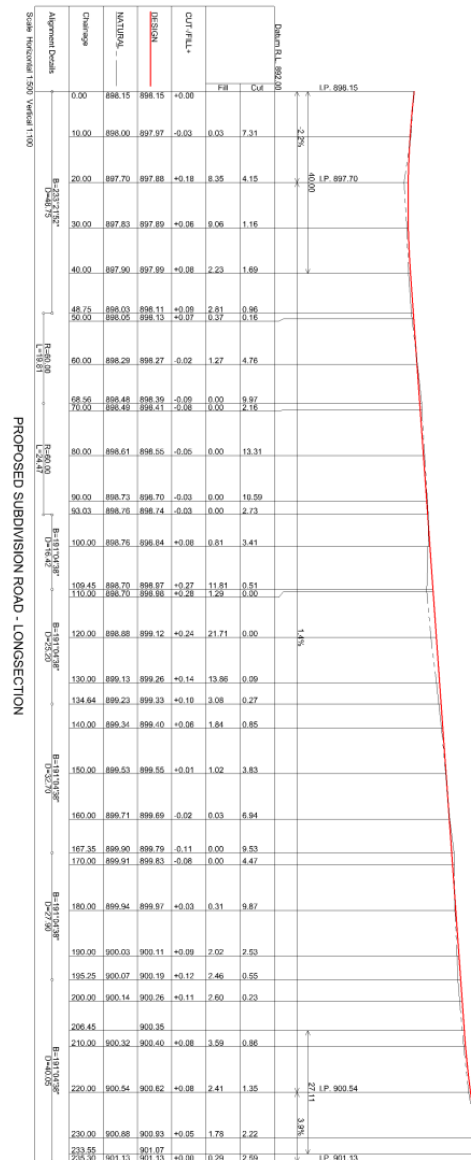












CPC LAND DEVELOPMENT CONSULTANTS PTY LTD

CPC

P.O. Box 70  
299 Sturt Street  
GOLLEBURN  
N.S.W. 2590

PH 4823 5100  
Fax 4823 5200  
EMAIL:  
paul@cpcdland.com.au

PLAN SHOWING

PROPOSED  
SUBDIVISION LAYOUT  
OF LOT 1 IN D.P. 526480  
& LOT 5 IN D.P. 540808  
WADE STREET  
CROOKWELL

REFERENCE : 21155

LGA.

UPPER LACHLAN SHIRE

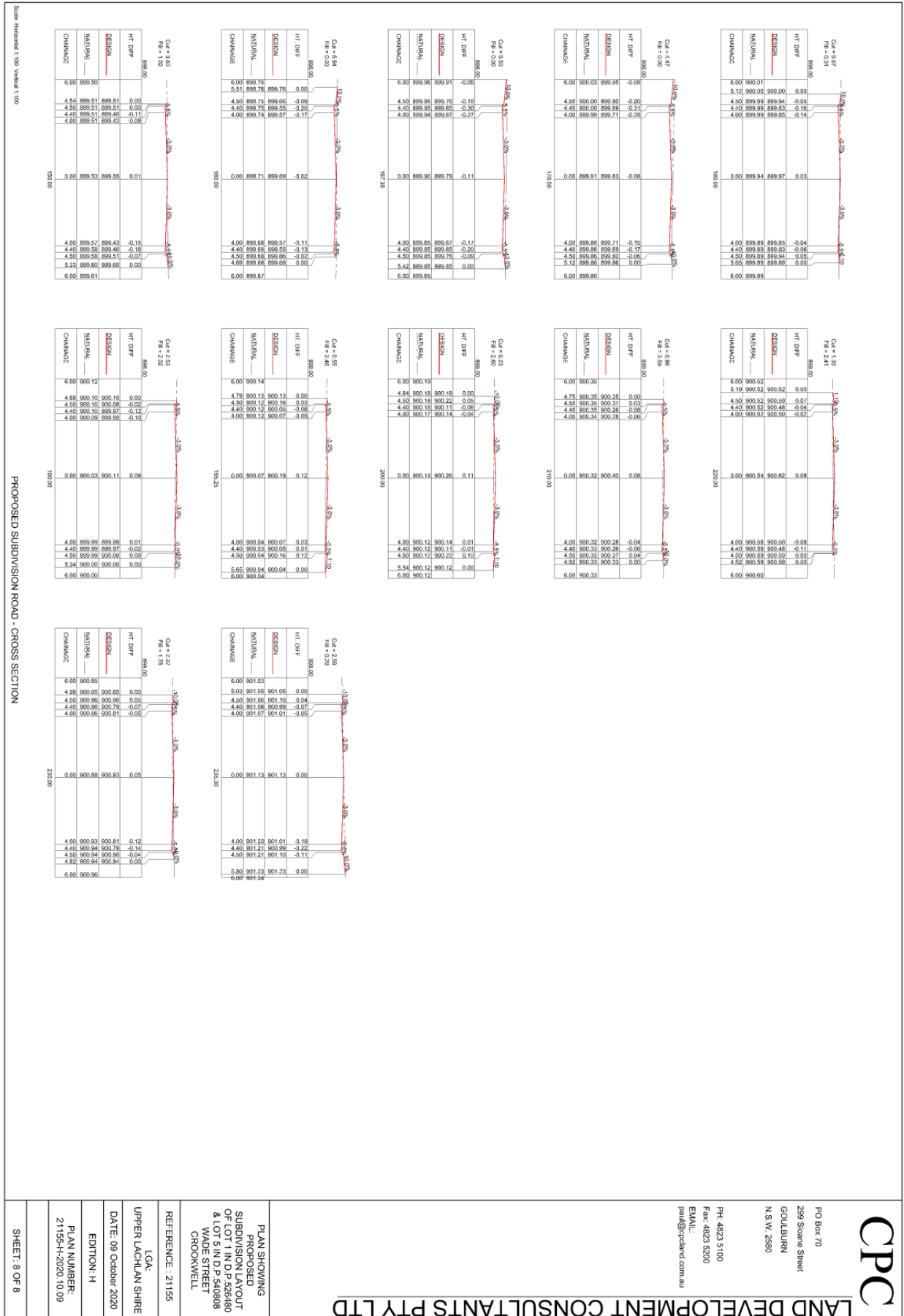
DATE: 09 October 2020

EDITION: H

PLAN NUMBER:  
21155-H-2020.10.09

SHEET: 6 OF 8





<Redacted>

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**Public Submissions**

**1**

**From:** <Redacted>

**Sent:** Tuesday, 30 June 2020 6:37 PM

**To:** Upper Lachlan Shire Council <council@upperlachlan.nsw.gov.au>

**Subject:** Fw: Proposed Reference Development Application no. 50/2020.

**From:** <Redacted>

**Sent:** Monday, June 29, 2020 10:48 AM

**To:** [cworthy@upperlachlan.nsw.gov.au](mailto:cworthy@upperlachlan.nsw.gov.au)

**Subject:** Proposed Reference Development Application no. 50/2020.

Myself and my wife live within direct view of the proposed development (no. 50/2020). We do not wish for this proposed subdivision to go ahead, and therefore strongly object to it.

This proposed development looks very suburban in its character and lacks sympathy with its rural surrounding environment. There will be a substantial increase in traffic around this area, and having the entrance to the subdivision directly opposite <Redacted> is terribly worrying and will impact greatly upon our residence and several others. Lights from cars at night will shine directly into our house. It will directly impact on us and our neighbours specifically in the form of increased traffic, noise pollution, litter pollution as well as being a degradation to the natural environment.

Within the proposed development there is no provision for off street parking with street widths of only 18 and 20 metres. This means that all cars visiting within the proposed subdivision will have to park in Wade Street, and this will impact negatively on the residents of Wade Street.

We request that Council work hard to motivate and encourage the developers to build a more sustainable and responsive development which respects the local area and complements the natural environment within which we live.

The land upon which the proposed development is to occupy is very swampy and has been this way for many years, especially in winter and spring. It has a drain which in itself is insufficient at times to deal with excessive precipitation, and the runoff which often occurs is so bad at times that our yard is often flooded, as the undrained water runs across the road into our property because of the inadequate drainage.. Such runoff will no doubt only increase, and consequently make such local flooding more extreme.

The flowing creek runs from Cullen Street through Wade Street, Cowper Street, Denison Street and Goulburn Street. The increased runoff from the proposed subdivision will affect us directly when it is already a wet area.

The proposal appears to be an overdevelopment, and I would sincerely and respectfully appreciate Council to take into consideration the huge impacts this will have on all likely affected properties. We have lived opposite the proposed development for 34 years.

Of most concern are the areas within the development designated as medium density dwellings, terrace dwellings (two areas) and semi-detached dwellings.

All such dwellings are not at all suited to rural towns. They are not needed in Crookwell and have no place in our town.

The medium density dwellings are of particular concern as they are very urban in nature. There are no details available about these dwellings, except that ten (10) such dwellings (strata units) will occupy Lot 11. This lot itself appears to be located where the major dam in this existing area is presently located, and the apparent removal of this dam in itself is a major worry for all concerned.

The other multi-dwelling lots (terrace dwellings and semi-detached dwellings) are also of concern, as they too are very urban like, and have no place in our town. They appear to be totally unnecessary in a small country town and will no doubt not attract good citizens to our town.

Another concern within the development is the narrow streets and small block sizes, meaning there will be overcrowding and no provision for community assets such as parks and gardens. This is detrimental in itself, and such assets should have been included in the plans.

The major problem is overdevelopment, too many dwellings in too small of an area, with no regard for residents, particularly those people living within easy access of the area.

Finally, the area has been a haven for a vast array of birdlife over the years (especially during the wetter months), with many waterbirds such as herons, ibises and egrets flocking to this wetland area to enjoy a suitable habitat, one which may not be there for them in the future.

I strongly urge Council to attend an on-site inspection of the proposed development site soon and hopefully realise how unsuitable the proposal is.

Yours sincerely,

John Roberts

Concerned Citizen.



POLITICAL DONATIONS AND GIFTS DISCLOSURE STATEMENT TO COUNCIL					
If you are required under section 10.4 of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.					
<b>DISCLOSURE STATEMENT DETAILS</b>					
Name of person making this disclosure statement DALLAS JOHN ROBERTS					
Planning application reference (e.g. DA number, planning application title or reference, property address or other description) DEVELOPMENT APPLICATION NO: 50/2020					
Person's interest in the application (tick the relevant option below)					
<input type="checkbox"/> You are the APPLICANT					
OR					
<input checked="" type="checkbox"/> You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION					
<b>Reportable political donations or gifts made by person making this declaration or by other relevant persons</b>					
* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).					
* If you are the applicant of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR					
* If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.					
Please list all reportable political donations and gifts—attach additional document/page if required.					
Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
NIL					
BY SIGNING BELOW, I/WE HEREBY DECLARE THAT ALL INFORMATION CONTAINED WITHIN THIS STATEMENT IS ACCURATE AT THE TIME OF SIGNING.					

<Redacted>

<Dallas John Roberts>

Public Submissions

2

Michael Keane  
<Redacted> Street  
Crookwell  
NSW 2583  
<Redacted>  
29/06/2020

Upper Lachlan Shire Council  
PO Box 42  
Gunning  
NSW 2581

Re: Development Application DA 50/2020  
Applicant Deanery International Pty Ltd  
93 & 101 Wade Street, Crookwell, NSW 2583.

To whom this may concern,

I would like to list my objections to this development but before I do there is this matter on the development application.

Step 15 asks is there any conflict of interest where the developer has Ticked no, however I have noticed Section 5 Residential Development, 5.1 Subdivision it states that the design allows for future connection to neighbouring land. Thant land being DP 1181560. To make this statement the developer would have been in talks with the land owner. The same land owner on behalf of the developer contacted at least one real estate agent asking would they handle the rental of the existing property 93 & 101 Wade street. The land owner being Councilor Richard Opie. I would think that this would constitute a conflict of interest and that Councilor Opie would not be able to have any input in this development application or be allowed to Vote on same.

I will now continue with my objection and concerns with development.

!: As this property and surrounding area is rated R2, low density housing, to replace one dwelling with 38 dwellings on 21 lots, that is lot 12 & lot 15 each with 4 terrace dwellings, lot 17 dual occupancy and lot 11, 10 strata title units. Throughout this proposal it continually mentions medium density housing, does this mean the council will change the R2 zoning for the developer. This would set a precedent and next step would be high density housing. None of this is in keeping with the caricature of a small country town Like Crookwell . The council must remember that a lot of the resident in Crookwell moved here from cities to get away from this density of housing and the construction noise and the added traffic.



2: The proposal states that Wade street could handle the extra traffic but this is based on 21 lots,, not 38 Dwellings and possible more if lot 22 is used for dwellings or the existing dwelling on lot 8 is removed making more land available for dwellings. As Wade street has a school zone of a morning and afternoon it is more likely that vehicles will use East street especially going to Goulburn. Will the council be upgrading East street by widening and curve and guttering and doing away with the water course as this floods in heavy rain. As East street is now and not much more than a one way street. If the traffic on East street was to become excessive would the Council be installing a round about where East Street meets Goulburn street?.

3: There is nowhere in this proposal that specifies the exact use for these dwellings, will it be all residential, over 55 housing, will the 10 strata unit before housing Chines students studying Canberra or as Deanery International own Unicare Disability and nursing Service will this be used as some sort of a health facility?

This should be made clear to the existing residents.

5:In the statement of environmental Effects it states that there would be a change to the flood plain if this development were to proceed, It also states to construct lot 1 it would mean filling the pond adjacent Wade street that acts a buffer for excessive water flow along the natural water course on this property and stopping Wade street flooding. It also states that if this pond was to be filled it would likely move the flood plain to the east. As my property shares a common boundary with this property if the flood plain were to move East it could result in flooding to my property, this could damage the established trees and plants. Would I be then be compensated by the Council ?. Any damage to the water course or filling in of this pond would have a dramatic effect on the wild life in this area, There are Ducks that swim in the pond, Iris that roam around the pond and water course, King parrots, Eastern Rosella, Black Cockatoo, Kookaburra, small finch, magpie and Black Crows and a colony of sparrows.

There are various species of frogs, lizards and snakes. If this development were to proceed all this wild life could be lost to this area.

6: I hope the Council takes all my concerns seriously before making any decision in regards this development. As far as I can see the only persons to gain from this development would be the Chinese developers and of course the Council with added revenue all at the expense of the existing residents.

Regards, Michael Keane

<Redacted>

Public Submissions

3

<Redacted> ST  
CROOKWELL 2583  
28<sup>TH</sup> JUNE 2020  
RE DEVELOPMENT Application NO 50/2020  
  
WE HAVE LIVED AT THE ABOVE ADDRESS  
FOR OVER 40 YEARS AND WE STRONGLY  
OBJECT TO THE ABOVE DEVELOPMENT  
PROPOSAL ON THE FOLLOWING GROUNDS  
1) TO MANY DWELLINGS ON SMALL  
SIZE LOTS  
2) INCREASE IN TRAFFIC  
3) NO PROVISION FOR OFF STREET PARKING  
4) TURNING OUR QUIET NEIGHBOURHOOD  
into a NOISY CONGESTED URBAN like AREA  
5) BUILDING PROCESS WILL CREATE NOISE  
Pollution  
6) CONVERTING GOOD WILDLIFE ENVIRONMENTAL  
(BIRDS IN PARTICULAR INTO OUR  
URBAN COMPLEX  
YOUR'S FAITHFULLY  
<Redacted> <Redacted>  
KEITH LEONARD NEIL LEONARD

**Public Submissions**

4

July 1 2020

Upper Lachlan Shire Council  
General Manager

Dear Madam

We wish to submit the following concerns that we have to the proposed development Application No 50/2020.

The plan proposal is for 38 dwellings to be built on 21 lots. Under NSW Government Guidelines this development does not warrant the proposed 10 strata units nor the 8 terrace houses as Crookwell is not a high density population area.

The contour line plan on the submission stops at the boundary fences. The land to the West (Kialla Road) rises considerably and water flows down to the proposed subdivision which is bordered on the East by the creek. The land acts as a sump and water lies on it, unable to get away. It is, during wet periods, a bog.

We request Council's written assurance that, should this application go ahead, the surrounding landholders will not be adversely affected and flooded by the displacement of water caused by the weight of the buildings, roads, pavements and cars on this land.

The Crookwell Flood Plan was conceived before this land was sold to the current owner/developer. Therefore, we are concerned that the Council has not taken into account the excess amount of water that will be generated by all the impervious surfaces that will shed the water into the creek. Considering this land is so low-lying, does it not go against the Council's Flood Plan re the ratio of bitumen and concrete to absorbent surfaces such as soil and grass for example.

We also notice the "design allows for future connections to neighbouring land " Should this land then be developed in a similar manner it could exacerbate the water flow. This excess water is currently allowed to run. uncontrolled, across land between Wade Street and the laneway behind Gay's Garage.

Considering the extreme climate variations we are now witnessing and having experienced, in 2010 when the 10 year drought was finally broken with an extraordinary deluge in 5 hours causing considerable flooding. This area would be vulnerable in another, inevitable occurrence

At what point does the Council decide that the number of new developments has passed the water capacity of the Crookwell Reservoir.

The Council have a Duty of Care to the residents and ratepayers of Crookwell and we would hope they are fully aware of the possibility of development surpassing supply. We do not wish to be on permanent water restrictions due to an "unfortunate oversight" and find ourselves in the unhappy position of possible future legal complications.

Crookwell is a charming, friendly country town and it is worrying to see these larger developments being submitted by those who do not live here nor have any intention of ever doing so. It would seem their only intent is to cram as many dwellings as they can onto the smallest permissible blocks and sadly, therefore, thoroughly spoiling the character of Crookwell for future generations.

Yours faithfully

Karen and Nigel Harwood

<Redacted> Road

Crookwell NSW 2583



DEAR SIR/MADAM

UPPER LACHLAN SHIRE COUNCIL  
CROOKWELL OFFICE  
2 JUL 2020

I AM WRITING A LETTER OF OBJECTION TO THE DEVELOPMENT APPLICATION NO 50/2020 ON BEHALF OF MY FAMILY.

WE MOVED TO CROOKWELL FROM SYDNEY 6 YEARS AGO TO GET AWAY FROM THE HASSLES OF CITY LIVING. WE CHOSE CROOKWELL AS IT IS A NICE QUIET COUNTRY TOWN CLOSE TO OUR FAMILY WITH EASY ACCESS TO SHOPS AND OTHER AMENITIES AND MY DAUGHTER LIVES IN GOULBURN WITH A 4 YEAR OLD AUTISTIC BOY.

OUR OBJECTIONS ARE BASED ON THE FOLLOWING POINTS.

- 1/ LIGHT FROM CARS LEAVING THE SUBDIVISION WILL SHINE DIRECTLY INTO OUR HOME ESPECIALLY THE BOYS ROOMS.
- 2/ EXCESS RUNOFF WILL ALSO AFFECT US AS WATER WILL FLOW FROM NEW AREA INTO OUR BLOCK WHICH IS IN A LOWER AREA
- 3/ STREET IN THE NEW AREA ARE NARROW AND WILL FORCE VISITING CARS TO PARK IN WADE ST NEAR US.
- 4/ THE DEVELOPMENT SEEMS TO BE VERY URBAN WITH TOO MANY DWELLINGS.
- 5/ THERE ARE NO PLANS FOR ANY PARKS OR GARDENS IN THE NEW AREA.
- 6/ IT WILL CREATE EXTRA POLLUTION WHICH WILL END UP IN OUR YARD.

PLEASE CONSIDER OUR OBJECTION SERIOUSLY AND DONT LET THIS PROPOSAL (IE DEVELOPMENT) GO AHEAD, OTHERWISE WE MAY LOOK TO

RELOCATING TO ANOTHER TOWN

YOURS SINCERELY  
<Redacted>

MICHAEL RODDICK  
PAULINE RODDICK.

POLITICAL DONATIONS AND GIFTS DISCLOSURE STATEMENT TO COUNCIL					
If you are required under section 10.4 of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.					
<b>DISCLOSURE STATEMENT DETAILS</b>					
Name of person making this disclosure statement <i>MICHAEL RODDICK</i>					
Planning application reference (e.g. DA number, planning application title or reference, property address or other description) <i>50/2020</i> <Redacted>					
Person's interest in the application (tick the relevant option <del>below</del> ) <input type="checkbox"/> You are the APPLICANT OR <input checked="" type="checkbox"/> You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION					
<b>Reportable political donations or gifts made by person making this declaration or by other relevant persons</b> - State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN). - If you are the applicant of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application. OR - If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.					
Please list all reportable political donations and gifts—attach additional document/page if required.					
Donation or gift?	Name of donor (or ABN if an entity), or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who the made the gift or entity's address	Name of party or person for whose benefit the donation was made, or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
BY SIGNING BELOW, I/WE HEREBY DECLARE THAT ALL INFORMATION CONTAINED WITHIN THIS STATEMENT IS ACCURATE AT THE TIME OF SIGNING:					
SIGNATURE/S		<Redacted>		DATE <i>2/7/2020</i>	
NAME/S		<i>MICHAEL RODDICK</i>			

Page 4 of 4

**Public Submissions**

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Colleen Worthy  
General Manager  
Upper Lachlan Shire Council  
[council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

2 July 2020

Dear Colleen,

I am writing to express my concerns regarding the proposed subdivision in Wade Street Crookwell, DA 50/2020. My concerns relate to the site of the proposed development and its intended use.

While the flood risk assessment by GRC HYDRO concludes:

*"The proposed subdivision layout has adequately considered the existing flood risk at the site and is considered suitable from a flood risk perspective.*

*Overland flows can be managed through appropriate road and drainage design by implementing a 'major/minor' stormwater system as recommended in the FDM (2005).*

*Bulk earthworks or regrading may impact on flood planning levels and should be reconsidered if these works occur"*

with the flood risk being significant, the proposed works at the site will require close oversight and ongoing reassessment to ensure the regulatory and specified recommendations are met. This will require extra resources and expertise from the ULSC, which would mitigate against the worth of the development in terms of infrastructure and fiscal benefits.

Added to this, as a resident of now 18 years, I have observed a significant change in rainfall patterns in the past few years. Intense rainfall bursts appear to be more common and it is such events that are known to overwhelm existing storm water infrastructure. This is an anecdotal observation but there is general consensus that weather patterns are changing and it is my concern that the application of existing regulation and policy may result in unidentified/unintentional risks because they do not reflect the realities of changed weather patterns.

With regards to the second concern, the application as it appears on the website is in the name of Deanery International Pty Ltd. However, as you are aware, this company is also registered in Australia as Unicare Disability and Nursing Services. This suggests that the development may be a proposed disability or nursing facility, and while I accept that there may be no requirement in the D/A process for a statement of proposed use, in this case, I do not believe this should be upheld. If the proposal is for a disability or nursing service, this should be considered by the Council within the framework of existing services, including those of projected need, staffing, available medical and hospital services, disability access and related local and regulatory frameworks.

The fact that the lodgement was in the name of Deanery International instead of Unicare Disability and Nursing Services suggests either that this is a residential development, or, disingenuously, a disability and nursing complex. If the proposed development is for a disability and nursing service, this should be made known to the community, and greater consideration given to the development within the frameworks of identified need, staffing, the provision of medical services and access. It should also be considered within the framework of the existing aged care services, which are, unlike Unicare, not-for-profit and community based and administered.

I am not anti-development, however, I am aware that there has been an attitude in the Council that "any money that comes into the town is good money", and I believed that this is a flawed basis for the approval of developments without proper consideration and transparency.

Thank you for your time,

Yours sincerely,

Karin.

Karin Schaefer,  
<Redacted>Rd Laggan  
<Redacted>



**Public Submissions**

7

From: <Redacted>  
Sent: Thursday, 2 July 2020 12:48 PM  
To: Upper Lachlan Shire Council <council@upperlachlan.nsw.gov.au>  
Cc: Clr Darren O'Brien <bucketob@hotmail.com>; Deputy Mayor John Searl <johnsearl@hotmail.com>;  
pamkensit@gmail.com; Clr Richard Opie <wallaroypastoralco@gmail.com>; Clr Paul Culhane  
<pculhane.ulsc@live.com.au>; bmmccormack.ulsc@live.com.au; Clr James Wheelwright  
<jmwheelwright@hotmail.com>; Clr Ron Cummins <roancummins@optusnet.com.au>; Mayor John Stafford  
<john\_thesanctuary@bigpond.com>  
Subject: Development Application 50/2020

The General Manager,  
Upper Lachlan Shire Council,  
Spring Street,  
Crookwell. 2583

Dear Ms Worthy,

Re: Development Application 50/2020 Wade Street, Crookwell, 2583.

I would like to state my concerns over the above Development Application of a proposed 21 lot subdivision in Wade Street, Crookwell.

Nowhere on the application does it state what the residences in the submission are to be used for. Two companies are named in the application - Deanery International, who on investigation, amongst other things, build student accommodation, and Unicare Disability and Nursing Services, which one would assume is a care facility for those needing living assistance. I feel Council should investigate further into what exactly is planned for the area.

My next concern is the size of the subdivision. 39 houses on 21 blocks. I understand the area is classed R2 Low Density. This proposed subdivision may be classed Low Density in a more urban area but in a rural town like Crookwell it seems more like High Density. Does our town need terrace dwellings or strata units? Also the strata units on the plan are classified Medium Density - is this permissible in an R2 Low Density area?

My next concern regards the unsuitability of the land to be developed on. This is a noted flood area and a development of this size will only add to the problem. Rainwater that is currently absorbed by the paddock area will need somewhere to go when coming off roads and buildings. I foresee a monumental problem with this that will turn into a nightmare for Council (and ratepayers).

Which brings me to the closest cross street to Wade Street, East Street. East Street, as it is now, will simply be inadequate for the extra traffic that will be involved. Will Council be widening the street, making it safer, and replacing the causeway?

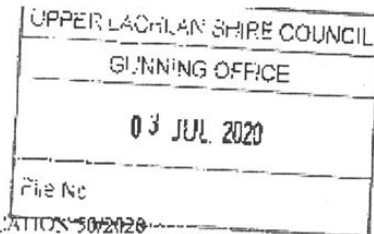
I would like to stress that I am not anti-development but I do think more thought needs to go into this proposal to ensure that we don't lose the integrity of our beautiful town.

Yours faithfully,  
Margaret Carr.  
<Redacted> Road,  
Crookwell. 2583  
<Redacted>

Sent with my iPad

Public Submissions

8



Date: Thursday 2<sup>nd</sup> July 2020

Ref: Development Application 50/2020

OBJECTION LETTER TO PROPOSED DEVELOPMENT APPLICATION 50/2020

To the General Manager of ULSC

I do not wish for this proposed development to go ahead and we strongly object.

\*  
<Redacted>

Firstly I would write to inform you that a copy of this development application and letter was sent to my parents address at \* Street Crookwell. My address is \* Street Crookwell. Can I ask that you records be amended, I was delayed the time in being able to respond to this application as I do not attend my parents address on a daily basis.

I find the small window of time to reply to this application also a challenge as I work on a daily basis I am unable to attend council within opening hours to inspect the application and accompanying documentation.

I was unable to find any information in regards to the purpose of the dwellings, will these be private residences? Every neighbour will be impacted negatively. The increased amount of traffic is extremely worrying for every resident in Wade Street and their families.

I was unable to find on the plans parking options for individual dwellings, will this be within the blocks that the residences are built on or will the parking be in Wade Street?

The terrace dwellings are they for all properties or the front dwellings closer to the road or will they be single story dwellings?

Please excuse my many questions but as stated it is difficult to attend council and look at further documentation when you have employment outside of Crookwell and are unable to make it to the council through the opening and closing period.

The eastern end of Wade Street has always been a semi-rural part of our town, and it is a very attractive part of our town for this reason. This development seems to be an overdevelopment.

I have always thought that land was a flood zone as the land behind us we believe is and cannot be built on. The same flowing creek runs from Cullen Road through the proposed development land and runs through Denison Street and Goulburn Road. Since living in this street I have seen flooding at the end of Wade Street near the golf course and water over the road on many occasions.

The land is swampy and when it rains the run off from that land runs onto the road (Wade Street). It is a bird haven and in its natural environment home to a lot of wildlife. The swamp attracts the bird life.

I would like to know the views of the EPA and local catchment authorities as we can't imagine they would like to see the land developed. We strongly urge Council to do an on-site inspection and listen to the local people who have lived here for many years and have a lot of knowledge. Is it possible for a consultation meeting with all the residents living in Wade street to gain a better understanding of what is being proposed, what purpose for the dwellings and the impact it will have within the local area. A meeting may answer many questions that I have proposed in relation to this development application.

Please take into consideration this objection and the huge lasting impacts this will have on all our fellow neighbours.

Yours truly,

<Redacted>

<Sallyann Allport>

Public Submissions

9

Date: Thursday 2nd July 2020

Ref: Development Application 50/2020

LETTER OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION 50/2020

To the General Manager of ULSC

UPPER LACHLAN SHIRE COUNCIL
CROOKWELL OFFICE
3 JUL 2020
File No:

**WE DO NOT WISH FOR THIS PROPOSED DEVELOPMENT TO BE APPROVED –  
WE STRONGLY OBJECT.**

The eastern end of Wade Street has always been a semi-rural part of our town. It is a very attractive part of our town for this reason. It's spacious and tranquil. The neighbouring areas of the local Golf Course and Showground enhance this spacious, rural-like outlook immensely.

This proposal seems to be an overdevelopment of the area, destroying its' semi-rural aesthetic feel. It will be very unattractive, not only to those that live in the area, but also to possible prospective property purchasers. The quiet serenity with rural type views, of this end of Wade Street, is a major attraction to all residents – past and present.

The proposal is unsightly. It will have nothing but a detrimental effect, impacting further on our property values. We don't see any positive effects, either current or future.

Every neighbour will be impacted negatively. The increased amount of traffic that will be generated by a development of this high density, is extremely worrying for every resident in Wade Street and their families. There are, and always have been quite a number of children, and now grandchildren, in this particular end of Wade Street. St Mary's Church and School increase the flow of traffic in Wade St. The street is used by the 24 elderly residents of Nura Village for exercise and motor traffic.

We have always thought that this area of land was a flood zone, as is the land behind Wade St. (which we have been led to believe, cannot be built on). The same water course runs from Cullen Road through the proposed development land and runs through to Denison Street and Goulburn Road.

The land is swampy and when it rains the run off from this land, runs onto the road of Wade Street. It is a bird haven and in its natural environment, home to a lot of wildlife. The swampy area attracts beautiful bird life.

We would like to know the views of the EPA and local catchment authorities, as we can't imagine they would like to see the land developed to the detriment of natural wildlife. They would rather preserve it.

We strongly urge Council to do an on-site inspection and listen to the local people who have lived here for many years and have a lot of knowledge in respect to this.

2 cont...

We are not totally against development, but ONLY FAVOUR A SUITABLE TYPE, WHICH RETAINS THE SEMI-RURAL ATTRACTIVENESS OF THIS AREA. Please do not sacrifice this for the want of development from people that have no long-term affiliation and love for our beautiful area. This, like far too many areas in rural Australia, will only be carved up and developed and sold off again, to those that have no true respect nor love for our rural way of life.

Often it is only the profitable attraction that encourages this sort of development, not for any long lasting positive impact that it may have on our community.

Over the recent few months, haven't we seen only too well just how lucky we are to live in Crookwell? Many have had family members return to Crookwell, seeking the lifestyle and hopeful safety in health and happiness that our little haven offers – Please don't encourage that to change.

The notification from Council is dated 15<sup>th</sup> June 2020 and the last day for lodgement of objection is 3<sup>rd</sup> July 2020. This does not seem an appropriate length of time. We think 31 days is the correct time frame.

Please take into consideration this objection and the huge detrimental lasting impacts this will have on us and all our fellow neighbours.

Yours truly,

THE COMMITTEE OF NURA VILLAGE RESIDENTS

<Redacted>

\_\_\_\_ GRAHAM CHUDLEIGH (CHAIRMAN)

<Redacted>

\_\_\_\_ BARBARA STEPHENSON (SECRETARY)

<Redacted>

\_\_\_\_ WILLIAM MARTIN (TREASURER)



UPPER LACHLAN SHIRE COUNCIL
CROOKWELL OFFICE
3 JUL 2020
File No

3/7/20

<Redacted>

Crookwell.

Objection Letter to Proposed Development  
50/2020

The General Manager ULSC.

We have lived in Wade St since 1973, We are concerned about the number of people to be located in such a small area for this type of development. Having lived in the area for 47 years it is a quiet-peaceful neighbourhood. There could be up to 45-50 extra cars in this area when fully built, that is if each dwelling has 1 car each. Most households have 2 cars these days. We are also worried about the water pressure from the mains if this extra number of residences is added to the Wade St main. Having served in the NSW Town Fire Brigade for 12 years I have seen the pressure in the mains is lower than needed for fire protection. We are not totally against development, but only of a suitable type which retains the semi-rural attractiveness of this area.

Yours Truly,

<Redacted>

<Colin & Margaret Allport>

Public Submissions

11

Date: Wednesday 1<sup>st</sup> July 2020

Ref: Development Application 50/2020

UPPER LACHLAN SHIRE COUNCIL
CROOKWELL OFFICE
3 JUL 2020
File No:

OBJECTION LETTER TO PROPOSED DEVELOPMENT APPLICATION 50/2020

To the General Manager of ULSC

**WE DO NOT WISH FOR THIS PROPOSED DEVELOPMENT TO BE APPROVED –  
WE STRONGLY OBJECT.**

The eastern end of Wade Street has always been a semi-rural part of our town. It is a very attractive part of our town for this reason. It's spacious and tranquil. It's quiet, and has little traffic flow. The neighbouring areas of the local Golf Course and Showground enhance this spacious, rural-like outlook immensely.

My parents built our family home here in 1967. I have lived and owned it for the entirety of my life, being 52 years. **I, like others who have lived there, have always regarded this particular area of Crookwell to be the most attractive area in the whole of Crookwell township – without doubt!!**

This proposal seems to be an overdevelopment of the area, destroying the semi-rural aesthetic feel of the area. It will be very unattractive, not only to those that live in the area, but also to possible prospective property purchasers. The quiet serenity with rural type views, of this end of Wade Street, is a major attraction to all residents – past and present.

The proposal is unsightly. It will have nothing but a detrimental effect, impacting further on our property values. We don't see any positive effects, either immediate or future.

Every neighbour will be impacted negatively. The increased amount of traffic that will be generated by a development of this high density, is extremely worrying for every resident in Wade Street and their families. There are, and always have been quite a number of children, and now grandchildren, in this particular end of Wade Street.

St Mary's Primary School and St Mary's Catholic Church, are also in close proximity, in the same eastern end of Wade Street. Families with small children and elderly Grandparents (it is a Primary School after all), along with the fact that the Church has many elderly people in their Parish congregation, added with the School Buses, already create a rather delicate situation, regarding traffic flow.

Wade Street is used on a daily basis for people accessing the local Showground to exercise themselves and their animals. This development will increase traffic considerably, risking the safety of many. In addition, those people who attend the Crookwell Show have always used that end of Wade St to park, especially over recent years when no parking has been permitted inside the Showground area.

2/. cont

We have always thought that this area of land was a flood zone, in addition to the land behind us, (which we have been led to believe, cannot be built on). The same water course runs from Cullen Road through the proposed development land and runs through to Denison Street and Goulburn Road.

The land is swampy and when it rains the run off from this land, runs onto the road of Wade Street. It is a bird haven and in its natural environment, home to a lot of wildlife. The swampy area attracts beautiful bird life.

We would like to know the views of the EPA and local catchment authorities, as we can't imagine they would like to see the land developed to the detriment of natural wildlife and its preservation.

We strongly urge Council to do an on-site inspection and listen to the local people who have lived here for many years and have a lot of knowledge in respect to this.

We have been of the understanding, that usually the standard time frame for objections to be lodged for proposed developments, is 31 days notice. Why have we been given only half of that time to respond - This is totally unacceptable. Maybe we should have been given an extended time frame to make enquiries and lodge objections – due to the current COVID19 situation, not a shortened one.

We are not totally against development, but **ONLY OF A SUITABLE TYPE, WHICH RETAINS THE SEMI-RURAL ATTRACTIVENESS THIS AREA.** Please do not sacrifice this for the want of development from people that have no long-term affiliation and love for our beautiful area. This, like far too many areas in rural Australia, will only be carved up and developed and sold off again, to those that have no true respect nor love for our rural way of life.

Often it is only the profitable attraction that encourages this sort of development, not for any long lasting positive impact that it may have on our community.

Over the recent few months, haven't we seen only too well just how lucky we are to live in Crookwell? Many have had family members return to Crookwell, seeking the lifestyle and hopeful safety in health and happiness that our little haven offers – Please don't encourage that to change.

Please take into consideration this objection and the huge detrimental lasting impacts this will have on us and all our fellow neighbours.

Yours truly,

<Redacted>

Rowan Skelly & Russell Chapman

**Public Submissions**

**12**

From: [<Redacted>]  
Sent: Thursday, 2 July 2020 9:06 PM  
To: Upper Lachlan Shire Council <council@upperlachlan.nsw.gov.au>  
Subject: Wade Street Development

I have a number of concerns regarding this development.  
When researching the proponents of this development I found that

- 1 Unicare Disability Nursing services provides aged and disability care
- 2 Deanery International provides residences for students

1. Intended Residents

The DA does not stipulate who these homes/ units are intended to house , are they for residents of the Upper Lachlan Shire to downsize into, or aged care, disabled or student accommodation from outside the shire .This is an important fact that needs to be revealed , as if it is for aged and disability care , have you checked whether the local medical services can deal with this possible increase to their workload ? I feel that it would cause a massive strain on our medical services. Will these residences be for sale or remain the property of the developer?

2. Fabric of the community

If the use is intended to move in a huge number of people it has the ability to change the entire fabric of the community.

3. Lack of Community Notification

I am really concerned that this whole development is under the radar of the local community. I only became aware of this development last Friday , one week before the submissions had to be in .

As we no longer have the local paper how are residents notified of important developments?

I called the council and was told it was on the website , how many people check the website on a regular basis ? I would imagine that there would be a number of residents who don't have computers and rely on the library for access , which is unavailable at present due to the Covid Virus. I was also told that 19 people had been notified , neighbours I presume ! How many people live in the shire ?

Thirdly I was told that a notice had been put on the land , How many people would notice an A4 piece of paper pinned to the fence ?

This is not good enough !!

4. Zoning

The zoning for the area is R2 low density, so would 39 residences on 21 blocks be considered low density?

5. Flooding

Historically the block is flood prone , the culvert in East Street is regularly flooded with heavy rain .

Thank you for considering my concerns

Yours Sincerely

Victoria Mendl

Sent from my iPad



**Public Submissions**

**13**

2 July 2020

Ref: Development Application 50/2020

**OBJECTION LETTER TO PROPOSED DEVELOPMENT APPLICATION 50/2020**

To The General Manager

We wish to object to the proposed development in Wade Street going ahead.

I have lived <Redacted> Wade Street for my entire life (40 years) and am extremely worried about the development going ahead. I have not left this part of town because I love where we live.

We are concerned for many reasons including the following;

The increased traffic and noise in our area – this area of town is quiet, peaceful and safe and with the development the increased amount of traffic will disturb our currently quiet lifestyle.

The proposal seems to be extremely dense for such a small area. 22 lots, including a block of units and terrace houses seems to be an excessive amount of development.

The land <redacted> is a very wet area, and when it rains the paddock starts to flood, I could imagine this would be a concern for any development going ahead along with the dam on the other end of the land towards East Street. It is a refuge for wildlife. I have witnessed two floods down the East Street end of Wade Street <Redacted> where the dam has overflowed and flooded the street majorly.

Hopefully the concerns of the local residents will be listened to.

Kind Regards,

Kristy & David Page  
<Redacted> Street  
Crookwell NSW 2583

Email: <Redacted>

**Public Submissions**

**14**

<Redacted> Street  
Crookwell NSW 2583

3 July 2020

General Manager  
Upper Lachlan Shire Council

By email: [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

Dear Madam,

**RE: DA 50/2020 - STAGED SUBDIVISION**  
**LOCATION: 93 & 101 WADE STREET, CROOKWELL**  
**LOT 1 DP526480 & LOT 5 DP540808**

We wish to make you aware of a number of objections that we have with regard to the proposed development known as Development Application 50/2020.

We have read the Statement of Environmental Effects (SOEE) by CPC Land Development Consultants Goulburn (March 2020), Review of Proposed Subdivision by GRC Hydro (17 March 2020) Flood Risk Information Assessment, and other supporting material accompanying the DA, as well as the Upper Lachlan Local Environment Plan (updated) (LEP) and we are of the view that the proposed development is disadvantageous in its current form and could have a detrimental impact in changing the character of the village of Crookwell.

Details of our specific objections and concerns are as follows:

**1. Development is contrary to relevant council planning policy:**

*Quoted from Clause 4.1 of the SOEE -- Preliminary discussions have been held with Upper Lachlan Shire Council to discuss the broad issues to be addressed in the development application. Discussions included the **medium density lots that will allow dual occupancy and terrace style dwellings**.*

The subject site is currently zoned **R2 Low Density Residential** and, according to Council's LEP, the objectives of the zone are to provide for the housing needs of the community within a "**low density residential environment**".

The proposed DA is planning Lots with **Dual Occupancy** and **Terrace Style Dwellings** and in the Plan Showing Proposed Subdivision Layout Ref 2155 you will see that in Stage 2 Lot 11 there is a proposal for 10 Strata Units (medium density) which we think is the **complete opposite** to what is stated in Council's Objectives for a **low density residential development** in the LEP.

**2. Privacy and Overlooking:**

*Quoted from Clause 5.4 of the SOEE – The development **will not impact or overshadow** neighbouring properties.*

On the Plan Showing Proposed Subdivision Layout Ref 2155 dated 9/6/20 you will see that in Stage 3 both Lots 12 and 15 of the plan show proposed **Four Terrace Dwellings on each Lot** (which we assume will be two storey or higher) which would **negatively impact on the owners of boundary properties** in terms of privacy and overlooking.

We would be interested to find out the actual measurement of the distance between the proposed Lots 12 and 15 in Stage 3 (Four Terrace Dwellings), and the properties on the boundary line; ie Lot 36 DP800045 and Lot 1 DP922993. **Is there any screening planned between the two lots of Four Terrace Dwellings and the boundary line?**

The surrounding properties are characterised by **large Lots in a low density area**. The **Lot sizes proposed in the aforementioned Plan do not fit in with the immediate surrounds**. This includes the impact on the character of the area, density, over-development, layout, design and external appearance of buildings and landscaping.

### 3. Access, Traffic and Parking:

Quoted from Clause 5.5 of the SOEE - *Daily Vehicle Trips:*

**Medium Density Housing:**

*Due to the lack of public transport and need for residents to have a vehicle it is best to err on the high side for both Daily vehicle trips and Weekday Peak Hour Vehicle Trips.*

*Combined Daily vehicle trips between the single dwelling lots and medium density lots would be: 130 + 162 = 292 Daily Vehicle Trips.*

As you can see above, there could be a **staggering additional 292 Daily Vehicle Trips from the proposed subdivision** which would negatively impact the town of Crookwell and more importantly, could also negatively **impact access for emergency vehicles and ambulance to the Crookwell Hospital** in Kialla Road in times of dire emergency.

It is proposed that **access to the subdivision is via Wade Street which has no kerb or guttering and could prove a hazard for pedestrians trying to cross the road**, particularly elderly people, and cyclists.

### 4. Noise and Vibration:

*Quoted from Clause 5.10 of the SOEE – Construction hours are Monday – Friday 7am to 6pm and Saturday 8am to 1pm. Nil on Sunday or public holidays.*

We consider that the above proposal allows very little flexibility for the owners of the surrounding properties who have every expectation for a quieter life in a country town such as Crookwell.

It is acknowledged that construction will generate some noise but we think that the hours are excessive in a “Low Density Residential” area. **The above hours of construction and noise, plus trades vehicles and lack of parking for same is in direct contravention to normal building practise in Crookwell.**

On speaking to local Builders we find that building hours are generally **Monday – Friday 7am to 4pm and Nil on Saturday and Sunday** and public holidays.

Would Council consider using its powers to **enforce controlled hours of operation and to ensure that consideration is given to how and where construction vehicles and staff would gain access to the site for unloading and parking** without causing a road hazard or inconveniencing neighbours?

**5. Public services, such as drainage and water supply:**

*On perusal of the Review of Proposed Subdivision by GRC Hydro dated 17.3.20 Flood Risk Information Assessment on 93 Wade Street (Subdivision Layout dated 18.2.20) the conclusion is as follows: "Overland flows can be managed through appropriate road and drainage design by implementing a "major/minor" stormwater system as recommended in the FDM (2005)."*

The Village of Crookwell Flood Study February 2014 Final Report documentation and the assessment made and findings at that time (February) was made at the time of drought in Crookwell and we have since heard from local residents and local building professionals that they have seen the proposed site "**this whole area under water**" numerous times. Therefore an up to date study may be required.

On perusal of the Crookwell River Sub-Catchment Plan Fig. 3.1, and Layout of the Drainage System Fig. 2.1 it can definitely be seen **that the Overland Floodpath goes directly through the subject land** (shown in green arrows).

Therefore we are **shocked that any proposed subdivision on the subject land is to take place** because of centuries of flooding in this area. We think the applicant should approach another area.

Finally, we would like to thank you for reading through our concerns and objections regarding the proposed subdivision DA 50/2020. We hope it is of some use in the future planning of our lovely village of Crookwell.

Would you be kind enough to confirm receipt of this letter sent by email on Friday 3<sup>rd</sup> July 2020.

We look forward to your response.

Yours faithfully,  
Ann & Jeremy Goodman  
Crookwell Residents  
Email: <Redacted>



**Agency Submissions    Essential Energy**

**1**

**From:** ConveyancingTeam [mailto:conveyancingteam@essentialenergy.com.au]  
**Sent:** Tuesday, 30 June 2020 4:16 PM  
**To:** Upper Lachlan Shire Council <council@upperlachlan.nsw.gov.au>  
**Cc:** Network Planning <network.planning@essentialenergy.com.au>  
**Subject:** Re: NSW Government concurrence and referral request CNR-8819 / DA 50/2020 - 93 Wade Street, Crookwell (Lot 1 DP526480, Lot 5 DP540808) - 21 lot staged subdivision

Dear Sir/Madam,

We refer to the above matter and to your correspondence via the NSW Planning Portal seeking comment from Essential Energy in relation to the proposed development.

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. As part of the subdivision, as required by Essential Energy, easement/s are to be created for any existing or new electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan/s of subdivision. Refer Essential Energy's Contestable Works team for requirements via email [contestableworks@essentialenergy.com.au](mailto:contestableworks@essentialenergy.com.au).
3. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
4. Any proposed subdivision road or driveway access into proposed Lots must remain at least 3.0 metres away from any electricity infrastructure (power pole/s) at all times to prevent accidental damage.
5. Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval.
6. In addition, Essential Energy's records indicate there is electricity infrastructure located within the properties and within close proximity to the properties. Any activities within these locations must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.

7. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995 (NSW)*.
8. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.

Regards

Fiona Duncan

Conveyancing Officer

Legal & Conveyancing

Governance & Corporate Services



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Email: [charity.nichols@nrar.nsw.gov.au](mailto:charity.nichols@nrar.nsw.gov.au)

General Manager  
Upper Lachlan Shire Council

Our ref: IDAS1125880  
CNR: CNR-8819, A-10148  
Your ref: DA50/2020

Attention: Dianne James

Uploaded to the eplanning portal

26 August 2020

Dear Ms James

Re: Integrated Development Referral – General Terms of Approvals  
Development Reference: DA50/2020  
Description: 21 Lot Staged Residential Subdivision  
Location: Lot 1 DP 526480 and Lot 5 DP 540808; 93 Wade Street CROCKWELL  
NSW

I refer to your letter regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator's (NRAR) General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.47 (3) of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, NRAR request these GTA's be included (in their entirety) in Council's development consent. Please also note NRAR requests notification:

- If any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, or lake or estuary; (ii) on the banks of any river, lake or estuary; (iii) on land within 40 metres of the highest bank of a river, lake or estuary; or (iv) any excavation which interferes with an aquifer.

NRAR will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

t 1800 633 362 | [www.industry.nsw.gov.au/nrar](http://www.industry.nsw.gov.au/nrar)

2

- If Council receives an application under s4.55 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- Of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, NRAR recommends the following condition be included in the development consent:

The attached GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security or bank guarantee (if required) and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Application forms are available from the NRAR website at:

<https://www.industry.nsw.gov.au> > [Water](#) > [Licensing & Trade](#) > [Approvals](#).

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 4.47 (6) of the EPA Act.

Yours sincerely



For  
**Vickie Chatfield**  
**Manager Licensing and Approvals (West)**  
**Natural Resources Access Regulator**  
**Department of Planning, Industry & Environment**





Natural Resources  
Access Regulator

## General Terms of Approval

for proposed development requiring approval  
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1125880  
Issue date of GTA: 26 August 2020  
Type of Approval: Controlled Activity  
Description: Development for a 21 Lot Subdivision to be staged. In addition one (1) Lot contains existing House. Stage 1 - creates 8 Lots, Stage 2 - creates 4 Lots, Stage 3 - creates 5 Lots and Stage 4 - creates 5 Lots.  
Location of work/activity: 93 WADE STREET CROOKWELL 2583  
DA Number: DA50/2020  
LGA: Upper Lachlan Shire Council  
Water Sharing Plan Area: Lachlan Unregulated River Water Sources 2012

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval after development consent has been issued by Council and before the commencement of any work or activity.

Condition Number	Details
<b>Design of works and structures</b>	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
<b>Plans, standards and guidelines</b>	
GT0002-00851	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application 50.2020 provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Parramatta Office, must be notified in writing to determine if any variations to the GTA will be required.
GT0005-00379	A. The application for a controlled activity approval must include the following plan(s): - Design details and staging of all works on waterfront land, Detailed earthworks plan including removal of the farm dam, Erosion and sediment control plan, Stormwater management plan, Detailed stormwater outlet design, Site rehabilitation plan in accordance with VMP guidelines including riparian vegetation composition, planting layout and densities. B. The plan(s) must be prepared in accordance with Natural Resources Access Regulator's guidelines located on the website <a href="https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities/guide">https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities/guide</a> .
GT0010-00008	All documents submitted to Natural Resources Access Regulator as part of an application for a controlled activity approval must be prepared by a suitably qualified person.
GT0032-00010	The application for a controlled activity approval must include the following document(s): A. Site plan showing the clear demarcation of waterfront land. B. Design details and plans for all works/activities proposed on waterfront land. C. Construction Management Plan including erosion and sediment control measures, a schedule & sequence of works and site rehabilitation.

208 Cobra Street, Dubbo, NSW 2830 | PO BOX 717, Dubbo, NSW 2830  
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Template Ref: WLS 004A, Version 1.0 - May 2016

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#### SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA50/2020 as provided by Council:

- Plan showing proposed subdivision layout of Lot 1 in DP 526430 & lot 5 in DP 540808 – Plan Number 21155-G-20200609-GWWF, Edition G Sheets 1-5, prepared by CPC Land Development Consultants and dated 09/06/2020,
- Statement of Environmental Effects prepared by CPC Land Development Consultants and dated March 2020,
- Flood Risk Information Assessment prepared by GRC Hydro and dated 17 March 2020

# C P C

## LAND DEVELOPMENT CONSULTANTS PTY LTD

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ENGINEERS SURVEYORS PROJECT MANAGERS

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Our Ref: 21155

29 October 2020

The General Manager  
Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

Attention: Mrs Dianne James

**RE: DA 50/2020 – Subdivision, Wade Street, Crookwell.**

With reference to your request for additional information dated 6 July 2020, we advise that it has taken some time to assemble the information and we advise the following for the attached documents -


1. The application is seeking a “Staged Release Subdivision with consent for all stages” rather than a concept staged subdivision.
2. GRC provides the following comments on their Flood Report:
  - a. Figure 2 of the GRC Hydro report is showing the 1% AEP ‘hydraulic hazard’ and ‘flood function’ categories. It is a reproduce/zoomed version of Figure 2.25 of the Council FRMSP. We have used the Council model layers and have not modified them in anyway.
  - b. Figure 1 of the GRC Hydro report is a combination of Figures D1.5 and D1.9 of the Council FRMSP. The categories presented in Figure 1 (GRC) relate back to the controls in the FRMSP Annexure 2.1 and 2.2 matrices. Again, the unmodified Council model layers have been used to create this figure. It is just showing all the information in one map rather than two (as per the FRMSP).
3. An assessment of bird life has been undertaken by Molonglo Conservation Consulting and is attached to this submission package.
4. Contamination - The subject land has not been used for any of the activities listed in Table 1 of the Managing Land Contamination Planning Guidelines (DUAP & EPA 1998). Neighbouring land has been used to park and fuel trucks over a number of years, with above ground fuel storage tanks and a bowser visible from Wade Street.
5. No comment.

## 6. Engineering Matters:

- a. Revised plan shows a turning circle on the road that will have connection to adjoining land. Whilst this development has no planning connection to the neighbouring land it is prudent to have an ability for connection for future planning, rather than a piecemeal development without linkages to adjoining allotments.
- b. The preliminary engineering design has been prepared in conjunction with the flood study. Stormwater will be directed to the stormwater reserve located on the eastern boundary via the road carriageway and stormwater culverts. This will reduce the flood risk on the development. The dam located on the subject land will be utilised as a detention basin until the road network is completed, stormwater will then be directed to the aforementioned reserve.

Should you have any enquiries, please contact our Goulburn office.

Yours faithfully



P. Bayliss  
Director

• Land Boundary Surveys • Subdivisions • Planning & Environmental Studies • Engineering Surveying  
• Strata Titles • Land & Project Management • Engineering Design & Supervision of Development Projects

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Points of Objection	Comments
Loss of Semi-Rural Character	The Upper Lachlan LEP was gazetted in 2010, prior to that extensive community consultation was held to provide input into the future development of the shire area, including the town of Crookwell. This land has been zoned as R2 – Low Density Residential and has had a minimum lot size of 800sqm since the Gazettal. This type of development in this area was what was planned for by the zoning and minimum lot size.
Increased Traffic	Any development of the site will increase traffic. Wade Street is of sufficient width to enable connection and additional traffic. Traffic assessments are based on the highest figures, it is likely traffic will be much less than predicted.
Noise Pollution	Noise Pollution will not be excessive. Construction noise is limited to certain time periods and governed by EPA Regulations. Noise once the subdivision is completed and houses are construction is not expected to be different than what is existing.
Light Pollution	It is acknowledged that headlights will shine towards houses on the eastern side of Wade Street when cars arrive at the intersection, but this is something that happens at any T intersection where houses are directly opposite. It is not anticipated that cars will be waiting at the intersection for large periods of time before turning into Wade Street due to the volume of traffic that uses Wade Street.
Degradation to the Environment	The environment will not be degraded by this subdivision. The land currently sits vacant and only used for grazing.
Parking	Each lot has sufficient area to enable a dwelling to be constructed and onsite parking to be included as per Council's Development Control Plan. Parking will not be in Wade Street, except for those dwelling which front Wade Street. The internal road is considered an access street under Council's DCP which requires a 15m wide road reserve. Each Road is therefore overdesigned and adequate for both traffic flow and on street parking.
Flooding	Flooding has been assessed in accordance with Council requirement and relevant flood planning requirements. Lots have been designed to avoid flood prone land, with the main flood prone area to be designated as parkland/reserve.
Over Development	Pre-Lodgement discussion with Council have encouraged the design with lots that can be used for Multi dwelling housing, attached dwellings, dual occupancies and a number of other types of development including seniors housing. All of which are permissible developments in the zone with the consent of Council.
Dwelling Types	This development is for the subdivision of land only. The developer does not have to submit plans for the dwellings at this stage. It is not the developer's intention to construct dwellings on the site. The lots will be subdivided and sold. All dwelling types that have been mentioned in the Statement of Environmental Effects that could be constructed on the land are permissible dwelling types for the zone in the LEP. Council have been encouraging of medium density (Multi-unit, dual occupancy, terrace) style dwelling types.

Conflict of Interest	There is no conflict of interest known with this development. If a Councillor has an interest it is up to them to declare that interest prior to any Council discussions or meetings.
Connections with Neighbouring Land	It is wise to plan for possible future connections to adjoining land otherwise you are left with piecemeal development that is not cohesive or connected.
Future Use of the Land	The land will be used for residential development and any other permitted uses in the zone.
Property Values	Property Values are not a planning concern.
Ethnicity or Country of origin of the future residents	The race or ethnicity of the future residents is not a planning concern.
Bird Life on Existing Dam	A Bird Study has been undertaken around the existing dam and waterway. No protected or endangered species were found within the area. The Flood prone land has been identified to be kept undeveloped which will keep an area in which bird life can remain.



# Assessment of Birdlife

Proposed development at  
93 and 101 Wade Street, Crookwell NSW 2583

Prepared for Narlisa Cooper and Andy Nguyen | Lot: 1, DP: 526480, Lot: 5, DP:540808

21 September 2020



### About Molonglo Consulting

The Molonglo Consulting team is skilled in ecology, soil science, land planning, biodiversity assessment, erosion control, Aboriginal cultural land management, environmental and agricultural economics, project management and community engagement. Our strength is in bringing all of these skills together—our focus is Inter-connected Landscape Management.

### About this document's authors and contributors

The information presented in this report is a true and accurate record in the opinion of the author.

Report author/s **Lesley Peden**, Senior Ecologist, Molonglo Consulting

Lesley is an accredited assessor under the NSW *Biodiversity Conservation Act 2016* and has over 15 years' experience in ecological survey, assessment and monitoring in the ACT and NSW. She holds a Bachelor of Science in Conservation Biology and Applied Ecology from the University of Canberra.

Acknowledgements The following Molonglo Consulting personnel have been involved in this project/report:

- **Rebecca Reid** for technical assistance
- **Liz O'Donnell** for technical assistance and peer review

### About this document

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Version	Reviewer	Approved for issue
Version 01	Liz O'Donnell 21 September 2020	Lesley Peden 21 September 2020



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## Abbreviations and common terms

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BC Act	<i>Biodiversity Conservation Act 2016</i> (NSW)
BOSET	Biodiversity Offset Scheme Entry Threshold
BVM	Biodiversity Values Map under the NSW BC Act
CE	used to denote a species, population or ecological community listed as critically endangered under Commonwealth and/or State law
DA	Development Application
DPIE	NSW Department of Planning, Industry and Environment
E	used to denote a species, population or ecological community listed as endangered under Commonwealth and/or State law
EEC	endangered ecological community
EP&A Act	<i>Environment Planning &amp; Assessment Act 1979</i> (NSW)
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth)
IBRA	Interim Biogeographical Region of Australia
LEP	Local Environmental Plan—a type of planning instrument made under the EP&A Act
sp. / spp.	species (singular) / species (plural)
SEPP	State Environmental Planning Policy—a type of planning instrument made under the EP&A Act
ssp.	subspecies
study area	the area described in <a href="#">section 1.3</a> of this report
ULSC	Upper Lachlan Shire Council
var.	variety
V	used to denote a species, population or ecological community listed as vulnerable under Commonwealth and/or State law

## Executive summary

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Molonglo Consulting was commissioned by Narlisa Cooper of CPC Land Development Consultants Pty Ltd to conduct an assessment of birdlife for a proposed development at 93 and 101 Wade Street, Crookwell, NSW 2583 (the study area, see [Maps A through C](#) for details).

### Key findings

A desktop assessment and field inspection were undertaken of the study area and its surrounds to establish its ecological value, habitat availability, and to determine the presence of birdlife. That process found that the study area:

- contains aquatic habitats in the form of ephemeral drainage lines, a dam and a constructed wetland;
- contains aquatic fringing vegetation around one dam/wetland that could support minor habitat for birds and wetland bird species;
- contains only moderate permanent habitat and is unlikely to support large and resident populations of threatened bird species or significant habitat for threatened bird species listed under Commonwealth and/or State law;
- contains moderately sensitive environmental areas with minor habitat resources;
- contains valuable transitory habitat for birds moving between other areas of higher quality, more permanent habitat in the nearby locality;
- is predominately used as a grazing paddock and is dominated by *Phalaris* and other pasture grass species; and
- has been significantly trampled and heavily grazed by horses, especially around the wetland/dam areas, which has created substantial pugging.

The owner has advised that the wetland to the east of the site will be fenced off and protected as a conservation area, with stock and other threatening impacts removed. If this is done, it is considered unlikely that the proposed development will have a significant impact on the birdlife (and aquatic habitat) identified as likely to occur in or move through the study area. Furthermore, the study area where development is proposed:

- is small (<3.5 hectare);
- is located within the township of Crookwell; and
- is >600m distant from areas mapped as having biodiversity value (BVM) and other sensitive environmental areas ([Map B](#)).

Provided the area of wetland is protected and separate from the proposed development, and proper site management is undertaken (during construction phase and into the long-term), the proposed development does not raise any other issues of significance under key biodiversity legislation and policy.

### Key recommendations

In order to avoid, minimise and mitigate the environmental impact of the proposed development on bird and other wetland species, and enhance the study area's ecological value, it is recommended that the owner undertake the following actions:

- fence to separate and protect the larger of the two wetlands and the drainage channel (see [Map C](#));
- implement a wetland management plan to guide vegetation restoration and enhancement of habitat around the wetland; and
- plant native shrubs and aquatic fringing plant species.

## 1 Introduction

### 1.1 Purpose of this assessment of bird life

The purpose of this report is to assess the nature and extent of impacts of the proposed development, with attention to bird species of national, state, regional and local environmental significance. It has involved:

- a desktop assessment of the study area's biodiversity and ecological values as relevant to birds (particularly threatened species listed under Commonwealth and NSW legislation);
- three field inspections to assess the amount and quality of habitat in the study area as well as the species currently utilising it; and
- careful consideration of the measures that may be important or desirable to avoid, minimise or mitigate the impacts of development on bird species and to enhance the site's ecological value.

Note: The proposed development does not require a Flora and Fauna assessment, or entry into the Biodiversity Offset Scheme Entry Threshold (BOSET) scheme as the study area is not identified on the NSW Biodiversity Values Map as containing areas of biodiversity value, and the property is zoned R2, under the SEPP (NSW 2008).

### 1.2 Key biodiversity legislation and policy

Commonwealth biodiversity legislation relevant to the proposed development includes:

- *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act).

State biodiversity legislation relevant to the proposed development includes:

- *Biodiversity Conservation Act 2016* (the BC Act);
- *Biosecurity Act 2015*; and
- *Environment Planning & Assessment Act 1979* (the EP&A Act) and instruments made under it, notably the *State Environmental Planning Policy* (Exempt and Complying Development Codes) 2008 (the SEPP).

### 1.3 Study area

The study area is located at 93 and 101 Wade Street in the township of Crookwell NSW. Situated on the south eastern fringe of Crookwell it adjoins grazing land to the south, residential housing to the north and west and the Crookwell Showground and Golf Course to the east.

The study area encompasses 3.6 hectares of private land and comprises Lot 1, (DP 526480) and Lot 5 (DP 54 540808). Zoned R2- Low Density Residential under the Upper Lachlan Local Environmental Plan 2010. The study area is within:

- the Crookwell sub-region of the South Eastern Highlands Interim Biogeographical Region of Australia (IBRA);
- the Lachlan River/Murrumbidgee River Catchment;
- the South Eastern Local Land Services Management Area; and
- the Upper Lachlan Shire Council Local Government Area (LGA)

The property has a history of grazing and is currently heavily grazed by a small herd of horses. A drainage channel runs along the eastern side of the property in a south – northerly direction, where it flows across land and through a series of culverts before draining into the Kiamma Creek and ultimately the Crookwell River.

The study area is located within 600m of two areas mapped for high biodiversity value on the NSW BVM.

Map A shows the location of the study area within its regional context and Map B shows its proximity to two environmentally significant areas mapped on the NSW Biodiversity Values Map (BVM). Map C shows the detail of the site and location of drainage line and wetlands (dams).



Map A—Study area in its regional context



Map B—Study area's proximity to areas on the NSW Biodiversity Values Map





Map C—Detail of study area including drainage line and wetlands (dams)



#### 1.4 Vegetation in the study area

The study area would historically have comprised a naturally treeless, Natural Temperate Grassland ecosystem dominated by native grasses and forbs. The area pre-settlement would likely have been interspersed with marshy, swampy areas and ephemeral drainage lines fringed by aquatic sedges and rushes and bordered by Snow Gum woodland. Following almost 200 years of agricultural use including grazing of livestock, extensive clearing, pasture modification and disturbed hydrological patterns, the property is substantially modified.

It currently contains a mix of native and exotic pasture grass species and clover species and is heavily dominated by Canary Grass (*Phalaris aquatica*) across much of the site. Heavily grazed and compacted, the grasses are cropped short and there is extensive pugging across the site, particularly where stock have accessed the drainage line as it flows into the eastern wetland (constructed dam).

The dam in the centre of the study area does not contain any significant plant species and is quite bare, offering little in the way of habitat for bird species, aside from temporary use.

The wetland/dam at the eastern side of the study area, however, is more substantial and has a moderate amount of aquatic fringing and submerged vegetation including Pinrush (*Juncus* spp.), water milfoil *Myriophyllum* spp.), Tall Sedge (*Carex appressa*), River Tussock (*Poa labillardieri*) and forbs such as buttercups (*Ranunculus repens*) and Stinking pennywort (*Hydrocotyle laxiflora*). A large planting of the New Zealand Flax (*Phormium tenax*) is also bordering the northern end of the wetland. This plant is also likely to provide a moderate amount of habitat for frogs and small birds. Two Eucalypts have been planted at the south eastern end of the study area at the drainage line – Paddy's River Box (*Eucalyptus macarthurii*) and Silver Gum (*Eucalyptus crenulata*). Both of these plants are listed as Endangered under Commonwealth legislation and are rare where they occur naturally. Commonly used in landscaping, these plants do not naturally occur in the study area. Aquatic fringing and submerged vegetation within this wetland/ dam are considered to provide moderate habitat for a range of wetland and terrestrial bird species.

## 2 Methodology

---

### 2.1 Desktop assessment

A desktop assessment was undertaken to identify all of the threatened species and ecological communities known or likely to occur within 10 km of the study area. The databases and search tools included:

- Commonwealth EPBC Act Protected Matters search tool ([www.environment.gov.au/epbc/psmt](http://www.environment.gov.au/epbc/psmt));
- Atlas of NSW Wildlife ([bionet.nsw.gov.au](http://bionet.nsw.gov.au));
- NSW Threatened Biodiversity Profile tool ([www.environment.nsw.gov.au/threatenedSpeciesApp](http://www.environment.nsw.gov.au/threatenedSpeciesApp));
- NSW Biodiversity Values Map;  
(<https://www.environment.nsw.gov.au/biodiversity/biodiversity-values-map.htm>);
- Survey of birds of the Upper Lachlan Shire; and
- SEED environmental data portal ([seed.nsw.gov.au](http://seed.nsw.gov.au)).

### 2.2 Field inspection

Field inspection of the study area was undertaken on three separate occasions during August and September 2020 by Senior Ecologist Lesley Peden, in order to assess the biodiversity and habitat values of the study area and ascertain the presence of any birds using the wetland.

Field inspection of the study area involved a random meander of the site and three, 20-minute bird surveys (at separate visits) to observe birdlife at the wetland. As part of this process, observations were made about:

- the vegetation and landscape features of the study area;
- the plant community types present;
- the type, location and condition of key habitat for birds, particularly threatened species known to occur within 10 km of the study area (particularly dense aquatic fringing vegetation and HBTs); and
- tracks, scat and other evidence of birds and other fauna including feral animals.

### 2.3 Limitations

Conditions at the time of field inspection were suitable to enable most bird species in the study area to be identified, however, it would take many visits to determine all of the bird species using the site throughout the year. Consequently, detailed habitat surveys were undertaken to determine the likelihood of threatened bird species occurring in the study area, based on the habitat features present.



### 3 Results

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#### 3.1 Overview of the study area

Historically the study area would have comprised a treeless native grassland/swampy marshland fringed by Snow Gum woodland, as is typical of low-lying areas in valleys around Crookwell.

Due to long-term agricultural use of the area, sowing of pasture grass species and application of superphosphate combined with heavy grazing, the grass composition has been modified to a mix of exotic pasture species and the occasional native grass. Canary Grass (*Phalaris aquatica*) and other pasture grasses and clover dominate most of the understorey and the majority of the study area consists of this modified landscape.

However, the eastern edge of the study area however contains an ephemeral drainage line that flows into a constructed wetland/dam. This area was found to contain:

- a moderate cover of native sedges, rushes and forbs and both fringing and submerged aquatic vegetation;
- an ephemeral drainage channel and permanent wetland/dam with considerable water flowing across the landscape and into the wetland/dam, which would ultimately flow into the Crookwell River;
- moderate semi-permanent habitat for terrestrial and wetland birds, as either transitory habitat or opportunistic feeding site; and
- good connectivity for birds between areas of higher value habitat in the near locality.

#### 3.2 Overview of birdlife found or potentially occurring in the study area

The desktop assessment found that 200 bird species have been recorded in the Upper Lachlan Shire Council area. An additional 20 species have the potential to occur, based on the habitat observed in the study area. These species were identified on the basis of:

- Atlas of NSW wildlife (Bionet) records of bird species recorded within 10 km of the survey area;
- EPBC Protected Matters report data on bird species recorded within 2 km of the survey area; and
- Crookwell Flora and Fauna Club's complete list of bird species occurring in the Upper Lachlan Shire Council area.

During three separate field inspections of the study area, the following bird species were observed:

- White-faced Heron (*Egretta novaehollandiae*);
- Straw-necked Ibis (*Threskiornis spinicollis*);
- Australian Magpie (*Cracticus tibicen*);
- Australian Wood Duck (*Chenonetta jubata*);
- Sulfur-crested Cockatoo (*Cacatua galerita*);
- Crimson Rosella (*Platycercus elegans*); and
- Common Blackbird (*Turdus merula*).

[Appendix A](#) presents a complete list of all the bird species considered during this assessment.

#### 3.3 Threatened bird species

The desktop assessment found that 22 threatened bird species are known to occur in the Upper Lachlan Shire Council area. Of these, four have been recorded within a 10 km radius of the site and, based on habitat availability, another seven have the potential to occur within 2 km of the study area.

No threatened birds were identified during three field inspections, however, the habitat requirements of those species identified in the desktop assessment were considered as part of the field inspection. A list of the species considered and a discussion of the likelihood of them inhabiting or utilising the study area based on their habitat requirements is presented in [Table 1](#).



### 3.4 Migratory and/or marine bird species

Nineteen listed migratory and/or marine bird species were identified in the desktop assessment. Based on habitat availability, five of these species have the potential to occur within 2 km of the study area. All five are also listed as threatened fauna.

No threatened birds were identified during three field inspections, however, the habitat requirements of those species identified in the desktop assessment were considered as part of the field inspection. A list of the species considered and a discussion of the likelihood of them inhabiting or utilising the study area based on their habitat requirements is presented in [Table 1](#).

### 3.5 Discussion

Thorough research of the available literature was undertaken to identify the bird species that are known to occur in the Upper Lachlan Shire Council area and particularly those listed as threatened under Commonwealth or NSW legislation and those with records within a 10 km radius of the study area. The Protected Matters Search Tool also identified additional species predicted to occur within a 2 km radius based on habitat requirements.

It was found that the study area is considerably modified due to past agricultural practice and as a result of current management has been significantly degraded by overgrazing of horses and soil compaction and pugging in the wetter areas of the site. The main wetland/ dam area has a moderate amount of aquatic fringing and submerged vegetation that is most likely to support a myriad of frog species and invertebrate life.

The habitat requirements of all recorded bird species were considered as part of the field inspection and it was found that the study area only provides minimal habitat value for long-term resident bird populations, particularly those listed as threatened. It is likely that some more common bird species may reside in the area, however, most bird species are likely to utilise the study area for transitory habitat and opportunistic feeding grounds as they move through the landscape to better habitat in larger, more substantial wetlands nearby. As such, the study area was determined to have more value for connectivity between more substantial wetlands.

Table 1—Threatened and migratory/marine birds relevant to the study area—Assessment of Significance

**Legend:**

Cwlth EPBC Act Conservation status: E = extinct; EW = extinct in the wild; CE = critically endangered; E = endangered; V = vulnerable; C = conservation dependent

Cwlth EPBC Act Migratory/marine status: M = listed marine; MM = migratory marine; MT = migratory terrestrial; MW = migratory wetlands

NSW BC Act: CE = critically endangered; E = endangered; V = vulnerable.

Scientific Name	Common Name	Cwlth EPBC Act Cons. status	Migratory /marine	NSW BC Act Cons. status	Habitat requirements	Likelihood of occurrence
<i>Anthochaera phrygia</i>	Regent Honeyeater	CE		CE	Dry box ironbark open-forest and woodland and along creek flats	<b>LOW</b> – Minor foraging habitat is present in the study area, but the species has not been recorded within 10 km of the study area.
<i>Lathamus discolor</i>	Swift Parrot	CE	M	E	Breeds in Tasmania but migrates to NSW where it feeds on flowering trees in native woodlands and forests	<b>LOW</b> – This migratory species could be an occasional visitor to the site, but suitable foraging habitat is not present in the study area.
<i>Calidris ferruginea</i>	Curlew Sandpiper	CE	M, MW	E	Curlew Sandpipers occur mainly on intertidal mudflats in coastal areas. Sometimes recorded inland, in ephemeral and permanent lakes and dams, waterholes and drains. Usually with bare edges of mud or sand. Can occur in fresh or brackish waters	<b>LOW</b> – Minor foraging habitat is present in the study area, but this species has not been recorded within 10 km of the study area and is mainly recorded on intertidal sites.
<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew	CE	M, MW		Prefers shelter coasts, especially estuaries, bays, harbours, inlets and lagoons	<b>LOW</b> – The species has not been recorded within 10 km of the study area and no suitable foraging habitat is present in the study area.
<i>Rostratula australis</i>	Australian Painted Snipe	E	M	E	Shallow freshwater wetlands or saltmarsh, including inundated grasslands and dams with good cover	<b>MODERATE</b> – This species could opportunistically utilise the study area, but has not been recorded within 10 km of the study area and is more likely to utilise larger, higher value wetlands nearby.
<i>Falco hypoleucos</i>	Grey Falcon	V		E	Usually restricted to shrublands, grasslands and wooded watercourses of arid and semi-arid regions	<b>LOW</b> – The species has not been recorded within 10 km of the study area and no suitable foraging habitat is present in the study area.

Scientific Name	Common Name	Cwlth EPBC Act Cons. status	Migratory /marine	NSW BC Act Cons. status	Habitat requirements	Likelihood of occurrence
<i>Grantiella picta</i>	Painted Honeyeater	V		V	Eucalypt forests and woodlands, mallee and Acacia woodland	<b>LOW</b> – The species has not been recorded within 10 km of the study area and no suitable foraging habitat is present in the study area.
<i>Polytelis swainsonii</i>	Superb Parrot	V		V	Box-Gum, Box-Cypress-pine and Boree Woodlands and River Red Gum Forest.	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable habitat is present in the study area.
<i>Hirundapus caudacutus</i>	White-throated Needletail	V	M, MT		Almost exclusively aerial, often found over wooded areas, including open forest, heathland and rainforest. Less frequently observed above treeless habitat	<b>LOW</b> – This largely aerial species has not been recorded within 10 km of the study area and is unlikely to utilise habitat on or near the ground on the study area.
<i>Daphoenositta chrysoptera</i>	Varied Sittella			V	Eucalyptus forest and woodlands, mallee and Acacia woodland	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable foraging habitat is present in the study area.
<i>Hieraetus morphnoides</i>	Little Eagle			V	Open Eucalypt forest, woodland and She-oak or Acacia woodland	<b>LOW</b> – This species has been recorded within 10 km of the study area and could fly over it when moving between blocks of woodland, but no suitable breeding or foraging habitat is present in the study area.
<i>Petroica phoenicea</i>	Flame Robin		M	V	Eucalypt woodlands and open forest, with shrubs, logs and coarse woody debris	<b>MODERATE</b> – This species has been recorded within a 10 km radius of the study area, but is a woodland species and generally absent from open areas such as the study area.



Scientific Name	Common Name	Cwlt EPBC Act Cons. status	Migratory /marine	NSW BC Act Cons. status	Habitat requirements	Likelihood of occurrence
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle			V	Habitat usually comprises large areas of open water including larger rivers, swamps, lakes, and the sea.	<b>LOW</b> – This species has not been recorded within 10 km of the study area, and no suitable habitat is present in the study area.
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow			V	Woodlands and dry open sclerophyll forest	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable habitat is present in the study area.
<i>Calyptorhynchus lathamii</i>	Glossy Black-Cockatoo			V	Woodlands and open forest	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable habitat is present in the study area.
<i>Chthonicola sagittata</i>	Speckled Warbler			V	Dry Sclerophyll forest and woodlands	<b>LOW</b> – The species has not been recorded within 10 km of the study area and no suitable habitat is present in the study area.
<i>Circus assimilis</i>	Spotted Harrier			V	Open wooded country, particularly arid and semi-arid areas	<b>LOW</b> – The species has not been recorded within 10 km of the study area and no suitable foraging habitat is present in the study area.
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)			V	Eucalypt woodlands (including Box-Gum Woodland) and dry open forest	<b>LOW</b> – The species has not been recorded within 10 km of the study area and no suitable habitat is present in the study area.
<i>Epthianura albifrons</i>	White-fronted Chat			V	Damp open habitats near waterways in the western part of the state Along the coastline, it is found mainly in saltmarsh vegetation but also in open grasslands and sometimes in low shrubs bordering wetland areas	<b>MODERATE</b> – Suitable foraging habitat is present in the study area, but the species has not been recorded within 10 km of the study area and is usually found further west in NSW.
<i>Falco subniger</i>	Black Falcon			V	Highly mobile species and is widely dispersed across the state hunting near watercourses or utilizing patches of isolated trees	<b>MODERATE</b> – Suitable foraging habitat is present in the study area, but the species has not been recorded within 10 km of the study area and its range is so broad that it is unlikely to be impacted by the proposed development.

Scientific Name	Common Name	Cwlt EPBC Act Cons. status	Migratory /marine	NSW BC Act Cons. status	Habitat requirements	Likelihood of occurrence
<i>Gallinago hardwickii</i>	Latham's Snipe		MW		Non-breeding migrant to SE Australia, uses freshwater wetlands on or near the coast, generally among dense cover	<b>LOW</b> – Suitable foraging habitat is present in the study area, but the species has not been recorded within 10 km of the study area and is much more likely to use larger areas of high-quality habitat nearby.
<i>Lophoictinia isura</i>	Square-tailed Kite			V	Variety of timbered habitats including dry woodlands and open forests Shows a particular preference for timbered watercourses	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable foraging habitat is present in the study area.
<i>Melanodryas cucullata cucullata</i>	Hooded Robin (south-eastern form)			V	Prefers habitats with complex structure, including a mix of mature trees, saplings and shrubs, usually in lightly wooded areas such as open eucalypt woodland and acacia scrub Nests in tree forks or crevices	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable habitat is present in the study area.
<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)			V	Prefers drier open forest/woodland, usually dominated by box and ironbark, but also found in other open eucalypt forests Forages over a wide area, usually moving between trees in the upper forest level	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable habitat is present in the study area.
<i>Neophema pulchella</i>	Turquoise Parrot			V	Prefers areas between different habitat types, e.g. on fringes of eucalypt woodland, edges of farmland; usually forages on the ground in cleared areas	<b>LOW</b> – Suitable foraging habitat is present in the study area, but the species has not been recorded within 10 km of the study area and is much more likely to use larger areas of high-quality habitat nearby.
<i>Ninox connivens</i>	Barking Owl			V	Occurs in woodland and open forest, including partly cleared farmland	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable habitat is present in the study area.

Scientific Name	Common Name	Cwlth EPBC Act Cons. status	Migratory /marine	NSW BC Act Cons. status	Habitat requirements	Likelihood of occurrence
					Roosts in dense canopies but hunting habitat can range from denser forest to more open/cleared areas.	
<i>Ninox strenua</i>	Powerful Owl			V	Inhabits a range of vegetation types, from woodland and open sclerophyll forest to tall open wet forest and rainforest	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and no suitable foraging habitat is present in the study area.
<i>Oxyura australis</i>	Blue-billed Duck			V	Almost wholly aquatic, seldom seen on land. Non-breeding flocks congregate on large deep open freshwater dams and lakes in autumn. Daylight hours are spent in solitude in small, concealed bays within vegetation, or communally in large, exposed rafts far from the shore.	<b>LOW</b> – only minor foraging habitat is not present in the study area and species has not been recorded within a 10 km radius. Species may transit through site as an intermittent visitor between areas of more optimum habitat.
<i>Petroica boodang</i>	Scarlet Robin			V	Occurs in eucalypt woodlands and dry, open forest, particularly where shrubs, logs, coarse woody debris and native grasses present Generally absent from treeless areas	<b>MODERATE</b> – This species has been recorded within a 10 km radius of the study area, but is a woodland species and generally absent from open areas such as the study area.
<i>Stagonopleura guttata</i>	Diamond Firetail			V	Occurs in grassy eucalypt woodland, open forest, mallee, and grasslands, sometimes near farmland, often in riparian areas Forages on the ground but roosts and nests in dense shrubs or understorey.	<b>LOW</b> – The species has not been recorded within 10 km of the study area, and is generally absent from open areas such as the study area.

Scientific Name	Common Name	Cwlth EPBC Act Cons. status	Migratory /marine	NSW BC Act Cons. status	Habitat requirements	Likelihood of occurrence
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo			V	Generally found in tall mountain forests and woodlands, particularly heavily timbered mature wet sclerophyll forests May occur in drier, more open eucalypt forests at lower altitudes in winter and in urban areas with good tree cover	<b>MODERATE</b> – This species has been recorded within a 10 km radius of the study area, but no significant foraging habitat is present in the study area.



## 4 Ecological impacts and recommendations

This section identifies the potential impacts of proposed development on the ecological values of the study area, particularly on birds and their habitat. It includes recommendations to assist the landholders to avoid, minimise and mitigate the potential impacts of development on biodiversity and to enhance the site's ecological value.

The landholder has advised that although the majority of the site will be developed, the key area of wetland habitat on the eastern side of the property will be retained, fenced and protected as a future conservation/nature reserve. If this is implemented and managed appropriately during construction and beyond:

- the impacts to ecological values of the study area will be mostly avoided; and
- the condition of the wetland and the quality of bird habitat will improve.

Further steps (to plant native wetland species, remove grazing impacts and reduce other access to the area) would also be desirable to improve water quality as it flows out of the study area and downstream.

Measures to mitigate, avoid and minimise the impacts of the proposed development are detailed below.

### 4.1 Measures to mitigate impacts and enhance ecological values of the study area

Measures that would be desirable to mitigate the impacts of development and enhance the study area's ecological value are as follows:

1. Establish a conservation area on the eastern side of the study area to encompass the drainage channel and larger wetland in its entirety, and protect the two Eucalyptus trees in that area as well as the aquatic vegetation downstream of the wetland  
  
Note: the vegetation downstream of the wetland is particularly important for habitat and water quality (see photos)
2. Fence the conservation area off (install a single access gate) to exclude vehicles and stock, taking care to avoid trampling native tussock grasses, sedges and rushes during fencing and development
3. Manage run-off from development site to reduce impacts from changed water quality and prevent impacts to nearby areas of conservation value (wetland)
4. Continue to control weeds found in the study area to prevent their spread over time.
5. Undertake plantings that support local biodiversity: choose local indigenous wetland plants and shrubs, and avoid introducing other species that are or are likely to become invasive

NOTE: for information on potentially invasive species and environmentally friendly alternatives to them, see the Grow Me Instead website <http://www.growmeinstead.com.au/region/new-south-wales.aspx>

The landholders have advised that they are keen to retain as much of the natural value of the property as possible and enhance its biodiversity. As such they may wish to enlist the assistance of Molonglo Conservation Group in preparation of the conservation area and receive advice on sustainable land management and suggestions on how to enhance and extend habitat for birds and particularly threatened species.



## 5 Conclusion

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The proposed development at 93 and 101 Wade Street Crookwell, NSW is considered unlikely to have a significant long-term impact on birdlife and other resident fauna (frogs and invertebrates). It will result in an unavoidable, temporary disruption to birds using the site, but this should cease after the construction phase:

1. if the drainage line and wetland on the eastern side of the study area is fenced off and protected as recommended; and
2. if the impacts of development are properly managed as recommended.

In addition, if the conservation area is also enhanced and improved by planting native shrubs and aquatic plants as recommended, this will increase the availability of habitat for birds and other fauna, and will improve water quality in flows into the Kiamma Creek and ultimately the Crookwell River.

## 6 References and reading

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NSW Government (2020). *SEED Web Map*. [online] Available at: <https://www.seed.nsw.gov.au/>. [Accessed 1 September 2020].

NSW Government (2008) State Environmental Planning Policy (Exempt and Complying Development Codes) Current version for 4 September 2020 to date (accessed 05 September 2020 at 13:13)

## Appendix A—Complete list of birds in the Upper Lachlan Shire Council area and records of species within 10 km radius of the study area

### Legend relating to species:

\* = introduced species

### Cwlth EPBC Act Conservation status:

EW = extinct in the wild; CE = critically endangered; E = endangered; V = vulnerable; C = conservation dependent

### Cwlth EPBC Act Migratory/marine status:

M = listed marine; MM = migratory marine; MT = migratory terrestrial; MW = migratory wetlands

NSW BC Act status: CE = critically endangered; E = endangered; V = vulnerable

Upper Lachlan Shire Council data: (unofficial list prepared by the Crookwell Native Flora and Fauna Club)

C = common; U = uncommon; R = rare; Re = resident; V = visitor; Sv - summer visitor

### Other data:

- 1 EPBC Act Protected Matters Report – species known, likely or may occur within 2 km of the study area
- 2 Atlas of NSW wildlife (BioNet) records of bird species recorded within 10 km of the study area

Family	Scientific Name	Common Name	Cwlth EPBC Act		NSW BC Act Cons. status	Upper Lachlan Shire data	Other data
			Cons. Status	Migratory /Marine			
Acanthizidae	<i>Acanthiza chrysorrhoa</i>	Yellow-rumped Thornbill				C, Re	2
Acanthizidae	<i>Acanthiza lineata</i>	Striated Thornbill				C, Re	2
Acanthizidae	<i>Acanthiza nana</i>	Yellow Thornbill				C, Re	2
Acanthizidae	<i>Acanthiza pusilla</i>	Brown Thornbill				C, Re	2
Acanthizidae	<i>Acanthiza reguloides</i>	Buff-rumped Thornbill				C, Re	2
Acanthizidae	<i>Aphelocephala leucopsis</i>	Southern Whiteface				U, Re	-
Acanthizidae	<i>Calamanthus pyrrhopygius</i>	Chestnut-rumped Heathwren				R, Re	-
Acanthizidae	<i>Chthonicola sagittata</i>	Speckled Warbler			V	U, Re	-
Acanthizidae	<i>Gerygone fusca</i>	Western Gerygone				U, Re	-
Acanthizidae	<i>Gerygone olivacea</i>	White-throated Gerygone				C, Sv	-
Acanthizidae	<i>Origma solitaria</i>	Rockwarbler				R, Re	-
Acanthizidae	<i>Sericornis frontalis</i>	White-browed Scrubwren				C, Re	2
Acanthizidae	<i>Smicronis brevirostris</i>	Weebill				C, Re	-
Accipitridae	<i>Accipiter cirrocephalus</i>	Collared Sparrowhawk				U, Re	-
Accipitridae	<i>Accipiter fasciatus</i>	Brown Goshawk				C, Re	2
Accipitridae	<i>Aquila audax</i>	Wedge-tailed Eagle				C, Re	2
Accipitridae	<i>Circus approximans</i>	Swamp Harrier				U, V	2
Accipitridae	<i>Circus assimilis</i>	Spotted Harrier			V	R, V	-
Accipitridae	<i>Elanus axillaris</i>	Black-shouldered Kite				U, Re	2
Accipitridae	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle		M	V	R, V	1 (Likely)
Accipitridae	<i>Haliastur sphenurus</i>	Whistling Kite				U, Re	2
Accipitridae	<i>Hieraaetus morphnoides</i>	Little Eagle			V	U, Re	2
Accipitridae	<i>Lophoictinia isura</i>	Square-tailed Kite			V	R, V	-
Accipitridae	<i>Milvus migrans</i>	Black Kite				R, V	-
Acrocephalidae	<i>Acrocephalus australis</i>	Australian Reed-Warbler				C, Sv	2
Aegothelidae	<i>Aegotheles cristatus</i>	Australian Owlet-Nightjar				C, Re	-
Alaudidae	<i>Alauda arvensis</i>	Eurasian Skylark*				C, Re	-

Family	Scientific Name	Common Name	Cwlth EPBC Act		NSW BC Act Cons. status	Upper Lachlan Shire data	Other data
			Cons. Status	Migratory /Marine			
Alaudidae	<i>Mirafra javanica</i>	Horsfield's Bushlark				R, Re	-
Alcedinidae	<i>Ceyx azureus</i>	Azure Kingfisher				R, Re	2
Alcedinidae	<i>Dacelo novaeguineae</i>	Laughing Kookaburra				C, Re	2
Alcedinidae	<i>Todiramphus sanctus</i>	Sacred Kingfisher				C, Sv	2
Anatidae	<i>Anas castanea</i>	Chestnut Teal				U, Re	-
Anatidae	<i>Anas gracilis</i>	Grey Teal				C, Re	2
Anatidae	<i>Anas rhynchotis</i>	Australasian Shoveler				U, V	2
Anatidae	<i>Anas superciliosa</i>	Pacific Black Duck				C, Re	2
Anatidae	<i>Aythya australis</i>	Hardhead				C, Re	2
Anatidae	<i>Biziura lobata</i>	Musk Duck				U, Re	2
Anatidae	<i>Chenonetta jubata</i>	Australian Wood Duck				C, Re	2
Anatidae	<i>Cygnus atratus</i>	Black Swan				U, Re	2
Anatidae	<i>Malacorhynchus membranaceus</i>	Pink-eared Duck				-	2
Anatidae	<i>Oxyura australis</i>	Blue-billed Duck			V	R, V	-
Anatidae	<i>Tadorna tadornoides</i>	Australian Shelduck				U, V	2
Anhingidae	<i>Anhinga novaehollandiae</i>	Australasian Darter				R, V	2
Apodidae	<i>Apus pacificus</i>	Fork-tailed Swift		MM, M		R, Sv	1 (Likely)
Apodidae	<i>Hirundapus caudacutus</i>	White-throated Needletail	V	MT, M		U, Sv	1 (Likely)
Ardeidae	<i>Ardea alba</i>	Great Egret, White Egret		M		-	1 (Known)
Ardeidae	<i>Ardea ibis</i>	Cattle Egret		M		R, V	1 (May occur)
Ardeidae	<i>Ardea intermedia</i>	Intermediate Egret				R, V	-
Ardeidae	<i>Ardea modesta</i>	Eastern Great Egret				R, V	2
Ardeidae	<i>Ardea pacifica</i>	White-necked Heron				U, Sv	2
Ardeidae	<i>Egretta garzetta</i>	Little Egret				R, V	-
Ardeidae	<i>Egretta novaehollandiae</i>	White-faced Heron				C, Re	2
Ardeidae	<i>Nycticorax caledonicus</i>	Nankeen Night-Heron				R, V	-
Artamidae	<i>Artamus cyanopterus</i>	Dusky Woodswallow			V	U, Re	-
Artamidae	<i>Artamus personatus</i>	Masked Woodswallow				U, V	-
Artamidae	<i>Artamus superciliosus</i>	White-browed Woodswallow				U, Sv	-
Artamidae	<i>Cracticus nigrogularis</i>	Pied Butcherbird				U, Re	-
Artamidae	<i>Cracticus tibicen</i>	Australian Magpie				C, Re	2
Artamidae	<i>Cracticus torquatus</i>	Grey Butcherbird				C, Re	2
Cacatuidae	<i>Cacatua galerita</i>	Sulphur-crested Cockatoo				C, Re	2
Cacatuidae	<i>Cacatua sanguinea</i>	Little Corella				U, Re	2
Cacatuidae	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo			V	U, Re	2
Cacatuidae	<i>Calyptorhynchus funereus</i>	Yellow-tailed Black-Cockatoo				C, Re	2
Cacatuidae	<i>Calyptorhynchus lathami</i>	Glossy Black-Cockatoo			V	R, V	-
Cacatuidae	<i>Eolophus roseicapillus</i>	Galah				C, Re	2
Campephagidae	<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike				C, Re	2
Campephagidae	<i>Coracina novaehollandiae melanops</i>	Black-faced Cuckoo-shrike				-	2



Family	Scientific Name	Common Name	Cwith EPBC Act		NSW BC Act Cons. status	Upper Lachlan Shire data	Other data
			Cons. Status	Migratory /Marine			
Campephagidae	<i>Coracina papuensis</i>	White-bellied Cuckoo-shrike				U, Sv	-
Campephagidae	<i>Coracina tenuirostris</i>	Cicadabird				R, Sv	-
Campephagidae	<i>Lalage sueurii</i>	White-winged Triller				C, Sv	2
Charadriidae	<i>Charadrius ruficapillus</i>	Red-capped Plover				R, V	-
Charadriidae	<i>Elseya melanops</i>	Black-fronted Dotterel				U, Re	-
Charadriidae	<i>Erythronyx cinctus</i>	Red-kneed Dotterel				U, V	-
Charadriidae	<i>Vanellus miles</i>	Masked Lapwing				C, Re	2
Charadriidae	<i>Vanellus miles novaehollandiae</i>	Masked Lapwing				-	2
Charadriidae	<i>Vanellus tricolor</i>	Banded Lapwing				R, V	-
Cisticolidae	<i>Cisticola exilis</i>	Golden-headed Cisticola				R, Re	-
Climacteridae	<i>Climacteris erythrops</i>	Red-browed Treecreeper				R, Re	-
Climacteridae	<i>Climacteris picumnus</i>	Brown Treecreeper (eastern subspecies)			V	U, Re	-
Climacteridae	<i>Cormobates leucophaea</i>	White-throated Treecreeper				C, Re	2
Columbidae	<i>Columba livia</i>	Rock Dove*				C, Re	-
Columbidae	<i>Geopelia cuneata</i>	Diamond Dove				R, V	-
Columbidae	<i>Geopelia striata</i>	Peaceful Dove				C, Re	-
Columbidae	<i>Ocyphaps lophotes</i>	Crested Pigeon				C, Re	2
Columbidae	<i>Phaps chalcoptera</i>	Common Bronzewing				C, Re	2
Coraciidae	<i>Eurystomus orientalis</i>	Dollarbird				C, Sv	-
Corcoraciidae	<i>Corcorax melanorhamphos</i>	White-winged Chough				C, Re	2
Corvidae	<i>Corvus coronoides</i>	Australian Raven				C, Re	2
Corvidae	<i>Corvus mellori</i>	Little Raven				C, Re	2
Cuculidae	<i>Cacomantis flabelliformis</i>	Fan-tailed Cuckoo				C, Re	-
Cuculidae	<i>Cacomantis pallidus</i>	Pallid Cuckoo				C, Sv	-
Cuculidae	<i>Cacomantis variolosus</i>	Brush Cuckoo				U, Sv	-
Cuculidae	<i>Chalcites basalus</i>	Horsfield's Bronze-Cuckoo				C, Sv	2
Cuculidae	<i>Chalcites lucidus</i>	Shining Bronze-Cuckoo				C, Sv	-
Cuculidae	<i>Chrysococcyx osculans</i>	Black-eared Cuckoo		M		-	1 (May occur)
Cuculidae	<i>Eudynamis orientalis</i>	Eastern Koel				-	2
Cuculidae	<i>Scythrops novaehollandiae</i>	Channel-billed Cuckoo				R, Sv	-
Estrildidae	<i>Neochmia temporalis</i>	Red-browed Finch				C, Re	-
Estrildidae	<i>Stagonopleura guttata</i>	Diamond Firetail			V	U, Re	-
Estrildidae	<i>Stizoptera bichenovii</i>	Double-barred Finch				U, Re	-
Falconidae	<i>Falco berigora</i>	Brown Falcon				C, Re	2
Falconidae	<i>Falco cenchroides</i>	Nankeen Kestrel				C, Re	2
Falconidae	<i>Falco hypoleucos</i>	Grey Falcon	V		E	-	1 (May occur)
Falconidae	<i>Falco longipennis</i>	Australian Hobby				U, Re	2
Falconidae	<i>Falco peregrinus</i>	Peregrine Falcon				U, Re	-
Falconidae	<i>Falco subniger</i>	Black Falcon			V	R, V	-
Fringillidae	<i>Carduelis carduelis</i>	European Goldfinch*				C, Re	2
Gruidae	<i>Grus rubicunda</i>	Brolga			V	R, V	-

Family	Scientific Name	Common Name	Cwlth EPBC Act Cons. Status	NSW BC Act Cons. status	Upper Lachlan Shire data	Other data
Hirundinidae	<i>Cheramoeca leucosterna</i>	White-backed Swallow			R, Sv	-
Hirundinidae	<i>Hirundo neoxena</i>	Welcome Swallow			C, Re	2
Hirundinidae	<i>Petrochelidon ariel</i>	Fairy Martin			C, Sv	2
Hirundinidae	<i>Petrochelidon nigricans</i>	Tree Martin			U, Sv	2
Laridae	<i>Chlidonias hybrida</i>	Whiskered Tern			U, Sv	2
Laridae	<i>Chroicocephalus novaehollandiae</i>	Silver Gull			U, Re	-
Maluridae	<i>Malurus cyaneus</i>	Superb Fairy-wren			C, Re	2
Megaluridae	<i>Cincloramphus cruralis</i>	Brown Songlark			U, Sv	-
Megaluridae	<i>Cincloramphus mathewsi</i>	Rufous Songlark			C, Sv	2
Megaluridae	<i>Megalurus gramineus</i>	Little Grassbird			R, Re	-
Meliphagidae	<i>Acanthagenys rufogularis</i>	Spiny-cheeked Honeyeater			U, V	-
Meliphagidae	<i>Acanthorhynchus tenuirostris</i>	Eastern Spinebill			C, Re	2
Meliphagidae	<i>Anthochaera carunculata</i>	Red Wattlebird			C, Re	2
Meliphagidae	<i>Anthochaera phrygia</i>	Regent Honeyeater	CE	CE	R, V	-
Meliphagidae	<i>Caligavis chrysops</i>	Yellow-faced Honeyeater			C, Sv	2
Meliphagidae	<i>Epthianura albifrons</i>	White-fronted Chat		V	R, V	-
Meliphagidae	<i>Epthianura tricolor</i>	Crimson Chat			R, V	-
Meliphagidae	<i>Grantiella picta</i>	Painted Honeyeater	V	V	R, Sv	1 (Likely)
Meliphagidae	<i>Manorina melanocephala</i>	Noisy Miner			C, Re	-
Meliphagidae	<i>Melithreptus brevirostris</i>	Brown-headed Honeyeater			C, Re	2
Meliphagidae	<i>Melithreptus gularis</i>	Black-chinned Honeyeater (eastern subspecies)		V	R, V	-
Meliphagidae	<i>Melithreptus lunatus</i>	White-naped Honeyeater			C, Re	2
Meliphagidae	<i>Nesoptilotis leucotis</i>	White-eared Honeyeater			C, Re	-
Meliphagidae	<i>Philemon citreogularis</i>	Little Friarbird			U, Sv	-
Meliphagidae	<i>Philemon corniculatus</i>	Noisy Friarbird			C, Sv	2
Meliphagidae	<i>Phylidonyris novaehollandiae</i>	New Holland Honeyeater			U, Re	-
Meliphagidae	<i>Plectorhyncha lanceolata</i>	Striped Honeyeater			U, Re	-
Meliphagidae	<i>Ptilotula fusca</i>	Fuscous Honeyeater			U, V	-
Meliphagidae	<i>Ptilotula penicillata</i>	White-plumed Honeyeater			C, Re	-
Menuridae	<i>Menura novaehollandiae</i>	Superb Lyrebird			U, Re	-
Meropidae	<i>Merops ornatus</i>	Rainbow Bee-eater	M		C, Sv	1 (May occur)
Monarchidae	<i>Grallina cyanoleuca</i>	Magpie-lark			C, Re	2
Monarchidae	<i>Monarcha melanopsis</i>	Black-faced Monarch	MT, M		-	1 (Likely)
Monarchidae	<i>Myiagra cyanoleuca</i>	Satin Flycatcher	MT, M		R, Sv	1 (Known)
Monarchidae	<i>Myiagra inquieta</i>	Restless Flycatcher			U, Re	-
Monarchidae	<i>Myiagra rubecula</i>	Leaden Flycatcher			C, Sv	-
Motacillidae	<i>Anthus novaeseelandiae</i>	Australian Pipit			C, Re	2
Motacillidae	<i>Motacilla flava</i>	Yellow Wagtail	MT, M		-	1 (May occur)
Nectariniidae	<i>Dicaeum hirundinaceum</i>	Mistletoebird			C, Re	2



Family	Scientific Name	Common Name	Cwith EPBC Act		NSW BC Act Cons. status	Upper Lachlan Shire data	Other data
			Cons. Status	Migratory /Marine			
Neosittidae	<i>Daphoenositta chrysoptera</i>	Varied Sittella			V	C, Re	2
Oriolidae	<i>Oriolus sagittatus</i>	Olive-backed Oriole				C, Sv	2
Pachycephalidae	<i>Colluricincla harmonica</i>	Grey Shrike-thrush				C, Re	2
Pachycephalidae	<i>Falcunculus frontatus</i>	Crested Shrike-tit				U, Re	-
Pachycephalidae	<i>Pachycephala pectoralis</i>	Golden Whistler				C, Re	2
Pachycephalidae	<i>Pachycephala rufiventris</i>	Rufous Whistler				C, Sv	2
Pardalotidae	<i>Pardalotus punctatus</i>	Spotted Pardalote				C, Re	2
Pardalotidae	<i>Pardalotus striatus</i>	Striated Pardalote				C, Re	2
Passeridae	<i>Passer domesticus</i>	House Sparrow*				C, Re	2
Pelecanidae	<i>Pelecanus conspicillatus</i>	Australian Pelican				U, Re	-
Petroicidae	<i>Eopsaltria australis</i>	Eastern Yellow Robin				C, Re	2
Petroicidae	<i>Melanodryas cucullata</i>	Hooded Robin (south-eastern form)			V	R, Re	-
Petroicidae	<i>Microeca fascians</i>	Jacky Winter				U, Re	-
Petroicidae	<i>Petroica boodang</i>	Scarlet Robin			V	C, Re	-
Petroicidae	<i>Petroica goodenovii</i>	Red-capped Robin				U, V	-
Petroicidae	<i>Petroica phoenicea</i>	Flame Robin			V	U, Re	2
Petroicidae	<i>Petroica rosea</i>	Rose Robin				R, V	-
Phalacrocoracidae	<i>Microcarbo melanoleucos</i>	Little Pied Cormorant				C, Re	2
Phalacrocoracidae	<i>Phalacrocorax carbo</i>	Great Cormorant				U, Re	2
Phalacrocoracidae	<i>Phalacrocorax sulcirostris</i>	Little Black Cormorant				C, Re	2
Phalacrocoracidae	<i>Phalacrocorax varius</i>	Pied Cormorant				R, V	-
Phasianidae	<i>Coturnix pectoralis</i>	Stubble Quail				U, Sv	-
Phasianidae	<i>Coturnix ypsilophora</i>	Brown Quail				U, Sv	-
Podargidae	<i>Podargus strigoides</i>	Tawny Frogmouth				C, Re	2
Podicipedidae	<i>Podiceps cristatus</i>	Great Crested Grebe				U, V	-
Podicipedidae	<i>Poliiocephalus poliocephalus</i>	Hoary-headed Grebe				U, V	-
Podicipedidae	<i>Tachybaptus novaehollandiae</i>	Australasian Grebe				C, Re	2
Pomatostomidae	<i>Pomatostomus superciliosus</i>	White-browed Babbler				U, Re	-
Pomatostomidae	<i>Pomatostomus temporalis</i>	Grey-crowned Babbler				R, Re	-
Psittacidae	<i>Alisterus scapularis</i>	Australian King-Parrot				C, Re	-
Psittacidae	<i>Glossopsitta concinna</i>	Musk Lorikeet				R, V	-
Psittacidae	<i>Lathamus discolor</i>	Swift Parrot	CE	M	E	-	1 (Likely)
Psittacidae	<i>Melopsittacus undulatus</i>	Budgerigar				R, V	-
Psittacidae	<i>Neophema pulchella</i>	Turquoise Parrot			V	R, Re	-
Psittacidae	<i>Parvipsitta pusilla</i>	Little Lorikeet				R, V	-
Psittacidae	<i>Platycercus elegans</i>	Crimson Rosella				C, Re	2
Psittacidae	<i>Platycercus eximius</i>	Eastern Rosella				C, Re	2
Psittacidae	<i>Polytelis swainsonii</i>	Superb Parrot	V		V	U, Sv	1 (Likely)
Psittacidae	<i>Psephotus haematotus</i>	Red-rumped Parrot				C, Re	2
Psophodidae	<i>Cinlosoma punctatum</i>	Spotted Quail-thrush				U, Re	-

Family	Scientific Name	Common Name	Cwth EPBC Act		NSW BC Act Cons. status	Upper Lachlan Shire data	Other data
			Cons. Status	Migratory /Marine			
Ptilonorhynchidae	<i>Ptilonorhynchus violaceus</i>	Satin Bowerbird				U, Re	
Rallidae	<i>Fulica atra</i>	Eurasian Coot				C, Re	2
Rallidae	<i>Gallinula tenebrosa</i>	Dusky Moorhen				C, Re	2
Rallidae	<i>Lewinia pectoralis</i>	Lewin's Rail				R, V	
Rallidae	<i>Porphyrio porphyrio</i>	Purple Swamphen				C, Re	
Rallidae	<i>Porzana tabuensis</i>	Spotless Crake				R, V	
Rallidae	<i>Tribonyx ventralis</i>	Black-tailed Native-hen				R, V	
Recurvirostridae	<i>Himantopus himantopus</i>	Black-winged Stilt				R, V	
Rhipiduridae	<i>Rhipidura albiscapa</i>	Grey Fantail				C, Re	2
Rhipiduridae	<i>Rhipidura leucophrys</i>	Willie Wagtail				C, Re	2
Rhipiduridae	<i>Rhipidura rufifrons</i>	Rufous Fantail		MT, M		R, Sv	1 (Likely)
Rostratulidae	<i>Rostratula australis</i>	Australian Painted Snipe	E	M	E	-	1 (Likely)
Scolopacidae	<i>Actitis hypoleucos</i>	Common Sandpiper		MW, M		-	1 (May occur)
Scolopacidae	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper		MW, M		-	1 (May occur)
Scolopacidae	<i>Calidris ferruginea</i>	Curlew Sandpiper	CE	MW, M	E	-	1 (May occur)
Scolopacidae	<i>Calidris melanotos</i>	Pectoral Sandpiper		MW, M		-	1 (May occur)
Scolopacidae	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe		MW, M		U, Sv	1 (May occur)
Scolopacidae	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew	CE	MW, M		-	1 (May occur)
Strigidae	<i>Ninox connivens</i>	Barking Owl			V	R, Re	
Strigidae	<i>Ninox novaeseelandiae</i>	Southern Boobook				C, Re	2
Strigidae	<i>Ninox strenua</i>	Powerful Owl			V	R, Re	
Sturnidae	<i>Sturnus tristis</i>	Common Myna*				C, Re	2
Sturnidae	<i>Sturnus vulgaris</i>	Common Starling*				C, Re	2
Threskiornithidae	<i>Platalea flavipes</i>	Yellow-billed Spoonbill				R, V	2
Threskiornithidae	<i>Platalea regia</i>	Royal Spoonbill				U, V	
Threskiornithidae	<i>Plegadis falcinellus</i>	Glossy Ibis				R, V	
Threskiornithidae	<i>Threskiornis molucca</i>	Australian White Ibis				U, V	2
Threskiornithidae	<i>Threskiornis spinicollis</i>	Straw-necked Ibis				C, V	2
Timaliidae	<i>Zosterops lateralis</i>	Silvereye				C, Re	2
Turdidae	<i>Turdus merula</i>	Eurasian Blackbird, Common Blackbird*				C, Re	2
Turnicidae	<i>Turnix varius</i>	Painted Button-quail				R, Re	
Turnicidae	<i>Turnix velox</i>	Little Button-quail				R, V	
Tytonidae	<i>Tyto javanica</i>	Eastern Barn Owl				U, Re	



## Appendix B—Photographs of study area and wetlands (dams)

Photo 1: Smaller dam on western side of study area, showing only minor habitat value



Photo 2: Larger wetland/dam at eastern end of study area

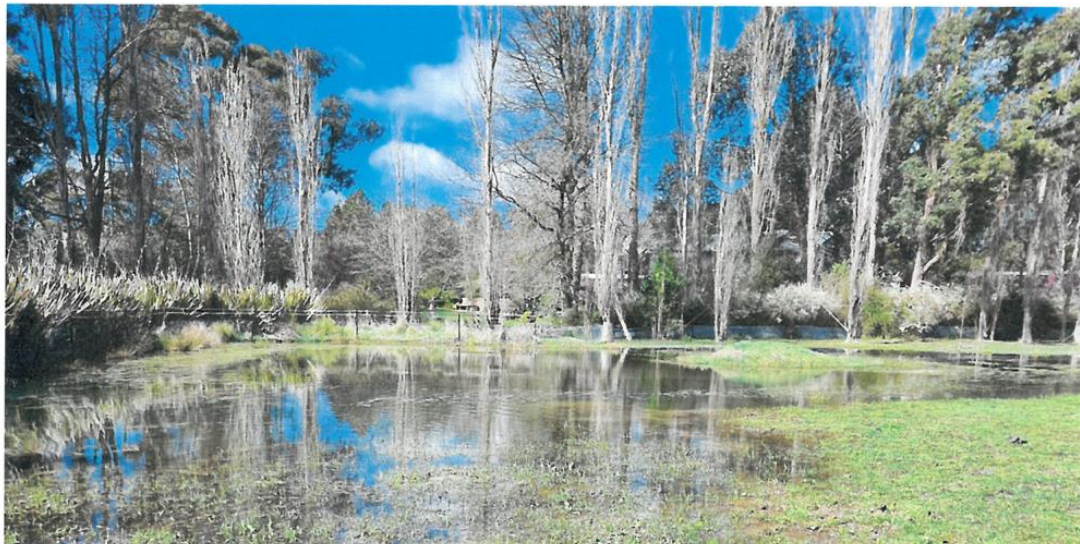




Photo 2: View east across eastern wetland

Photo 3: View of drainage channel beneath (downstream of) eastern wetland  
Photo shows native sedges, grasses and rushes and aquatic submerged vegetation.



Photo 5: View of drainage channel



Photo 6: Aquatic fringing and submerged vegetation





Photos 7 and 8: Pugging and compaction caused by horse grazing





EPA ACT 1979 – Section 4.15 Evaluation

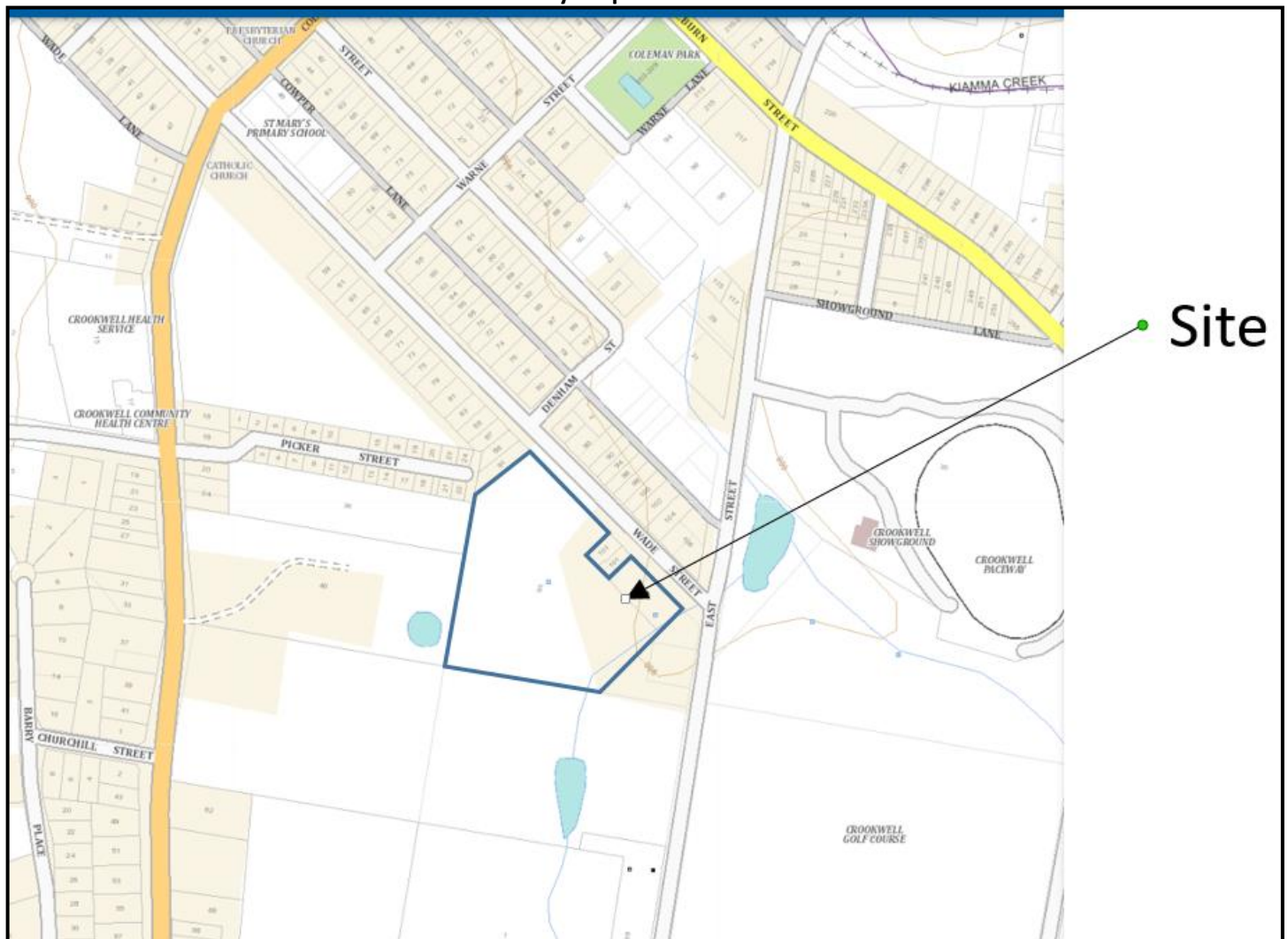
<b>DA:</b> 50/2020	<b>Proposal:</b> 22 Lot subdivision constructed in 4 Stages
<b>Lot/Sec/DP:</b> Lot: 1 DP: 526480, Lot: 5 DP: 540808	<b>Property:</b> 93 Wade Street CROOKWELL, 101 Wade Street CROOKWELL
<b>Site Inspection Date:</b> 15/6/2020	<b>Assessing Officer:</b> Ms Dianne James – Development Control Planner Maternity Relief

**Site and locality description:**

The site is in a residential area towards the south-eastern area of Crookwell and consists of Lot 1 DP 526480 and Lot 5 DP 540808. An existing dwelling and much of the existing trees and landscaping is located on the larger Lot 1. The access to the dwelling is currently via the smaller Lot 5.

Land to the north is characterised by residential development, much of the land to the east remains larger residential lots with the exception of Nura Village which is for Seniors Living. Land to the south is vacant and to the east is another large residential lot with the Crookwell Golf Course further east.

The land is flat and slopes to the north and east with the proposed new road intersecting Wade Street at a low point. The land is flood prone and contains two (2) existing dams and requires a Controlled Activity Approval for works to the waterfront land shown by a blue line in the following site map.

**Locality Map of CROOKWELL**

Locality Plan -Topographical Image of 93 and 101 Wade Street CROOKWELL



Locality Plan – Aerial Photograph of 93 and 101 Wade Street CROOKWELL

**Referral Required:**

Department/Issue	N/A	Date Sent	Date Received
<b>Internal</b>			
Infrastructure Department - Access & Stormwater		22/6/2020 & 3/11/2020	24/11/2020
Infrastructure Department - W&S		22/6/2020 & 3/11/2020	2/12/2020
H & B	N/A		
Heritage - Heritage Advisor	N/A		
<b>External</b>			
Water NSW	N/A		
TfNSW (Transport for NSW)	N/A		
RFS	N/A		
Department of Planning, Industry & Environment (NRAR)	Yes	15/6/2020	26/8/2020
NSW Health	N/A		
NSW Food Authority	N/A		
Crown Roads	N/A		
Other: Essential Energy		15/6/2020	30/6/2020

**Notification to Adjoining Property**

<input type="checkbox"/> <b>Notification</b>			Date: 19/6/2020	Expiry Date: 3/7/2020 and extended to 7/7/2020
Compliance with Community Participation Plan 2020 (adopted 20/02/2020)				
In accordance with page 11 & 12 - notification was required.				
Submissions:				
	Name	Address	Cumulative Concerns - Council Response	



1	John Roberts	Wade Street	<p><i>Road design, traffic and vehicle light spill</i> - acknowledge insufficient information to make a full and proper assessment and the matters of concern have not been satisfied and included in the reasons for refusal.</p> <p><i>Out of character</i> – The development satisfies the Minimum Lot Size requirement for subdivision. While a variety of housing styles is generally supported, the subdivision does not include the future residential development referenced on the plans. The <i>ULSC Local Strategic Planning Strategy</i> recognises some recent development is changing the character of the larger towns and that consideration of sensitive built form is necessary. Council's Strategic Planning Division will be working on a separate document that covers Future Character Statements in 2021.</p> <p><i>Environmental impact</i> – acknowledge insufficient information to make a full and proper assessment and the matters of concern have not been satisfied and included in the reasons for refusal.</p> <p><i>Flooding within the site, removal of the existing dam and stormwater storage, inadequate drainage to Wade Street with potential impacts off-site including flooding of their backyard</i> - acknowledge insufficient information to make a full and proper assessment and the matters of concern have not been satisfied and included in the reasons for refusal.</p> <p><i>Overdevelopment</i> – the Lot sizes comply with the Minimum Lot Size proposed for the subdivision.</p> <p><i>Future development and densities</i> – not considered as part of this development. Subject to assessment with future dwelling applications.</p> <p><i>Impact to birdlife</i> - concern has not been satisfied and included in the reasons for refusal.</p>
2	Michael Kearne	East Street	<p><i>Potential conflict of interest</i> – this matter is not applicable for a December determination. It is considered reasonable to consult with neighbours when designing a subdivision.</p> <p><i>Not appropriate for a low density zone</i> – the development complies with the Minimum Lot Size.</p> <p><i>Traffic generation to adjoining East Street and undersized road design</i> – insufficient conceptual plans provided to allow a full and proper assessment. The concern has not been satisfied and included in the reasons for refusal.</p> <p><i>Future number and type of dwellings</i> - this is not a planning matter for consideration with the subdivision. Subject to assessment with any future dwelling applications.</p> <p><i>Country of origin of future occupants</i> – this is not a planning matter for consideration.</p> <p><i>Change to floodplain and potential impact to adjoining land</i> – concern has not been satisfied and included in the reasons for refusal.</p> <p><i>Impact on fauna including frogs, lizards and snakes</i> - concern has not been satisfied and included in the reasons for refusal.</p>
3	Keith & Neil Leonard	Wade Street	<p><i>Noise pollution</i> – noise can be controlled by conditions of consent during construction. Noise from occupation is outside Council control for residential development.</p>
4	Karen & Nigel Harwood	Kialla Road	<p><i>The site is a low point in the catchment, impacts downstream and potential impact for storms with climate change</i> - concern has not been satisfied and included in the reasons for refusal.</p> <p><i>Infrastructure capacity</i> – conceptual designs and calculations have not been provided and the concern has not been satisfied and included in the reasons for refusal.</p>



5	Michael and Pauline Roddick	Wade Street	Refer above no additional concerns
6	Karen Schaefer	Redground Heights Road	Refer above no additional concerns
7	Margaret Carr	Reservoir Road	<i>Land suitability</i> - acknowledge insufficient information to make a full and proper assessment and the matters of concern have not been satisfied and included in the reasons for refusal.
8	Sallyann Allport	Wade Street	<i>Change of contact detail impacted submission response time</i> – change to contact address satisfied. <i>Unable to attend Council office</i> – details were available on Council’s web site in accordance with Council Policy and staff were available to discuss concerns by telephone. The submission was received within time frame and additional time was provided to receive submissions. No submissions were received outside the close of exhibition period. <i>Interested in view of the EPA and local catchment authorities</i> – the application was referred to the Natural Resources Access Regulator (NRAR) which assess impact within and close to water courses. No concern was raised. EPA is not an authority required to review the development. <i>Urge Council to listen to the concerns of the local community and their local knowledge of the area</i> - acknowledge insufficient information to make a full and proper assessment and matters of concern have not been satisfied and included in the reasons for refusal. Inspections undertaken during different periods including wet weather.
9	Committee of Nura Village Residents	Picker Street	<i>Pedestrian safety of children and elderly which use the area</i> - acknowledge insufficient information to make a full and proper assessment and matters of concern has not been satisfied and included in the reasons for refusal.
10	Colin & Margaret Allport	Wade Street	<i>Concerned with the impact to water mains pressure</i> - acknowledge insufficient information to make a full and proper assessment and matters of concern has not been satisfied and included in the reasons for refusal
11	Rowan Skelly & Russell Chapman	Not provided	<i>Wade Street area previously used for parking for the showground</i> – not a matter for planning consideration. <i>31 days not provided for consultation and objections</i> - The consultation period exceeded the minimum required 14 days of Council’s Community Participation plan for development applications. Submission received within time frame and additional time granted no late submissions received.
12	Victoria Mendl	Not provided	<i>Capacity of the local medical services</i> – services may be dependent on population and demand. Matter is outside Council’s service responsibility. <i>Lack of community notification</i> – Council complied with the advertising and notification requirements under the Community Participation Plan. Acknowledge not all the community was notified, however, the most impacted community was notified or would be made aware by travelling past two site notices placed on the land. The submissions have raised concerns which have been considered in the assessment and refusal is recommended.
13	Kristy & David Page	Wade Street	Refer above no additional concerns
14	Ann & Jeremy Goodman	Marsden Street	<i>Preliminary Council discussions concerning dwelling densities</i> – Council policies and State policies allow for a variety of densities on the land, however the densities and future buildings do not form part of the application and therefore are not a matter for consideration at this stage. Future dwellings will be assessed under future applications.

			<p><i>Privacy and overlooking</i> - future buildings do not form part of the application and therefore are not a matter for consideration at this stage. Future dwellings will be assessed under future applications.</p> <p>Potential for 292 daily vehicle trips - acknowledge insufficient information to make a full and proper assessment and the matter of concern has not been satisfied and included in the reasons for refusal.</p> <p><i>Impact of construction traffic</i> – acknowledge the concern, however, construction traffic can be managed by conditions of consent if the application was to be approved. NA as refusal is recommended.</p>
	Agency	Address	<i>Agency Requirement/Response</i> - Council Response
1	Essential Energy	Not applicable	<i>Provide comments and recommendations for conditions with any approval</i> – Not applicable as refusal is recommended.
2	NRAR	Not applicable	<p><i>Require a Controlled Activity Approval after consent is granted and before commencement of work</i> – Approval is not recommended and therefore conditions not applicable.</p> <p><i>Significant changes to plans may require review of the GTAs</i> - Approval is not recommended and therefore conditions not applicable.</p>
<p><i>S4.15(1)(d) Consideration of submissions has been made in accordance with the Act or the regulations.</i></p> <p>Council's Community Participation Plan required the proposal to be advertised by a site notice, on Council's website, the local newspaper and written notice to property owners. No local paper was running during the notification period therefore this requirement could not be satisfied. Nineteen (19) property owners were notified and fourteen (14) submissions were received. These have been considered above.</p> <p><b>Refusal is recommended as a result of issues raised in the submissions and the planning assessment.</b></p>			

**Desk Top Assessment**

<i>Provisions prescribed by EP&amp;A Regulations</i>	Clause 92 (AS2601) - Demolition of Structures	Not applicable – no consent sought for demolition
	Clause 93 Fire Safety Considerations (Change of use of an existing building):	Not applicable – no building change of use proposed. Subdivision only.
	Clause 94 Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building(s):	Not applicable – no building change of use proposed. Subdivision only.
<b><i>S4.15(1)(a) (i) any environmental planning instrument:</i></b>	<b>APPLICABLE SEPP</b>	<b>COMMENT/ISSUES</b>
	State Environmental Planning Policy (Affordable Rental Housing) 2009	Not applicable – subdivision only
	State Environmental Planning Policy (Concurrences and Consents) 2018	Not applicable to this development as concurrence is not required.
	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	Not applicable – subdivision only
	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:	Not applicable - LEP constraints including consent required for subdivision with Minimum Lot Size requirements. The SEPP exempt earthworks provisions concerning earthworks (cl 2.29-2.30) do not apply because Council's LEP earthworks
	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004:	Not applicable – subdivision only
	State Environmental Planning Policy (Infrastructure) 2007	Not applicable – subdivision only

	State Environmental Planning Policy (Koala Habitat Protection) 2019	In accordance with clause 9, the SEPP applies to ULSC applies where the area of the land is greater than 1ha (or land in the same ownership has an area greater than 1ha) in size and development is located on land that contains core koala habitat. Despite the land containing an area of more than 1 ha the SEPP is not triggered as the site does not contain core koala habitat. No native tree clearing is proposed. No further consideration required under the SEPP.
	State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Satisfied – Having considered the potential impact for landuse conflict between the proposed subdivision (and future dwellings) and the surrounding landuses and permissible uses, it is considered that there will be no additional impact and no additional measures required to minimise impact to surrounding agricultural landuses. The site is not in the vicinity of any existing mining, petroleum production or an extractive industry; the site is adjacent to NSW State mapped Strategic Agricultural Land which focus on the protection of high quality agricultural land.
	State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	Not applicable
	State Environmental Planning Policy (Primary Production and Rural Development) 2019:	The impact of the subdivision on the Flood Liable Land and downstream impact on agricultural land has not been identified. It is considered the development is likely to have a minor impact on the downstream agricultural users. Impact on downstream residential land is assessed separately in the report.
	State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017	The SEPP aims to protect the biodiversity value of vegetation in non-rural areas as well as the amenity of areas through the preservation of vegetation. The SEPP applies due to the zone of the land. The application states that the site is cleared of native vegetation. It is unclear from the subdivision plans the potential impact the new lot boundaries and future buildings will have on the existing vegetation as there is no overlay onto an aerial photograph or survey of existing vegetation. Having considered the plans, supporting information received with the application and the disturbed nature of the site during an inspection, it is considered the development does not trigger further biodiversity assessment. The impact of the subdivision on the existing vegetation is assessed later in the report.
	State Environmental Planning Policy No 21 — Caravan Parks	Not applicable
	State Environmental Planning Policy No 33 — Hazardous and Offensive Development	Not applicable

State Environmental Planning Policy No 36 —Manufactured Home Estates	Not applicable
State Environmental Planning Policy No 55 —Remediation of Land: Land Application	<p>An internal assessment of previous land uses indicated that the adjoining land had the potential for contamination as a result of a former above ground fuel storage tanks shown on Google Street View</p> <p>In accordance with the SEPP Council requested information to address the potential for contamination with the proposed landuse change. Information received in response acknowledged that neighbouring land has been used to park and fuel trucks over a number of years, with above ground fuel storage tanks and a bowser visible from Wade Street.</p> <p>The EPA Contaminated Lands Planning Guidelines requires a number of questions to be addressed including “Is the planning authority aware of information concerning contamination impacts on land immediately adjacent to the subject land which could affect the subject land?”</p> <p>Clause 7 of the SEPP requires consideration on the potential for contamination before determining a development application.</p> <p>The adjoining land use included parking and fuelling of trucks and although not a service station a use with the potential for contamination and offsite migration.</p> <p>Council made the applicant aware of the potential for contamination. Acknowledgement of the adjoining use was made but no further investigation or comment on duration of use, investigation of spills or discussion with previous employees or owners was made with the application.</p> <p>The potential for contamination has not been adequately addressed to allow a full and proper assessment.</p> <p><u>Not satisfied.</u></p>
State Environmental Planning Policy No 64 —Advertising and Signage	Not applicable
State Environmental Planning Policy No 65 —Design Quality of Residential Apartment Development	Not applicable

**REP's Applicable:**

[South East and Tablelands Regional Plan 2036](#) – Upper Lachlan

**Priorities**

- Protect and enhance the area's high environmental value lands, waterways and water catchments.
- Protect important agricultural lands as resources for food security.
- Protect the area's valued heritage assets.

**Economy and employment**

- Capitalise on the area's proximity to Canberra and Sydney to attract industry and investment, including using advances in technology to create smart work opportunities.
- Promote the area as a destination and attract visitors from Canberra and Sydney.
- Leverage the area's existing expertise in renewable energy to foster innovative economic development opportunities.

- Diversify the agriculture industry, including opportunities for value-added activities and access to national and international markets.

**Housing**

- Support the rural lifestyle and the unique cultural and historic heritage of the area's villages.
- Support a variety of housing options and land developments to cater for an ageing population.

**COMMENTS:**

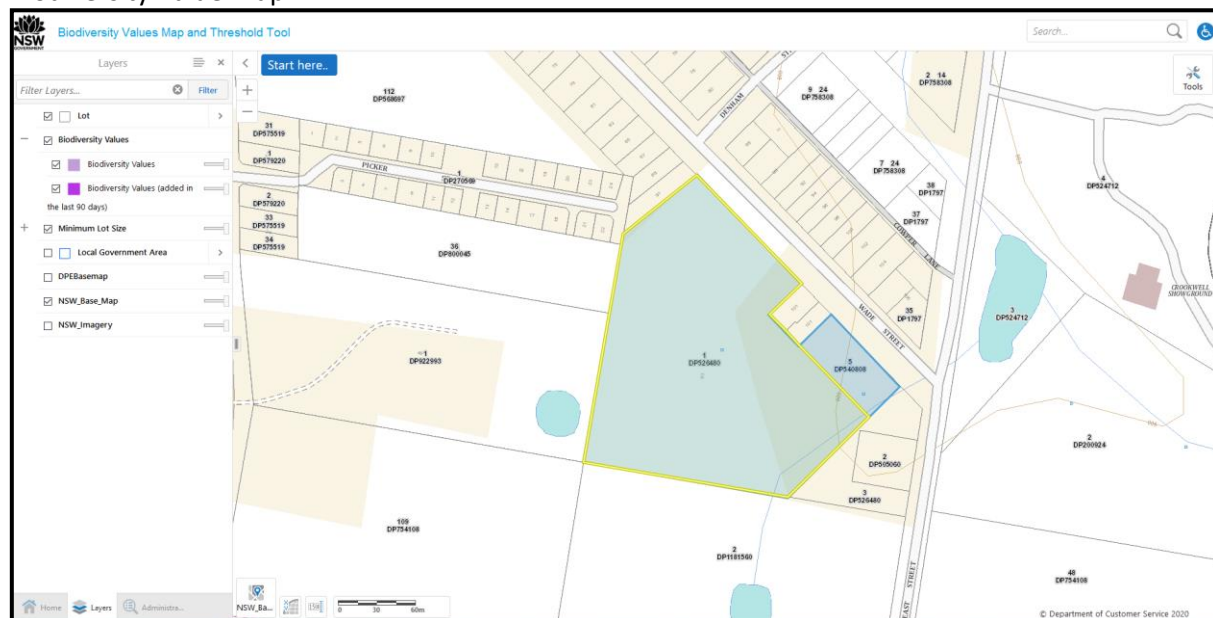
The development does not adequately address the priority concerning protect and enhancing the areas waterways and water catchments with emphasis made by the underline. The development has the potential to be consistent with the environmental and housing strategies with more detailed reports including flood assessment and control measures, stormwater control and protection measures and provision of essential services.

The application does not currently adequately address the priorities and can therefore not be identified as consistent with the priorities for protecting environmental values including waterways and water catchments as well as housing.

Not satisfied.

**Biodiversity Conservation Act 2016**

The proposed construction area on the subject land is not identified as "sensitive land" on the Biodiversity Value Map.



Threshold:

<https://www.environment.nsw.gov.au/biodiversity/entryrequirements.htm>

**Area clearing threshold**

The area threshold varies depending on the minimum lot size (shown in the Lot Size Maps made under the relevant Local Environmental Plan (LEP)), or actual lot size (where there is no minimum lot size provided for the relevant land under the LEP).

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more

The area threshold applies to all proposed native vegetation clearing associated with a proposal, regardless of whether this clearing is across multiple lots. In the case of a subdivision, the proposed



*clearing must include all future clearing likely to be required for the intended use of the land after it is subdivided.*

**OUTCOME :**

The proposed development will not exceed the 0.25ha threshold for clearing of native vegetation, no clearing is proposed within a Biodiversity Values mapped area, and therefore the Biodiversity Offsets Scheme does not apply.

An assessment of birdlife was undertaken for the site following consideration of submissions. The Executive Summary states *"Provided the area of wetland is protected and separate from the proposed development, and proper site management is undertaken (during construction phase and into the long-term), the proposed development does not raise any other issues of significance under key biodiversity legislation and policy."*

The assessment identified 22 threatened bird species known to occur in the Upper Lachlan Shire Council (ULSC) area with 4 recorded within a 10km radius of the site and another 7 with the potential to occur within 2kms of the site. No threatened birds were found during the 3 field surveys between August and September.

Section 4 of the *Assessment of Birdlife* makes 5 recommendations.

The recommendation concerning stormwater states "Manage run-off from development site to reduce impacts from changed water quality and prevent impacts to nearby areas of conservation value (wetland)."

There is no information within the application which provides evidence that this recommendation has been satisfied.

The application potentially conflicts with this recommendation as the consultant has stated that "Stormwater will be directed to the stormwater reserve located on the eastern boundary via the road carriageway and stormwater culverts."

There are no stormwater control or protection measures included with the plan of subdivision to show how the drainageline will be protected to control water quality and no erosion and sediment control measures identified.

Given that the drainageline is a waterfront land this is a critical matter which needs to be satisfied prior to determination.

Based on the information available a full and proper assessment cannot be made and there is no evidence that the subdivision will protect and enhance the drainageline and wetland and therefore the potential habitat for threatened birdlife likely or known to inhabit the area.

In accordance with s7.3 the development has not satisfactorily addressed the test of significance that the development will be unlikely to significantly affect threatened species or ecological communities or their habitats. There is insufficient information as to whether the development has adequately avoided, minimised or mitigated potential impact on the biodiversity of the area.

Not satisfied.

**LEPs - Upper Lachlan Local Environmental Plan 2010:**

The application has been considered with regard to the relevant provisions of the ULLEP 2010 including:

Clause [1.2 Aims of Plan](#)

*The particular aims of this Plan are as follows—*

- (a) to provide planning controls for Upper Lachlan and to update and consolidate into one instrument the various planning controls that currently apply to Upper Lachlan,*
- (b) to encourage the sustainable management, development and conservation of natural resources,*
- (c) to promote the use of rural resources for agriculture and primary production including fishing, forestry, mining and related processing, service and value adding industries,*

The development would satisfy objective (e) of the plan, however the development does not satisfy or is contrary to objective (b) (d) (f) (g) & (h) because the protection to the drainageline, risk of flooding, potential for contamination and potential downstream impacts have not been addressed.

Not satisfied.

<p>(d) to protect and conserve the environmental and cultural heritage of Upper Lachlan,</p> <p>(e) to encourage new residents to Upper Lachlan by providing a range of housing opportunities in the main towns and villages,</p> <p>(f) to allow development only if it occurs in a manner that minimises risks due to environmental hazards, and minimises risks to important elements of the physical environment, including water quality,</p> <p>(g) to promote and coordinate the orderly and economic use and development of land in Upper Lachlan,</p> <p>(h) to protect and enhance watercourses, riparian habitats, wetlands and water quality within Upper Lachlan's drinking water catchments so as to enable the achievement of the water quality objectives.</p>	
<p>Clause <a href="#">2.3 Zone objectives and Land Use Table</a></p> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To facilitate the orderly and economic development of land for residential purposes and associated urban activities.</li> <li>To facilitate and promote the effective provision of affordable and suitable housing for varying household needs and community preferences.</li> <li>To protect creeks and waterways associated with the immediate and surrounding area.</li> </ul>	<p>The proposal is permissible with Council's consent. While the development is compatible with the intended use of the land (i.e. a mix of housing opportunities), the development is not compatible with the environmental constraints of the site as the development does not provide evidence as to how the development will protect the creeks and waterways associated with the immediate and surrounding area of the development. The application does not satisfy the orderly and economic development of the land as the potential for contamination and provision of essential services has not been identified. Refer to the assessment further in the report.</p>
Clause <a href="#">2.4 Unzoned land</a>	Not applicable.
Clause <a href="#">2.5 Additional permitted uses for particular land</a>	Not applicable.
Clause <a href="#">2.6 Subdivision—consent requirements</a>	Not applicable.
Clause <a href="#">2.7 Demolition requires development consent</a>	The development does not request any demolition. Not applicable.
Clause <a href="#">2.8 Temporary use of land</a>	Not applicable.
Clause <a href="#">3.1 Exempt development</a>	Not applicable.
Clause <a href="#">3.2 Complying development</a>	Not applicable.
Clause <a href="#">4.1 Minimum subdivision lot size</a>	The proposed lot sizes meet the Minimum Lot Size of 800m <sup>2</sup> . The proposed lots range from 800m <sup>2</sup> to 4300m <sup>2</sup> in size. Satisfied.
Clause <a href="#">4.1AA Minimum subdivision lot size for community title schemes</a>	Not applicable.
Clause <a href="#">4.2 Rural subdivision</a>	Not applicable – urban subdivision.
Clause <a href="#">4.2A Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones</a>	Not applicable.
Clause <a href="#">4.3 Height of buildings</a>	Not Adopted.
Clause <a href="#">4.4 Floor space ratio</a>	Not Adopted
Clause <a href="#">4.5 Calculation of floor space ratio and site area</a>	Not Adopted
Clause <a href="#">4.6 Exceptions to development standards</a>	Not applicable.
Clause <a href="#">5.3 Development near zone boundaries</a>	Not adopted

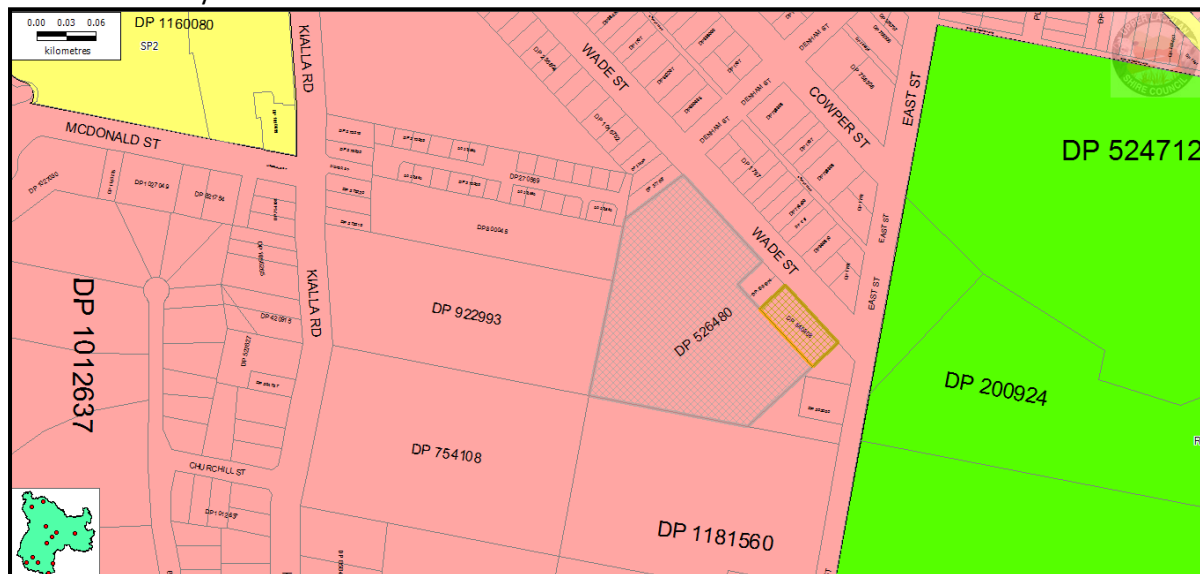
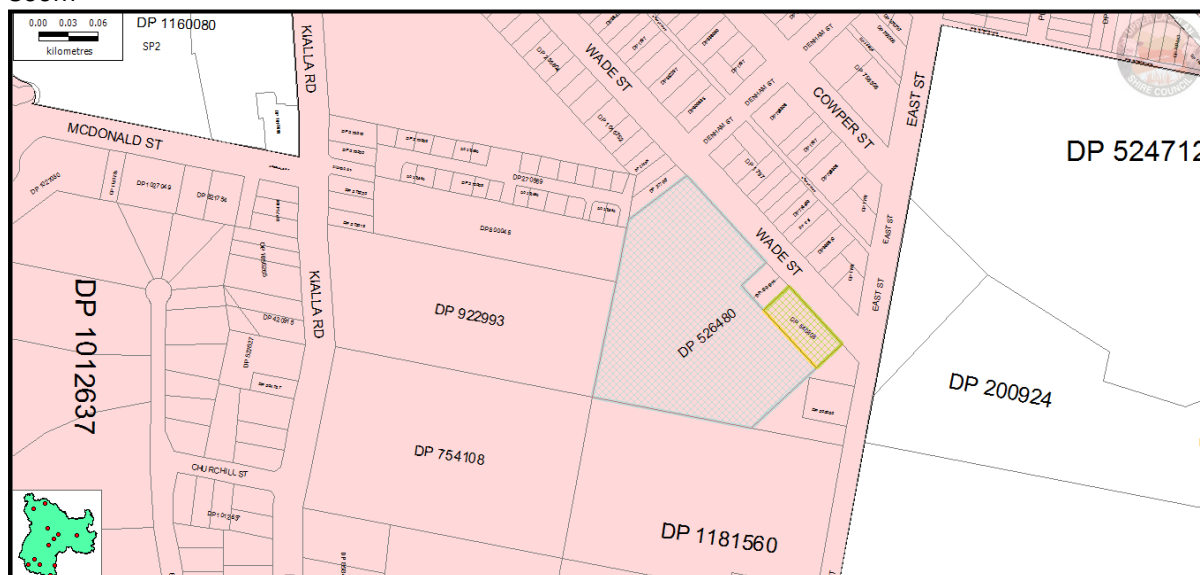


Clause <a href="#">5.4 Controls relating to miscellaneous permissible uses</a>	Not applicable.
Clause <a href="#">5.8 Conversion of fire alarms</a>	Not applicable.
Clause <a href="#">5.10 Heritage conservation</a>	The land is not listed as a Heritage Item or Heritage Conservation Area. A number of Heritage Items are within the locality including St Mary's Catholic Church and St Mary' School north-west of the site in Wade Street and the Crookwell District Hospital are all listed in Schedule 1 as Local Heritage Items. The subdivision is not expected to have any adverse impact on the setting or views of any of the heritage items as the buildings are sufficiently distant from the subdivision. With regard to the potential for Aboriginal heritage an AHIMS search was undertaken and no items identified within 1000m
Clause <a href="#">5.11 Bush fire hazard reduction</a>	Not applicable.
Clause <a href="#">5.12 Infrastructure development and use of existing buildings of the Crown</a>	Not applicable.
Clause <a href="#">5.13 Eco-tourist facilities</a>	Not applicable.
Clause <a href="#">5.14 Siding Spring Observatory—maintaining dark sky</a>	Not adopted.
Clause <a href="#">5.15 Defence communications facility</a>	Not adopted.
Clause <a href="#">5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones</a>	Not applicable.
Clause <a href="#">5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</a>	Not applicable.
Clause <a href="#">5.18 Intensive livestock agriculture</a>	Not applicable.
Clause <a href="#">5.19 Pond-based, tank-based and oyster aquaculture</a>	Not applicable.
Clause <a href="#">6.1 Flood planning</a> <i>(1) The objectives of this clause are as follows—</i> <i>(a) to minimise the flood risk to life and property associated with the use of land,</i> <i>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</i> <i>(c) to avoid significant adverse impacts on flood behaviour and the environment.</i> <i>3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</i> <i>(a) is compatible with the flood hazard of the land, and</i> <i>(b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</i> <i>(c) incorporates appropriate measures to manage risk to life from flood, and</i> <i>(d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of</i>	This applies by virtue of clause 2(b) "other land at or below the flood planning level." Council has adopted the <i>The Villages of Crookwell, Gunning, Collector and Taralga Floodplain Risk Management Study and Draft Plan</i> (2017). The land is identified as being partly located within the Flood Planning Area/s. Despite the application recognising the land being flood prone, the application does not adequately demonstrate clause 6.1 and in particular subclause (3) b)-(e) as underlined in the adjacent column. The consent authority is not satisfied that clause 6.1 has been addressed to allow a full and proper assessment. Furthermore, the land is upstream to a number of residential and commercial/industrial properties. The Council is concerned what impact of the development will have on the catchment and has the potential to exacerbate or accelerate flows into the catchment. The developer has not modelled the impacts of the hard stand or sealed areas or what changes to the levels of the land will have on the catchment or designed any system to ameliorate the impacts.

<p><u>riparian vegetation or a reduction in the stability of river banks or watercourses, and</u></p> <p>(e) <u>is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</u></p>	<p><u>Not satisfied.</u></p>
<p>Clause <a href="#">6.2 Biodiversity</a></p> <p>(3) <i>Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on—</i></p> <p>(a) <i>a native ecological community, and</i></p> <p>(b) <i>the habitat of any threatened species, populations or ecological community, and</i></p> <p>(c) <i>a regionally significant species of fauna and flora or habitat, and</i></p> <p>(d) <i>a habitat element providing connectivity.</i></p> <p>(4) <i>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</i></p> <p>(a) <i>the development is designed, sited and will be managed to avoid any adverse environmental impact, or</i></p> <p>(b) <i>if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or</i></p> <p>(c) <i>if that impact cannot be minimised—the development will be managed to mitigate that impact.</i></p>	<p>The Biodiversity Conservation Act overrides Council's LEP. Refer to assessment under BCA earlier in the report for matters for consideration.</p>
<p>Clause <a href="#">6.3 Land</a></p> <p>(3) <i>Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development in relation to—</i></p> <p>(a) <i>the geotechnical stability of the site, and</i></p> <p>(b) <u><i>the probability of increased erosion or other land degradation processes.</i></u></p> <p>(4) <i>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</i></p> <p>(a) <u><i>the development is designed, sited and will be managed to avoid any adverse environmental impact, or</i></u></p> <p>(b) <u><i>if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or</i></u></p> <p>(c) <u><i>if that impact cannot be minimised—the development will be managed to mitigate that impact.</i></u></p>	<p>Having regard to the matters for consideration there is no information within the application which details how erosion and sedimentation will be designed to either avoid, minimise or manage any adverse impact. It is not unreasonable for an application of this scale and location to prepare concept plans and details showing how the matter is proposed to be addressed. Schedule 1 to the Environmental Planning and Assessment Regulation lists mandatory requirements for plans submitted with the application and these have not been fully satisfied.</p> <p><u>Not satisfied.</u></p>
<p>Clause <a href="#">6.4 Water</a></p> <p>(3) <i>Before determining a development application for land to which this clause applies, the consent authority</i></p>	<p>Having regard to the matters for consideration there is no information within the application which details how any adverse impact on the water, including water quality, flows and drainage lines of the site area and</p>

<p><i>must consider any adverse impact from the proposed development on—</i></p> <ul style="list-style-type: none"> <li><i>(a) the water quality of receiving waters, and</i></li> <li><i>(b) the natural flow regime, and</i></li> <li><i>(c) the natural flow paths of waterways, and</i></li> <li><i>(d) the stability of the bed, shore and banks of waterways, and</i></li> <li><i>(e) the flows, capacity and quality of groundwater systems.</i></li> </ul> <p><i>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</i></p> <ul style="list-style-type: none"> <li><i>(a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or</i></li> <li><i>(b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or</i></li> <li><i>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</i></li> </ul>	<p>stability of banks of the waterway will be designed to either avoid, minimise or manage any adverse impact. It is not unreasonable for an application of this scale and location to prepare concept plans and details showing how the matter is proposed to be addressed.</p> <p><u>Not satisfied.</u></p>
<p>Clause <a href="#">6.5 Earthworks</a></p> <p><i>(1) The objectives of this clause are as follows—</i></p> <ul style="list-style-type: none"> <li><i>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</i></li> <li><i>(b) to allow earthworks of a minor nature without separate development consent.</i></li> </ul> <p><i>(2) Development consent is required for earthworks unless—</i></p> <ul style="list-style-type: none"> <li><i>(a) the work does not alter the ground level (existing) by more than 600 millimetres, or</i></li> <li><i>(b) the work is exempt development under this Plan or another applicable environmental planning instrument, or</i></li> <li><i>(c) the work is ancillary to other development for which development consent has been given.</i></li> </ul> <p><i>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</i></p> <ul style="list-style-type: none"> <li><i>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i></li> <li><i>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</i></li> <li><i>(c) the quality of the fill or the soil to be excavated, or both,</i></li> <li><i>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</i></li> <li><i>(e) the source of any fill material and the destination of any excavated material,</i></li> </ul>	<p>It is unclear as to the extent of works to alter the existing ground level (.i.e. &gt;600mm). The filling of the western dam is likely to require earthworks approval and insufficient information has been provided with the application to allow a full and proper assessment. There is no information concerning run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the land surrounding the development. There is no assessment of the impact the change of level of land will have on the flood plain catchment.</p> <p><u>Not satisfied.</u></p>

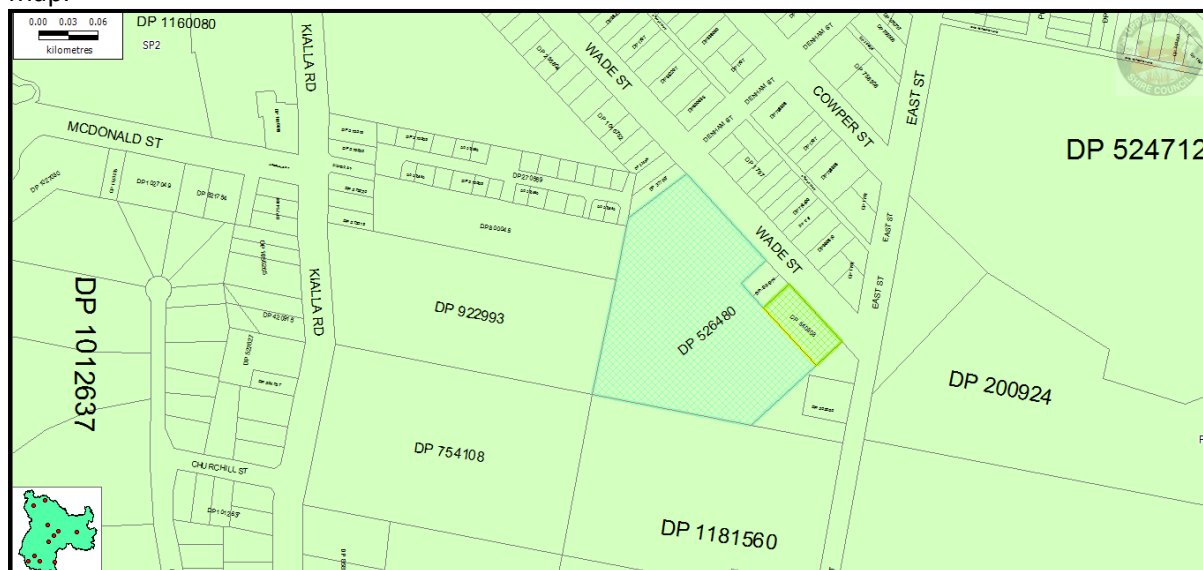
(f) the likelihood of disturbing relics, (g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	
Clause <a href="#">6.6 Erection of dwelling houses on land in certain rural and environmental protection zones</a>	Not applicable.
Clause <a href="#">6.7 Dual occupancy development</a>	Not applicable – The development is for subdivision only. The Semi-detached dwellings on Lot 17 does not form part of the application and is shown as a potential future use. The assessment of future dwellings will be considered with an application for the erection of the buildings.
Clause <a href="#">6.8 Multi dwelling housing developments</a>	Not applicable – The development is for subdivision only. The reference on Lots 12, 15 and 11 for terrace dwellings or medium density units does not form part of the application and is shown as a potential future use. The assessment of future dwellings will be considered with an application for the erection of the buildings.
Clause <a href="#">6.9 Essential services</a> <i>Development consent must not be granted to development unless the consent authority is satisfied that those of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—</i> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access.	The development has not addressed that the essential services are available or that adequate arrangements have been made to make them available when required. Confirmation on the conceptual location design is required prior to any approval being granted and application of conditions of consent. Council's Engineering Services have advised that there is insufficient information or details to assess how the essential services of water, sewer stormwater and roads as a result of the subdivision will be serviced redirected, treated and managed. Suitably prepared conceptual water, sewer, road and stormwater management plans are required prior to any approval being granted. Electricity is shown within the subdivision and recommendations for conditions have been provided by Essential Energy. <u>Not fully satisfied.</u>
Clause <a href="#">6.10 Erection of dwelling houses on land in certain rural and residential zones</a>	The response received to the submissions confirmed that "this development is for the subdivision of land only." The dwelling types mentioned are potential future land uses and subject to separate approval. Not applicable.
Clause <a href="#">6.11 Development in proximity of waste disposal facilities and sewerage treatment works</a>	Not applicable.
Clause <a href="#">6.12 Airspace operations</a>	Not applicable.
Clause <a href="#">6.13 Development in areas subject to airport noise</a>	Not applicable.
<a href="#">Schedule 1 Additional permitted uses</a>	Not applicable.
<a href="#">Schedule 2 Exempt development</a>	Not applicable.
<a href="#">Schedule 3 Complying development</a>	Not applicable.
<a href="#">Schedule 4 Classification and reclassification of public land</a>	Not applicable.
<a href="#">Schedule 5 Environmental heritage</a>	Not applicable.
<a href="#">Schedule 6 Pond-based and tank-based aquaculture</a>	Not applicable.

**Upper Lachlan Local Environmental Plan 2010:****ZONE:****R2 – Low Density Residential****MINIMUM LOT  
SIZE****800m<sup>2</sup>****6.2  
BIODIVERSITY**

See the Biodiversity assessment above.



The subject land is identified as “sensitive land” on the Natural Resource Sensitivity – Biodiversity Map.

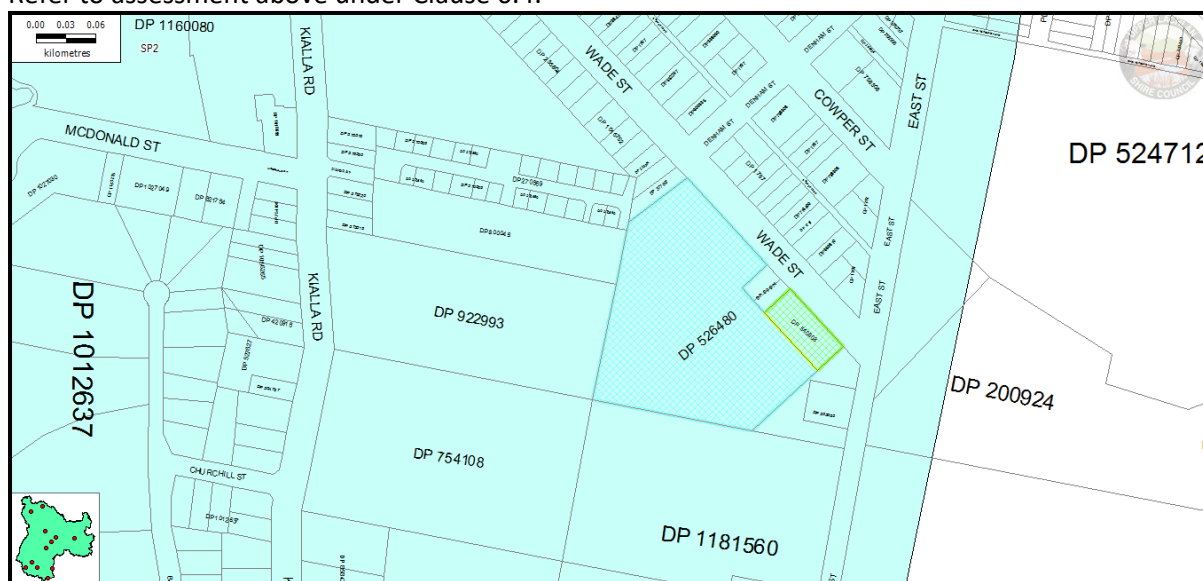


## 6.3 LAND

The subject land is not identified as “sensitive land” on the Natural Resource Sensitivity – Land Map. Refer to assessment above under clause 6.3

## 6.4 WATER

The subject land is identified as “sensitive land” on the Natural Resource Sensitivity – Water Map. Refer to assessment above under Clause 6.4.

CROWN ROAD /  
CROWN LAND

The proposed development does not adjoin Crown land or a crown road, or rely upon a Crown Road for Access.

**S4.15 (1)(a)(ii) - Any proposed environmental planning instrument that has been subject to public consultation – (draft SEPPs/REPs/LEPs):**

**DRAFT Remediation of Land SEPP** - was advertised in 2018. The Draft SEPP will retain elements of the existing SEPP 55 and add new provisions to establish a modern approach to the management of contaminated land. The draft maintains the requirements to consider whether a site is likely to be contaminated and permit Council to require additional information to satisfy whether the land is contaminated. The draft SEPP new provisions requires all remediation work to be carried out without consent to be reviewed and certified by a certified contaminated land consultant; categorise remediation work and require environmental management plans for post remediation works and sites.



A revised Planning Guide will provide guidance on how to address potential contamination from land near the development site which has not been fully investigated and discretion of Council requiring a preliminary investigation into whether the land is potentially contaminated.

The Draft SEPP does not relieve the applicant's requirement to address the potential for contamination given the evidence of the past landuses relating to fuel use and storage.

**Not satisfied.**

**Draft NSW Flood Prone Land Policy** – was advertised in June 2020. Having considered the Planning Circular and draft LEP clauses as matters for consideration, it is acknowledged that there is now a greater recognition of severe to extreme flood events and with communities being more resilient to flooding.

The aim of the draft policy is protect the safety of people, property and infrastructure and emergency services through the management of cumulative impacts of development while recognising floodplains are a valuable resource and should not be sterilised.

There is insufficient information to consider the potential cumulative impact the development has on the floodplain and overland flow and therefore in the absence of the necessary information approval cannot be granted and refusal is recommended.

**Not satisfied.**

***S4.15(1)(a)(iia) - Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4:***

A Voluntary Planning Agreement has not been offered.

A Voluntary Planning Agreement is required where land is proposed to be dedicated to Council for public purposes. There are maintenance and management issues and potential cost to the community which have not been addressed in the application.

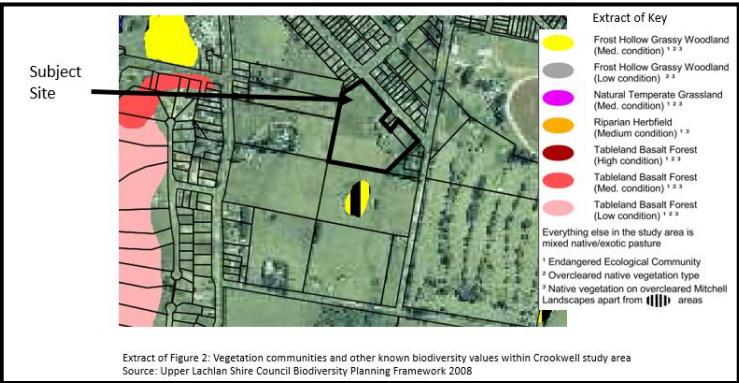
**Not satisfied.**

***S4.15(1)(a)(iii)- Any Development Control Plan (DCP) - Upper Lachlan Development Control Plan 2010:***

The application has been considered with regard to the following relevant provisions of the DCP including:

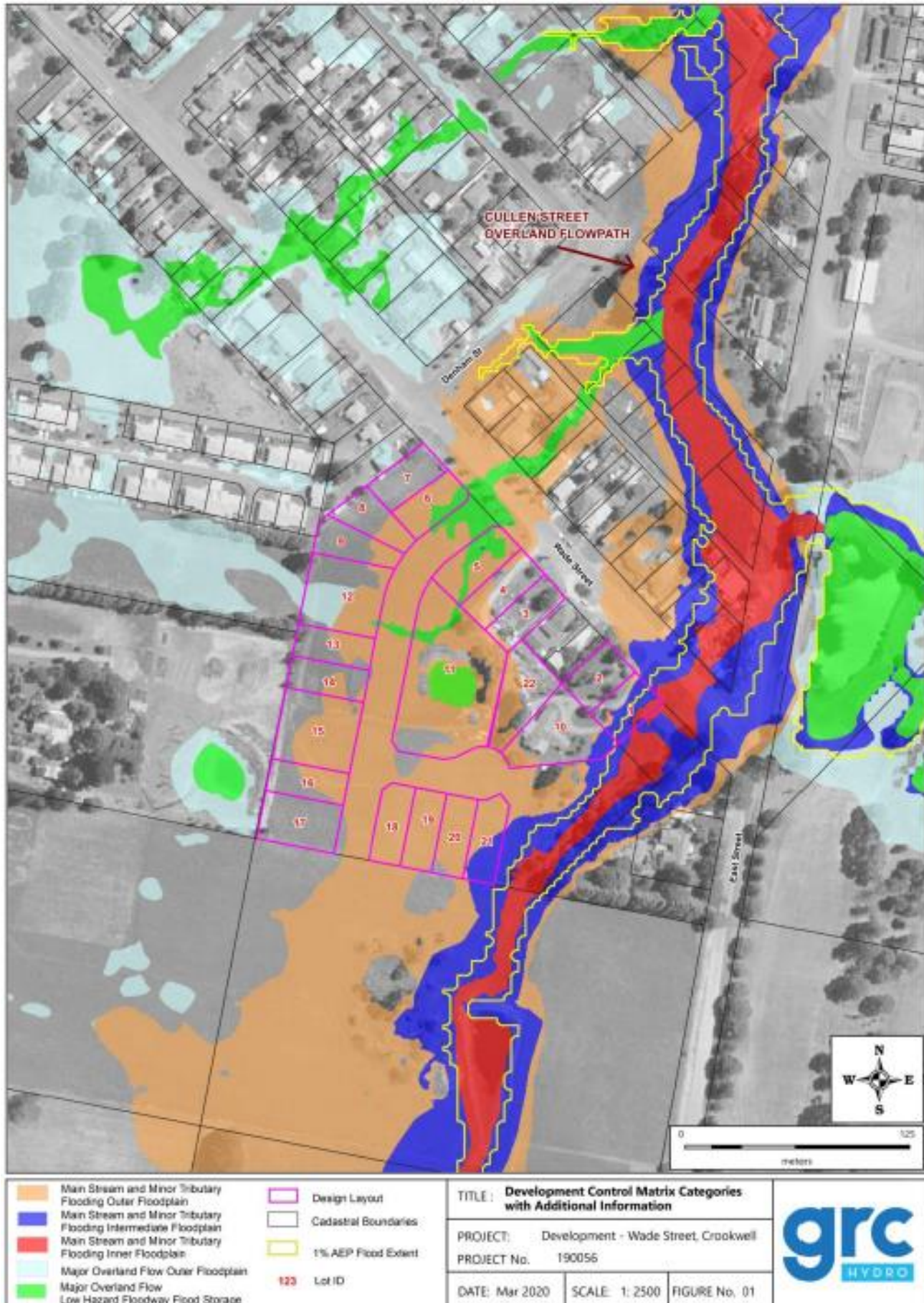
<b>1.7 Variation</b>	No variation has been sought despite the application not complying with requirements of the DCP including Flooding, Stormwater and Essential Services.
<b>2. Plan Objectives</b>	
<b>2.1 Village/Residential Development Objectives</b> → <i>To ensure that new and alterations to existing residential development do not significantly detract from the amenity, privacy and views of other dwellings and public view corridors.</i> → <i>To manage the potential for land use conflict between residential and agricultural uses. New and or sensitive land uses should be located an acceptable distance from hazardous or offensive agricultural operations, unless an appropriate buffer has been established.</i> → <i>To ensure that the scale of residential development is appropriate for lot sizes and in relation to other dwellings in the vicinity. → To maximise the energy efficiency of dwellings.</i> → <i>To improve stormwater management.</i>	The development is generally consistent with the Village/Residential development objectives with the exception of the final objective "To improve stormwater management."
<b>2.2 Rural Development Objectives</b>	Not applicable.
<b>4. General Development Controls</b>	
<b>4.1 Matters for consideration</b>	

4.1.1 <i>Matters for consideration (General)</i>	Not applicable.
4.1.2 <i>Matters for consideration (Subdivision)</i>	The application has prepared subdivision plans and details the intended use of the allotments for residential purposes, with the exception of Lot 10 created for a future reserve stormwater drainage purpose.
4.2 <i>Environment</i>	
4.2.1 <i>Tree and vegetation preservation</i>	The submitted subdivision plans do not show the location of existing trees/significant vegetation, the location in relation to the proposed lot boundaries and any trees required to be removed. <u>Not satisfied.</u>
4.2.2 <i>Waterways, water bodies and wetlands</i>	The application does not meet the following controls: <ul style="list-style-type: none"> <li>- There should be no changes to the hydraulic regime (diversions or changes to the channel) of a wetland or waterway.</li> <li>- Changes to the hydraulic regime are only supported where appropriate for the natural enhancement of the wetland or waterway (i.e. improving environmental values).</li> <li>- The ecological integrity of wetlands and waterways must be maintained.</li> <li>- Development must not significantly impact on flora, fauna, habitat or other ecological values associated with the wetland or waterway.</li> <li>- All stormwater being discharged into a wetland or waterway must be appropriately treated prior to discharge to ensure no significant impact on the receiving waters.</li> </ul> <u>Not satisfied.</u>
4.2.3 <i>Riparian corridors</i>	The DCP requires a riparian buffer of at least 50m provided around the perimeter of any significant wetland and no buildings, structures or infrastructure within the buffer. Lot 10 containing the existing wetland only has a street road frontage of 45m. The Lot area is not identified on the plans but estimated to be approximately 5,810m <sup>2</sup> . The SEE identifies that "Stormwater management including on-site detention is required as part of the development as per DCP." No additional detention is proposed within the plans, rather a reduction is proposed as a result of filling the dam on Lot 11 and finished floor levels of relevant lots for dwellings to be either 300mm or 500mm above the 100 year flood ARI.
4.2.4 <i>Groundwater</i>	No reference is made in the Statement of Environmental Effects (SEE). Submissions and discussions raised with the local community raised concerns with a potential high water table during extended periods of rain. The applicant's response is to ensure finished floor levels of future dwellings comply with Council's Floodplain Strategy and Plan.

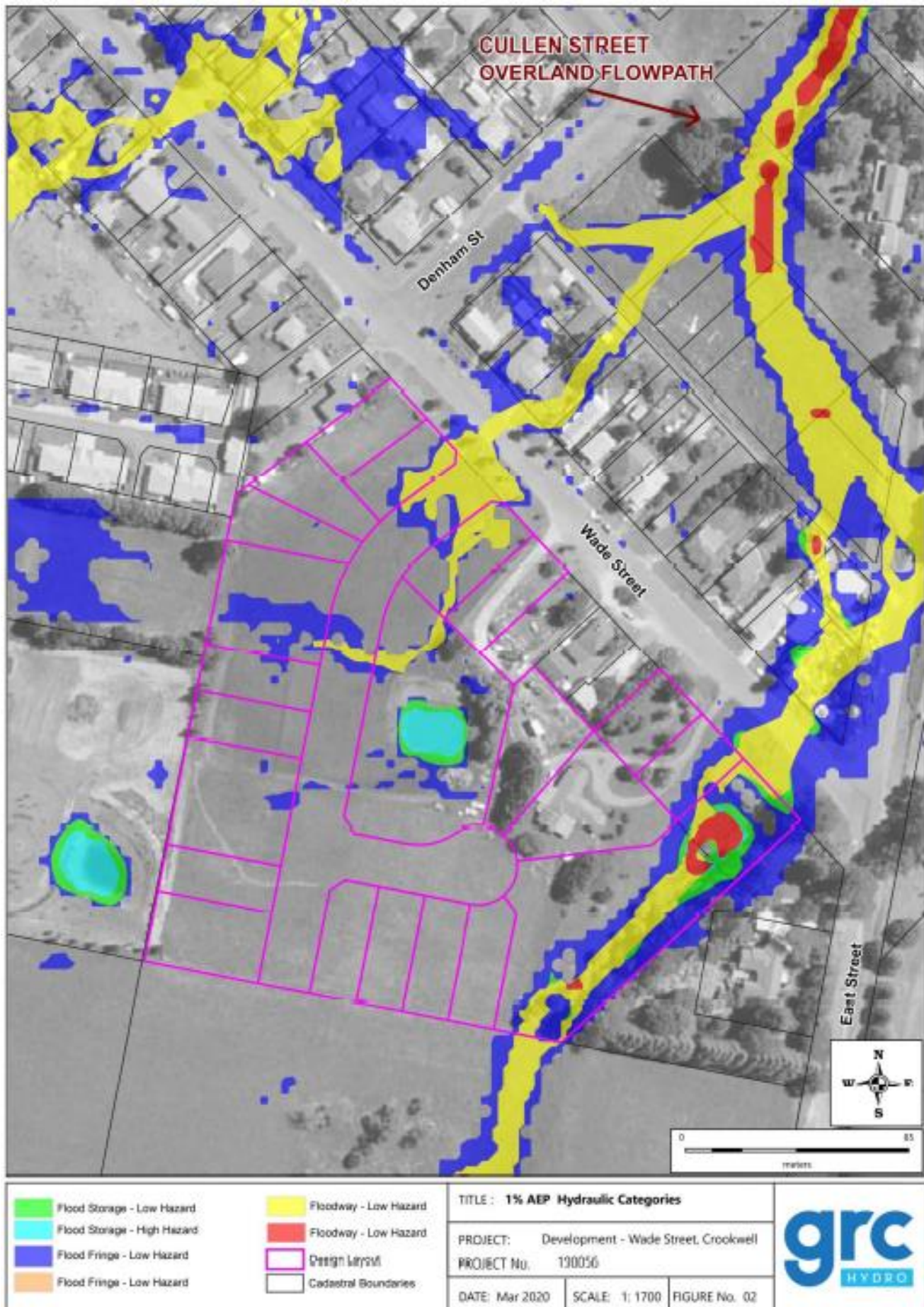
	<u>Not satisfied.</u>
<b>4.2.5 Well Head Protection Plans</b>	<u>Not applicable.</u>
<b>4.2.6 Biodiversity management</b>  <p>Extract of Figure 2: Vegetation communities and other known biodiversity values within Crookwell study area Source: Upper Lachlan Shire Council Biodiversity Planning Framework 2008</p>	<p>The Assessment of Birdlife makes recommendations to mitigate impacts and enhance ecological values to ensure the development does not impact the habitat of potential threatened species. Given the importance of the recommendations to ensure there is no significant impact, the development impacts have not been identified to enable a full and proper assessment. Council's Biodiversity Planning Framework (2008) identified land within Crookwell as potentially having medium conservation value. Figure 2 of the Biodiversity Planning Framework identifies the land immediately to the south as potentially containing a small pocket of an Endangered Ecological Community consisting of Frost Hollow Grassy Woodland. An extract is provided below.</p> <p><u>Not satisfied. – conceptual plans and earthworks plans were not provided for consideration with the application.</u></p>
<b>4.2.7 Bushfire risk management</b>	<u>Not applicable.</u>
<b>4.3 Design</b>	
<b>4.3.1 Solar access</b>	The subdivision allows sufficient area and lots size to achieve solar access under future dwelling applications.
<b>4.3.2 Landscaping</b>	Landscaping is recognised as required as part of the application but no plans have been prepared to support the application. There are no details of existing trees to be retained or removed.
<b>4.3.3 Disability standards for access</b>	<u>Not applicable.</u>
<b>4.3.4 Crime Prevention Through Environmental Design</b>	Considered generally to be satisfied, with the exception of stormwater control structures with the provision of concept plans. No concept plans were provide therefore full assessment is not possible. Not fully achieved.
<b>4.4 Heritage</b>	
<b>4.4.1 European (non-Indigenous) heritage conservation</b>	The land is sufficiently distant from locally listed heritage items to ensure no significant impact is expected and no Heritage Impact Study is required. Consequently an archaeological investigation is not considered necessary.
<b>4.4.2 Indigenous heritage and archaeology</b>	<p>The application does not address the potential for indigenous archaeology in accordance with the DCP and the NSW Due Diligence Code of Practice which determines the reasonable and practical steps to determine whether an activity has the potential to harm Aboriginal objects.</p> <p>Having considered the DCP and Code of Practice, no items were found within a 1km buffer under the AHIMS search nor mapped as a potential place of Aboriginal significance.</p> <p>Whilst the matrix recommends further investigation, the level of detail is also dependent on type of development and location/landscape.</p>

	Due to the level of disturbance of the land a Risk Assessment may be considered appropriate and reasonable in the current circumstance. No risk assessment was prepared with the application.
<p><u>4.5.1 Flooding and Stormwater – flood affected lands</u></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To maintain the existing flood regime and flow conveyance capacity,</li> <li>• To enable safe occupation and evacuation of existing dwellings situated on land subject to flooding, and</li> <li>• To limit uses to those compatible with flow conveyance function and flood hazard.</li> </ul> <p><b>Controls</b></p> <p><i>These controls apply to areas that are subject to the discharge of a 1:100 average recurrence interval (ARI) flood event, or..., and to areas that the Council consider to be potentially flood prone</i></p>	<p>Much of the land is considered flood prone land by virtue of the Floodplain Risk Management Study and plan for the town of Crookwell.</p> <p>The DCP does not permit</p> <ul style="list-style-type: none"> <li>- alteration to a waterway or floodway,</li> <li>- net filling exceeding 50 m<sup>3</sup></li> <li>- any reduction of on-site flood storage capacity and requires any changes to depth, duration and velocity to the 100 year ARI flood event to be contained within the site.</li> </ul> <p>The application does not provide any evidence of compliance with these requirements. No variation is sought to request or justify the information as not being required.</p> <p>The development will include the filling of the existing dam located on proposed Lot 11 and changes to the landform to divert stormwater and floodwater to the eastern stormwater drainage (Lot 10). No assessment has been made with regards to the capacity of the existing flooding, stormwater and overland flows and the additional capacity required to mitigate any potential adverse impacts.</p> <p>In the absence of sufficient information to address the potential on-site and off-site impacts expected as a result of the subdivision the development cannot be supported and a refusal is recommended.</p> <p><u>Not satisfied.</u></p>



*FLOOD MAPPING – Extract of Flood Risk Assessment Maps prepared for the application*



*FLOOD MAPPING – Extract of Flood Risk Assessment Maps prepared for the application*



<p><b>4.5.2 Stormwater management</b></p>	<p>The DCP requires:</p> <ul style="list-style-type: none"> <li>- all stormwater discharging from a development must not adversely impact on environmental values of the receiving waters or water quality values downstream of a development,</li> <li>- Environmental values in receiving waters must be protected and enhanced (i.e. all stormwater being discharged from a development to be appropriately treated prior to discharge),</li> <li>- Post-development stormwater discharge to be equivalent with pre-development levels and volumes.</li> </ul> <p>In the absence of any stormwater control or treatment measures prior to discharging to the future stormwater drainage reserve the development cannot be supported and a refusal is recommended.</p>
<p><b>4.5.3 Impacts on drinking water catchments</b></p>	<p>Not applicable as the land is located outside the Sydney Drinking Water Catchment and the site is not in the vicinity or have the potential to impact on any other drinking water catchment.</p>
<p><b>4.5.4 Overland Flow Paths</b> <b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To maintain the existing stormwater drainage corridors and watercourses to provide for extreme surface water flows</li> <li>• To provide a clear overland flow path for urban stormwater runoff when rainfall intensities exceed the capacity of the existing infrastructure or when the piped system fails</li> <li>• To minimise damage to private and public property from surface water flows during and after high intensity rainfall events</li> <li>• To minimise development in drainage corridors that will restrict or divert urban runoff from following a natural flow path</li> </ul>	<p>The land is located within the Cullen Street overland flow path and acknowledged within the Applicants flood study.</p> <p>The information supporting the application did not address the DCP requirements including</p> <ul style="list-style-type: none"> <li>- The site survey is to be accompanied by a plan of all contributing catchments, areas, runoff volumes for 1, 5, 10, 20, 50 and 100 year storm intensities and a plan showing the extent of the affected area.</li> <li>- Location of easements over any overland flow corridors.</li> </ul> <p>There was no assessment provided of the contributing catchments, impacts during the different flooding events or recommendations to protect human life and reduce damage caused by flooding.</p> <p>Council's Villages Floodplain Risk Management Study and Plan 2017 prepared by Lyall and Associates provides flood related control on development in flood prone areas and further insight into the Cullen Street Overland Flow Path stating that "Cullen Street overland flow path runs through existing and commercial/industrial development, as well as land identified for future development" and "The culvert crossings along the Overland Flow Path are undersized and frequently surcharge. "(p5). The Study identifies the Cullen Street Overland Flow Path generally has a capacity of less than 20 year ARI. Wade Street adjacent to the subdivision will be inundated during event as frequent as the 20 year ARI flood event. Council therefore must be careful not to allow development that would exacerbate the current situation.</p> <p>Submissions were received raising concerns with regard to previous flooding during the December 2010 flood event. The December 2010 was recorded to as between the 20 year ARI and 100 year ARI.</p> <p>The subdivision plan was amended to exclude a lot fronting Wade Street located within the Hazard Category 1 (Red) as a result of the request for additional information.</p> <p>Minimum Floor Levels were not provided with the application and have not been determined due to inadequate information including approximate finished ground levels. Minimum Floor Level restrictions will be required to be either 300mm or 500mm above the Flood Planning Area (100 year ARI event) over the relevant lots. The draft Flood Policy requires fences to be considered and in some locations be designed to minimise obstructions. No fence design requirements were included with the application to enable restrictions on the title providing design requirements.</p>

	In the absence of any designated overland flow paths the development cannot be supported and a refusal is recommended.
<b><u>4.6 Traffic and Car Parking</u></b>	
<b><i>4.6.1 Vehicular access and parking</i></b>	There is insufficient information to enable a full and proper assessment on the efficient provision of essential services including location of services and design requirements which will minimise risk of potential adverse environmental or amenity related impacts and which minimise whole of life cycle costs and maintenance costs. The development does not take into consideration the Designing Safer Subdivisions – guidance on subdivision in flood prone areas (2007) prepared by the Hawkesbury-Nepean Floodplain Management Steering Committee which provided best practice standards or Council's flood planning policies for road and stormwater design.
<b><i>4.6.2 Roads and Traffic Authority (RTA) controlled roads</i></b>	Not applicable.
<b><i>4.6.3 Heavy vehicle generation development – haulage routes</i></b>	Not applicable.
<b><i>4.7 Existing Use</i></b>	Not applicable.
<b><i>4.8 Temporary events</i></b>	Not applicable.
<b>5. Residential development</b>	
<b><i>5.1 Subdivision</i></b>	The road with complies with Council's road width standard. While the development allows for the potential connection to adjoining land to the south by the provision of a road to the boundary, the plans do not address environmental features of the site or locality including potential for flooding, impacts from the diversion of stormwater and potential displacement of stormwater adjacent to and downstream of the site. There is insufficient information to enable a full and proper assessment on the efficient provision of essential services including services and design which will minimise risk of potential adverse environmental or amenity related impacts and which minimises whole of life cycle costs and maintenance costs.
<b><i>5.2 Residential</i></b>	Not applicable.
<b>6. Commercial development</b>	
<b><i>6.1 Commercial (B2 Local Centre and B4 Mixed Use Zones) – Crookwell</i></b>	Not applicable.
<b><i>6.2 Outdoor dining – footpath usage</i></b>	Not applicable.
<b>7. Industrial development</b>	
<b><i>7.1 Industrial (IN2 Light Industrial Zone) – Crookwell</i></b>	Not applicable.
<b>8. Rural development</b>	
<b><i>8.1 Agriculture</i></b>	Not applicable.
<b><i>8.2 Subdivision</i></b>	Not applicable.
<b><i>8.3 Rural Dwellings</i></b>	Not applicable.
<b><i>Rural Dwellings – RU1, RU2, RU4</i></b>	Not applicable.
<b><i>8.4 Rural industries</i></b>	Not applicable.
<b><i>8.5 Extractive industries</i></b>	Not applicable.
<b><i>8.6 Chemicals</i></b>	Not applicable.
<b>9. Special Development Types</b>	
<b><i>9.1 Poultry farms</i></b>	Not applicable.
<b><i>9.2 Animal boarding or training establishment, including boarding and/or</i></b>	Not applicable.

<i>breeding kennels for dogs and cats in rural areas</i>	
<i>9.3 Highway Service Centres</i>	Not applicable.
<i>9.4 Telecommunications</i>	Not applicable.
<i>9.5 Wind farms</i>	Not applicable.
<i>9.6 Public entertainment in rural zones</i>	Not applicable.
<i>9.7 Advertising signage</i>	Not applicable.
<i>9.8 Child care centres fronting classified roads</i>	Not applicable.
<i>9.9 Development in Sydney's Drinking Water Catchments</i>	Not applicable.
<i>9.10 Any other development not specified in this Plan</i>	Not applicable.
<b>10. Engineering requirements</b>	
<i>10.1 Utility services</i>	Water and sewer is required to be extended and connected to serve the development. Council's Engineering Services have advised that there is insufficient information or details to assess how the essential services of water, sewer, stormwater and roads will be provided, redirected, treated or managed. In the absence of the required information the application cannot be approved and refusal is recommended.
<b>10.2 Roads</b>	
<i>10.2.1 Urban</i>	There is insufficient information concerning proposed road construction design to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.
<i>10.2.2 Rural</i>	Not applicable
<i>10.2.3 Crown Roads</i>	Not applicable
<i>10.2.4 Unmaintained Council controlled Public Roads</i>	Not applicable
<i>10.3 Easements</i>	There is insufficient information concerning proposed construction design and easement location to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.
<i>10.4 Building over sewer</i>	There is insufficient information concerning proposed construction design to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.
<i>10.5 Staging of development in expanded village areas and the provision of essential infrastructure</i>	There is insufficient information concerning proposed provision of essential infrastructure to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.

**S4.15 (1) (b)-Likely impacts of the development:**

CONTEXT & SETTING	The land is located towards the south-eastern outer area of the township of Crookwell and the site is located south of Wade Street, near the intersection with East Street and has a total area of approximately 3.65ha. Land to the north and west is characterised by residential development as well as Nura Village Seniors Living, to the east by large lot/s and dwelling as well as the Crookwell Golf Course further east. To the south the land is characterised by open paddocks with residential development further south. The site contains an existing dwelling, associated sheds, two dams, fencing and landscaping.
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	The land slopes generally to the east and also north to the proposed new road intersection. The elevation of the land generally varies between 901.5m AHD to 896m AHD. The eastern dam is proposed to be retained for potential habitat and is located within a drainageline/watercourse which runs south to north along the eastern boundary. The dam on proposed Lot 11 is to be filled. The land is flood prone land and no details or insufficient information has been provided with regards to the impact of the subdivision on existing ground levels or habitat surrounding the dam to be retained.
ACCESS, TRANSPORT & TRAFFIC	The land is serviced by an existing sealed road. There is no kerb and gutter so the level of appropriate road connection is required to be considered to the land. Objections were received raising concerns regarding access, transport and traffic and also specific to light spillage. Council's Design Engineer has recommended refusal based on insufficient information to assess essential services of stormwater and roads.
PUBLIC DOMAIN	Inadequate information is provided with regards to design consideration matters concerning the likely road design and integration to the existing road network.
LANDSCAPING / CLEARING	Inadequate information is provided with regards to location of existing vegetation (including trees) and their location in relation to the proposed lot boundaries to allow a full and proper assessment. No landscaping is proposed within Wade Street frontage or the new proposed roads. No clearing or removal of vegetation is proposed, however clearing may be required to provide services.
NOISE AND VIBRATION	These matters can be controlled by condition/s of consent. Not applicable as refusal is recommended.
AIR QUALITY	These matters can be controlled by condition/s of consent. Not applicable as refusal is recommended.
WASTE	These matters can be controlled by condition/s of consent. All construction rubbish will need to be disposed of to the local Transfer Station during the construction of the subdivision. The future dwellings at completion will join the kerbside collection service currently offered to the town, it is likely that kerbside waste servicing may be difficult without a parking restriction adjacent to the temporary cul-de-sac beside Lots 17 and 18. Not applicable as refusal is recommended.
ENERGY	The lots have sufficient area to enable efficient solar access. Solar access to be considered with any future dwelling applications by issue of a BASIX Certificate.
VIEWS	It is difficult to determine impact without proposed finished ground levels and design requirements for fencing within the Flood Planning Area. Due to the topography of the site, there may be some impacts from overlooking in regard to future residential development. The impacts of this will be considered with a future development application for residential development to ensure there are no unreasonable amenity impacts to existing or proposed residential development.
SAFETY, SECURITY & CRIME PREVENTION (NSW POLICE SERVICE CHECKLIST)	Difficult to determine impact without proposed finished ground levels and design requirements for stormwater and flood prone land.
SOCIAL IMPACT IN THE LOCALITY	Potential for mixed social impact. In the absence of information a full and proper assessment cannot be undertaken and approval cannot be granted, therefore refusal is recommended
ECONOMIC IMPACT IN THE LOCALITY	Development including employment can have a positive economic impact, while poor design of development in a flood prone area can have a negative economic impact.
SITE DESIGN & INTERNAL DESIGN	There is insufficient information to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.
FLORA & FAUNA	There is insufficient information to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.
NATURAL HAZARDS	Part of the land is considered to be flood prone. A Flood Risk Information Assessment Report has been submitted and has been considered insufficient to address the requirements for consideration under the LEP, DCP or Floodplain Risk Management Study

	and Plan. Council is not satisfied that the proposal will not have any detrimental flooding impacts. There is insufficient information concerning potential for flooding to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.
TECHNOLOGICAL HAZARDS	There is insufficient information concerning potential for contamination to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.
CONSTRUCTION	There is insufficient information concerning proposed construction design to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.

**S4.15 (1)(c) - The suitability of the site for the development**

- ☐ Does the proposal fit the locality No
- ☐ Are the site attributes conducive to development: No

**S4.15 (1) (e) -The public interest**

The development as proposed is not in the public interest and does not satisfy the objective of orderly and economic development.

**S7.11 Contribution towards provision or improvement of amenities or services****Adopted S94 Contribution Plan**

Applicable to any approval

Residential Subdivisions (per vacant Lot)

Roads	\$9,994
Waste Management	\$0,549
Open Space & Recreation	\$0,867
Community facilities	\$1,502
Emergency Services	\$0,692
Plan Administration	\$0,188
<b>Total:</b>	<b>\$13,792 x 20</b>

**S64 Contributions**

Applicable to any approval

Residential Subdivisions (per Lot)

Sewerage	\$4,413
Water	\$4,143
<b>Total:</b>	<b>\$8,556 x 21</b>

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**Assessment Summary:**

The proposal has been considered against relevant Legislation and Policy. Each submission has been duly considered in the development assessment.

The development is not compatible with the environmental constraints of the site as the development does not provide evidence as to how the development will protect the waterfront land and the floodplain catchment associated with the immediate and surrounding area of the development or provide for additional stormwater and flooding capacity. The application does not satisfy the orderly and economic development of the land as the potential for contamination and provision of essential services has not been identified.

It is considered that potential impacts of the proposal have not been adequately addressed and cannot be deferred or adequately managed through conditions of development consent. Having inspected the property and considered the site constraints of the locality, there is insufficient information to make a full and proper assessment. In the absence of the required information the application cannot be approved and refusal is recommended.

**Recommendation:**

- ☐ Development Application 50/2020 be refused in accordance with the EP&A Act and regulations and Council practices.

Signature: \_\_\_\_\_  
Ms Dianne James

Date: 3 December 2020



## **12       INFRASTRUCTURE DEPARTMENT**

The following item is submitted for consideration -

12.1	Works In Progress - Construction & Maintenance	190
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## Infrastructure Department - 17 December 2020

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**ITEM 12.1**                      **Works In Progress - Construction & Maintenance**

**FILE REFERENCE**    **I20/404**

**AUTHOR**                      **Director of Infrastructure**

### **ISSUE**

This report provides Council with details regarding major construction works completed in 2020/21 and current maintenance work in progress.

**RECOMMENDATION**        That -

1. Council receive the report and note the information.

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### **BACKGROUND**

Major construction works completed in the last 12 months and maintenance works in progress.

### **REPORT**

Details of major works completed in the last 12 months are set out below:

#### **Wheeo Road Seal Extension**

Works are completed on a 2km extension of the sealed surface on Wheeo Road west from Grabben Gullen Creek. A 2 coat bitumen seal has been provided to the road surface and guardrail installed as required.

#### **Kiamma Creek Bridge Replacement and Approaches on Laggan Road.**

Major construction works have been completed on the replacement of the timber bridge over Kiamma Creek in Crookwell. The bridge itself has been replaced, guardrail and kerb and gutter installed. The road approaches have been sealed with asphalt. Landscaping works and concrete path extension have also been completed.

#### **Laggan Road Rehabilitation**

Limited heavy patching works and shoulder grading were carried between Boongarra Rd and Laggan Public School in preparation for major rehabilitation works programmed to commence in January next year.

#### **Goulburn Road (MR54) Shoulder widening safety improvement works at Third Creek Road**

Shoulder widening works were completed on an 800m section of Goulburn Rd north from Third Creek Rd. The shoulders have been sealed and guard rail installed as well as new electronic curve advisory signs and drainage improvements. A full reseal will be applied over the full length and width of this section to allow for the provision of a 1m wide centre separation. The reseal and line marking works will be undertaken early

in the new calendar year. The project was carried out by Council for Transport for NSW (formerly RMS) under the Road Safety Improvement program.

### **Grabine Road Seal Extension**

Further earthworks and pavement overlay works are continuing to extend the sealed surface on Grabine Road. Causeway upgrade works incorporating large box culverts at Sandy Creek will be included in the project works in the new calendar year.

### **Flood and Bushfire repair works**

Major emergency works were carried out to repair damage caused by the bushfires over Christmas/New Year and the subsequent floods in early February. The damage was primarily centred to the east and south of the shire. The initial works were aimed at getting the roads safe and open again. A full assessment of damage has been recently submitted to Transport for NSW for approval before the major works are included into the Council's works programs.

### **Timber Bridge Replacements**

Permanent replacement Bridges or Culverts have been constructed to replace timber bridges at:

- Julong Road over the Crookwell River (1<sup>st</sup> Crossing)
- Reids Flat Road over Coates Creek
- Laggan Road over Kiamma Creek Bridge
- Harley Road over Kiamma Creek
- Peelwood Road over and unnamed creek immediately north of Peelwood Creek
- Wilcox Road over Clifford's Creek
- Jeffries Road over Bridgy Creek
- Arthursleigh Road over Sandy Creek

Works are nearing completion on the replacement of the Diamond Creek Bridge on Kangaloolah Road with only roadworks approaches and guardrail installation remaining. Tenders have closed for the replacement bridges over Kangaroo Creek on Bigga Rd and Peelwood Creek on Peelwood Rd. Reports will to be presented to Council to finalise successful tenders.

### **Resealing and Line Marking**

Up to the end of November 2020, 12 kms of resealing has been carried out. Approximately 5kms of sealing will be carried out on Wombeyan Caves Road on 17 and 18 December 2020, as part of the rectification works currently being undertaken. The remaining program for resealing will be carried out in February and March 2021.

Up to the end of November 2020, 22 kms of line marking has been carried out.

### **Customer Service Requests**

Service requests for grading maintenance, pothole repairs, roadside vegetation management and drainage maintenance are being received on a daily basis. Due to the large amount of maintenance requests, works are being attended to in a priority order and within budgetary constraints.

**Routine Maintenance**

**Works in Progress**

1. Crookwell – slashing of long grass around the town area,
2. Fullerton Road – potholes patched on sealed section and works have commenced on the unsealed section at the end of the road to place gravel on slippery sections and including some repairs to drainage lines,
3. Golspie, Taralga, Bannaby, Boorowa Road MR248 West, Oberon Road MR 256 and Big Hill areas - pot hole maintenance,
4. Maintenance Grading – Peelwood Road, Carrabungla Road,
5. Commenced Wombeyan Caves Road Emergency Works on 30 November 2020,
6. Resheeting and drainage works on Sapphire Road, Grabben Gullen Road and Cooks Hill Road.

**Scheduled Works**

Maintenance Grading:

- Lost River
- Grabine Road
- South end Foggs Crossing
- West end Reids Flat Road
- Wheeo Road
- Sylvia Vale Rd

**Unscheduled/Emergency Works**

Council staff and contractors have commenced removing fallen trees and limbs as a result of the storm received on Tuesday 1 December. The works have been prioritised to ensure all fallen trees and limbs within townships and villages is completed before Christmas closedown.

**RECOMMENDATION** That -

1. Council receive the report and note the information.

**ATTACHMENTS**

Nil

## **13      FINANCE AND ADMINISTRATION**

The following items are submitted for consideration -

13.1	Application for waiver of multiple Rural Waste Charges	194
13.2	Delivery Program bi-annual review 2020/2021	197

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## Finance and Administration - 17 December 2020

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**ITEM 13.1**                      **Application for waiver of multiple Rural Waste Charges**

**FILE REFERENCE**    **I20/542**

**AUTHOR**                      **Director Finance and Administration**

### **ISSUE**

Council is to review applications for waiver of multiple rural waste annual charges for the 2020/2021 financial year.

**RECOMMENDATION**        That -

1. Council in accordance with Section 610E, of the Local Government Act 1993, waive the multiple Rural Waste Charges totalling \$1,005.50 (GST Inclusive).

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### **BACKGROUND**

The Rural Waste Charge is levied on a per Rateable Assessment basis and applies to all properties that are not subject to a Domestic Waste Management Charge or a Commercial Waste Charge.

Application may be made to Council, in accordance with Section 610E, of the *Local Government Act 1993*, to waive multiple Rural Waste Charges on land where the owner of the land pays the charge on another Assessment.

### **REPORT**

Reference is made to Upper Lachlan Shire Council's 2020/2021 Operational Plan where Council determined to waive multiple Rural Waste Charges for ratepayers.

Upper Lachlan Shire Council is required to make decisions related to each individual application for waiver of multiple Rural Waste Charges. The waiver is to be made in accordance with Section 610E, of the *Local Government Act 1993*.

There is an attachment to this report with the recommendation of approval for the waiver of multiple Rural Waste Charges. The total number of Rural Waste Charges waived is 5 and results in a write down in income totalling \$1,005.50 (GST Inclusive).

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil



**FINANCIAL IMPACT OF RECOMMENDATIONS**

The impact is an income write down totalling \$1,005.50 (GST Inclusive).

**RECOMMENDATION** That -

1. Council in accordance with Section 610E, of the Local Government Act 1993, waive the multiple Rural Waste Charges totalling \$1,005.50 (GST Inclusive).

**ATTACHMENTS**

1. <a href="#">↓</a>	Rural Waste Application for Waiver - December 2020	Attachment
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I:\2020-2021\Rates\Rural Waste\Council Decision RW Waiver

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## Finance and Administration - 17 December 2020

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**ITEM 13.2**                      **Delivery Program bi-annual review 2020/2021**

**FILE REFERENCE**    **I20/543**

**AUTHOR**                      **Director of Finance and Administration**

### **ISSUE**

Delivery Program – Progress Review Report on Principal Activities and Program Actions for the first half of 2020/2021.

**RECOMMENDATION**        That -

1. Council adopt the Delivery Program Report and the Fit for the Future Action Plan Review Report for the six month period ended 31 December 2020.

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### **BACKGROUND**

The Delivery Program is a four-year plan, accompanied by a complete four-year budget program of works that details what Council will do to implement the Tablelands Regional Community Strategic Plan 2016-2036.

The Delivery Program will be reviewed and updated annually by Council, incorporating community submissions to the program and to ensure the program evolves and remains aligned to Council priorities.

### **REPORT**

Upper Lachlan Shire Council has implemented the Office of Local Government, Integrated Planning and Reporting (IP&R) legislation. Section 404 (5), of the Local Government Act 1993, states “The General Manager must ensure that progress reports are provided to the Council, with respect to the Principal Activities detailed in the Delivery Program, at least every 6 months.”

Attached to this report is a progress review report on Council's Delivery Program in accordance with the IP&R guidelines for the period of July to December 2020. In addition to above there is a progress review report on the Fit for the Future Council Action Plan.

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil



**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION** That -

1. Council adopt the Delivery Program Report and the Fit for the Future Action Plan Review Report for the six month period ended 31 December 2020.

**ATTACHMENTS**

1. <a href="#"></a>	FFF Delivery Program Action Plan 31 December 2020	Attachment
2. <a href="#"></a>	Delivery Program 31 December 2020 Report	Attachment

## **FIT FOR THE FUTURE – COUNCIL ACTION PLAN PROGRESS REPORT – 31 DECEMBER 2020**

<b>12. SUSTAINABILITY ACTION PLAN</b>				
<b>Objective</b>	<b>Strategies</b>	<b>Actions</b>	<b>Key milestones</b>	<b>Progress Report</b>
1. Secure additional revenue to keep Council's operating performance ratio well above the benchmark and ensure funding for renewal of road network assets	Consideration of implementing a Special Rate Variation	<ol style="list-style-type: none"> <li>1. Notify community of intention to apply for SRV</li> <li>2. Community consultation and engagement</li> <li>3. Notify IPART of intention to apply</li> <li>4. Submit application to IPART</li> <li>5. Fund infrastructure renewal of its road network assets</li> </ol>	<p>Commencement in 2022</p> <p>Community engagement and support for the proposal is achieved</p>	<i>No action – a Council Resolution is necessary for a Special Rate Variation application.</i>
2. Drive cost savings through procurement	Implementation of a Best Practice in Procurement Program	<ol style="list-style-type: none"> <li>1. Procurement Roadmap - Arc Blue</li> <li>2. Review Procurement Action Plan and policies</li> <li>3. Implement internal audit recommendations for Procurement and Contract Management</li> </ol>	<p>Utilisation of LGP Vendor Panel and TenderLink</p> <p>Canberra Region Joint Organisation (CRJO) procurement working group committee reports to management</p>	<p><i>Arc Blue procurement improvement plan commenced. Contracts Register implemented.</i></p> <p><i>LGP vendor panel and TenderLink are utilised by Council.</i></p> <p><i>Canberra Region JO and LGP procurement meetings held.</i></p>

Objective	Strategies	Actions	Key milestones	Progress Report
3. Maintain diverse income streams through state roads contract	Retention and provision of Roads and Maritime Services (RMS) Routine Maintenance Council Contract (RMCC)	<ol style="list-style-type: none"> <li>1. Maintain existing high standard rating for road works in Contractor Performance Report</li> <li>13.</li> <li>2. RMCC Benchmarking</li> </ol>	<p>RMS rating maintained satisfactory or better</p> <p>RMCC contract renewed in 2020</p> <p>State Roads Work Orders projects comply with RMS compliance program</p>	<p><i>RMCC accreditation retained and Contractor Performance Reports are satisfactory.</i></p> <p><i>RMCC contract with RMS renewed in 2020.</i></p> <p><i>Council to action the RMCC 2019 audit findings. Actions include: Council System Management Plan (CSMP). Individual Project Quality Management Plans and WHS Environmental Management Plans implementation by December 2020.</i></p>
4. Maximise diverse income streams through private works	Provision of road reconstruction contracted private works for renewable energy developments	<ol style="list-style-type: none"> <li>1. Review pricing structures for private works which are in demand at profitable rates</li> <li>2. Cost of service is transparent and in accordance with the National Competition Policy Guidelines</li> </ol>	Remain competitive with the private sector and to secure contract works for road reconstruction	<i>Council is meeting all NCP Guidelines and private works rates incorporated into Council Revenue Policy.</i>



INFRASTRUCTURE AND SERVICE MANAGEMENT ACTION PLAN				
Objective	Strategies	Actions	Key milestones	Progress Report
1. Implement best practice asset management reporting	Asset Management Improvement Program	<ol style="list-style-type: none"> <li>Review Asset Management and Risk Plan, strategies and policies</li> <li>Review of Council Infrastructure Plan – define community service level set by Council for asset maintenance</li> </ol>	<p>Asset Management Plans identify asset service standards</p> <p>Infrastructure asset classes valuation at fair value</p> <p>Ensure asset condition standards are maintained above Condition 5</p>	<p><i>Infrastructure Plan reviewed and adopted by Council in June 2020.</i></p> <p><i>Asset Condition Rating System will be developed by Council Infrastructure Department in 2020/2021 to enable evidence based Asset Management Plans using ISO55000.</i></p> <p><i>Council Asset and Design team preparing tender for contractor to deliver Infrastructure transportation asset classes fair valuation for 2020/2021 Financial Statements audit.</i></p>
2. Secure funding for asset renewals	Utilise borrowing capacity to invest in infrastructure renewal projects – Timber Bridge Replacement Program	<ol style="list-style-type: none"> <li>Review Council Borrowings/Loans Policy</li> <li>Council Long Term Financial Plan priority bridge replacement schedule</li> </ol>	<p>Commencing loan financing arrangements with Financial Institutions</p> <p>Utilise NSW Government borrowings scheme funding</p>	<p><i>Council has approved loan borrowings in 2020/2021 of \$1.7 million for further timber bridge replacements.</i></p> <p><i>Future borrowings program is incorporated into the Council Delivery Program.</i></p>

Objective	Strategies	Actions	Key milestones	Progress Report
3. Minimise potential public liability incidents	Utilise Statewide Mutual Best Practice Guidelines and achieve industry benchmarks for risk management practices	<ol style="list-style-type: none"> <li>1. Review Risk Management Plan and Policy</li> <li>2. Review Safe Work Method Statements for high risk priorities</li> </ol>	<p>Risk Management Action Plan (RAMP) approved and adopted by Council annually by June</p> <p>Safe Work Method Statements (SWMS) reported to WH&amp;S Committee every 6 months</p>	<p><i>Pending - Council Risk Management Policy requires updating.</i></p> <p><i>RAMP approved by Council management and reviewed by Statewide Mutual for 2019/2020.</i></p> <p><i>SWMS progressively reviewed and reported to the Council WH&amp;S Committee.</i></p>
4. Maintain assets in satisfactory condition to meet community expectations	Evaluation of asset utilisation and rationalisation	<ol style="list-style-type: none"> <li>1. Review of Council Infrastructure Plan</li> <li>2. Recommendations from Grant Thornton Building and Asset internal audit.</li> </ol>	<p>Condition Report prepared for Council owned building assets and maintenance action plan approved</p>	<p><i>Asbestos Management Plan and Register completed and repairs made at Council buildings.</i></p> <p><i>Buildings condition register developed.</i></p> <p><i>Building improvements included in Council Delivery Program.</i></p> <p><i>Establishment of trade services contract.</i></p>

EFFICIENCY ACTION PLAN				
Objective	Strategies	Actions	Key milestones	Progress Report
1. Continue to collaborate regionally	Be an active partner in the Canberra Region Joint Organisation of Councils (CRJO)	1. Implementation of a CRJO Strategic Plan  2. CRJO Strategic Plan aligned with Quadruple Bottom Line principles  14. 3. Intergovernmental collaboration; i.e. ACT Government and State Government	JO commence in July 2018  Efficient governance structure to oversee implementation, review and evaluation in CRJO  CBR branding to support tourism and economic development throughout the region	<i>Upper Lachlan Shire Council is within the Canberra Region Joint Organisation (CRJO). CRJO Strategic Plan 2019-2021 launched.</i>  <i>Intergovernmental collaboration is continuing with ACT Government.</i>  <i>Canberra Region "The Tablelands" branding and website is continuing.</i>
2. Continuously improving the quality and efficiency of all of Council's services	Undertake four year rolling program of service reviews as part of Council's Delivery Program	1. Develop four year program of service reviews, with a focus on those services of greatest cost to the organisation  2. Update Delivery Program to incorporate the service review program	Program established and Delivery Program updated  6 Monthly Delivery Program Report to include service review progress and outcomes  Annual update of Council's Long Term Financial Plan	<i>Delivery Program was approved by Council in June 2020.</i>  <i>Delivery Program action report completed every six months.</i>  <i>Long Term Financial Plan was approved by Council in June 2020.</i>  <i>Internal audit projects undertaken in 2020 included:- the "Business Continuity</i>

		3. Implement program annually 4. Report outcomes through the 6 month Delivery Program report and update Long Term Financial Plan annually to reflect any savings or changes	Implementation of Internal Audit Plan by Grant Thornton Australia over 4 year period to 2020/2021	<i>Management System” audit, “Risk Management Framework” and “Compliance Framework” audit reviews completed by Grant Thornton. Actions to be implemented in 2021.</i>
3. Improve efficiency through technological advancement	Provide innovative and leading technology interface	1. Enhanced use of technology particularly in the area of staff remote and on-line customer access  2. Implement a Unified Telecommunications solution	Establishment of Development Assessment (DA) Tool  Implementation of Integrated Unified Telecommunications System	<i>In progress - NSW Planning Portal functionality and DA Lodgement scheduled to commence 1 July 2021.</i>  <i>Microwave communication network link upgrades are completed.</i>

The Delivery Program Actions are integrated with the Tablelands Regional Community Strategic Plan (CSP) Strategies and referenced to a Community Aspiration. Each six month period the General Manager is to provide a progress report with respect to the Delivery Program Actions.

### **REGIONAL CSP STRATEGIC PILLAR NO.1 - COMMUNITY**

<b>Delivery Program Actions</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
1.1 - Support the retention of medical and health care facilities in the towns.	Support medical practitioners by providing available community buildings to facilitate health care service provision.	Director of Environment and Planning	Strategy CO1 - Facilitate and encourage equitable access to community infrastructure and services, such as health care, education and transport. 5. People attaining health and wellbeing.	Completed – community buildings are leased to facilitate health care services.
1.2 - Support provision of ageing population services and aged accommodation.	Liaise with government agencies and associated community groups in advocating for adequate aged care services and accommodation.	Director of Environment and Planning	Strategy CO1 - Facilitate and encourage equitable access to community infrastructure and services, such as health care, education and transport. 2. Community liaison to preserve and enhance community facilities.	Completed – ongoing liaison continued. Pending - Disability Inclusion Action Plan review to commence February 2021.
1.3 - Community services for young, aged, disabled, and people from diverse cultural backgrounds.	Implementation of actions identified in the Social and Community Plan, Cultural Plan and Ageing Strategy.	Directors of Environment and Planning & Finance and Administration	Strategy CO3 - Foster and encourage positive social behaviours to maintain our safe, healthy, and connected community. 6. Resilient and adaptable communities.	Pending - review of Social and Community Plan to be undertaken following adoption of LSPS and CPP. Cultural Plan will be reviewed in early 2021.

<b>Delivery Program Actions</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
1.4 - Retain the youth population demographic and provide appropriate facilities.	Number of consultations held with youth groups. Continue support of the Youth Committees.	Director of Environment and Planning	Strategy CO2 - Encourage and facilitate active and creative participation in community life. 2. Community liaison to preserve and enhance community facilities.	Pending – Youth Week traditionally held in April / May 2021 reportable in June 2021.
1.5 - Lobby for retention of education facilities.	Advocate for education facilities from pre-school to high school to be retained in the Shire's towns.	General Manager	Strategy CO1 - Facilitate and encourage equitable access to community infrastructure and services, such as health care, education and transport. 2. Community liaison to preserve and enhance community facilities.	Completed - continue advocacy to retain current education facilities and Council support to local schools and school activities by donations and work experience placements for school students.
1.6 - Protect significant heritage sites to preserve the diverse history of the Shire.	Heritage sites receiving funding over three year program.	Director of Environment and Planning	Strategy CO4 - Recognise and celebrate our diverse cultural identities, and protect and maintain our community's natural and built cultural heritage. 1. A built environment enhancing the lifestyle of a diverse community.	Completed - 2 heritage projects received grant funding 2020/2021.



<b>Delivery Program Actions</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
1.7 - Social inclusion for all disparate communities.	Provision of recreational opportunities and upgrade to existing public recreational facilities within the Shire towns.	Director of Infrastructure	Strategy CO5 - Maintain our rural lifestyle. 6. Resilient and adaptable communities.	Completed – Clifton Park, Crookwell and Goodhew Park, Taralga new BBQ/shelter and picnic tables. Outdoor gymnasium at Taralga, Collector, Dalton and Gunning.
1.8 - Manage and upgrade Council's public buildings and community centres.	Preparation and review of Council buildings and strategy on future arrangements in consultation with appropriate Section 355 Committees.	Director of Environment and Planning	Strategy CO4 - Recognise and celebrate our diverse cultural identities, and protect and maintain our community's natural and built cultural heritage. 2. Community liaison to preserve and enhance community facilities.	Completed – support to Section 355 Committees is being provided. Pending - Building Plans of Management are being established.
1.9 - Encourage recreational, cultural and leisure activities while maintaining public safety standards.	Provide funding for existing library and swimming pool facilities. Also, manage animal control and sporting grounds activities.	All three Council Department Directors	Strategy CO2 - Encourage and facilitate active and creative participation in community life. 2. Community liaison to preserve and enhance community facilities.	Completed – “Active Villages” lighting for Crookwell soccer grounds. New play equipment Goodhew Park. Completed – annual animal control report submitted OLG. Gunning swimming pool opened November 2020. Plans for new Crookwell facility are being prepared.

**REGIONAL CSP STRATEGIC PILLAR NO.2 - ENVIRONMENT**

<b>Delivery Actions</b>	<b>Program</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
2.1 - Address environmental degradation issues, i.e. noxious weeds control.		Review of Biosecurity Management Strategy.	Director of Environment and Planning	Strategy EN2 - Adopt environmental sustainability practices. 3. A healthy natural environment.	Pending - review of strategy required upon review of Regional Plan.
2.2 - Promote environmentally sustainable developments (ESD).		Review, update and implementation of Upper Lachlan Local Environmental Plan (LEP) and Development Control Plans (DCP).	Director of Environment and Planning	Strategy EN4 - Maintain a balance between growth, development and environmental protection through sensible planning. 4. A prosperous economy with the balanced use of our land.	Being Achieved.
2.3 - Promote use of green and renewable energy.		Council promote alternate energy source initiatives.	Director of Environment and Planning	Strategy EN5 - To investigate and implement approaches to reduce our carbon footprint. 3. A healthy natural environment.	Completed - Council partnered with OEH State Government on an energy masterplan of council buildings.
2.4 - Pursue Section 94A Development Contribution payments for all State Significant - Designated Developments.		Council is to manage and distribute the funds through a Section 355 Committee of Council.	Director of Environment and Planning	Strategy EN1 - Protect and enhance the existing natural environment, including flora and fauna native to the region. 1. A built environment enhancing the lifestyle of a diverse community.	Completed - 4 Community Enhancement Funds operate as Committees of Council distributing funds to community groups.
2.5 - Support land care initiatives to restore and beautify natural resources.		The waterways sustain natural ecosystems through the expansion of willow removal and catchment programs.	Director of Environment and Planning	Strategy EN3 - Protect and rehabilitate waterways and catchments. 2. Community liaison to preserve and enhance community facilities.	Completed – support is provided for land care groups within the Shire.

**REGIONAL CSP STRATEGIC PILLAR NO. 3 - ECONOMY**

<b>Delivery Actions</b>	<b>Program</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
3.1 - Ensure financial viability of Council.		Long-term Financial Planning (LTFP) model implemented.  Fit for the Future Action Plan implemented in relation to sustainability.	Director of Finance and Administration	Strategy EC4 - Foster and develop a diverse, adaptive, and innovative agricultural industry. 7. Responsible and efficient use of resources.	Completed - LTFP adopted in June 2020. Achieved 4 Fit for Future benchmarks in 2019/2020. Operating surplus result achieved in preceding 12 years.
3.2 – Prudent financial management.		Complete implementation of the Internal Audit Strategy and Plan. Achieve key financial benchmarks.	Director of Finance and Administration	Strategy CO5 - Maintain our rural lifestyle. 8. Transparent and accountable governance.	Completed – 3 internal audit projects undertaken by Grant Thornton in 2020.
3.3 - Encourage sustainable population growth and provision of associated infrastructure.		1. Implementation of Southern Tablelands Regional Economic Development Strategy (REDS). 2. Development of local Business and Economic Development Strategic Plan dovetails into REDS priorities.	Director of Environment and Planning	Strategy EC1 - Capitalise on the region's close proximity to Canberra and its position as a convenient location to attract industry and investment. 4. A prosperous economy with the balanced use of our land.	Completed - implementation of REDS.  Completed – an Upper Lachlan Economic Development Strategy has been completed to compliment REDS.
3.4 - Assist facilitation of employment opportunities.		Number of contacts with existing businesses and grant application preparation resources provided to assist businesses.	Director of Finance and Administration	Strategy EC5 - Encourage collaboration between businesses, government, and training providers to develop employment and training opportunities for young people in the region. 7. Responsible and efficient use of resources.	Completed – Grant Report provided monthly to Council. Tourism has worked proactively with local businesses on business promotion, COVID response and skills training opportunities.

<b>Delivery Program Actions</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
3.5 - Encourage and support viable local businesses.	<p>Deliver on tourism member and non-member benefits program.</p> <p>Tourism section is to prepare two business promotions annually.</p>	Director of Finance and Administration	<p>Strategy EC3 - Support and foster conditions that enable local and small/home-based businesses to grow.</p> <p>4. A prosperous economy with the balanced use of our land.</p>	In Progress - supporting local businesses by operating an accredited VIC, conducting destination marketing programs both online and offline with the addition of exhibiting at the Royal Canberra Show. Significant growth in Social Channel activity and continuation of dynamic, dedicated website. Love NSW campaign activity post lockdown to promote bushfire effected areas.
3.6 - Promote tourism opportunities and community events.	Marketing and promotion is timely, professional, informative and responsive to user needs. Capitalise on Canberra Region brand opportunities.	Director of Finance and Administration	<p>Strategy EC2 - Jointly develop appropriate tourism opportunities and promote the region as a destination.</p> <p>2. Community liaison to preserve and enhance community facilities.</p>	In Progress – tourism are working with the Tablelands LGAs, Destination Southern NSW, Destination NSW and Tourism ACT to develop and promote the Southern Tablelands region through the Tablelands Destination Development Plan 2020-2025 and the Upper Lachlan Destination Action Plan 2020-2025.

**REGIONAL CSP STRATEGIC PILLAR NO. 4 – INFRASTRUCTURE**

<b>Delivery Actions</b>	<b>Program</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
4.1 - Improve local road and regional road transport networks.		Manage road assets to ensure public safety. Road Hierarchy reviewed and reported to Council. Pavement rehabilitation of regional roads.	Director of Infrastructure	Strategy IN3 - Maintain and improve road infrastructure and connectivity. 7. Responsible and efficient use of resources.	In progress – capital and maintenance works undertaken on Regional and Local Roads in accordance with schedule published on Council's website.
4.2 - Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.		Asset Management Plans and Asset Strategies by each Asset Class are developed and recommendations implemented.	Director of Infrastructure	Strategy IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed. 2. Community liaison to preserve and enhance community facilities.	In Progress – asset data being collated for asset registers to be completed with field data collection and update to the condition rating records for asset revaluation.
4.3 - Bitumen seal all urban streets in towns.		Prepare 4 year road capital works program budget and review works priorities annually.	Director of Infrastructure	Strategy IN3 - Maintain and improve road infrastructure and connectivity. 1. A built environment enhancing the lifestyle of a diverse community.	Not completed – four year capital road works budget programmed and works have commenced. Delays in capital work projects due to the emergency bridge related works.
4.4 - Develop town main street and CBD beautification programs.		Town's main street beautification improvement programs and street cleaning. Streetscape Plan development and implementation in coordinated manner.	Director of Infrastructure	Strategy IN2 - Improve public transport links to connect towns within the region and increase access to major centres. 2. Community liaison to preserve and enhance community facilities.	In Progress - town and village streetscape project of installation of bins, noticeboards and seating is completed. The next phase of the program is yet to be developed.

Delivery Actions	Program	Performance Measures	Responsibility	CSP Strategy and Aspiration	Progress Report
4.5 - Lobby for improved mobile telephone and broadband services.		To ensure regional and rural areas are included in the roll out of Federal Government technological initiatives.	Director of Infrastructure	Strategy IN7 - Secure improvements for, and future proof, telecommunications infrastructure. 1. A built environment enhancing the lifestyle of a diverse community.	In Progress – new mobile phone towers to be funded for Tuena and Wombeyan Caves. Lobbying for provision of towers at Snowy Mount and Curraweela is continuing. NBN services provided in Crookwell.
4.6 - Improve water supply and sewerage facilities to towns.		Implement town water supply and sewerage improvement programs.	Director of Infrastructure	Strategy IN5 - Ensure high quality water supply options for the towns in the region. 2. A healthy natural environment.	In Progress - sewer plant repairs in Crookwell. A new solar power system water treatment plant to be investigated for Crookwell and Taralga. Taralga STP alternative discharge system has been installed and commissioned.
4.7 - Provide waste pickup service for towns and villages and reduce the amount of waste going to landfills.		Council provide a strategy for future waste service provision. Implement improvement works to Crookwell landfill/waste centre and the village waste transfer stations to ensure compliance with EPA guidelines.	Director of Infrastructure	Strategy IN6 - Implement safe, accessible, and efficient management and recycling options for general waste, green waste, and sewage. 7. Responsible and efficient use of resources.	In Progress - All landfills have been converted into transfer stations. Capping system designs for Crookwell Landfill have been completed and EPA water discharge are being addressed. Capping system designs for other landfill sites will be completed in 2021.



Delivery Actions	Program	Performance Measures	Responsibility	CSP Strategy and Aspiration	Progress Report
4.8 – Actively seek funding for the Goulburn to Crookwell Rail Trail concept.		Joint Goulburn Mulwaree and Upper Lachlan Shire Councils Committee formed. Feasibility Study to be completed. Project estimates to be completed. Council to pursue grant and other funding options to facilitate the development of a rail trail.	Director of Infrastructure	Strategy EC2 - Jointly develop appropriate tourism opportunities and promote the region as a destination. Strategy IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed. 4. A prosperous economy with the balanced use of our land.	In Progress - Committee formed. Regional Economic Impact Assessment completed. Lobbying for funding opportunities is continuing.
4.9 - Develop new and upgrade existing footpaths and cycleway networks.		Implementation of the Pedestrian Access and Mobility Plan (PAMP) to create links to community services in conjunction with NSW Government Stronger Country Communities Fund program.	Director of Infrastructure	Strategy IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed. 1. A built environment enhancing the lifestyle of a diverse community.	Completed - Stronger Country Communities grant funding for footpath construction projects. Construction of new pathways in Taralga, Laggan, Gunning, Bigga and Collector footpath works. Installed Pat Cullen Reserve walkway and Gunning Showground recreation pathway.
4.10 - Upgrade stormwater and kerb and guttering in towns.		Stormwater Management Plans created and recommendations progressively implemented in a 4 year capital works budget.	Director of Infrastructure	Strategy IN3 - Maintain and improve road infrastructure and connectivity. 2. A healthy natural environment.	In Progress - locations requiring improvements identified in the Flood Risk Study. Stormwater works are necessary in Gunning and Crookwell.

Delivery Program Actions	Performance Measures	Responsibility	CSP Strategy and Aspiration	Progress Report
4.11 - Replace timber bridges on local and regional roads.	Implementation of a 3 year timber bridge replacement program with funding model in Long Term Financial Plan.	Director of Infrastructure	Strategy IN2 - Improve public transport links to connect towns within the region and increase access to major centres. 7. Responsible and efficient use of resources.	Completed - Julong Road 1, Kiamma Creek MR248E, Wilcox Road, Arthursleigh Road and Reids Flat Road bridge replacements. In Progress - Kangaloolah Road bridge construction well advanced.
4.12 - Flood Risk Management Plans created for Crookwell, Gunning, Taralga and Collector.	Implementation of Flood Risk Management Plan recommendations.	Director of Environment and Planning & Director of Infrastructure	Strategy EN4 - Maintain a balance between growth, development and environmental protection. 4. A prosperous economy with the balanced use of our land.	Pending - Flood Risk Management Plan and Study recommendations are yet to be implemented.
4.13 - Transport link priority projects to State Parks including the Wombeyan Caves Road, Tablelands Way and Grabine Road reconstruction and upgrade to facilitate economic benefits to the region.	Pursue grant funding opportunities that deliver on the pursuit of regional economic growth benefits. Deliver grant projects and improve road infrastructure assets with potential to stimulate the local economy and grow business.	Director of Infrastructure	Strategy IN3 - Maintain and improve road infrastructure and connectivity. Strategy EC2 - Jointly develop appropriate tourism opportunities and promote the region as a destination. 4. A prosperous economy with the balanced use of our land.	In Progress - Grabine Road reconstruction and sealing. Pending - Council received grant funding for Wombeyan Caves Road MR258 work yet to commence. Pending - grant application successful for MR256 Tablelands Way.
4.14 - Progressively bitumen seal all classified roads; i.e. unsealed regional road MR241 Rye Park-Dalton Road.	Reductions in classified roads gravel sections. Improvement in road network condition rating to ensure public safety. Lobby other levels of government for grant funding.	Director of Infrastructure	Strategy IN3 - Maintain and improve road infrastructure and connectivity. 7. Responsible and efficient use of resources.	Completed – Council was unsuccessful in receiving grant funding for Rye Park Road MR241.

**REGIONAL CSP STRATEGIC PILLAR NO.5 – CIVIC LEADERSHIP**

<b>Delivery Actions</b>	<b>Program</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
5.1 - Participate in resource sharing initiatives.		Report projects to Council every year. Achieve annualised \$ savings through participation in Canberra Region Joint Organisation projects and Central West Joint Organisation procurement contracts.	General Manager	Strategy CL3 - Collaborate and cooperate to achieve efficiencies and a greater voice in regional decision-making, and encourage similar cooperation across other sectors and community groups. 7. Responsible and efficient use of resources.	In Progress - participation in Canberra Region JO; Legal Services panel contract and Regional Community Strategic Plan. Central West JO procurement contract: Copyright Licencing.
5.2 - Lobby other levels of Government for increased share of funding distribution.		NSW Government implement a Grants Commission review and amendment to financial assistance grants (FAG) distribution to rural councils.	General Manager	Strategy CL2 - Encourage and facilitate open and respectful communication between the community, the private sector, Council, and other government agencies. 8. Transparent and accountable governance.	Completed - lobbying continuing through Canberra Region JO and meetings with Government Ministers, NSW Government Deputy Premier. No changes have been legislated for FAG grant distribution.
5.3 - Promote community engagement and involvement in decision making processes.		Number of Community Outreach Meetings and program outcomes achieved. Community Survey undertaken every four years. The "Voice" Council newsletter publication distributed quarterly.	General Manager	Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community. 6. Resilient and adaptable communities.	Pending - community outreach meetings to be held in May 2021. Community Survey completed in March 2019 The "Voice" is produced quarterly and regular media releases.

<b>Delivery Actions</b>	<b>Program</b>	<b>Performance Measures</b>	<b>Responsibility</b>	<b>CSP Strategy and Aspiration</b>	<b>Progress Report</b>
5.4 - Leadership and commitment to integrated planning and reporting (IP&R).		Council's IP&R documents clearly articulate the Council's direction across all strategy platforms and performance management efficiency is evident to the community.	General Manager	Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community. 8. Transparent and accountable governance.	Completed - IP&R documentation completed for 2020/2021.  Attend regular community committee meetings across shire.

## **14        GENERAL MANAGER**

The following items are submitted for consideration -

14.1	COVID-19 Report	218
14.2	Crookwell Pool - Update	220

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## General Manager - 17 December 2020

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**ITEM 14.1**                      **COVID-19 Report**

**FILE REFERENCE**    **I20/529**

**AUTHOR**                      **General Manager**

### **ISSUE**

To provide Council with a status update on COVID-19.

**RECOMMENDATION**      That -

1. Council receives and notes the report as information.

---

### **BACKGROUND**

During the months of November/December Council received updates from NSW Government in relation to COVID-19.

Public health authorities both internationally and in Australia have been monitoring international outbreaks of COVID-19, also known as Novel Coronavirus 2019, there have been no new cases in Upper Lachlan Shire over this period.

### **REPORT**

**The last update to the Public Health Order was updated on 30 November 2020**

Below are changes since the updated report in the 19 November 2020 Council meeting along with the latest updates from the Public Health Order are as follows:

#### **Outdoor Gatherings**

From December 7 the one person per 2sqm rule was implemented for the below activities:

- Up to 100 people for outdoor gatherings (up from 50).
- Up to 5,000 people for outdoor events that are fenced, ticketed and seated (subject to the 2sqm rule).
- Up to 3,000 people for other organised outdoor events i.e. community sport and outdoor protests (subject to the 2sqm rule).

Under the changes, maximum capacity caps will be removed subject to the 2sqm rule for:

- Bookings at hospitality venues
- Weddings



**General Manager**  
**COVID-19 REPORT** cont'd

- Funerals
- Regional agricultural shows
- Corporate events
- Religious services.

**Council Meetings and Public Forums**

Councillors have continued to attend meetings and public presentations will resume in February pending COVID-19 updates.

**COVID-19 Testing / Pop up clinics**

Council have continued to be contacted by health professionals to set up drive thru testing clinic. While NSW Health is responsible for publicising these clinics, Council is also publicising them on our website.

**Council Operations**

- All staff are practising safe social distancing
- Service counters have safety shields installed
- Minimal 1-1 meetings with outsiders of Council taking place
- Implementation of zoom/phone meetings wherever possible
- Segregation of departments still in action (three groups)
- Hand sanitizer, wipes and cleaning protocol in place
- Signage / restrictions across Council
- Masks are available for customer service team, staff and visitors
- A COVID-19 recovery plan has been adopted for all staff
- Customer service team are being heavily vigilant on visitors from outside of NSW and ensuring records kept to assist authorities if asked upon.

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION** That -

1. Council receives and notes the report as information.

**ATTACHMENTS**

Nil

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## General Manager - 17 December 2020

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**ITEM 14.2**                      **Crookwell Pool - Update**

**FILE REFERENCE**    **I20/566**

**AUTHOR**                      **General Manager**

### **ISSUE**

To provide Council with a status update on the Crookwell Pool project.

**RECOMMENDATION**      That -

1. Council receives and notes this report as information

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### **BACKGROUND**

At the July 2020 Ordinary Council meeting Council resolved to build a new pool complex at Crookwell. Council resolved to seek funding from the State and Federal Government's to realise this project.

### **REPORT**

Progress to date is as follows since Council's last update in November.

The below meetings have been held discuss pool progress and / or opportunities for funding:

26/11/2020 Angus Taylor MP – Meeting with Mayor

1/12/2020 Councillor Workshop and presentation cancelled due to storm event

3/12/2020 Councillor Presentation: Mayor Stafford

4/12/2020 Councillor Presentation: Cllr Searl

7/12/2020 MAAC Internal – General catch-up / budget for Grant Application

8/12/2020 Councillor Presentation: Cllr Culhane and Cllr Kensit

**General Manager**  
**CROOKWELL POOL - UPDATE** cont'd

Consultation with groups for the proposed pool complex design commenced in December 2020.

User groups have been targeted for their opinion to comment on their future pool complex. The consultation is occurring across all age ranges including mums and toddlers, school children, adolescents and older people.

Providers of future pool services such as local aqua fitness leaders, learn to swim groups and aqua fitness clubs are also being consulted to make sure the pool design meets everybody's requirements.

We will be an all play centre and look forward to opening our doors to everyone.

The below meetings have been held / booking in with local groups

9/12/2020 Crookwell swim club (adult members) – Community consultation

11/12/2020 Crookwell High School students – Community consultation

14/12/2020 Previous 355 Pool Committee, who promoted upgrade of the centre

15/12/2020 Kreating – Disability Services – Community consultation

16/12/2020 Local Mothers group – Community consultation

16/12/2020 Adjoining residents of the pool have being offered a presentation on the proposed pool plan

Following Council meeting on Thursday 17 December a survey will be available for the public to "Have your say" on our website and Facebook page. Further consultation will continue early in January 2021 with any other groups.

Diagrammatic plans will be finalised by the end of January, this will enable Council to tender early February and complete relevant DAs for the project.

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION** That -

1. Council receives and notes this report as information

**ATTACHMENTS**

Nil



## **16        REPORTS FROM OTHER COMMITTEES, SECTION 355 COMMITTEES AND DELEGATES**

The following item is submitted for consideration -

16.1	Reports from Committees for the month of December	224
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## Reports from Other Committees, Section 355 Committees and Delegates - 17 December 2020

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### ITEM 16.1

### Reports from Committees for the month of December

#### RECOMMENDATION:

That Item 16.1 - Minutes of Committee/Information listed below be received:

1. Collector Oval Committee – Minutes from Annual General meeting held 29 October 2020.
2. Collector Oval Committee – Minutes from meeting held 29 October 2020.
3. Crookwell Potato Festival Committee – Minutes from meeting held 23 July 2020.
4. Crookwell Potato Festival Committee – Minutes from meeting held 23 November 2020.
5. Crookwell Memorial Hall Committee – Minutes from meeting held 27 November 2020.
6. Traffic Committee – Minutes from meeting held 10 December 2020.

#### ATTACHMENTS

1. <a href="#">↓</a>	Collector Oval Committee - Minutes of Annual General Meeting held 29 October 2020	Attachment
2. <a href="#">↓</a>	Collector Oval Committee - Minutes from meeting held 29 October 2020	Attachment
3. <a href="#">↓</a>	Crookwell Potato Festival Committee - Minutes from meeting held 23 July 2020	Attachment
4. <a href="#">↓</a>	Crookwell Potato Festival Committee - Minutes from meeting held 23 November 2020	Attachment
5. <a href="#">↓</a>	Crookwell Memorial Hall Committee - Minutes from meeting held 27 November 2020	Attachment
6. <a href="#">↓</a>	Traffic Committee - 2020-12-10 - Minutes - Attachments	Attachment



## **Collector Oval Committee**

### MINUTES OF ANNUAL GENERAL MEETING 29/10/20

Andrew Chiswell opened the meeting at 7:30 pm.

**Attendance:** Andrew Chiswell, Gary Poile, Bob Carter, Andrew Harris, Graham Petiech, Terry Lovelock, Serenity Warby, Michael Duck, Julianne Dowling, Cr John Searl and Mayor John Stafford

**Apologies:** Murray Rainey

**Minutes:** Of AGM held 7/11/19 were read and accepted as true and accurate on a motion moved by Bob Carter and sec. Andrew Chiswell. Carried.

**Business Arising from Minutes:**

Nil.

**Correspondence:**

Nil.

**Reports:**

President's Report: tabled / attached

Secretary's Report: tabled / attached

Treasurer's Report: tabled / attached (revealed a balance of \$5766.00)

Andrew Chiswell then invited Cr John Searl to take the chair for election of office bearers. Councillor Searl declared all positions vacant and asked for nominations for various positions:

**President:** Andrew Chiswell nominated by Julianne Dowling, sec Serenity Warby and elected unopposed.

**Secretary:** Gary Poile nominated by Terry Lovelock, sec Andrew Harris and elected unopposed.

**Treasurer:** Bob Carter nominated by Terry Lovelock, sec Julianne Dowling and elected unopposed.

**Committee:** Andrew Harris, Terry Lovelock, Julianne Dowling, Serenity Warby, Michael Duck and Graham Petiech.

The election now complete, Councillor Searl congratulated the executive on their re-election and then invited Andrew Chiswell to resume the chair.

Andrew Chiswell thanked Cr Searl for chairing the election of officers for the committee and

**MEETING CLOSED: 8:00 pm.**

## Collector Oval Committee

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### Presidents's Report; 29/10/20

- Clearly a very unusual year
  - Not being able to meet
  - Not being able to take part in working bees for most of the year
  - However, despite this there have been hundreds of hours committed to the improvement of this very important community asset,
  - important additions to the footpaths, picnic shelters and outdoor fitness gym from 2019.
- In terms of Maintenance the COC has paid attention to the facilities to make sure they're up to speed.
  - Cutting the grass, even when we have no mower (Thanks Bob)
  - Organised irrigation system repairs.
  - Organised repairs to the aerated septic system
  - Controlled weed growth
- In terms of Projects this year, against the Covid odds, the COC has;
  - Begun the major project of revegetating the oval precinct,
    - clearing the old poplars in preparation for revegetation
    - Removed old stumps
    - Burnt off old stumps and other materials around the oval
    - Begun plantings at the front of the oval, and,
  - Replaced floodlights
    - **Thanks to help from Ratch and co-operation with the Uniting Church.**
- In terms of Vision this year the COC has;
 

Spent a great deal of time talking about priorities around the oval and has prepared a number of 'shovel ready' projects that will make significant improvements to the facilities for locals, in particular the younger population, and visitors. Projects such as;

  - New Entrance
    - Relocating the entrance and driveway and creating an all weather surface with a short driveway liberating space for a,
  - Multi Function - All Weather Court
    - The all weather multi functional surface is likely to be located where the driveway is at the moment and will include basketball & netball court markings and hoops, a tennis wall, small court soccer lines and goals, a low level rock climbing wall, and any other activities for local kids and visitors that can be included.
  - Fencing
    - the perimeter of the oval precinct including a post & rail fence along the Bourke fence line.
      - We've lobbied and already received help from the Council for this project.
  - Tennis Courts
  - Cricket nets

## Collector Oval Committee

- Oval Revegetation
  - This is a major project requiring significant project management effort from the executive and significant funding.
    - Ratch has again generously agreed to provide \$10k towards this project.
  - Landcare has also been active in this project advising on plant species, preparation, and has also indicated that they may be able to provide native plants for the project as well.
  - The community has been engaged and consulted regarding this project as there are sacrifices the community has to bear while new vegetation grows.
  - There have been many locals that have offered advice and help getting this project underway.
  - Work has begun with the planting of trees at the front of the oval.
- These projects have to be assessed as feasible in terms of space, funding and realistic community contribution. They have to be worked into the program of projects and made shovel ready. And this takes time and fairly careful consideration.
- In terms of **Usage** this year I have made a point of driving past the oval whenever I can and have been really pleased to see people at the oval being active almost every time I have driven past. The oval has;
  - Seen regular weekly use of the gym and playground
  - Locals continue to use the space daily to walk their dogs
  - Fit Farmers use the facilities weekly.
  - The Pavilion continues to be used by locals at no charge for birthday parties, farewells and other functions.
  - It has continued to be a stopping place for visitors needing toilets and a rest area before continuing their journey
  - We have not yet seen the return of more organised sports such as soccer or touch football but the executive are keen for this to happen and will do what we can to help.
- The COC has **liaised** with;
  - Community to gauge their feedback on projects
  - Suppliers of goods and services to organise deliveries and jobs to be done.
  - Council on these and other routine issues. And of course
  - Sponsors
    - Ratch
    - Landcare
    - Council
    - & possibly CVPF

I'd like to take this opportunity to thank the Secretary and Treasurer. They've been fantastic around the oval taking the initiative with maintenance and the development and implementation of oval projects.

## Collector Oval Committee

### Secretary's Report; 29/10/20

1. In the last twelve months I have submitted one grant application to the Cullerin Windfarm Community Fund for an amount of \$2030. The project was called "**Trees for the future at Collector Oval**". If successful, the funds will go towards recovering the cost of planting the ornamental trees that were planted at the Oval on 10/10/20.
2. In late September, I organised some hazard reduction and clean-up along the western side of the Oval. The activity was supported by the Collector SES as well as the Bushranger Reserve Trust and a couple of individuals.
3. I have undertaken some rabbit baiting along the eastern side of the Oval in conjunction with the LLS. The program was hindered by constant rain but does appear to have some positive results with a notable reduction in rabbits in that area.
4. Assisted with the organisation of a Community Welcome Day on Sunday 18 October. The day featured a free Rock Climbing Wall funded by the old pumpkin festival committee. Also a BBQ by the Collector P&C, market stall by Collector Red Cross/CWA and displays by local emergency services (Police, RFS and SES). The event was registered as a COVID SAFE Event and all required procedures were followed.
5. **Pump Track.** Going forward: I am proposing that the construction of a "Pump Track" be supported by the Oval Committee. This is a project that has been proposed by the now retired committee of the Collector Village Pumpkin Festival. Funding for the pump track would come from the savings account of the now retired Pumpkin Festival that has been reserved by Council for a major project that would benefit the Collector community. The ex-members of the Pumpkin Festival Committee expressed a strong desire that the funds be used to support a youth project and have put the pump track forward as the preferred option. The project has strong support throughout the community and would provide a recreational facility targeted at the youth demographic. I urge the Oval Committee to also support this project as a high priority in the coming operational year.

Finally, may I thank the executive and members of the Oval Committee for the opportunity to work with you over the last twelve months. The initial drought and smoke filled days, followed by the pandemic lock downs and then floods has made it a difficult year to get much done but we can only hope that we have turned the corner and better days lay ahead.

Kind Regards

Gary Poile

Secretary

Collector Oval Committee S355

## **Collector Oval Committee**

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### **Treasurer's Report; 29/10/20**

Opening Balance \$11,564.86 as of 30<sup>th</sup> April 2020

#### Expenses

15/05/2020	Reimburse Gary Poile for purchase of new urn	\$99.95
20/05/2020	Reimburse Terry Lovelock for materials	\$326.61
27/05/2020	Uniting Church for share of scissor lift hire	\$500.00
2/06/2020	Matt Blacker Electrical – install Oval lighting	\$2,500.00

Closing Balance \$8140.63 as of 1<sup>st</sup> July 2020.

24/4/2020 received donation from RATCH of \$5,200 for Oval Improvements.

Opening Balance \$8,140.63 as of 1<sup>st</sup> July 2020

#### Expenses

9/10/2020	Gehl Garden Centre – trees, guards, etc	\$1875.00
22/10/2020	QPRC – mulch and soil plus delivery	\$499.00

Closing balance \$5,766.63 as of 29<sup>th</sup> October 2020.

## Collector Oval Committee

### MINUTES OF GENERAL MEETING 29/10/20

Andrew Chiswell opened the meeting at 6:04 pm.

**Attendance:** Andrew Chiswell, Gary Poile, Bob Carter, Andrew Harris, Graham Petiech, Terry Lovelock, Serenity Warby, Michael Duck, Julianne Dowling (arrived 6:30pm).

**Apologies:** Murray Rainey, (Cr John Searl and Mayor John Stafford late attendees – arrived 6:30pm)

**Minutes:** Of Ordinary Meeting held 27/02/20 were read and accepted as true and accurate on a motion moved by Bob Carter and sec. Terry Lovelock. Carried.

**Business Arising from Minutes:**

Revegetation project has been hindered by wet weather, however clean up of dead vegetation remains on going and twelve ornamental pear trees have been planted along Bourke Street and some other species in the vicinity of the playground and gym area.

Spraying for capeweed has been conducted with assistance from local contractors.

Rabbit baiting on eastern side of oval / Campbell St has been conducted under guidance from LLS. Wet weather also hampered the program but a significant reduction in rabbits has been noted.

Stockpile of soil from council works has commenced on a temporary dump site behind the SES shed.

**Correspondence:**

- nil

**General Business**

**Pump Track Proposal.** Gary Poile outlined a proposal from the old pumpkin festival committee that a Pump Track could be built at the oval with funds set aside from the now retired pumpkin festival event. There was considerable discussion on the proposal with Andrew Chiswell making a number of points opposing the proposal. Andrew felt that the pump track would not get used, would be high maintenance and did not represent value for money. Others supported the project saying that there was nothing for young people to do in the village and that the pump track would be very popular and meet an important need in the community.

Motion: *“That the Oval Committee support in principle the construction of a pump track at the Collector Oval”*. Moved Gary Poile Sec Bob Carter. Carried (8 votes to 1).



## **Collector Oval Committee**

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**Meeting adjourned at 7:30 to allow for conducting of AGM.**

**Meeting resumed at 8:10.**

**General Business continued:**

**Michael Duck** asked if the Oval mower could be used to mow the grass at the Catholic Church and the Hall if required. This is only a small area and the committee felt that it would be OK.

**Andrew Harris** raised the issue of grant funding and suggested that the community might consider engaging someone to coordinate and write funding applications on our behalf. Council representatives reminded the committee that Council has a dedicated grants officer and that we were encouraged to discuss any projects we have in mind with her.

**Mayor John Stafford** spoke about the availability of grants through State and Federal schemes and encouraged the committee to consider developing a well thought out Master Plan for the oval precinct. **Serenity Warby** advised that she worked in this field and could put us in contact with a suitably qualified specialist that could help develop an Oval Master Plan.

**Action:** Secretary to liaise with Serenity to investigate further.

**Andrew Chiswell** informed the meeting that he was now also on the Collector Community Association executive as treasurer. He said the CCA was keen to facilitate a meeting of community representatives to discuss the windfarm community enhancement fund grants that will become available next year.

There being no further business, Andrew Chiswell thanked the Mayor, Deputy Mayor and the committee for attending and contributing to the meeting.

Date for next meeting was not set and will be advised by email.

**MEETING CLOSED: 8:35pm.**

**CROOKWELL POTATO FESTIVAL COMMITTEE MEETING****THURSDAY 23 JULY 2020, 2PM****CROOKWELL VISITORS CENTRE**

<b>PRESENT</b> Joyce Edwards (JE) chair Mandy McDonald (MM) sec Beverly Houterman (BH) treas Michael Walsh (MW) Sandy Martin (SM) Darian Cameron (DC) Andrew Warren (AW)	<b>APOLOGIES</b> Ric Opie
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**Meeting opened 2.05 pm**

JW welcomed all to the meeting and thanked committee for their endeavours during such difficult times. Much has happened since last meeting in March.

It was noted that Jan Pont has officially resigned from the committee.

**ACCEPTANCE OF MINUTES**

JE proposed that the minutes from the previous meeting 19 March 2020 be accepted. Motion formally proposed DC, seconded BH, unanimously accepted.

**MATTERS/ BUSINESS ARISING**

JE confirmed that everyone involved with the aborted festival had been contacted.

MM notified the committee re opening of application for Grant and/or Donation funding through VeoliaMulwaree Trust. Application must be for one or other.

AW informed that Crookwell Windfarm II also had grant funding applications open.

There was discussion on how to proceed, with particular reference to what goods and equipment do we actually need and at what cost. AW stated that we particularly need, flooring riser, banners, marquees, signage and storage facilities. The motion was put by DC, seconded MW that

1. Set up sub committee of MM, AW,DC,JE to apply for all available grants.  
(Meet 05/08/20)
2. MM to speak with Peter Fulton re alloy flooring.
3. MW to seek quotes on storage/container costs.

Unanimously carried.

AW reported on the success of the Virtual Crookwell Potato Festival.

2684 views on Youtube

28,780 reach on Facebook

2777 views on Facebook

1200 views of the children being awarded their competition prizes

551 views of people looking at the exhibits

Cost \$100

AW suggested that in future there may be some value in hiring a professional video/camera operator and editor.

MM thanked AW for the excellent work he did on getting the VCPF to be so professional.

#### CORRESPONDENCE

IN;

23/03/20 Email from Crookwell 2 Windfarm offering sponsorship.

12/07/20 Email from Peter Fulton re alloy flooring

13/07/20 Email from Janelle Beard, unable to seek committee nomination.

20/07/20 Email from Jan Pont resigning from CPFC

#### OUT

AW replied Crookwell 2 Windfarm

26/06/20 Letter of support to Dame Mary Gilmore Society re grant application.

12/07/20 Email to Peter Fulton re alloy flooring.

20/07/20 Email response, with thanks to Jan Pont.

AW informed that Crookwell II Windfarm are willing to sponsor \$2,500.

#### TREASURER

BH presented her financial statement and forward estimate of budget for 2021.

BH moved that the budget as presented be accepted, seconded MW, carried.

These financials will be presented to council on or before August 15 as required by council.

## GENERAL BUSINESS

There was general discussion on forward planning for next year festival, 08/05/21, and how best to engage the community and maintain interest in the Festival.

BH noted that in her conversations some stall holders had stated they would not be involved in 2021. It was acknowledged by MW and agreed by all that times are tough and probably going to get tougher.

A positive outlook was adopted.

JE advised that RAFFLES were not possible under current circumstances.

MW suggested that fees for stalls, etc. remain the same. Agreed.

DC suggested an Information Board be placed in a prominent area explain the CPF concept. It would be good if volunteers could be at the Board at designated times to discuss with community members. However, under current covid protocol this probably cannot happen yet.

MW suggested we have posters put up around town to 'Save the Date'.

BH suggested we communicate with potential stall holders as soon as possible. AW responded that really nothing much can be done till post council elections in September (should they go ahead) and AGM (hopefully 15 October).

MW will now contact all the Car Clubs.

Discussion took place on who should we approach for our celebrity guest.

Mark Ferguson

David Kosh

Matt Moran

Were mentioned.

Meeting closed 15.23

Next meeting will be the AGM, 15 October 2pm

Signed as true and accurate record

*Jandy McDonald*

Date..... 23-11-20

**CROOKWELL POTATO FESTIVAL COMMITTEE****MINUTES ORDINARY MEETING****MONDAY 23 NOVEMBER, 2020****TOURISM INFORMATION CENTRE, 2PM****PRESENT****NO APOLOGIES**

Mandy McDonald (MM) Chair  
Andrew Warren (AW) Treas  
Beverly Wallace (BW)  
Belinda Foley (BF)  
Mike Walsh (MW)  
VIA ZOOM  
Kathy Potts (KP)  
Robin Ford (RF)  
Jean Dalley (JD)

Meeting commenced 14.05

**WELCOME**

MM welcomed committee members new and old.  
MM reported to the committee the resignation of Sandy Martin due to personal reasons.

Kathy Potts has kindly offered to be secretary. This decision was unanimously endorsed.

**CONFIRMATION OF THE MINUTES FROM PREVIOUS MEETING**

The minutes from the previous meeting 23 July, 2020 were accepted.

**BUSINESS ARISING**

GRANTS; 3 grants were applied for and all 3 are successful.

1. Gullen Wind Farm \$3000 Flags and marquees
2. ULF \$1000 Covid Safety precaution materials
3. CROOKWELL II \$6000 Portable raised flooring

Paperwork as yet only received from Gullen Windfarm to be accepted by 27/12/2020, then further requirement to be met progressively. AW to start placing orders for requisite items.



## CORRESPONDENCE

IN; Resignations received from Joyce Edwards, Darian Cameron and Sandy Martin.

Offer from Gullen Wind farm re successful grant application.

Offer from ULF re successful grant application.

OUT; Thank You cards to Joyce Edwards, Darian Cameron and Beverly Houterman who resigned at AGM.

Letter to Colleen Worthy, GM, ULSC re AGM, resignations, applications from potential new committee members.

## TREASURERS REPORT

\$19942 CURRENT ACCOUNT with \$244 to pay in.

AW requested support for purchase of new computerised accounting package and VISA business debit card.

Carried unanimously.

## GENERAL BUSINESS

General discussion occurred deliberating what direction 2021 Potato Festival should take, including what events could be actual and what virtual or a combination of both.

A decision was made that;

The 2021 Crookwell Potato Festival would take place at the Crookwell Show Grounds on Saturday 1<sup>st</sup> May, 2021.

Parking and Marshalling	MW	Will liase with ROTARY and other organisations to provide parking and marshalling . Donation \$1500 to be made. TBC
Car Club Meet		Organise club day out.
Entertainment	JD	Sub committee of JD, MM, AW to meet 11/12 10am to discuss.
Ecotours Potato plantation tours	MM,AW	To liase with Gary Kadwell
Cooking Demos  "Bake Off" "Potato Tasting Comp"	MM  AW	To liase with Sylvia Cullen and Judy Case. To contact various community organisations for their involvement. To contact potato growers. To investigate professional videographer for Virtual content.
Childrens competitions and activities	MM	To contact CWA (Day Branch) potato painting. To contact Landfords, Preschool teacher, Courtney Lock, for input and volunteering.



Market stalls	BF,BW	To organise criteria for stall holders, costings, insurance, contracts. Emphasis on quality, on local products and producers, 'Local and Proud'. To send new stall plan to BW BF.
	MM	
Art Events	MM	To liase with CDAG re art show. ? Photography competition; 'The Potato' ? Art competition 'The Land We Love'.
Potato Growers Assoc.	MM	To write to CPGA to seek their support selling potatoes on the day, enter in to a dialogue with producers.
Open Golf Day	MM	To discuss with Golf Club possibility of Golf Sunday.2 May.
Merchandise	AW	Repeat order for stubby holders needed. To consider other merch options; tea towels, aprons, etc.
Decorating street landscape		Unresolved

MM to contact Peruvian Ambassador, invitation to be guest of honour/VIP.

AW will check that DA current.

Consideration needs to be given to finding somewhere suitable to store all the equipment and paraphernalia. At the moment is scattered between Peter Fulton at Crooked Corner, Joyce Edwards, Crookwell, Info Centre. Ask Gary Kadwell if he would have room on his land to store a container. If yes, then seek a grant for purchase of container.

MM informed all new members that a copy of the Code of Meeting Practice sect. 355 Committees had been sent to all, and encouraged to read.

Meeting Closed 16.55

Next meeting Monday 21 December, 2020 Info Centre, 13.00.

Signed as true and accurate record \_\_\_\_\_

Date \_\_\_\_\_



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## RE: Resignation from Crookwell Potato Festival

1 message

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**Sandra M** <sandym429@hotmail.com>  
To: Mandy McD <mandy2583@gmail.com>

Mon, 23 Nov. 2020 at 08:42

Due to personal reasons I hereby resign from the Crookwell Potato Festival.

Looking forward to volunteering at events if needed, where possible.

Sandy Martin

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**Minutes of the Crookwell Memorial Hall Management Committee  
held on Thursday 27<sup>th</sup> November, 2020**

**Present:** R & S. Bill, W Smart, M. McDonald, M. Wheelwright, M. Olde and M. Willis

**Apologies:** B. Proudman

**Minutes** of the previous meeting held on Thursday 27<sup>th</sup> August 2020 were tabled and accepted with the addition of W. Smart as being present. Moved by M. Wheelwright and seconded by M. Olde that the Minutes be accepted. Carried.

**BUSINESS ARISING:**

- **Kitchen** - Nothing has started yet as the DA has to be submitted. Brenda Proudman will assist Josh Proudman in completing the forms.
- **Table and Chair replacement** - Sandra Bill has been researching tables and chairs. It was decided we will apply for grants to cover the replacements. Sandra will follow this up.
- **Refrigerator** - This matter is ongoing and will be revisited when the kitchen is underway.
- **Electricity** - Wal Smart is waiting for the new accounts and will then forward to the user groups the amounts they owe. It was discussed that even though there are several meters they do not indicated which user group they are attached to. It would be much easier if each user group could receive an individual account.
- **Gas Cylinder** - It was reported that the old gas cylinder has been removed and replacement installed.
- **Hot water to men's toilet** - Robert Bill reported that the cost to install hot water to the men's toilets was exorbitant. It was decided to replace the taps to timed ones that will allow patrons to wash both hands at once.

**REPORTS:**

**President:** Robert Bill reported the CADS production was a great success with all the COVID preparations in place. The Arts Council will hold their Art Show on 4<sup>th</sup> 5<sup>th</sup> and 6<sup>th</sup> December and there is a COVID plan in place.

**TREASURER:** The account balance at 1<sup>st</sup> July, 2020 was \$24,943.04 and the balance at 27<sup>th</sup> November, 2020 was \$41,240.25. The ULC grant of \$15,300.00 was received. The Term Deposit balance is \$10,342.36 with \$3.76 interest received.

Moved by Wal Smart and second by Sandra Bill that the Treasurer's report be accepted. Carried

**Correspondence:** There was no correspondence tabled.

**General Business:**

Back Driveways - Michaela Olde and Robert Bill brought to the attention of the Committee the appalling state of the back driveways on both sides of the hall. Since the wet conditions there has been considerable deterioration and the area has become a Work Health and Safety Issue.

**It was moved by the Committee that a letter be sent to the General Manager regarding this issue**

Next Meeting: 25<sup>th</sup> February 2021 - Meeting closed 6.15pm

**PRESENT:** Cr J Searl (Chairperson) and Mr M White (Transport for NSW)

**NON-VOTING:** Mr G Lacey (Director of Infrastructure), Mr I Shajib (Road Safety and Traffic Engineer), Mr A Lewis (ULSC) and Ms S Knight (Minutes Secretary)

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**THE CHAIRPERSON DECLARED THE MEETING OPEN AT 10:09AM**

**SECTION 1: APOLOGIES & LEAVE OF ABSENCE**

Apologies were received from Cllr Mr B McCormack and Mr A Al-Saoudi

**RESOLVED** as unanimously supported by Committee that the apologies be received and a leave of absence granted.

- CARRIED

**SECTION 2: DECLARATIONS OF INTEREST**

NIL

**SECTION 3: CONFIRMATION OF MINUTES**

**ITEM 5.1** **RESOLVED** by Mr White and Cr Searl

That the minutes of the Traffic Committee Meeting held on 8 October 2020 be adopted.

- CARRIED

**SECTION 4: REPORTS**

**ITEM 4.1** **SITE ASSESSMENT OF GRANGE ROAD AND CULLEN STREET, CROOKWELL INTERSECTION**

**RESOLVED** by Mr White and Cr Searl

1. Council to install a "Give Way" sign (R1-2 A) at the intersection of Grange Road and Cullen Street as shown in figures 8 and 9;
2. Council to implement line marking as part of delineation improvement including an adjustment of broken centre line to be curved from Grange Road into Cullen Street.

- CARRIED

**ITEM 4.2                    INSTALL ADVISORY SIGNAGE FOR CARAVAN PARKING ON ROBERTS AND GOULBURN STREET, CROOKWELL**

**RESOLVED** by Mr White and Cr Searl

1. Council to install a double-sided (left and right arrow ) Caravan Parking sign G7-278-1) at the intersection of Roberts and Goulburn Streets, Crookwell.
2. Council to install a long vehicle parking area ahead sign (GE 7 – 217) at Goulburn and Colyer Street intersection. Consideration to modify sign GE 7-217.

- CARRIED

**ITEM 4.3                    REQUEST TO INSTALL MAIL ZONE SIGNAGE IN WARRATAW STREET, GUNNING.**

**RESOLVED** by Mr White and Cr Searl

1. Council erect two Loading Zone signs ( R 5- 23 ) starting from the existing “Give Way” sign towards the boundary edge of the Australia Post Office in Gunning.

- CARRIED

**ITEM 4.4                    REQUEST TO INSTALL ADDITIONAL BUS STOP SIGNAGE ON BOOROWA ROAD.**

**RESOLVED** by Cr Searl and Mr White

1. Council do not install additional bus stop advisory signage on Boorowa Road considering the current condition is at an acceptable safety level where sufficient safety signs are already available. As the road is classified as local the current advisory signage is sufficient.

- CARRIED

**ITEM 4.5                    UPDATE ON CHILDREN CROSSING AT ST MARY'S SCHOOL,CROOKWELL**

**RESOLVED** by Mr White and Cr Searl

1. Council to install children’s crossing that is able to provide safe crossing to 100 + students;
2. Council to install Blisters on both side of Wade Street.
3. Council to relocate and replace ‘No Stopping’ Signage near the Children crossing and church side to prevent people parking in this locations during school peak hours, (8.30 -9.30am and 2:30-4:00pm).



4. Council to install crosswalk lines along children crossing path.
5. Council to install stop lines in both directions 6m from crossings.
6. Council will modify the length of Refuge Island to further widening the crossing width up to 3.6m in according with Austroads guidelines of traffic management part 10.

Further recommendations from Mr M White (TFNSW)

- Chevron approach
- Add storage width in refuge and ensure it meets standards
- 24 metres 'No Stopping' on approach to children's crossing and 15 metres on departure
- 20 metres 'No Stopping' on approach to refuge in Colyer street and 10 metres on departure
- Consideration given to raising/ramp approach
- Action for council revised drawing to be added to traffic committee records

- CARRIED

## **SECTION 5: ITEMS FOR DISCUSSION**

### **ITEM 5.1 PREVIOUS ITEM ACTION LIST**

**RESOLVED** by Mr White and Cr Searl

#### **PROPOSED CONCLUSION:**

That the Local Traffic Committee members note the progression of the previous action items and the due dates.

- CARRIED

## **SECTION 6: GENERAL DISCUSSION**

### **Meeting dates for 2021**

To ensure that Traffic Committee minutes are tabled at the next Council Meeting it is proposed to change the meeting to the first Thursday of the month instead of the second for the quarterly meeting dates.

**RESOLVED** as unanimously supported by Committee that the meeting days be moved to the first Thursday of the month.

## **THE MEETING CLOSED AT 10:47am**

Minutes confirmed 4 FEBRUARY 2021

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Chairperson



## **17       NOTICES OF MOTION**

The following item is submitted for consideration -

17.1	Notice of Motion - Acknowledging Dr Ramaswamy Thangavelu	244
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## Notices of Motion - 17 December 2020

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### ITEM 17.1

### Notice of Motion - Acknowledging Dr Ramaswamy Thangavelu

I, Councillor Pam Kensit hereby give notice that at the next Ordinary Meeting of Council I will move the following motion: -

“That Council recognises and congratulates Dr Ramaswamy Thangavelu on the wonderful achievement of being awarded the ‘Bill Hunter Award’ for 2020 at the Rural Doctors Association awards on Saturday 14 November 2020’.

### BACKGROUND

Dr Ramaswamy Thangavelu was bestowed this prestigious award for his work as a solo GP in Crookwell who has dedicated 50 years to providing rural healthcare to his community.

*The Bill Hunter Award is named in honour of Dr Bill Hunter, a long-time rural doctor and surgeon in Moree who helped negotiate the settlement package for NSW rural doctors. He was often labelled the grandfather of the Rural Doctors Association in NSW.*

### GENERAL MANAGER’S COMMENT

This is significant award within the health industry and having a local medical practitioner receive the Bill Hunter Award is a significant achievement, worthy of a congratulatory letter of recognition.

### ATTACHMENTS

Nil

## **18        QUESTIONS WITH NOTICE**

There were no items submitted for this section at the time the Agenda was compiled.



# **General Manager's Statement**

## **Confidentiality**

Councillors and staff are reminded of their obligations in respect to the need for confidentiality and not disclose or otherwise misuse the information which is about to be discussed, failure to do so could result in a reference to the Pecuniary Interest and Disciplinary Tribunal and/or result in a prosecution in accordance with Sec. 664 of the Act for which the maximum penalty is \$5,500.





## CONFIDENTIAL SESSION

Section 10A(2) of the Local Government Act, 1993 provides that Council may, by resolution, close to the public so much of its meeting as comprises the receipt or discussion of matters as listed in that section, or for any matter that arises during the course of business during the meeting that should be treated as confidential in accordance with Section 10(2) of the Act.

Council's Agenda for this meeting contains reports that meet the criteria specified in Section 10A(2) of the Act. To consider these reports in confidential session, Council can adopt the following recommendation:

### RECOMMENDATION

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 19.1 and 19.2 in confidential session for the reasons indicated:

Item 19.1 Proposed Crown Road (Kokomo Road) transfer to a Council Public Road

*This report is considered to be confidential in accordance with Section 10A(2a) of the Local Government Act, 1993, as it relates to personnel matters concerning particular individuals.*

Item 19.2 Bridge Replacement - Bigga Road / Kangaroo Creek

*This report is considered to be confidential in accordance with Section 10A(2c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

*This report is considered to be confidential in accordance with Section 10A(2d(i)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.*

*This report is considered to be confidential in accordance with Section 10A(2d(ii)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.*

*This report is considered to be confidential in accordance with Section 10A(2d(iii)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, reveal a trade secret.*

19.3 Bridge Replacement – Peelwood Road / Peelwood Creek

*This report is considered to be confidential in accordance with Section 10A(2c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

*This report is considered to be confidential in accordance with Section 10A(2d(i)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.*

*This report is considered to be confidential in accordance with Section 10A(2d(ii)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.*

*This report is considered to be confidential in accordance with Section 10A(2d(iii)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, reveal a trade secret.*

19.4 Wombeyan Caves Road Tender Recommendation

*This report is considered to be confidential in accordance with Section 10A(2c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

*This report is considered to be confidential in accordance with Section 10A(2d(i)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.*

*This report is considered to be confidential in accordance with Section 10A(2d(ii)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.*

*This report is considered to be confidential in accordance with Section 10A(2d(iii)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, reveal a trade secret.*

## **19        CONFIDENTIAL SESSION**

The following items are submitted for consideration -

19.1        Proposed Crown Road (Kokomo Road) transfer to a Council  
Public Road

19.2        Bridge Replacement - Bigga Road / Kangaroo Creek

### **LATE CONFIDENTIAL**

19.3        Bridge Replacement – Peelwood Road / Peelwood Creek

19.4        Wombeyan Caves Road Tender Recommendation

Note: Above Late Confidential Reports will be issued on Monday 14 December 2020