



# BUSINESS PAPER

## ORDINARY MEETING

Thursday 18 June 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 June 2020

### **Councillors**

Dear Members

### **Ordinary Meeting of Council**

Notice is hereby given that the next Ordinary Meeting of Council will take place on **Thursday 18 June 2020** in the **Council Chambers Crookwell** commencing at **9:00am**.

Your presence is requested.

Yours faithfully



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

## **AGENDA**

### **ACKNOWLEDGEMENT OF COUNTRY**

I would like to acknowledge the Traditional Custodians of this Land. I would also like to pay respect to the Elders past and present, of the Wiradjuri Nation, and extend that respect to other Aboriginals present.

<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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	Nil	



**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 21 May 2020 .....	12
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**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 21 MAY 2020**

---

**PRESENT:** Mayor J Stafford (Chairperson), Cr P Culhane, Cr R Cummins, Cr P Kensit, Cr R Opie, Cr J Searl, Cr J Wheelwright, Ms C Worthy (General Manager), Miss K Dewar (Executive Assistant) and Ms S Pearman (Administration Officer).

**VIDEOLINK:** Mr A Croke (Director Finance and Administration), Mrs T Dodson (Director of Environment & Planning) and Mr C Gordon (Media Officer).

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**THE MAYOR DECLARED THE MEETING OPEN AT 9:00AM**

**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.*

*A minutes silence was observed for the passing of Vladimir Tysluk.*

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

Apologies were received from Cr McCormack and Cr O'Brien.

**79/20** **RESOLVED** by Cr Searl and Cr Wheelwright that the apologies be received and a leave of absence granted.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**SECTION 3: CITIZENSHIP CEREMONY**

Nil



**UPPER LACHLAN SHIRE COUNCIL**  
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**SECTION 4:       DECLARATIONS OF INTEREST**

Cr Opie declared a Pecuniary Interest in Item 17.1 – Notice of Motion as he is a business owner in Upper Lachlan Shire, and will make the declaration, leave the Chamber upon making the declaration, and not return until the matter is resolved.

Cr Opie declared a Non-Pecuniary Interest in Item 19.2 – Hardship request for rebate of water use charges – Robertson Lane, Crookwell as he has a business association with applicant, and will make the declaration, leave the Chamber upon making the declaration, and not return until the matter is resolved.

Cr Stafford declared a Pecuniary Interest in Item 17.1 — Notice of Motion as he is a business owner in Upper Lachlan Shire, and will make the declaration, leave the Chamber upon making the declaration, and not return until the matter is resolved.

Cr Culhane declared a Pecuniary Interest in Item 17.1 – Notice of Motion as he is has another interest arising out of a mortgage, lease, trust option and will make the declaration, leave the Chamber upon making the declaration, and not return until the matter is resolved.

**SECTION 5: CONFIRMATION OF MINUTES**

**80/20               RESOLVED by Cr Searl and Cr Wheelwright**

1. That the minutes of the Ordinary Council Meeting held on 16 April 2020 be adopted.

- CARRIED

**Councillors who voted for:-**               Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-**       Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**ON 21 MAY 2020**

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**SECTION 6: MAYORAL MINUTES**

**ITEM 6.1 MAYORAL MINUTE**

**81/20** **RESOLVED** by Mayor Stafford and Cr Searl

1. That council receive and note the activities attended by the Mayor for April 2020 and May 2020.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

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

Nil

**SECTION 8: CORRESPONDENCE**

**ITEM 8.1 CORRESPONDENCE ITEMS FOR THE MONTH OF APRIL/MAY**

**82/20** **RESOLVED** by Cr Searl and Cr Wheelwright

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

1. Tuena Hall & Recreation Area Committee – Thank you for the cleaning up of the Tuena area.
2. Frankston City Council – Federal Government Royal Commission Reform – Gambling Harm.
3. Hon Brad Hazzard – Crookwell District Hospital – Upgrade.
4. Office of Local Government – Council Update on COVID-19.
5. Local Government of NSW – Presidents Message – 27 March 2020.
6. Local Government of NSW – September 2020 Elections Postponed.
7. National Bushfire Recovery Agency – Product Purchasing Program.
8. Joint letter Minister Lee and Ray James re Anzac Day - RSL NSW / Department of Veteran's Affairs.
9. Minister Hancock – Message 16 April 2020.

**UPPER LACHLAN SHIRE COUNCIL**  
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10. Office of Local Government – Circular 20-07 – Employment Arrangements and international and domestic travel in relation to COVID-19.
11. Office of Local Government – Circular 20-08 – Release of the Guide to Webcasting Council and Committee Meetings.
12. Office of Local Government – Circular 20-09 – Compliance with Social Distancing requirements.
13. Office of Local Government – Circular 20-10 – COVID-19 Postponement of the September Local Government Elections.
14. Office of Local Government – Circular 20-11 – COVID -19 Financial Accounting business areas - final code of accounting practice and financial reporting update.
15. Office of Local Government – Circular 20-12 – COVID -19 Development Updates Modification of statutory requirements.
16. Office of Local Government – Circular 20-13 – COVID -19 Development update Managing fraud and corruption risks.
17. Office of Local Government – Circular 20-14 – COVID -19 Social distancing requirements.
18. Office of Local Government – Circular 20-15 – COVID -19 New Integrated Planning and Reporting requirements.
19. Minister Hancock - Message 26 April 2020.
20. DPIE Fast Tracked Assessments Further Information.
21. Media Release - Wendy Tuckerman - Rent Relief - April 2020.
22. Office of Local Government - Council COVID19 update 17 April 2020.
23. Australian Local Government Association NEWS - Relief for NSW Council Workers and Local planning emergencies 17 April 2020.
24. OLG - COVID-19 Council Updated 20 April 2020.
25. OLG - COVID-19 Council Updated 21 April 2020.
26. OLG - COVID-19 Council Updated 23 April 2020.
27. OLG - COVID-19 Council Updated 4 May 2020.
28. OLG - COVID-19 Council Updated 6 May 2020.
29. Local Government NSW - Stimulus package for councils a big win for local government.
30. Media Release - Regulatory Changes to Local Government - Wendy Tuckerman.
31. Minister Hancock 24 April 2020.
32. Regulatory changes to take pressure off ratepayers, businesses and councils - Office of Local Government NSW - Minister Hancock.
33. RSL Gunning Chapter - Gunning Cenotaph request - E R Waters - 05 February 2020 - Thank you letter.

- CARRIED

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**SECTION 9: LATE CORRESPONDENCE**

Nil

**SECTION 10: INFORMATION ONLY**

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

**83/20 RESOLVED by Cr Searl and Cr Kensit**

1. Council receives and notes the report as information.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**ITEMS 10.2 – INFORMATION ONLY ITEMS  
10.8**

**RESOLVED by Cr Searl and Cr Wheelwright**

1. Council receive and notes items 10.2 – 10.8 as information.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**UPPER LACHLAN SHIRE COUNCIL**  
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**REPORTS FROM STAFF AND STANDING COMMITTEES**

**SECTION 11: ENVIRONMENT AND PLANNING**

**ITEM 11.1 DRAFT COMPANION ANIMAL MANAGEMENT PLAN 2020**

**84/20** **RESOLVED** by Cr Searl and Cr Culhane

1. The Draft Companion Animal Management Plan 2020 be placed on public exhibition for a minimum period of 28 days.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**SECTION 12: INFRASTRUCTURE DEPARTMENT**

**ITEM 12.1 ROAD CLOSURE APPLICATION UNDER THE ROADS ACT ON JUNCTION POINT ROAD, TUENA**

**85/20** **RESOLVED** by Cr Searl and Cr Kensit

1. Council authorise the closure of the disused section of Junction Point Road, Tuena as a Public road pursuant to Division 3 - Closing of Council roads by Council of the Roads Act 1993 and noting the road proposed for closure is identified as Lots 1 and 2 on DP 1261378.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**UPPER LACHLAN SHIRE COUNCIL**  
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**ITEM 12.2                    ADOPTING COUNCILS INFRASTRUCTURE ASSETS NAMING POLICY**

**86/20                        RESOLVED by Cr Searl and Cr Wheelwright**

1. Council adopts the draft Infrastructure Assets Naming Policy as per Attachment 1

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-**    Nil

**ITEM 12.3                    ADOPT PRIVATE WORKS AND PLANT HIRE POLICY**

**87/20                        RESOLVED by Cr Searl and Cr Culhane**

1. Council adopts the Draft Private Works and Plant Hire Policy as per attachment 1

- CARRIED

**Councillors who voted for:-**                    Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-**    Nil

**UPPER LACHLAN SHIRE COUNCIL**  
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**SECTION 13: FINANCE AND ADMINISTRATION**

**ITEM 13.1 QUARTERLY BUDGET REVIEW STATEMENTS - 3RD QUARTER 2019/2020**

**88/20** **RESOLVED** by Cr Searl and Cr Wheelwright

1. Council adopts the 3rd Quarter Budget Review Statements for 2019/2020 including revotes of income and expenditure to the Operational Plan; and
2. Council endorses the Operational Plan Performance Summary Report.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**ITEM 13.2 EMERGENCY SERVICES LEVY**

**89/20** **RESOLVED** by Cr Searl and Cr Culhane

1. Council writes to the NSW Government and Member for Goulburn, Wendy Tuckerman MP, of their objection and disappointment in relation to the announced substantial increases to the Emergency Services Levy, noting an increase in Upper Lachlan Shire Council annual contribution of \$333,267 or 74.81% increase in 2020/2021 since the 2018/2019 levy.
2. Council express concerns to the NSW Government and Member for Goulburn, Wendy Tuckerman MP, as previously was the case in 2019, there was no consultation in advance of 2020 for the projected increase in the Emergency Services Levy payable by NSW councils.

**UPPER LACHLAN SHIRE COUNCIL**  
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3. Council writes to Local Government NSW requesting advocacy on behalf of all councils to address the concerns related to the substantial Emergency Services Levy increases each year.
4. Council receive and notes as information the NSW Government COVID-19 Local Government Economic Stimulus Package noting no financial benefit is available to Council.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil

**SECTION 14: GENERAL MANAGER**

Nil

**SECTION 15: LATE REPORTS**

**90/20** **RESOLVED** by Cr Searl and Cr Culhane

That Item 15.1 - [Late report] listed below be received:

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-** Nil



**UPPER LACHLAN SHIRE COUNCIL**  
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**ITEM 15.1            RESPONSE TO COUNCIL RESOLUTION 74/20 - COLLECTOR  
PUMPKIN FESTIVAL COMMITTEE**

**91/20                RESOLVED by Cr Searl and Cr Wheelwright**

1. Council receive and note the report as information.

- CARRIED

**Councillors who voted for:-**            Crs P Culhane, R Cummins,  
P Kensit, R Opie, J Searl,  
J Stafford and J Wheelwright

**Councillors who voted against:-**    Nil

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

**ITEM 16.1            REPORTS FROM COMMITTEES FOR THE MONTH OF APRIL**

Due to COVID-19 no committee meetings have occurred for this period.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**SECTION 17:     NOTICES OF MOTION**

*The Mayor Cr Stafford, Cr Opie and Clr Culhane left the chamber in accordance with their declaration the time being 10.28am.*

**ITEM 17.1            NOTICE OF MOTION**

*This item be adjourned to 18 June 2020 Council meeting. The matter is adjourned because of the absence of a quorum. Clr McCormack, Clr O'Brien were apologies for the entire meeting and for Item 17.1 The Mayor Clr Stafford, Clr Culhane and Clr Opie left the chamber in accordance with their declaration.*

“That Council waive the payment of rates for businesses under Councils Rating Categories for Crookwell, Gunning, Taralga and General – excluding those businesses owned by Local Government, Essential Services, Churches and other public institutions, for a period of six (6) months, to take effect from the 1<sup>st</sup> July 2020.”

*The Mayor Cr Stafford, Cr Opie and Clr Culhane returned to the Chamber the time being 10.30am.*

**SECTION 18:     QUESTIONS WITH NOTICE**

**ITEM 18.1            CROOKWELL POOL**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

**ITEM 18.2            REVIEW OF BUDGET**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
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**ITEM 18.3            RESTRUCTURE OF THE ENGINEERING DEPARTMENT**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

**ITEM 18.4            COUNCIL MEETING TIMES**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

**ITEM 18.5            LOCAL STRATEGIC PLAN PROCESS**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

**ITEM 18.6            FLOOD PLAIN RISK MANAGEMENT**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

**ITEM 18.7            CROOKWELL SWIMMING POOL**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

*Clr Culhane left the meeting the time being 10.58am and did not return.*

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 21 MAY 2020**

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**ITEM 18.8            SECTION 94 CONTRIBUTIONS**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

**ITEM 18.9            EPA ISSUES**

Refer to the business paper for 21 May 2020 Council Meeting for the General Manager's comments.

**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 (2b) 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:*

**92/20                    RESOLVED by Cr Searl and Cr Wheelwright**

1. That Council move into closed Council to consider business identified, together with any late reports tabled at the meeting.
2. That pursuant to 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 (2b) 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 R Cummins, P Kensit,  
R Opie, 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 21 MAY 2020**

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Council closed its meeting at 10.59am and the public, staff and press left the chambers.

*Council adjourned the meeting at 10:59am*  
*Council reconvened the meeting at 11:12am*

**93/20**                    **RESOLVED** by Cr Searl and Cr Kensit

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

- CARRIED

**Councillors who voted for:-**                    Crs R Cummins, P Kensit,  
R Opie, J Searl, J Stafford and  
J Wheelwright

**Councillors who voted against:-**                    Nil

**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            HARDSHIP REQUEST FOR ADDITIONAL REBATE OF WATER**  
**USE FOR UNDETECTED WATER LEAK - RESERVOIR ROAD,**  
**CROOKWELL**

**94/20**                    **RESOLVED** by Cr Searl and Cr Wheelwright

1. Council approve a write-off of \$1,058 being 50% of the balance owing for water use charges on Assessment Number 8348 at 50 Reservoir Road, Crookwell.

- CARRIED

**Councillors who voted for:-**                    Crs R Cummins, P Kensit,  
R Opie, J Searl, J Stafford and  
J Wheelwright

**Councillors who voted against:-**                    Nil

*Clr Opie left the chamber in accordance with his declaration at 11:09am*

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 21 MAY 2020**

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**ITEM 19.2            HARSHIP REQUEST FOR REBATE OF WATER USE CHARGES -  
ROBERTSON LANE, CROOKWELL**

**95/20                RESOLVED by Cr Searl and Cr Wheelwright**

1. Council approve a write-off of \$964 being 50% of the balance owing for water use charges on Assessment Number 1471 at 5 Robertson Lane, Crookwell.

- CARRIED

**Councillors who voted for:-**            Crs R Cummins, P Kensit,  
J Searl, J Stafford and  
J Wheelwright

**Councillors who voted against:-**    Nil

**Abstained:-**                                Cr R Opie

*Clr Opie returned to the chamber in at 11:10am*

**ITEM 19.3            HARSHIP REQUEST FOR ADDITIONAL REBATE OF WATER  
USE CHARGES FOR UNDETECTED WATER LEAK - KIALLA  
ROAD, CROOKWELL**

**96/20                RESOLVED by Cr Searl and Cr Wheelwright**

1. Council approve a write-off of \$1,507 being 50% of the balance owing for water use charges on Assessment Number 4108 at 57 Kialla Road, Crookwell.

- CARRIED

**Councillors who voted for:-**            Crs R Cummins, P Kensit, R  
Opie, J Searl, J Stafford and J  
Wheelwright

**Councillors who voted against:-**    Nil

**THE MEETING CLOSED AT 11.12AM**

Minutes confirmed 18 JUNE 2020

.....  
Mayor

## **6 MAYORAL MINUTES**

The following item is submitted for consideration -

6.1	Mayoral Minute	28
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## Mayoral Minutes - 18 June 2020

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### ITEM 6.1                      Mayoral Minute

#### FILE REFERENCE    I20/243

#### May 2020

21 May 2020                      Meeting with General Manager Council Meeting – May 2020

28 May 2020                      2GN Radio InterviewNSW Taskforce – Virtual Meeting

#### June 2020

2 June 2020                      Meeting with General Manager EPA Workshop with Clrs, GM and  
Water waste team  
Meeting with Clr Searl, DEP and GM

4 June 2020                      2GN Radio Interview

5 June 2020                      Meet and Greet with The Hon John Barilaro MP  
Community visit to Taralga and Crookwell

9 June 2020                      Meeting with General Manager

11 June 2020                      2GN Radio Interview  
GM and Mayor joined for Webinar with Hon Shelley Hancock and  
Premier Gladys Berejiklian MP

15 June 2020                      Wendy Tuckerman MP and General Manager – Virtual Meeting

16 June 2020                      Meeting with General Manager

18 June 2020                      2GN Radio Interview  
Council meeting – June 2020  
Regional NSW Taskforce – Virtual Meeting

19 June 2020                      Angus Taylor MP, General Manager and Mayor to meet



## **8        CORRESPONDENCE**

The following item is submitted for consideration -

8.1	Correspondence items for the month of June	30
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## Correspondence - 18 June 2020

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### ITEM 8.1

### Correspondence items for the month of June

#### RECOMMENDATION:

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

1. Office of Local Government – Circular 20-16 – COVID 19 Economic Stimulus Package.
2. Office of Local Government – Circular 20-19 – Information about Ratings 2019-20.
3. Office of Local Government – Circular 20-20 – Clarification for issuing and collecting 2020-21 single and first quarter rates instalments.
4. Office of Local Government – GC-149 2020-21 – Financial Assistance Grants – Advance Payment.
5. Greg Long – Thank you letter in regards to water account.
6. Wendy Tuckerman MP – Australian Agricultural Centre.
7. NSW Fair Trading – News and Updates.
8. NSW Government – Media Release – Boost to Bushfire Recovery.
9. Tuena Hall Committee – Thank you letter for works carried out.

#### ATTACHMENTS

1. <a href="#">↓</a>	20-16 - COVID 19 Economic Stimulus Package	Attachment
2. <a href="#">↓</a>	20-19 - Information about Ratings 2019-20 (1)	Attachment
3. <a href="#">↓</a>	20-20 COVID 19 Clarification for issuing and collecting 2020-21 single and first quarter rates instalments	Attachment
4. <a href="#">↓</a>	GC-149 - 2020-21 Financial Assistance Grants - advance payment	Attachment
5. <a href="#">↓</a>	Greg Long - Thank you letter to Council in regards to Water Account	Attachment
6. <a href="#">↓</a>	Media Release - CBP19 - Australian Agricultural Centre	Attachment
7. <a href="#">↓</a>	NSW Fair Trading - News and Updates	Attachment
8. <a href="#">↓</a>	NSW Government - Media Release - Boost for Bushfire Recovery	Attachment
9. <a href="#">↓</a>	Tuena Hall Committee - Thank you letter	Attachment



Office of  
Local Government

## Circular to Councils

<b>Circular Details</b>	20-16 / 13 May 2020 / A702650
<b>Previous Circular</b>	N/A
<b>Who should read this</b>	General Managers and Responsible Accounting Officer
<b>Contact</b>	Performance Team and Council Engagement Team / 02 4428 4100 / <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
<b>Action required</b>	Information / Council to Implement

### COVID-19 Economic Stimulus Package

#### What's new or changing

- The Office of Local Government (OLG) has released three new resources that will assist councils to apply for the *Council Job Retention Allowance Subsidy*, a key element of the COVID-19 Economic Stimulus Package.

#### What this will mean for your council

- The following documents are now available:
  - Guidelines for the Council Job Retention Allowance Subsidy (JRA Guidelines)
  - Financial Stimulus Eligibility Criteria (Eligibility Criteria), and
  - Financial Stimulus Eligibility Return (FSER).
- The JRA Guidelines, Eligibility Criteria and FSER provide detailed guidance to assist councils determine their eligibility for the JRA Subsidy.
- Councils are encouraged to submit the FSER to access the JRA Subsidy.
- OLG will inform councils of the outcome of its assessment of the FSER.

#### Key points

- All councils will be invited to enter into a funding agreement to benefit from the Stimulus Package.
- The JRA Guidelines, Eligibility Criteria and FSER are available for download from the COVID-19 page on OLG's website.
- A council's FSER will be its application for the JRA Subsidy.
- The FSER should be completed and emailed to [FSER@olg.nsw.gov.au](mailto:FSER@olg.nsw.gov.au) by 22 May 2020. Late submissions will be considered but may delay payment of the JRA Subsidy.
- Councils who do not wish to access the JRA do not need to submit a FSER.

#### Where to go for further information

- Councils should contact OLG's Performance Team about the Eligibility Criteria and the FSER, and their Council Engagement Manager about the Stimulus Package or in relation to other COVID-19 matters.

**Tim Hurst**  
**Deputy Secretary**  
**Local Government, Planning and Policy**

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Office of  
Local Government

## Circular to Councils

<b>Circular Details</b>	20-19 / 26 May 2020 / A702258
<b>Previous Circular</b>	19-05 – Information about Rating 2019-20
<b>Who should read this</b>	Councillors / General Managers / Council staff
<b>Contact</b>	Performance Team (02) 4428 4100 / <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
<b>Action required</b>	Information / Council to Implement

### Information about Ratings 2020-21

#### What's new or changing

- The maximum boarding house tariffs for 2020-21 have been determined.
- The maximum interest rate payable on overdue rates and charges for 2020-21 has been determined.
- The section 603 certificate fee for 2020-21 has been determined.
- The statutory limit on the maximum amount of minimum interest rates for 2020-21 has been determined for commencement on 1 July 2020.

#### What this will mean for your council

Councils should incorporate these determinations into their 2020-21 rating structures and Operational Plan Statement of Revenue Policies.

#### Key points

##### Boarding House Tariffs

In accordance with section 516 of the *Local Government Act 1993* (the Act), it has been determined that for the purpose of the definition of 'boarding house' and 'lodging house', the maximum tariffs, excluding GST, that a boarding house or lodging house may charge tariff-paying occupants are:

- Where **full board and lodging** is provided:  
**\$397** per week for single accommodation; or  
**\$656** per week for a family or shared accommodation
- Where **less than full board or lodging** is provided:  
**\$267** per week for single accommodation; or  
**\$441** per week for family or shared accommodation

##### Maximum Interest Rate on Overdue Rates and Charges

In accordance with section 566(3) of the Act, it has been determined that the maximum rate of interest payable on overdue rates and charges for the period 1 July 2020 to 31 December 2020 (inclusive) will be **0.0% per annum** and that the maximum rate of interest payable on overdue rates and charges for the period 1 January 2021 to 30 June 2021 (inclusive) will be **7.0% per annum**.

The interest rate has been set at 0.0% for the first half of the 2020-21 financial year in response to the financial impacts faced by the community as a result of the COVID-19 Pandemic.

Office of Local Government  
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 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

The methodology used to calculate the interest rate applicable for the period 1 January 2021 to 30 June 2021 is the Supreme Court methodology (the Reserve Bank cash rate plus 6%), rounded to the nearest half per cent of the maximum interest rate for the previous year. The cash rate used for the purposes of the maximum interest rate for local government is based on the cash rate as at 4 December 2019.

Notice giving effect to these decisions will be published in the NSW Government Gazette.

#### Section 603 Certificate

Under section 603 of the Act, councils may issue a certificate as to the amount (if any) of rates, charges, etc due or payable to the council for a parcel of land. Section 603(2) states the application must be accompanied by the approved fee. In accordance with the approved methodology, the approved fee for 2020-21 is determined to be **\$85**. This is unchanged from the 2019-20 fee.

This determination applies to the issuing of a certificate for the matters specified in section 603(2) of the Act. Where a council offers to provide other information as an optional service, the council is not prevented from separately determining an approved fee for that additional service. Furthermore, a council is not prevented from determining approved fees for additional services required by an applicant for the expedited processing of a section 603 certificate.

#### Statutory limit on the maximum amount of minimum rates

Following a recommendation by IPART, clause 126 of the *Local Government (General) Regulation 2005* will be amended on 1 July 2020 by the *Local Government (General) Amendment (Minimum Rates) Regulation 2019* so that under section 548(3)(a) of the Act, the maximum amount of the minimum ordinary rate to be **\$554** for 2020-21.

The maximum amount of a minimum special rate (not being a water supply special rate or a sewerage special rate) prescribed by section 548(3)(b) of the Act will remain unchanged at **\$2**.

#### **Where to go for further information**

The NSW legislation website at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).



**Tim Hurst**  
**Deputy Secretary**  
**Local Government, Planning and Policy**

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Office of  
Local Government

## Circular to Councils

<b>Circular Details</b>	20-20 / 3 June 2020 / A704774
<b>Previous Circular</b>	20-12 <i>Modification of statutory requirements in response to the COVID-19 pandemic</i>
<b>Who should read this</b>	General Managers / Finance, Governance and Integrated Planning and Reporting staff
<b>Contact</b>	Council Performance Team / 02 4428 4100 / <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
<b>Action required</b>	Council to Implement

### Clarification for issuing and collecting 2020-21 single and first quarter rates instalments

#### What's new or changing

- Circular 20-12 issued on 17 April 2020 announced changes under section 747B of the *Local Government Act 1993*.
- Councils were provided with the option to delay issuing rates notices to ratepayers until 1 September 2020.
- The collection of the first quarter rates instalment (whether a single or quarterly instalment) is due by 30 September 2020.

#### What this will mean for your council

- Councils cannot enforce the collection of a single instalment or the first quarter rates instalments until after 30 September 2020.

#### Key points

- Councils electing to take up the extended period of time can issue their rates notices by 1 September, with the single instalment or first quarter rates instalment payable by 30 September 2020.
- For those councils that do not take up the extended period of time to issue their rates notices and issue them as normal, ratepayers can pay their rates by the normal due date, however under the temporary provisions all ratepayers have the ability to delay making payment of their rates instalment until 30 September 2020.
- When issuing the 2020-21 first quarter rates notices, councils should encourage ratepayers who have the capacity to pay their rates early to do so, while acknowledging that many members of the community have been affected by COVID-19 financial pressures and that first quarter rates instalments are now due by 30 September 2020.

#### Where to go for further information

- For further information please contact the Council Performance Team on 02 4428 4100 or by email at [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au).

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**Tim Hurst**  
**Deputy Secretary**  
**Local Government, Planning and Policy**

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Local Government

## Circular to Councils

<b>Circular Details</b>	GC 149 / 27 May 2020 / A701633
<b>Who should read this</b>	Councillors / General Managers / Finance Managers
<b>Contact</b>	Helen Pearce – 02 4428 4131 / <a href="mailto:helen.pearce@olg.nsw.gov.au">helen.pearce@olg.nsw.gov.au</a>
<b>Action required</b>	Information

### 2020-21 Financial Assistance Grants (FAGs) – advance payment

- The Deputy Prime Minister, Minister for Infrastructure, Transport and Regional Development, the Hon. Michael McCormack MP and Commonwealth Minister for Regional Health, Regional Communications and Commonwealth Government, the Hon. Mark Coulton MP, have announced that the Federal Government will again bring forward the first two instalments of the estimated 2020-21 FAGs.
- The advance payment will represent approximately 50% of the amount council is entitled to. Further adjustments will need to be made to the remaining payments to take into account:
  1. the determination by the Commonwealth Treasurer of the final adjustments for 2019-20
  2. the Grants Commission's recommendations for 2020-21.
- The Commission is currently finalising the 2020-21 FAGs and will advise councils of the outcome when the grant recommendations have been adopted.
- The Commonwealth Government has advised that the FAGs processes are continuing "business as usual" and payments will proceed as normal.

#### What this will mean for your council

- The advance payment amount, as set out in the attached schedule, was paid to councils on 26 May 2020.
- The balance of the grants will be paid with a corresponding reduction to the quarterly instalments during 2020-21.
- The first quarterly instalment is expected to be paid to councils in mid-August 2020, with subsequent instalments in November 2020, February 2021 and May 2021.
- All councils will be advised by letter of individual councils' estimated entitlements for 2020-21 FAGs.

#### Key points

- The grants are paid under the provisions of the *Local Government (Financial Assistance) Act 1995* (Cwlth).

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**Where to go for further information**

- Updates about the transition and general information are available on the Office of Local Government Website:  
<https://www.olg.nsw.gov.au/commissions-and-tribunals/grants-commission>
- Please contact Helen Pearce, Executive Officer, if you require any further information.



Helen Pearce  
Executive Officer  
Grants Commission

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**From:**  
**Sent:** Friday, 22 May 2020 2:11 PM  
**To:** Upper Lachlan Shire Council  
**Subject:** Andrew Croke Director of Finance & Administration

**Attention:** Andrew Croke Director of Finance & Administration

**Reference:** Water Rates Rebate for Undetected Water Leaks

Dear Andrew,

We would like to sincerely thank you for taking to Council last night a request to have approved a further rebate off our current Water Bill for Undetected Water Leaks. We are so very grateful that a fifty percent rebate was approved by Councillors, and would appreciate if you could please extend our thanks to them as well.

We would also like to thank Bronwyn for all her assistance.

Thank you & kindest regards,

Greg & Pamela Long

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## **MEDIA RELEASE**

**Wednesday 13 May 2020**

### **AUSTRALIAN AGRICULTURAL CENTRE ACCOMODATION FUNDED**

Member for Goulburn Wendy Tuckerman today announced \$57,538 in grant assistance to contribute to the development of the Australian Agricultural Centre (AAC).

The AAC is a unique concept that aims to demonstrate agricultural innovation, located just minutes from Crookwell.

Mrs Tuckerman said the money - which will be used to fit-out ex-shearer's quarters into accommodation for student visitors to the site - was made available through the 2019 Community Building Partnership Program.

"The Community Building Partnership program is designed to develop and enhance facilities, which is just what the AAC needs to begin the project. There has been a lot of work put in by many supporters and I congratulate all involved, particularly Jo Marshall.

Jo Marshall, AAC Project Manager, welcomed the funding from the State Government.

"I would like to thank Wendy Tuckerman for her support of me and the Australian Agricultural Centre. I think she sees the opportunities the Centre will bring to our region.

"Our committee is very excited to be successful under the Community Building Partnership Grant Program, it enables the project to begin works on part of the Centre that can be used before the main Centre is built, employ local tradespeople, and create an impetus for interest and further investment in our Agricultural education centre," Ms Marshall said.

Applications are now open for the 2020 Community Building Partnership Program and close at 5pm, Friday 12 June 2020. Applicants must read the program guidelines to ensure their club or organisation and proposed project are eligible.

For more information about the NSW Government's 2020 Community Building Partnership Program, visit: the [www.nsw.gov.au/cbp](http://www.nsw.gov.au/cbp)

**ENDS**

**Media Contact Goulburn Electorate Office  
Paige Penning 4822 6444**



[View this email in your browser](#)



Fair Trading enquiries

13 32 20



## COVID-19



The impact of COVID-19 is being felt by consumers and businesses across NSW as measures are introduced to help slow the spread of the virus.

We are working closely with our stakeholders and we will continue to offer support and guidance.

We are also regularly updating [our website](#) with information specific to certifiers.

You can also see [NSW Government 's Coronavirus \(COVID-19\) advice hub](#) for information and advice on COVID-19 for individuals, communities and businesses in NSW.

## New Building and Development Certifiers Regulation 2020



The [Building and Development Certifiers Regulation 2020](#) was finalised on 4 March 2020.

The *Building and Development Certifier Act 2018* and the new Regulation will both commence on 1 July 2020 to help industry adjust to the new requirements. Training will be provided to certifiers.

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The new legislation will replace the existing *Building Professionals Act 2005* and the Building Professionals Regulation 2007.

The new Regulation seeks to:

- detail and streamline the different classes of registration for certification work
- prescribe the qualifications, skills and experience needed to register
- clarify certifiers' roles and responsibilities with a Code of Conduct that sets professional standards and gives certainty around conflicts of interest
- better protect consumers by strengthening contract requirements for certification work
- establish a new accreditation authority framework to formalise the regulation of regulated work, including the work of competent fire safety practitioners
- strengthen compliance and enforcement through more penalty notice offences to better target breaches of the legislation.

You can find the new Regulation on the [NSW legislation website](#).

## Corruption prevention CPD for certifiers



Thank you to the certifiers who've completed our continuing professional development on 'corruption prevention' and conflicts of interest.

Due to demand, **we'll soon offer an online version** which will be recorded for you to view at any time. Certifiers who have not yet completed the CPD will receive more details via email.

We have sent attendee lists to the Association of Accredited Certifiers (AAC) and the Australian Institute of Building Surveyors (AIBS), rather than issuing certificates of attendance. If you need confirmation of your attendance for another purpose, email [certifierstrategy@customerservice.nsw.gov.au](mailto:certifierstrategy@customerservice.nsw.gov.au).

### Renewing accreditation before mandatory CPD completed

If your accreditation renewal is due before you can complete the CPD, it won't hold up your renewal. You'll just have to complete the CPD before your next renewal after that.

## CPD completion when face-to-face training is cancelled or postponed



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We have been contacted by certifiers who are concerned they won't be able to complete their required CPD this year, due to conferences and other events being cancelled or postponed.

We understand key industry associations are taking steps to ensure CPD is delivered online as much as possible, and that most certifiers will still be able to meet requirements.

However, these arrangements take time to implement and, depending on your accreditation renewal date, you may have difficulty accessing enough online CPD to meet requirements. NSW Fair Trading will consider requests to vary your CPD requirements for your current accreditation period, on a case-by-case basis.

We liaise regularly with industry and will give more advice as needed. Please contact your industry association/CPD program provider for details of available online CPD.

## Environmental Planning and Assessment Act update: Written directions



Major changes to the *Environmental Planning and Assessment (EP&A) Act* certification provisions commenced on 1 December 2019, including the introduction of written directions.

Under certain circumstances, a private certifier must issue a written direction for non-compliance.

Make sure you know when and how to issue a written direction. For information, refer to the [Guidelines for Written Directions Notices](#) and the [Written Directions Notice template](#).

To find out more, you can also contact the [Department of Planning, Industry and Environment](#).

## EP&A Act changes: Certification data reporting



The 1 December changes to the *Environmental Planning and Assessment (EP&A) Act* have affected some of the fields you would use for certification data reporting, but this won't mean any extra effort.

All you need to do is:

- report the principal certifier's details in the same way you previously reported the Principal Certifying Authority's (PCA's) details

- report a written directions notice in the same way you previously reported a notice of intent
- only report an occupation certificate (OC) as a final OC if it covers the entire development and is the last OC for that work. If an OC is for part of a development, report it in the same way you previously reported an interim OC. This is particularly important for CertAbility users, as the building work's record will be locked when you report a final OC.

If you have any questions, email [certability@customerservice.nsw.gov.au](mailto:certability@customerservice.nsw.gov.au).

## Notice of non-compliance a must



NSW Fair Trading has uncovered instances of E1 certifiers (swimming pool certifiers) failing to send councils a [notice of non-compliance](#) that has not been complied with after six weeks (or immediately in cases of 'significant risk' pools).

The Tribunal recently upheld \$15,000 fines issued to two E1 certifiers who failed in this duty. You can [read details here](#) and [also here](#).

## Bushfire recovery: long service levy exemption



Recent legislative amendments will provide some relief to NSW residents and businesses rebuilding after the bushfires.

Long service levy is not payable for the first \$1,000,000 incl. GST of building costs (meaning the exemption is capped at \$3,500).

This exemption applies to work to replace/repair buildings that were destroyed or damaged as a direct result of bushfire **between 1 July 2019 – 2 March 2020**. It does not apply to building work by or on behalf of the Crown.

An exemption application form and instructions are available on the [Long Service Corporation website](#).

## Compliance action continuing for strata bond scheme



We continue to identify and monitor the construction of buildings subject to the [Strata Building Bond and Inspections Scheme](#).



The scheme applies from 1 January 2018 to residential (including mixed use) buildings, of four storeys and above, where a strata plan or strata plan of subdivision will be registered.

If you're unsure whether a building that is under construction or recently completed comes under the scheme, email [stratabond@customerservice.nsw.gov.au](mailto:stratabond@customerservice.nsw.gov.au).

Before issuing any occupation certificate, we recommend certifiers remind the developer to lodge the bond, if required. Developers may be penalised if they fail to lodge a bond. Developers who inadvertently fail to comply with the scheme, and cooperate with Fair Trading, will be assisted with their obligations under the scheme.

## Check the address: CDCs for proposed multiple dwellings on a single lot



Before issuing a Complying Development Certificate (CDC), check you're using the correct naming convention as per chapter 6 of the [NSW Geographical Names Board Addressing Policy](#) or contact the local council.

For example, a proposed new dual occupancy at 14 Smith St should have a CDC issued for 14A and 14B Smith St, not 14 and 14A.

Putting the wrong address on a CDC can introduce inconsistencies between records held by different authorities and make it harder for residents to access services.

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



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**The Hon. Scott Morrison MP**  
Prime Minister

**The Hon. David Littleproud MP**  
Minister for Agriculture, Drought and Emergency Management

### **JOINT MEDIA RELEASE**

Monday 11 May 2020

## **BOOST FOR BUSHFIRE RECOVERY**

Local economic recovery plans will help towns and regions hit by bushfires get back on their feet as part of a new \$650 million package of support from the Morrison Government.

As part of the Regional Bushfire Recovery and Development Program, bushfire affected communities will share in \$448.5 million from the Morrison Government to support the delivery of local recovery plans with priority given to the most severely impacted regions, drawing on local voices and local governments in close partnership and as part of cost-sharing arrangements with states.

Prime Minister Scott Morrison said the National Bushfire Recovery Agency (NBRA) would lead work to drive a strong economic recovery so the more than 18,600 families and businesses in bushfire-affected areas could get back on their feet.

"The same communities that were hurting most from the bushfires are hurting from the impacts of COVID-19. The impacts have been devastating," the Prime Minister said.

"This funding injection comes as the damage from the bushfires has made itself clear in the weeks and months after they passed and regions have been finalising the sorts of projects they want to get underway to build back better.

"Every community is different and every community is at a different point in their recovery. That's why the projects that these funds will support are not one-size-fits-all – they will reflect community needs.

"This is about locals leading the recovery with the NBRA and our state and local partners ensuring our support gets to where it's needed most."

"I urge local communities to work with their state governments and to provide the National Bushfire Recovery Agency with their priority projects as soon as possible.

The support will back local projects and recovery plans, in specific areas, as well as initiatives that benefit all bushfire-affected communities. The projects could include those that build community capability and wellbeing, including through workshops and events, projects that focus on the landscape and water, replacing produce and stock, supporting local jobs and building future resilience.

Minister for Emergency Management David Littleproud said I've always wanted a locally led recovery not a Canberra led recovery. This is the mechanism to deliver that and to build it back better.

"We're working side-by-side with families, small businesses, primary producers and the tourism sector to deliver a well thought-out economic recovery as quickly as possible," Minister Littleproud said.

"We know and have seen firsthand just how severe the impact from the bushfires and now COVID-19 has been. The past six months have been incredibly tough for so many Australians.

"To date, the efforts of every level of government have been focused on emergency relief, the restoration of basic services, clean-up operations and the immediate wellbeing needs of people in the most severely impacted communities.

"While we recognise not all communities are at the same point of recovery, some communities are starting to consider longer-term planning. We're here to support them with opportunities to rebuild."

Minister Littleproud said the Government's assistance came on top of more than \$1.33 billion dollars rolling into bushfire affected communities which includes around half a billion dollars of grants and loans that has already flowed to families and businesses, as well as \$214.9 million in disaster recovery payments and \$240 million in Community Recovery Packages.

"We're also stepping in to help regenerate Australia's wildlife and habitats, better prepare our telco network for future emergencies, boost mental health support and help our forestry industry salvage their products," Minister Littleproud said.

"These bushfires affected Australia in many ways and we'll be dealing with the aftermath for a long time to come, but communities should know that our government will be with them every step of the way."

The new support also includes:

- Forestry Transport Assistance (\$15 million): To assist the forestry industry with the increased costs of transporting burned salvaged logs over longer distances to surviving timber mills or storage sites in bushfire affected areas in Victoria and New South Wales.
- Community Wellbeing and Participation (\$13.5 million) - backing Primary Health Networks with additional funding to provide critical, localised emotional and mental health support for bushfire affected individuals.
- Bushfire Recovery for Species and Landscapes (\$149.7 million) - supporting efforts that go beyond the immediate devastation on species and natural assets through habitat regeneration, waterway and catchment restoration including erosion control, weed and pest management.
- Telecommunications Emergency Resilience (\$27.1 million as well as \$10 million from the mobile blackspots program) - strengthening telecommunications capabilities prior to future natural disasters, including the deployment of approximately 2000 satellite dishes to provide a link if other connections are damaged, plus batteries and solar panels, to rural fire depots and evacuation centres.

The \$2 billion Bushfire Recovery Fund has been committed to programs and initiatives to support bushfire recovery in affected communities. This is in addition to those funds already available through existing disaster recovery measures.

- Over 16,700 applications for the \$10,000 small business support grant have been approved – worth \$167 million.
- More than 1300 applications for the \$50,000 small business grant have been approved - worth \$37 million.
- 1700 applications for the Primary Producer Grant have been approved to date, with a total of \$106 million provided to primary producers to date.

To access support and to find further details, visit the National Bushfire Recovery Agency website at [www.bushfirerecovery.gov.au](http://www.bushfirerecovery.gov.au)

**Media Contacts:**

Prime Minister's office: Press Office, (02) 6277 7744

Minister Littleproud's office: Doug Ferguson, 0455 448 985

**The Hon. Scott Morrison MP, Sydney**



## National Bushfire Recovery Agency

11 May 2020

### Information kit

#### Extra support for bushfire recovery

The Australian Government has announced an extra **\$650 million** to help communities recover from the recent bushfires. It includes:

- **Funding for regional projects**, with \$448.5 million to support the delivery of local economic recovery plans, to help towns and regions get back on their feet
- **Forestry transport help**, with \$15 million to assist the forestry industry with the increased costs of transporting burned salvaged logs over longer distances to surviving timber mills or storage sites
- **Native wildlife and habitat help**, with \$149.7 million for on-ground action to protect native species and build knowledge for better land management
- **Community wellbeing help**, with \$13.5 million for locally-chosen supports to boost emotional and mental health in bushfire affected communities
- **Telecommunications help**, with \$27.1 million money to strengthen telecommunications capabilities before the next bushfire season.

We hope this kit helps you understand the new measures, so you can explain what it all means to people in your area and across your networks.

#### In this kit

- ▶ Media release
- ▶ Frequently Asked Questions
- ▶ Subscribe for updates
- ▶ Content for your newsletter
- ▶ Social media content

#### Media release

Read the attached announcement from Australian Government Ministers on 11 May 2020.

#### Frequently Asked Questions

An FAQ document is attached, covering common questions about the new support.

Please share it with your public-facing staff and any members of your network who are keen to understand what's been announced.

[www.bushfirerecovery.gov.au](http://www.bushfirerecovery.gov.au)

## Subscribe for updates

More information will be available soon, about how people can access help under these new measures. To hear the latest, subscribe to our fortnightly newsletter.

Visit [bushfirerecovery.gov.au/news/subscribe](http://bushfirerecovery.gov.au/news/subscribe).

## Content for your newsletter

### Extra support for bushfire recovery

This is an incredibly tough time for many Australians – especially those who were impacted by the bushfires, drought, and now by the COVID-19 outbreak.

The National Bushfire Recovery Agency is doubling down on its efforts to ensure communities have what they need to recover with greater flexibility and speed.

The Australian Government has announced \$650 million in new bushfire support to boost locally-led recovery and assist the communities with the greatest needs.

As part of the \$2 billion National Bushfire Recovery Fund, this assistance will fund local projects, help boost community wellbeing, assist forestry industries, fund environment work and strengthen telecommunications capability. Working together with all levels of government the extra funding will be made available across highly bushfire impacted communities to accelerate key recovery projects and initiatives.

For updates on how these initiatives are being implemented and how your community can benefit:

- [Subscribe to get updates](#) from the National Bushfire Recovery Agency
- Follow the National Bushfire Recovery Agency on [Twitter](#) or [Facebook](#)

Bushfire support is already available for [individuals](#), [businesses](#) and [primary producers](#).

See [www.bushfirerecovery.gov.au](http://www.bushfirerecovery.gov.au) or call the state hotline **[remove as required]**:

- In New South Wales call 13 77 88
- In Victoria call 1800 560 760
- In South Australia call 1800 302 787
- In Queensland call 1800 173 349

[www.bushfirerecovery.gov.au](http://www.bushfirerecovery.gov.au)

## Social media content

Feel free to use or adapt the posts below, to spread the word on social media.

You can also share posts from our facebook and twitter accounts. We are:



[twitter.com/FireRecoveryAU](https://twitter.com/FireRecoveryAU)



[facebook.com/FireRecoveryAU/](https://facebook.com/FireRecoveryAU/)

Images for posts (attached)



Text for posts

Bushfire affected communities will receive a boost over the coming months. The Australian Government committed to rejuvenating the local economies of bushfire affected communities with \$650 million to support recovery efforts following the Black Summer bushfires. For more info visit [bushfirerecovery.gov.au](https://bushfirerecovery.gov.au)

## Contact us

Email [communications@bushfirerecovery.gov.au](mailto:communications@bushfirerecovery.gov.au) with questions about this pack.

Further details is available at [bushfirerecovery.gov.au](https://bushfirerecovery.gov.au)

[www.bushfirerecovery.gov.au](https://www.bushfirerecovery.gov.au)



# National Bushfire Recovery Agency

11 May 2020

## Frequently Asked Questions (FAQs)

FAQs about the extra bushfire recovery support announced by the Australian Government on 11 May 2020, which adds to the help already in place.

### Recovery progress so far

#### How quickly is funding hitting the ground?

- Financial assistance is being delivered in 100 Local Government Areas.
- Almost all of the \$2 billion National Bushfire Recovery Fund has now been committed to programs and initiatives to support bushfire recovery in affected communities. This is in addition to those funds already available through existing disaster recovery measures.
- More than \$1.33 billion dollars is already rolling into bushfire affected communities. This includes around half a billion dollars of grants and loans that has already flowed to families and businesses, as well as \$214.9 million in disaster recovery payments and \$240 million in Community Recovery Packages.
- For updates on progress visit [bushfirerecovery.gov.au](http://bushfirerecovery.gov.au) or [subscribe](#) to the National Bushfire Recovery Agency's newsletter.

#### What help is available?

- For the support available, visit [bushfirerecovery.gov.au](http://bushfirerecovery.gov.au) or call your state hotline:
  - In New South Wales call 13 77 88
  - In Victoria call 1800 560 760
  - In South Australia call 1800 302 787
  - In Queensland call 1800 173 349

#### How will COVID-19 impact the delivery of this new support?

- The recovery needs of bushfire-affected communities have not been forgotten.
- COVID-19 has meant the National Bushfire Recovery Agency has needed to adapt the way it engages with communities, but engagement certainly hasn't stopped.
- The Agency is doubling down on its efforts to ensure communities have what they need to recover. As we all move forward, the Agency and all stakeholders will continue to comply with all the policies of government around COVID-19.

## This week's announcement

### Regional Bushfire Recovery and Development Program

- Bushfire affected communities will share in **\$448.5 million** from the Australian Government to support the delivery of local economic recovery projects.
- Funding will be delivered through a new Regional Bushfire Recovery and Development Program, to help towns and regions hit by the fires get back on their feet.
- As you would expect, priority will be given to the most severely impacted regions.

### Forestry

- **\$15 million** to assist the forestry industry with the increased costs of transporting burned salvaged logs over longer distances to surviving timber mills or storage sites in bushfire affected areas in Victoria and New South Wales.

### Native Wildlife and Habitats

- **\$149.7 million** is focused on supporting communities and organisations to take on-ground action to protect native species and build knowledge for better land management.
- This funding will support efforts that go beyond the immediate devastation of species and natural assets through habitat regeneration, waterway and catchment restoration including erosion control, weed and pest management.

### Community Wellbeing

- The Australian Government is backing Primary Health Networks to work closely with local governments, with an additional **\$13.5 million** in funding over two years to provide critical, localised emotional and mental health support for bushfire affected individuals.

### Telecommunications

- The Australian Government is committed to strengthening telecommunications capabilities before the next bushfire season.
- **\$27.1 million** in support will include the deployment of approximately 2000 satellite phones, plus batteries and solar panels, to rural fire depots and evacuation centres.

## How can I find out more?

- For updates on how these initiatives are being implemented and how your community can benefit, [subscribe to get updates](#) from the National Bushfire Recovery Agency.
- If you have a project that you think might be relevant to your region's economic planning efforts, talk to your local council.
- Councils can contact their state government about the Regional Bushfire Recovery and Development Program.



## New Regional Bushfire Recovery and Development Program

### What has been announced?

- Bushfire affected communities will share in **\$448.5 million** from the Australian Government to support the delivery of local economic recovery plans. This will be delivered through a new Regional Bushfire Recovery and Development Program.
- Funding will be available to support key projects identified in bushfire affected regions. This approach will support regional communities to realise their own visions for recovery, supported by well-coordinated support from all levels of government.
- Priority will be given to the most severely impacted regions.

### Will all of the funding go only to the most severely impacted regions?

- Funding is available for all bushfire impacted regions. Of course, those that have been most impacted will be prioritised.
- We anticipate around three-quarters of the \$448.5 million funding will be directed to the most severely impacted regions.

### How much funding will each region receive?

- Each community has different recovery needs. There is no set amount per region. We expect to distribute funding proportionate to impact and need.

### How can I access funds for my project? Who do I contact?

- Community members should speak to their local council if they have ideas about recovery for their area that haven't already been considered.
- Councils can contact their state government for their region to discuss ideas and how to link in with regional recovery planning. The National Bushfire Recovery Agency will be working with state governments and regional bushfire recovery coordinators to support regional recovery plans.

### What types of projects might be included in a local economic recovery plan?

- Projects could range from initiatives that promote economic activity and support community wellbeing, projects that focus on the landscape and water, replacing produce and stock, or building future resilience.

### Who decides what gets funded under this new program?

- The key to successful and enduring recovery is collaboration across all levels of government, with priorities driven by local communities.
- As much as possible, existing local and state governance processes will be utilised to ensure we address recovery needs with greater flexibility and speed without duplicating effort.
- National governance will be provided through a National Committee, chaired by the National Bushfire Recovery Coordinator with the states, supported by experts.
- Funding will be fast-tracked where possible, such as projects that are clearly locally-led, generate local jobs, and have clear recovery benefits for communities.

**Some communities are not ready to consider long-term recovery. How will these communities be supported?**

- We must remain flexible in the support we provide to communities – every community is different and every community is at a different point in their recovery. Funding decisions will reflect these individual needs.

**Will the government use local contractors to carry out these projects and initiatives?**

- Yes, as much as possible.
- We understand just how important local jobs are to local economies.
- The Government is focused on supporting local businesses and local jobs by engaging local contractors as much as possible.

## **New measures – Forestry**

**What has been announced?**

- **\$15 million** in funding for salvage log transport assistance to help Australia's sustainable forestry industries in their immediate recovery from the bushfire crisis.
- The funding will help with the additional transport costs of moving salvaged burnt logs to out of range processing mills and storage.
- The Australian Government will be working to deliver this with state governments.

**Who will this help?**

- Processing mills that have been impacted by a reduction in their local wood supply and need wood from salvage harvesting.
- Forest growers and plantation owners with high volumes of bushfire-affected trees that exceed the processing capacity or capability of local mills.

**When and how can people apply?**

- Further information on the salvage log transport assistance will be provided in the coming weeks.
- The Australian Government will be working closely with the relevant state governments to deliver this funding.

## New measures – Native Wildlife and Habitats

### What has been announced?

- **\$149.7 million** is focused on supporting communities and organisations to take on-ground action to protect native species and build knowledge for better land management.
- This funding will support efforts that go beyond the immediate devastation of species and natural assets through habitat regeneration, waterway and catchment restoration including erosion control, weed and pest management.

### Who will this help?

- This funding will support recovery actions by local communities and Indigenous land managers, provide updated conservation plans for threatened species and improve monitoring to chart our recovery.

### When and how can people apply?

- Funding will be available from 1 July 2020.
- More information on the process for allocating funding will be available soon.

## New measures – Community wellbeing

### What has been announced?

- **\$13.5 million** over two years to Public Health Networks (PHNs) in bushfire affected regions to support emotional and mental health in communities.
- This measure provides additional funding for non-clinical supports, and will provide critical community-based activities to support individual wellbeing and social cohesion.
- This could include extra social workers in hard-hit areas, community events and activities that bring people together (virtually or in person), or other activities to support bushfire-affected communities wellbeing and recovery.

### Who will this help?

- This funding will allow PHNs to expand the range of support they are currently offering and provide an even more tailored community-based response by partnering with local governments.

### When and how can people apply?

- The funding will be provided to PHNs over two years from 1 July 2020 until 30 June 2022.
- The Australian Government will work closely with PHNs, the National Mental Health Commission and local government to ensure that funding is directed to activities that will address the needs of the community.

## New measures – Telecommunications

### What has been announced?

- The Australian Government is committed to strengthening telecommunications capabilities before the next bushfire season.
- \$27.1 million in support will include the deployment of approximately 2000 satellite phones, plus batteries and solar panels, to rural fire depots and evacuation centres.

### When and how can people apply?

- More information will be available shortly at [www.communications.gov.au](http://www.communications.gov.au)

From: [Gabrielle Saville](#)  
To: [Upper Lachlan Shire Council](#)  
Subject: Attention Shelley Knight  
Date: Monday, 11 May 2020 9:48:14 AM

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Hi Shelley

thanks for the letter...it is exactly what we had asked to happen.  
Please pass on our thanks to the GM and hopefully this will all get sorted,  
without any more confrontations, in the not to distant future.

As a Village we are surving this pandemic very well and appreciate the directions given to  
us from Council.

As the restrictions ease we anticipate further directions and will implement these as  
instructed.

Just a heads up...there is some discussion around the changes to the tip...positive and  
negative  
and when we are allowed to meet again this will become an agenda item.

Cheers  
Gabrielle  
Secretary  
Tuena Hall & Recreation Area Committee.

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## **10 INFORMATION ONLY**

The following items are submitted for consideration -

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## Information Only - 18 June 2020

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**ITEM 10.1**                      **Development Statistics for the month of May 2020**

**FILE REFERENCE**    **I20/250**

**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 May 2020.

**RECOMMENDATION**      That -

1. Council receives and notes the report as information.

---

### BACKGROUND

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

### REPORT

The following table outlines the type and value of new development.

Statistics by Development Type								
Current Year					Last year			
DA Type	May 2020		Year to Date 1/7/19 to 31/05/20		May 2019		Year to date 1/7/18 to 31/05/19	
	Count	\$Value	Count	\$Value	Count	\$Value	Count	\$Value
Commercial	0	\$0	3	\$50,000	0	\$0	7	\$3,276,000
Residential	7	\$1,673,985	88	\$21,816,187	4	\$745,000	97	\$19,474,363
Industrial	1	\$156,000	2	\$951,000	0	\$0	0	\$0
Other	5	\$167,000	19	\$1,945,500	1	\$0	15	\$681,450
<b>Total</b>	<b>13</b>	<b>\$1,997,021</b>	<b>103</b>	<b>\$24,762,723</b>	<b>5</b>	<b>\$745,000</b>	<b>119</b>	<b>\$23,431,813</b>
Subdivision								
Type	Count	Lots	Count	Lots	Count	Lots	Count	Lots
Residential	1	3	6	22	0	0	2	51
Rural Residential	0	0	3	7	2	3	2	3
Commercial	0	0	0	0	0	0	0	0



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

Industrial	0	0	0	0	0	0	0	0
Boundary Adjustment	0	0	0	0	0	0	1	0
Strata	0	0	0	0	0	0	0	0
Agricultural	0	0	1	3	0	0	8	19
Modification/Other	1	2	3	15	0	0	2	3
<b>Total</b>	<b>2</b>	<b>5</b>	<b>13</b>	<b>47</b>	<b>2</b>	<b>3</b>	<b>15</b>	<b>76</b>

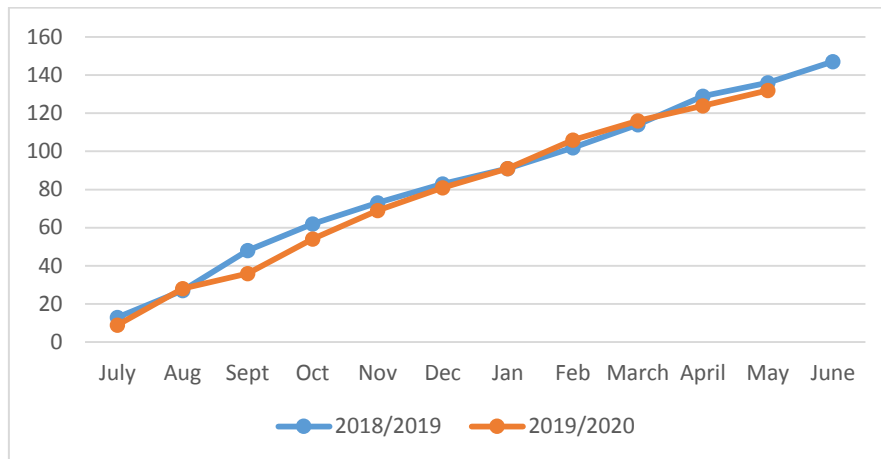
**1. Development Applications**

Determinations issued 1 May to 30 May 2020 are summarised in the following table:

<b>Determinations Issued between 1 May to 31 May 2020</b>		
<b>DA No.</b>	<b>Proposal</b>	<b>Property</b>
89/2010 (mod)	Subdivision	Boorowa Rd, LOST RIVER Lot 1 & 4 DP 865737 Lot 32 DP 754147
14/2020	Garage/Shed	31 East St, CROOKWELL Lot 2 Sec 14 DP 758308
16/2020	Transportable Dwelling	82 Boureong Dve, GUNNING Lot 5 DP 1198749
19/2020	Garage/Shed	21 Graham Cres, CROOKWELL Lot 39 DP 1253454
20/2020	Garage/Shed	114 Yass St, GUNNING Lot 100 DP 1260982
21/2020	Greenhouse	478 Tyrl Tyrl Rd, LAGGAN Lot 3 DP 1036827
22/2020	Dwelling	15 Graham Cres, CROOKWELL Lot 33 DP 1253454
27/2020	Alterations & Additions	150 Cullerin Rd, GUNNING Lot 1 DP 530695
29/2020	Subdivision	6 Spring St, CROOKWELL Lot 1 DP 1199107
30/2020	Alterations & Additions	1764 Abbey Collins Rd, GUNNING Lot 51 DP 754101
34/2020	Garage	43 Bourke Street, COLLECTOR Lot 2 DP 1172469
36/2020	Garage	7 Surrey Street, COLLECTOR Lot 4 DP 1251680
38/2020	Dwelling	23 Graham Crescent, CROOKWELL Lot 25 DP 1253454

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

The level of development applications received is detailed in the following graph.



The current level of development activity being assessed is summarised below:

<b>DAs under assessment</b>	<b>DA modifications under assessment</b>	<b>DAs received May 2020</b>	<b>DA modifications received May 2020</b>	<b>DAs determined May 2020</b>	<b>DA modifications determined May 2020</b>
21	9	8	3	12	1

The average determination processing time is for the month of May was 56 days.

The Development Applications outstanding as of 31 May 2020 are summarised in the following table:

<b>Development Applications Outstanding on May 2020</b> (In order of date submitted to Council)				
<b>DA No.</b>	<b>Date Rec</b>	<b>Proposal</b>	<b>Property</b>	<b>Reason</b>
23/2018	26/2/2018	Dwelling	Gundaroo Rd, BELLMOUNT FOREST - Lot 1 DP 754573, Lot 148 & 197 DP 754113	Under Assessment
187/2004 (Mod)	1/10/2019	Subdivision	233 Holloways Rd, TARLO Lot 1 DP 1152061	Awaiting Additional Information
100/2019	25/10/2019	Subdivision	689 Woodhouselee Rd, WOODHOUSELEE Lot 2 DP 803179	Awaiting Additional Information
108/2019	20/11/2019	Community Event	1 Brennan St, COLLECTOR Lot 11 DP 1046757	Awaiting Additional Information
73/2010 (Mod)	10/12/2019	Dwelling	Kangaloolah Rd, BINDA Lot 117 DP 753012	Under Assessment
118/2019	10/12/2019	Swimming Pool	Kangaloolah Rd, BINDA Lot 117 DP 753012	Awaiting Additional Information
107/2015 (Mod)	19/12/2019	Alterations & Additions	Cullerin Rd, GUNNING Lot 2 & 3 DP 743172	Awaiting Additional Information
9/2020	30/1/2020	Dwelling	2 Yass St, GUNNING Lot 4 DP 878504	Awaiting Additional Information

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

<b>Development Applications Outstanding on May 2020</b> (In order of date submitted to Council)				
<b>DA No.</b>	<b>Date Rec</b>	<b>Proposal</b>	<b>Property</b>	<b>Reason</b>
12/2020	11/2/2020	Subdivision	76 Brooklands St, CROOKWELL Lot 1 DP 620456	Under Assessment
15/2020	19/2/2020	Subdivision	Macarthur St, TARALGA Lot 4 DP 569885	Under Assessment
18/2020	25/2/2020	Dwelling & Shed	43 Povey Place, BREADALBANE Lot 6 DP 1205245	Under Assessment
28/2020	20/3/2020	Dwelling	Orchard St, TARALGA Lot 2 DP 730685	Awaiting Infrastructure Response
161/2006 (Mod)	23/3/2020	Subdivision	Middle Arm Rd, MIDDLE ARM - Lot 182, 183 & 146 DP 750051 Lot 2 DP 532757 Lot 4 DP 532758	Awaiting Additional Information
32/2020	07/04/2020	Transportable Dwelling	6 Lark Close, COLLECTOR Lot 107 DP 1258213	Under Assessment
33/2020	14/04/2020	Dwelling Additions and Alterations	3981 Taralga Road, TARALGA Lot 1 DP 1180518	Awaiting Additional Information
20/2019 (mod)	14/04/2020	Dwelling	191 Greenridge Road, CURRAWHEELA Lot 3 DP 1221640	Under Assessment
35/2020	22/04/2020	Additions and Alterations to Service Station	56 Yass Street, GUNNING Lot 1 DP 214923	Awaiting Additional Information
98/2019 (mod)	24/04/2020	Subdivision	Wheeo Road, GRABBen GULLEN Lot 2 DP 203470	Awaiting Additional Information
37/2020	29/04/2020	Dwelling Additions and Alterations	67 Wade Street, CROOKWELL Lot 2 DP 236804	Under Assessment
70/2019 (MOD)	01/05/2020	Education Establishment	Wade Street CROOKWELL Lot 2 DP 531828, Lot 2 Sec 22 DP 758308 & Lot 3 Sec 2 DP 758308	Under Assessment
8/2014 (MOD)	04/05/2020	Garage	14 Tait Street CROOKWELL Lot 105 DP 1111842	Under Assessment
125/2018 (MOD)	06/05/2020	Subdivision	3 Wombat Street GUNNING Lot 30 Sec 2 DP 758493	Under Assessment
39/2020	12/05/2020	Deck	25 Saxby Street GUNNING Lot B DP 403622	Under Assessment
40/2020	15/05/2020	Dwelling	14 Dalton Road GUNNING Lot 2 DP 1034956	Under Assessment
41/2020	19/05/2020	Subdivision	265 Laggan Road LAGGAN Lot 1 DP 136732 & Lot 2 DP 186334	Under Assessment

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

<b>Development Applications Outstanding on May 2020</b> (In order of date submitted to Council)				
<b>DA No.</b>	<b>Date Rec</b>	<b>Proposal</b>	<b>Property</b>	<b>Reason</b>
42/2020	20/05/2020	Retail business	9 Murray Street COLLECTOR Lot 3 Sec 3 DP 995869	Under Assessment
43/2020	20/05/2020	Decommission existing dwelling and erection of new dwelling	459 Blakney Creek North Road, BLAKNEY CREEK Lot 233 DP 754125	Under Assessment
44/200	27/05/2020	Garage & Carport	52 Grovenor Street GUNNING Lot 31 DP 862289	Under Assessment
45/2020	28/05/2020	Garage	12 McIntosh Road CROOKWELL Lot 8 DP 1217974	Under Assessment
46/2020	28/05/2020	Dwelling Additions and Alterations	50 Wade Street CROOKWELL Lot 1 DP 302659	Under Assessment

**2. Construction Certificates**

<b>Construction Certificates Issued between 1 May to 31 May 2020</b>		
<b>CC No.</b>	<b>Proposal</b>	<b>Property</b>
100/2019	Dwelling	3047 Grabben Gullen Road GRABBEN GULLEN Lot 403 DP 754115
13/2020	Garage	21 Graham Crescent CROOKWELL Lot 39 DP 1253454
17/2020	Intensive Agriculture – Horticulture (Hothouse to grow flannel flowers) – Footings	478 Tyrl Tyrl Road LAGGAN Lot 3 DP 1036827
36/2020	Dwelling	2791 Junction Point Road BINDA Lot 33 DP 753038
38/2020	Intensive Agriculture – Horticulture (Hothouse to grow flannel flowers) – Part only Structural frame, cladding and services	478 Tyrl Tyrl Road LAGGAN Lot 3 DP 1036827

<b>Approved by Council</b>	
<b>May 2020</b>	<b>Year to date</b>
5	68

**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF MAY 2020 cont'd****3. Occupation Certificates**

<b>Occupation Certificates Issued between 1 May to 31 May 2020</b>		
<b>OC No.</b>	<b>Proposal</b>	<b>Property</b>
25/2020	Medical Centre	165 Goulburn Street CROOKWELL Lot 1 DP 930915
27/2020	Dwelling	32 Brooklands Street CROOKWELL Lot 4 & 5 Sec 10 DP 2383
28/2020	Retaining Wall	60 Biala Street GUNNING Lot 17 Sec 8 DP 758493
29/2020	Garage	89 Brooklands Street CROOKWELL Lot 4 Sec 1 DP 2383
30/2020	Dwelling	Bigga Road BIGGA Lot 10 DP 1004580
31/2020	Dwelling & Secondary Dwelling	1556 Laggan Taralga Road LAGGAN Lot 5 DP 1184269

<b>Approved by Council</b>	
<b>May 2020</b>	<b>Year to date</b>
6	41

**4. Subdivision Certificates**

<b>Subdivision Certificates Issued between 1 May to 31 May 2020</b>		
<b>SC No.</b>	<b>Proposal</b>	<b>Property</b>
<b>Approved by Council</b>		
<b>May 2020</b>	<b>Year to date</b>	
0	14	

**5. Planning Certificates**

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

<b>Year</b>	<b>Number of Certificates Issued</b>
1 July 2008 to 30 June 2009	383
1 July 2009 to 30 June 2010	464
1 July 2010 to 31 June 2011	535
1 July 2011 to 30 June 2012	426
1 July 2012 to 30 June 2013	408
1 July 2013 to 30 June 2014	457
1 July 2014 to 30 June 2015	426
1 July 2015 to 30 June 2016	481
1 July 2016 to 30 June 2017	461
1 July 2017 to 30 June 2018	452
1 July 2018 to 30 June 2019	347
1 July 2019 to 31 May 2020	393

***Information Only***

**DEVELOPMENT STATISTICS FOR THE MONTH OF MAY 2020 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 - 18 June 2020

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### ITEM 10.2 Monthly Weeds Activities Report

**FILE REFERENCE** I20/238

**AUTHOR** Manager of Regulatory and Biosecurity Services

#### ISSUE

Providing Council with a summary of weed control activities undertaken throughout the Upper Lachlan Shire Council operational area.

**RECOMMENDATION** That -

1. Council receives and notes the report as information.

#### REPORT

Biosecurity staff recommenced property inspections, with eighty nine (89) being completed during the reporting period. Education and voluntary continues to be the emphasis during inspections, with property / occupiers owners appearing to embrace this approach.

Control of weeds of National Significance, upon Council controlled land continued throughout the reporting period, with concentration being directed towards African Lovegrass, Chilean Needle grass and Serrated Tussock. It is anticipated Serrated Tussock will be continued to be targeted throughout the next month.

#### Inspections:

Weed	Parish	Road or Street	Date	Action	Degree
ALG	Tarlo	Middle Arm	5/5/20	Notified	2
ALG	Tarlo	Middle Arm	5/5/20	Re insp	2
ALG	Tarlo	Middle Arm	5/5/20	Re insp	1
ST	Bannaby	Bannaby	6/5/20	Routine	1
ST	Bannaby	Bannaby	6/5/20	Routine	1
ST	Bannaby	Bannaby	6/5/20	Routine	1
ST Fwd	Bannaby	Bannaby	7/5/20	Routine	1 1
ST	Bannaby	Bannaby	7/5/20	Routine	1
ST	Bannaby	Bannaby	7/5/20	Routine	1
ST	Bannaby	Bannaby	7/5/20	Routine	1
ST BB	Bannaby	Bannaby	7/5/20	Notified	1 2
ST FWD	Bannaby	Bannaby	11/5/20	Notified	1 2
ST	Bannaby	Bannaby	11/5/20	Routine	1
ST	Bannaby	Bannaby	11/5/20	Nortified	2
ST	Bannaby	Bannaby	12/5/20	Routine	1
ST	Bannaby	Bannaby	12/5/20	Routine	1
ST	Bannaby	Bannaby	12/5/20	Routine	1

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

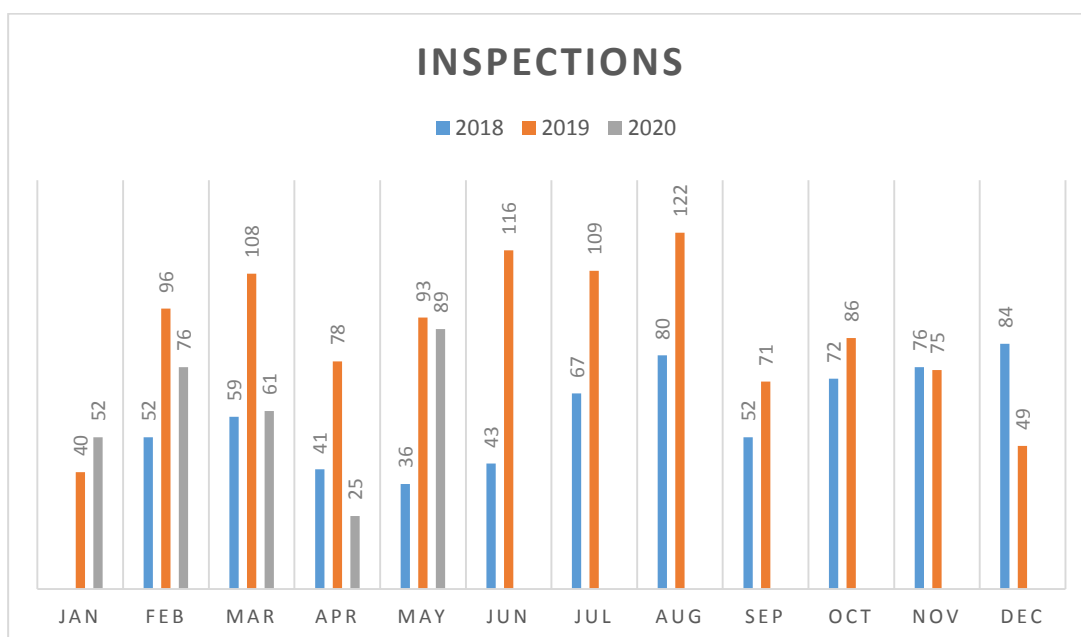
ST	Bannaby	Bannaby	12/5/20	Routine	2
ST FWD	Bannaby	Adavale	13/5/20	Routine	2 2
ST BB	Bannaby	Adavale	13/5/20	Routine	2 2
ST	Bannaby	Adavale	13/5/20	Routine	1
ST	Bannaby	Adavale	13/5/20	Routine	1
ST	Bannaby	Bannaby	13/5/20	Routine	1
ST	Bannaby	Bannaby	13/5/20	Routine	1
ST	Bannaby	Newfoundland	14/5/20	Routine	1
ST BB	Bannaby	Newfoundland	14/5/20	Notified	1 2
BB	Bannaby	Newfoundland	14/5/20	Notified	2 2
ST	Bannaby	Newfoundland	19/5/20	Routine	1
ST	Bannaby	Newfoundland	19/5/20	Routine	1
ST	Bannaby	Newfoundland	19/5/20	Routine	3
ST BB	Bannaby	Newfoundland	19/5/20	Routine	2
ST	Bannaby	Long Gully	20/5/20	Routine	2
ST BB	Bannaby	Long Gully	20/5/20	Routine	1 2
ST	Bannaby	Long Gully	20/5/20	Routine	1
ST	Bannaby	Long Gully	20/5/20	Routine	2
ST	Bannaby	Newfoundland	21/5/20	Routine	3
ST	Bannaby	Newfoundland	21/5/20	Routine	3
ST	Bannaby	Newfoundland	21/5/20	Routine	3
ST	Bannaby	Newfoundland	21/5/20	Routine	3
ST	Tarlo	Taralga	22/5/20	Undertakin	3
ST	Tarlo	Taralga	22/5/20	Routine	1
ST	Tarlo	Taralga	22/5/20	Routine	1
ST	Bannaby	Newfoundland	26/5/20	Routine	3
ST BB	Bannaby	Newfoundland	26/5/20	Routine	3 3
ST	Bannaby	Newfoundland	26/5/20	Routine	3
ST	Bannaby	Newfoundland	26/5/20	Routine	2
ST	Bannaby	Newfoundland	26/5/20	Routine	2
ST	Bannaby	Long Gully	27/5/20	Routine	2
ST	Bannaby	Long Gully	27/5/20	Routine	2
ST	Bannaby	Long Gully	27/6/20	Routine	3
ST	Bannaby	Long Gully	27/5/20	Routine	3
ST	Bannaby	Long Gully	27/5/20	Routine	3
ST	Bannaby	Long Gully	27/5/20	Routine	3
ST	Lerida	Gundaroo Rd	04/05/20	Re-Inspe	1
ST, BB	Collector	Breadalbane Rd	05/05/20	Notified	1,2
ST	Milbang	Collector Rd	06/05/20	Routine	1
-	Collector	Breadalbane Rd	06/05/20	Routine	-
-	Collector	Breadalbane Rd	06/05/20	Routine	-
ST	Collector	Breadalbane Rd	06/05/20	Routine	1
-	Milbang	Breadalbane Rd	07/05/20	Routine	1
-	Milbang	Breadalbane Rd	08/05/20	Routine	-
-	Milbang	Breadalbane Rd	08/05/20	Routine	-
BB, ALG	Mundoonen	Veterans Rd	08/05/20	Routine	1,1
-	Milbang	Breadalbane Rd	11/05/20	Routine	-
ST	Milbang	Breadalbane Rd	11/05/20	Routine	1
-	Milbang	Breadalbane Rd	11/05/20	Routine	-
-	Wologorong	Breadalbane Rd	11/05/20	Routine	-



## Information Only

### MONTHLY WEEDS ACTIVITIES REPORT cont'd

-	Milbang	Breadalbane Rd	12/05/20	Routine	-
BB	Milbang	Breadalbane Rd	12/05/20	Notified	1
ST	Milbang	Povey Place	12/05/20	Routine	1
-	Milbang	Povey Place	12/05/20	Routine	-
-	Milbang	Povey Place	13/05/20	Routine	-
-	Milbang	Povey Place	13/05/20	Routine	-
BB	Milbang	Povey Place	13/05/20	Routine	1
ST,ALG	Milbang	Cullerin Rd	14/05/20	Routine	1,1
-	Milbang	Cullerin Rd	14/05/20	Routine	-
-	Milbang	Povey Place	14/05/20	Routine	-
BB	Milbang	Povey Place	18/05/20	Routine	1
BB	Milbang	Povey Place	18/05/20	Routine	1
BB	Milbang	Povey Place	18/05/20	Notified	3
-	Milbang	Breadalbane Rd	18/05/20	Routine	-
ST	Milbang	Breadalbane Rd	18/05/20	Routine	1
ALG	Mutmutbilly	Cullerin Rd	19/05/20	Routine	1
ST,BB	Mutmutbilly	Cullerin Rd	19/05/20	Notified	1,2
ST,BB	Mutmutbilly	Breadalbane Rd	20/05/20	Routine	1,1
ST,BB	Mutmutbilly	Breadalbane Rd	20/05/20	Notified	1,1
BB	Mutmutbilly	Cullerin Rd	21/05/20	Routine	1
BB	Mutmutbilly	Cullerin Rd	21/05/20	Routine	1
BB,SJW	Collector	Collector Rd	25/05/20	Re-Inspec	1,2



### Key for Weed Abbreviations

Weed ID Weed Identification

S/T Serrated Tussock

PC Paterson's Curse

EB English Broom

Go Gorse

BB Blackberry

Nth Nodding Thistle

FW Fireweed

CG Coolatai Grass

SJW St John's Wort

CNG Chilean Needle Grass

ALG African Lovegrass

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

**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.

**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 - 18 June 2020

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

**FILE REFERENCE**    **I20/235**

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

### **ISSUE**

Council Investment Portfolio Register as at 31 May 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 31 May 2020**

Investment Institution	Type	Investment Face Value	Interest Rate	Term Days	Maturity Date	Interest Due
CBA	Call	\$1,010,000	0.20%	N/A	31-05-20	\$69.10
Bank of Qld	TD	\$700,000	1.60%	182	07-10-20	\$5,584.66
Bank of Qld	TD	\$1,200,000	3.00%	735	19-08-20	\$72,493.15
Bank of Qld	TD	\$700,000	1.55%	363	14-10-20	\$10,790.55
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	1.25%	182	18-11-20	\$3,116.44
Bank of Qld	TD	\$1,000,000	1.10%	90	18-08-20	\$2,712.33
Bankwest	TD	\$500,000	1.50%	364	16-09-20	\$7,479.45
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	1.35%	84	08-07-20	\$3,106.85
Bendigo Bank	TD	\$500,000	0.95%	84	15-07-20	\$5,235.62
Bendigo Bank	TD	\$1,000,000	1.55%	266	17-06-20	\$11,295.89

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

CBA	TD	\$1,000,000	1.48%	119	10-06-20	\$4,825.21
CBA	TD	\$1,000,000	1.09%	105	24-06-20	\$3,135.62
CBA	TD	\$1,000,000	1.40%	330	16-09-20	\$12,657.53
CBA	TD	\$1,000,000	1.40%	363	11-11-20	\$13,923.29
IMB	TD	\$1,000,000	1.50%	105	03-06-20	\$4,315.07
IMB	TD	\$1,000,000	0.95%	90	25-08-20	\$2,342.47
IMB	TD	\$1,400,000	1.45%	105	23-09-20	\$10,122.19
IMB	TD	\$1,300,000	1.45%	364	28-10-20	\$18,798.36
IMB	TD	\$1,000,000	0.95%	181	28-11-20	\$4,710.96
NAB	TD	\$500,000	1.00%	84	22-07-20	\$1,150.68
NAB	TD	\$900,000	1.00%	89	03-08-20	\$2,194.52
NAB	TD	\$1,000,000	1.75%	365	05-08-20	\$17,500.00
NAB	TD	\$1,000,000	0.95%	90	26-08-20	\$2,342.47
NAB	TD	\$1,500,000	1.40%	120	01-07-20	\$6,904.11
NAB	TD	\$800,000	1.34%	364	17-03-21	\$10,690.63
NAB	TD	\$700,000	1.67%	335	11-08-20	\$10,729.18
		<b>\$28,010,000</b>				<b>\$370,016.72</b>

**COUNCIL INVESTMENT PERFORMANCE: -****BUDGET COMPARISON TO 31 MAY 2020**

Interest on Investments Received YTD	\$518,775
Annual budgeted amount for all funds	\$666,600
Percentage of Interest Received YTD	77.82%
Percentage of Year Elapsed	91.67%

**BBSW COMPARISON TO 31 MAY 2020**

Average market interest rate (90 day BBSW)	0.95%
Average return on all investments	1.45%

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.

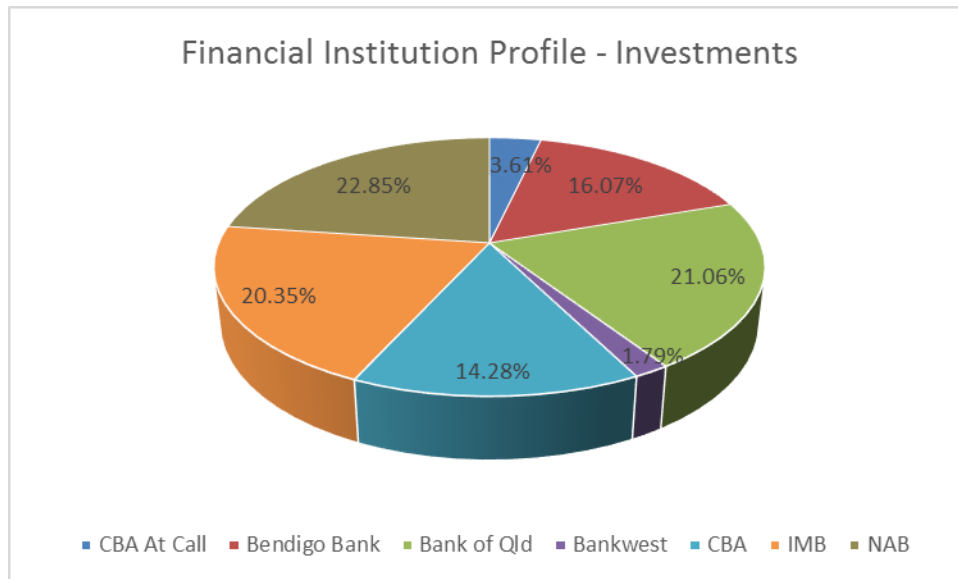
**FINANCIAL INSTITUTION INVESTMENTS PROFILE AS AT 31 MAY 2020**

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 MAY 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 31 MAY 2020**

**TOTAL INVESTMENTS: -** **\$ 28,010,000.00**

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

General Fund Reserves	\$ 17,457,383.38
Water Supply Fund Reserves	\$ 3,083,946.63
Sewerage Fund Reserves	\$ 5,482,540.60
Domestic Waste Management Fund Reserves	\$ 1,980,398.00
Trust Fund Reserves	\$ 5,731.39

### **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 - 18 June 2020

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

**FILE REFERENCE**    I20/236

**AUTHOR**                      **Acting Manager of Finance and Administration**

### **ISSUE**

Statement of Bank Balance and Reconciliation as at 31 May 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 30 April 2020	371,675.05
Add: Receipts for May 2020	<u>7,953,906.52</u>
	8,325,581.57
Deduct: Payments for May 2020	<u>6,741,596.12</u>
<b>Balance as at 31 May 2020</b>	<b><u>1,583,985.45</u></b>
Balance as per Bank Statement 31 May 2020	2,166,697.67
Add: Outstanding Deposits	<u>29,922.05</u>
	2,196,619.72
Deduct: Unpresented Cheques / EFTs	<u>612,634.27</u>
<b>Balance as at 31 May 2020</b>	<b><u>1,583,985.45</u></b>

### **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 - 18 June 2020

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**ITEM 10.5**                      **Rates and Charges Outstanding - 31 May 2020**

**FILE REFERENCE**    **I20/237**

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

### **ISSUE**

Rates and Charges Outstanding Report to 31 May 2020.

**RECOMMENDATION**        That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

A Summary report of Council Rates and Charges outstanding at 31 May 2020.

### **REPORT**

There is an attached report titled "Rate Collection Year 2020" for the 2019/2020 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>31/05/2020</b>	<b>31/05/2019</b>	<b>31/05/2018</b>
Total % Rates and Charges Outstanding	5.87%	5.22%	6.14%
Total \$ Amount Rates and Charges Outstanding	\$715,332	\$601,068	\$693,673

### **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="#">Rates Collection Year - June 2020</a>	Attachment
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**Rate Collection 2020 Year**

<b>Rating Categories</b>	<b>Levy Raised to date</b>	<b>Rates Received to 1 June 2020</b>	<b>Rates Outstanding to 1 June 2020</b>	<b>% Rates Outstanding 1 June 2020</b>
<b>Farmland</b>	5,071,367.22	4,770,189.65	301,177.57	<b>5.94%</b>
<b>Residential</b>	1,278,781.44	1,171,779.53	107,001.91	<b>8.37%</b>
<b>Rural Residential</b>	696,499.76	633,681.75	62,818.01	<b>9.02%</b>
<b>Business</b>	287,023.35	273,748.27	13,275.08	<b>4.63%</b>
<b>Mining</b>	1,944.11	1,944.11	-	<b>0.00%</b>
<b>Water</b>	933,561.95	864,882.38	68,679.57	<b>7.36%</b>
<b>Sewerage</b>	1,523,508.40	1,409,905.97	113,602.43	<b>7.46%</b>
<b>Domestic &amp; Comm Waste</b>	1,214,309.97	1,122,239.04	92,070.93	<b>7.58%</b>
<b>Rural Waste</b>	661,683.41	607,550.78	54,132.63	<b>8.18%</b>
<b>Storm Water</b>	46,880.32	43,132.15	3,748.17	<b>8.00%</b>
<b>**Arrears</b>	460,396.84	398,570.63	61,826.21	<b>13.43%</b>
<b>Credits</b>		163,000.56	-163,000.56	
<b>Overall Total Rates</b>	<b>12,175,956.77</b>	<b>11,460,624.82</b>	<b>715,331.95</b>	<b>5.87%</b>

Prepared by M. Clements Date 5/6/20  
 Authorised by [Signature] Date 5/6/20

I:\2019-2020\Rates\Recs\%outst\_May 31 -2020



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## Information Only - 18 June 2020

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**ITEM 10.6**                      **New Borrowings in 2019/2020**

**FILE REFERENCE**    **I20/240**

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

### **ISSUE**

This report advises Council of new loan borrowings undertaken in accordance with the Office of Local Government Borrowing Limit requirements for 2019/2020.

**RECOMMENDATION**      That -

1. Council note the acceptance by the General Manager, under delegation of authority, of the Commonwealth Bank of Australia finance for a loan of \$3,300,000 at the fixed interest rate of 2.62% to be repaid (principal and interest) over a period of 15 years.

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### **BACKGROUND**

This report informs Council of the loan raised in 2019/2020 as adopted in the Operational Plan 2019/2020 and subsequent increases in Council's approved new borrowing limit returns to the Office of Local Government.

### **REPORT**

Council's Operational Plan 2019/2020 incorporated new borrowings of \$1.2 million to fund capital expenditure on bridges which was further increased on 18 July 2019 and again increased after the Extraordinary Council Meeting held on 29 August 2019. The detailed 2019/2020 Office of Local Government Borrowing Limit Return is outlined in the table below:-

<b>Purpose of Loan</b>	<b>\$ Amount</b>
<b>Timber Bridge Replacement Program 2019/2020:</b>	
Bridge - Woodville Road/Crookwell River (50% of total cost)	295,000
Bridge - Kangaloolah Road/Diamond Creek (50% of total cost)	565,000
Bridge - Julong Road 1/Crookwell River	340,000
Bridge - Bigga Road/Kangaroo Creek (50% of total cost)	965,000
Bridge - Peelwood Road/unnamed Creek	189,296
Bridge - Jeffreys Road/Bridgy Creek	241,888
Bridge - Reids Flat Road 2/Coates Creek	297,877
Bridge - Willcox Road/Clifford's Creek	261,914
Bridge - Arthursleigh Road/Sandy Creek	156,711
<b>Total New Borrowings:</b>	<b>3,312,686</b>

The required new borrowings for 2019/2020 is \$3,312,686 rounded to \$3,300,000.

**Information Only****NEW BORROWINGS IN 2019/2020 cont'd**

Quotations were sought from financial institutions for an amount of \$3,300,000 repaid bi-annually (interest and principal) over 15 years at a fixed rate of interest. Quotations received are summarised in the table below:-

	<b>Commonwealth Bank of Australia (CBA)</b>	<b>National Australia Bank (NAB)</b>	<b>Westpac Banking Corporation (Westpac)</b>
<b>Interest Rate</b>	<b>2.62%</b>	<b>2.69%</b>	<b>3.21%</b>
Bi-Annually	<b>\$133,756</b>	<b>\$134,409</b>	<b>\$139,463</b>
Total	\$4,012,667	\$4,032,275	\$4,183,890
<b>Interest (Total)</b>	<b>\$712,667</b>	<b>\$732,275</b>	<b>\$883,890</b>
Fees & Charges	\$0	\$0	\$0

The quotation received from the Commonwealth Bank of Australia was accepted on the basis that it is the lowest interest rate submitted and is most favourable to Council and funds have been drawn down and received by Council.

**POLICY IMPACT**

The new borrowings meet the requirements of Council's Borrowings and Loans Policy (Guidelines paragraph 5) for the construction of an asset:-

*"The use of loan moneys shall be limited to the construction and alteration of buildings, the acquisition of income producing assets and new infrastructure assets which have a life expectancy greater than twenty years."*

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Debt servicing costs and loan repayments are provided in Council's Operational Plan and the impact of future cash flows incorporated in Council's Integrated Planning and Reporting plans.

**RECOMMENDATION** That -

1. Council note the acceptance by the General Manager, under delegation of authority, of the Commonwealth Bank of Australia finance for a loan of \$3,300,000 at the fixed interest rate of 2.62% to be repaid (principal and interest) over a period of 15 years.

**ATTACHMENTS**

Nil

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## Information Only - 18 June 2020

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

**FILE REFERENCE**    **I20/244**

**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 18 June 2020	Attachment
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### Grants and Projects Report to Council - 18 June 2020

Grant Applications in progress								
Grantee	Due or Submitted	Project	Council Contrib.	Other Contribution	Amount Requested	Subtotal	Project Cost	Comment/Progress
Showground Stimulus Funding Program 19/20	25.04.20	Access pathway to toilet - Dalton Showground	\$ -	\$ -	\$ 16,000.00	\$ 16,000.00	\$ 16,000	Unsuccessful
		Improvements Gunning Showground Hall	\$ 44,000	\$ -	\$ 48,307.20	\$ 92,307	\$ 92,307.20	Successful with \$45,593.70 - Deed Returned
		Fit Out Gunning Showground Amenities Block	\$ -	\$ -	\$ 37,400	\$ 37,400	\$ 37,400	Unsuccessful
Streets as Shared Spaces	10.06.20	Share R Streets	TBA		TBA		TBA	Working on application for Taralga (slowing zone to North end of town), Laggan (Café bump out at Pub), Crookwell main street additions)
Bridges Renewal Program Round 5	29.05.20	Crookwell River Bridge - Julong	\$ 768,600	\$ -	\$ 768,600	\$ 1,537,200	\$ 1,537,200	Lodged
		Peelwood Creek Bridge - Cooksvale Rd	\$ 552,614	\$ -	\$ 552,614	\$ 1,105,228	\$ 1,105,228	
		Burra Burra Creek Bridge - Blue Hill Road	\$ 479,726	\$ -	\$ 479,726	\$ 959,452	\$ 959,452	
Growing Local Economies Fund	2019	Tablelands Way	\$ 329,215	\$ -	\$ 6,255,079	\$ 6,584,294	\$ 6,584,294	Oberon Council lodged joint application
Fixing Local Roads	02.12.19	Collector Road Upgrade 3km	\$ 495,300	\$ -	\$ 1,485,900	\$ 1,981,200	\$ 1,981,200	Awaiting news on success - early June

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 - early June
Heavy Vehicle Safety and Productivity Program Round 7	29.5.20			\$ -	\$ 432,100			Lodged
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	Lodged
Fixing Country Roads	19.12.19			\$ -	\$ 1,974,862			Awaiting news on success - early June
Building Better Regions Fund - Round 4	19.12.19	Wombeyan Caves Road Upgrade (2)	\$ 1,263,925	\$ -	\$ 1,263,925	\$ 2,527,850	\$ 2,527,850	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
Crown Reserves Improvement Fund	Not open	Crookwell Caravan Park Improvements	\$ 30,000	\$ -	TBA	TBA	TBA	Delayed due to COVID-19
State Library Infrastructure Grant	8.11.19	Gunning roof and repairs and Crookwell/Gunning furniture	\$ 15,000	\$ -	\$ 151,161.52	\$ 166,161.52	\$ 166,162.52	Awaiting news on success

Grant Projects Funded								
Grantee	Submitted	Project	Council Contrib.	Other Contribution	Amount Received	Subtotal	Project Cost	Comment/Progress
Stronger Country Communities Fund (Round 3)	18.9.19	Pat Cullen Reserve Group Picnic Shelter	\$ -	\$ -	\$ 58,695	\$ 58,695	\$ 58,695	Successful (Kiamma Creek Group) Draft deed returned
		Gunning Showground Amenities	\$ 50,000	\$ -	\$ 672,747	\$ 722,747	\$ 722,747	Deed completed
Waste Less Recycle More	27.06.18	Bin Audit and Education	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ 70,000	Infrastructure
Fixing Country Roads	10.10.19	Kangaroo Creek Bridge - Bigga	\$ 965,000	\$ -	\$ 965,000	\$ 1,930,000	\$ 1,930,000	Successful - Draft Deed returned
Bushfire Community Resilience and Economic Recovery Fund	26.02.20	Training, Marketing and Events	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$5,000 Taralga Youth Day, \$10,000 Business App, \$55,000 Marketing, \$20,000 Event, \$10,000 Training
Building Better Regions Fund - Round 3	15.11.18	Wombeyan Caves Road Upgrade	\$ 100,000	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 5,028,000	Detailed design completed
Growing Local Economies Fund	05.07.18			\$ -	\$ 2,428,000	\$ 2,428,000		
Drought Communities Programme	21.01.20	Peelwood Bridge Replacement	\$ 731,016	\$ -	\$ 1,000,000	\$ 1,731,016	\$ 1,731,016	Planning under way. First report lodged.
		PAMP						
Growing Local Economies Fund	05.07.18	Grabine Road Upgrade	\$ 200,000	\$ -	\$ 3,300,000	\$ 3,500,000	\$ 3,500,000	Infrastructure progressing project

Grant Projects Funded								
Grantee	Submitted	Project	Council Contrib.	Other Contribution	Amount Received	Subtotal	Project Cost	Comment/Progress
Stronger Country Communities Fund (Round 2)		Active Villages Project	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	Final Report lodged
		Lights Football Action	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	Variation approved - using excess funds for seating and team bunkers
		PAMP – 1 <sup>st</sup> priorities	\$ -	\$ -	\$ 356,772	\$ 356,772	\$ 356,772	Bigga pathway nearly completed
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	Diamond Creek Bridge construction expected to commence end of June. Crookwell River Bridge will commence in July.
		Diamond Creek Bridge - Kangaloolah Road	\$ 561,007	\$ -	\$ 560,000	\$ 1,121,007	\$ 1,121,007	

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## Information Only - 18 June 2020

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### ITEM 10.8                      Action Summary - Council Decisions

**FILE REFERENCE**    I20/234

**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.	EDO/GO	As required when suitable grants or funding is made available.
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##### **Council Meeting: 20 December 2018**

378/18	<p>That Council include the following items to be costed for consideration of funding in the 2019/2020 Operational Plan or for grant application for:</p> <p>a) A roof over the new and old change rooms;</p> <p>b) The old change rooms to be renovated for a useful purpose as determined by the s355 Pool Review Committee; and</p>	GM	Consultant engaged to prepare a design for the heated swimming pool concept. A report is to be provided to the Pool Review Committee. The scope of works includes the consideration of the
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**Information Only****ACTION SUMMARY - COUNCIL DECISIONS cont'd**

	c) The old change rooms be fitted out for that purpose.		upgrade to the change rooms.  To be considered during Council workshop in June 2020.
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**Council Meeting: 20 June 2019**

137/19	Council request the Minister of Local Government and the Office of Local Government grant an exemption for all the Councillors in relation to Pecuniary Interests under the Code of Conduct to deal with amendments and all matters associated with the Upper Lachlan Local Environmental Plan (LEP).	DEP	Individual Councillors to make a decision in relation to Pecuniary Interest.
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	Report to be provided to a future Council Meeting after the compulsory acquisition of land.
149/19	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 Environment and Planning prepare a report as to the path forward to prepare business cases for street lighting, all waste management and energy generation. 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. 4. That the EDTF recommends the Department of Infrastructure and Environment and Planning investigate the opportunity for solar powered cabins	DOI/DEP	Report items 1, 3 and 4 were reported to EDTF Committee Meeting on 5 August 2019.  All 3 report items will be addressed in the future review of the LEP.

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

	at the existing caravan park or alternate locations in Crookwell in conjunction with the Housing Strategy.		
153/19	That the Streetscape Committee recommends to Council to purchase the models or types of seats (CPS18-TI-AR), bins (ABEH240-TI) and noticeboards (2PUN122-SM-NB) so that detailed engineering design can be completed and installation progress without further delay.	DOI	Procurement of equipment completed. Contractor commenced in April 2020. Work to be completed by June 2020.

**Council Meeting: 19 September 2019**

247/19	Council prepare a draft planning proposal under the Environmental Planning and Assessment Act 1979 for discussion with the NSW Department of Planning and Environment.	DEP	Department Planning have verbally confirmed land use planning table changes are acceptable. Advised they are now in a position to receive a planning proposal. This project will be a priority project upon adoption of LSPS and Housing Strategy.
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><b>Item 6.6 Collector RV Site suggestion</b></p> <p>That the Strategic Planning section of Council consider this proposed site in the upcoming LEP review.</p>	<p>DEP</p> <p>DEP</p> <p>DEP</p>	<p>Report to be prepared to a future EDTF Meeting.</p> <p>Issue was addressed in Draft Housing Strategy currently on exhibition until 31 May 2020.</p> <p>Issue to be addressed in land use planning proposal associated with Council</p>

			Resolution No 247/19.
270/19	1. Council enter negotiations with the two providers seeking a commercial return; 2. Council advertise an EOI based of the concept plan B7 if the commercial negotiations fail.	DOI	EOI advertised on 3 April 2020. Closing date extended to June 23 2020.  GM attended mandatory site meeting held 26 May 2020.

**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**

335/19	1. Council request an extension of time from Roads and Maritime Services to respond to the contract execution date. 2. Council accept the revised contract subject to favourable legal and professional assessment of the contract terms, prior to 29 February 2020. 3. Council delegate authority for the General Manager and Director of Infrastructure to negotiate contractual terms on Council's behalf in order to establish a viable Routine Maintenance Council Contract for Council's endorsement based on social, economic and community benefits prior to the contract termination date 29 February 2020.	DOI	Contract to be signed by 19 June 2020
336/19	1. Council approve in principle the proposed concept for the unheated outdoor Crookwell swimming pool (25 metre x 10 metre) upgrade of the existing swimming pool;	GM	Pool Review Committee meeting held on 28 November 2019.

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

	<p>2. Council approve in principle the proposed concept of a (15 metre by 6 metre) new heated indoor pool in Crookwell with the preferred location to be based on technical consideration;</p> <p>3. Council endorse the demolition of the existing unused Crookwell swimming pool change rooms and minor refunctioning of used changed rooms;</p> <p>4. Council allocate \$40,000 from unrestricted cash reserves to fund architectural plans, engineering plans and associated costing for the potential Crookwell upgrade of the existing outdoor swimming pool, costings for a proposed heated indoor pool and change rooms and a design that is sympathetic to the possible future inclusion of a hydrotherapy pool.</p>		<p>A Contractor has been engaged and have commenced work.</p> <p>This resolution addresses Council Resolution 377/18 from Pool Review Committee.</p> <p>Council revote of funds completed.</p> <p>This project to be part of June workshop for Crookwell pool.</p>
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 2020 Council Meeting.

**Council Meeting: 19 December 2019**

356/19	Council investigate installing measuring devices on standpipes and monitoring water table as a priority.	DOI	Avdata systems to be installed at Crookwell standpipe. Delays for supply due to COVID-19.
364/19	<p>1. Council receive and note the report as information.</p> <p>2. Council adds SP1 and SP2 land use zones to the current review of the draft planning proposal under the Environmental Planning and Assessment Act 1979 being discussed with the NSW Department of Planning and Environment.</p>	DEP	Issue to be addressed in land use planning proposal associated with Council Resolution No 247/19
370/19	Council investigates a suitable location for a RV Friendly Park within the town of Crookwell that will satisfy the Caravan, Camping and Motorhome Association	DFA/DEP	Issue to be addressed in land use planning proposal associated with

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

	(CMCA) requirements and is permitted under Councils Land Use Tables.		Council Resolution No 247/19
379/19	That Council review the development contributions planning framework to provide:- <ul style="list-style-type: none"> <li>• An equitable charging regime.</li> <li>• Identification of priority infrastructure projects and locations.</li> <li>• A formula for the collection of revenue that is clear and linked to the development impact.</li> </ul>	DEP	Council workshop scheduled for 23 June 2020.

**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.
23/20	<ol style="list-style-type: none"> <li>1. Council writes to the Roads Classification Review Panel recommending additional local roads are reclassified as Regional Roads and Upper Lachlan Shire is consulted before the implementation of the recommendation; and</li> <li>2. Council writes to the Roads Classification Review Panel recommending any regional roads to be reclassified to State Roads after review by Council.</li> <li>3. Council hold a workshop to discuss priority roads and the potential effects before any of the above communication.</li> </ol>	DOI	<p>Terms of Reference to be finalised by the Roads Classification Review Panel.</p> <p>Workshop to be convened on a future date.</p>
27/20	<ol style="list-style-type: none"> <li>1. Council agree to the request from Crookwell/Taralga Aged Care Ltd for a Deed of Option to purchase part Lot 3 DP 1112816, land area of 2,417 square metres, at Saleyards Road in Crookwell. The deed is to commence on 21 February 2020 for a two year period, for a purchase price of \$113,328.94 with addition of annual CPI increases from 2017.</li> <li>2. Council authorises the signing and execution of the Deed of Option under the Common Seal of Council by the Council Mayor and General Manager for the agreement with Crookwell/Taralga Aged Care Ltd.</li> </ol>	DFA/GM	<p>Correspondence forwarded on 25 February 2020 including new Deed of Option to be executed.</p> <p>The Deed of Option pending response from Crookwell Taralga Aged Care.</p>

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

32/20	<ol style="list-style-type: none"><li>1. Item be deferred to a future meeting after the completion of parking and traffic study so the outcome can be provided to LTC.</li><li>2. Council install concealed driveway signs at 250 metres north of the driveway at 5520 Taralga Road, Curraweela;</li><li>3. Council approve the trimming and removal of the trees on the west side of the road reserve (south approach).</li><li>4. Council consider additional school bus bays into the new design when this road is due for re-construction in the future.</li></ol>	DOI	<p>Following from 243/19 the Parking and Traffic study to be undertaken</p> <p>Signage to be installed</p> <p>Maintenance team to trim and remove trees</p> <p>To be considered by the Asset and Design team in the future</p>
39/20	<ol style="list-style-type: none"><li>1. Council accept the expression of interest from Crookwell/Taralga Aged Care Ltd for the land sale of part Lot 3 DP1112816, Laggan Road, Crookwell. The land sale price shall be in accordance with the Douglas Walker and Associates valuation report for Option B, land area of approximately 9,394 square metres. All contract costs shall be borne by the purchaser of the land. The Council Mayor and General Manager be authorised to sign and execute legal documentation associated with the land sale under the Common Seal of Council.</li><li>2. Council and Crookwell/Taralga Aged Care Ltd agree to the establishment of a right of carriageway and/or easement (minimum 20 metres in width) through aforesaid Option B land to allow Council to retain road frontage access from Laggan Road to the remaining parcel of land (2.55 hectares less Option B land area of 9,394 square metres) in part Lot 3 DP1112816, Laggan Road, Crookwell.</li><li>3. Upon the land sale agreement being endorsed, the General Manager authorise the preparation of all associated documents related to the land subdivision and land conveyancing for Option B, part Lot 3 DP1112816 Laggan Road, Crookwell. All associated</li></ol>	DFA/GM	<p>Correspondence forwarded on 25 February 2020 acceptance of terms by Crookwell/ Taralga Aged Care board in April 2020.</p> <p>R J McCarthy Co preparing contracts.</p>

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

	costs shall be borne by the purchaser of the land.		
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**Council Meeting: 21 May 2020**

84/20	The Draft Companion Animal Management Plan 2020 be placed on public exhibition for a minimum period of 28 days.	DEP	Plan placed on public exhibition <b>25 May 2020 to 27 June 2020.</b>
85/20	Council authorise the closure of the disused section of Junction Point Road, Tuena as a Public road pursuant to Division 3 - Closing of Council roads by Council of the Roads Act 1993 and noting the road proposed for closure is identified as Lots 1 and 2 on DP 1261378.	DOI	R J McCarthy to advise when Road to be closed.
86/20	Council adopts the draft Infrastructure Assets Naming Policy	EA	Policy registered and placed on website <b>26 May 2020</b>
87/20	Council adopts the Private Works and Plant Hire policy.	EA	Policy registered and placed on website <b>26 May 2020</b>
88/20	1. Council adopts the 3rd Quarter Budget Review Statements for 2019/2020 including revotes of income and expenditure to the Operational Plan; and 2. Council endorses the Operational Plan Performance Summary Report.	DFA	Council updated budget revotes in Civica Authority System on 28 May 2020.
89/20	Emergency Services Levy  1. Council writes to the NSW Government and Member for Goulburn, Wendy Tuckerman MP, of their objection and disappointment in relation to the announced substantial increases to the Emergency Services Levy, noting an increase in Upper Lachlan Shire Council annual contribution of \$333,267 or 74.81% increase in 2020/2021 since the 2018/2019 levy.  2. Council express concerns to the NSW Government and Member for Goulburn, Wendy Tuckerman MP, as previously was the case in 2019, there was no consultation in advance of 2020 for the projected increase in the Emergency Services Levy payable by NSW councils.  3. Council writes to Local Government NSW requesting advocacy on behalf of all councils to	DFA/EA	Letter to be sent and signed by Mayor to Wendy Tuckerman, LGNSW and Hon David Elliot MP  Completed and posted on 28 May 2020 TRIM record D2020/04571

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

	address the concerns related to the substantial Emergency Services Levy increases each year.  4. Council receive and notes as information the NSW Government COVID-19 Local Government Economic Stimulus Package noting no financial benefit is available to Council.		
94/20	Hardship request for additional rebate of water Use for undetected water leak - reservoir road, Crookwell.  Council approve a write-off of \$1,058 being 50% of the balance owing for water use charges on Assessment Number 8348 at 50 Reservoir Road, Crookwell.	DFA	Write-off amount of \$1,058 of the balance owing for water use charge.  Completed on 27 May 2020
95/20	Hardship request for rebate of water use charges - Robertson lane, Crookwell Council approve a write-off of \$964 being 50% of the balance owing for water use charges on Assessment Number 1471 at 5 Robertson Lane, Crookwell.	DFA	Write-off amount of \$964 of the balance owing for water use charges.  Completed on 27 May 2020
96/20	Hardship request for additional rebate of water Use charges for undetected water leak – Kialla Road, Crookwell. Council approve a write-off of \$1,507 being 50% of the balance Owing for water use charges on assessment number 4108 at 57 Kialla road, Crookwell.	DFA	Write-off amount of \$1,507 of the balance owing for water use charges  Completed on 27 May 2020

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION** That -

1. Council receive and note the report as information.

**ATTACHMENTS**

Nil



## **11 ENVIRONMENT AND PLANNING**

The following item is submitted for consideration -

11.1	Local Strategic Planning Statements	94
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## Environment and Planning - 18 June 2020

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**ITEM 11.1**                      **Local Strategic Planning Statements**

**FILE REFERENCE**    **I20/249**

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

### **ISSUE**

The State government requires Council to adopt the local strategic planning statements by the end of June 2020. Council discussed the draft local strategic planning statements in August and September 2019. They were advertised for the month of May electronically. This advertising complies with the New South Wales government amendments to the environmental planning and assessment act. 34 submissions were received, most of them positive.

**RECOMMENDATION**        That -

1. The council adopts the amended local strategic planning statements and advises the Department of planning infrastructure and environment of its adoption.
2. The Council inform the community of its adoption.
3. The Council notes the indicative work schedule, policy framework and proposed directions.

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### **BACKGROUND**

The state government required the Council to prepare Local Strategic Planning Statements, and adopt them before the end of June 2020. The planning statements identify Councils general planning directions. The planning statements do not rezone land, change the existing planning structure or recommend the approval of any planning proposals or development applications. They do identify planning principles and identify the Council priorities for strategic planning.

The Local Strategic Planning Statements were reviewed by Council twice in 2019, and the Council agreed to the general framework, work commitments and draft policy framework.

The Local Strategic Planning Statements alignment with The South East and Regional Tablelands Plan 2036 is a mandatory requirement. Several community consultation meetings were held, including sessions for the councils housing strategy. Public meetings and feedback created a framework for issues covered in the planning.

The Strategic Statements were advertised, and this process has resulted in changes to the plan.

It is not a requirement that Council adopts the housing strategy at this meeting.

**REPORT**

What does this plan do?

The LSPS sets the priorities and the principles for thinking about the future. It does not rezone land or identify final outcomes. However, some plans and drawings have been added to the document to demonstrate how it can be interpreted. The document will be followed up by a planning process that includes Future Character Statements, Contributions Plans, masterplans and amendments to DCP's and LEPs. The LSPS attempts to sketch the future. And we all know how accurate that is likely to be. The LSPS identifies issues and probable directions. It does not change things, but it does identify work that would need to be done.

Importantly the LSPS sets out the priorities and the principles for planning the future that we can take with us. Community interests and developers who are focussed on the possible outcomes will have the opportunity to input into the detailed planning that will follow over the next couple of years. The document is an open document and can be changed regularly by Council. It must be amended at least every seven years.

The NSW planning system is changing to a principle led system. Developers of the future will need to identify how they address our priorities and planning principles and then identify how they meet the objectives. This plan sets out a framework for us to refine.

While there are diagrams and maps, they are drawn at a low resolution or by hand to indicate that they are ideas, not solutions. To achieve the proposed outcomes developers and Council need to do a lot of work to change plans and to convince government departments and communities of the need to change. The LSPS is the beginning of a 7-year conversation, not the final solution. But it does identify the principles that we can hang on to when making decisions. At the back of the LSPS are two appendices. One lists work that needs to be accomplished to begin the process of moving toward the new planning system.

NSW is becoming more strategic in its approach to planning. This has been attempted previously. But, as the submissions indicate, most responses are focussed on is happening in the location drawings. A few commented on the principles and the priorities. These are the lasting parts of the plan. The locational information will change over time as people develop their local communities.

Where Does the Upper Lachlan Shire 2040 Draft Local Strategic Planning Statement Sit in the Planning Framework?

The draft local strategic planning statements provide a framework to inform future work, they do not change the existing setup of any of council's planning. Council identified changes to the local environmental plan, including changing its land use table to reduce some of the prohibitions, to the heritage provisions and to review contributions planning. At the end of the document is a list of future work that will be required to achieve the vision, objectives and goals.

Future work includes but is not limited to: a planning proposal to change the land use tables, a rural and biosecurity strategy, a review of the local environmental plan, the preparation of economic policy, the development of a tourism strategy, and potential

## ***Environment and Planning***

### **LOCAL STRATEGIC PLANNING STATEMENTS cont'd**

changes to the urban zones. This document does not make these changes it points in the direction of future work.

The Local Strategic Planning Statements develop planning priorities and outline planning principles. These are formed into actions that align with the planning priorities and each principal. There are four planning priorities: nonurban land, urban land, tourism, and business development. For this planning project, we have chosen eight planning principles under which we align actions for the four priorities.

Planning is spatially oriented, and section 3 elaborates on how the principles are applied to the geography of the local government area. There are eight principles and 32 actions.

In section 4 of the LSPS, the principles of structural elements deal with the geographic structure and locality statements of the Shire, and identify where various types of development will be focused.

The vision for the Upper Lachlan Shire planning statements is a redraft of the village vision in the CSP (community strategic plan) "a district of villages in a beautiful, diverse landscape with a prosperous agricultural and energy economy connected to Sydney, Canberra and international markets."

#### **Community consultation**

A full consultation process was not possible. The draft LSPS was advertised, a website was prepared and the Council's list of contacts, including but not limited to, the regular community influencers were provided with the necessary links. Advertising was from the 1 May to 31 May 2020. This form of advertising exceeds the New South Wales Environmental Planning and Assessment Act COVID 19 requirements.

Most of the submissions were received in the last week of advertising, and a recent review has been undertaken. The public comments are attached to this report with feedback where necessary or relevant. Unfortunately, a previous strategy for Laggan was shared with the local community, many of whom assumed that it provided a basis for the LSPS. The Laggan strategy is based on the adopted LSPS principles, not the alternative document that was circulated.

Several submissions from Collector indicated that Council is intending to reduce the minimum lot size for Collector. This is not the case. The lot sizes are quite small for septic tanks which can lead to water table issues and pollution. The report has been modified to clarify that a lack of reticulated water and sewer is a constraint, not that the Council is planning to reticulate the village. The EPA have pointed to the risks of allowing septs on small lots.

The plan clearly shows some extension to the north and a change to some agricultural land to the west.

The majority of submissions indicated that they are generally in favour of the direction set out in the document.

Essentially, this document sets a general direction for planning strategy, and it does not make or recommend particular changes.

As a result of the community consultation, many changes have been made to the document. Specifically, the mapping of Laggan and Collector has been amended based on advice provided in the consultation process. The mapping for Bigga has been slightly amended following consultation to add to the investigation area. All the proposed extension areas have been renamed investigation areas. Other changes have been identified in the summary consultation document attached. The table of actions has been reviewed following the consultation and amendments made.

Several government departments provided advice during the advertising period resulting in further changes. An additional reference to strategic planning work on aboriginal culture, slightly better alignment with the South East and Tablelands Regional Plan 2036 and changes to texts on biodiversity and climate change have been made.

Many of the submissions have commented on the identified outcomes for their locality. We like this or don't like that. What has been missed is that these are interpretations of the priorities and principles. The State Government is trying to get the planners and the Council to focus on the principles, not the possible outcomes. These will be driven by developers and the community. The principles will set the tone for the conversations of the future. When developers wish to discuss future development, they will need to show how they are consistent with our objectives and meet the principles, and what priority they are addressing. The investigation areas are included to demonstrate that there is a geographic relationship for the actions.

## **POLICY IMPLICATIONS**

The policy implications are far reaching. The Planning framework is moving development control to a more strategic policy based decision making system. Changes to the LEP, DCP and even to assessment processes will have to identify which objectives and policies they meet. The LSPS is the beginning of that journey. Many submissions discussed the outcomes to particular localities. However the plan only identifies possible alternatives.

The final alternatives will depend on the interpretation of the objectives principles and priorities. Councillors should not focus on the land use outcomes but the principles and values in the planning framework. They set the agenda. There will be more work on the future Character Statements and the DCP and sometimes Master Planning of the towns and villages that will change much of the sketch and doodle outcomes.

## **OPTIONS**

Councillors may wish to suggest amendments to the LSPS.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

No funds are allocated to this project

## **RECOMMENDATION**      That -

1. The council adopts the amended local strategic planning statements and advises the Department of planning infrastructure and environment of its adoption.

## ***Environment and Planning***

### **LOCAL STRATEGIC PLANNING STATEMENTS cont'd**

2. The Council inform the community of its adoption.
3. The Council notes the indicative work schedule, policy framework and proposed directions.

### **ATTACHMENTS**

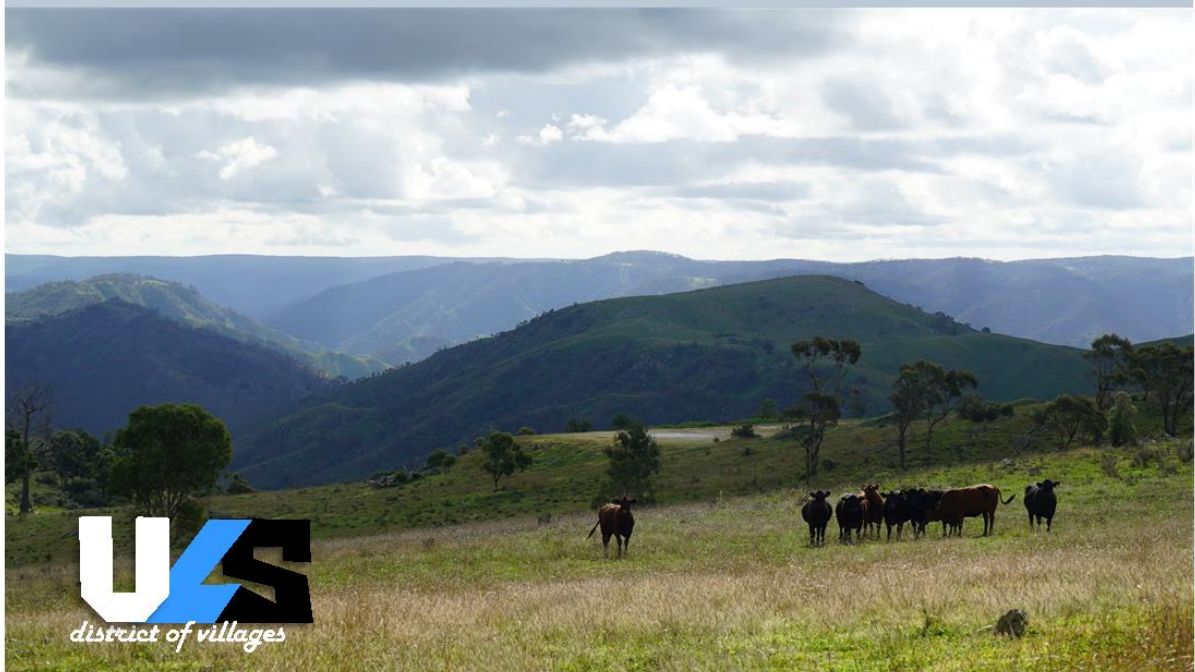
1. <a href="#">⇒</a>	Housing Strategy	In Minutes Appendix
2. <a href="#">↓</a>	ULSC LSPS 38.pdf	Attachment
3. <a href="#">↓</a>	LSPS Submissions Final 062020.pdf	Attachment

# Upper Lachlan Shire 2040



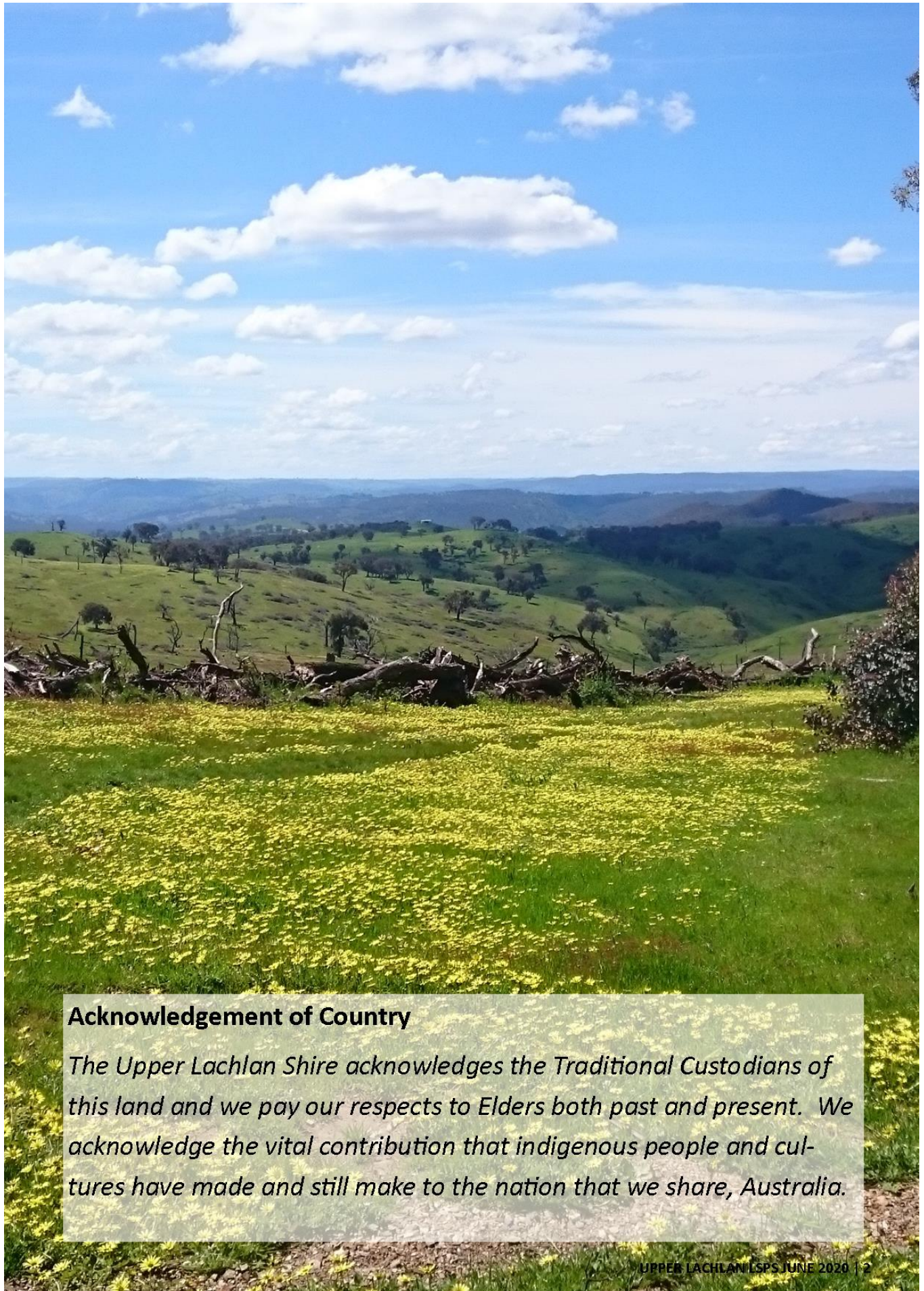
## Draft Local Strategic Planning Statement

June 2020



UPPER LACHLAN LSPS JUNE 2020 | 1





### **Acknowledgement of Country**

*The Upper Lachlan Shire acknowledges the Traditional Custodians of this land and we pay our respects to Elders both past and present. We acknowledge the vital contribution that indigenous people and cultures have made and still make to the nation that we share, Australia.*

UPPER LACHLAN LSPS JUNE 2020 | 2



## About the Local Strategic Planning Statement

The Local Strategic Planning Statements are the Council's planning priorities and the principles that guide them.

**Section 1** is structured to set the context:

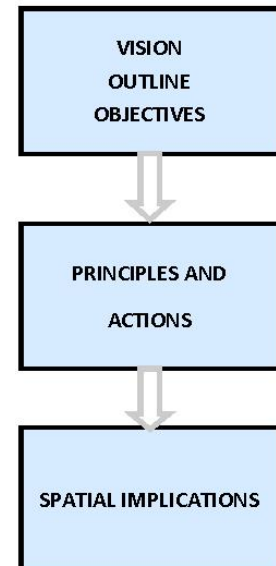
Mayoral Message  
Executive summary  
Context

**Section 2** develops the planning priorities and outlines the principles:

Planning Priorities  
Planning Principles  
Planning Matrix with actions

**Section 3** elaborates on how the principles are applied to issues and to the geography of the Local Government Area. There are eight principles and thirty two actions.

**Section 4** takes the final principles and structural elements and deals with the geographic structure and locality statements of the Shire to identify where various types of development will be focused.



Planning Priorities	Planning Principles
<p><b>Non-urban Land</b></p> <p><b>Urban Land</b></p> <p><b>Tourism</b></p> <p><b>Business Development</b></p>	<p><b>1. Growth and Sustainability</b></p> <p><b>2. Productivity and collaborative diversity</b></p> <p><b>3. Connectivity, transport and movement</b></p> <p><b>4. Character, Identity, and heritage</b></p> <p><b>5. Lifestyle and livability</b></p> <p><b>6. Population</b></p> <p><b>7. Landscape</b></p> <p><b>8. Structural Elements</b></p>



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## MAYOR'S MESSAGE

While we cannot be certain what may have happened by 2040, we can presume that the Upper Lachlan Shire will be different to now, and we must plan to accommodate those changes.

We have taken the opportunity to imagine what the Shire will look like two decades from now. The Local Strategic Planning Statement (LSPS) will provide the guiding principles for change.

The LSPS acknowledges the pride we have in our past and the hope we have for our future.

The plan will guide logistical, spatial and aesthetic solutions for the issues we face as we grow and change.

*-John Stafford, Mayor*



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## EXECUTIVE SUMMARY

# ULSC 2040

## Vision

***“A district of villages in a beautiful diverse landscape with a prosperous agricultural and energy economy connected to Sydney, Canberra and international markets”***



The Local Strategic Planning Statement (LSPS) identifies Upper Lachlan Shire Council's (ULSC) strategic vision for the next 20 years and outlines the planning priorities, principles, and actions to achieve that vision.

Council's planning priorities focus on economic diversity: agriculture, housing, tourism and business development.

Council will explore new innovative ways to attract complementary and compatible new industries to broaden the Shire's economic base.

The priorities align with actions that facilitate the continuity of local identity and recognise the beauty of our local environment.

Agriculture is the backbone of the economy, while our villages provide lifestyle and housing choice with a rural backdrop that is connected to Canberra, Goulburn and **Western** Sydney.

With a cooler climate and higher rainfall, the Shire boasts high quality agricultural soils and vast rural scenic panoramas. Nature reserves and state forests also enrich the landscape.

Set in this diverse context, the Shire is brimming with heritage, identity and special character.

Protecting our environmental heritage provides a foundation to develop active rural tourist opportunities.



Photo Courtesy of Upper Lachlan Tourism

UPPER LACHLAN LSPS JUNE 2020 | 8

## **THE UPPER LACHLAN**

NESTLED IN THE SOUTHERN TABLELANDS, WEST OF THE BLUE MOUNTAINS THE SHIRE'S RICH SOILS AND TEMPERATE CLIMATE PROVIDE AN IDEALISTIC SETTING FOR ITS VILLAGES



The Upper Lachlan Shire sits on the Great Dividing Range. The northern boundary is the Abercrombie River, and to the south are the Wollondilly and Lachlan Rivers.

The Shire's population of around 8,000 mostly live in Crookwell. Other villages include Gunning, Collector, Taralga, Dalton, Binda, Tuena, Grabben Gullen, Laggan, Breadalbane, Jerrawa and Bigga.

Most services are at Crookwell and Gunning where health and medical services, a fire brigade, police, banking, a post office and retail provide for local needs.

The number of people over 65 is forecast to grow by 36 percent by 2036. The most significant challenge for the Shire is the ageing population. The preeminent task beside attracting young people and families to the area is to accommodate services and facilities to encourage people to age in place rather than move to Goulburn.

In the Shire, 3,535 people are employed, predominantly in agriculture, a figure that is projected to grow slowly in the next decade. Some people work in Canberra and Goulburn.

### **Agriculture**

Mostly fine wool, beef and potato production, agriculture continues to underscore the economic and social fabric of the villages. There exists opportunities for development:

- Intensive livestock agriculture
- Intensive plant agriculture

### **Tourism**

In ULS, tourism is an emerging commercial driver. Upper Lachlan Shire is recognised for its proximity to Sydney, Canberra and the Hume Highway leading to Adelaide and Melbourne, which provides opportunities to grow the industry. However, accommodation and other value-adding enterprises need to be encouraged and facilitated.

### **Wind Farms**

Besides being an emerging industry for the shire, wind farms are a prominent element in the landscape.

### **Light Industry**

There is little industry within the Shire apart from the sock factory at Crookwell and the animal health company, Virbac.



At the centre of the Shire is Crookwell acting as a hub and spoke node. The southern edge of the shire is within the South East Regional Plan zone of influence from Canberra and is within easy commuting distance. The central area contains the high value Agricultural land and is the core wind farming region. The surrounding villages are key tourism destinations.

IN TWO DECADES THE UPPER LACHLAN WILL BE A LIVELY, WELCOMING AND SAFE PLACE TO LIVE, UNDERPINNED BY A DISTINCTIVE RESIDENTIAL AND WORKING EXPERIENCE THAT CREATES A WEALTH OF POSITIVE OUTCOMES AND MEMORIES

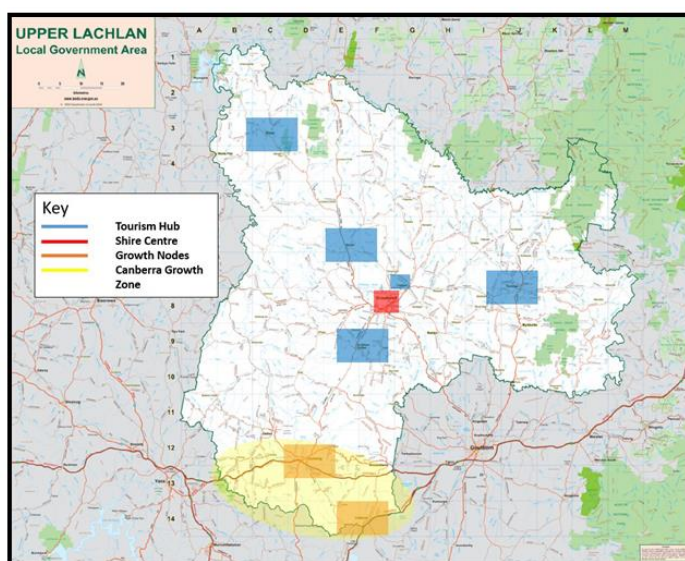


Figure 1 Shire sustainable growth illustration

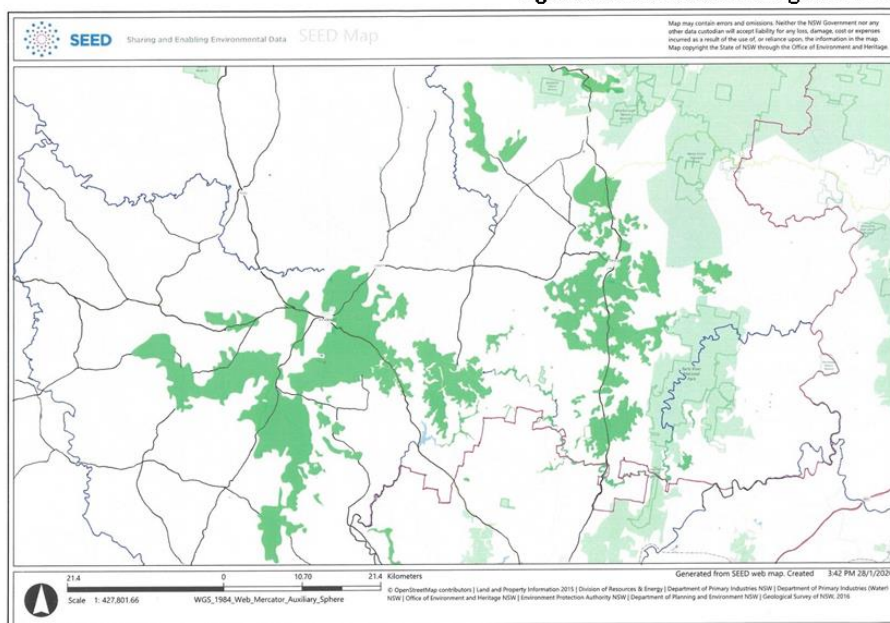


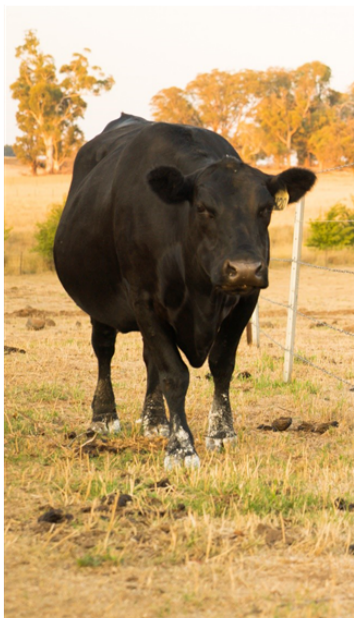
Figure 2 Biophysical Strategic Agricultural Land (green) Source: <https://geo.seed.nsw.gov.au/>

Figure 2 shows the Biophysical Strategic Agricultural Land (BSAL), land with high quality soil and water resources capable of sustaining high levels of productivity. BSAL plays a critical role sustaining the State's \$12 billion agricultural industry. These lands intrinsically have the best quality landforms, soil and water resources which are naturally capable of sustaining high levels of productivity and require minimal management practices to maintain this high quality.



## **CONTEXT**

*Upper Lachlan Shire Council's planning priorities focus on agriculture, economic diversity, tourism, village lifestyles and infrastructure.*



A review of Council's planning system undertaken in 2019 identified key priorities including the development of communications, education and training facilities in the Shire.

Council's draft Housing Strategy, Economic Health Check, an analysis of the Local Environmental Plan (LEP), rural land-use strategies, and scenario planning have also informed the LSPS.

The backdrop to the LSPS includes a transformational international economy reliant on new technologies, and shrinking local economic and population trends. Meanwhile, there is a role for the use of aesthetics and amenity to attract new investment.

One of the Shire's greatest assets are the beautiful rural villages set in an agricultural landscape, together with the marketability of a vibrant green hinterland. Market recognition of the beauty of rural land either as a commodity or for its conservation values highlights the importance of protecting agricultural land.

A large proportion of rural land has fertile soils, minerals and good rainfall in a temperate climate, making it ideal for farming and agriculture.

The Shire's topography, combined with increased investment in renewable energy (wind, solar, hydro, geothermal) will bring new economic opportunities to the Upper Lachlan.

The Shire is also rich in untapped mineral resources such as iron ore, aluminum and precious stones. Balancing mining and environmental protection will be a future challenge.

The local groundwater resources are not well understood. However, water is a commodity that the Shire has more of than other parts of NSW.

The South East and Tablelands Regional Plan 2036, and the Joint Regional Organisation Statement of Strategic Intent both recognise the growing demand for cost-effective and alternative lifestyle commuter options within the region to service the National Capital. There is opportunity to provide rural residential and village or town lifestyle options.

Upper Lachlan recognises its locality, existing structural patterns and potential to differentiate itself from surrounding Local Government areas (LGAs) by providing higher-density, small, livable and walkable master-planned towns or heritage villages, brimming with special character.

## OUR PLACE AND OUR

## PEOPLE

Population 2019 (ABS)

= 8059



Population

Expected 2036

= 8300

South East and Tablelands  
Region expects+45,450 people by  
2036

Upper Lachlan Shire resi-  
dents age 65 and  
above will increase by  
36% by 2036



Median age = 48

up to 1800

houses needed by 2036



2815 jobs

35% agriculture



agriculture =  
41% value  
added

Gross Regional Product

\$349 million  
(2018/2019)

7129km<sup>2</sup>

Agriculture covers 70%  
of the land

Households, 2016



30.9%



26.4%



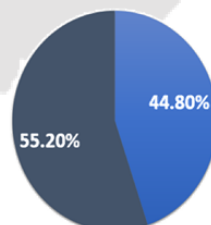
24.8%



7%

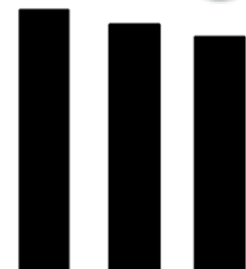
Travel out for employment

2016



■ Working Outside the LGA  
■ Working Locally

Agricultural Production, 2011



32.5m    25m    35.7m

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## **LOCAL STRATEGY**

*The LSPS will inform the planning of the spatial relationships in the Upper Lachlan Shire.*

The LSPS identifies strengths, challenges and gaps of where strategic planning will inform, shape and guide regional and local statutory and policy documents.

**The LSPS addresses:**

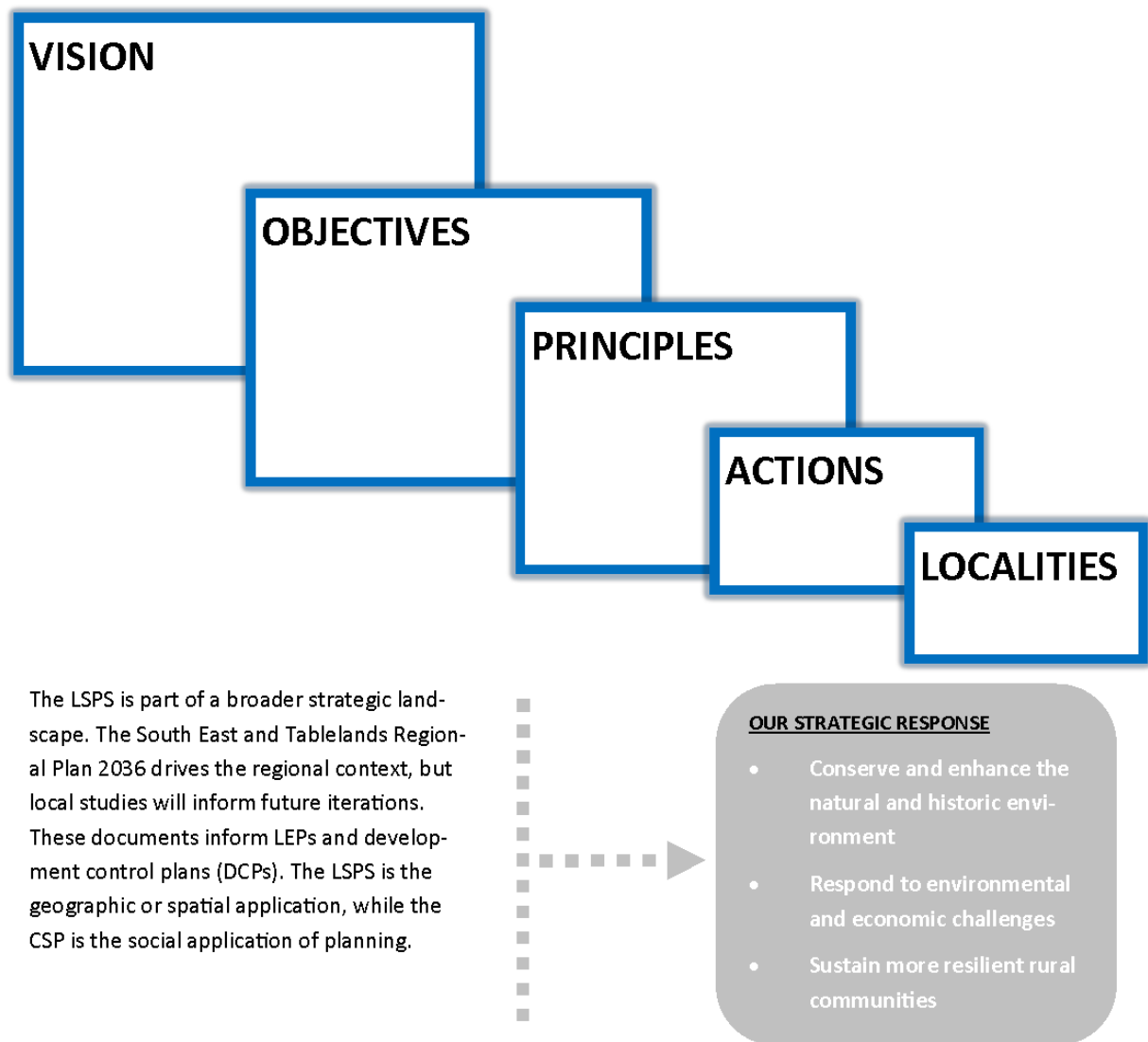
- Culture, context and background: the basis for strategic planning;
- Land use vision: to set the structure plan for villages and the rural economy;
- Planning priorities: to be consistent with the South East Tableland Regional Plan 2036;
- The actions required to achieve planning priorities; and
- The Council's processes to monitor and report on the implementation of the plan.

The Council will review this document every seven years, or as otherwise deemed pertinent to strategic objectives, to accommodate changing priorities. The LSPS gives effect to the South East and Tablelands Regional Plan 2036 and The Tablelands 2016-2036 Regional Community Strategic Plan (CSP).

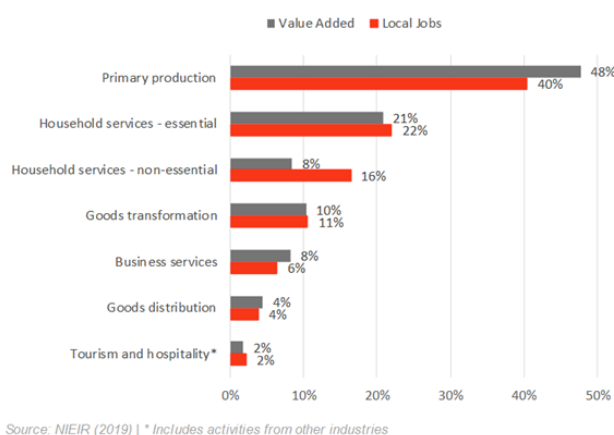
### ***Implementation***

Council will monitor and report on the implementation of the actions over the duration of the plan, and will remain responsive to continuous improvement opportunities. The LSPS will inform other Council planning processes.





**Figure 3** Role of the LSPS Strategic-led planning framework. Source: Department of Planning and Environment, 2018, LSPS Guidelines for Councils



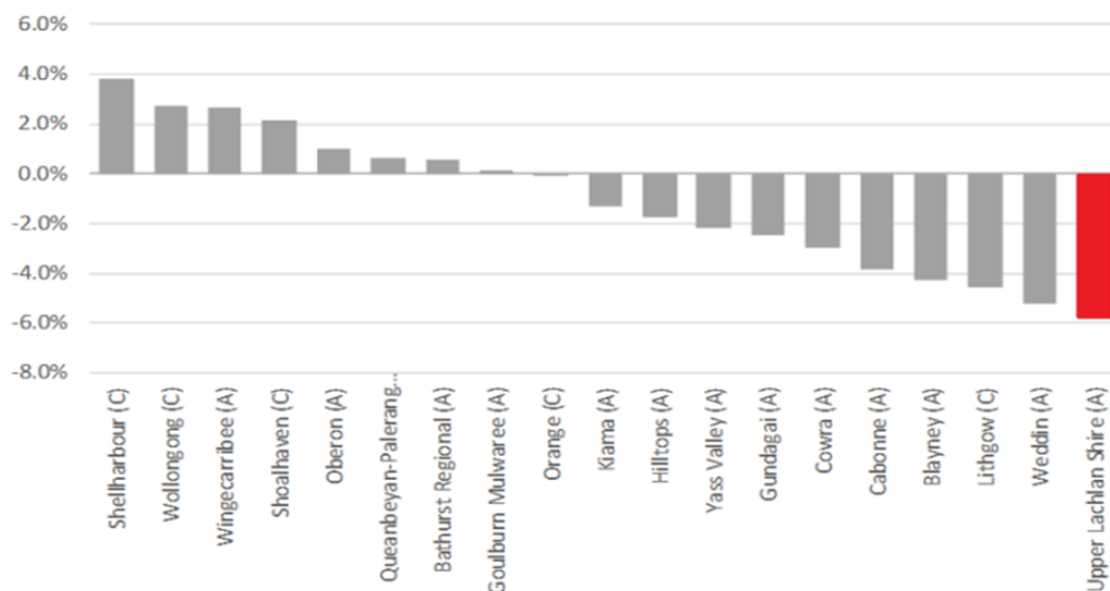
**Figure 4** Industry profile % of total Upper Lachlan Shire Key industries 2019

### *Vision for a changing future*

With the Shire facing major challenges such as climate change, aging population and limited economic and population growth, there is a critical need to diversify. This involves capitalising on endowments in order to facilitate improved economic, social and environmental outcomes for the community.

- ⇒ Agriculture
- ⇒ Tourism and agritourism
- ⇒ Renewable Energy
- ⇒ Health, disability and aged care
- ⇒ Freight and logistics
- ⇒ Manufacturing

### % average annual growth rate



Source: NIEIR (2019)

**Figure 5** Growth in GRP—Regional LGAs, 2017-2019

## LOCAL

## OPPORTUNITIES

*There are untapped opportunities in agriculture, energy and housing. The Regional Plan and Housing Strategy both point to the need for change to facilitate investment.*

Gunning and Collector are in a growth corridor because of their proximity to Canberra, and they can meet commuter settlement demand and provide affordable living options. They are well served by road networks and provide services and infrastructure. Upper Lachlan's proximity to Canberra and Sydney presents huge potential for future development.

There is an untapped opportunity in the south to supply affordable housing for the capital region. However, due to the dual impact of restrictive land zoning and land banking, the recent trend is toward residential decline and business fragmentation or loss.

A small proportion of owners hold the majority of land holdings in the Shire. Many of which are undeveloped. Land banking in the villages is hindering the economy and employment opportunities. The ambition is to introduce incentives to develop creative reinvestment in lazy landholdings.

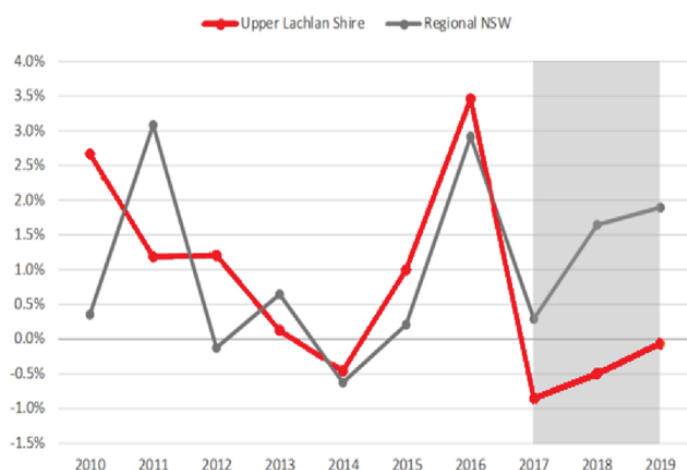
The Shire has become a regional leader in renewable energy, with much progress having been already made in wind powered generation. There is potential for future development in this sector.

Global challenges are predicted to impact food security as a result of climate change, drought, erosion, coastal agricultural soil acidification, water resource competition and urbanisation pressures. It is predicted that agriculture production in other parts of New South Wales (NSW) will become unviable. Upper Lachlan's arable land has the potential to become highly sought after. Globalisation, domestic population growth and income growth will also drive demand for agricultural products.

Agriculture and land management in the Shire must align with sustainable practice to limit environmental degradation, and to ensure vitality of natural resources for future generations.

The vision of a Shire of villages provides a competitive advantage over regional rural residential development opportunities close to Canberra and Goulburn.

Agricultural endeavor is the mainstay of the economy and employment; however, changes in local and global economic trends are catalysing new responses regionally. Part of the planning framework hopes to tap into changes in the rural economy to sustain employment and returns on investment.



Source: NIEIR (2019)

**Figure 6** Growth in Local Jobs



## LOCAL

## OPPORTUNITIES

The Shire has available lots that are suitable to be amalgamated for development in existing residential zones, yet are not being developed to their potential.

Council's developer contributions schemes (Section 7.11 and 7.12) ensure that infrastructure is provided to meet demand for new development. Finding a balance between covering costs and inhibiting development is one of Council's strategic objectives.

In order to more effectively facilitate development, Council is considering changes to the way developers make contributions, to minimum lot sizes and to prohibited land uses.

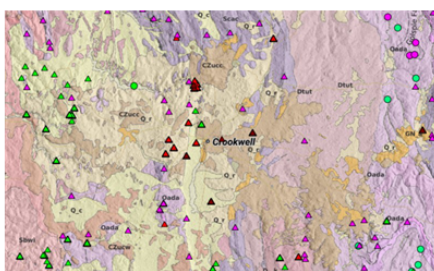
There is an undersupply of seniors housing. For example, there is a shortage of self-care units, serviced apartments in retirement villages and assisted care accommodation for seniors in the Shire.

There is also an identified undersupply of social, affordable housing and rentals. There is capacity for more diverse housing options. Accommodation options for one or two persons is required.

Shared work spaces in our main growth centers and shop top housing are examples of options to explore further to better support business development.

To stabilise commercial activity, and provide focus points in towns, Council is proposing local centre B2 and mixed-use B4 zones in the main street of some villages. Business zones would retain main street characteristics, helping to protect investment value. Introducing more mixed-use, or flexible options to some settlements will improve their investment capacity and livability.

The Shire has unexploited mineral resources. This is a sector that could be further explored for its viability. Mining will be reviewed as part of the rural strategy.



**Figure 7** Metallogenic map showing abundance of mineral resources existing within the Shire

The villages are zoned RU5 (a village mixed-use zone) except Crookwell. RU5 is a rural village zone that provides a range of land uses, services and facilities associated with a rural community without differentiation. Crookwell differentiates into commercial, industrial and residential areas. Future rezoning work will better establish what zones will suit each specific town, as well as identify their boundaries.

Although the Shire is proud of its natural heritage, there is a lack of passive and active recreation opportunities that facilitate an increased connection with nature. Creating more opportunities such as national parks, cycle tracks and walking tracks would benefit locals and visitors. Art and culture can be further enhanced.

## **LOCAL CONSTRAINTS**

### ***LEP prohibitions on land use are restricting economic diversification and transition***

While the population of the Shire is growing very slowly, growth is uneven and parallels other change that is not apparent in the statistics.

Since the economy is growing slowly, and there is some turnover of small businesses in the main streets, there is an opportunity to attract new residents and businesses to the Shire.

### ***Growth is slow and uneven***

The Upper Lachlan LEP has highly restrictive provisions, compared to surrounding councils, becoming one of the main challenges regarding economic diversification and transition. Many activities associated with villages elsewhere are prohibited uses in the Shire. The LEP's prohibited uses will be reviewed. As an example, tourist facilities, which are generally prohibited, with some exemptions will become permissible. The intention is to inhibit only those uses that are problematic and deal with applications for facilities on merit.

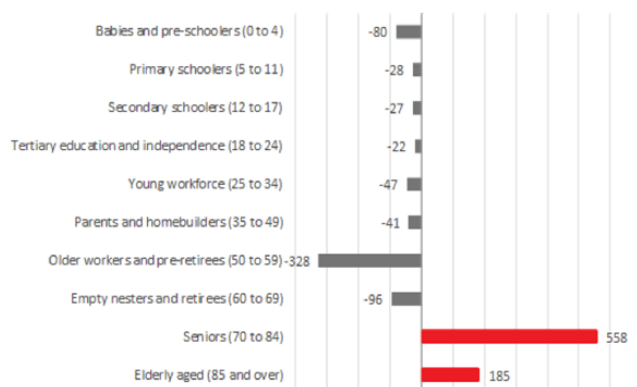
### ***A growing proportion are working outside the LGA***

### ***Business is contracting***

### ***Tourist destination and accommodation facilities are few and small***

Minimum lot sizes work against agricultural development. They act as a blunt instrument to protect traditional farming investment but inhibit new investment. Separate work on the farming economy will follow.

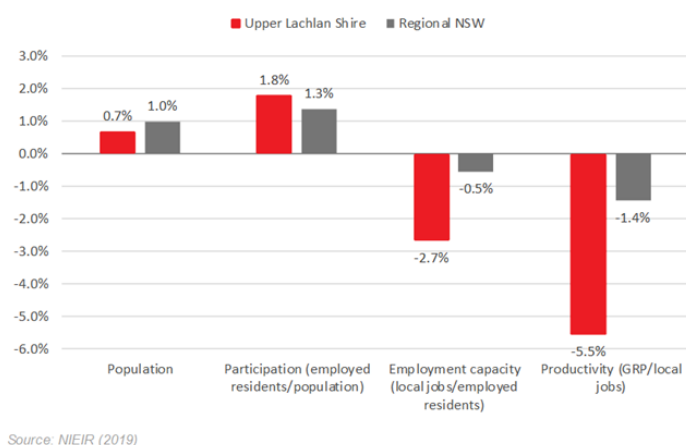
### ***Agricultural value adding is in decline***



Source: .id Consulting (2020)

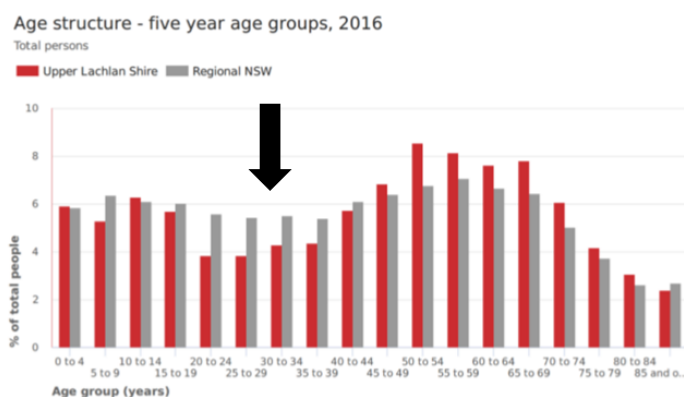
**Figure 8** Change in Population by Service Age Groups –2016—2036





**Figure 9** Components of Growth – (last 2 years), Annual Average Growth %

Figure 9 indicates productivity as a main factor driving economic conditions of the shire. Compared with regional NSW LGAs, the Shire is under-performing, with growth in GRP and local jobs trending downwards. Along with an aging population, there are significant economic implications if the trend is to continue. This will be particularly evident in agriculture, where over 60% of workers are 55 and over compared to 41% in NSW. Downward trends have also been identified for labour force participation rate and worker productivity.



**Figure 10** Comparison of ages across the Shire compared with regional NSW

In Figure 10, there is a depression in the normal bell curve for the population. The 24 to 40 year old population is smaller than for a healthy population and for succession planning. This is translating to a shrinking working age population, which is having serious implications for the workforce, the economy, and the capacity for demographic regeneration.

An aging population, seasonal workforces and tourism accommodation all require availability of specific housing options. While diversification is necessary for the future success of the Shire, it is important to ensure infrastructure provision keeps pace with tourism growth, while balancing housing needs for residents, and also protecting our natural environment and cultural heritage.



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## **PLANNING PRIORITIES**

*We have selected four planning priorities that represent the key themes driving our land use strategies*

### **Non-Urban Land**

The most extensive land use in the Shire is agriculture. Three central values drive investment in the rural landscape. Conservation, productivity and lifestyle values drive a significant proportion of rural ownership. There are some indigenous and tourist sites in the countryside. The ULS has a rural identity and rich heritage that is attractive. There is opportunity to ensure green infrastructure is adequately meeting the community's needs.

### **Urban Land**

Housing supply is not meeting demand, particularly in Taralga, Lagan and Binda. This is acting as an inhibitor of sustainable growth. Single houses on large lots characterise the Shire. This housing pattern does not suit aging populations that are down-sizing and looking for alternatives such as community titles, attached dwellings and dual occupancies. Planning will structure villages around focal points that are most likely commercial centres oriented toward rural village settings. There may be opportunities for new settlements close to existing urban service centres. Landscape values and accessibility considerations will drive location responses.

### **Tourism**

As a value-adding proposition or phenomenon, tourism is under-developed. The current LEP prohibits a wide range of tourist and other related uses in most zones. There is an opportunity to grow the tourism sector and to reassess prohibited development in the land use table.

### **Business Development**

The local economy is not diversified. It is heavily dependent on agriculture. The agriculture's contribution to the economy is decreasing; the agricultural workforce is also aging.

Business ecology, complementing existing uses and value adding are clear opportunities. Small-scale intensive agriculture is another. Entrepreneurial enterprise is needed but is unpredictable. Construction is the second-largest business sector, but other business opportunities are developing such as agritourism, renewable energy, health and aged care, and manufacturing. Council will review planning frameworks and development costs to be able to respond to these emerging business trends.

## PLANNING PRINCIPLES

*Eight planning principles focus the best opportunities for a sustainable and vibrant future. These are selected to align with the South East and Tablelands Regional Plan 2036.*

### **Growth and Sustainability**

Identifying what will drive growth and resilience while maintaining the best of what we have is the basis of the planning framework. Our aim is to turn the local economy into a productive stable and attractive place for investment. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 1.

### **Productivity and Collaborative Diversity**

Adding diversity into the economy and landscape is needed to drive economic performance and productive growth. The key is selecting new opportunities that will add value to the local economy. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 1.

### **Connectivity Transport and Movement**

Planning for infrastructure is paramount to building capacity for growth, and maintaining our community. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 3.

### **Character, Identity and Heritage**

The Upper Lachlan Shire has a rural identity and rich heritage that needs to be utilised to attract investment and increase the liveability of the area. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 2 and 4.



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## **PLANNING PRINCIPLES**

### **Lifestyle and Livability**

The Shire is characterised by single houses on large lots. This housing pattern does not suit the varying needs of the community. We also have compact villages and towns that are a pleasure to live in. The current housing dynamics are not catering to the needs of the villages; greater housing diversity is needed. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 4.

### **Population**

While population targets often focus on growth, there are other factors in the population that can bring healthy change to the community. Diversity of ages is a focus of the LSPS as well as a population with skill sets that can deliver on the type of economy that is desired for the future. Maintaining adequate populations in our towns is crucial for supporting services, facilities and amenities. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 3.

### **Landscape**

There are numerous interpretations to how we view our local landscapes, however our rural hinterland is the background to the shire. There is a wide array of green infrastructure, greenspaces and ecosystem services potential. Agricultural land forms a large part of this. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 2.

### **Structural Elements**

Land use planning informs the detailed structure of the villages in our Shire. Each theme and planning principle leads to a locational outcome. In this section we discuss or identify what needs to be done to spatially organise the Shire and our town areas. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 4.

The planning priorities and principles drive the planning actions shown in the matrix on the next page.



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Table 1 Upper Lachlan Shire Council Priorities, Principles and Actions

Planning Principles	Priority 1 Non-Urban Land	Priority 2 Urban Land	Priority 3 Tourism	Priority 4 Business Development
<b>Drivers of Growth and Sustainability</b>	1.1 (a) Promote a diverse agriculture-based economy. (b) Develop an agricultural strategy to provide for value adding opportunities and succession.	2.1 (a) Develop village residential opportunities. (b) <b>Design public places of creativity and innovation.</b>	3.1 (a) Identify and locate new tourism opportunities. (b) Support tourism as a key sector in the Shire.	4.1 (a) Promote a diversified transitioning economy and provide for small business development. (b) <b>Provide strategic support to entrepreneurs and tourism operators.</b>
<b>Productivity and collaborative diversity</b>	1.2 (a) Plan for diverse agribusinesses and agricultural land reform. (b) Encourage vertical integration of the rural economy. (c) <b>Improve the diversity of land holding options to promote protection, production and investment.</b>	2.2 Zone land for mixed-use, aged care and tourism developments and provide for urban diversity.	3.2 Plan for new tourism and destination opportunities as an economic benefit.	4.2 (a) Encourage and support growth in a variety of sectors to enable diversification of the Upper Lachlan economy. (b) <b>Promote appropriate smaller-scale renewable energy projects using innovative technologies.</b>
<b>Connectivity, transport and movement</b>	1.3 (a) Improve biodiversity connectivity and protection. (b) Continue to improve road access for commercial opportunities. (c) <b>Improve telecommunications</b>	2.3 (a) Design towns for walking and cycling, promote density, increase accessibility, and facilitate a mix of collaborative uses. (b) Explore and promote active recreation options for cycling and walking. (c) <b>Promote active transport and explore opportunities to develop an active transport network.</b>	3.3 (a) Continue to improve road access and reuse of alternative transport facilities for destination activity. (b) <b>Encourage cycling and walking opportunities throughout the Shire.</b>	4.3 Promote smart hubs and improve internet access capacity.
<b>Character, Identity, and heritage</b>	1.4 (a) Protect and enhance the Indigenous, European, rural and natural landscapes. (b) <b>prepare an Aboriginal cultural heritage study.</b>	2.4 Manage and enhance the distinctive character of each village through a master plan. Develop Character Statements for urban development.	3.4 Leverage and celebrate our natural and cultural heritage, creative expression, climate and natural beauty.	4.4 Reinforce the village town centre, small business character and facilitate innovation.
<b>Lifestyle and livability</b>	1.5 Provide opportunities for housing diversity, off-farm income and green spaces to meet changing requirements.	<b>2.5 Promote arts, culture and nature as part of the urban design framework.</b>	3.5 (a) Conserve and adaptively reuse heritage assets (b) Enhance areas of high environmental value and visual significance.	4.5 Identify the commercial locations and focus points of the villages, and structure business growth into them.
<b>Population</b>	1.6 Identify business opportunities that can value add to local business and attract investment and employment.	2.6 Lobby and promote the development of rural livability facilities in villages.	3.6 Plan for increased human and infrastructure capacity in the tourism phenomena and provide new destination activities.	4.6 Plan for increased capacity in various growth sectors, and seek value-adding options.
<b>Landscape</b>	1.7 (a) Recognise environmental landscape values as productive or recreation elements. (b) Promote green infrastructure and ecosystem service opportunities. (c) <b>Undertake a biodiversity assessment of the LGA and develop a rural planning strategy.</b>	2.7 (a) Facilitate villages that are empathetic to the existing agri-scape: small protected bounded spaces. (b) Enhance utilisation of green infrastructure and increase trees.	3.7 Utilise the temperate climate landscape as a place for active recreation opportunities. (b) <b>Identify biodiversity values through landscape assessments to facilitate tourism opportunities.</b>	4.7 Create focal points by siting commercial activities within mixed-use commercially driven precincts.
<b>Structural Elements</b>	1.8 (a) Identify and protect high-value agricultural land, or land with high environmental value. (b) Review minimum lot size opportunities to facilitate agrarian investment. (c) <b>Lobby for more open-spaces, parks, conservation areas, walking and cycling tracks</b>	2.8 Provide new space to grow around existing villages and towns and provide for infill opportunities.	3.8 Identify tourist-focused locations and provide for their development.	4.8 Identify and develop growth localities close to Canberra, Yass and Goulburn.

## Principle 1

### Drivers of Growth and Sustainability

**Our community  
welcomes new  
investment and  
encourages  
collaborative  
diversity.**

A sustainable future requires a diversified and agile economy.

Agriculture has the largest share of employment (35%) in the LGA, which is primarily in sheep and beef cattle farming. Therefore, an emphasis on the economic diversification of the rural economy is warranted, especially since the wool industries are in decline and the global economy is rapidly changing. Local fertile land may be suitable for apple, grape, olive, nuts, and other fresh vegetables.

The *South East and Tablelands Regional Plan 2036* goal is a connected and prosperous economy for the capital region.

The Regional Plan focuses on priority growth sectors to diversify the economy, including:

- Tourism
- Agriculture and aquaculture
- Freight and logistics
- Health, disability and aged care
- Public administration and defence
- Education and training
- Renewable energy

Responding to the specific needs of these sectors will generate economic growth. The primary focus for the ULSC in next 20 years will be agriculture, tourism, renewable energy, health, disability and aged care, freight and logistics. Renewable energy is a powerful feature of our landscape and the new industrial economy.

Recent economic trends strongly point to the need to drive economic performance in the Shire.





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## Principle 2

### Productivity and

### Collaborative

### Diversity

**Our community  
welcomes new  
investment and  
encourages  
collaborative**

#### Diversity

Diversity, the backbone of adaptability and resilience, provides for change and ensures long-term sustainability. Diversity fosters collaboration, but it can also create conflict. Selectively identifying what does not fit into a place is just as crucial as understanding what is most suitable to varying contexts and needs.

#### Productivity

Processes and businesses that add value to the chain of production bring employment opportunities to the local area and region. Tourism as a value add to the local economy has been shut out of the economy through planning prohibitions even though there is a growing demand for accommodation and food and other services.

There are business ventures that may lead to land use conflict. Managing future land use conflict will be approached through the structural elements of the planning processes as well as the zoning and prohibitions settings.

The challenge for the Council is to set the climate for welcome change and to set the rules to facilitate separation of conflicting land uses.

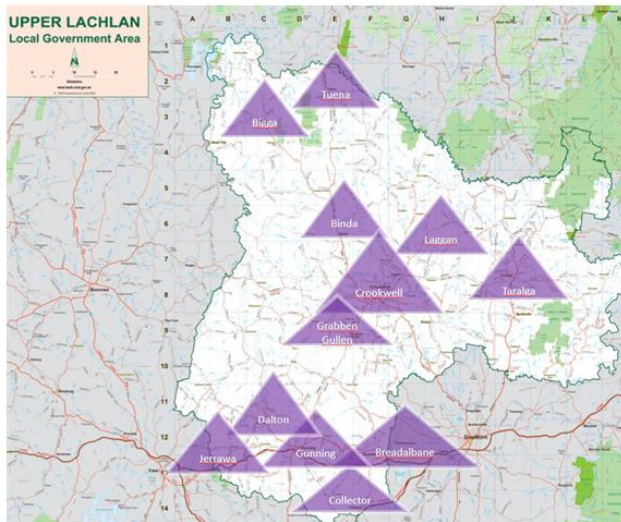


Figure 11 Location of 12 Villages

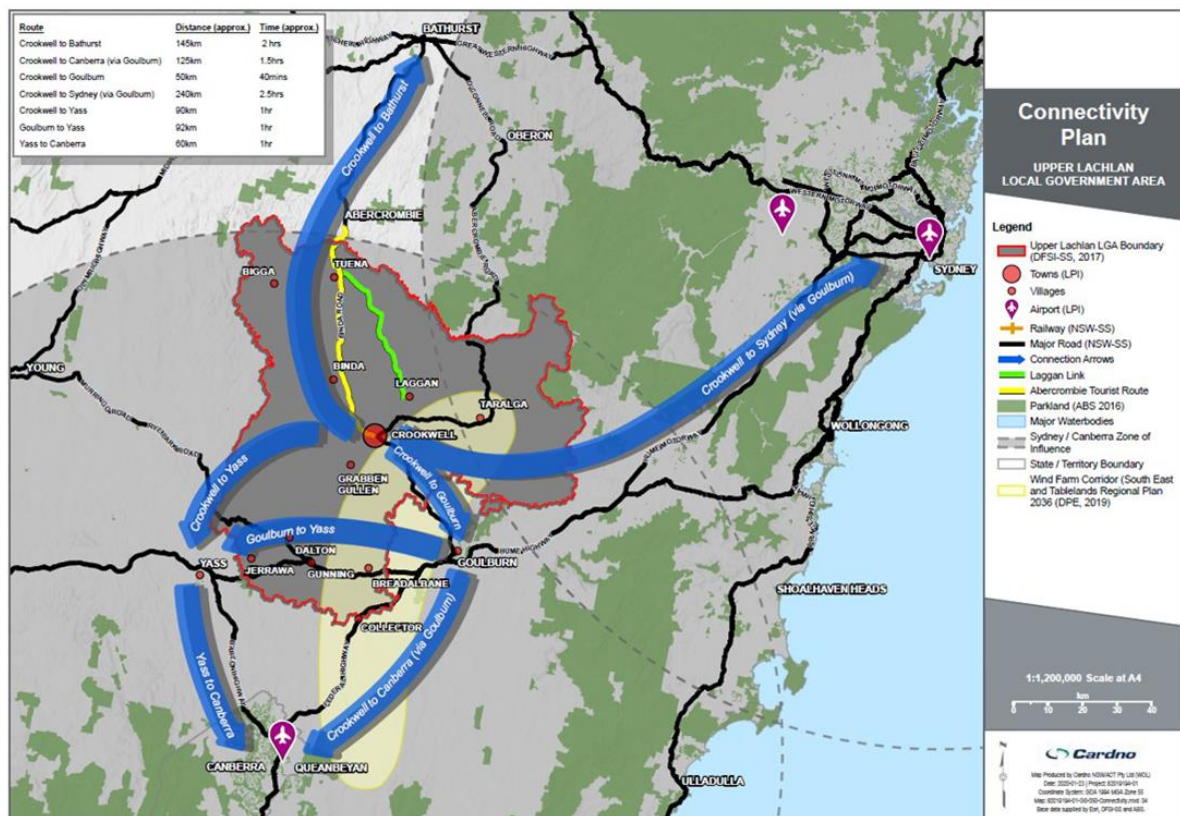


Figure 12 Visual illustration of connections with other areas

## Principle 3

### Connectivity,

### Transport and

### Movement

Our vision is to encourage infrastructure growth to support our residents, businesses and visitors. Providing connectivity is a fundamental planning principle.

Whether we plan for hard infrastructure, for communications or to access water or green infrastructure, connectivity is essential to sustainable development.

The Shire's towns and villages are well connected through an ever-improving road network. Agriculture and tourism rely on the road network for transportation and communications.

Internet and communications technology lag behind other parts of the country, and the region is not a priority at the state and Federal levels for road and telecommunications upgrades in the telecommunications industry.

A local communication network such as the Kangaroo Valley Satellite NBN will assist with increasing internet access in the Shire. Council will continue to lobby for better connectivity.

Canberra Airport's international passenger and freight terminal is tourism and export-oriented. Canberra Airport will give producers access to growing international markets through various trade agreements.

The region's high quality, niche, organic and green produce will underpin the future growth gateway for the area. Proximity to the developing Sydney airport, Wollongong and Western Sydney provides a large market place.

Staying apace with advances in information technology, creating smart work opportunities that connect people physically and digitally within the Shire is essential in supporting residents, businesses and visitors, as well as attracting investments.

Access to the power grid and to wind and solar power has enabled the development of a renewable energy sector. The future electric vehicle shift as well as growth from tourism both presents a particular opportunity to improve transport infrastructure. Additionally, pressures from an aging population highlight the need to develop local sustainable travel solutions.

Access to water is a driving concern across Australia. The Shire is well endowed with water resources for its current needs. However, additional water to meet the needs of new industries and for growth requires more investigation.

Water sensitive design and energy efficiency policies have been adopted nationally or by the State and will continue to reduce per-capita demand in the Shire.

Greater connectivity will better support lifestyles and employment, and contribute to attracting new residents and families to the area. Enhancing the Shire's marketing and tourism strategies will catalyse this process.





Laggan Streetscape at Laggan Pub

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## Principle 4

### Character, Identity Heritage and Envi- ronment

**Our vision is for a diverse environment interconnected by biodiversity corridors building on Indigenous and European heritage.**



Photo courtesy of Upper Lachlan Tourism

Villages and towns are at the core of our Shire. Towns nestled into rural landscapes in harmony with agriculture and natural systems set the Shire apart from the sprawling suburban or urban residential localities to the south. They provide our core character.

The ULS has a rich environmental, cultural and social heritage that predated European settlement. However the European agricultural and urban development now dominates the landscape.

Agricultural and village landscapes are the language of the community. Our towns are rich in design, shape and form.

Future development should respect the local heritage while utilising new technologies and having concern for the climate and country.

**Enhancements to signage, interpretations, streetscapes and landscapes will entail working with artists and other local creatives to make more creative places full of colour, inspiration, ideas and energy. Synergistically combining people, stories and memories will contribute to the character and identity of place.**

Crookwell and Gunning are the largest towns and are well structured with capacity to grow. Some recent development is better suited to urban Sydney or Canberra rather than rural villages. These urban layouts and housing designs are changing the character of the larger towns. Consideration of sensitive built form is necessary that reflects the more traditional housing stock.

Laggan, Bigga, Binda and Dalton have numerous buildings of stone and iron construction and are constructed around grid patterns that are functional and add to the beauty of the places that people call home.

Smaller localities also have a beauty and structure that is appealing. While some diversity of built infrastructure is needed, new buildings need to respect the rich local heritage and character.

A separate document to be delivered by Council is the Future Character Statements for the localities. These will provide more detail about the planning frameworks of the villages and the localities across the Shire. However, Council has already identified that the heritage and village structure of the shire is a particular character of the LGA.

**The LSPS will lead to character statements, followed by master-planning and DCP changes including design guidelines, where aspects such as mechanisms to minimise urban heat and sun protection will be considered.**

## Principle 5

### Lifestyle and Livability

Our vision is for an interconnected housing market for the region that delivers diversity and choice and more opportunities for affordable housing.

#### Identity

The identity of the Shire is in its rolling hills and quiet countryside for a place so close to Sydney and Canberra. The soils are rich and naturally watered. However, there is some uncertainty about the agricultural heritage with the mixed onset of global market changes, diminishing population and climate uncertainty.

#### Instilling a sense of place: Placemaking

A Shire of villages can provide a primary point of difference from surrounding Local Government Areas (LGAs). Quality urban design will facilitate a strong sense of community by utilising public realm space, creative interpretation, tree planting, urban density, style and character guidelines. Maintaining strategic views, historical elements, environmental systems or landscape elements within the public realm will strengthen the existing character of the place.

#### Connecting to the surrounding open space networks

Understanding the provision of open space and how people will get to and from the central village will influence design opportunities. Preserving a definite urban edge and providing rural vistas from various parts of a village will enhance the country atmosphere.

#### Integration of land use, built form, access and public realm

A key to creating great places is providing spaces that feel welcome and safe, are easy to get to, and have attractive and exciting features.

#### Housing

The current housing supply is not catering to the needs of the community. Greater housing diversity is needed in order to create places suitable for everyone. **One example of this is hamlets.** Besides more housing being needed, a more diverse range of housing is also required to reflect changing housing dynamics.



## Principle 6

### Population

**Our aim is to remedy population decline, and develop a healthy demographic profile.**

The key challenge in the Upper Lachlan Shire is the aging population, which is affecting the socio-economic profile.

The Shire's economy is primarily agrarian, predominated by grazing. The farming community is aging faster than the town population. A challenge is to diversify the agricultural economy.

The income profile of the shire is medium and dominated by secondary school or diploma level education. The Shire is not below average for the state but its socio-economic profile is in decline.

While population targets often focus on growth, there are other factors in the population that can bring healthy change to the community. Welcome transformations include increasing diversity across age groups, and establishing new skill sets that are able to deliver on the economic change that is needed.

The capacity of the population to meet the needs of the community is a focus of the planning system. New skills are needed for the new economy and entrepreneurial skills may have to be imported to build future resilience. Flexible planning and supporting systems to include new business and to facilitate start up opportunities will help.

Maintaining adequate population levels is crucial for supporting services, facilities and amenities, and thus ensuring prosperous, livable, sustainable and functional towns.

The trend is toward smaller household occupancy at a slightly faster rate than in other rural areas. Provision of adequate housing and appropriate types of housing is critical for the sustainability of the Shire.

To meet the challenge ULSC will provide planning and financial incentives.



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## Principle 7

### Landscape

**Accessible**

**Multifunctional**

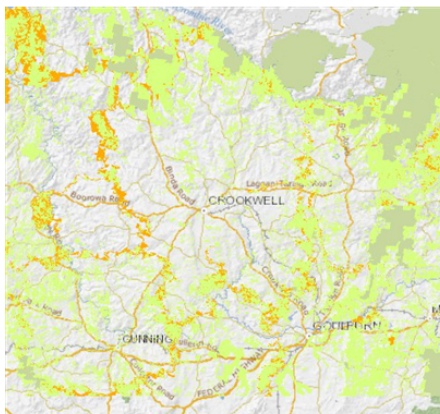
**Resilient**

A diverse environment interconnected by biodiversity corridors, building on Indigenous and European heritage; a Shire of villages in a distinct rural setting.

**Distinctive**

**Connected**

**Inclusive**



Urban and rural landscapes are fundamental to the way we react to places and turn spaces into places that are attractive and welcoming. Land has productive values and is seen as something that needs to be preserved, or is associated with its capacity to be a commodity.

Our rural hinterland is the backdrop to the Shire. It provides us with our focal points and orientation as well as the natural, designed, artistic and visual characteristics that set Upper Lachlan apart.

Environmental enhancement and protection of nature is paramount, so that the Shire is left in no worse condition for future generations. Biodiversity is in crisis and it is essential our planning strategy addresses this.

The Shire's competitiveness and quality of life measure is related to its greenspace. Green infrastructure and greenspaces have the potential to reduce the impacts of climate change, biodiversity loss, and improve health and wellbeing of our community. Supporting strong and healthy ecosystems and green networks facilitates the flourishing of species and habitats.

To sustain the environment in the long term, there must be a balance between optimising sustainable use of agricultural land and creating opportunities for tourism and outdoor recreation, while protecting our beautiful rural landscapes. A mechanism for this delivery is through ecosystem services.

Particularly with an aging population, nature contact has many positive benefits for mental health and wellbeing. Ensuring that there are optimal levels and types of nature specific to community needs is paramount for strategic planning of both our urban and non-urban lands.

**The LGA has biodiversity corridors and high environmental value land that needs protecting. Strategic planning must consider threatened or endangered species and habitats, including koalas.**

#### **Open Space for Recreation**

Green infrastructure for people's mental and physical health.

#### **Bushland and Waterways**

Green infrastructure for habitats, ecological health, carbon capture, flooding mitigation and cleaner air.

#### **Urban Tree Canopy**

Green infrastructure for climate adaptation and resilience.

**Figure 13 (left)** Biodiversity Map- Biodiversity Corridors in orange, high environmental value land in light green. Source: [web-map.environment.nsw.gov.au](http://web-map.environment.nsw.gov.au)

## Principle 8

### Structural

### Elements

#### Hierarchy

#### Land banks, infill stimulation and commuter belt pressures

#### Tourism

#### Collaboration

#### Strengthening the connection between rural and urban land use

The LSPS identifies the locational ordering of the planning priorities and the principles. The details of the structuring of the shire are at the end of this document. The structural elements are the hierarchy of the towns and the steps to grow our villages by infilling and stimulating expansion. There is capacity to draw on the potential for commuter development, and to assist the development of tourism through planning rule changes.

#### A Community of Villages

The shire is to retain the village growth pattern. These will be focused in the south of the Shire to respond to the Yass, Canberra, Goulburn commuter influence. The focus will be on developing the Collector, Gunning corridor, while emphasising compact, connected, walkable and green places.

#### Growth Areas

Crookwell is the administrative centre of the Shire and as such the most significant town. However, as with the other villages, land banking is withholding capacity so that supply is not meeting demand. The new growth areas are a strategic response and should unlock the land bank. This will create conditions that encourage the release of land through new subdivisions, infill and limited precinct densification.

#### Tourism Hubs

By retaining and enhancing the heritage precincts of Taralga, Grabben Gullen, Laggan, Binda and Bigga, there is an opportunity to encourage tourists to stop and enjoy our small characterful villages. Currently, these villages do not have "visibility" because they lack places for people to stay, linger or explore. The plan envisages changes to this pattern. Encouraging visitors to stay overnight will enhance the use of amenity and service facilities in the Shire.

#### Participation

Seeking stakeholder and community expression will facilitate a deeper understanding of the issues at play, ensuring that a transformation process creates a framework that includes the "big ideas". Collaboration and discussion can radically change the environmental, economic, social and cultural performance of the existing village.

## Value added by industry sector 2018/19

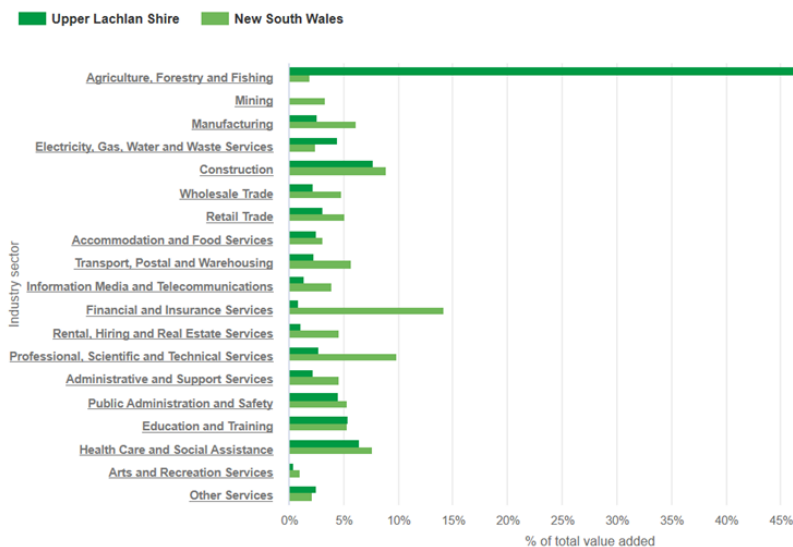
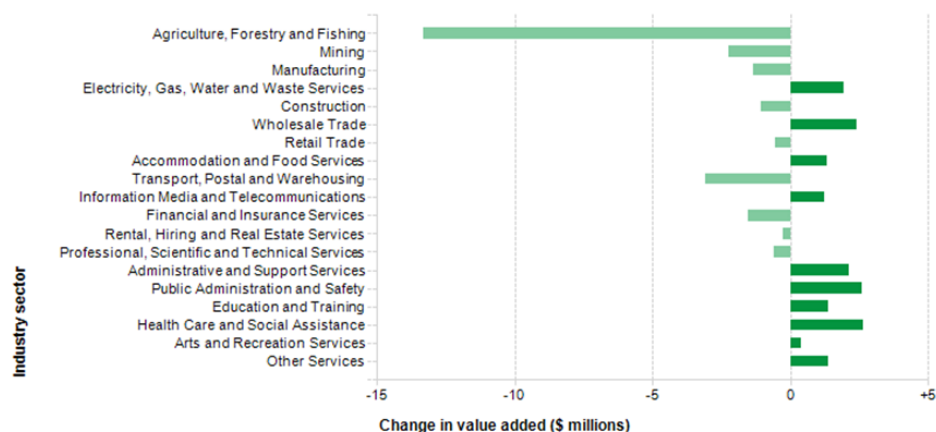


Figure 14 Value added by industry sector 2018/19

## Change in value added by industry sector, 2013/14 to 2018/19

Upper Lachlan Shire



Source: National Institute of Economic and Industry Research (NIEIR) ©2019  
 Compiled and presented in economy.id by .id the population experts

.id  
the population experts

Figure 15 Change in value added by industry sector

The figures on this page highlight some of the issues facing the local economy. Agriculture is still the largest earner in the LGA (top). The market share of agriculture is shrinking (middle). The population involved in agriculture is aging. The largest sector is 65 and over (lower right). There are some growth areas, but these have not had much priority in the current planning schemes.

## Resident workers age group, 2016

Agriculture, Forestry and Fishing - resident

Legend: Upper Lachlan Shire (dark green), New South Wales (light green)

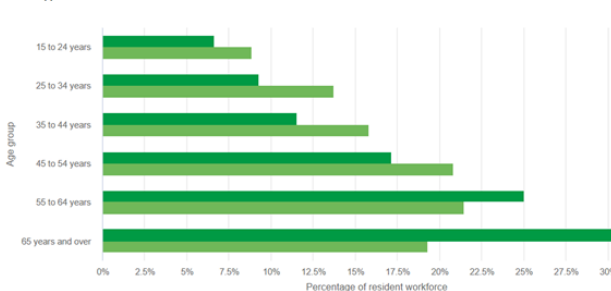


Figure 16 Age distribution of agriculture workers source: .id

# Planning Priority 1

## Non-Urban Land

***Our vision for the community is one that welcomes new investment and encourages collaborative diversity.***



Building innovation and sustainability into the agricultural sector will improve the sector's adaptability and ability to maintain high quality produce.

Digital technology creates efficiencies and cost competitiveness by improving productivity and quality of products, or developing sustainable farm management practices.

Council has identified some potential emerging industries for the area through the Economic Growth and Development Planning Final Report, 2019.

Adding off-farm income and alternative business sources is a high priority for the sustainability of the local area. Agriculture accounts for 60% of the business registrations while the next largest, construction, accounts for 9.4%. Agriculture generated \$133m and 35% of local jobs in 2018/2019; however, between 2013/2014 and 2018/2019, the contribution of agriculture to the economy declined by nearly 10%.

Barriers identified in the community visioning workshop include land-use zoning, lack of stakeholder commitment, lack of capital, infrastructure limitations and lack of support from the community and Council.

Key aspects for a sustainable future that requires a diversified and agile rural economy include:

- Potential for export growth; access to markets
- New technologies
- Modernisation and commercialisation
- Interrelationships with other industries such as food service and tourism sectors
- Innovation, competitive advantage, improvements in productivity
- Research and Development opportunities to drive productivity
- Availability of education and training
- Planning for labour force supply and demand; having the right skills
- Redress of the working profile by attracting the next generation of farmers
- Public and private investment in infrastructure

(Source: DPI Agriculture Industry Action Plan

[https://www.dpi.nsw.gov.au/data/assets/pdf\\_file/0004/468292/agriculture-industry-action-plan-issues-paper.pdf](https://www.dpi.nsw.gov.au/data/assets/pdf_file/0004/468292/agriculture-industry-action-plan-issues-paper.pdf))



The primary use of non-urban land in the Shire is extensive agricultural activity. There is a significant proportion of agricultural land of significance in the Shire that is underutilised. Extensive agriculture, especially grazing is at relatively high carrying capacity and is profitable. However, agriculture as value-adding has declined (-8.4%) between 2017 and 2019 (compared with NSW - 7.1%). There was also a slower rate of job growth (-0.3% compared with NSW 1.8%).

Planning policy protects a declining industry and facilitates land accumulation, reducing land efficiency.

Council will undertake and implement heritage studies, including regional Aboriginal cultural heritage studies, to inform local strategies.

The heritage assets of the shire already have incentives for their protection and reuse. These will be reviewed and where necessary buildings added to or deleted from the heritage register as appropriate.

The natural environment plays an important role in the landscape setting and protection of biodiversity. It also enhances agricultural activity and adds to the aesthetic values of the LGA. This contributes to improved health and wellbeing outcomes and economic opportunity. **Options will be explored for further enhancing cycling and walking as active recreation opportunities to benefit both residents and visitors.**

**Sustainable principles must apply to the LGA's strategic agricultural land, and environmental land of high value must be protected.**

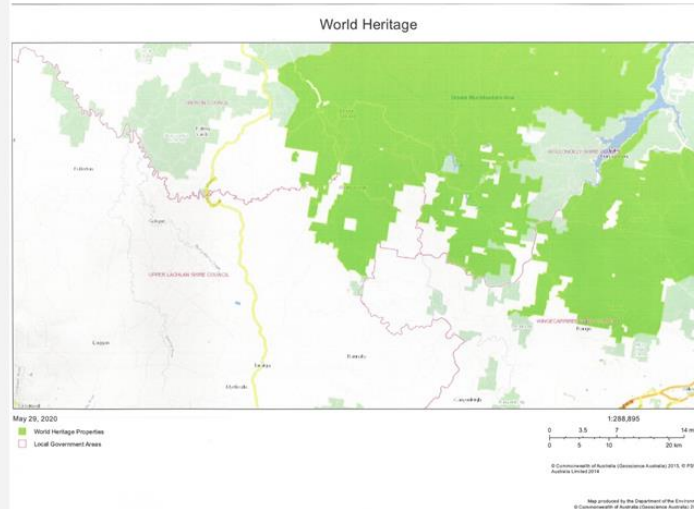


Figure 17 World heritage site





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## Planning Priority 2

### Urban Land

*There are 12 villages and towns in Upper Lachlan Shire with character and beauty. Villages are the living and working spaces of our community. Our villages need clear focal points and places to meet, linger and commune, as well as enhanced design, character, livability and access to services.*



Providing new opportunities to locate diverse business options and additional dwellings into rural areas will be a focus of the LEP changes. Rebuilding and rehabilitating depopulated rural locations is a focus of planning change.

An influence on population growth and associated new homes is the lifestyle available within commuting distance of Canberra and Sydney.

At least 28,500 new homes will be needed by 2036 to meet population growth and change in the Southern Tablelands region.

Up to 1800 new homes will be needed by 2036 to meet population growth and change in the ULS.

The majority of the region's population growth to 2036 is projected to occur in the areas that share a border with the Australian Capital Territory (ACT). Rather than isolated land releases, a more strategic approach to housing will make the best use of existing infrastructure and maximise investment in planned infrastructure.

The Shire has the highest percent of stand-alone dwellings in the region at nearly 93% (2016 census). The number of single occupants is increasing.

By providing broader housing choice for our community, we can meet diverse housing needs. Housing diversity also encourages active lifestyles, increases the number of people living and working close to jobs, services and amenities as well as managing greenfield growth pressures.

Many ACT and New South Wales (NSW) residents own blocks of land in the Shire or move there once retired. While we plan for our population growth and accompanying facilities and services, the unique NSW-ACT cross-border relationship requires both jurisdictions to prepare for a growing population within their boundaries. Livable villages will complement rural land activity.

Upper Lachlan can meet some of the demand for growth through infill in existing villages and some village expansion. Services will be provided in the town centres based on varying demands and needs, while a variety of housing styles will provide for changing urban needs. For example, a R1 General Residential can be added in Crookwell to facilitate more diverse housing options.





## Place-based Planning

To support our communities, we envision master-planned neighbourhood enhancement programmes, quality street design and changes to the public realm, which will provide benefits for both visitor and residential wellbeing. Council intends to support an aging population and to encourage aging in place. We want to create the underlying conditions that allow diversification to happen. Through dialogue we expect that together we can support the diversification challenge and meet the needs of our communities and businesses. This will contribute to vibrant, socially inclusive, safe and healthy communities.

### PLACES THAT ARE:

*Holistic*

*Familiar*

*Legible*

*Distinctive*

*Accessible*

*Safe*

*Inclusive*

*Cohesive*

*Connected*

*Comfortable*

*Integrated*

*Responsive*

*Equitable*

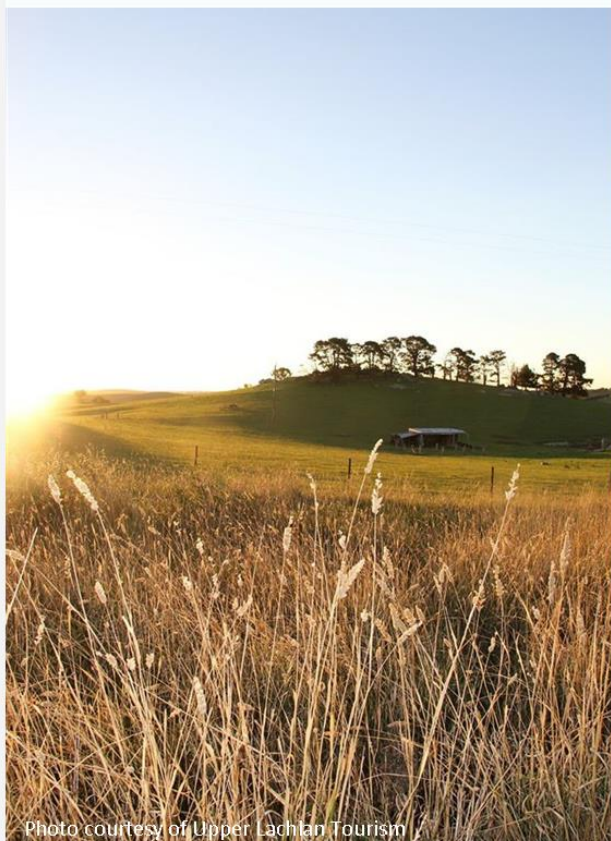


Photo courtesy of Upper Lachlan Tourism



## Planning Priority 3

### Tourism

*Promote tourism as a value-add to the Shire*



The Shire has enormous untapped opportunities for tourism, as a year-round destination, but the current planning system is restrictive. In many of the villages except for bed and breakfast tourism, accommodation is a prohibited use. The main towns of Crookwell and Gunning do not have motels that are large enough for a tourist coach to stop. In the environment conservation zones, Eco-Tourism is not permitted.

The LSPS provides a window to explore options leading to changes to the LEP. A focus will be on identifying destinations and attractions in the villages and rural locations.

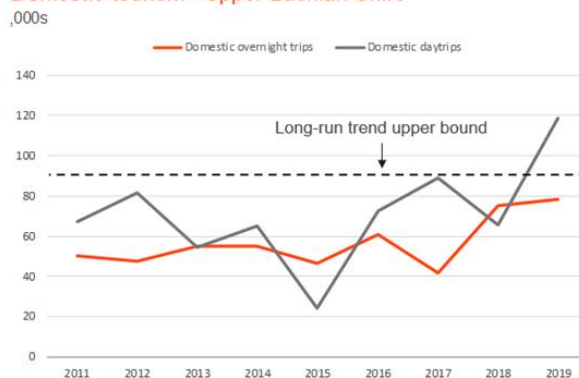
There is potential to simultaneously benefit community needs through provision of better facilities and services, whilst minimising impact to the Shire's environment, character and heritage. **Retail and shopping must be supported in the villages, to meet the needs of residents and create positive experiences for visitors.**

There are various options for scenic drives. Road infrastructure and streetscape enhancements are required to facilitate the sector's growth.

The Shire has unidentified and untapped ecological and environmental assets. An increase in visitor numbers requires better parking, public facilities, signage and boat launching facilities.

There are opportunities for eco-tourism, conservation tourism, farm-based activities, food and wine experiences, Winter tourism with fireside chats, cycle tourism, nature based tourism, birding, and promoting opportunities for outdoor recreation. Encouraging tourists to the Shire for more than one night stays will increase expenditure and demand for accommodation and services. **The Rail Trail will provide beneficial opportunities to the Shire.**

Domestic tourism - Upper Lachlan Shire



Source: Tourism Research Australia, 2019; RBA 2019

Figure 18 Domestic tourism trends



**Figure 19** Tourist routes



**Figure 20** Canberra Regional Tablelands (Image Courtesy of [Canberraregiontablelands.com.au](http://Canberraregiontablelands.com.au))



## Planning Priority 4

### Business

### Development

*Our vision for the community is one that welcomes new investment and encourages collaborative diversity, and to position ULSC as a hub of renewable energy excellence.*

The villages are characterised by small scale business but lack opportunity to develop with the new economy. Connectivity is currently poor and the planning legislation is inhibitive. Cost structures for development contributions are disproportionately high and markets are distant.

The agricultural produce from the area is exported without value adding, and tourist accommodation and activities are under developed. **Likewise, village markets can provide alternative income streams for farmers and can create attractions for residents and visitors.**

The region is a hub for renewable energy excellence with the Snowy Mountains Hydro-Electric Scheme, Gullen Range Wind Farm and Woodlawn Bioreactor. It is leading responses to the challenges of climate change, natural hazards and sustainable water supplies for settlements.

While there are several wind farms in the Upper Lachlan Shire, they are not stimulating the local economy. The next step is to explore local benefit options, such as through community ownership of renewables and community benefit funds, and small-scale renewable energy generation—wind, hydro, biomass and hydrogen.

#### **Adaptation**

The primary focus for the ULSC in next 20 years will be agriculture, tourism, renewable energy, health, disability and aged care and freight and logistics.

#### **Enterprise**

There is capacity for further support for local skills provision, enterprise and industry development. Alternative business sectors such as arts, crafts, and cultural and creative enterprises provide further potential for growth. Small business start ups, eco-sustainable/green small businesses and micro businesses provide additional potential to diversify away from traditional economic activities. **Retail in the villages needs to be retained and supported to meet community needs.**

#### **Innovation**

Retaining and attracting workers will provide the social innovation that is needed for successful rural development.





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## Key Actions: Non-Urban Land

- 1.1 Promote a diverse agriculture-based economy.
- 1.2 Plan for diverse agro-businesses and agricultural land reform.
- 1.3 Improve biodiversity connectivity and protection.
- 1.4 Protect and enhance the Indigenous, European, rural and natural landscapes.
- 1.5 Provide opportunities for housing diversity, off-farm income and green spaces.
- 1.6 Identify business opportunities that can add value add.
- 1.7 Recognise environmental landscape values as productive elements or recreation elements.
- 1.8 Identify and protect high-value agricultural land.



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## Key Actions: Urban Land

- 2.1 Develop village residential opportunities, and design public places of creativity and innovation.
- 2.2 Zone land for mixed-use, aged care and tourism developments and provide for urban diversity.
- 2.3 Design towns for walking and cycling, promote density and facilitate a mix of collaborative uses.
- 2.4 Manage and enhance the distinctive character of each village through a master plan.
- 2.5 Promote arts, culture and nature as part of the urban design framework.
- 2.6 Lobby and promote the development of rural livability facilities in villages and towns.
- 2.7 Facilitate villages that are empathetic to the existing agri-scape.
- 2.8 Provide new space to grow around existing villages and towns and provide for infill opportunities.





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## Key Actions: Tourism

- 3.1 Identify and locate new tourism opportunities.
- 3.2 Plan for new tourism and destination opportunities as an economic benefit.
- 3.3 Continue to improve road access and reuse of alternative transport facilities for destination activity.
- 3.4 Leverage and celebrate our natural and cultural heritage, creative expression, climate and natural beauty.
- 3.5 Conserve and adaptively reuse heritage assets and enhance areas of high environmental value.
- 3.6 Plan for increased human and infrastructure capacity in the tourism phenomena.
- 3.7 Utilise the temperate climate landscape as a place for recreation opportunities.
- 3.8 Identify and develop tourist-focused locations.







## Key Actions: Business Development

- 4.1 Promote a diversified transitioning economy and provide for small business development.
- 4.2 Encourage and support growth in a variety of sectors to enable diversification of the Upper Lachlan economy.
- 4.3 Promote smart hubs through broadband connections.
- 4.4 Reinforce the village town centre, small business character and facilitate innovation.
- 4.5 Identify the commercial locations and focus points of the villages, and structure business growth into them.
- 4.6 Plan for increased capacity in various growth sectors, and seek value-adding options.
- 4.7 Create focal points by siting commercial activities within mixed-use commercially driven precincts.
- 4.8 Identify and develop growth localities close to Canberra, Yass and Goulburn.

## **Structural Elements**

### **Structure is fundamental to order and connectivity**

The previous sections identified our issues and how we will deal with them through planning legislation, studies and encouraging economic development. This section sets out the structural framework for the Shire, incorporating the past, present and future.

This section provides the locational framework for future decision-making.

The villages provide locations for people to live and enjoy our fabulous environment. Within and between the urban centres, there is a hierarchy ordered by their role, size and external factors.

Crookwell is at the centre, literally and politically. The south, influenced by growth from Canberra, has a distinctive character to be developed and reinforced.

Some villages have their own life but thrive on tourism. All the communities provide services to the surrounding hinterland.

How they will evolve is set out in the next section.

## LOCALITIES SERVICE CENTRE

### *Crookwell*

#### Values

The location for central administration of the Shire

The central hub to the 12 villages

Largest town and resident population

Located at the confluence of two waterways

Key infrastructure includes the Crookwell Hospital, a local airstrip for aviation enthusiasts, primary through to high school facilities, and NBN services

#### Objective

The existing urban footprint contains land that is undeveloped, land banked or constrained. Planning policy will endeavor to consolidate the commercial core, support employment opportunities and sustainability of businesses, provide for additional aged care and education and training facilities, and improve the variety of housing choices. The importance of reinforcing the identity and culture of the streetscape is acknowledged.

#### Opportunities

- ⇒ New growth areas, infill areas and revisioning of existing areas
- ⇒ Expand the town centre
- ⇒ Small rural productive holdings close to town are envisaged as economic greenbelt
- ⇒ Local smart hub to support business and facilitate connectivity and accessibility
- ⇒ Diversify the commercial centre with a variety of tourist accommodation, aged care services, townhouses and shop top houses
- ⇒ The large lot residential minimum lot size of 2 hectares to be reduced to 1 ha to allow for low density lifestyle infill
- ⇒ A connected linear recreation park and walking cycle trail area along Kiamma Creek
- ⇒ Enhance the viability of medical and educational services within the town
- ⇒ **Aged care facilities**

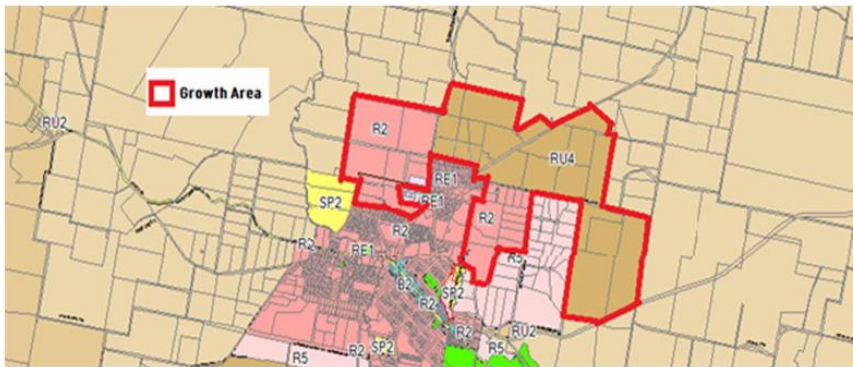
### Opportunities

- ⇒ RV and camp ground opportunity and connection from Crookwell caravan park to the Crookwell Railway station heritage area
- ⇒ A heavy vehicle bypass route north from park Street is to be protected for a future industrial park
- ⇒ The existing industrial sites on Denison Street to be recognized as a secondary industrial zone
- ⇒ A new site for the Council Spring Street Depot is proposed for the industrial park that will enable the residential land to be used for its intended purpose
- ⇒ The future urban growth area (see Figure 22) is to the north of the town and could contain both future low density residential development, a new and re-envisioned industrial park area, and an eastern edge green belt of small lot rural production area to protect and buffer the rural land between the town and Laggan
- ⇒ **Increased connectivity between Laggan and Crookwell**

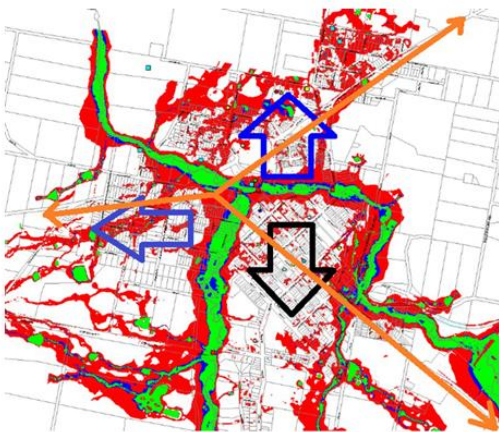


Figure 21 Crookwell Drawings





**Figure 22** Crookwell Proposed Growth Area



**Figure 23** Town centre structure and direction of sustainable growth.

The area presented in red illustrates the proposed zoning changes for Crookwell's expansion.

R2 zone land is proposed in order to encourage low density residential housing to meet the needs of the community.

The RU4 area is proposed to enable sustainable primary industry and encourage diversity and employment on smaller lots.

There is a mix of commercial, industrial and residential. It is desirable to attract business and residents to the Shire.

*This plan indicates opportunities are considered with constraints. In this case flooding.*



## LOCALITIES GROWTH CORRIDOR

### *Gunning to Collector*

#### Values

Village lifestyle

Excellent proximity to Canberra

Adjacent to Highways that facilitate easy commutes for employment to regional capitals

#### Challenges

Maintain a clear town boundary to existing villages and protect the rural landscape

Infill urban localities and use existing infrastructure

Retain the village rural lifestyle predominantly through the shire

#### Opportunities

- ⇒ Providing sustainable housing options
- ⇒ Develop lifestyle villages for commuters with new development opportunities
- ⇒ The community consultation requested housing diversity to meet future needs: to include more apartments, medium density and retirement around the commercial core with high levels of walkability
- ⇒ Proposed land zone changes to promote new growth opportunities
- ⇒ Canberra is facing sprawl and affordability issues, the corridor offers an alternative option housing and lifestyle option
- ⇒ Increase tourism related facilities and accommodation
- ⇒ Improve accessibility and connectivity
- ⇒ Encourage greater diversity of housing options



Figure 24 Visual illustrating growth corridor interrelationships



## LOCALITIES GROWTH CORRIDOR

### *Gunning*

#### Opportunities

- ⇒ Sufficient land within existing village to accommodate growth
- ⇒ Amend the LEP to support a stratification of land use functions to recognise the town's potential as a second growth node
- ⇒ Densify the commercial area
- ⇒ Adaptive reuse provisions to encourage shoptops and active street frontages
- ⇒ Several undeveloped residential areas in the village outside of the flood impact area
- ⇒ Improve connection to the railway and access south of the Hume highway to take advantage of the Goulburn and Sydney connection.
- ⇒ The recreation area could be redesigned and developed to upgrade and increase facilities in the region
- ⇒ There is potential to expand to a large commuter town of up to 6,000 residents
- ⇒ Niche market lifestyle living, distinct from the major cities
- ⇒ Rezone an area of land to light industrial to accommodate a range of uses
- ⇒ Main street as a smart hub site
- ⇒ To protect the main street introduce a flood protection works such as a levee
- ⇒ Facilitate intensive small lot rural areas that could support local market and farm gate sales

#### Values

The second largest urban centre in the Shire

Strong main street heritage character and identity

Road and rail infrastructure, public utility (water and sewer) and NBN servicing

Hub for the Southern region of the Shire

Residential commuter belt for Canberra

#### Challenges

Suffers from "out of town weekdays" due to the commuter effect

Flood constraints limiting opportunity to develop village fully, which leads to land banking

No distinct central commercial centre

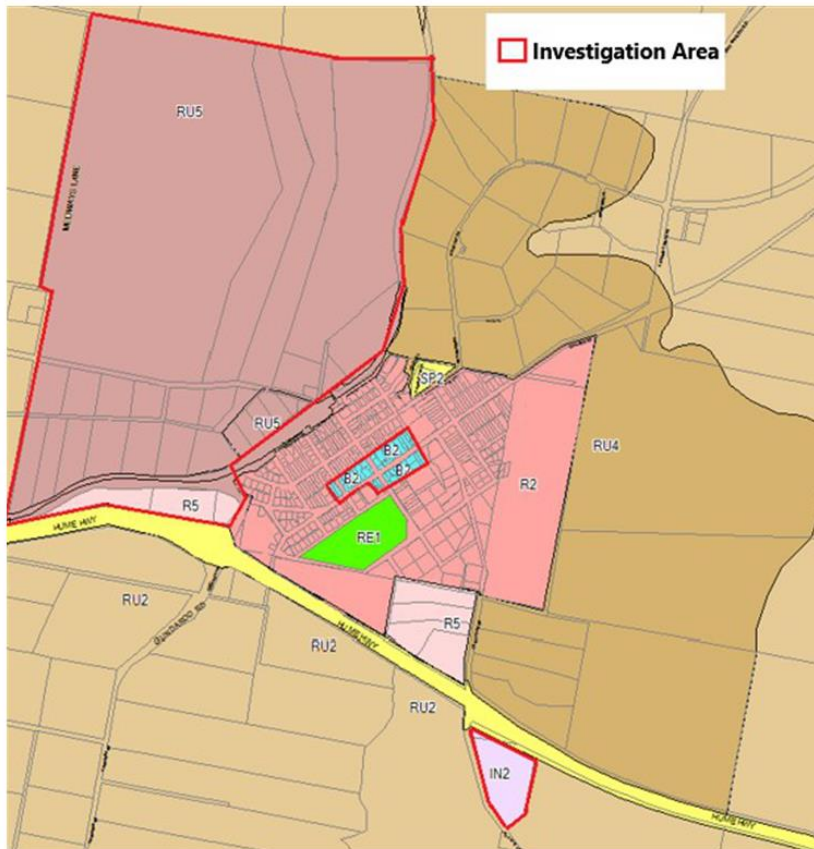
Suboptimal land zoning incompatible with the context of the village





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The creation of a focal point in town is desired in order to support retention of businesses.

IN2 relates to light industrial and RE1 to public recreation.

RU4 is under pressure from lifestyle choice subdivisions. RU5 as proposed will support a range of land uses, services and facilities associated with the village.

**Figure 25** Gunning Investigation Area



## LOCALITIES GROWTH CORRIDOR

### *Collector*

#### Values

Adjoins the Federal Highway, between Canberra and Sydney

Ideal commuter location with easy access to major markets

Large lot residential lifestyle rather than productive agricultural purposes

#### Opportunities

⇒ Large lot residential sites can provide commuter based lifestyle housing options

⇒ Support the village market small scale artisan and intensive rural production areas to enhance a greenbelt

⇒ Extending the village zone north allows for density and growth that supports the network infrastructure transition costs

⇒ **An Environmental zone for the river and riparian corridor** will enhance ecosystem services and green infrastructure

#### Challenges

⇒ Consolidate existing uses around a village market square

Developing a town square

⇒ Facilitate services and visitor activation within the village and reinforce a central spine

Identify possible economic growth and tourism attractors

⇒ Rezone land for intensive agricultural living and conserve environmental heritage areas of value on the parameter of the village

Transition to public infrastructure servicing of potable water and sewer to improve housing choice is an expensive option

Limited opportunity for residential growth, and needing a focal point and some services

Absence of sewer and water infrastructure

Lacks spatial connectivity

Flood impact area constraining residential development

Lacks articulated commercial location

Lacks a commercial focal point



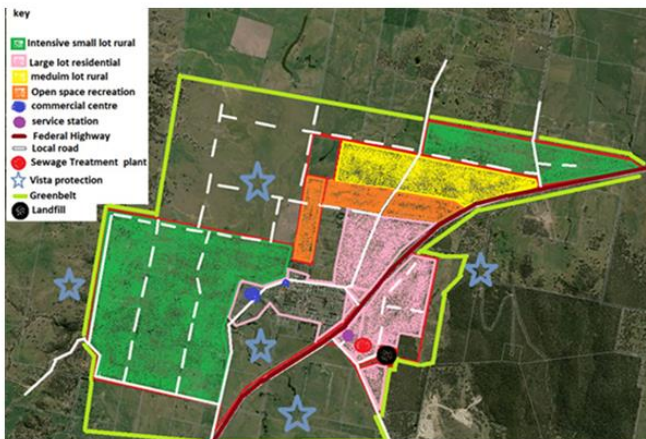


Figure 26 Collector Planning Sketch

As one of our major growth centres, Collector is expected to undergo significant growth over the coming decades.

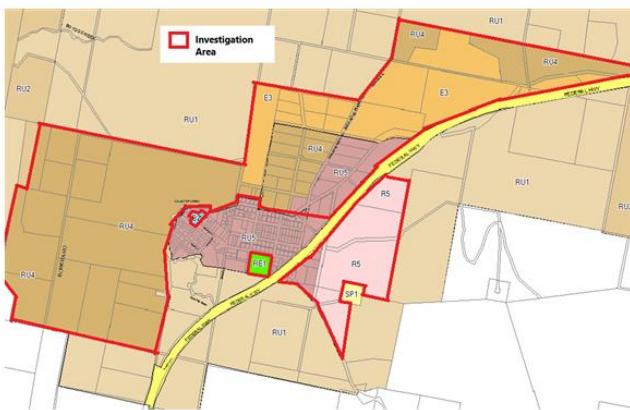


Figure 27 Collector Investigation Area

The identified growth areas can be seen in red. These contain a mix of land zones primarily RU4, E3, RU5.



Figure 28 Collector Opportunities Map

## LOCALITIES TOURISM

### —12 Villages

**In addition to Crookwell, the satellite urban centres that are considered tourism centres include Taralga, Binda, Bigga, Grabben Gullen, and Laggan**

#### Values

Beautiful villages in picturesque settings

The Shire is a popular area for motorcyclists, cyclists as well as RV's and campers travelling through the shire to other destinations

#### Challenges

The size of the villages can mean they lack visibility as tourism destinations

Market appeal of the villages is limited by an absence of tourist accommodation

Supportive infrastructure will be needed for a growth in tourism

The fabric, identity and character of each village will be protected and enhanced

#### Opportunities

⇒ The villages can accommodate additional people and dwellings

⇒ Marketing the region as a tourist visitation venue with greater traction will help with local economic development

⇒ Additional tourist accommodation facilities in the villages and on surrounding rural land will encourage overnight stops and improve visitor spending in towns and villages

⇒ There is an existing demand for tourism in rural areas, which can provide local jobs and diversification opportunities for rural land owners

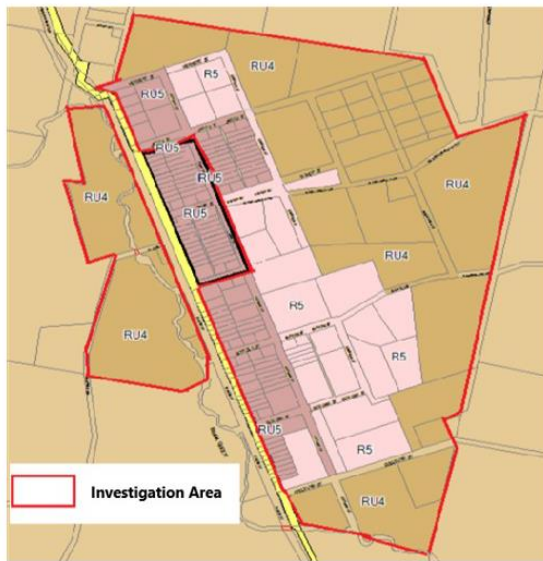
⇒ Each village will require its own unique brand and tourism function that can be coordinated across the shire as part of an integrated network of attractors

⇒ Consolidation and economic greenbelts are considered appropriate responses to protect rural productive lands, contain growth, and refocus it on village attributes and tourism

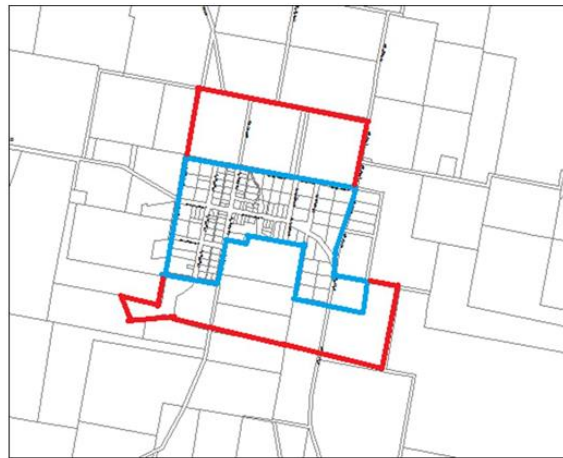
⇒ A review of the LEP and associated land uses will enable the shire to take advantage of innovation opportunities that arise

⇒ Tourism is likely to be a significant contributor for employment in the villages and essential to retaining families, as rural production continues to industrialize and diversify

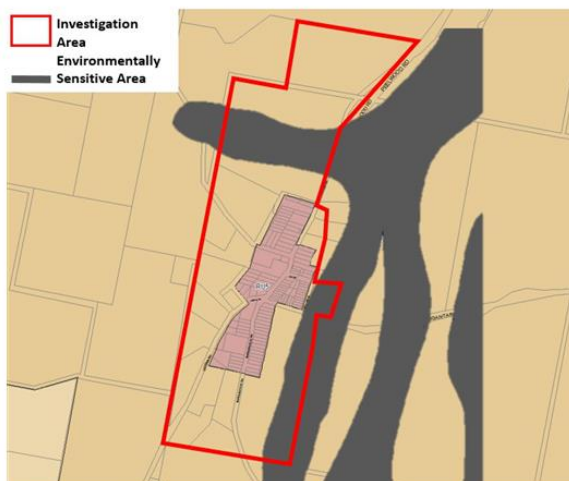




**Figure 30** Bindra Investigation Area



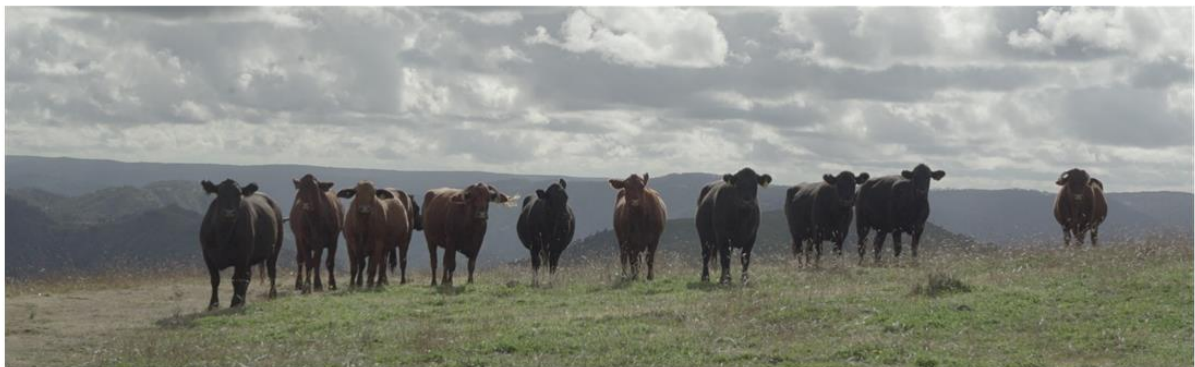
**Figure 31** Dalton Investigation Area (red line)



**Figure 32** Laggan Investigation Area with environmentally sensitive land mapping.



**Figure 33** Bigga Investigation Area (red line)



## LOCALITIES TOURISM

### *Taralga*

#### Values

Taralga with is the third most populous centre in the shire with strong road connections to other key villages

The aesthetic identity is a mix of heritage stone and agricultural building materials

Local businesses provide quality culinary services catering to tourist and weekend visitors

The village is serviced with public utilities and NBN

There is an aged care facility

#### Challenges

Lack of definition and oversupply of residential housing

The village main street is divided by a central flood impact area resulting in two distinct parts: northern Taralga and southern Taralga

There are a large number of vacant sites and large lots suitable for residential subdivision that suggest land banking issues

There is a lack of suitable recreation greenspace

#### Opportunities

⇒ Garden park such as a botanical garden to support tourism and local community gatherings

⇒ **Aesthetic enhancement programme to tell the story of Taralga**

⇒ Stratification of zoning from RU5 to constituent parts

⇒ Small lot agriculture zone will encourage intensive horticulture

⇒ The divided village be reconnected as one

⇒ In the north and north east of the village RU4 will also encourage small lot agriculture and horticulture

⇒ The village can accommodate additional people and dwellings

⇒ Marketing the region as a tourist visitation venue will help with local economic development

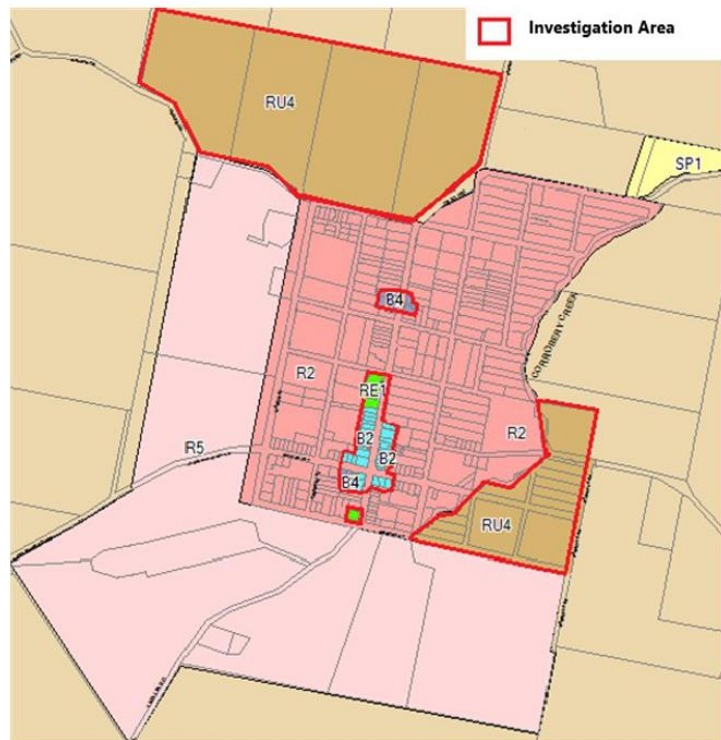
⇒ Additional tourist accommodation facilities in the village and on surrounding rural land will encourage overnight stops and improve visitor spending in towns and villages

⇒ Taralga is 178 km from the new international airport is under construction due in 2026, which will provide excellent opportunities for the Shire

⇒ RV infrastructure



**Figure 34** Taralga Sustainable Growth Areas Sketch



**Figure 35** Taralga Investigation Area

There is a need to better connect Taralga's two separate commercial areas. Taralga's main areas are relatively spread out, with two main town centres linked by a green corridor. There are also two main entry points. Creative visual solutions will be explored such as green infrastructure and

Taralga's growth areas have been identified in red as primarily RU4 primary production small lots zoning to promote sustainable primary industry and enterprises, and to retain high quality soils for productive services. The main street will be B2 local centre and RE1 public recreation.





# INNOVATION FOR THE FUTURE

## Wind and Solar Electric Vehicle Charger



Source: digitaltrends.com, Sanya Skypump

Over the coming years there is a need to be forward thinking, embrace change, and work together to collectively find innovative solutions to the problems we are facing.

By balancing social, environmental and economic factors there can be an integration of infrastructure, public spaces and buildings to ensure positive outcomes for our community.

As part of diversification, there is future potential to link opportunities in modern technology with innovation in energy production and consumption.

Through creativity and an integrated cultural planning approach, an enhanced public realm can stimulate physical reorganisation and private investment.

A focus on quality urban design will help to create healthier built environments and resilient towns, reducing the impacts of extreme weather and lowering climate emissions.

## Tourism Draw Cards



Source: NSW National Parks and Wildlife Service

Quality design can help to address health concerns, by developing solutions through understanding the connection between health and the built environment.

Villages can become more compact, reducing car dependency and providing alternative active travel transport connections, including cycling and walking.

Facilitating the right development through partnerships, and supporting development through specific development controls will ensure concepts become reality.

## Green Roofs and Green Walls



Source: environment.nsw.gov.au, Green Roofs and Walls for Nature

Collaboration and community participation is key to an effective placemaking process, and for creating better outcomes for our community.

# GLOSSARY

Character statements -	Describing our villages by their character, identity, make up, aesthetics and activities.
Economic ecology -	A field of academic research addressing the interdependence and coevolution of human economies and natural ecosystems.
Endowments -	The economic advantages a place possesses.
Ecosystem services-	The benefits derived from the natural environment and include supporting, provisioning, regulating and cultural services.
Green infrastructure -	Is a network of multi-functional green space and other green features that deliver benefits to people, ecosystems and species. Examples are forests and water courses.
Gross regional product-	A monetary measurement of the size of the economy in terms of market value of all goods and services produced by the region over a period.
Metalogenic-	Relating to mineral deposits and mineralisation.
Smart work opportunities-	A model of work that uses the new technologies and the development of existing technologies to improve job performance and job satisfaction.
Structural elements -	The hierarchy of the towns and the steps to grow the villages by infilling and stimulating expansion.
Vertical Integration -	Adding value to a product through higher levels of industry. Assimilation or the combining of different acts so that they cooperate toward a common end. Examples are turning wool into socks.

## Abbreviations

ACT— Australian Capital Territory

CSP - The Tablelands 2016-2036 Regional Community Strategic Plan

DCP - Development Control Plan

LEP - Local Environmental Plan

GRP - Gross Regional Product

LGA—Local Government Area

LSPS - Local Strategic Planning Statement

NBN - National Broadband Network

NSW—New South Wales

ULS— Upper Lachlan Shire

ULSC - Upper Lachlan Shire Council

**Appendix 1 - Relationship to Future Planning Documents and Projects  
(TARGET DATES INDICATED)**





## Appendix 2 - Relationship to Regional Planning Directions

### (South East and Tablelands Regional Plan 2036)

Goal 1: A connected and prosperous economy

Direction 1: Leverage access to the global gateway of Canberra Airport

Page 29 and 30 refer to the airports and the proximity to Canberra, Wollongong and West Sydney.

Direction 2: Enhance tourism and export opportunities through the Port of Eden 17 Direction 3: Develop the Snowy Mountains into Australia's premier year-round alpine destination 19

Direction 4: Leverage growth opportunities from Western Sydney 19

Close proximity to West Sydney is referenced in terms of business on pages 8, 16, 29 and 32 and regarding tourism on page 40. Also the towns of Gunning, page 59 and Collector page 62 are well connected to Sydney, Western Sydney and the Wollongong districts. Specifically, Gunning and Collector provide opportunities for alternative housing for people looking for alternatives in Canberra and Goulburn.

Direction 5: Promote agricultural innovation, sustainability and value-add opportunities 21

A primary focus of the LSPS is non-urban land. This includes productive land, principally used for agricultural activity, environmental protection and biodiversity links, protecting properties from becoming a commodity for residential purposes and driving change (innovation) in the non-urban sector. This is the Council's first priority.

Direction 6: Position the region as a hub of renewable energy excellence 23

Upper Lachlan Shire Council is a leader in renewable energy and has identified that emerging technologies.

Direction 7: Grow the South Coast's aquaculture industry 23

Direction 8: Protect important agricultural land 25

Upper Lachlan Shire Council recognises the importance of agriculture to its local economy and is concerned about the shrinking industry. Protecting agriculture is Priority 1.

Direction 9: Grow tourism in the region 26

This Council, along with regional councils are developing a regional tourism strategy. Tourism is the number three priority in the Upper Lachlan Local Strategic Planning Statements. Details of the tourism strategy will be added to future iterations of the LSPS as they become available to the planning staff.

Direction 10: Strengthen the economic self-determination of Aboriginal communities 27

Upper Lachlan Shire Council intends to engage with local aboriginal communities soon. Following this engagement, changes to the LSPS, strategic planning documentation such as the local environmental plan and development control plans and to Council's heritage provisions may be forthcoming.

Direction 11: Enhance strategic transport links to support economic growth 29

The Local Strategic Planning Statements recognise connectivity, including transport links and electronic communications as fundamental principles to the growth and development of the Shire. Improved telecommunications and road transport are high priorities. Connectivity is one of eight principles in the plan.

## Appendix 2 - Relationship to Regional Planning Directions

Direction 12: Promote business activities in urban centres

The promotion, development and provision of planning systems to provide for business development in urban areas is the fourth priority of the Councils Local Strategic Planning Statements.

Direction 13: Manage the ongoing use of mineral resources

The Upper Lachlan Shire Council recognises that the local area is rich in mineral resources. There are numerous mining leases and mining exploration leases within the Shire. These will provide a significant challenge for the Council if mineral extraction becomes a commercial priority to others. Council recognises that this presents a risk to some of its agricultural land which has been identified by the New South Wales government as strategically important. At this stage, the Council has not resolved how it will deal with this issue but recognises that work needs to be done.

Goal 2: A diverse environment interconnected by biodiversity corridors

The Local Strategic Planning Statements recognise that connectivity for green infrastructure are central priorities. Connectivity is a principle that includes green and blue infrastructure. Another of Council's planning principles is the landscape. Recognising that we need to value rural land for its environmental and productive elements. Council will promote green infrastructure and ecosystem service opportunities and undertake a biodiversity assessment of the LGA in a rural planning strategy.

Direction 14: Protect valuable environmental assets

As above

Direction 15: Enhance biodiversity connections

As above

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

Direction 17: Mitigate and adapt to climate change

Adaptation and mitigation for climate change are ongoing processes that are recognised in the Local Strategic Planning Statements, including relevant actions that have recently been added.

Direction 18: Secure water resources

Upper Lachlan Shire Council recognises that it needs to secure water resources for agriculture, town use and environmental reasons (Principle 3, 7).

Goal 3: Healthy and connected communities

Healthy and connected communities are recognised in the four planning priorities, which correlate with the planning principles. Each of these priorities corresponds with activities and actions to drive healthy, connected and diverse communities.

Direction 19: Strengthen cross-border connectivity 44

Not discussed

Direction 20: Enhance access to goods and services by improving transport connections 44

Connectivity is a primary principle (Principle 3)

## Appendix 2 - Relationship to Regional Planning Directions

Direction 21: Increase access to health and education services 45

State Government

Direction 22: Build socially inclusive, safe and healthy communities 46

This is what the LSPS priority two is focussed on

Direction 23: Protect the region's heritage 47

Heritage is a priority, and one action is to review the heritage provisions of the LEP and the DCP

Goal 4: Environmentally sustainable housing choices 49

Housing choice and availability is a starting point.

Direction 24: Deliver housing supply and choice 50

As above

Direction 25: Focus housing growth in locations that maximise infrastructure and services 53

The LSPS focusses most growth into existing villages or in close proximity.

Direction 26: Coordinate infrastructure and water supply in a cross-border setting 54

Direction 27: Deliver more opportunities for affordable housing 55

Housing is more affordable in the ULSC area than elsewhere. However, work on improving supply will assist in keeping prices reasonable (Principle 5).

Direction 28: Manage rural lifestyles

There is no provision for rural residential development. However, some new hamlet development is a priority near existing or abandoned villages or for particular purposes.





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Name and Location if provided	Submission Date and Type	Submission	Comment
Mathew Ford, Crookwell	13 May 2020, Email	<p>I have lived continuously in Crookwell since Feb 2012, am a descendant of a family that settled in the Peelwood area in 1842, however am as an individual still a bit of a newby but less so all the time.</p> <p>I've found the recent crises has strengthened local spirit moreso, with essential services showing some real backbone. I hope when restrictions are able to be fully lifted that we continue to support those who have supported us and not fall back into the pattern of Goulburn shopping. Agriculture is not my strong point but I will attempt some other points:</p> <p>HOUSING:</p> <p>1) Land banking could be weakened by insisting on significant development within a timeframe.</p> <p>2) Reduce the block size of allowable divisions off non-urban land for a individual housing development. I may be wrong but I think there would be a larger market for a 2 acre block rather than a 50 acre block - from 'tree changers' unfamiliar with farming - with less disruption to surrounding agricultural industries.</p> <p>3) As a culture I would like to see more changes to the way we view keeping pets in the urban setting. This may be a good subject for a separate study.</p> <p>TOURISM:</p> <p>1) This is a difficult subject in many ways, although "wallets on wheels" is a known economy booster and we expect domestic tourism to boom soon, we need to keep growing and encourage return visitations.</p> <p>2) Are there some structural problems? Yes I think we have identified the need for more recreational vehicle facilities. The small council camp ground at the beginning of Laggan Rd is well maintained but gets very overcrowded at times, likely effecting our reputation as a destination &amp; return visits. I was sorry to see the local opposition to expanding on the block off Hay St.</p> <p>3) Could possibly do with another dump point for RV's at the Showground.</p> <p>4) Do we have electrical vehicle charging stations in the Shire?</p> <p>5) I have been a member of the Goulburn to Crookwell Rail Trail Committee (GRCT) for about 30 months &amp; have experienced the disappointment of the recent application to RG-ETF, for the entire 52 km's, being rejected. The potential project needs both funding - Tumbarumba Rosewood Rail Trail completed a 21km section in Snowy Valleys Council LGA for a Capex of \$5</p>	<p>Generally agree and comments align broadly with local strategic planning statements.</p> <p>The intention of the policy is to drive sustainable growth into existing villages and to allow some changes in the rural areas.</p> <p>Changes to the land use tables will provide for recreational vehicle parking and overnight stays in some of our villages. Selecting a precise locality is a future project.</p> <p>Electric vehicle charging stations: a detail to be dealt with by others.</p>



	<p>million, this was the size of the grant - and approval to enact a Transport Administration Amendment to change the rail corridor to Crown Land to then be maintained by Council as the rail trail.</p> <p>The latest thinking by the Committee; &amp; Wendy Tuckerman was approached recently by the Chair, Bob Kirk on this matter, is to look at a Staged approach. This means applying for less money and avoiding the biosecurity issues presented by the quarantine status of ULSC. Opposition by landholders in ULSC also carried weight in the public support considerations. This means GMC is looking at 3 potential rail heads to run to initially: Norwood, Forest Siding or Graywood Siding -sidings offer a widened land mass &amp; public road access.</p> <p>I have been a vocal supporter lately for the Graywood option: this is because Graywood is almost on the border with ULSC, indeed is serviced by Graywood Siding Rd, which begins in ULSC, coming off Woodhouselee Rd. Graywood or Stage 3 is only about 4 km's longer than TRRT &amp; has good "cookie cutter" potential. The TRRT biosecurity risk assessment for rail trails by Land Services-Murray, could simply be copied for GMC.</p> <p>Graywood fits in with the values of regional strategic planning as it: maximises the potential to capture tourists &amp; develop tourism industries along the corridor itself and in nearby towns &amp; villages. This means a terminus, almost on our border - for now perhaps - will enable tourism activity to spill over to ULSC &amp; make it easier for our residents to access the recreational corridor. I think there is a good opportunity for ULSC to now act 'proactively' and enter into discussions with GMC on how we could encourage them to push for Graywood Siding &amp; what assistance we could offer.</p> <p>Maintenance &amp; upgrades to Graywood Siding Rd will be needed during the construction phase. If large numbers of our residents access the corridor, offers of maintenance or volunteering groups - funded from our side, may also be helpful. Please feel free to contact me for more comments.</p> <p>Could there be cultural problems attached to tourism &amp; tourists: possibly, seen by some as 'outsiders'. I hope common sense based on the economic aspects of tourism wins the day every time, and maybe there is always more room for educational programs to highlight the benefits of people coming in &amp; spending freely in our area. One argument I like is: how do you expect governments to invest more in services here if the economy is stagnant?</p> <p>SMALL INDUSTRY</p> <p>1) The fantastic business Lindner Socks speaks volumes about small textile industries, using hands on machinery. There may be other machinery that could be dusted off &amp; put back to work,</p>	<p>The LSPS supports the idea of the Goulburn to Crookwell Rail Trail and recommends changes to existing planning land use tables to provide for a broad range of visitor facilities that could support the rail trail if it is built.</p>
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Jo Marshall	20 May 2020, Email	<p>I think the strategy looks good. Not sure what it means for the AAC site as the document is more of a broadbrush except for the towns and villages.</p> <p>The AAC site needs</p> <ul style="list-style-type: none"> <li>Accommodation</li> <li>Restaurant</li> <li>Tourism Activities</li> <li>Education</li> <li>Heavy vehicles</li> <li>Research</li> <li>Bio waste energy plant</li> <li>High density growing - Vertical farming</li> <li>Commercial activities</li> <li>Brewery</li> <li>Conference</li> <li>Hospitality</li> </ul>	<p>Generally agree, related land uses will be addressed in future land use table amendments.</p> <p>It is likely the changes to the local environmental plan will provide for some of the changes listed. It may be necessary to add this site to schedule one of the local environmental plan. However, it is consistent with the objectives of the LSPS. It meets many of the requirements in rural planning, business development and tourism development. It is consistent with our priorities and addresses several principles.</p>
Ian Miller, Laggan	19 May 2020, Email	<p>The comprehensive study and plan for the future of the shire is an excellent proposal and we fully support it</p> <p>The Laggan and Taralga area along with Binda have been identified as the main tourism areas in the shire and we have an interest in land adjoining the Laggan village</p> <p>Several areas within the Laggan village including some of our property but also land on the other side of peelwood road on Taralga road and in the village has been identified as possible areas for a bit of increased density including a few more 1 acre housing blocks and 5 acre or larger small rural blocks</p> <p>The reality is there's very little if anything available to buy in and around Laggan</p>	<p>Generally agree, comments are generally consistent with the direction of the local strategic planning statements.</p> <p>The local strategic planning statements recognise that the land around some of these villages is being land banked, however it encourages infill and may provide for development close to the villages or within the villages.</p>

	<p>There are also very restrictive zonings and building requirements if someone wants a place in or near the village</p> <p>I love Laggan and think it's a unique place and want to do all I can to see it survive and prosper</p> <p>In my opinion Laggan is an unsafe village when compared to Taralga or Gunning</p> <p>In Laggan all we really have is the pub and recently The pantry / Brewery The Mill has closed and won't reopen and the sculpture garden has gone</p> <p>If anything were to happen to Stewie Campbell and the pub... Laggan would / could die or we could end up with a village like Peelwood or Tuena which are already dead</p> <p>Laggan to a degree suffers from its proximity to Crookwell</p> <p>It's easy to slip in to town for a coffee or something to eat so those sorts of businesses can't easily be supported and therefore don't develop and prosper in Laggan</p> <p>We need a few more people in close proximity to the village that will use the village and any new commercial enterprises that may develop</p> <p>In Taralga they could lose a pub and still have another and they have various other coffee shops and small businesses The difference is the slightly larger population in and around Taralga which gives it size and momentum and this has allowed its tourism potential to develop</p> <p>If we had a few more residents in and around Laggan either full time or like us from Sydney on a part time basis and some tourist and farm stay accommodation then maybe we would get a coffee shop opened When we get a coffee shop people come to Laggan ...maybe come out from Goulburn or Crookwell for a ride on Sunday morning for breakfast or a mid-week drive from Canberra That would support a bit more commercial enterprise and maybe some other small businesses in the village</p>	
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Noeline Wilson	<p>17 May 2020, haveyoursay.wordpress</p> <p>27 May 2020, haveyoursay.wordpress</p>	<p>If young families are to be encouraged to come to country areas and live a country life style 5 to 25 acre blocks would be of much more interest than a 3 or 4 bedroom house in town.</p> <p>If we want tourists to come to ULS they need more than cafes, restaurants and heritage buildings to encourage them. Crookwell was given the opportunity to have a "walk of fame" developed which was to depict the history of Crookwell highlighting the achievements of its early settlers and the industries they created. Unfortunately the majority of our councillors could not see the benefit of this as a tourist attraction. Nor could they see any benefit in creating RV facilities for tourists. Many years ago much time and effort was put into trying to develop a "Rail Trail" in Crookwell. Yet another lost opportunity.</p>	<p>This is consistent with our priority to increase housing diversity in the Shire.</p> <p>There are many opportunities to explore, which have been outlined in the LSPS.</p>

	31 May 2020, haveyoursay.wordpress	Unless the residents of ULS are able to find and elect representatives to our council who have a genuine interest in the future of our district and the ability and vision to support our already hard working business people I can see little change happening in this shire in the next 20 years. Just what has actually developed in the past 20 years and how long have we had most of the same representatives? It's definately time for change.	Not relevant to LSPS, although the 20 year vision outlines desired changes.
Stefanie and Steve Fitzgerald, Taralga	14 May 2020, conversation, invited	<ul style="list-style-type: none"> <li>• Crookwell can sometimes have more attention than other Villages (Taralga can be known as the "forgotten town")</li> <li>• Would like to see more holistic actions done rather than bits and pieces here and there, for instance regarding footpaths</li> <li>• Speeding through town is a major issue and more needs to be done to solve this, such as speed humps or narrowed street</li> <li>• There is separation of the two parts of town which is an issue, should be working together rather than separately, needs to better connect</li> <li>• Art is a major part of our town, there is potential to take advantage of this as part of our town identity</li> <li>• We need housing, how can we grow when there is not enough housing?</li> <li>• There is not a wide range of accommodation options for visitors, and there is not enough affordable options for people</li> <li>• We need more businesses such as bakery/petrol station/gift shop/petrol station/hairdressers</li> <li>• We need some growth, enough to have a prosperous and liveable town</li> <li>• Rural living, back to basics, agriculture, grounded, people, scenery, history, rustic, rural, safe, escape are all words we would use to describe our place</li> </ul>	<p>Agree, it is identified in the LSPS that more housing is needed to meet demand, and a more diverse range of both residential and visitor accommodation is required.</p> <p>A greater emphasis on art and culture has been added to the matrix of planning actions.</p> <p>These ideas are consistent with the planning principles, the priorities and consequently some of the actions.</p>
Barry Murphy	20 May 2020, Hard copy written submission and Conversati	<ul style="list-style-type: none"> <li>• More street trees</li> <li>• More walking and cycling paths</li> <li>• Bypass through Crookwell</li> <li>• More places to stay are needed</li> <li>• Problem of landbanking</li> <li>• Tourist walking trail from Goulburn to Crookwell</li> <li>• Light industrial areas in Crookwell, Gunning and Collector</li> </ul>	Agree, LSPS identifies aspects of connectivity and green infrastructure.

	on at Council	<ul style="list-style-type: none"> <li>• A plan to bring in overseas tourists</li> <li>• Better utilise the Pejar Dam area</li> <li>• Extend a walking cycle path in Crookwell, add a lookout</li> </ul>	
Martin Perry, Laggan	27 May 2020, Email	<p>Attention Viv Straw,</p> <p>Re: Draft Strategic Plan and Housing Strategy for Laggan</p> <p>I am writing to you (and the broader Upper Lachlan Shire Council) to express my '<b>very strong</b>' support for the recently published report regarding the strategic plan and housing strategy for the Laggan Township.</p> <p>As a rate payer and more importantly a resident of 20yrs I absolutely adore the Laggan Township and surrounding area.</p> <p>I agree with the findings in the planning statement that the village can support additional people and dwellings. I also agree that this has the capacity to ensure the survival of the village which at the moment is quite fragile and relies solely on the Laggan Hotel and the Pantry.</p> <p>In summary I urge you to support the suggestions in the Draft Local Strategic planning Statement which I believe will ensure Laggan survives and prospers.</p>	Agree
Doug McIntyre, McAlister	25 May 2020, haveyoursay.wordpress	My current experience as a local architect working in the area is that growth is and will happen faster than predicted as the demand is there. There are many people who are coming to the area and want to live and work here. This has been encourage through the sealing of roads in and out of the area and its proximity to major centres whilst providing a healthy and attractive 4 seasons lifestyle. This shift to regional areas could further be exacerbated by Covid19, new technologies	The LSPS generally addresses these points, such as through diversified housing and encouraging business. Generally agree.



28 May 2020	<p>(uber flights) etc.</p> <p>The main issue is planning for the right growth. The housing strategy is many steps in the right direction. Diversity of housing is very needed especially around the centres (apartments, medium density etc) as well as more housing. This will further strengthen the commercial areas. As noted in the report land banking has been a major issue blocking growth.</p> <p>A main priority would be establishing the industrial park and business precinct to allow for a greater diversity of businesses to operate here. This future proofs the area with a more diverse economic base as well as providing for a greater diversity of jobs here.</p> <p>Second to this would be growth in commercial office space which at the moment is virtually non existent. There is no significant office space in Crookwell especially that which is modern and up to date.</p> <p>Part of the issues from a planning perspective is that previously the ULSC LEP has not encouraged diversity of use with overly restrictive land use options. I understand that this is currently being rectified.</p> <p>I have met many business owners who want to locate their businesses here as we dont have extensive heritage, sydney water, or native grass issues etc restricting the town as Goulburn does which makes it cheaper to set up business here.</p> <p>Likewise contribution rates as well as levies on residential and business are highly restrictive to growth.</p> <p>Another issue that needs to be addressed is connectivity. As Goulburn grows out along the Crookwell Road (as they are planning) Crookwells access to Sydney gets worse as we have to navigate through their expanding suburbs to get to the freeway. As a priority a direct connection from Taralga on nearby across to the Hume Highway would provide an ideal third crossing of the Blue Mountains from western NSW to Sydney. This would reduce travel times from Sydney to the region and make the area even more appealing as a food bowl of Sydney.</p> <p>Just some further comments regarding the Village of McAlister</p> <p>I have owned land in McAlister (approx. 80 acres of the original town - what was originally a suburban holding) since 2007 and lived there.</p> <p>I think it would be great to get some hamlets there particularly on the blocks fronting Woodhouselee Rd in order to revitalise this charming little village.</p>	<p>Planning for the right growth is an interesting topic. Population growth is not always a good thing. Following the principles set out in the strategic planning documents will assist Council in its decision-making to ensure that growth is appropriate to the Shire and respects its past while helping to build its future.</p> <p>In regard to the village of McAlister, the LSPS does not specifically identify this village but it does set out a number of priorities and principles that would help with decision-making should people wish to redevelop this locality. The housing strategy and local strategic planning statements suggest the potential for Hamlet development as an example of housing diversity. The Department of planning has recommended that Council remove these statements from its local plan. A decision has been made to leave them in because we believe that in future we will be able to identify localities that can be developed close to existing towns</p>
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		<p>The soil is fertile, there is good rainfall and good access to Laggan, Crookwell &amp; Goulburn so good for intensive agricultural production.</p> <p>The town is already regenerating (it once had an inn, school and a railway station) and in recent years a number of new dwellings have been built. With a few new hamlets there this could become a small village which is both on the gold trail to Tuena and the Crookwell to Goulburn Rail trail.</p> <p>New hamlets could support the sealing of the road which is currently on the school bus route.</p> <p>A large block of crown land in the middle of town could also be turned into a park at the centre of the village creating a focus.</p> <p>The E3 zoning also needs to be updated urgently with appropriate development allowed along the railway corridor (tourism, visitor accommodation etc).</p>	<p>such as Crookwell, and these would use the town services. McAlister is a short distance from Crookwell and new families would provide an input into the school and hospitals. Small town development and Hamlet development is not supported by the New South Wales State government.</p>
Adrian Willis	26 May 2020, haveyoursay.wordpress	Hi, I am interested in a RU4 zoned block (2.5ha) for a dwelling and a cafe in Laggan. Will this be something that would be possible if the new strategies are approved?	The new strategies do not rezone land and will not immediately make land available however they do open the conversation between the Council and developers to investigate these options.

Terry chamberlain	25 May 2020, haveyoursay.wordpress	<p>To go forward to 2040 requires Council to make ethical and transparent decisions.</p> <p>Firstly I would like to see my East Street property's Right of Way returned. Our property was in a prime position for attracting families and tourism. The unwarranted removal of our access Road "Railway Street" has rendered our property incapable of progressing into its full potential.</p> <p>The removal has denied any possible future growth. As a small town these areas are vital. Any future designs for so called wildlife refuge should be found in more suitable areas than these.</p>	Not considered relevant to LSPS.
Geoff Fahey, Crookwell	24 May 2020, Letter	<p>Dear Viv,</p> <p>RE: LOCAL STRATEGIC PLANNING STATEMENT 2040 PROPOSED ZONING CHANGES FOR CROOKWELL'S EXPANSION</p> <p>I am the landowner of lots 15 DP754108, 16 DP754108, 17 DP754108, 18 DP754108, 3 DP 87418185, 262 DP754108, 65 DP754108, 34 DP754108, 3 DP589985 and 4 DP589985 in the Upper Lachlan Shire Council Local Government Area.</p> <p>My wife and I understand the Draft Local Strategic Planning Statement 2040 has proposed major amendments to the Upper Lachlan Local Environmental Plan 2010 (current zoning) with the proposed changes as draft and currently available for public comment.</p> <p>Our site is an operating agricultural concern with animal husbandry and cropping currently the overarching land uses on the property. The lots are currently zoned either R5 or RU4.</p> <p>The current Draft Local Strategic Planning Statement 2040 focuses on creating employment, diversifying the population and opportunities for infill. The draft plan however proposes some lots on the southern side of the town currently zoned R5 be rezoned to RU4, and RU4 minimum lot sizes increased. This planning seems to not support the concept of infill and the creation of broader / mixed uses for the land.</p>	Agree.

		<p>The Fahey Family is fully supportive of strategies that will see growth in the area and ensure positive future development outcomes for the community, especially population growth and diversification and employment opportunities.</p> <p>The Fahey Family property is ideally situated to support Council's strategy of urban infill. Much of the property is in close proximity to the hospital, township and has viable access from McDonald Street and Valley Road. As such, the Fahey Family fully supports any proposed amendment to convert the site from a rural residential zoning to an urban residential zoning and lot sizes reduced to 1 ha to allow for low density lifestyle infill. We welcome discussion with Council on the future direction of the landholding as there are multiple opportunities to ensure the land is being considered with the interests of the community in mind.</p> <p>It is my strong view that conversion of the Fahey Family land from rural residential zoning to urban / mixed use residential zoning would support Council's strategic vision for the community and is based in sound planning practice.</p> <p>I understand that the planning process will move through this consultation phase into identifying prohibited items and then detailed decisions around proposed zoning boundaries. Please ensure the lot holdings, as listed above, are considered in the investigation area for urban / mixed use residential zoning.</p> <p>My family would welcome you, and members of your team, to tour my property and gain a greater appreciation for the incredible opportunity the holding possesses through its proximity to town, current infrastructure, access to water and natural beauty.</p> <p>I look forward to working with you and Council on the development of our wonderful community, Crookwell. If you have any questions regarding the above, please do not hesitate to contact my daughter ____ in the first instance on ____.</p> <p>Kind regards,</p>	
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		Geoff Fahey.	
Sarah McGill – Cancer Institute NSW	18 May 2020, Email/Letter	<p>Dear Sir/Madam,</p> <p><b>Re: Submission to <i>Draft Local Strategic Planning Statement</i></b></p> <p>Thank you for the opportunity to provide feedback on Council's <i>Draft Local Strategic Planning Statement</i> (LSPS).</p> <p>The Cancer Institute NSW (the Institute) is a state government agency responsible for the delivery of the <a href="#">NSW Cancer Plan</a> to reduce the incidence of cancer in NSW and the <a href="#">NSW Skin Cancer Prevention Strategy</a>. The Institute works closely with key stakeholders with health and built environment expertise to reduce the incidence of skin cancer by improving access to adequate shade in NSW. The Institute also promotes healthy lifestyle behaviours, including physical activity, which reduce the risk of certain cancers.</p> <p>The Institute is committed to supporting your Council to reduce skin cancer in your LGA and has prepared the following submission that will:</p> <ol style="list-style-type: none"> <li>1. Outline the importance of well-designed shade for the prevention of skin cancer</li> <li>2. Explain the role of local policy in shade provision and skin cancer protection</li> <li>3. Offer specific suggestions regarding your draft LSPS</li> <li>4. Provide further information and contacts to assist your LGA in planning for good quality shade.</li> </ol> <p><b>1. Skin cancer and shade</b></p> <p>Skin cancer is the most common cancer in Australia. At least 95 per cent of melanoma skin cancer and 99 per cent of non-melanoma skin cancers are caused by overexposure to ultra-violet radiation (UVR) from the sun.<sup>1</sup> UVR is a carcinogen, and two in three Australians are expected to develop skin cancer before the age of 70.<sup>2</sup> In Upper Lachlan Shire Council LGA, the age-standardised incidence rate of melanoma between 2012 and 2016 was 45 per 100,000 population. The NSW average rate was 51.7 per 100,000 population.<sup>3</sup></p> <p>Across NSW, UVR levels are high enough to damage unprotected skin for at least 10 months of the year.<sup>1</sup> Unlike temperature, UVR can't be seen or felt and damage to unprotected skin can still occur on cool or overcast days.</p>	Provision of shade will be considered in future placemaking and subsequent amendments to the Upper Lachlan Development Control Plan.

		<p>The good news is that skin cancer is highly preventable. In addition to personal protective behaviours (<a href="#">Slip Slop Slap Seek Slide</a>), there is evidence that well-designed and correctly positioned shade, from both natural vegetation and built structures, can reduce exposure to UVR by up to 75 per cent.<sup>4</sup></p> <p>The provision of good quality shade is integral to assisting the community in reducing its exposure to UVR. However, quality shade needs to be planned and provided with careful thought if it is to be effective. This is where your Council can play an important role through the planning and design of good quality shade.</p> <p><b>2. The role of local policy in shade provision and skin cancer prevention</b></p> <p>Local planning provisions have a key place in ensuring the practical planning and delivery of shade, as does other policy that encourages the retention and addition of shade in a range of settings. As such, the Institute urges Council to 'step up' its priority for natural and built shade by:</p> <ol style="list-style-type: none"> <li>2. <b>recognising shade</b> as a key planning, design and health issue for your LGA</li> <li>3. <b>recognising the range of co-benefits</b> of shade in addition to protection from UVR ie comfort, shelter, aesthetics, biodiversity, reduction of the urban heat island effect, less evaporation, climate resilience, cooling of surrounding areas, improvements in health and wellbeing etc.</li> <li>4. <b>preparing policy</b> to specify high quality design principles for shade in new private developments (for example by updating Development Control Plans for residential and commercial development)</li> <li>5. <b>preparing policy</b> (eg Engineering Guidelines) to ensure the provision of adequately budgeted and well-designed shade in public spaces and as part of public infrastructure eg in playgrounds, recreation areas, commercial and activity centres, bus stops, along footpaths and streets etc.</li> </ol> <p><a href="#"><i>Shade: A planning and design priority that prevents skin cancer, 2019</i> provides a summary of the benefits of shade, and its importance in the planning process.</a></p> <p><a href="#"><i>Guidelines to Shade – A practical guide for shade development in New South Wales, 2013</i> provides practical design details and guidance for Council and can be referenced in Council policies and engineering guidelines etc. It is also a useful reference for engineering and facilities staff involved in the design and installation of shade structures.</a></p>	
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		<p><b>3. Specific suggestions regarding Council's draft LSPS</b></p> <p>The Institute recognises the LSPS as the key strategic land use planning document for your LGA for the following 20 years, and hence considers it vital to include within it specific references to shade provision.</p> <p>The <a href="#">example LSPS text relating to shade provision</a> (click hyperlink to be taken to document) provides detailed suggestions to assist you in finalising your LSPS. The example text outlines:</p> <ul style="list-style-type: none"> <li>• Why shade (both natural and built) is important</li> <li>• The co-benefits of well-designed shade and green spaces</li> <li>• What is well-designed shade?</li> <li>• Detailed LSPS actions relating to review of DCPs, consideration of shade in specific types of Das and public infrastructure assessment, and commitment to shade provision in Council projects and infrastructure provision.</li> </ul> <p><b>6. Summary</b></p> <p>The Institute's key message is that the provision of well-designed, appropriately located and properly budgeted built and natural shade is integral to assisting the community in reducing its over-exposure to UVR, and hence in reducing the risk of skin cancer in the community. Local planning strategies/guidelines and DCP provisions have a key place in ensuring the practical planning and delivery of shade, as does policy that encourages the retention and addition of shade in a range of settings. Council's draft LSPS is critical to setting the agenda for the development of such policy in the future, and the Institute has been pleased to provide practical suggestions on how this can be done.</p> <p><b>7. Further information and assistance</b></p> <p>Resources regarding how to design good quality shade for UVR protection, tools for performing shade audits, and shade case studies are provided in the <i>Additional Information</i> section below. We can provide assistance in developing local government policy and strategy relating to shade, and can refer you to technical documents for the planning and construction of shade. A consultant Registered Planner, _____, has been engaged by the Institute to offer further support to regional Councils.</p> <p>Further information and assistance can be obtained from the Institute: _____ Thank you for the opportunity to comment on Council's draft LSPS. Please keep the Institute informed as to the progress of the LSPS and any further relevant planning policy related to shade.</p>	
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Catherine Duff, Crookwell	25 May 2020, Letter	<p>To Upper Lachlan Shire Council</p> <p>RE: Draft Upper Lachlan LSPS Submission on the above document</p> <p>To whom it may concern</p> <p>Thankyou for putting together the Draft Local Strategic Planning Statement. It is a document that will start a conversation and, in turn the planning process for future development in the Upper Lachlan Shire.</p> <p>I believe the greater part of the planning challenges we face are not exclusive to the Upper Lachlan however, they would be present in other comparable regional LGA's who are also looking to map out their future. I also think that the Upper Lachlan LGA has far more opportunities for future growth, simply because of our location as a starting point of reference. How much growth we actually end up with is the big question, and hopefully this draft LSPS will evolve to be instrumental in what the growth outcome will be.</p> <p>My perspective on things is as a long term ratepayer, business owner and property investor. I have been living away from Crookwell for the past decade – although retaining property in the ULSC area during that time- returning here has been an eye opener on the changes that I have found. The biggest change for me is the increase of new residents, either permanent or part time, day trippers, and through traffic that come to my Café in the main street of Crookwell. These people who I meet on a daily basis, come to our area for clean environment, lifestyle, location of the Shire, and property value. I understand that this change has been in part, been the result of improved roads in and out of the shire, over the past 10 years, but It is also from population pressure in other areas.</p> <p>Land banking from the rural sector is generational and not new, for the majority of lifetime farmers its their 'superannuation', most farmers who have inherited their land only know what they have done all their life. Access to their "super" earlier when land can be re-zoned will stimulate land sales, the question will be how to re-zone and not detract from what is bringing 'new locals' to the area. Current economic climate of virtually zero interest rates for money in the bank are exacerbating 'land banking'.</p> <p>At the other end of the scale are people in their 40's,50's, and upwards who are realizing that they want to a quality of life, socially, healthwise, economically, that is not always possible in cities and more populated areas. This group of tree-changers can stimulate our local economy when they invest in our area, which has a flow on effect to the whole shire. I have found through</p>	<p>Generally agree. The Rail Trail will be a welcome opportunity for the Shire. This matter has been discussed in more detail above and is certainly supported in the local strategic planning statements.</p> <p>One of the principles that the LSPS drives is that most of the sustainable growth should be through infill and that it is the beauty of our existing villages that drives people into the Shire.</p> <p>Tourism seems to have identified that we need more destination activities in the Shire. The LSPS has identified that the Shire is a destination that should be valued. One option for the Shire is to develop winter accommodation with fireside chats for visitors who want to experience a moderately cool climate and perhaps some snow.</p> <p>Alternatively we should also be considering developing walking tracks, cycling tracks and active and passive outdoor recreation areas that can draw visitors to enjoy views, birdlife and rural settings among other things.</p>
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		<p>talking to these new locals, the reasons they come here can be very simple, being able to walk their dog without lots of cars on the road! One couple from Canberra moved here because of the sense of community, the first time they visited Crookwell, someone smiled at them and said hello!</p> <p>They told me they couldn't find that sense of community in Canberra, for all of its amenity and public spaces. What impacts people on a daily basis, however small, does drive life changing decisions! Generally, 'new locals' see opportunities and bring a different perspective that long term residents are not always aware of, a changing dynamic can be created by new people coming into our community.</p> <p>I understand that people can be resistant to change, but regardless, change will happen in the ULS and the draft LSPS is a step in the right direction for managing that change. I would like to see more opportunities available for people who are investing in the ULS, with less planning constrictions, but still having a clear vision for a sustainable lifestyle. New businesses to the ULS could be with a tourism focus that will bring in visitors (future residents?) or low environmental impact manufacturing, either could provide increased employment opportunities</p> <p>Sometime ago, I bought an investment block in the village of Binda, zoned village, with permanent water and building entitlement, on the main road with high visibility. It would be ideal for someone to build a home and establish a small horticulture farm, value-add their product with a farm-gate concept in a great location, and possibly offer seasonal employment to surrounding residents. However this land was re-zoned at a NSW state govt level, and now remains empty and vacant, and contributes nothing to the local economy or amenity. I seek to have this decision reversed, not for my own benefit, but the long term viability of a local village.</p> <p>Allowing for business opportunities that maximise our natural landscape and environmental assets will create primary businesses, that in turn can create other businesses. Examples of 'rail trails', which have minimum environmental impact with maximum opportunities in the form of support businesses cannot be overstated. Someone who runs a bikeshop and/or repair business will be very attracted to an area where they can live, operate their business, have kids at a local school, enjoy a healthy active lifestyle, and for good value. This is what the ULS does offer, and we will attract new residents, who will in turn contribute in multiple ways to the community. The ULSC needs to encourage investors and developers, who are able to work within progressive planning guidelines. It is stated that 60% of our economy is from agriculture/farming, but we need to 'farm' people - its virtually drought proof! I read that "the ULSC will provide planning</p>	
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		<p>and financial incentives”, stated under “population” segment of the LSPS. I applaud this measure and trust it will be a transparent and open process that will benefit not only new businesses to our shire, but existing, sound business operators who are looking to diversify, expand their operations, or even create a new business along with more employment within the ULS, these existing business operators should also have the full support of the ULSC. My husband and I are keen photographers and a ‘photo safari’ route through the Shire could attract this section of travellers to our shire. The concept would have a relatively low cost to start up, apps, maps etc..</p> <p>The local CADS annual production, Art show, Potato Festival, Open Garden weekend, etc all bring a lot of visitors to Crookwell, sometimes through association with local residents, but not always. These visitors could stay overnight, which boosts the local economy. We have to entice people to stay in the shire overnight, not just in terms of attractions and activities but with more accommodation options.</p> <p>Thankyou for taking the time to read my submission, I trust you have received many more from residents of the ULS, this is an exciting time for our shire.</p> <p>Yours faithfully</p> <p>Catherine Duff _____</p>	
James O'Brien, Collector	29 May 2020, haveyoursay.wordpress	<p>Reviewing the draft housing plan expansion areas for Collector it seems as though the consultant has not considered Council's 2014 Collector Flood Study which shows a significant portion of the proposed housing expansion areas to be subject to flooding from at least ARI 20 and larger areas (obviously) affected from ARI 100. Recent experience with 2020 flooding has demonstrated that these westerly location would be isolated from the village and would need to access the village via a lengthy, circuitous route.</p> <p>Furthermore the Consultant appears to have failed to consider that bisecting the village population development with a major highway will be detrimental to community engagement and access without significant major, expensive (and unsightly) infrastructure to link the two halves of the town.</p>	<p>The local strategic planning statements have certainly reviewed the 2014 collector Flood study. The local strategic planning does not identify the area for future housing as this would be disastrous. It does identify the area for future intensive agricultural uses and would support dwellings on the western side of the flood area provided they were associated with intensive Plant agriculture. Much of the world's intensive Plant agriculture is indeed in floodplains. Perhaps the most</p>

		<p>Additionally the Council and/or consultant are unaware of the significant community opposition to the replacement of tank water and septic tanks with scheme water and sewerage. The self-managed infrastructure of the town is anecdotally more reliable than the council provided infrastructure. Locals don't report issues with their septic tanks and rainwater systems at the same regularity as we observe Council having issues with water and septic systems in other towns in the Shire (as per the ULSC Facebook page) either due to pump or electrical supply issues.</p> <p>I would respectfully suggest that while Council remains unable to maintain simple infrastructure such as roads (e.g. Breadalbane Rd, Collector Rd West) they should refrain from needlessly overextending themselves with further isolated and costly infrastructure. In short if you can't maintain a road don't build a water treatment / supply facility at the furthest extent of the Shire.</p> <p>It would be best in this instance if the Shire focuses its attention on its two traditional bases of Crookwell and Gunning to build population in areas best capable of serving it.</p>	<p>extensive and famous floodplain agriculture is on the Nile. Obviously, development of the land would be dependent on a developer finding a suitable opportunity. Council recognises that septic tanks in the town of collector are a relatively short term solution (planners see short-term is 20 to 50 years) and that eventually septic tanks will need to be replaced by a more environmentally friendly system. Yes, a sewerage system is more environmentally friendly!</p>
Goulburn Young Farmers Network	29 May 2020, haveyoursays.wordpress	<p>The Goulburn Young Farmers Network was established in 2017, with the vision to give Goulburn young farmers a networking platform that encourages discussion, new ideas and knowledge sharing.</p> <p>Firstly, we would like to emphasise the importance of maintaining the prime agricultural land that the Shire is lucky to have. We believe every effort must be made to reduce subdivision of commercial sized farming land. We see this happening more and more across the region, with Crookwell residential dwellings gradually expanding out into prime farming country. You only have to observe the colour of the dirt that is being dug up to see just how fertile this land is. We strongly encourage the Council to protect this prestige farming land and look to build more houses in town on smaller blocks.</p> <p>The Goulburn Young Farmers Network has the following comments regarding the LSPS.</p> <ul style="list-style-type: none"> <li>• "Small lot agriculture zone will encourage intensive horticulture". We would like to emphasise that without adequate water, intensive agriculture in Taralga will be difficult. Until this is investigated, we do not believe these blocks should be allowed. Even with adequate water, our observations are that 'small lots' are often bought by non-farmers, seeking a 'weekend block' away from the city. These blocks often become run down and poorly looked after.</li> </ul>	<p>Agreed, the priority is to densify and infill our towns, and ensure lot sizes are appropriate to agricultural and environmental needs. This will be further investigated in our Agriculture Strategy and future land zoning changes.</p> <p>Thank you very much for your input into the importance of agriculture in the Shire. There are large areas of the Shire that have been identified as strategically important agricultural land. These will be preserved and Council will make it a priority, if the LSPS is adopted, to identify and review its agricultural policy. The objective of the LSPS is to drive most of the new</p>

		<ul style="list-style-type: none"> <li>• “The large lot residential minimum lot size of 2 hectares to be reduced to 1 ha to allow for low density lifestyle infill.” We would encourage this to be the case across the Upper Lachlan Shire. We would also encourage the Council to consider reducing this lot size even further, to half a hectare. This is still a very large block and one that will require upkeep. Very little productivity can be had with 1 hectare.</li> </ul>	sustainable growth into existing towns or into new villages close to existing towns, and not to spread out into quality agricultural land. However, in areas where the agricultural land is not so productive, Council may review its position in future.
Gary and Felicity Poile, Collector	31 May 2020, haveyoursay.wordpress	<p>Our comments in relation to Collector Village:</p> <ol style="list-style-type: none"> <li>1) Community Feedback - p45 We were at the community meeting at Collector where it was unanimously decided to oppose lot size reduction and provision of stormwater and sewer for our village. The comments in the table need to be corrected to reflect this.</li> <li>2) We strongly oppose the development and rezoning of flood prone land adjacent to Collector village (to the west of the village).</li> <li>3) We strongly oppose reduction of minimum block sizes and the provision of water and sewerage services for Collector.</li> <li>4) Please correct the table on P38 that suggests that Collector Rd is sealed - the bulk of this road is not sealed.</li> </ol> <p>regards Gary and Felicity Poile</p> <p>Our comments relate to the village of Collector.</p> <ol style="list-style-type: none"> <li>1. We strongly oppose reduction in block sizes in Collector.</li> <li>2. We strongly oppose provision of water and sewerage services in Collector.</li> <li>3. Collector village zoning should be left as it is.</li> <li>3. The authors of this document fail to recognise that our village has great potential for development of boutique shops providing artisan, providore and bespoke products. Large block sizes will encourage residents to create studios and backyard workshops where art and craft can flourish.</li> </ol>	<p>Future Character Statements will address the identity aspects of Collector.</p> <p>The red line on page 38 is not a sealed Road it is the Shire boundary.</p> <p>As mentioned elsewhere, the strategic planning statements are statements about a possible future, that may include the provision of water and sewer at sometime in the future. The authors recognise that the village has great potential and that the village held a meeting that opposed some of these changes. Nevertheless, it is the view of the planning department that septic tanks are a short term (less than 50 years) solution and will need to be replaced.</p> <p>In regard to item 5 collector does not lend itself to a “village square” style of development; Council recognises that providing a point of focus in Collector will be the subject of a future conversation with property owners and residents. Ultimately, someone will need to propose</p>



		<p>4. Air B&amp;Bs should be encouraged and would compliment additional boutique shops.</p> <p>5. Collector does not lend itself to a “village square” style of development and we oppose this proposal. Instead, all opportunities to provide spaces for small bespoke shops and studios should be perused with particular focus on the main corridor along Church St, O’Sullivan St and Murray St.</p> <p>6. Continual development of the community precinct in Bourke St that encompasses the Oval to Memorial Hall is imperative for future community needs.</p> <p>7. Preserving existing open space and public reserves is important to maintain the village lifestyle.</p> <p>8. Conversion of undeveloped streets and laneways into pedestrian access pathways that could feature public art installations will create a unique village landscape.</p> <p>9. Preservation of natural habitat / flora and fauna on Mill Hill must be enshrined in all future plans for our village and development for housing, public services or commercial development must NEVER be allowed.</p> <p>10. The document has an underlying theme that Collector exists only as a commuter town and it’s future is tied to meeting continued demand for housing by people wishing to commute to Canberra. This concept is misguided and while commuters have driven recent growth in the village it should be recognised that the next phase of our development will be towards home based and sustainable enterprises that will consolidate our population and focus on lifestyle outcomes.</p> <p>Regards Gary and Felicity Poile.</p>	<p>a site on land that they own and are prepared to develop.</p> <p>Conversion of streets and land ways into pedestrian accessways is supported by the LSPS.</p> <p>Item 9 - natural habitat flora and fauna on Mill Hill is currently protected by the local environmental plan. No changes are proposed.</p> <p>Item 10 - there is a theme that Collector can provide for commuters. It does not follow that it exists only as a commuter town. If commuters move to the local area they will need to build within the existing town, if they can find lots.</p> <p>See previous comments about Collector.</p>
Karina	31 May 2020, haveyoursay.wordpress	<p>Hi Vivian,</p> <p>The Draft Housing strategy is looking good, I particularly like the reassessment of the lot size considering the smaller historical lot sizes in many villages, and the encouragement of housing to suit a diverse and ageing population. I would encourage a merit based approach to small scale rural (15-40ac) within 3km of any village in the shire that has a school. There are a number of properties within reasonable distance from schools which are still restricted by the 200ac rule. If these were allowed to subdivide, there would be greater opportunities for families to build close to a school without needing to invest in a full scale farm. Smaller lot sizes closer to a town also are not likely to attract permanent residents.</p> <p>The current maps determining lot size were not well thought out and provide opportunities for</p>	<p>Thank you for your submission. As indicated in the report and previously, the LSPS is the beginning of a long conversation which will lead to discussions on local character statements and other planning outcomes. We recognise that there are a number of areas that could be subdivided close to the existing villages and would be happy to have that conversation. The idea is consistent with our priorities,</p>

		<p>some landholders within this area but not others?</p> <p>Thank you for the opportunity to give feedback.</p> <p>Kind regards,</p> <p>Karina</p>	<p>principles and actions. However we have not been able to map every possible outcome, the maps are indicative only.</p> <p>The maps are an indication of where sustainable growth areas can be identified, and this will be further developed in future planning proposals.</p>
Vanessa Mackay	31 May 2020, haveyoursay.wordpress	<p>Hi, I just want to provide my feedback that due to Covid 19 and the extra pressure this has placed on the community and essential workers, along with the inability to meet in discussion groups, I do not believe that the period provided is "enough" for the community to have engaged and discussed proposed changes to the LEP.</p> <p>I believe the period should be extended.</p>	<p>Council has met its statutory obligations under the Environment Planning and Assessment Act 1979. The LSPS has been on exhibition for the minimum 28 days (from 01 May to 31 May). It has been advertised in the regional paper, on the Council website, through the pop up website, social media notifications, and poster drops. Council staff additionally prepared video footage to bring a real element to the process due to the inability to hold public meetings.</p> <p>While we recognise that there is a need to have more conversations with the local community we also recognise that there will be numerous opportunities in the not-too-distant future for these conversations.</p>
Josh Proudman, Crookwell	27 May 2020, Email	<p>Upper Lachlan Shire Council Environment &amp; Planning Department Att: Mr Viv Straw Manager Environmental &amp; Planning</p> <p><b><u>RE: Local Strategic Planning Statement 2040 &amp; Draft Housing Strategy</u></b></p>	<p>Connectivity is identified as one of our priorities, and included in this is our action relating to designing towns for walking and increased accessibility.</p>

	<p>I wish to notify you of my support, m to the documents currently on exhibition, being the Local Strategic Planning Statement 2040 &amp; Draft Housing Strategy.</p> <p>There are a number of comments that will always come up in conversation in the community, the main one being how restrictive the local government area is, in regards to development. Our shire is one made up of predominantly large farming families and those that are only temporary visitors on a weekend, and there is a definite need for the Council to reconsider the direction they want for their community. We need Is a need for income boost to the shire and given the small size of each of our villages, you would be expecting that this would come via tourism.</p> <p>You have requested for the community to provide comments on what they would like to see in their community. The following are some points on what my family (including my children) would like to see for our community.</p> <p>-  <u>New Footpaths and Improved movement around the town and to outlining Villages.</u>  At present there are entire sections of the town that are completely separated from the main street.  We have minimal footpaths for safe movement around the town &amp; where there are footpaths they are often so narrow that you can not push a pram over them. With a young family (8yr, 6yrs and 2 year old children) it is impossible to take them for a walk safely. My son has additional needs and reduced gross motor skills, when we take him for walks 90% needs to occur on the local roads, due to the road reserves not having a foot path and being that uneven that there are too many trip hazards. It defeats the purpose of teaching him, and his younger siblings the danger of roads.</p> <p>We have a beautiful, progressive village of Laggan, only 7 kilometers from Crookwell. There is an ideal opportunity to link the two villages together by way of a bike/footway track. This would allow for a fantastic way to visit the village on the weekends with family, taking the kids for a bike ride to the local (and only) markets in the shire or pub with adequate play area for the kids to enjoy.</p> <p><u>RAILTRAIL</u></p>	<p>Increasing the connection between Laggan and Crookwell is also a priority. Ensuring development prohibitions and zoning are suitable for the needs of the town are also priorities.</p> <p>The Rail Trail is a welcome development.</p> <p>Village markets are also supported by Council to provide alternative income streams for farmers, and to create attractions for residents and visitors.</p> <p>Agree that lookouts, walking tracks, and bike trails are desirable additions to the Shire.</p> <p>Council is amending the prohibitions list to encourage statutorily compliant accommodation options in the shire.</p> <p>Arts and culture will be promoted as part of our actions, assisted by future Character Statements and masterplanning.</p>
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Rhys Martindale, Collector	01 July 2020, Email	<p>To whom it may concern,</p> <p>I wish to raise my objections to the proposed rezoning of Collector Village and the surrounding lands.</p> <ol style="list-style-type: none"> <li>1. The alignment of the consultation period with the ongoing pandemic has allowed insufficient opportunity for the community to gather and discuss the proposal. I see no pressing need for this proposal to be decided upon until after the pandemic period and the related restrictions have lifted, and therefore request the consultation period be extended.</li> <li>2. The projected population growth numbers are greatly over stated. Most of the village blocks are already developed, so there is not way of capitalising on the smaller block sizes without levelling the village.</li> <li>3. The additional population will overload the limited and already poorly maintained council infrastructure in town.</li> </ol>	<p>Council has met its statutory obligations under the Environment Planning and Assessment Act 1979. The LSPS has been on exhibition for the minimum 28 days (from 01 May to 31 May). It has been advertised in the regional paper, on the Council website, through the pop up website, social media notifications, and poster drops. Council staff additionally prepared video footage to bring a real element to the process due to the inability to hold public meetings.</p> <p>The population prediction range is based on two sources: id forecast and the NSW government which differ in their underlying assumptions. We are also facing uncertain times due to the virus</p>

	<p>4. Our existing aerated septic systems allow us to reuse limited water resources on our gardens and trees. Replacing them with external treatment facilities will put further strain on our local water supplies.</p> <p>5. The additional cost of connecting to a sewage system and the additional council fees required to manage and maintain the system will be detrimental to everyone living in the village, my family included.</p> <p>Yours sincerely,</p> <p>Rhys Martindale</p>	<p>pandemic, and this may impact on projections. The market will also dictate the direction of change.</p> <p>The law requires council to adopt the plan in June. There will be other plans to discuss once the pandemic is over.</p> <p>See previous comments about Collector.</p>
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Renae Keith	31 May 2020, Email	<p>To the Upper Lachlan Council,</p> <p>We are Ratepayers in Upper Lachlan Shire Council and are writing in relation to the Document Currently on Exhibition "Draft Local Strategic Planning Statement"</p> <p>We are concerned with the pro windfarm stance that Council seems to have adopted in this document. In reviewing your 70 page document we have counted 9 prominent photos that feature Windfarms. As neighbours of an operational windfarm we would like Council to consider their Stance on Future Windfarm Developments.</p> <p>As adjoining landowners we have been significantly impacted by the Crookwell 2 windfarm which has recently become operational. We would have been heavily impacted by the Crookwell 3 Windfarm Development Application that was refused by the IPC in October 2019. Currently there is 24 Turbines within 5kms of the residential site at our property. From our research in relation the proposed Crookwell 3 Windfarm there are 296 turbines operational or approved within 30km. We believe we could see up to 245 of these turbines from our property.</p> <p>As an adjoining neighbour we would like to raise some of the impacts we have experienced.</p> <p><u>Noise</u> - It is very common that the noise produced by the windfarm becomes distracting. We can only describe it as a semi-trailer truck coming up the driveway. We have encountered it at all times of day and night both inside and outside of buildings.</p> <p><u>Visual</u> - The Visual effects from our property are distracting and sometimes create a flicker on the horizon. There have also been concerns of the prominence and distraction on the Crookwell Rd side which creates a traffic hazard for drivers. There is a cumulative visual impact with the number of turbines that can be seen from our property that could be described as reaching visual saturation.</p> <p><u>Phone Service Coverage</u> - Since the Crookwell 2 Windfarm has been constructed and become operational we have noticed a significant decline in mobile phone coverage on our property and along the Woodhouselee Rd.</p>	<p>Renewable energy has been identified in the South East and Tablelands Regional Plan 2036 as a priority growth sector for ULSC and the region.</p> <p>According the Economic Health Check, the economic indicators highlight the challenges facing the Shire, and leverage opportunities are identified such as: agriculture diversification, increased digital and physical connectivity, population increase in Canberra region, advantage in renewable energy and domestic tourism.</p>
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		<p><u>Long Term Viability and Protecting the Landscape/Environment.</u> In our research into windfarm developments we have learnt that in the construction of the towers such as Crookwell 2, there is 1000 ton of concrete under each one, this was confirmed by an engineer from the proponent at an onsite meeting regarding Crookwell 3. I have heard in Pro windfarm arguments that it is no greater impact on the environment than building a house, We personally do not know of many houses that would require the earthworks and disruption that 1000 ton of concrete involves. We are concerned with the impact on the local environment and believe that while Windfarms may produce green energy the energy consumed and environmental disruption in the Construction process of the windfarms would negate any benefit.</p> <p>The other concern that has been raised is the cost of Removal once the Wind Towers become obsolete (interesting pictures can be found of rusting turbines in America). It is our understanding that whilst there is a requirement in most windfarm approvals for towers to be removed once they have reached their lifespan, this responsibility is left to the landowner. Doing the maths of what a landowner receives for the lifetime of a windfarm would roughly equate to the cost of deconstruction. We fear this will create additional visual pollution in our landscape that future generations will have to deal with.</p> <p>As ratepayers we want to see the Upper Lachlan Shire prosper. As farmers we have been impacted by the drought and understand the effects this has had on the shire along with Covid 19.</p> <p>Our concern is that rate payers are considered in future developments. We believe that we can't sacrifice the long term protection of the Environment and Lifestyle to be enjoyed in the shire for both tourist and residents for short term financial gains that may be generated. For every action there is a consequence and we ask that all be considered when going ahead with planning changes for the Shire for the next 20 years.</p>	
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Wayne and Louise Gooley, Laggan	31 May 2020, Email	<p>Dear Vivian,</p> <p>Thank you for your responding to our email on Friday specifically relating to the LSPS 2040. Appreciated.</p> <p>We attach the Laggan Growth Principles document "Principles" which we were provided.</p> <p>We now refer to your Draft Housing Statement which refers to the attached "Principles" specifically in your commentary under <b>Section 9D</b> regarding Laggan as a <b>"Town and village identified for growth in the short to medium term"</b>. We note that specific commentary is made on pg 86 of your Housing Statement Document re potential Day Spas retreats etc , in referencing this "Principles" document however, we note that you have not included any of the maps and mark ups of particular sites which, given this document was provided by Council, we must assume have potentially been identified or at least discussed, as development opportunities. We would appreciate if you could clarify this.</p> <p>We now make further comments in relation to the Draft Housing Statement and raise a number of concerns.</p> <p><b>Section 1 Introduction. B. What is this Strategy? Pg 11 Upper Lachlan Strategy 2020 Vision (2009)</b></p> <p>We would like to respond to the key factors you have noted to be considered by Council in decisions about where growth should occur, and how they specifically relate to proposed sites in and around Laggan.</p> <p><b>&gt; Water catchment areas affecting the local government area, No comments have been made in relation to the environmental impact on Reedy Creek which runs through Laggan Village following approval of development on the escarpment to the east of the village but also in and around the hotel carpark, which we now hear, has been earmarked for development and rezoning as well as even the development of a Motel.</b></p> <p><b>&gt; Fertile agricultural lands and buffer areas around agricultural activities. Refer our comments below in relation to the BSAL maps where no fertile agricultural land or buffer areas have been</b></p>	<p>The LSPS is a 20 year strategic vision document setting out the vision for land use in the local area, the special characteristics which contribute to local identity, shared community values to be maintained and enhanced and how growth and change will be managed into the future.</p> <p>Future strategic planning projects include land use tables, land zoning, and mapping.</p> <p>Housing strategy - the 2009 strategy resulted in the development of the ULSC LEP 210.</p> <p>This would be dealt with later if the investigation areas were prioritised.</p>
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	<p><i>identified around Laggan village. In our view and of many, this seems extraordinary given the quality of the local soil, the success of local sheep, cattle, prime lamb, wool and certified seed potato production as well as current primary agricultural usage to this day on the proposed sites.</i></p> <p><b>&gt; Ridgelines, scenic quality areas and environmentally sensitive areas.</b> <i>Why have you not referred to the scenic quality areas identified in the "Principles" document in relation to rezoning and development of land to the East of Laggan Village to the ridgeline? We are of the firm view that the vista of the village from Taralga Rd should not be in any way compromised or put at risk by proposed rezoning and carve up.</i></p> <p><b>Section 9. The Priorities. D. Towns Pg 86 LAGGAN</b>          You note in the first paragraph a Key feature of the village is its predominantly linear growth along Laggan, Woodhouselee and Peelwood Roads" This appears to contradict the map on Pg 87 which shows most of the rezoning is to occur along Peelwood Road (approx. up to 2 kms outside the existing village). We are particularly concerned about the size and length of this rezoning. Why is a small village being rezoned aggressively to the North and East especially when you confirm in Section 9D as Laggan being a village identified for growth in the <b>short to medium term</b>. Furthermore, the land earmarked to the east has the potential to severely destroy the existing view of the village. We have addressed this previously in our comments d. 29<sup>th</sup> May 2020 concerning the LSPS 2040. It appears that the land earmarked for rezoning along Peelwood Rd is disproportionate to Laggan – Crookwell Rd, Reground Rd and Woodhouselee Rd.</p> <p>What is equally if not of more concern however, is your reference on Pg 87 Below Figure 41: Laggan - recommended housing growth area map, a reference to the <b>Biophysical Strategic Agricultural Land (BSAL) Mapping</b>.</p> <p>We raise concerns with the comments that <i>"growth areas of Grabben Gullen, Taralga, Laggan and Crookwell require further analysis to determine the viability of development on this sensitive land"</i>. Appendix E includes BSAL mapping for 4 towns and villages including Crookwell, Grabben Gullen, Taralga &amp; Laggan. However it is only Laggan which has no land identified as high quality soil and water resources capable of sustaining high levels of productivity.</p>	<p>NSW government BSAL mapping does not indicate that Laggan is a strategically important location.</p> <p>The mapping has been reviewed and amended. Land to the east is not suitable for rezoning.</p> <p>The NSW department of Agriculture has reviewed the BSAL mapping and did not include Laggan.</p>
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		<p>We refer you to your comments on Pg 41 referring to the “fertile basalt plateaux in the central half of the shire which has led these areas to be prime cropping locations”. There is little doubt that the agricultural land surrounding Laggan is firstly, in the central half of the shire, and secondly has some of the best soil quality in the state.</p> <p><b>We have serious concerns regarding the details provided and would ask that you confirm if the area around Laggan has been reviewed by the BSAL, and if it hasn’t then, we would ask that no rezoning or development take place until this has been qualified and provided to the community for consideration.</b></p> <p>We also make the following comments in general specifically in relation to your draft strategy for LAGGAN,</p> <p>No Flood maps for Laggan &amp; Reedy Creek have been noted either in commentary or Appendix A. Reedy Creek is marked as a Watercourse in Appendix B - Environmental Constraints, but it does not appear in any other map. There are also no other environmental constraints noted other than heritage buildings. To this end, we refer to</p> <p><b>Section 7. Environmental &amp; infrastructure constraints to providing more housing; B Infrastructure</b></p> <p>There is currently no town water supply or sewerage infrastructure in Laggan yet we refer you again to <b>Section 9D</b> as Laggan having been a village identified for growth in the <b>short to medium term</b>.</p> <p>Pg 78 references Section 10.5 of Council's current Development Control Plan which controls the staging of development in expanded village areas, and the provision of essential infrastructure to quote .... "ensure the expansion of village areas and the provision of infrastructure is provided in a staged approach, which will deliver improved efficiencies and sustainability for long term growth and operations". <b>We request details be formally provided of current / proposed development and rezoning applications and Council’s plans to implement adequate infrastructure to support this developments with a “staged approach”</b> and to ensure that new development will quote..... “minimise potable water demand and wastewater production”.</p>	<p>There are no current rezoning plans before Council for Laggan. If there are they will be referred to Council and the state government for comment. If they suggest proceeding the plans will be notified to the community.</p>
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		<p>What would be the impact of proposed amendments on our water table given we have just experienced one of worst droughts which has seen the water table severely impacted.</p> <p>This section also refers to Water Sensitive Urban Design (WSUD). You make reference to methods of achieving WSUD in residential areas which would include rainwater tanks (again, the recent drought would serve as a precautionary warning), as well as the use of recycled water for toilet flushing and irrigation.</p> <p>If Council is considering a 10 x 1acre block subdivision as well as the rezoning of land (particularly on the escarpment), what infrastructure is Council planning on providing and more importantly, what would the impact be on Reedy Creek, its flood zone and the Bore Water table? Further, are existing residents and rural rate payers, expected to fund any of the proposed infrastructure developments? What if any are the proposed building controls and standards?</p> <p>We refer again to <b>Section 9. The Priorities. C. Land use planning principles to address housing mismatch and encourage housing growth Pg 82 "Support the settlement hierarchy"</b>          You note that additional housing is provided within infill areas in the existing villages, particularly the larger villages that are already connected to water and sewerage infrastructure that are close to shops community services and facilities, employment and transport." Again, we have addressed this specifically in our comments concerning the LSPS 2040 on Friday, and raise again now in relation to the Housing Strategy. <b>Any development and population growth however staged, should be focussed on Crookwell and villages with existing infrastructure, water, sewerage, transport and shops, not Laggan given its only 8 kms away.</b></p> <p>To this end, I refer you to the Community Comments you highlight on Page 43 responding to the following questions:</p> <p>What do you like about your village?  <i>"quiet country living away from congestion"</i>  <i>"close knit community with a small village atmosphere"</i></p> <p>Where should new housing be and why?  <i>"On the edges of existing towns .... making the most of existing infrastructure"</i>  <i>"Close to main town centres, <b>Keep rural, rural.</b>"</i></p>	
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		<p>On Pg 48 you have noted similar references to above comments and include  <i>"historical character needs to be supported"</i></p> <p>Pg 49 Table 7, Is there a demand for affordable housing in the Upper Lachlan?  <i>'Yes absolutely, especially in Crookwell'</i></p> <p>Finally Vivian, it was suggested in the attached "Principles" document, provided by Council, that the reason for purported underdevelopment within existing residential zones in Laggan village, was "Land Banking". We would make comment that any underdevelopment, if any with respect to Laggan, is more likely to be a result of the following which you also note Pg 14.</p> <ul style="list-style-type: none"> <li>☐ "the cost of services particular in the unsewered villages which requires further investigation"</li> <li>☐ "existing land already meeting demand which is currently at low rate"</li> <li>☐ "low clearance rates of sales"</li> <li>☐ "land is already meeting growth needs"</li> </ul> <p>We again suggest that there should be stronger community consultation Vivian, and look forward to learning more about the issues that have been raised.</p> <p>Should you require and further information please do not hesitate to contact us.</p>	
as above	29 May 2020	<p>Dear Vivian,</p> <p>We have been on our rural property at Laggan, since 1984. During this period we believe we have encouraged local investment, proper farming practices including substantial tree planting and land preservation. Substantial infrastructure has been developed and maintained over this period. We regularly engage local tradespeople, believe we have contributed substantially to the local community and have enjoyed the services of the Laggan village over the years. We regularly invite visitors to the region who always enjoy the rural life, and always comment about the stone constructions, tree lined roads and local gardens surrounding Laggan, Taralga and Crookwell specifically. We are committed and supportive of the local community.</p>	As above

		<p>We refer to the 2040 strategic plan which you have invited comment.</p> <p>We have had the opportunity to look at the Council's website and have also been provided from our neighbours, a document titled "Laggan Growth Principles" which is not available on your site. We have relied upon this document as it was provided by Council to one of our neighbours. If this is incorrect, then parties and residents should be advised. For the record, it is a real concern to us that the information is not publicly available.</p> <p>As noted, Laggan is a unique and historical village which has effectively been created and supported by a few key locals over several decades. In our view, Council have one opportunity to get any development and growth strategy right sensitively balancing tourism growth, protection of the environment given the close proximity to flood areas, resident and community expectations and any visual impairment issues that may arise by unproven self- interested, speculative property development. We acknowledge that it is a delicate balance however, any development should not be at the cost of these issues to the benefit of a select few and over ambitious rezoning of land which could easily be introduced on a staged and controlled basis upon the success and benchmarked to any development and growth strategy.</p> <p>Based upon the information provided, we are strongly against the LSPS 2040 as currently drafted. Our primary concerns are noted as follows,</p> <ul style="list-style-type: none"> <li>-the underlying assumptions and comments made in the Laggan Growth Principles document, are fundamentally incorrect and contradict the stated intentions of the LSPS 2040.</li> <li>-the structure plan for Laggan village centres around only a select handful of landowners who will directly benefit from any re zoning and the LSPS 2040 (as currently drafted) effectively provides the foot print for the Strategic Paper itself and for those parties to benefit. What independent assessments/external consultants has the Council relied upon and is this available to review please? What documentation or discussions have taken place or has been provided by these parties to Council requesting and/or participating in the Growth Strategy Paper? Why has there been little to no community consultation and/or presentation of the Proposal?</li> </ul>	
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	<p>-as an observation, re zoning is being suggested over small and large areas of prime agriculture land along Peelwood Road questioning the need for any re zoning for this area as it is well outside the perimeter of the existing village. We are also of the view that any re-zoning of larger parcels of land on the escarpment towards the ridgeline above the village would have a detrimental effect/impact visually and would put further pressure on the environmental issues which would arise regarding flood levels and sewerage along Reedy Creek. The proposition that 10-25 acres lots on these parcels of re zoned land would encourage intensified farming is completely unrealistic and not economically feasible. For example, the historical sub divisions of land along the gravel Woodhouselee Road into smaller lots (aside from a couple of notable exceptions) have seen shed/shipping container dwellings which are all unsightly and are specific examples of what the community does not want and which Council should not allow in the village. Further, examples are in the Laggan village itself whereby residents have been allowed to construct poor, shed style housing accommodation which is hardly in keeping with a village atmosphere focussed upon tourism, coffee shops and day spas. With reference to the existing subdivisions along Woodhouselee Road, which have contributed to increased traffic levels, through to Laggan, yet we still are subjected to a gravel road.</p> <p>-should any development be approved with respect to smaller parcels of land in the village centre (which we understand an application has been lodged with Council for 10, 1 acre blocks) we feel that there would need to be proper building standards and controls in place ie standards of construction, possibly stone or picket fences, covenants/caveats for development of aesthetically structured housing development which actually takes place in a regulated time period-not just approved and sold. This would also extend to proper infrastructure including, bitumen roads, paved walkways particularly given the proximity of the Memorial Hall which conducts the monthly markets. Currently, visitors and locals, park their cars illegally and walk on the road to attend the markets and trip into the gutters. Why this type of subdivision would be encouraged for a select few, in a village with limited infrastructure, power, water, sewerage and not in Crookwell is dumbfounding.</p> <p>Allowing the proposed re zoning and subdivisions as drafted, Council is putting at risk the very nature of Laggan's unique and historical significance and destination potential. Laggan has a lot to give and could be a trophy destination for day trippers and week end visitors whilst respecting and providing opportunities for locals. It's a delicate balance however, there is a lot at risk and it</p>	
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		<p>should not be dictated by speculative property development who wish to carve up the land and put at risk what has already stood for many years.</p> <p>Should you require and further information and/or comments please do not hesitate to contact us.</p> <p>We strongly believe Vivian that there should be stronger community consultation and we look forward one day soon to catching up with you and your team to discuss.</p>	
Manor Hill Collector Pty Ltd, Collector	29 May 2020, letter	<p>Dear Viv,</p> <p>RE: Draft Upper Lachlan Draft Local Strategic Planning Statements (DLSPS) 2040</p> <p>We welcome the opportunity to comment on the draft Local Strategic Planning Statements 2040 (draft LSPS) prepared by Upper Lachlan Shire Council ('Council'), which is currently on public exhibition until 31 May 2020. SMEC has been engaged by Manor Hill Collector Pty Ltd, the landowners of 2812 Collector Road, (Lot 1 DP1245314; Lot 1 DP126008; Lots 18, 19, 20, 21, 23 and 25 DP264162; Lots 12-16 DP 264163; Lots 105, 117, 120, 207 DP75008; Lots 100-102 DP789102; Lots 5 and 6 DP 104944) Collector 2581 to prepare a submission for Council's consideration in relation to the draft LSPS. SMEC commends Council on the preparation of the draft LSPS which provides a "20 year vision for land use in the area, the special character and values that are to be preserved and how change will be managed in the future", as required by section 3.9 of the Environmental Planning and Assessment Act 1979. SMEC understands that producing an LSPS is critical to implementing Council's draft Local Housing Strategy (LHS) and will inform the revision of the Local Environmental Plan (LEP). SMEC supports the commitment of Council in its Vision for "a district of villages in a beautiful diverse landscape with a prosperous agricultural and energy economy connected to Sydney, Canberra and international markets". SMEC agrees that Collector has excellent proximity to Canberra and Sydney, which presents huge potential for future development that can meet commuter settlement demand whilst providing affordable living options. It is well serviced by road networks, existing services and infrastructure. Our client's site is located on the eastern edge of the township of Collector. The site is bounded to the west by the Federal Highway and adjoining rural land to the east and south. The site has an area of approximately 178ha. The site is identified as a Proposed Growth Area in Figure 1 and</p>	<p>Minimum lot sizes will be addressed in a future strategic planning project. The suggested 1000sqm lot size is unlikely due to the constraints of septic tanks and the local soils. However the potential to rezone can be investigated.</p>

		<p>is provided with an R5 Large Lot Residential zoning. We support this zoning. We encourage Council to also adopt a minimum lot size of 1,000 sqm to this R5 zoned lane. This would support the orderly and economic development of the land for commuter-based lifestyle housing options, which can be easily maintained and which can support a diverse range of housing options.</p> <p>SMEC and Manor Hill Collector Pty Ltd look forward to working with Council collaboratively to progress the draft LSPS to the next stage and implementing appropriate LEP controls that will achieve the vision outlined in the draft LSPS.</p>	
<p>Sarah Schoffeland Mark Sandberg, Laggan</p>	<p>29 May 2020, letter</p>	<p>Attn; Vivian Straw, We refer to the Draft Local Strategic Planning Statements 2040 ("LSPS 2040").</p> <p>As a local resident of "The Church at Laggan" we have reviewed the LSPS 2040 currently on display for public comment and the 'Laggan Growth Principles' (LGP) document and provide the following comments.</p> <p>1. General intent We agree with the general intent of the LSPS &amp; LGP to increase the population and economic viability of the region while retaining the natural landscape and village character which gives the shire its unique character and is a large part of the desirability of the shire as a place to live, work and retire.</p> <p>We feel improvements to the following are vital to the success of any future strategic plan; ☐ Greater planning flexibility / choices in the villages and Crookwell. ☐ Better and reliable communications infrastructure. ☐ Sealed roads between the villages to allow better all-weather access within the shire. ☐ Sewerage facilities in the villages to allow for more residential living on smaller lots within villages.</p> <p>2. Laggan Specific issues We own and occupy the converted Church at Lot 14 Section 4 DP1698, Laggan, which we note is proposed to have the zoning changed from RU4 to RU5, we have no objection to this change.</p> <p>Laggan Growth Principles document Land supply – we note there is ample land within the village planning borders however this land cannot be developed into small village lots &lt;4000sqm due to the lack of a reticulated sewerage treatment system for the village. The land is currently held by</p>	<p>The LSPS is a 20 year strategic vision document setting out the vision for land use in the local area, the special characteristics which contribute to local identity, shared community values to be maintained and enhanced and how growth and change will be managed into the future.</p> <p>Following the suggested changes, Council has modified the proposed growth map for Laggan with minor amendments to illustrate the general strategic land use vision for Laggan. There will be opportunities for future consultation in future rezoning planning work.</p> <p>Sewerage is possible for this town, however the site selected in the draft provided seems to be too close to the residential component. Other options might be considered.</p> <p>Zoning - The Council has resolved to discuss changing the land use planning</p>

	<p>a small number of local resident landholders. If the land were able to be divided into smaller lots, these landholders could do subdivisions and the village could develop with greater density. This would create a more typical village character with dwellings in garden surrounds aligned along the roads. Structure, Opportunity and Growth – we agree the village should retain its local small scale, but would benefit from greater population and also from greater opportunities for guest accommodation. We run a B+B accommodation and a major constraint in getting more events to the local area, including Crookwell, is the limited amount of short term accommodation available. A larger number of dwellings located in the village, or some small dedicated tourist accommodations, could increase the number of beds available as B+B or overnight rentals and therefore benefit Laggan and surrounding areas. Small rural lots located close to the village would also encourage farmstay, B+B or tourist accommodation businesses to be developed. The document does not mention the ‘opportunity’ that would be afforded to the village if a sewerage treatment system were provided. This one piece of infrastructure would allow development to proceed without the release of more farmland to be converted to R5 zoning. Locating R4 around the existing village boundaries would encourage small rural enterprises and other small business opportunities including artists or artisans, which could enhance the heritage character and continue to develop the local charm of the village.</p> <p>Notwithstanding our opinion that the village can grow without zone changes as outlined above, we note the inclusion, as Figure 36, (p. 67) of an Opportunities Sketch for Laggan (incorrectly labelled ‘Taralga Opportunities Sketch’) which also appears as Fig 2 on p3 of ‘Laggan Growth Principles’ document, see below extract Fig 2.</p> <p>This concept for village zone RU5 to expand into the orange portions we support, and if there is to be rezoning we suggest there can be further minor additions to this concept as outlined in our alternative below at our FIGURE 1.</p> <p>FIGURE 1 - Sandberg / Schoffel Alternative Laggan Planning Strategy</p> <p>Our alternative is based on the following; 1. The land directly to the east of the existing RU5 which is the Mill, has a creek running through it and is unsuitable for small lot residential</p>	<p>table with the department of Planning Infrastructure and Environment. They have indicated that the Council should prepare a planning Proposal.</p>
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		<p>development in large part as the soil and watercourse will preclude septic sewer systems from small lots. Although practically it cannot be subdivided without a sewerage service, we acknowledge the rezoning would allow for greater flexibility in use for the current buildings, including more / varied tourist accommodation options. 2. There is an opportunity to the south side of Taralga Rd to provide RU5 lots (sewered) with direct road access in an area away from the watercourse and where development will not have a detrimental effect on the landscape and view quality of the location. 3. Extending the RU5 northward along Redground Heights Road could provide additional small lots (sewered) with direct road access, and reinforces the traditional village character running along the roadways. 4. Including RU4 zoning to some additional lots on SW. 5. The area highlighted in blue could possibly be a location for a local sewerage treatment system and dispersal. We are also aware there is an alternative Laggan Opportunities Sketch (Fig 32 from p65 of draft LSPS below) circulating which was not included in the earlier versions of "LSPS 2040", see below. We do not support the expansion of the RU5 zoning westward beyond the existing western side RU5 zone, however feel the RU5 zone should expand north along Peelwood Road. The proposed extension of the RU5 towards the north west away from the village centre would create an island of small lot dwellings and distort the village plan away from a traditional form, which normally follows the main roadways creating a strip urban form and giving villages a sense of enclosure and place. It also splits the proposed RU4 zoning and replaces viable farmland with village lots. The locality proposed is also on land which is rising up toward the ridgeline identified in Fig 1 above, so would impact the scenic nature of the areas surrounding the village if it were to be developed as residential lots. While we do support the change to include some RU5 along the south side of Taralga Rd we do not support the extension of RU5 to the southeast in the area of Reedy creek to the south of Taralga Rd as this will impact the creek.</p> <p>3. Sewerage Treatment Options We are strongly of the opinion that the village of Laggan, and other villages within the Shire, desperately need sewer services so that they can develop organically within the existing village boundaries, and that they should not develop through further erosion of rural land on the perimeter of the villages through the addition of more 1HA or 4000sqm lots.</p>	
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		<p>We believe Council should develop a strategy to implement sewerage treatment at the villages as an integral part of any Strategic Planning Policy as without this critical infrastructure, development is always hindered by the need for onsite treatment / disposal of waste.</p> <p>Small community based systems can be installed without the need to link to Crookwell, these can be designed for growth and scaled up as the demand increases.</p> <p>In Laggan I understand council has land to the south of Taralga Road - the cricket field. A small local treatment plant could be located in this area and the water generated by the treatment plant used to irrigate the field. A simple of mains connections could be laid to the township roads and connections made to the system as needed for release of new lots or subdivisions within the village.</p> <p>There are significant developments in treatment sewerage systems which are available such as the following;</p> <p>Biocycle <a href="https://www.biocycle.com.au/commercial-wastewater-systems/">https://www.biocycle.com.au/commercial-wastewater-systems/</a></p> <p>Aerofloat <a href="https://www.aerofloat.com.au/processes/sewage-treatment-system-and-solutions/">https://www.aerofloat.com.au/processes/sewage-treatment-system-and-solutions/</a></p> <p>4. Extension of time for submissions As there appears to be information relating to the future strategy for Laggan Village which was not included in the exhibited documents and is critical to the public understanding of the planning intentions, we request that the information be publicly displayed / circulated and that an extension of time of an additional 4 weeks be allowed for making submissions.</p>	
Graham Liney and David Evans for and on behalf of Laggan Village	29 May 2020, email/letter	<p>We refer to the Draft Local Strategic Planning Statement 2040 Upper Lachlan 2040 LSPS ("LSPS 2040").</p> <p>We wish to advise that the Laggan Village Community Group ("LVCG") comprises a number of longstanding residents and active community members (over 20 people), who collectively share</p>	The views are noted, however there are several other submissions with contrary views. Council proposed planning principles and priorities. How these will turn out over time is not clear, however we do recognise that more investigation is

Community Group Inc.	<p>a number of concerns with the LSPS 2040. Our concerns relate specifically to the Local Strategy addressing Urban Land Use Vision: to set the structure plan for Village of Laggan.</p> <p>From the outset, we are of the firm view that the strategic planning process should be consultative, transparent, and collaborative.</p> <p>We are in receipt of a document dated May 2020 'Page 65' which includes Figure 32 "Laggan Proposed Growth Area". This document was not included in the LSPS 2040 published on the Council's Website as at the 22<sup>nd</sup> May 2020, which you were inviting the public to comment on by 31<sup>st</sup> May 2020. Following further enquiries with the Council, an additional document titled "Laggan Growth Principles" was provided to a resident. We note that this document is currently not available on the Council's website but raises a number of significant issues and further concerns.</p> <p>We now note and confirm that the missing 'page 65' noted above, has now been included in the LSPS 2040 from 25<sup>th</sup> May 2020. The above noted "Laggan Growth Principles" pages, however, which provide detailed commentary regarding Laggan Village and outline existing development and sub-division applications have not been made available for public review.</p> <p>Due to the information regarding Laggan Village being omitted from the public version of the LSPS 2040, we request the date for public exhibition be extended by four (4) weeks so as to allow the correct and complete information to be circulated and provide a reasonable time for the public and concerned residents to provide their comments.</p> <p>It is imperative, that any proposed development is disclosed and is in keeping with the vision and unique historical significance of our Village. To this end, we feel it is important for the Council to disclose and publish the abovementioned document which your office provided, as well as details of existing Applications for development, re-zoning or otherwise, irrespective of the approval status, prior to preparing our formal response. The LVCG would welcome a meeting with council in order for residents and community to be more fully informed.</p> <p>We have been made aware that an Application for a subdivision, has already been lodged and/or is in the process of being lodged with Council. We believe this is seeking to subdivide a proposed</p>	<p>needed. Following investigation, planning documents may be formulated.</p> <p>There is a legal requirement to adopt the LSPS in June, however the Council may review the adopted LSPS at any time.</p>
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		<p>housing estate in the centre of the village and will fundamentally change the landscape and aesthetics of Laggan.</p> <p>Further to our request for an extension for public comment and in keeping within the spirit of transparency, we request full disclosure of any current development applications or submissions be included for review and comment.</p>	
<p>Graham Liney and David Evans</p> <p><i>for and on behalf of</i></p> <p><i>Laggan Village Community Group Inc.</i></p> <p><a href="mailto:lagganvillageCG@gmail.com">lagganvillage CG@gmail.c om</a></p>	Laggan	<p>Dear Vivian,</p> <p>We refer to your email of Friday 29th May 2020.</p> <p>Attached now is the document received from council which was provided to a local resident on Wednesday 27th May, and which we note has not be uploaded to the council website (although it is briefly referred to, without maps or visual diagrams, in your Draft Housing Plan). You were asking for closing public comments by 31st May 2020 so given the close time-frame in you providing this document, we strongly object to your comment that our concerns relate to a "thought bubble", as this document provides in depth commentary on important issues which effect the lifestyle and well-being of Laggan residents now and in the future.</p> <p>We reiterate that the LVCG, strongly object to LSPS 2040 in its current format, and now formally object to the Draft Housing Strategy. We again request an extension of the consultation period to allow further community review, and consultation.</p> <p>In the event, that council elect to not extend the consultation commentary period by 4 weeks, as previously requested, to properly consider matters, the LVCG also wish to now formally advise of its objections in relation to the Draft Housing Strategy. Our primary concerns and objections (and limited to) are as follows.</p> <ul style="list-style-type: none"> <li>• There appears to be no community consulting other than with interested parties who stand to financial gain on rezoning and subdivisions.</li> <li>• Environmental impacts have evidently not been properly assessed or communicated.</li> </ul>	<p>Most of this submission is about the Housing strategy, which is an incomplete document and can be readvertised. The LSPS is to be adopted by Council this month to meet its statutory requirements.</p> <p>Environmental impacts will be assessed in the next stages of the process if the strategy processes to requests by developers for rezoning or if the Council resolves to make changes to the LEP. The</p>

	<ul style="list-style-type: none"> <li>• The appears to be no detailed analysis undertaken on the impact upon the flood zone, Reedy Creek, and further, the multiple natural springs which are located within the existing village area, as it has not been formally disclosed.</li> <li>• The reference to Biophysical Strategic Agricultural Land (BSAL) Mapping Process (as noted on should be completed and disclosed before any implementation of rezoning is made in and around, the existing Laggan village. We note that there is no recognition in Appendix 4, of any prime agricultural land in or around Laggan and the LVCG are of opinion that this is inconsistent given that prime agriculture land has been recognised and acknowledged in the other maps provided for the adjoining areas of Grabben Gullen, Taralga and Crookwell. Laggan is recognized as a prime agricultural grazing and crop production area is included in a quarantined national certified seed potato production area (bio-security certified). How the Council can not recognise this upfront is disturbing.</li> <li>• The existing infrastructure (roads, pathways, intersections etc.) needs to be addressed before any potential rezoning (including the purported 1 acre housing estate subdivision) be approved in order to properly sustain and support the village moving forward. Current infrastructure does not adequately service the needs of existing residents.</li> <li>• The current lack of town water and sewerage infrastructure cannot sustainably support any significant subdivision and influx of population in Laggan as you currently propose.</li> <li>• The vista which would be at risk, (from all directions) as result of rezoning on the eastern side of the village to the ridge-line, is far too valuable to destroy as a result of rezoning and potential development on this prime agricultural land.</li> <li>• Whilst we respect the draft 2040 growth strategy, we believe that the focus of rezoning, subdivision and population growth should be focused within areas which have the existing infrastructure and scalability to easily absorb the growth towards 2040 .In the event that Council wishes to pursue this aggressive short/medium term growth strategy for Laggan, than we suggest that Council disclose the major capital works program and budget, as well as the proposed infrastructure upgrades which would support these developments, prior to approval.</li> </ul> <p>The LVCG represents over 30 Laggan and local residents and have major concerns and object to the current documentation and proposals currently supplied by the Council</p> <p>We hope to hear from you regarding the above and look forward to an in depth and spirited discussion regarding the issues, which Vivian, you must acknowledge are very important,</p>	<p>proposed amendments approved by the Council to date only include a review of the planning tables to change some of the prohibitions.</p> <p>BSAL mapping is a state government process to protect Strategically important Agricultural land. Laggan was not considered to be strategically important at the state level.</p> <p>The vistas and the ridgelines are proposed to be protected in future studies as set out in the documentation.</p> <p>The strategy proposes that most development would be focussed in existing towns and villages within their capacity. Any significant growth beyond the existing zonings would go through the gateway process for evaluation at the time. This plan identifies land that the Council might consider for future rezoning if the market creates a demand.</p> <p>Based on the submissions, received some changes have been made.</p>
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		<p>disturbing and stressful for us. We wish to avoid any division within our community and further request that you table our and all the resident's concerns, with Council</p> <p>Kind regards,</p> <p>Graham Liney and David Evans</p> <p><i>for and on behalf of</i></p> <p><i>Laggan Village Community Group Inc.</i></p> <p><a href="mailto:lagganvillageCG@gmail.com">lagganvillageCG@gmail.com</a></p>	
Lynne and Harry van Veen	28 May 2020, email	<p>Please see our response below:</p> <p>The draft plan has some good ideas and sounds progressive whilst recognising our rural assets and beautiful villages. Maintaining and enhancing the heritage characteristics of all our shire towns/villages, identifying iconic buildings and protecting them when being redeveloped / repurposed is essential.</p> <p>One issue that the document identifies is the preeminent task to attract young people, families, businesses and accommodate services and facilities to encourage people to age in place. Young families are attracted to live and/or set up businesses in towns that provide amenities for their children. They value a decent public swimming pool, good bike/walking tracks, connecting footpaths, beautiful streetscapes and well maintained attractive picnic areas/parks. At present, potential residents, even those older newly retired, will see Goulburn as a far better option. Goulburn is spending on significant upgrades to the aquatic centre, walking/cycling paths, street beautification and cultural centre. We are a poor second cousin in providing these amenities and although we cannot compete on the same scale we need to do more and that requires Council to start spending.</p>	Generally agree. There is a shortage of active recreation in the locality for town and village people to enjoy.



		<p>For our existing residents, the ULS has the highest rate of obesity in the Southern NSW health district, the lowest rates of exercise (73.3%) and diabetes is on the increase. Outdoor gym equipment recently installed is a positive step but we need more bike / walking trails, footpaths that connect to enable young and old to exercise safely. The Crookwell swimming pool complex is tired and in poor condition, it badly needs upgrading.</p> <p>"Environmental enhancement and protection of nature is paramount", recognising and valuing our greenspace for the community's mental and physical health has been identified in the document; "promote nature as part of the urban design framework" - great statements but the Kiamma Creek needs a plan to remediate the creek and rejuvenate the surrounding area so that it becomes an attractive place for families to picnic, walkers to enjoy and a place the community can be proud of. The pool water is currently emptied into the Kiamma Creek and this action is in direct contrast to these environmental statements. We need action not just lofty ideals to achieve the aims of the plan which require Council to spend money.</p>	
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<p>Don Harrington, Laggan</p>	<p>24 May 2020, Letter</p>	<p>Dear Sirs,</p> <p>We are the owners of Roseville Cottage Lots 7,8,9,10,11 and 29 Peelwood Road Laggan NSW 2583.</p> <p>I refer to the Draft Local Strategic Planning Statement 2040 and specifically to the planning proposal for Laggan, for which you have requested our response.</p> <p>Firstly I must say that we found it very difficult to navigate your web site and determine exactly what you are proposing for Laggan.</p> <p>We are dismayed also by the very limited time you have allowed us to respond, coming as it does with no prior warning that major planning changes for the region were under consideration and we question why there has been no community consultation before the planning process was undertaken.</p> <p>My family has been visiting Laggan for more that 50 years and we have owned a cottage here for more than 20. We treasure the village for it's quiet and unspoilt character and it's rural setting in a picturesque countryside. It is a backwater, albeit with great historic background and in our opinion has enormous heritage value in it's present state.</p> <p>The form of the village was established in the early nineteenth century and there are several significant buildings existing in the village from that period (1830s onwards) together with several early cottages and two church buildings. Our village has remained in a relatively untouched condition for many years and it is exactly this ambience that keeps us here.</p> <p>As it is today Laggan has one restaurant and one hotel with in-house dining. The said hotel is charmingly rural and cheerful but occasionally encourages large gatherings of people with very loud and obtrusive music which, in our opinion, is an unfair and unfortunate imposition on other residents of the village. There is a monthly market held in the Memorial Hall which is popular with many and adds a pleasant bit of country flavour to Laggan.</p> <p>We are aware of a document dated May 2020, page 65 which shows, at fig 32, a diagram titled Laggan Proposed Growth Area which does not appear in the information shown on your web site. We ask why not? The diagram causes us great concern in that it indicates a considerable amount of re-zoning of prime agricultural land is proposed, immediately surrounding the village, for residential purposes.</p> <p>There is a photograph at the bottom of the above document which perhaps cynically depicts the cattle and a beautiful scenic landscape which the proposed housing subdivisions will supplant.</p> <p>Your Strategic Planning Proposal appears to advantage only one or two relatively recent locals who would vocally encourage, and benefit financially from, the re-zoning of agricultural land for residential development in Laggan.</p> <p>Allow a few more 2 acre blocks for housing if you must but please, please don't intensify development to the extent where it will destroy a unique piece of our rural heritage.</p>	<p>The LSPS is a 20 year strategic vision document setting out the vision for land use in the local area, the special characteristics which contribute to local identity, shared community values to be maintained and enhanced and how growth and change will be managed into the future.</p> <p>Council has modified the proposed growth map for Laggan with minor amendments to illustrate the general strategic land use vision for Laggan. There will be opportunities for future consultation in future rezoning planning work.</p> <p>Proposed Growth Area maps have been identified in the supplementary Housing Strategy that was exhibited in conjunction with the LSPS. In this document the growth maps were displayed between 01 May and 31 May.</p> <p>Council has met its statutory obligations under the Environment Planning and Assessment Act 1979. The LSPS has been on exhibition for the minimum 28 days (from 01 May to 31 May). It has been advertised in the regional paper, on the Council website, through the pop up website, social media notifications, and poster drops. Council staff additionally prepared video footage to bring a real</p>
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			element to the process due to the inability to hold public meetings.
Craig Haskins, Laggan	27 May 2020, email	<p>Members of the Upper Lachlan Shire Council</p> <p>By way of introduction my name is Craig Haskins and I recently purchased 40ha at 2663 Laggan-Taralga Road, Laggan. I have a lovely home with a building permit, no connection to town facilities, electricity, water or sewage. The property looks west down the valley to what I call the Laggan Valley, and over the beautiful Laggan village.</p> <p>The purpose of my purchase of this property is to build a profitable agricultural enterprise, and over time I will certainly be looking to add to my land holding to increase my capacity. I currently maintain a permanent residence in Sydney, but in the short time since my purchase in late February I have found myself drawn to spend more time in Laggan than at my home on Manly beach.</p> <p>I am fortunate to have the support of a number of Laggan and ULSC residents in both advisory and contracting capacities as I establish my farm. I have quickly, and most enjoyably, met many of the residents of Laggan. I have frequented and supported both the Laggan Hotel and the Laggan Pantry and Brewery, both excellent venues. I am very happy to say that I have become a supporter of a number of businesses in Crookwell as well as I understand the importance of buying local.</p> <p>To date, I have hosted at least a dozen guests to the area and am proud to show off this most beautiful part of NSW. Universally, these guests, have all been captivated by the beauty of the region, from Crookwell through Laggan and on to Taralga.</p> <p>The ambience of Laggan is lovely, and the quaint village feel is well appreciated.</p> <p>I would however make a number of observations as it related to the Strategy which I hope the ULSC finds helpful. To be absolutely clear I support the proposed development of Laggan as described in your comprehensive document and commend the work that has gone into it.</p>	Agree.

	<p>1. The infill strategy for additional quality housing on smaller but sizeable blocks is supported by me.</p> <p>Laggan needs some increase in its critical mass. If this is achieved in a tasteful manner with quality builds and strict requirements for gardens etc it will add to the ambience and of the village and ensure that it thrives into the future. Careful management of building code etc is a must.</p> <p>The available land to the north and west appears to offer this and will not likely impact congestion nor traffic management or safety issues.</p> <p>2. The proposal or suggestion that a cafe or some sort of casual dining and general store is supported by me.</p> <p>At present the two hospitality venues cater for lunch time and evening trade. Both are high quality venues and in my view would be attractive function venues that could attract people to the ULS and to the Laggan and Crookwell area. However, in keeping with attracting these sort of events, a morning time casual dining, coffee shop will add a buzz and a further element of destination to the village.</p> <p>Provided adequate parking and perhaps a pedestrian crossing is added a cafe operated by a high quality operator would no doubt make Laggan another pleasant stop on the tourist map for day trippers and weekenders.</p> <p>Further, such a business would also attract patronage from locals, and others as a modest general store. A fine example of this that I am particularly familiar with is the Cafe at the now world famous Hyams Beach, in Jervis Bay, NSW. The cafe operates seasonally, but is high quality, and with the right operator is a profitable business.</p> <p>3. Laggan does not have the volume of historic buildings so it will never be Taralga, but as a picturesque and accessible destination it can build its own unique nature. Further, the concept of a top of shop for a business in perhaps a new building may make it a viable and attractive</p>	
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		<p>investment. Attention to its design in keeping with the country style and a building code that prescribed quality of build would ensure that Laggan would be enhanced by this development.</p> <p>I wonder if a lovely country gift shop and gallery may also enjoy some success in Laggan as a destination further evolves through this development.</p> <p>I would like to conclude by thanking the members of the ULSC and their employees for the way that I have seen the area presented, the quality and friendliness of the staff and for this proactive strategy.</p> <p>Your view of modest and well managed growth is to be applauded.</p> <p>I am more than happy to discuss my views further at any time.</p> <p>I look forward to my future involvement in the development of the ULS and Laggan. We are all fortunate to have found our way to this picturesque and productive part of NSW. It is my intention to invest in the future of Laggan and to continue to promote the area to future residents and tourists.</p> <p>Best regards</p>	
Murray Gregory, Bigga	28 May 2020	<p>ULSC Draft Local Strategic Planning Statement 2040 Review Commentary – Murray Gregory, Bigga May 27, 2020</p> <p>Page 6 – Executive Summary STATEMENT: Council's planning priorities focus on economic diversity: agriculture, housing, tourism and business development. QUESTION: Are the planning priorities a subset of economic diversity, or should the colon be a comma for the wording 'economic diversity( or ,) agriculture, housing, tourism and business development'. It changes the meaning of the sentence - please clarify. Page 7, 14 (Figure 4) and 35 (Figure 14) STATEMENT: 1) There is little industry within the Shire apart from the [Lindner] sock factory at Crookwell (page 7); 2) goods transformation equals 10% of Total ULS Key Industries ('Industry Profile % of Total ULS Key Industries 2019', Figure 4); and 3) there has been 10% growth in the manufacturing</p>	Minor proofreading related comments have been amended.

		<p>sector ('Change in Value Added by Industry Sector 2013-2019', Figure 14). QUESTION: 1) What industry sector does Virbac Australia's Crookwell factory sit within; 2) what manufacturing industries represent goods-transformation when it equates to 10% of ULSC industry profile; and 3) what manufacturing industry has provided 10% growth in the last six years. The Lindner sock factory cannot account for all of this. Page 9 and 26 (Figure 11) STATEMENT: Crookwell is seen as the 'hub and spoke node'. QUESTION: The Connectivity Plan shows no connectivity from the 'hub' along any spoke (→) to the north-west towns of Boorowa, Young, Cowra and Orange when much of this area sits inside the 'Canberra Zone of Influence' (→), a key feature of the LSPS's growth forecasts. Why.</p> <p>Page 10 STATEMENT: The Shire's topography, combined with increased investment in renewable energy (wind, solar, hydro, geothermal) may bring new economic opportunities to the Upper Lachlan. QUESTION: Are hydro and geothermal really being considered in ULSC. What research supports this proposal. Page 14 STATEMENT: Vision for a changing future. Given the major challenges being faced by the Shire including climate change, aging population and limited economic and population growth, we know we need to shift to 'diversity' our industries. QUESTION: Rather than 'shift to diversity our industries', should this read as 'shift to diversified industries' or 'shift to diversify our industries'. Each statement means different outcomes. Please clarify. Page 15 STATEMENT: It is predicted that agriculture production in other parts of NSW will become unviable, and alternatively the arable land our Shire possesses has the potential to become highly sought after. QUESTION: From what research was this statement drawn. Page 30 STATEMENT: Between 200 and 1800 new homes will be needed by 2036 to meet population growth... QUESTION: Why is there such a discrepancy between the two estimates – it is multiple of nine. From what research was this statement drawn. Page 34 STATEMENT: By retaining and enhancing the heritage precincts of Taralga, Laggan, and Binda, along with Gunning, there is an opportunity to encourage tourists to stop and enjoy our small characterful villages. Currently, these villages do not have "visibility" because they lack places for people to stay, linger or explore unless they have self-contained facilities. The plan envisages changes to this pattern. Encouraging visitors to stay overnight will optimise the use of tourism and service facilities in the Shire.</p>	
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	<p>QUESTION: Why has Bigga been excluded from the definition of a heritage precinct village. Is Bigga in any way entitled to the same opportunity of tourism and “visibility” as Taralga, Laggan, Binda and Gunning.</p> <p>Page 43 STATEMENT: Maps X highlights scenic drives and viewing areas.</p> <p>QUESTION: Where can ‘Maps X’ be found in the document.</p> <p>Page 63 STATEMENT: The satellite urban centres that are considered tourism centres include Taralga, Binda, Grabben Gullen, and Laggan.</p> <p>QUESTION: Why are Bigga and Gunning not considered tourism centres.</p> <p>ULSC Draft Local Strategic Planning Statement 2040 Review Commentary – Murray Gregory, Bigga May 27, 2020</p> <p>Page 64 OBSERVATION: This page is specific to Taralga, yet the photo used is of Binda.</p> <p>STATEMENT: Taralga is 178 km for the new international airport is under construction due in 2026, which will provide excellent opportunities for the shire.</p> <p>QUESTION: 1) What is the correct structure and wording of this sentence as it is making four points; 2) where is the new international airport; and 3) what are the ‘excellent’ opportunities it will provide for the shire – specifically Taralga.</p> <p>Whole of Document OBSERVATION: This is a poorly prepared, researched and formatted document. If this is evidence of where ULSC is leading us – “God help us”.</p> <p>QUESTION: Was this document proofread by the author and who sanctioned it prior to publication.</p>	
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Cancer Council NSW	27 May 2020, Letter	<p>The General Manager Upper Lachlan Shire Council PO Box 42 Gunning NSW 2581</p> <p>Dear Upper Lachlan Shire Council,</p> <p><b>Re: Feedback on the Draft Local Strategic Planning Statement (LSPS)</b></p> <p>Thank you for the opportunity to provide feedback on the Draft LSPS.</p> <p>Cancer Council NSW is committed to reducing the impact of cancer on individuals and the community, and to lessening the burden for people affected by cancer. We are community funded and community focused. We believe health is central to urban planning in order to create environments that promote cancer-smart behaviours and reduce exposure to known cancer risks such as solar ultraviolet (UV) radiation.</p> <p>Cancer Council NSW is a key partner in the implementation of the <i>NSW Skin Cancer Prevention Strategy</i> (2017) which defines a comprehensive approach to reducing overexposure to (UV) and ultimately the incidence of skin cancer in NSW. The Strategy is a multidisciplinary initiative lead by Cancer Institute NSW which is an agency of NSW Health.</p> <p>As part of the delivery of the Strategy, the Shade Working Group is committed to increasing shade across NSW for skin cancer prevention by influencing the planning system and advocating for shade in the local community. Member organisations of the Shade Working Group include: Cancer Institute NSW, Cancer Council NSW, University of New South Wales City Future Research Centre, and a strategic and social impact planner consultant. This submission is being provided by Cancer Council NSW, which also is Chair of the <i>NSW Skin Cancer Prevention Strategy Shade Working Group</i>.</p> <p><b>Skin cancer in Australia</b></p>	Provision of shade will be considered in future placemaking and subsequent amendments to the Upper Lachlan Development Control Plan.
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		<p>Australia has the highest levels of UV radiation and the highest incidence rates of skin cancer worldwide, where two out of every three people are likely to be diagnosed with skin cancer by the age of 70. UV radiation causes 95% of melanomas and 99% of non-melanoma skin cancers in Australia. This means skin cancer is highly preventable.</p> <p>In comparison to another important preventable social issue, nearly twice as many people die from melanoma than they do on our roads in NSW. 354 people died on our roads in 2018; while 638 people died of skin cancer in the same year<sup>1</sup>. We wear a seatbelt every time we get in the car, and we should think about UV radiation in the same way.</p> <p>Council can play an important role in reducing the risk of skin cancer of its residents through planning and designing shade. Good quality shade can reduce UV exposure by up to 75 per cent. Further information including the co-benefits of shade, are attached. They are also accessible via Cancer Council NSW's <a href="#">website</a>, along with the <i>Cancer Council NSW Guidelines to Shade</i> and example case studies of well-designed shade.</p> <p><b>Response to the Draft LSPS</b> Cancer Council NSW strongly encourages Council to ensure the value of shade for UV radiation protection and other co-benefits are fully recognised in the vision for the LGA.</p> <p>We have suggestions to support you with this, and attached to this letter is example text developed to include in your LSPS which supports shade as a planning priority for the LGA. We recommend that council look to include all or part of this text in relevant Themes or Planning Priorities from the Draft LSPS. This text can also be accessed via Cancer Council NSW's <a href="#">website</a>. Thank you again for the opportunity to provide comment on your Draft LSPS. If you would like any further support, please feel free to contact me via <a href="mailto:Elizabeth.king@nswcc.org.au">Elizabeth.king@nswcc.org.au</a> or ph: (02) 9334 1760.</p>	
Terry Lovelock President	31 May 2020, Email/Letter	The Collector Community Association Executive (CCA) have reviewed the Upper Lachlan Shire Councils (ULSC) draft Local Strategic Planning Statement (LSPS) and the draft Housing Strategy and would like to provide formal feedback to the ULSC.	

Collector Community Association	<p>Firstly it is important to note that during the current COVID-19 crisis, there has been no opportunity to undertake formal and comprehensive community outreach and consultation. With this in mind the CCA have developed a series of insights on the these documents, but would like to note that until the restrictions around the current COVID-19 crisis are lifted and there is the opportunity to undertake further community consultation, these insights only reflect the view of the CCA and its collective local experience, not that of the community as a whole.</p> <p>The fundamental issues the CCA have identified and would like to undertake further consultation on are as follows:</p> <ol style="list-style-type: none"> <li>1. The proposed development of the western floodplain raises concerns for the CCA around the feasibility of the concept, specifically land contours, drainage, flood management, water contamination and run-off. The Housing Strategy specifically notes in its objectives that new developments do not occur in bush fire prone or flood affected land. This seems to be a clear issue.</li> <li>2. The projections of population growth do not support the size of the proposed developments and subdivisions to the north and the east of the Collector township. The strategic plan identifies an increase in population for the ULSC from 8059 to 8300 people in the next 16 years. If these figures are correct, the development proposed for Collector far exceeds the number of people the township will have to support into the future years.</li> <li>3. The proposed location of the Village centre raises issues in terms of parking availability and the number of shops that could be built within the proposed zone. The CCA believes that there are other options within the current village precinct that would be better suited in terms of being both undeveloped and offering a larger footprint for the location.</li> </ol> <p>The CCA would like to stress that we are not opposed to development in the Collector region, on the contrary, we are very happy to see a strategic plan for both village development as a whole as well as specific plans around housing. But, we would like the opportunity to sit with the ULSC executive to discuss the key changes that we have highlighted above. Our previous</p>	<ol style="list-style-type: none"> <li>1. The proposed area to the west is for agricultural land RU4 not for village development. See previous comments.</li> <li>2. See previous comments,. It is not the Councils intention to plan for all the Growth to go to Collector.</li> <li>3. Town centres move over time. Where the centre ends up will be the subject of further work in the future character statements. This plan identified the work of a potential investor. Council is not aware of anyone else who wants to create a commercial development.</li> <li>4. Future work will lead to future character statements, a master plan and DCP changes. These may not reflect the doodles in this document. We will consult with each community at that time.</li> </ol>
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		<p>correspondence with ULSC has also highlighted the need for more careful consultative correspondence with the Collector community.</p> <p>Additional to the comments and requested executive engagement above, we would also like to see a formal consultation exercise undertaken to gather feedback on what is an excellent draft and ensure that the communication and community feedback from previous years is synthesised into the LSPS. The CCA believe that further consultation with the Collector community will provide ULSC with a foundation document for our future that has the full support of the community as it exists today.</p>	
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## **12      INFRASTRUCTURE DEPARTMENT**

There were no items submitted for this section at the time the Agenda was compiled.







## **13 FINANCE AND ADMINISTRATION**

The following items are submitted for consideration -

13.1	Integrated Planning and Reporting - Adoption of 2020/2021 Council Plans	231
13.2	Pensioner Concession Policy	242

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## Finance and Administration - 18 June 2020

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**ITEM 13.1**                      **Integrated Planning and Reporting - Adoption of 2020/2021 Council Plans**

**FILE REFERENCE**    **I20/233**

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

### **ISSUE**

Adoption of Upper Lachlan Shire Council's 2020/2021 Strategic Plans, Revenue Policy and making of rates and charges in accordance with the *Local Government Act 1993* and the Integrated Planning and Reporting legislation.

### **RECOMMENDATION**        That -

1. Council, in accordance with Sections 8A-8C and Sections 403-406, of the Local Government Act 1993 resolve to adopt the following Strategic Plans:-
  1. Operational Plan 2020/2021;
  2. Delivery Program 2020/2021 – 2023/2024;
  3. Long Term Financial Plan 2020-2029;
  4. Infrastructure Plan 2020-2029; and
  5. Workforce Plan 2020/2021 – 2023/2024.
2. Council approves expenditure and votes money according to the integrated financial budget contained within Council's 2020/2021 Operational Plan.
3. Council make the Revenue Policy, including Fees and Charges, and operational and capital budget as outlined in the 2020/2021 Operational Plan. The net consolidated operating result is a budget surplus, before capital grants and contributions, totalling \$414,768.
4. Council in accordance with Section 506, of the Local Government Act 1993, and the Office of Local Government advice, and in accordance with the Independent Pricing and Regulatory Tribunal of NSW determination, hereby adopt a 2.60% permissible Ordinary (General) Rates Increase for 2020/2021.
5. Council in accordance with Section 566 (3), of the Local Government Act 1993, hereby resolves that the Interest Rate to apply for 1 January 2021 to 30 June 2021 to all overdue Rates and Charges be calculated at the maximum permissible Interest Rate of 7.00% per annum, calculated on a daily basis, as determined by the Office of Local Government. An Interest Rate of 0.00% per annum will apply for the period of 1 July 2020 to 31 December 2020.
6. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0017410 for Farmland Rating Category inclusive of a Base Amount of \$490.00 per Assessment being 26% of the total amount payable for land categorised as Farmland, for the year 2020/2021.

7. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0027940 for the Residential Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 40% of the total amount payable for land categorised as Residential, for the year 2020/2021.
8. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0021313 for the Residential – Non Urban Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 33% of the total amount payable for land categorised as Residential – Non Urban, for the year 2020/2021.
9. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0070890 for the Business – Crookwell Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 25% of the total amount payable for land categorised as Business - Crookwell, for the year 2020/2021.
10. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0052580 for the Business – Gunning Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 34% of the total amount payable for land categorised as Business – Gunning for the year 2020/2021.
11. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0044210 for the Business – Taralga Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 33% of the total amount payable for land categorised as Business – Taralga for the year 2020/2021.
12. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0202300 for the Business – General Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 6% of the total amount payable for land categorised as Business – General for the year 2020/2021.
13. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0084360 for the Mining Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 12% of the total amount payable for land categorised as Mining for the year 2020/2021.
14. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Crookwell Water Supply Annual Charge subject to a Water Access Fee of \$463.00 and a Water Availability Charge of \$463.00, for the year 2020/2021.
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16. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Dalton Water Supply Annual Charge subject to a Water Access Fee of \$463.00 and a Water Availability Charge of \$463.00, for the year 2020/2021.
17. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Water Supply Annual Charge subject to a Water Access Fee of \$463.00 and a Water Availability Charge of \$463.00, for the year 2020/2021.
18. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Sewerage Supply Access Charge of \$820.00 per Assessment categorised as Residential Occupied and an Access Charge of \$538.00 for Residential Unoccupied, for the year 2020/2021.
19. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Non-Residential and Business of \$820.00, a Sewerage Discharge Factor of 0.77 and a Usage Charge of \$3.21, for the year 2020/2021.
20. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Churches / Schools / Hospitals / Nursing Homes and Parks of \$820.00, a Sewerage Discharge Factor of 0.50 and a Usage Charge \$3.21, for the year 2020/2021.
21. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Commercial of \$820.00, a Sewerage Discharge Factor of 0.60 and a Usage Charge of \$3.21, for the year 2020/2021.
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29. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), 501 and 552, Council make a Taralga Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Churches / Schools / Hospitals / Nursing Homes and Parks of \$820.00, a Sewerage Discharge Factor of 0.50 and a Usage Charge of \$3.21, for the year 2020/2021.
30. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 496, Council make a shire wide Domestic Waste Management Service Charge of \$485.00 per service for the year 2020/2021.
31. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 496, Council make a shire wide Domestic Waste Management Availability Charge of \$191.00 per Rateable Assessment. This annual charge is for each vacant property that is categorised as Residential and is in the pickup service area, for the year 2020/2021.
32. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 501, Council make a Commercial Waste Service Charge of \$575.00 per service for each rateable Assessment categorised as Business – Gunning, Business – Taralga and Business – Crookwell, for the year 2020/2021.
33. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1) and 501, Council make a Commercial Waste Availability Charge of \$191.00 per Assessment for Rateable Assessments categorised as Business – Gunning, Business – Taralga and Business – Crookwell, for the year 2020/2021.
34. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1) and 501, Council make a Rural Waste Annual Charge of \$210.10 per Rateable Assessment categorised as Farmland, Residential – Non Urban, and Residential,

for properties that do not have a Domestic Waste Management Charge and do not have a Domestic Waste Management Availability Charge for the year 2020/2021.

35. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 496A, Council make a Stormwater Management Annual Charge for the towns of Taralga, Crookwell, Gunning and Collector of \$25.00 per Rateable Assessment categorised as Residential, for the year 2020/2021.
36. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 496A, Council make a Stormwater Management Annual Charge for the towns of Taralga, Crookwell, Gunning, and Collector of \$50.00 per Rateable Assessment categorised as Business – Gunning, Business – Taralga, and Business – Crookwell, for the year 2020/2021.
37. Under the Local Government Act 1993, pursuant to Section 502, Council make a Water Supply User Pay Consumption Charge for the towns of Taralga, Crookwell, Gunning and Dalton. The charge Tariff 1 - \$3.21 per kilolitre consumed up to a maximum of 200 kilolitres and charge for Tariff 2 - \$4.25 per kilolitre consumed above 200 kilolitres, for the year 2020/2021.

## **BACKGROUND**

Note: The Tablelands Regional Community Strategic Plan 2016-2036 has been adopted by Upper Lachlan Shire Council in accordance with Section 402, of the Local Government Act 1993, and came into effect on 1 July 2017.

## **REPORT**

In accordance with NSW Government's Integrated Planning and Reporting requirements, provisions in Section 403 to 406, of the Local Government Act 1993, Council has prepared the 2020/2021 suite of strategic plans.

The following Plans have been prepared and were placed on public exhibition in accordance with the requirements of the Local Government Act 1993 (as amended):-

1. **Resource Strategy** in accordance with Section 403, of the Local Government Act 1993, contains the following:-
  - Long Term Financial Plan 2020-2029;
  - Infrastructure Plan 2020-2029; and
  - Workforce Plan 2020/2021 – 2023/2024.
2. **Delivery Program 2020/2021 – 2023/2024** (four year program and budget) – Section 404, of the Local Government Act 1993; and
3. **Operational Plan 2020/2021** (one year plan and budget contains the Fees and Charges and Revenue Policy) – Section 405, of the Local Government Act 1993.

The Integrated Plans were placed on public exhibition for a five week period. There were public notices and media releases in the Voice newsletter and were available for viewing at three Shire administration offices and available on Council's website.

### **Public Submissions**

There is zero public submissions received with respect to Council's integrated strategic plans. At the Councillor Budget Workshop held on 31 March 2020 Council has considered and allocated donations and section 356 contributions. All other pre-plan budget submissions were deferred for consideration at a further workshop.

### **Changes made to Operational Plan 2020/2021**

Amendments made to the advertised draft strategic plans since the public exhibition period concluded on 28 May 2020 are included as follows:-

#### **Operating Income and Expenditure in 2020/2021**

1. Loans - Debt servicing costs (interest on borrowings) reduced by \$15,797;
2. STLC Library Management Expenses increased by \$10,000;
3. Employee on-costs increased by \$56,475.

#### **Capital Income and Expenditure in 2020/2021**

1. Loans - Principal Reduction (Timber Bridge Replacement program) capital expenditure decreased by \$133,416 (Borrowings amount reduced);
2. IT Servers Replacement - \$80,000 in capital expenditure brought forward from into 2020/2021 from 2021/2022 (funded by IT Reserves);
3. In the Delivery Program; the Blue Hills Road/Burra Burra Creek Bridge has been brought forward from 2022/2023 to 2021/2022 as \$750,000 loan funded capital expenditure.

### **2020/2021 Operational Plan Summary**

The Operational Plan outlines the key performance indicators, principal activities and the Revenue Policy is summarised as follows:-

- General (Ordinary) Rates will increase by 2.60%, however the dollar value increases will vary within each individual rating category as there is a general land revaluation for the shire at base date of 1 July 2019;
- Water Supply Access Charge and Water Availability Charge will increase by 3.50% or \$16 per service;
- Water usage (consumption) charge will increase by 3.50%, dollar value increases will vary for each individual service dependent upon water consumption;
- Sewerage Best Practice Pricing Access Charges will increase by 2% or \$17 per service;
- Domestic Waste Management Annual Charge will increase by 4% or \$19 per service;
- Commercial Waste Annual Charge will increase by 4%, or \$23 per service;
- Rural Waste Annual Charge and Domestic Waste Management Availability

Charge will increase by 4%, or \$8.80 and \$8.00 per Assessment respectively;

- Stormwater Annual Charges will have a zero increase.

## **POLICY IMPACT**

Nil

## **OPTIONS**

Nil

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

The 2020/2021 Operational Plan projects a consolidated net operating result budget surplus, before capital grants and contributions, totalling \$414,768. A net consolidated budget cash flow deficit of \$2.362 million is projected with significantly large funds being transferred from reserves which is necessary in funding the capital expenditure projects.

## **RECOMMENDATION** That -

1. Council, in accordance with Sections 8A-8C and Sections 403-406, of the Local Government Act 1993 resolve to adopt the following Strategic Plans:-
  1. Operational Plan 2020/2021;
  2. Delivery Program 2020/2021 – 2023/2024;
  3. Long Term Financial Plan 2020-2029;
  4. Infrastructure Plan 2020-2029; and
  5. Workforce Plan 2020/2021 – 2023/2024.
2. Council approves expenditure and votes money according to the integrated financial budget contained within Council's 2020/2021 Operational Plan.
3. Council make the Revenue Policy, including Fees and Charges, and operational and capital budget as outlined in the 2020/2021 Operational Plan. The net consolidated operating result is a budget surplus, before capital grants and contributions, totalling \$414,768.
4. Council in accordance with Section 506, of the Local Government Act 1993, and the Office of Local Government advice, and in accordance with the Independent Pricing and Regulatory Tribunal of NSW determination, hereby adopt a 2.60% permissible Ordinary (General) Rates Increase for 2020/2021.
5. Council in accordance with Section 566 (3), of the Local Government Act 1993, hereby resolves that the Interest Rate to apply for 1 January 2021 to 30 June 2021 to all overdue Rates and Charges be calculated at the maximum permissible Interest Rate of 7.00% per annum, calculated on a daily basis, as determined by the Office of Local Government. An Interest Rate of 0.00% per annum will apply for the period of 1 July 2020 to 31 December 2020.

6. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0017410 for Farmland Rating Category inclusive of a Base Amount of \$490.00 per Assessment being 26% of the total amount payable for land categorised as Farmland, for the year 2020/2021.
7. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0027940 for the Residential Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 40% of the total amount payable for land categorised as Residential, for the year 2020/2021.
8. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0021313 for the Residential – Non Urban Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 33% of the total amount payable for land categorised as Residential – Non Urban, for the year 2020/2021.
9. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0070890 for the Business – Crookwell Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 25% of the total amount payable for land categorised as Business - Crookwell, for the year 2020/2021.
10. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0052580 for the Business – Gunning Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 34% of the total amount payable for land categorised as Business – Gunning for the year 2020/2021.
11. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0044210 for the Business – Taralga Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 33% of the total amount payable for land categorised as Business – Taralga for the year 2020/2021.
12. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0202300 for the Business – General Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 6% of the total amount payable for land categorised as Business – General for the year 2020/2021.
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Water Access Fee of \$463.00 and a Water Availability Charge of \$463.00, for the year 2020/2021.

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33. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1) and 501, Council make a Commercial Waste Availability Charge of \$191.00 per

## ***Finance and Administration***

### **INTEGRATED PLANNING AND REPORTING - ADOPTION OF 2020/2021 COUNCIL PLANS** cont'd

Assessment for Rateable Assessments categorised as Business – Gunning, Business – Taralga and Business – Crookwell, for the year 2020/2021.

34. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1) and 501, Council make a Rural Waste Annual Charge of \$210.10 per Rateable Assessment categorised as Farmland, Residential – Non Urban, and Residential, for properties that do not have a Domestic Waste Management Charge and do not have a Domestic Waste Management Availability Charge for the year 2020/2021.
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### **ATTACHMENTS**

1. ➡	Operational Plan 2020-2021	Appendix
2. ➡	Long Term Financial Plan 2020-2029	Appendix
3. ➡	Workforce Plan 2020-2021 - 2023-2024	Appendix
4. ➡	Delivery Program 2020-2021 - 2023-2024	Appendix
5. ➡	Infrastructure Plan 2020-2029	Appendix

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## Finance and Administration - 18 June 2020

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**ITEM 13.2**                      **Pensioner Concession Policy**

**FILE REFERENCE**    **I20/242**

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

### **ISSUE**

Review of Council's Pensioner Concession Policy

**RECOMMENDATION**      That -

1. Council adopts the reviewed Pensioner Concession Policy.

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### **BACKGROUND**

Nil

### **REPORT**

This report details a review of the Council Pensioner Concession Policy. The Policy is attached with amendments highlighted in yellow for Council's review.

### **POLICY IMPACT**

This is a review of an existing Council Policy.

### **OPTIONS**

Nil

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**      That -

1. Council adopts the reviewed Pensioner Concession Policy.

### **ATTACHMENTS**

1. <a href="#">Download</a>	Pensioner Concession Policy - Date Adopted 16 October 2014 - Resolution XX/14 - Review 2017	Attachment
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<b>POLICY:-</b>	
Policy Title:	Pensioner Concession Policy
File Reference:	F10/618-04
Date Policy was adopted by Council initially:	28 September 2006
Resolution Number:	249/06
Other Review Dates:	15 September 2011 and 16 October 2014, 18 May 2017
Resolution Number:	358/11 and 325/14 and 142/17
Current Policy adopted by Council:	18 June 2020
Resolution Number:	XX/20
Next Policy Review date:	2023

<b>PROCEDURES/GUIDELINES:-</b>	
Date procedure/guideline was developed:	
Procedure/guideline reference number:	

<b>RESPONSIBILITY:-</b>	
Draft Policy developed by:	Director of Finance and Administration
Committee/s (if any) consulted in the development of this Policy:	N/A
Responsibility for implementation:	Director of Finance and Administration
Responsibility for review of Policy:	Director of Finance and Administration

## **OBJECTIVE**

To provide eligible pensioners with the statutory pensioner concession relating to rates and charges, as specified in Section 575, of the Local Government Act 1993.

## **POLICY STATEMENT**

Council will provide a consistent approach to verifying all pensioner concession applications and apply appropriate internal controls to maintenance of pension details.

This policy sets out the terms and conditions required to be met by eligible persons for a pensioner concession under the Local Government Act 1993.

## **PROCEDURAL GUIDELINES**

1. Council's procedure under Section 579, of the Local Government Act 1993, is that all pensioners make initial application for rebate on the prescribed form and that any backdating of the rebate be limited to only the prior year of application.
2. Council's procedure under Section 582, of the Local Government Act 1993, is that Council will not provide any additional waiver or reduction in rates, charges and interest due by any person.
3. That validation of eligible pensioner reference card holders will be carried out by Council staff **twice each year** in conjunction with Centrelink and the Department of Veteran Affairs verification processes.
4. The reversal of pensioner rebates will be made as required by Section 584, of the Local Government Act 1993, **if a person ceases to be eligible** for a reduction, under this Division, of rates or charges to cease, the entitlement is taken to cease on the last day of the quarterly instalment period during which those circumstances occurred.

## **ENTITLEMENT TO PENSIONER CONCESSION**

The Local Government Act 1993, Chapter 15, Part 8 - Concessions, Division 1 provides concessions for eligible pensioners.

Entitlement is granted under Section 575, of the Local Government Act 1993, which states the following.

"If an eligible pensioner is the person solely liable, or a person jointly liable with one or more other persons, for a rate or charge levied on land on which a dwelling is situated, the rate or charge is, on application to the Council and on production to the Council of evidence sufficient to enable it to calculate the amount of the reduction, to be reduced in accordance with this Section."

## **APPLICATION FOR PENSION CONCESSION**

Pensioners requesting a rebate are required to submit an application on the prescribed form and the production of a current Pension Concession Card as sufficient evidence to calculate the amount of the rates and charges reduction, allowed under the Local Government Act 1993. The eligible pensioner must meet the above entitlement criteria to receive a pensioner concession.

## **AMOUNT OF PENSION CONCESSION**

The maximum amounts of the pensioner rebate allowed is adjusted downwards proportionally subject to whether the person/s making the application is solely liable or jointly liable with eligible dwelling occupiers.

The total amount of annual pension concession by which:-

- (a) All ordinary rates and charges and for domestic waste management services levied on any land for the same year are reduced is not to exceed \$250;
- (b) All water supply special rates or annual charge so levied are reduced is not to exceed \$87.50;
- (c) All sewerage special rates or annual charge so levied are reduced is not to exceed \$87.50.

## **STATUTORY PENSION CONCESSION FUNDING**

Council receives a Pensioner Concession Subsidy of 55% of all concessions granted in the financial year. The subsidy represents both State and Commonwealth funding. Council funds the balance of 45% of the pensioner concessions granted.

## **PENSIONERS TEMPORARILY IN HOSPITALS OR NURSING HOMES**

Council staff will be empathetic in all circumstances related to permanent, partial and/or temporary incapacitation of eligible pensioners.

If a ratepayer is required to leave their principal place of living for a temporary period with an intention to return to their home, Council will assess whether the ratepayer is still eligible for a pensioner concession. Factors for consideration include whether the property is vacant or only occupied by the ratepayer's spouse during the time of their absence.

If a residence is leased on a commercial basis this will negate the sole principal place of residence status for the property and the pension concession will be removed for the property.



## **RELEVANT LEGISLATION AND RELATED COUNCIL POLICY**

- Local Government Act 1993 (as amended);
- Local Government (General) Regulation 2005;
- Independent Commission against Corruption Act (ICAC) 1988;
- Anti Discrimination Act 1977;
- NSW State Records Act 1998;
- Government Information (Public Access) Act 2009;
- Privacy and Personal Information Protection Act 1998;
- Office of Local Government Rating and Revenue Raising Manual;
- Council's Code of Conduct for Councillors, staff and delegates of Council;
- Council's Code of Meeting Practice;
- Council's Rates and Charges Hardship Assistance Policy;
- Council's Debt Recovery Policy;
- Council's Service Delivery Policy;
- Council's Records Management Policy;
- Council's Privacy Management Plan;
- Council's Complaints Management Policy;
- Council's Delegation of Authority Policy; and
- Council's instrument of delegations from the General Manager to Council staff.

## **VARIATION**

That Council reserves the right to vary the terms and conditions of this policy.

## **14        GENERAL MANAGER**

The following items are submitted for consideration -

14.1	Crookwell District Hospital - Upgrade Update	248
14.2	COVID-19 Report	250
14.3	Wyangala Dam Wall Raising Project Update	259

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## General Manager - 18 June 2020

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**ITEM 14.1**                      **Crookwell District Hospital - Upgrade Update**

**FILE REFERENCE**    **I20/245**

**AUTHOR**                      **General Manager**

### **ISSUE**

To provide Council with a status update on the Crookwell District Hospital Upgrade.

**RECOMMENDATION**      That -

1. Council receives and notes the report as information.

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### **BACKGROUND**

The Hon. Brad Hazzard MP – Minister for Health and Medical research wrote to Mayor/Clr Stafford in March 2020 about the NSW Governments \$2.5 million upgrade plan for Crookwell District Hospital. Our Ref F20/5 Their Ref M20/933

### **REPORT**

Council has requested that The Hon Brad Hazzard office provide ULSC with an update in relation to Crookwell District Hospital \$2.5 million upgrade.

An email was sent 27 May 2020 to request that Council receive regular updates on the status of the project.

Renata Sheehan Manager of Community Engagement for Southern NSW Local Health District also provided us with an update via email on 5 June 2020 (D2020/4840)

#### A summary below

- Planning is underway on the Crookwell Hospital Refurbishment.
- A schematic layout design for the new Emergency Department has been selected. The next step is detailed plans for the clinical fit out and function.
- Further project information by way of floor plans and associated drawings will be released to the community once developed and approvals have been secured with Councils planning Department.
- Refurbishment works for the Wellness Centre are scheduled to commence in early June. This body of work will take approximately 4 – 6 weeks.

**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 - 18 June 2020

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### ITEM 14.2                      COVID-19 Report

**FILE REFERENCE**    I20/246

**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 May/June 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, COVID-19 is a potentially fatal condition and is also highly contagious, as at the date of writing this report 3106 cases of individuals with COVID-19 have now been confirmed in New South Wales.

### REPORT

#### Public Health Order | June 1 2020

A summary of the key areas which affect Council are below

#### Camping Grounds/Caravan Park

As of June 1 2020 camping grounds / caravan parks could open but must have a COVID-19 Safety plan, but each site requires a COVID plan and travellers should call ahead and confirm bookings.

#### *Action from Council*

- Crookwell caravan park remains closed due to Kiamma Creek bridge works and access to the Caravan park being unavailable
- Others have remained closed until sites can be made safe and it is expected that COVID plans will be developed and implemented by the end of the month.
- Tourism are taking names and contact details to communicate changes

### **Food Markets**

With use of an open-air area, or an existing building a food market can sell, expose or offer goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

#### *Action from Council*

A license/permit would have to be applied for if using public space and a COVID plan is required to ensure that social distancing continues.

### **Fundraising Stalls**

No further update has been received

#### *Action from Council*

No fundraising or stalls (outside of food) are available in public areas until restrictions are lifted.

### **Information and education facilities**

#### **Library**

No more than the total number of persons calculated by allowing 4 square metres of space for each person (including staff members) on the premises

- exclusion of staff and visitors who are unwell
- limiting the number of guests to allow for 4 square metres per person
- providing distance markers for people queuing at service points
- ensuring adequate hand washing facilities and/or sanitiser
- online ticketing systems for museums and galleries
- no groups and tours
- enhanced cleaning
- 48 hour quarantine of returns for libraries.

#### *Action from Council*

Library reopening with new COVID -19 Procedures following NSW Public Libraries Association recommendation – see attachments 1 and 2.

#### **Stage 1**

- Toilets not open to public, staff only
- No Computers but residents may bring their own laptops



**General Manager**  
**COVID-19 REPORT** cont'd

- Keep register of attendees
- Library opening hours 30 minutes later than previously

No group activities

Stage 2

- Limited Computers with social distancing implemented
- Volunteers recommence

Stage 3

- Full service returned to public provision

**Recreation facilities)**

Recreation facilities includes showgrounds, parks/skate parks and sporting fields

Each council is to determine whether or not to open any sporting grounds and facilities for which they are responsible. In making this decision council should consider whether it is possible to meet social distancing, public hygiene requirements, 4m<sup>2</sup> of space per person. However, the NSW Government urges all councils to keep public facilities open and operational where possible.

*Action from Council*

Gunning showground will open by the end of the month once a COVID plan is developed and implemented.

Sporting fields can be booked for maximum group of 10 people and have their own COVID plan. Most sporting bodies have already diligently developed these to meet COVID standards. Council will also have a return to sport procedure for those sports that do not have a governing sporting body.

Playgrounds/Outdoor Gyms/Skate parks were re-opened in late May 2020.

**Recreation facilities (indoor)**

Includes building or places used for indoor recreation.

June 1 announcement stated community centres and halls must remain closed. If and when that changes, further guidance will be provided. For this purpose, a 'community centre' is any building in which members of the community meet for social or other purposes whether or not it is called a 'community centre'. Common examples include town and community halls and neighbourhood centres. These buildings must remain closed.

June 13 announcement stated gyms, indoor pools, and yoga and dance studios would resume across NSW.

From 1 July, as more COVID-19 restrictions are lifted kids sport will resume

**General Manager**  
**COVID-19 REPORT** cont'd

*Action from Council*

From 13 June, the following were opened with a strict Council COVID-19 safety plan in place following NSW government recommendations

The NSW government on 3 June announced that halls could be opened by the 13 June with a strict COVID 19 safety plan. Council is working to develop COVID safety plans and expect all facilities will open by the end of the month.

**Regional Travel and Tourism Centre**

Intra-state travel restrictions were lifted from June 1

*Action from Council*

Our tourism centre returned to operation from Monday 1 June. The team have implemented safe social distancing practices, including space marking points on the floor, limiting customers into the centre and ensuring sanitizer, wipes, regular cleaning and a visitor register.

**Council Meetings and Public Forums**

As of 22 May 2020

Councillors are allowed to attend but members of the public are not permitted to attend meetings (other than for the purposes of work) if this means that the total number of people attending meetings (including councillors and staff) exceed 10.

*Action from Council*

Meetings will continue with zoom available to our directors or councillors to join in for Council meetings, especially where the maximum 10 participants are in the room.

**COVID-19 Testing / Pop up clinics**

Council has been contacted by health professionals to set up drive thru testing clinics including Gunning, Taralga and Tuena. While NSW Health is responsible for publicising these clinics, council is also publicising them on our website

**Council Operations**

- All staff are practicing safe social distancing
- Service counters have safety shields installed
- Minimal 1-1 meetings with outsiders of Council taking place
- Council Chambers still only allowing maximum 10 persons in room
- Implementation of zoom/phone meetings wherever possible
- Segregation of departments still in action (three groups)
- Hand sanitizer, wipes and cleaning protocol in place
- RAMPH Mental Health check list sent to all staff – Attachment 3
- Signage / restrictions across Council

**General Manager**  
**COVID-19 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**

1. <a href="#">↔</a>	NSWPLA May 2020 - Reopening your library guide	Appendix
2. <a href="#">↓</a>	NSW Health checklist_for_covid-19_safety_in_nsw_libraries_20_may_2020	Attachment
3. <a href="#">↓</a>	WHS - COVID19 - Mental Health Checklist	Attachment



### **Checklist for COVID-19 Safety in NSW Libraries**

#### **Wellbeing of staff and visitors**

- ☐ Have a policy for the exclusion of staff, volunteers and visitors who are unwell, even if only mild. Note anyone failing symptom screening (with or without temperature screen for >37.5°C) should be excluded and should be referred for COVID-19 assessment.
- ☐ If staff have respiratory symptoms or fever they should be instructed to immediately get tested for COVID-19 and remain in isolation at home until they have received their result. Consider putting in place mechanisms or a process to ensure staff can access testing easily. Ensure staff are aware of their leave entitlements if they are sick or required to self-quarantine.
- ☐ Clearly display the conditions of entry on the website, social media platforms and at the venue entrance.
- ☐ Consider offering special, allocated times for people in high-risk categories (e.g. over 70 years) to visit when additional precautions such as further visitor number restrictions could be put in place, or the ability for these people to borrow and return books directly from the counter.
- ☐ Provide staff and volunteers with appropriate training on staying away from work when sick, and on physical distancing and cleaning requirements. Regularly check in on their wellbeing and ensure they are being treated respectfully by visitors.

#### **Physical distancing**

- ☐ Ensure the number of staff, volunteers and visitors does not exceed the capacity limit (one person per 4 square metres).
- ☐ Use separate doors for entry and exit wherever practicable.
- ☐ Put up posters to remind staff and visitors to keep at least 1.5 metres distance from others.
- ☐ Move or remove seating and tables as required to comply with physical distancing.
- ☐ Reduce crowding wherever possible and promote physical distancing with markers on the floor in areas where people are asked to queue.
- ☐ Have a staff member responsible for managing numbers entering the building, and ensuring people are physically distancing.
- ☐ Calculate the area of floor in lifts and meeting or study rooms to determine the upper limit of people who can safely occupy this space taking into account staff, volunteers and visitors (one person per 4 square metres). Use signage at entrances to communicate the maximum safe capacity to support the staff member managing numbers.
- ☐ Temporarily suspend all storytimes, workshops and other group activities.
- ☐ Cancel or defer non-essential face-to-face meetings and training for staff and volunteers, using telephone or video instead where practicable.
- ☐ Stagger start times and breaks for staff members to minimise the risk of close contact.



- ☐ Ensure staff maintain 1.5 metres physical distancing whilst working and during meal or other breaks.
- ☐ Review regular deliveries and request contactless delivery and invoicing where practicable.
- ☐ Have strategies in place to manage gatherings that may occur immediately outside the premises.
- ☐ Coordinate with public transport around strategies to minimise COVID-19 risks associated with transportation to and from the venue.
- ☐ Cafes should comply with current restrictions including physical distancing and maximum capacity limits.

#### **Hygiene and cleaning**

- ☐ Quarantine returned items for 24 hours and wipe down plastic cases or coverings before returning to shelves.
- ☐ Ensure good hand hygiene facilities are available, including at venue entry and exit, and promote excellent hand hygiene by staff.
- ☐ Ensure bathrooms are well stocked with hand soap and paper towels, and have posters with instructions on how to wash hands.
- ☐ Encourage staff and visitors to wash their hands before and after touching books, DVDs, computers or any other materials.
- ☐ Ensure any areas frequented by staff or visitors are cleaned at least daily with detergent or disinfectant.
- ☐ Workers should wear gloves when cleaning and wash hands thoroughly before and after with soap.
- ☐ Clean frequently touched areas and surfaces several times per day with a detergent or disinfectant solution or wipe. This includes library computers, elevator buttons, handrails, tables, countertops, door knobs, sinks, and staff-room facilities.
- ☐ Remove any toys and virtual reality headsets.

#### **Record keeping**

- ☐ Keep a record of name, and contact number or reliable email for all visitors, staff, volunteers and contractors for a period of at least 28 days.
- ☐ Ensure records are used only for the purposes of tracing COVID-19 infections and are stored confidentially and securely.
- ☐ Employers should encourage but not mandate their staff and volunteers to download the contact tracing app to support contact tracing if required.

*How are you going?*

	WELL			UNWELL
How are you feeling?	Self-aware & calm	Irritable or impatient	Angry or frustrated	Aggressive, out of control
What's your stress level?	Coping well	Worried or nervous	Very nervous, panicky	Really anxious, panic attacks
What's your outlook?	Positive	Overwhelmed	Feeling hopeless	Depressed or suicidal thoughts
How are you working?	Motivated & kicking goals	Putting things off, forgetting stuff	Unmotivated, not working well	Can't get anything done
How are you sleeping?	Sleeping normally	Trouble sleeping	Restless, disturbed sleep	Sleeping too much or too little
What's your energy level?	Energetic	Low energy levels	Tired	No energy & feeling unwell
What's your activity level?	Keeping active	Not doing as much as usual	Not enjoying activities	Avoiding activities
How social are you?	Feeling connected	Withdrawal from social activity	Annoyed with everyone	Avoiding people, isolated

*What can you do?*

Keep it up!	Ask for support, try not to judge yourself	See your GP	You must get help
	Talk to friends and family	Don't put it off, act now	Help is available
	Do something you enjoy	Contact Community Health or your EAP	NSW Mental Health Line 1800 011 511

For more information: [www.ramhp.com.au](http://www.ramhp.com.au)  
[www.crrmh.com.au](http://www.crrmh.com.au)

You can follow us on:





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## General Manager - 18 June 2020

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**ITEM 14.3**                      **Wyangala Dam Wall Raising Project Update**

**FILE REFERENCE**    **I20/239**

**AUTHOR**                      **General Manager**

### **ISSUE**

To provide Council with a status update on the Wyangala Dam Wall Raising project.

**RECOMMENDATION**      That -

1. Council receives and notes the report as information.

---

### **BACKGROUND**

The Wyangala Dam Wall Raising Project has been classified as Critical Significant Infrastructure and it will be delivered on an accelerated timeline.

### **REPORT**

Council has requested that WaterNSW provide Council with regular updates on the status of the project.

WaterNSW fact sheets are attached for Councillors information.

Water NSW are actioning the below

- Wyangala village mail drop occurring, notifying them of the project, where to find updates on works happening and managing COVID-19 in their community.
- Follow up letter to Landholders who have responded to the initial letter have been sent re inundation impacts. Purpose of this letter is to notify them of upcoming visits and site investigations
- Follow up letter to Landholders who didn't respond to the initial letter re inundation. Purpose of this letter is requesting they make contact and notify them of upcoming site investigations

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**      That -

1. Council receives and notes the report as information.

**ATTACHMENTS**

1. <a href="#">↓</a>	Community Update - Wyangala Dam Wal Raising Project	Attachment
2. <a href="#">↓</a>	Community Update - Wyangala Dam Wall Raising Project	Attachment
3. <a href="#">↓</a>	Community Update - Wyangala Dam Wall Raising Project	Attachment



## COMMUNITY UPDATE

# Wyangala Dam Wall Raising Project

SUBSCRIBE  
FOR PROJECT  
UPDATES

## Larger dam will improve water security for Lachlan Valley

The \$650 million Wyangala Dam Wall Raising project will provide thousands of Lachlan Valley region residents and their communities with improved water security and stronger drought resilience.

The project is being led by WaterNSW with joint funding by the NSW and Federal Governments with preliminary works scheduled to start October 2020 and major construction works scheduled for Oct 2021.

The existing 85-metre dam wall will be raised by around 10 metres, increasing existing water storage by 53%.

A Stanfec-GHD joint venture has now been engaged by WaterNSW for the project as engineering and environmental advisors. Detailed investigations are already underway including optimum height for the new wall along with inundation mapping which will be finalised in late September this year.

Early works will start in October 2020 which will include the relocation of the Wyangala Waters Caravan Park to a higher location, with the existing park to be utilised as the construction project HQ. WaterNSW has been working closely with Reflection Holiday Parks for several months on the relocation plans. While some early progress has been made, the detailed work for the layout and facilities is ongoing and will be finalised in the coming months. We will be supporting Reflections to keep their customers and site holders updated.

The planning and environmental approval process will also commence along with the Environmental Impact Statement to be available for public display and comment by mid 2021.

## Will other options be considered?

The Lachlan Valley catchment was identified in 2015 as a priority for investment in critical water infrastructure. A number of options were identified including a possible dam in the vicinity of Cranky Rock.

After an initial feasibility assessment, raising the dam wall at Wyangala was determined as the most viable option to improve water security and availability.

WaterNSW has been tasked by the NSW and Federal Governments to deliver this critical project and will not be considering other alternative options to ensure all resources are dedicated to meeting the timeframes for construction and delivery of this Critical State Significant infrastructure project.



We will be selecting our major contractors and project partners on their track record of maximising local opportunities and engaging local businesses for their projects.

David Hogan  
Head of Engagement, WaterNSW



## Maximising local opportunities from the project

We are strongly committed to maximising local opportunities from the project over the construction period for the Wyangala Dam project. We will be connecting local businesses with our project partners and major contractors.

If you're interested in providing products and services to the project, please register online at [www.watnsw.com.au/wyangalabusiness](http://www.watnsw.com.au/wyangalabusiness).

We're also working closely with the local Business Chambers and Councils to ensure any opportunities that come through the construction period be sourced where possible from the local region.



This is an iconic project for our region and communities along the Lachlan River. It's a once in a generation opportunity to develop and grow skills, capacity and supply chains that will benefit our region and communities further afield.

Jordan Core  
President, Cowra Business Chamber



## WYANGALA DAM SNAPSHOT

- The second major dam built for irrigation in NSW when construction began in 1928
- Wyangala Dam has helped drive economic development in the Lachlan Valley
- Today the dam continues to support irrigated agriculture across the valley
- It also supplies stock and household needs for landholders and towns along the Lachlan River, environmental flows, flood mitigation and hydroelectricity
- The dam is a major destination for recreational activities for many people in NSW



## BENEFITS, FACTS AND FIGURES

**\$650M** cost shared by NSW & Federal Governments

Early works will start in October



Dam wall to be raised by approximately **10METRES**



Increased capability to attenuate floods



Inundation mapping underway, due for completion in late September

Improved drought resilience



**2025** Project due for completion

Water storage increased by **53%**



Total storage capacity increased from 1217GL to **1867GL**



## KEY ACTIVITIES 2020 - 2021

- APR-JUN** Community information via radio, local papers and online due to COVID-19 restrictions
- MAY-JUL** Landholders contacted directly to arrange and commence on-site property inspections and assessments
- AUG** Onsite assessments and analysis completed to define likely inundation area
- SEPT** Final inundation modelling outcomes advised to landholders, Councils and local communities, informing ongoing property inspections and assessments
- OCT** "Shovels in the ground" early project works start
- MID 2021** Concept design & environmental assessment approvals
- OCT 2021** Dam construction works commence, will take around 4 years to complete



## QUESTIONS

Check out the FAQs on our website, and if you have any questions please email [wyangaladamproject@watnsw.com.au](mailto:wyangaladamproject@watnsw.com.au)



[www.watnsw.com.au](http://www.watnsw.com.au)

## Local Chambers of Commerce

Contact your local Chamber of Commerce for further details and support.

## Keep in touch

Email [wyangaladamproject@watnsw.com.au](mailto:wyangaladamproject@watnsw.com.au)

Join WaterNSW - Wyangala Dam Raising project group

Follow us on Twitter @WaterNSW

Visit us online [watnsw.com.au](http://watnsw.com.au)



## COMMUNITY UPDATE

# Wyangala Dam Wall Raising Project

SUBSCRIBE  
FOR PROJECT  
UPDATES

## Working closely with the local Community fundamental to successfully delivering this project

WaterNSW is committed to working closely with the local community on all aspects of the Wyangala Dam Wall Raising Project. Projects of this significance will require community engagement on matters including environmental approvals and the Environmental Impact Statement (EIS) process, cultural heritage and inundation assessments, as well as determine long-term positive legacy opportunities.

Despite ambitious timelines and a focus on delivering a fast-tracked project, there will be no shortcuts on mandatory requirements including public input to the EIS for the project.

Our engagement with aboriginal communities across the region has also already started and we are now in the process of contacting approximately 50 groups across the Lachlan Valley to register their interest in the preparation of the Aboriginal Cultural Heritage Assessment.

Once the COVID-19 restrictions on social gatherings are further revised, WaterNSW will be able to recommence our program of face-to-face meetings with the community and stakeholder groups. In the meantime project information and updates are being made available via local newspapers, radio, social media and our website. An online Q&A session for the community will soon be held with details to be advertised locally and on our website.

## There will be impacts from a project of this scale and significance

As with any major infrastructure project, it is inevitable that some properties, public assets and infrastructure will be affected by a rise in water storage levels from the raising of the dam wall.

The precise impacts will not be known until September 2020 when the detailed investigations and assessments have been completed. We have already started to engage with public and private landholders in the area to better understand potential impacts on their properties.

This will include assessment of potential impacts not only on physical assets, but also on business and farming operations. Our investigations will also assess the impact on cultural heritage, as well as public infrastructure such as roads and bridges in the Wyangala catchment.

Letters have been sent to potentially affected landholders regarding this process. If you are likely to be affected by the rise in water level and have not yet received a letter please contact Alice Jarrett at [alice.jarrett@watnsw.com.au](mailto:alice.jarrett@watnsw.com.au) to start the process.



WaterNSW is committed to working through both the challenges and opportunities that arise from this project. We understand that the potential impacts can cause uncertainty for individuals, families, businesses and communities and we're committed to keeping you informed, and spending the time needed to work directly with you to understand potential impacts on your property or business.



Alice Jarrett  
Community Engagement Officer, WaterNSW

"It's critical throughout this project that landowners who may be affected by inundation are dealt with sensitively and respectfully, and are given the time they need to go through that process. I look forward to the inundation modelling being made available at the end of September."

John Stafford, Upper Lachlan Mayor

WaterNSW will progressively work through challenges and opportunities with individuals and the broader community to achieve the best possible balanced outcomes.

One of the early challenges is the relocation of the Wyangala Waters Caravan Park. Already the managers at Reflection Holiday Parks have held initial meetings via webinars with their site holders. WaterNSW will be supporting Reflections as this consultation continues with their customers and site holders. While construction of the new park will start in October this year, site holders will not need to immediately relocate. Relocation timetables and arrangements will be worked through over the next 12 months.

With the committed timetables and fast tracked delivery of this critical state significant project, we encourage everyone to stay up to date through our website and across the project updates.



## Key Milestones

2020

Jan 2020  
Project team  
for year  
ahead

Mar 2020  
Initial land  
assessments for  
scoping

Feb 2020  
Local  
Government  
engagement  
begins

Apr 2020  
Community  
information  
program  
begins

May 2020  
Direct  
landowner  
engagement  
begins

May 2020  
Detailed land  
investigations  
begin

Sep 2020  
Inundation  
Model  
developed

Sep 2020  
Engagement  
with landowners  
re inundation  
impacts

Oct 2020  
Community  
and stakeholder  
engagement  
continues

Oct 2020  
Shovels in  
the ground  
- earthworks  
begin

2021

Jun 2021  
EIS on  
public  
display

Jun 2021  
Community  
engagement  
re construction  
begins

Oct 2021  
Construction  
begins - to  
run approx  
4 years

## Community Engagement

Although this project is being fast tracked, relevant approvals are still required

There will be no shortcuts on mandatory planning and approval requirements.

The community will have an opportunity to comment on the EIS and we encourage you to have your say at that time on all aspects related to environment and heritage assessments.

Inundation mapping will be completed in late September this year and will be provided as a matter of priority to landholders first and then the broader public thereafter.



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### Keep in touch

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## COMMUNITY UPDATE

# Wyangala Dam Wall Raising Project

SUBSCRIBE  
FOR PROJECT  
UPDATES

## Dam project fast tracked to combat future droughts in the Lachlan Valley region

The \$650 million Wyangala Dam Wall raising project is being fast tracked with the goal for completion within five years.

This project has been declared a Critical State Significant Infrastructure project by the NSW Government and WaterNSW has been tasked to deliver this important project.

Given the impact of the millennium and current drought, we want to make sure this dam is completed quickly so that when rainfall patterns improve we can capture this into the increased storage.

If you're wondering if the dam will ever fill, modelling has shown that the major rain event of 2016 would have filled the larger storage capacity. So it's important we deliver this project to overcome the Lachlan Valley's low levels of water security and reliability in its regulated/licensed irrigation and urban water supply.

Led by WaterNSW with joint funding by the NSW and Federal Governments, we are planning to have 'shovels in the ground' by October this year with early works being the relocation of the Wyangala Waters Caravan Park and major construction to start in late 2021.



**The Wyangala dam project will give us greater certainty regarding our future water supplies and will help build our economic base as a region.**

Phyllis Miller, Forbes Mayor



## Wyangala project development consultant appointed

A Stantec-GHD joint venture has been engaged as engineering and environmental advisors for the project.

They will support WaterNSW with the investigations, environmental assessment, modelling and design for the project.

With deep experience in the investigation, design and development of dams, Stantec-GHD will bring a strong background to supporting development and delivery of raising the Wyangala dam wall.

## Building a lasting legacy from the project

While time frames for raising the dam wall are ambitious, WaterNSW is focused on delivering a positive legacy from the project for the Lachlan Valley regional communities.

WaterNSW will be working with a diverse range of stakeholders across the Lachlan Valley including customers, cultural and environmental groups, local interest groups such as tourism and recreation and business chambers on what they want to see achieved from the project.

A project of this scale and complexity naturally affects different stakeholders in different ways and that's why we'll be working with stakeholders right across the region to achieve the best possible outcomes from implementation of the project.

That includes maximising local benefits and opportunities, a priority on using local contractors, services and workers where possible, understanding who and what is affected by the project and effectively managing these impacts across environmental, cultural, property and public infrastructure.

### OUR FOCUS RIGHT NOW



Ongoing community  
engagement



Meeting project  
delivery timeframes



Maximising local  
opportunities

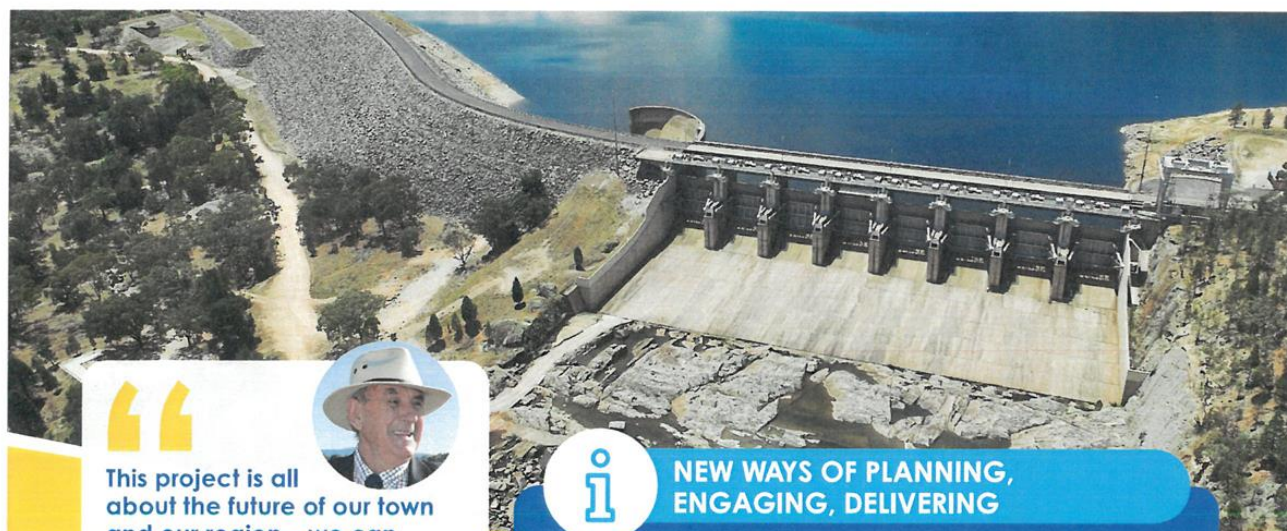


Boosting capacity  
& capability



[www.watnsw.com.au](http://www.watnsw.com.au)





“

This project is all about the future of our town and our region – we can look forward with far more confidence than before.

Bill West, Cowra Mayor

During these difficult times, it is important that we remain focussed on delivering this critical project given its significant benefits for the Lachlan Valley region, so we'll be using new tools and approaches to keep the community updated and informed.

David Hogan,  
Head of Engagement, WaterNSW

**COVID-19 challenges**

Our immediate challenge is how we deal with COVID-19 and keep the community up to date. WaterNSW prides itself on being able to show up and have important conversations with the community face to face. While we can't do this right now, we are using other ways to get information to you including our website, social media, local newspapers and radio.

i

**NEW WAYS OF PLANNING, ENGAGING, DELIVERING**

Fast tracking a project of this scale demands an entirely different way of planning, engaging and delivering such a critical piece of NSW infrastructure. It requires the Wyangala project team to focus on:

**Collaboration**  
by working together to deliver on commitments

**Innovation** to deliver balanced outcomes rather than just process


**Concurrent Activities** that are maximised to achieve critical delivery objectives

**Project Delivery Partners** working alongside WaterNSW as one team

?

**WILL THE NEW DAM EVER FILL?**

Modelling has shown the major rain event of 2016 would have filled the larger storage capacity. We need this dam to be completed quickly so that when rainfall does improve we can capture this into the increased storage.



While we expect the dam to fill, we need to carefully balance this with the need for continued environmental flows and water downstream of the dam. That highlights the importance of conducting environmental investigations.

Check out the FAQs on our website, and if you have any questions please email [wyangaladamproject@waterNSW.com.au](mailto:wyangaladamproject@waterNSW.com.au)



Environmental  
planning



Construction of new  
Wyangala Waters Caravan Park



Inundation  
assessments



Cultural heritage  
assessments

### Keep in touch

@ Email [wyangaladamproject@waterNSW.com.au](mailto:wyangaladamproject@waterNSW.com.au)

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## **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 June	266
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## Reports from Other Committees, Section 355 Committees and Delegates - 18 June 2020

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### ITEM 16.1


### Reports from Committees for the month of June

#### RECOMMENDATION:

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

1. Taralga Historical Society – Newsletter No: 2/2020.

#### ATTACHMENTS

1. <a href="#"></a>	Taralga Historical Society Inc - Newsletter No 2 - 2020	Attachment
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**Taralga Historical Society Inc**  
**83 Orchard Street**  
**Taralga NSW 2580**



**President: Maureen Long 0417 042 303**  
**Secretary: Chris Ainsworth 0418 919 357**  
**Treasurer: Judith Matthews 4843 3004**

**Aim: To preserve history of Taralga & District for future generations**

**Newsletter No 2, 2020**

**MEMBERSHIP SUBSCRIPTION PAYMENT \$20:**

**If you pay by Direct transfer or postal note -**

**please provide your name.**

**Bank account details: Commonwealth Bank**

**Account Name: Taralga Historical Society Inc**

**BSB: 062 545**

**ACCOUNT NO: 1004 0942**

**Presidents Report:**

Hello to everyone - hope you are all coping with this different world, it has certainly changed how our organisation does business!

Thank you to the outgoing executive and our many hard working members who managed the museum complex so well in the past few years. It was looking very good under your care.

We did have a working bee in March, and a Dairy display at the Show, but then everything stopped.

We will resume our program as things become safer in the coming months, or however long it takes.

Thank you to Judith Matthews who still has to pay the accounts and do the accounting and to Graham Lambert who is applying for Grants and seeking out new ones, Mat Chalker who has been keeping the complex grounds in order, we really appreciate all your hard work.

Even though Museums, Libraries etc are open, our museum does not have enough room for 'social distancing, plus paperwork is supposed to be put 'in isolation' for a period of time after handling. Most of our rostered members are of a vulnerable age and must be protected.

I have spoken to many members, and the general consensus seems to be - look towards a September timeline. Perhaps we will have a meeting and a working bee before that time.

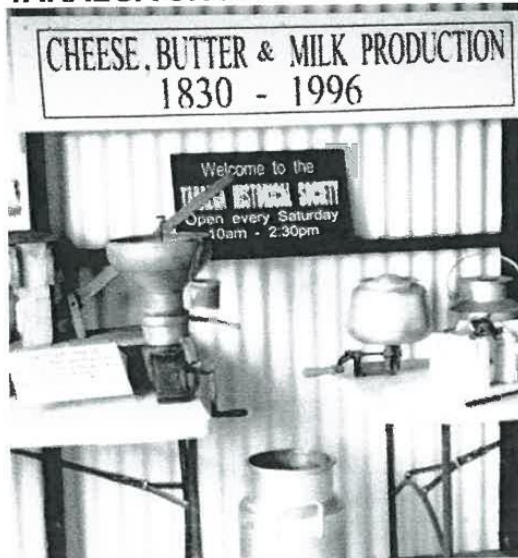
We will rethink our plans as things change and adjust time lines.

No Museum roster will be provided for the moment.

We do have a bike club booked in for morning tea 31<sup>st</sup> October and a museum tour, so hopefully that can happen.

Wishing all our members a safe and healthy winter!

Maureen Long

**TARALGA SHOW**

Part of Historical Society display  
many thanks to Bob Blay



Vegetable display in Pavilion

*Vale*

**Judith Symonds**  
21.3.2020 aged 86 years  
Wife of Max (Postmaster)  
Mother of  
Vicki, Gary, Paul, Peter

**George Webb**  
13.4.2020 aged 61 years  
Son of Peter and Myrna  
Brother of Thea, Robbie, Ken



**Greg Stephenson**  
9.4.2020 aged 55 years  
Husband, Father & Grandfather  
Son of Robert & Beverly  
Nephew of Ernie

**Len Johns**  
10.4.2020 aged 83 years  
Husband of Pat (dec)  
Father of  
Wayne, Graham and Susan  
THS Member



### STONEQUARRY 355 COMMITTEE

We are thrilled to announce that all plaques for previously unmarked graves have now been placed at Stonequarry Cemetery. We finished 19<sup>th</sup> May just beating the cold weather.

Of course there are graves that are not marked - but we cannot prove where they are. We will in the future erect a board with the names of the deceased unmarked that we know of.

This has been five years work: We have cleaned, repaired and redone the lettering on existing headstones, and placed pebble stones in the beds where necessary. Laurie made 380 cement headstones that were placed mainly for new plaques. Gravel has been added around the graves to save damage from mowing.

During this time Veolia gave a Grant for new toilets that were installed. The Upper Lachlan Shire Council are progressively erecting a **Columbarium** for Ashes.

The ULSC have been so very helpful throughout the works - we thank them.

We want to thank Pacific Hydro and Veolia Mulwaree for their Grants which enabled us to have the plaques manufactured. Without their help this would not have happened.



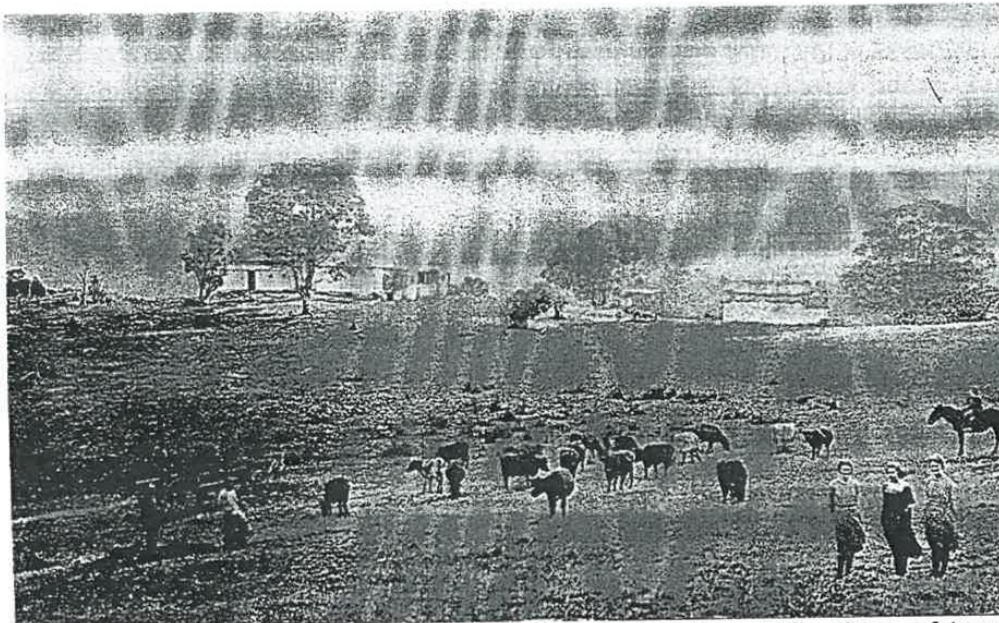
Renovated headstones and some new plaques laid.

A row of plaques



## FUTTAJUNG - INDIAN HAWKER

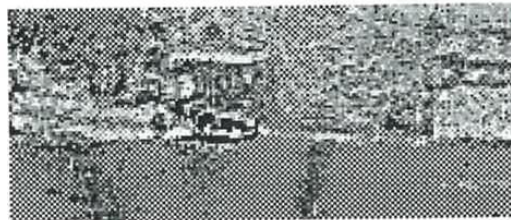
Charlie FUTTAJUNG or Fatty Jung was a familiar figure on the roads around Bannaby in the 1920's. He was an Indian Hawker who drove a covered wagon loaded with all sorts of things for sale to the settlers who lived in the country. He had drapery, haberdashery and kitchen wares as well as a few novelties for the children. Everyone looked forward to his visits and he was well thought of because of the way he cared for his two horses. When camped at Hillasmount he was allowed to run his horses in the best paddocks.



*In the centre background of the photo to the right of the middle clump of trees is Futtajung's van at 'Maryvale' Bannaby with the Alders family in the foreground - Charlie in the cart, Wallace, Annie, Edna, Rita, Olive, Norman on the horse.*

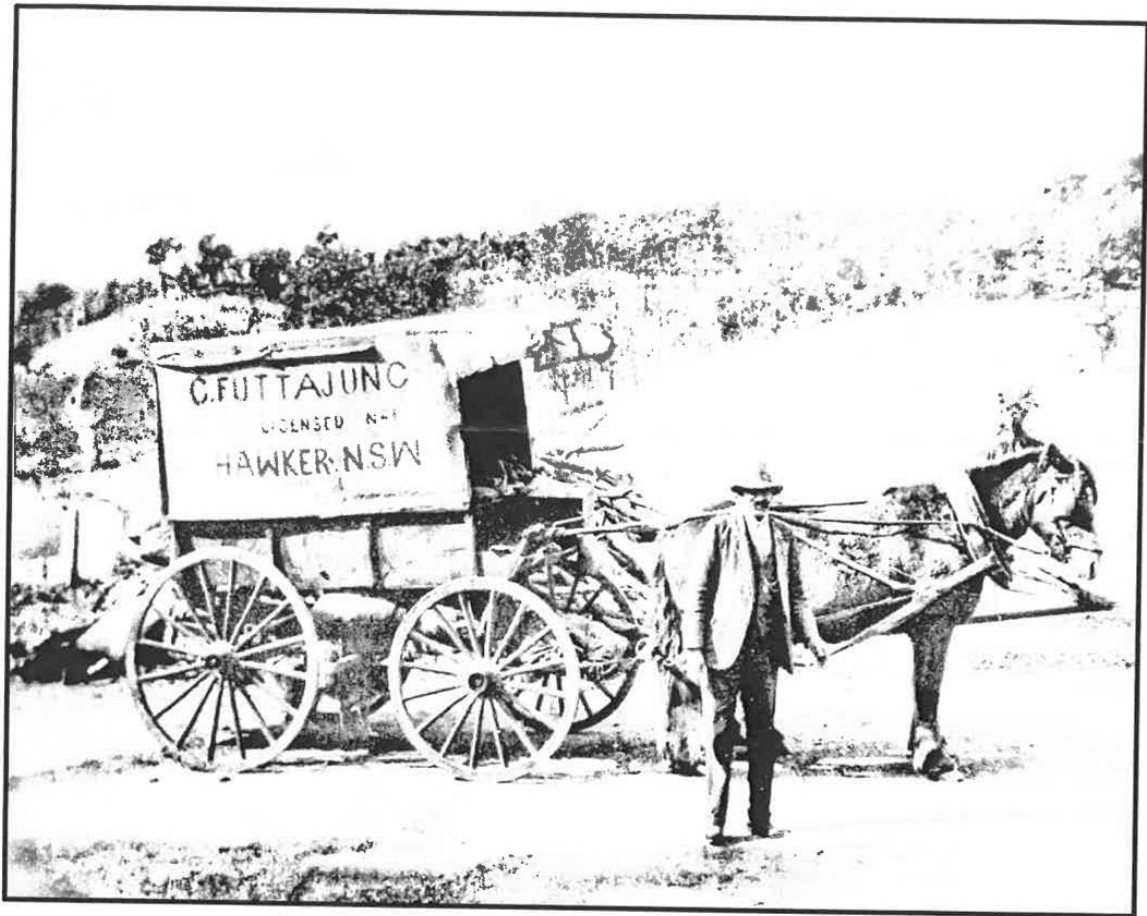
There were other hawkers but Fatty Jung seems to be the one remembered by most people. It was said that one of the other hawkers died at his camp by the road near the top of the Red Hill, and he is buried at that place.

*A Patchwork of Bannaby by Pat Williamson*



*Close up of wagon*





### **CHARLIE FUTTA JUNG AND HIS WAGON**

*Goulburn Evening Post Monday 7 October 1940*

#### **Hawker injured**

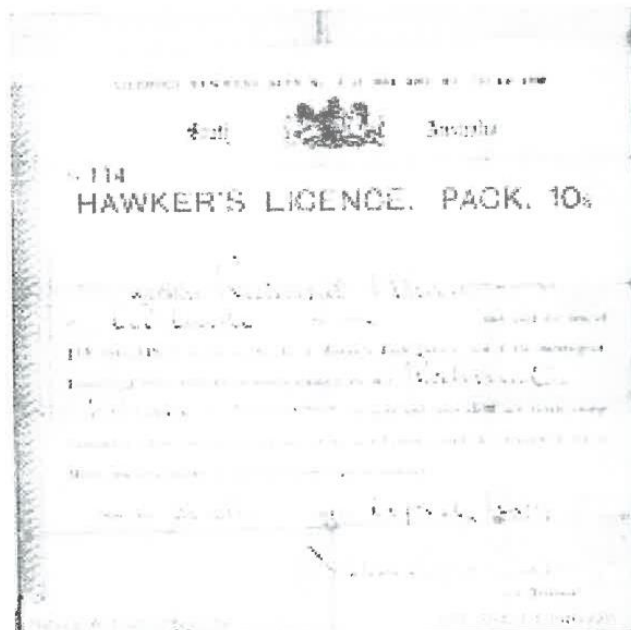
When he slipped and fell heavily against a tree stump at Greenwich Park at the week end Sutta Jung (Futta Jung) 68, an Indian hawker severely bruised his ribs. He was brought to Goulburn by Ambulance and subsequently received medical treatment.

This would put him born circa 1872.

Charlie's Hawker Wagon was housed in a shed at "Ada Vale" Bannaby for many many years.

It went when one of the more recent sellers of the property took it with them





Hawkers License 1899

**Ernie Stephenson has memories  
of Futta Jung in late 1930's and early 40's.**

He came through 'Swallow Tail' from Big Hill. Sometimes he camped on Oscar Feld's property at Big Hill or on the Reserve.

At Bannaby he often camped on George Connor's 'Pine Villa' property across the creek.

His last call at Bannaby on his way back through to Big Hill was the O'Connor Bros at 'Summer Hill' where he camped.

Ernie doesn't remember him being around after the War.

He remembers a tall Indian Hawker camping in Wayo Street Goulburn (near where he lived) in about 1943.

**Russell Chalker's memories**

I remember the Hawkers coming to "Greenwood" Wombeyan I was about 4 years old (1939-1940).

The wagon was drawn by two horses, coming down the road to the house sounding like bells ringing as the horses jogged along. The wagon would stop at the house and the hawker jump off, and Mum and what family would be there would come out. The hawker opened the doors and drawers on the wagon, and the people would choose what they wanted. Because I was so young I would be given lollies. Mum would purchase clothes and material, especially flannel to make Dad's flannel shirts.

Mary remembers Russell's mother telling her she would purchase spices and herbs for her cooking and to make pickles and relish.

The bells Russell thought he could hear were the pots and pans the hawkers carried on their wagon. They were hanging from the shelves and rattling as the horses and wagon moved.

#### **Mary Robertson memories**

Mary remembers the hawkers coming to their home at Myrtleville, and to her grandparents Whipp's home at Bannaby. She also remembers a 'beautiful' dress she bought from them.

There were Hawkers in the area as early as 1890 -

#### **Goulburn Evening Penny Post 19 February 1891**

##### **TARALGA - POLICE COURT**

A Hawkers license was applied for at the police court this evening. I presume it will be granted. Hawkers and Indian, Assyrian and Mongolian pedlars are evidently in request in this district if the number who run these shows is any index to the business they do.

#### **Goulburn Herald 30 June 1897**

##### **GOLSPIE - DEATH**

On Sunday at 4am the only son of Mr and Mrs John Horne of Fassifern, Golspie, passed away. He was confined to his bed for about three weeks suffering from a disease technically termed hemi-plegia. He was attended by an Indian herbalist. Death was wholly unexpected, and the parents are naturally very much distressed. The little fellow was not very strong but bright and active and a special favourite with all. He was nearly six years of age.

(A great number of hawkers are finding their way to Golspie, and it is simply astonishing how so many can earn a livelihood.)

#### **Goulburn Herald 10 March 1899**

##### **TARALGA - POLICE COURT**

At the police court, before Messrs W.H. Whiting and J.J. Lynch J.P., the following cases were disposed of:-

(Case 1)

Three Indians, named respectively Guer Ditta, Shiman, and Tamoir Singh, were charged with hawking without having the words licensed Hawker legibly written on their vans. The defendants pleaded guilty, and after hearing the evidence of Senior Constable Goodhew, who prosecuted, a fine of 2/6 each with 4/10 costs was inflicted. The fines were paid.

#### **Goulburn Herald 15 February 1901**

##### **TARALGA - POLICE COURT**

The granting of the following hawker's licenses - George McDonald; sureties, Messrs J. Mooney and H. Sullivan; Abe (Indian) and Ameer Khan (Indian); sureties, Messrs T. Mooney and J. Lillas.

## BOGADUCK - HANWORTH POST OFFICE

### Bogaduck Receiving Office N.S.W.

by Tony Curtis 2020



The faded blue ink manuscript cancellation, *Bogaduck 24 April 1914*, on red Kangaroo, is the only postal marking recorded by Hopson & Tobin from this small receiving office in the Southern Tablelands region of N.S.W. Originally named **Bogaduck** and subsequently changed to **Hanworth** in March 1926, the largely rural settlement, marked on the following map was located approximately 19 miles North East of Taralga and 7 miles from Bannaby in the Parish of Bourke, County Argyle.

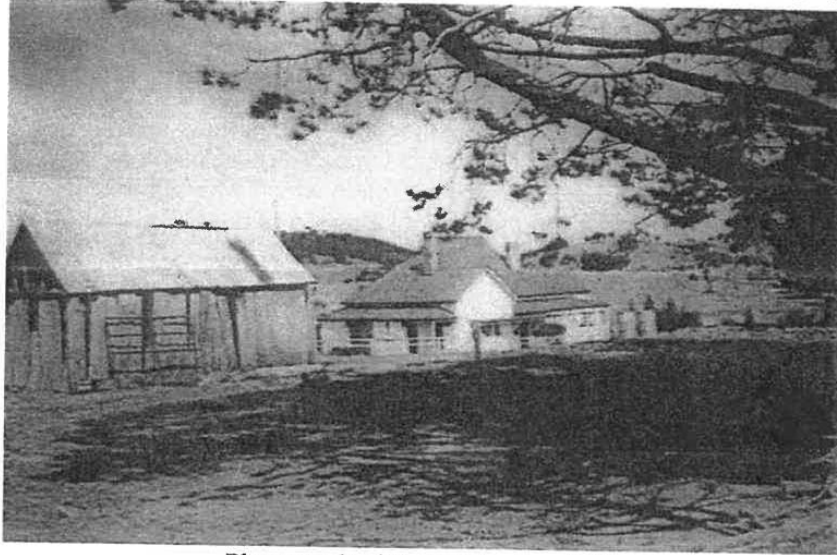


#### Origin of name Bogaduck

Whilst not recorded in the *Historical List of Place names N.S.W.*, local folklore has it



that the name *Bogaduck* was derived from the weather related analogy, “so wet that it would bog a duck”, used to describe the then state of the dirt track which led to the rural settlement, following rain. The change in name to *Hanworth*, followed a decision in 1926, to rename the post office to something more appropriate and fitting. *Hanworth* station owned by Philip and Letitia Handley, and from where Letitia Handley operated the Bogaduck Receiving Office, was selected and duly applied.



Photograph of Hanworth circa 1950



Letitia (nee Elliott) and Philip Handley

### Establishment of a Receiving Office

Not unusually, the official post office file for Bogaduck is devoid of information leading up to the decision to establish a receiving office at Bogaduck, including the reasons for establishment.

However, Bogaduck Receiving Office opened on 1 May 1907, with the appointment of F D Tickner as Receiving Office Keeper. Following Tickner's resignation, G A Watson was appointed Receiving Office Keeper, a position he held until 1 August 1909, before leaving the District and relocating to Trickett.

Prior to departing Bogaduck, Watson handed over the Office to Mrs Letitia Handley, recommending her appointment to the position as his replacement. Letitia Caroline Handley was subsequently appointed Receiving Office Keeper, effective 1 August 1909. The Office was operated from Hanworth Station which was approximately ¼ mile closer to Bannaby than had been the original location of the Office.

Srs,

I have the honor to acknowledge the receipt of  
your letter of the *9th Instant*  
informing me that I have been appointed *Postmistress*  
at *Bogaduck* and in  
reply to state that I commenced my official duties on  
the *1st of August last*

In compliance with your instructions I enclose the  
declarations made by myself and assistants

*Letitia Caroline Handley*  
I have the honor to be,  
Sir,  
Your obedient Servant,  
*Letitia Caroline Handley*  
Postmistress  
*R O A*

Acknowledgement of Appointment document 1909

### Change of name to Hanworth

During the third quarter of 1925, the Office was authorised to sell postal notes and on 17 March 1926, the Office name was changed from Bogaduck to Hanworth.

In 1927, the Office was designated a Post Office and Letitia Handley was appointed Postmistress. Following Letitia's death on 16 June 1930, Nellie Handley, Letitia's daughter in law, who was married to youngest son, Albert Ernest Handley, was appointed to replace her.

On 14 April 1931, the Post Office closed, and the Office was designated a Telephone Office, operated by Nellie Handley. The Office eventually closed on 30 June 1969.

### Bogaduck manuscript cancellation

Unfortunately, the only example of Letitia Handley's handwriting to be found on the official post office file, is limited to the 1909, *Acknowledgement of Appointment* document, an extract of which is depicted following. Whilst there are certain aspects of the script common to both handwriting specimens, they are not in my view, enough upon which to conclusively determine that they were completed by the same hand.

As I have expressed previously in relation to other manuscript cancellations, it was not unusual for the handwriting of individuals to vary considerably from their usual handwriting, when applying the manuscript to the stamp, obviously attempting to confine the script entirely to the stamp and ensure that the office name of origin was both clear and legible. This occasionally resulted in significant distortions, as did the mixing of printing and running writing.

at

*Bogaduck*



### Handwriting comparisons

Additionally, the possibility of another family member being responsible for the manuscript, cannot be discounted. For example, the extracts of handwriting taken from a letter written by Letitia's husband, Philip Handley, in December 1905, also display characteristics common to the handwriting contained in the manuscript. The letter was found by a builder undertaking a home renovation in the District and handed to the Taralga Museum for preservation.

1 1/2 sugar once yarrow case  
 ea. 1 case of soap best  
 8 Rolick oats uncle Toby  
 bags of granuma  
 tar starch 3 lbs. blue  
 12 lbs. best Baking Powder.

Writing of Philip Handley



The writing which comprises the manuscript has been impacted by water, probably at the time of the stamp having been soaked to remove it from the paper to which it was affixed. However, that said, the manuscript is none the less, still in pretty good shape and is not one that I have seen another example of. With an established provenance dating back approximately 70 years, I have no reason to doubt its authenticity.

**Acknowledgement**

*I wish to acknowledge the most generous assistance provided by Mrs Mary Chalker, Taralga Historical Society, in the preparation of this article*

**Tony Curtis 2020**

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**TARALGA HISTORICAL SOCIETY MEMBERS LATE 70'S EARLY 80S**



Back

Hilary & Mary Connor, Amy Hannaford, Robyn Chalker, Bonnie Chalker, Mary Robertson, Mary Chalker

Front

Jim Marmont, Leslie Croker, Josie Marmont, Ferguine Croker (the 3 Cameron sisters descendents of the Durack family)

*Editor: Maureen Long*

## **17       NOTICES OF MOTION**

The following item is submitted for consideration -

17.1	Notice of Motion - Deferred from May meeting	280
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## Notices of Motion - 18 June 2020

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### ITEM 17.1

### Notice of Motion - Deferred from May meeting

I, Councillor Ron Cummins hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council waive the payment of rates for businesses under Councils Rating Categories for Crookwell, Gunning, Taralga and General – excluding those businesses owned by Local Government, Essential Services, Churches and other public institutions, for a period of six (6) months, to take effect from the 1<sup>st</sup> July 2020.”

### BACKGROUND

*Due to the absence of a quorum at the May Council meeting this item was adjourned this Council meeting 18 June 2020 for a decision.*

At the April meeting of Council, Clr Culhane made the statement, quote *“I think I have got a probably better handle than most on the effect on a lot of commercial businesses in our Shire and for some of them this has been the busiest they have ever been, IGA, Butchers, Produce Stores, Grain Stores, Mechanics, they have all been flat out”*, but was this statement just an assumption or a statement based on fact due to his experience working for an accounting firm, this was never explained.

However, the businesses that Clr Culhane named are only a very small percentage of the total of 281 businesses that pay rates to Council.

The businesses that were named by Clr Culhane, were lucky ones, they were allowed to remain open but the businesses which have been forced to close should not be disadvantaged from receiving assistance from Council just because a few were allowed to remain open had an early spike in trade.

Clr Culhane also stated, quote *“why would you give a blanket relief to the owners of the building not necessarily the operators, for that reason it’s a very silly idea.”*

However, this statement by Clr Culhane, seems to be contrary to most commercial arrangements. If the operator has to close their doors, then the owners of the building lose their income because they will not be collecting rent, which they may rely on to pay the rates or any mortgage on the building. In that situation they are also being disadvantaged and would be grateful of any rate relief to compensate for their loss in rent income.

There are a significant number of business owners in the Shire that would greatly appreciate assistance from Council. These are the business people who get up every morning and take a monetary risk to open a business and provide employment to people in the community.

## ***Notices of Motion***

### **NOTICE OF MOTION - DEFERRED FROM MAY MEETING cont'd**

In the 2020/21 Draft Budget we are not making any allowances to support small businesses coming out of the COVID-19 Pandemic. Small businesses in the villages and towns of this Shire are a forgotten necessity. Additionally, under Councils 4 year Delivery Plan Programme (2020/2024) we are spending zero dollars in Tourism Promotion and Business.

It is time for Council to show some initiative by being pro-active in supporting small business, to show some compassion, to show businesses across the Shire that they have not been forgotten, that Council understands the importance of small business in the future growth of this Shire and Council is here for support.

### **GENERAL MANAGER'S COMMENT**

Council is aware of the COVID-19 pandemic impacts on businesses and are sympathetic to their circumstances. Council has adjusted the procedure for implementing the Council Rates and Charges Hardship Policy to allow a simpler streamlined access to rates hardship measures for all ratepayers.

In addition, Council is not charging interest on any overdue rates arrears or overdue rate instalments, for all rating categories, for the three month period, May to July 2020, this is estimated to lower interest income on overdue rates by \$25,000 and provide relief to those ratepayers for a three month period.

Council has the ability to waive or reduce fees with the application of Section 610E of the Local Government Act 1993 under the newly established COVID-19 category.

If Council were to adopt the recommendation to waive the rating categories of Business - Crookwell, Business – Gunning and Business – Taralga for the Ordinary General Rates (excluding; water access, sewerage, stormwater and domestic waste management annual charges) for a six month period in 2020/2021, this waiver is estimated to total \$71,283 and would provide rates relief to 160 individual Rates Assessments.

Note: There is no allowance for the reduced Ordinary General Rates income in the Council draft 2020/2021 Operational Plan at this point in time.

A point of consideration is that the waiver of Ordinary General Rates would only apply to the legal owner of the land and there is no guarantee this rates relief would be passed onto a commercial tenant of the property.

At the 16 April 2020 Ordinary Council Meeting it was decided it was prudent to make no changes to Council rating system at this time. This decision was taken in the knowledge of the Federal Government announcements related to government assistance funding packages including; the Job Keeper and Job Seeker subsidy scheme. The NSW Government has also announced funding assistance including; Small Business COVID-19 support grant and assistance to commercial and residential landlords. In addition, Council has streamlined access to rates hardship measures and is not charging interest on any overdue rates.

### **ATTACHMENTS**

Nil



## **18        QUESTIONS WITH NOTICE**

There were no items submitted for this section at the time the Agenda was compiled.