



# BUSINESS PAPER

## ORDINARY MEETING

Thursday 20 December 2018  
6.00PM  
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**

12 December 2018

### **Councillors**

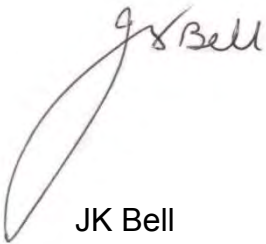
Dear Members

### **Ordinary Meeting of Council**

Notice is hereby given that the next Ordinary Meeting of Council will take place on **Thursday 20 December 2018** in the **Council Chambers** commencing at **6.00PM**.

Your presence is requested.

Yours faithfully

A handwritten signature in black ink, appearing to read 'JK Bell', with a large, stylized loop on the left side.

JK Bell  
General Manager  
**Upper Lachlan Shire Council**

### **NOTICE:**

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

## **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>APOLOGIES AND LEAVE OF ABSENCE</b>	
<b>2</b>	<b>CITIZENSHIP CEREMONY</b>	
	Nil	
<b>3</b>	<b>DECLARATIONS OF INTEREST</b>	
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19.2 Heavy Patching Programme Contract

*Note: Reports 19.3, 19.4 and 19.5 will be forwarded to Councillors on 19/12/2018 due to time needed to complete Tender and Report process.*

19.3 Design, Supply and Installation of Footbridge at Pat Cullen Reserve, Crookwell

19.4 Abercrombie River Bridge Replacement

19.5 Community Services Upgrade at Pat Cullen Reserve

**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 SECTION 451 OF THE NSW LOCAL GOVERNMENT ACT 1993  
(AS AMENDED)

To the General Manager

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

Declare a Conflict of Interest, being a PECUNIARY Interest.

**COUNCIL MEETING**

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

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

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

Subject \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OTHER THAN COUNCIL MEETINGS**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

**UPPER LACHLAN SHIRE COUNCIL**  
**COUNCILLORS DISCLOSURE OF A**  
**NON-PECUNIARY INTEREST**

**PURSUANT TO SECTION 451 OF THE NSW LOCAL GOVERNMENT ACT 1993  
(AS AMENDED)**

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

## **4            CONFIRMATION OF MINUTES**

The following minutes are submitted for confirmation -

4.1   Minutes of the Ordinary Meeting of Council of 15 November 2018..... 12

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 15 NOVEMBER 2018**

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**PRESENT:** Mayor J Stafford (Chairperson), Clr P Culhane, Clr P Kensit, Clr B McCormack, Clr R Opie, Clr D O'Brien, Clr J Wheelwright, Clr R Cummins, Clr J Searl, Mr J Bell (General Manager), Mr A Croke (Director Finance and Administration), Mr M Shah (Director of Works and Operations), Mrs T Dodson (Director of Environment & Planning), Miss K Porter (Executive Assistant)

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**THE MAYOR DECLARED THE MEETING OPEN AT 6:00PM**

**SECTION 1: APOLOGIES & LEAVE OF ABSENCE**

There were no apologies.

**SECTION 2: CITIZENSHIP CEREMONY**

Nil

**SECTION 3: DECLARATIONS OF INTEREST**

Nil

**SECTION 4: CONFIRMATION OF MINUTES**

**320/18**      **RESOLVED** by Clr Searl and Clr McCormack

That the minutes of the Ordinary Council Meeting held on 18 October 2018 be adopted.

- CARRIED

**SECTION 5: MAYORAL MINUTES**

**ITEM 5.1 MAYORAL MINUTE**

**321/18**      **RESOLVED** by Clr Stafford and Clr Searl

That Council receive and note the activities attended by the Mayor for October and November 2018.

- CARRIED



**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 15 NOVEMBER 2018**

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**ITEM 5.2                    MAYORAL MINUTE**

**322/18**

**RESOLVED** by Clr Stafford and Clr Searl

That Council assures ratepayers of the Upper Lachlan Shire and the community at large, that the ongoing realignment of its Works and Operations Department will not impact on job security and wages.

- CARRIED

**ITEM 5.3                    MAYORAL MINUTE**

**323/18**

**RESOLVED** by Clr Stafford and Clr Searl

That Council reallocates \$32,000.00 from the Taralga RV Parking provision towards the completion of the Goodhew Park improvements.

- CARRIED

**SECTION 6:                PRESENTATIONS TO COUNCIL/PUBLIC**

1. Leanne Smith – Intentus Chartered Accountants 2017/2018 Financial Statements.
2. Jo Marshall – Update Australian Agricultural Centre.
3. Gavin Douglas – Collector Road Action Group.

After the public presentation from the Collector Road Action Group, a foreshadowed motion was moved by Clr Searl and Clr Kensit -

1. That Council initiate the process to rename Gundaroo Street, Gunning (between Yass Street and Cullavin Street) to Collector Road, and prepares a report on improving pedestrian access and safety for residents and visitors using the road between the Gunning Catholic Cemetery and Yass Street intersection.
2. That Council forwards correspondence to the Collector Road Action Group advising that they are welcome to forward a submission when the submission process opens in November 2018 for the 2019/2020 Operational Plan on the appropriate forms.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**ON 15 NOVEMBER 2018**

---

On being put to the meeting the motion was carried.

**324/18**

**RESOLVED** by Cllr Searl and Cllr Kensit

1. That Council initiate the process to rename Gundaroo Street, Gunning (between Yass Street and Cullavin Street) to Collector Road, and prepares a report on improving pedestrian access and safety for residents and visitors using the road between the Gunning Catholic Cemetery and Yass Street intersection.
2. That Council forwards correspondence to the Collector Road Action Group advising that they are welcome to forward a submission when the submission process opens in November 2018 for the 2019/2020 Operational Plan on the appropriate forms.

- CARRIED

*The Meeting adjourned, the time being 7:18PM*

*The meeting resumed, the time being 7:33PM*

**SECTION 7: CORRESPONDENCE**

**ITEM 7.1 CORRESPONDENCE FOR THE MONTH OF NOVEMBER 2018**

**325/18**

**RESOLVED** by Cllr Searl and Cllr Wheelwright

That Item 7.1- [Correspondence/Information] listed below be received:

1. Western Sydney University – Rural Medical Scholarship.

- CARRIED

**SECTION 8: LATE CORRESPONDENCE**

Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**ON 15 NOVEMBER 2018**

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**SECTION 9: INFORMATION ONLY**

**ITEMS 9.1, 9.3  
– 9.8**

**INFORMATION ONLY**

**326/18**

**RESOLVED** by Clr Searl and Clr Wheelwright

1. Items 9.1 and 9.3 - 9.8 be received and noted.

- CARRIED

**ITEM 9.2 DEVELOPMENT STATISTICS FOR THE MONTH OF  
OCTOBER 2018**

**327/18**

**RESOLVED** by Clr Searl and Clr Culhane

1. Council receives and notes the report as information.

**Councillors who voted for:-**

Clrs P Culhane, R  
Cummins, P Kensit, B  
McCormack, R Opie, D  
O'Brien, J Searl, J Stafford  
and J Wheelwright

**Councillors who voted against:-** Nil

- CARRIED

**REPORTS FROM STAFF AND STANDING COMMITTEES**

**SECTION 10: ENVIRONMENT AND PLANNING**

**ITEM 10.1 UPPER LACHLAN DEVELOPMENT CONTROL PLAN 2010  
DRAFT AMENDMENT NO 4 - ELECTRICITY**

**328/18**

**RESOLVED** by Clr Kensit and Clr Searl

1. Council endorse Upper Lachlan Development Control Plan 2010 draft Amendment No 4 – Electricity.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**Councillors who voted for:-** Clrs P Culhane, R  
Cummins, P Kensit, B  
McCormack, R Opie, D  
O'Brien, J Searl, J Stafford  
and J Wheelwright

**Councillors who voted against:-** Nil

- CARRIED

**ITEM 10.2      DRAFT PLAN OF MANAGEMENT - PYE COTTAGE  
PRECINCT**

**329/18      RESOLVED by Clr Searl and Clr O'Brien**

1. Council not adopt the Draft Plan of Management for Pye Cottage Precinct.
2. Council enter into a Memorandum of Understanding with the Gunning District Historical Society.

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

**Councillors who voted against:-** Nil

- CARRIED

**SECTION 11:      WORKS AND OPERATIONS**

**ITEM 11.1      PROPOSED COMPULSORY ACQUISITION PART LOT 7003  
DP 94728 – OOLONG RURAL FIRE SHED SITE HILLGROVE  
ROAD**

**330/18      RESOLVED by Clr McCormack and Clr Searl**

1. Council compulsorily acquire Lot 1 shown on the plan of acquisition of Part Lot 7003 DP 94728.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**HELD IN THE COUNCIL CHAMBERS**  
**ON 15 NOVEMBER 2018**

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2. That the Mayor and General Manager be authorised to sign and affix Council's seal the proposed acquisition and make application to the Minister for the Compulsory Acquisition of the proposed Lot 1 from part Lot 7003 DP 94728.

- CARRIED

**ITEM 11.2                    DRAFT ROAD NAMING POLICY AND ROAD NAMING REGISTER**

**331/18**

**RESOLVED** by Clr Searl and Clr Kensit

1. That Council defer further action on the Draft Road Naming Policy and Road Naming Register until the requirements from the State Government are clarified.

- CARRIED

**SECTION 12:            FINANCE AND ADMINISTRATION**

**ITEM 12.1                    2017/2018 FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT PRESENTATION**

**332/18**

**RESOLVED** by Clr Searl and Clr Kensit

1. Council endorses the Audit Office of NSW external Independent Auditor's Report and Independent Report on the Conduct of the Audit for the 2017/2018 Financial Statements.

- CARRIED

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**ON 15 NOVEMBER 2018**

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**ITEM 12.2                      PRESENTATION OF THE 2017/2018 ANNUAL REPORT**

**333/18                      RESOLVED by Clr O'Brien and Clr Culhane**

1. Council resolves to adopt the Upper Lachlan Shire Council Annual Report for 2017/2018 in accordance with Section 428, of the Local Government Act 1993, Part 9, Division 7, of the Local Government (General) Regulation 2005, and other applicable legislation.

- CARRIED

**ITEM 12.3                      QUARTERLY BUDGET REVIEW STATEMENTS - 1ST  
QUARTER 2018/2019**

**334/18                      RESOLVED by Clr O'Brien and Clr Kensit**

1. Council adopts the 1st Quarter Budget Review Statements for 2018/2019 including revotes of income and expenditure to the Operational Plan; and
2. Council endorses the Operational Plan Performance Summary Report.

- CARRIED

**SECTION 13:                GENERAL MANAGER**

**ITEM 13.1                      GROWING LOCAL ECONOMIES FUND**

**335/18                      RESOLVED by Clr Searl and Clr O'Brien**

1. Council accepts the letter of offer from the Department of Premier and Cabinet, regarding the following road upgrade projects, for the Restart NSW Growing Local Economies Fund, and that Council's General Manager be authorised to sign and seal the Statement of Acceptance of Funding, as required:
  - Wombeyan Caves Road Upgrade - \$2,428,000;
  - Grabine Road Upgrade - \$3,300,000.

- CARRIED

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**SECTION 14: LATE REPORTS**

Nil

**SECTION 15: REPORTS FROM OTHER COMMITTEES, SECTION 355 COMMITTEES AND DELEGATES**

**ITEM 15.1 REPORTS FOR THE MONTH OF NOVEMBER 2018**

**336/18** **RESOLVED** by Clr Searl and Clr Kensit

That Item 15.1 - [Minutes of Committee/Information] listed below be received:

Upper Lachlan Tourist Association – Minutes from the Annual General Meeting, held on 16 October 2018.

**337/18** **RESOLVED** by Clr Wheelwright and Clr Searl

That Council ratifies the appointment of the following Community Representatives to the Sec 355 Upper Lachlan Tourist Association:

- Lucy Lindner
- Judith Basile
- Wentworth Hill
- Leslie Bush
- Cristy O'Sullivan
- Jan Pont
- Margaret McPherson

Upper Lachlan Tourist Association – Minutes from the Meeting, held on 16 October 2018.

**338/18** **RESOLVED** by Clr Opie and Clr O'Brien

The Upper Lachlan Tourist Association recommends to Council to accept the quote of CycleLife HQ for the development and implementation of a cycling strategy for the Shire with a total cost of \$9,500.00.

- CARRIED

- CARRIED

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**ON 15 NOVEMBER 2018**

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**ITEM 15.2**                      **LATE REPORTS FOR THE MONTH OF NOVEMBER 2018**  
**339/18**                      **RESOLVED** by Clr Searl and Clr O'Brien

1. Council receive the late report for the month of November 2018.

- CARRIED

**ITEM 15.3**                      **LATE REPORTS FOR THE MONTH OF NOVEMBER 2018**  
**340/18**                      **RESOLVED** by Clr Searl and Clr O'Brien

That Item 14.1 - [Minutes of Committee/Information] listed below be received:

1. Section 355 Traffic Committee Meeting Minutes from 18 September 2018, noting that item 5.5 is not implemented unless and until the proposed Pub is in operation.

**ITEM 3.1**                      **RESOLVED** by Mayor McCormack and Mr C Upton

That the minutes of the Traffic Committee Meeting held on 24 May 2018 be adopted.

**ITEM 4.1**                      **BUS STOP AT KENNEDY ROAD**  
**RESOLVED** by Mrs J Marsh and Mr C Upton

1. The Traffic Committee recommends to Council the approval to construct a bus turning, parking and associated signage at Kennedy Road, Grabben Gullen.



**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**ITEM 4.2      GOULBURN STREET DISABLED PARKING**

**RESOLVED** by Mr Croker and Mrs Marsh

1. The Local Traffic Committee recommends that Council approve the installation of one additional disabled parking space without the bollard, in Goulburn Street out in front of St Vincent De Pauls in Crookwell.
2. Council remove the existing disability space(s) in Roberts Street, Crookwell.

**ITEM 4.3      2018 ALPINE CLASSIC APPROVAL**

**RESOLVED** by Mayor McCormack and Mr C Upton

1. The Traffic Committee recommends Council approve the 2018 Alpine Classic event.

**ITEM 4.4      BUS STOP AT GIBRALTAR ROAD AND BRAYTON ROAD INTERSECTION**

**RESOLVED** by Mr Croker and Mrs Marsh

1. The Traffic Committee recommends to Council to construct a pull off area to allow a school bus to safely pick up and drop off children at the intersection of Gibraltar Road and Brayton Road intersection.
2. Install School Bus (W6-209/W6-204) and School bus stop ahead (W8-213) along Brayton Road and Gibraltar Road where necessary.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
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**ITEM 4.5      BUS DROP OFF POINT - RYE PARK ROAD**

**RESOLVED** by Mayor McCormack and Mr C Upton

1. The Traffic Committee defers the decision on the proposed Bus Drop Off Point on Rye Park Road to allow for further investigation of an alternative bus stop location in accordance with the draft guidelines for appointed or fixed bus stops and the local bus driver.

**ITEM 5.1      STREETSCAPE FUTURE PLAN**

Council presented the draft Streetscape Project Plans for the review of Roads and Maritime Services. Council also discussed proposed changes to the main street within our twelve villages. Goulburn Street in Crookwell is a State Highway and was discussed in detail:

- The proposed two roundabouts in Goulburn Street, one each at the intersection of Colyer and Roberts Street.

The formal advice from the Roads and Maritime Services that enables Council to provide feedback to the community with regards to the proposed action and upgrades to the pedestrian crossing in front of the Crookwell IGA.

**ITEM 5.2      GUNNING FIRE WORKS**

The Committee endorsed the fireworks approved by Council.

**ITEM 5.3      COMMERCIAL FILMING PERMIT**

The Committee endorsed the commercial filming permit approved by Council.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
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**ON 15 NOVEMBER 2018**

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**ITEM 5.4      ACTION ITEMS FROM PREVIOUS MEETINGS**  
**PROPOSED CONCLUSION:**

1. That the Local Traffic Committee note the progress of agenda items from previous meetings.

**ITEM 5.5      PROPOSED WHEEL STOPS**

**RESOLVED** by Mr C Upton and Mrs J Marsh

1. That the Local Traffic Committee agrees in principal to trial the proposed wheel stops for a period of 6 months, subject to RMS approval.

**ITEM 5.6      PROPOSED SPEED HUMP FOR ELECTRICITY**  
**SUPPLY TO RETURN AND EARN MACHINE**  
**IN ROBERTSON LANE**

**RESOLVED** by Mrs J Marsh and Mr C Upton

1. That the Local Traffic Committee does not support the proposed speed hump in Robertson Lane as a method of supplying power to the proposed “return and earn” machine.

- CARRIED

**SECTION 16:      BUSINESS WITHOUT NOTICE**

Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 15 NOVEMBER 2018**

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**SECTION 17:      NOTICES OF MOTION**

**ITEM 17.1            NOTICE OF RESCISSION MOTION**

**341/18**

**RESOLVED** by Clr Kensit and Clr Opie

Council Motion 249/18 reads as follows:

1.    *"Council adopt the design and make of the bench seat (BAB Aluminium Seat P/No S9206 – 1.8m bench seat with Backrest Western Red Cedar Decowood) already installed in the main street of Crookwell (to commemorate Mrs Lynam) or similar, as the standard bench seat type across the Shire and incorporate the bench seat into any Streetscape designs".*

Dated 31 October 2018



Clr Pamela Kensit



Clr Ron Cummins



Clr Paul Culhane

- CARRIED

As resolution 249/18 is rescinded a new motion was put forward by Clr Kensit.

**342/18**

**RESOLVED** by Clr Kensit and Clr Searl

1.    That Council allow individual villages and towns to select their own choice of bench seat.

- CARRIED

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 15 NOVEMBER 2018**

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**SECTION 18:      QUESTIONS WITH NOTICE**

Nil

**CLOSED COUNCIL ITEMS**

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005, in the opinion of the General Manager, the following business is of a kind as referred to in 10A (2), 10A (2c), 10A (2d(i)) and 10A (2d(iii)) 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:*

**343/18                      RESOLVED by Clr Searl and Clr Kensit**

1. That Council move into closed Council to consider business identified, together with any late reports tabled at the meeting.
2. That pursuant to of the Local Government Act 1993: the press and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of section 10A (2), 10A (2c), 10A (2d(i)) and 10A (2d(iii)) 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

*Council closed its meeting at 8:26pm and the public, staff and press left the chambers.*

**344/18                      RESOLVED by Clr Searl and Clr Kensit**

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

- CARRIED

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 15 NOVEMBER 2018**

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*Open Council resumed at 9:12pm.*

**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 TENDER FOR THE DESIGN SERVICES - COMMUNITY AND CIVIC CENTRE CROOKWELL**

**345/18** **RESOLVED** by Cllr Wheelwright and Cllr Cummins

1. Council accept the tender submitted by Mayoh Architects for a total price of \$123,400 (Ex GST) for the Architectural Design for the new Council Community and Civic Centre in Crookwell.

- CARRIED

**THE MEETING CLOSED AT 9:12PM**

Minutes confirmed 20 DECEMBER 2018

.....  
Mayor

## **5        MAYORAL MINUTES**

The following item is submitted for consideration -

5.1	Mayoral Minute	28
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## Mayoral Minutes - 20 December 2018

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### ITEM 5.1                      Mayoral Minute

**FILE REFERENCE**    I18/624

#### **NOVEMBER**

- 8 November**                      Weekly Mayoral Radio interview with 2GN.  
Welcomed all to the Mining and Energy Related Councils NSW dinner, held at the Crookwell Services Club.
- 9 November**                      Presented awards to the Taralga Combined Schools Sports Awards Day, at the Taralga Oval.
- 10 November**                      Attended the Crookwell Services Club Remembrance Day Dinner.
- 11 November**                      Crookwell Remembrance Day Service at Memorial Park.
- 14 November**                      Attended STEM Showcase Day at the Crookwell High School Hall.
- 15 November**                      Weekly Mayoral Radio interview with 2GN.  
Council Meeting held at Gunning Council Chambers.
- 19 November**                      Attended a meeting with the Hon. Melinda Pavey MP, Ministers for Roads, Maritime and Freight in Sydney regarding RMCC, proposal for roundabouts and an upgrade to the pedestrian crossing Crookwell's main street.
- 20 November**                      Met with the General Manager for the weekly catch up at the Crookwell Office.
- 22 November**                      Weekly Mayoral Radio interview with 2GN.
- 24 – 25 November**                      Attended the Mayor's Weekend Seminar with Local Government NSW Training Solutions, in Sydney NSW.
- 27 November**                      Met with the General Manager and the Deputy Mayor for the fortnightly catch up at the Crookwell Office.
- 29 November**                      Weekly Mayoral Radio interview with 2GN.
- 30 November**                      Attended the presentation night and presented awards at the Crookwell Public School's Presentation Night.



***Mayoral Minutes***

**MAYORAL MINUTE cont'd**

**DECEMBER**

- 3 December**            Opened Australian Business Week at Crookwell High School.
- 4 December**            Met with available Councillors and the General Manager at the proposed site for sub-development in Collector.
- 5 December**            Attended the presentation night and presented awards at the Gunning Public School's Presentation Night.  
Attended the opening of Crookwell IGA's RVM  
Met with the Hon. Pru Goward MP for photo opportunities at Kiamma Creek to promote the replacement of the bridge project and Abercrombie Bridge to promote the awarding of the tender for the project.
- 6 December**            Weekly Mayoral Radio interview with 2GN.  
Attended CRJO Meeting's in Merimbula.
- 7 December**            Attended CRJO Meeting's in Merimbula.  
Hosted the Mayor's Christmas Dinner at the Argyle Inn, Taralga.
- 10 December**            Attended a meeting with AGL regarding the Gas-Fired power station, in the Crookwell Council Chambers.



## **7        CORRESPONDENCE**

The following item is submitted for consideration -

7.1	Correspondence items for the month of December 2018	32
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## Correspondence - 20 December 2018

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### ITEM 7.1

### Correspondence items for the month of December 2018

#### RECOMMENDATION:

That Item 7.1 - [Correspondence/Information] listed below be received:

1. Mining and Energy Related Councils NSW – Proposal to join Association.
2. Country Mayors Association – Waste to Energy Feasibility Study Outline.
3. Hon Gabrielle Upton MP – Media Release – Council Credit Card Crackdown.
4. Hon Pru Goward MP – Media Release – Crookwell and Gunning Libraries Tech Savvy Seniors.
5. Hon Gabrielle Upton MP – Media Release – Councils Court Out Over Rates Debt Collection
6. Office of Local Government – Circular 18-39 – Debt Management and Hardship Guidelines.
7. Australian Local Government – Future Focused – Discussion Paper 2019.
8. Liverpool City Council – 2019 Australian Local Government Women's Association NSW Conference.
9. Office of Local Government – Circular 18-41 – Misuse of Council Resources – March 2019 State Election.
10. Jim Hutson, Mrs Jenny Rootsey & Mr Warren Rootsey – Crookwell Aerodrome proposed hangers petition.

#### ATTACHMENTS

1. <a href="#">↓</a>	Mining and Energy Related Council NSW - Proposal to join the association	Attachment
2. <a href="#">↓</a>	Country Mayors Association - Waste to Energy Feasibility Study Outline	Attachment
3. <a href="#">↓</a>	Hon Gabrielle Upton MP - Media Release - Council Credit Card Crackdown	Attachment
4. <a href="#">↓</a>	Hon Pru Goward MP - Media Release - Crookwell and Gunning Libraries Tech Savvy Seniors	Attachment
5. <a href="#">↓</a>	Hon Gabrielle Upton MP - Media Release - Councils Court Out Over Rates Debt Collection	Attachment
6. <a href="#">↓</a>	Office of Local Government - Circular 18-39 - Debt Management and Hardship Guidelines	Attachment
7. <a href="#">↓</a>	Australian Local Government Association ( ALGA ) - Future Focused - Call for Motions Discussion Paper 2019 - National General Assembly of Local Government 16-19 June 2019	Attachment
8. <a href="#">↓</a>	Liverpool City Council - 2019 Australian Local Government Women's Association NSW Conference	Attachment
9. <a href="#">↓</a>	Office of Local Government - Circular 18 - 41 - Misuse of Council Resources - March 2019 State Election	Attachment
10. <a href="#">↓</a>	Jim Hudson, Jenny Rootsey & Warren Rootsey - Crookwell Aerodrome proposed hangers petition	Attachment



The Mayor  
Upper Lachlan Shire Council  
PO Box 42  
CROOKWELL NSW 2583

17<sup>th</sup> September 2018  
PO Box 871  
TAMWORTH  
NSW 2340

Dear Cr Brian McCormack OAM,

**Re: Invitation to attend our Wind Farming workshop and Ordinary Meeting on 8/9<sup>th</sup> November 2018 at Crookwell (Upper Lachlan Shire) and join our Association.**

Our Executive has requested that I invite you and/or any Councillors and your General Manager to attend our wind farming workshop set down for 8<sup>th</sup> November 2018 1pm – 4pm at your Community Hall in Crookwell, thereafter for you to attend our networking dinner and to provide a welcome to delegates in your capacity as Mayor before our Annual General Meeting and Ordinary meeting next day.

Your Council's attendance (either you and/or the General Manager or another nominated person) to speak at the workshop on 8<sup>th</sup> November 2018, will be of great benefit to our delegates to enable discussion on your Council's experience and the merits, benefits and pitfalls of having a renewable energy development approved in their Council areas. By attending this meeting, you will be able to meet with our delegates and share your views on the pro's and con's to assist them if and when the wind farming development appears. We already have several members with wind farming developments completed, some in construction/proposed and others with solar farms.

Our Association held a solar farming workshop at Cobar in May this year which was a huge success with over 20 Councils represented and presenters from the Department of Planning & Environment (Mike Young), Premier and Cabinet (Ashley Albury), Parliamentary Secretary for the Western Region (Rick Colless), private solar farm retailers from Parkes (that had undertaken solar projects for Forbes and Parkes Shire Councils), speakers from Dubbo Regional Council (Mike McMahon & Chris Devitt) and Warren Shire Council (Glenn Wilcox), etc. The networking dinner that night involved over 50 in attendance such is the interest in renewable energy options with solar and wind farms.

Last year, our Association had nominated Crookwell as the venue for a wind farming workshop as the home of wind farming developments in November 2018, as our organisation embraces renewable energy as an advocacy group with a strong voice. We are expecting to have in attendance the National Wind Farm Commissioner (Andrew Dyer); the Coordinator of the Australian Wind Alliance (Andrew Bray); a senior officer from DPE (David Kitto, Executive Director, Resource Assessments & Business); the Yass Valley Council Director of Planning (Chris Berry), they held their own in house workshop earlier this year when grappling with the issues to have a wind farm or not; speakers from Goulburn –Mulwaree Regional Council, Queanbeyan – Palerang Regional Council, Snowy Valley Council, hopefully Glenn Innes Severn Shire Council and Inverell Shire Councils, etc. Not all will be able to make it however these are the major wind farm players in NSW hence their invitations.



A copy of our Strategic Plan is attached for your information and our website is [www.miningrelatedcouncils.asn.au](http://www.miningrelatedcouncils.asn.au), where details about our Executive Committee members can be seen.

In addition to this invitation to attend our workshop and present, our Executive has requested that your Council be also invited to join our Association, in this regard a proposal is attached for your Councils' consideration either before or after you attend our workshop and meeting.

Come and see what we are about to weigh up the merits of joining, talk to our delegates. I look forward to your favourable response to attend our workshop and the meeting next day as observers and joining our Association.

Yours faithfully

Greg Lamont

Executive Officer

Attach





**PROPOSAL TO JOIN THE ASSOCIATION OF MINING & ENERGY RELATED COUNCILS NSW INC.**

Mr Mayor, I would appreciate it if you would take the time to read this proposal, discuss it with your Council and the General Manager (I have copied him in to this invitation and proposal) to consider joining the Association of Mining & Energy Related Councils NSW Incorporated (MERC).

Our Association has expanded its scope, adopted a new Strategic Direction, have redesigned our logo, updated our website, in order to be the peak voice for mining and energy related activities in NSW for Councils affected by existing and new energy developments as the renewable energy debate unfolds.

*Introduction*

Firstly, I will outline the long history and growth of the Association in dealing with the State Government and development proponents, on behalf of our communities, on issues relating to mining and energy through extensive consultation and research processes. I will then outline the changes underway in strategic direction, the benefits of being a member and provide an analysis of the cost/benefits to assist your Council in its deliberations.

*Background*

The Association of Mining Related Councils of NSW was formed in 1982 as an alliance of Councils in NSW focussing on presenting a comprehensive, co-ordinated and co-operative approach to State and Federal Government on issues associated with coal production.

In 1993, the Association was approached to represent a metalliferous Council and it became apparent that the AMRC could equally represent both interests and subsequently became the Association of Mining Related Councils NSW. In 1999, the Association expanded its base once again to represent Local Government in all aspects of mining, including extractive industries, gas exploration, quarries and minerals.

By 2013, a new Strategic Framework was developed to guide the growth and direction of the Association. During 2014, in response to State Government policy related to Coal Seam Gas, the Association developed a comprehensive position paper which outlined the merits and concerns around this industry for members to consider and use to suit their own positions.

In 2017, the Association adopted a new direction embracing the necessity and opportunities surrounding the growing renewable energy sector in the form of its Strategic Plan for 2017 – 2020, with a new Vision and Strategic Direction and proposed name change to embrace the diversification – Association of Mining and Energy Related Councils NSW Incorporated. It was finally adopted on 23<sup>rd</sup> February 2018 as a two year plan for 2018 - 2020 with a new logo and an acronym of MERC.

The new two year Strategic Plan 2018 – 2020 has the following features, which can easily dovetail into your 2017 - 2021 Community Strategic Plan, Delivery Program and Resourcing Strategies:-

- Vision – As the peak body in NSW empowering and resourcing local Councils and their communities, to address the challenges and opportunities created by mining, energy production and related infrastructure;



- ☐ Strategic Direction 1 - “Advocacy so that member Councils are heard” the purpose is to generate a dynamic and respected voice, representing member Councils and their communities affected by Mining and Energy production;
- ☐ Strategic Direction 2 - “Resourcing to support member Councils” the purpose is to strengthen the local capacity of member Councils through the sharing of expert knowledge and skills to protect the interests of their communities;
- ☐ Strategic Direction 3 - “Policy to empower member Councils” the purpose is to empower member Councils with the tools to design, plan and negotiate for the benefit of their communities;
- ☐ Key Performance Indicators and Performance Measures. Each Strategic Direction is split into three components (People, Processes, Products/ Practices) with Key Performance Indicators and Performance Measures to be aligned to the Executive Officer role and direction for the Executive Committee to take to ensure the Association achieves what it says it will.

(A copy of the Association’s Strategic Plan 2018-2020 is attached for your information)

#### *Consultation*

The MERC through its strong network of member Council’s, has developed a broad socio – political base, where it is “apolitical” and works closely with the State and Federal Governments of the day. Member Councils in the Association represent the large regional Councils through to small Country Shires, all with the same interest of addressing the challenges and opportunities mining and energy developments bring to their local communities.

The MERC consults widely through a variety of channels within and across local government such as - Local Government NSW, Local Members of Parliament (State and Federal), Regional Organisations of Council/Joint Organisations, General Manager and Council senior staff professional associations.

The MERC has, over time also developed productive relationships with the peak mining group (NSW Minerals Council) and NSW Government departments (Planning, Energy, Resources, Environment, Regional Development, Local Government, etc.).

The MERC has also canvassed the opinion and support of Ministers and Shadow Ministers, Environment groups, Unions, University and Research entities and at its quarterly meetings arranges speakers on relevant topics and matters of interest to ensure delegates are well informed and able to relay information to their member Councils and colleagues.

Some delegates to the Association represent local government and have been appointed by their peers such as the Mines Subsidence Board (Subsidence Advisory NSW), Western Mining Taskforce, Regional Independent Assessment Panel for Resources for Regions and the Resources Advisory Forum, to name a few.

Our experienced delegates are often called upon to assist the State Government with input on its policy and direction on mining related matters and no doubt in time this will embrace emerging renewable energy issues eg we have delegates on the Joint Working Party on Voluntary Planning





Agreements with the NSW Minerals Council, overseen by the Department of Planning & Environment senior staff. These Guidelines to be finished later this year will be able to be used for all developments not just mining.

#### *Benefits*

The Association believes that member Councils benefit enormously from being part of the Association in many ways as they endeavour to do what is best for their communities and to encourage economic development with environmental protection. Below are some of them:-

- Long History: With over 36 years as an Association and with a dearth of experienced Councillors and senior staff involved, the Association is used as an advocate and is an entity with a “seat at the table” with Ministers and Shadow Ministers, Departmental staff and the NSW Minerals Council. This long history is invaluable in providing peer support;
- A Strong Apolitical Voice: A united “apolitical voice” consisting of large regional Councils and small Shire Councils at Regional, State and Federal level, on important mining and energy related issues which is listened to by politicians and developers;
- Meet the Decision Makers: Raise specific issues with the higher level decision makers, whereby two meetings a year are held regionally and two in Sydney to enable Members of Parliament and relevant Department Staff and other key note speakers to address delegates;
- Networking Opportunities: Collaborate with experienced Councillors and staff, to discuss matters of specific interest holistically and investigate and solve mining and energy related issues with other delegates, who as peers have mining and energy as part of their portfolios, areas of expertise and interest;
- Delegates on Government Working Parties: Delegates in working parties set up by the MERC on specific matters to assist members, for instance from the Voluntary Planning Agreement Working Party (VPAWP) with the NSW Minerals Council (it has the financial support from the Department of Planning), plus from delegates on Resources for Regions Panel, Resources Advisory Forum, Mines Subsidence/Rehabilitation and Western Mining issues as I have already outlined;
- Experienced Leadership: The structure of the MERC Executive is lean, flexible and diverse. It consists of a Chair (currently Mayor Warrumbungle Shire, Cllr Peter Shinton) and two Deputy Chairs (currently Mayor Cobar Shire Council, Cllr Lilliane Brady OAM and former Deputy Mayor, Wollongong City Council, Cllr Chris Connor), plus three other delegates (currently Cllr Owen Hasler –former Mayor Gunnedah Shire Council, Cllr Michael Banasik – former Mayor Wollondilly Shire Council and Cllr Sue Moore, popularly elected Mayor - Singleton Council and an Executive Officer (currently Greg Lamont) as a contractor. There are no employees or any remuneration paid to the delegates;
- Diverse Membership: Our twenty two Council members are very diverse, which is a positive feature, coming from large regional cities of Newcastle and Wollongong on the east coast, the Hunter Valley, the Central West, the North West, Far West and down to Wentworth Shire Council on the Murray River for coal, gold, copper, scandium, rutile, rare earths, solar and wind farming, etc;



- Members Kept Informed: The Association is very consultative and keeps its members informed through a monthly Newsletter, its web site and regular media releases when warranted. Refer details are on our website [www.miningrelatedcouncils.asn.au](http://www.miningrelatedcouncils.asn.au);
- Financially Sound: MERC has ample funds invested to cover contingencies and to engage consultants and research agencies to undertake studies or prepare submissions on behalf of delegates, if they are pertinent to mining and energy related matters that affect our member Councils. For example preparing submissions for EPA Act review, VLAMP, the Large Scale Solar Farm Development Guidelines, the Mines Rehabilitation Discussion paper, the Social Impact Assessment Guidelines put on exhibition by the Department Planning, a “cost per tonne of production” model for Social and Economic Impact of mining in Council areas as part of the Joint VPAWP to ensure a better deal for the community from the proponent and to better serve the community, a submission on the impacts of Mining on Regional Economies;
- Use of Panel of Experts: The Association has developed a panel of environmental, planning, mining, social and economic development impact consultants for access by member Councils (at their cost). The panel has been assessed by the MERC as having relevant qualifications and experience to refer to when a development is presented to Council and the Council doesn't know where to start or doesn't have the resources to help with the stringent assessment process and negotiations with the developers (currently under review);
- Flexible and Change Oriented: The local Council is the voice of the people and to be effective, it has to sensibly deal with change such as “Fit for the Future” assessments, changes in planning legislation, a changing political landscape, the debate on climate change and the provision of reliable energy options, which are even further complicated when dealing with the impacts of mining and energy related developments. The results of such vary with how they affect our communities, so your Council needs a support and a capable Association membership to provide assistance on specific renewable energy developments. We can provide that.

#### *Testimonial*

Delegate to the Association, Councillor Jim Nolan, Broken Hill City Council had this to say recently in May 2017, about his Councils membership of the Association:

*“Broken Hill City Council recently signed its first Voluntary Planning Agreement (VPA), after 130 years of mining activity without one. The work undertaken by the Voluntary Planning Agreement Working Party and the peer and professional assistance received from the Association, all contributed toward our Council being more informed on our options, which resulted in obtaining an excellent VPA contribution arrangement for our community from the proposed mine expansion.*

*Also, Council received peer support and ideas from members and their professional staff for our Resources for Regions application and subsequent allocation in excess of \$5m. The \$5,843,000 received from both sources will more than cover our membership fees for the next 800 years!”*





#### *Cost*

Cost of membership of the Association is currently \$7630 pa inclusive of GST, set at each Annual General Meeting held in November, applicable from 1<sup>st</sup> July to 30<sup>th</sup> June each year. This has been maintained for the last several years.

#### *Cost Benefit Analysis*

To undertake a “cost benefit analysis on whether membership is worthwhile or not” is a very difficult task to do, due to the intangible benefits to be received, which are often unable to be put into pure income terms, unless a grant is received for Resources for Regions and/or a VPA contribution for mining or energy development is received, that adequately compensates the Council for the impact of the development on infrastructure and the community. For example the earlier Broken Hill City Council case history.

However, the critical point of difference in the assessment of a Cost Benefit Analysis approach, is to focus on what the real purpose of a Council is – to represent the best interests of the wider community, not to sponsor any individual opinions or be influenced by developers or minority groups. The constituents rely on the local Council to ensure they have a voice, cost effective services and a good quality of life that is not unduly affected by any new development. How does one measure this intangible responsibility placed on the local Council?

When a Council is making the difficult decision to join or leave an entity it is a member of, it needs to take the core role of the Council into account. For example joining or leaving a resource sharing entity such as an Audit and Risk Committee or a Weeds County Council or the Flood Plain Management Association or the Murray Darling Association or NetWaste or a Weight of Loads Group or a Regional Joint Organisation of Councils or a state focussed entity like Local Government NSW. It is always hard to get a Cost Benefit Analysis that is measured in real tangible figures.

If a member Council of the Association or a Council contemplating joining the Association has or is about to finalise a Voluntary Planning Agreement, it can be set it up so that the developer pays the Association membership and delegate costs as a contribution. This is a major point of difference.

In this way, the decision to join is a “cost positive” one and a most beneficial decision for your community using the new money from the developers, who are the ones who benefit the most financially and pay a contribution to the Council to assist the residents and ratepayers who are affected by the impacts of the development.

#### *Conclusion*

In view of the benefits outlined, to ensure all avenues for assistance are provided to the community and from a pure risk assessment point of view, if a Council has a mining and/or energy related development emerging, in action, concluded or in the rehabilitation stage, the Council can't afford not to be part of an entity like the Association.



After all, it is the Council's responsibility to protect the community from the impacts of the development over and above what the government and Council planning processes have in place, hence the need for the Voluntary Planning Agreement.

Councils are always keen to work with developers to ensure jobs and economic benefits are maximised, however it is a very restricted, difficult and costly process to endeavour to do it alone. There are many experienced peer support Councillors and staff that can help when part of an entity like the Association of Mining and Energy Related Councils and the peers within.

In addition, the membership of the Association will help your Council and other Councils that have specific interests in mining and energy developments in their Local Government Areas by liaising with other members and the government through the Association. Other entities deal with matters on a broader platform, whereas the MERC hones in on specific areas of interest in relation to mining and energy on behalf of its member Councils. This is what makes the Association unique and worthy of joining.

The Association would welcome your Council as a member, to increase our voice and to achieve the Vision and Strategic Directions proposed to make mining and energy related local government areas better places to live and grow in.

The Chair of the Association and the Executive Officer would welcome the opportunity to meet with Council or your representatives, to clarify any issues that may need consideration, prior to making a decision to join the Association.

If you have any enquiries please submit them to the undersigned.

Yours sincerely,

Greg Lamont  
Executive Officer  
Association of Mining & Energy Related Councils NSW Incorporated  
0407937636 or email [info@miningrelatedcouncils.asn.au](mailto:info@miningrelatedcouncils.asn.au)





# Strategic Plan 2018-2020

## MINING AND ENERGY RELATED COUNCILS NSW





## Vision

As the peak body in NSW, empowering, resourcing  
and advocating on behalf of local councils impacted  
by mining and energy production

13/2/2018





## History

The nucleus of the Association was formed in 1978 at a conference in Wollongong, where it was clearly recognised that coal related local government areas needed to present a comprehensive, co-ordinated and co-operative approach to State and Federal Government. An alliance formed at a conference convened by Wollongong City Council in 1982 saw the birth of the Association of Coal Related Councils.

In 1993, the Association was approached to represent a metalliferous council and it became apparent that the Association could equally represent both interests and subsequently became the Association of Mine Related Councils.

In 1999, the Association expanded its base once again to represent Local Government in all aspects of mining, including extractive industries, gas exploration, quarries and minerals.

In 2013 a new Strategic framework was developed to guide the growth and direction of the Association. During 2014 in response to State Government policy related to Coal Seam Gas the Association developed a comprehensive position paper which outlined the merits and concerns around this industry.

In 2017 the Association adopted a new direction embracing the necessity and opportunities surrounding the growing renewable energy sector. Renaming the Association to reflect this new direction. Mining and Energy Related Councils NSW.





## Consultation

The Association through its network of member councils has developed a broad socio-political base. Member councils represent the large regional through to small country shires all with the same interest of addressing the challenges and opportunities mining brings to their local communities.

The Association consults widely through a variety of channels within and across local government associations, General Manager networks, council senior staff associations and local councillors.

The Association has over time developed productive consultative relationships with peak mining groups and NSW Government departments. The Association has also canvassed the opinion and support from Ministers and Shadow Ministers, environment groups, unions and various academic researchers.



## Strategic Directions

### Advocacy

Advocacy to ensure member councils are heard

Generating a dynamic and respected voice, effectively representing member councils.

### Resourcing

Resourcing to support member councils

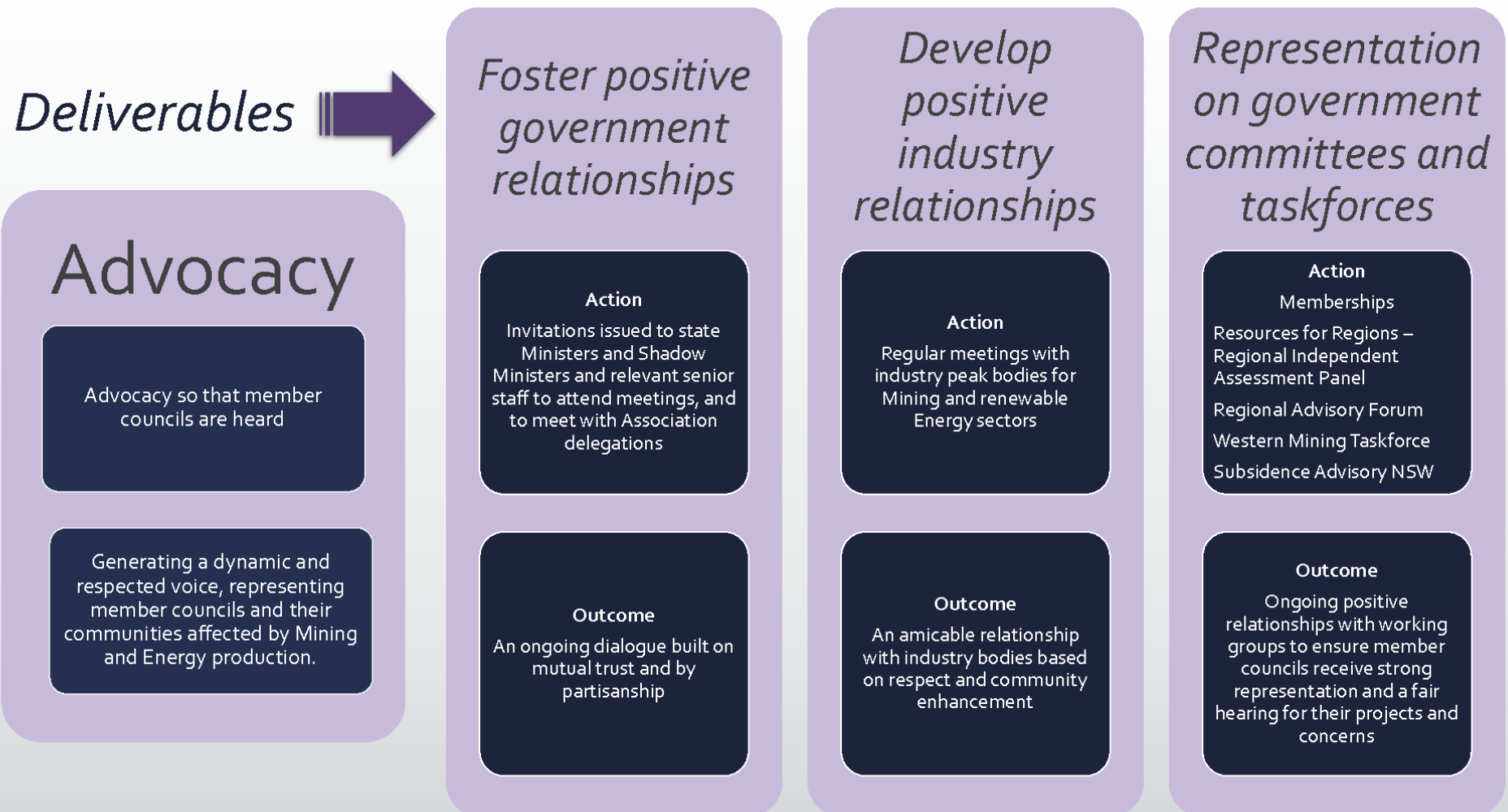
Strengthening the local capacity of member councils through the sharing of expert knowledge and skills.

### Policy

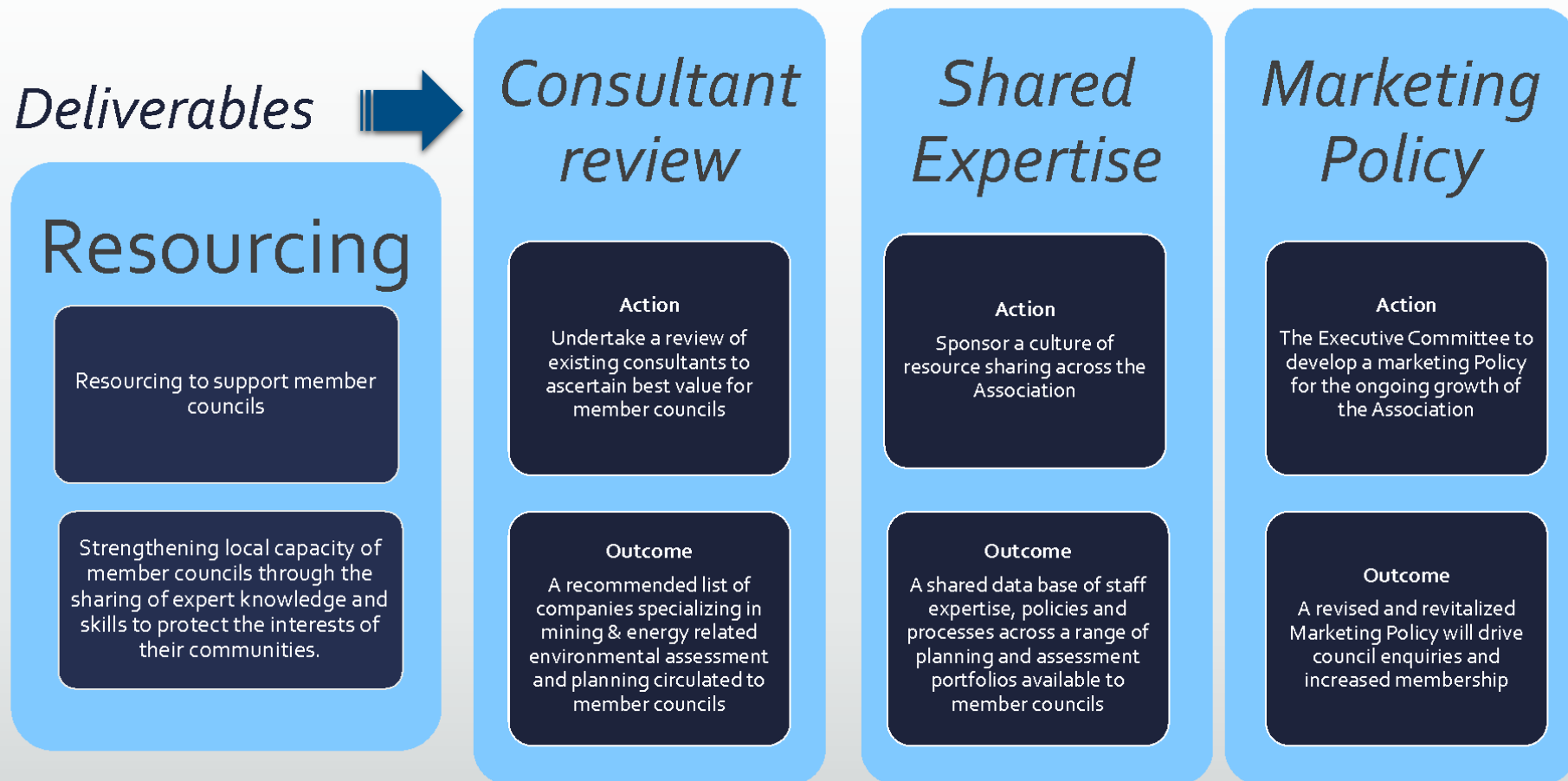
Develop policy to empower member councils

Empowering member councils with the tools to design, plan and negotiate effectively for the benefit of their communities.

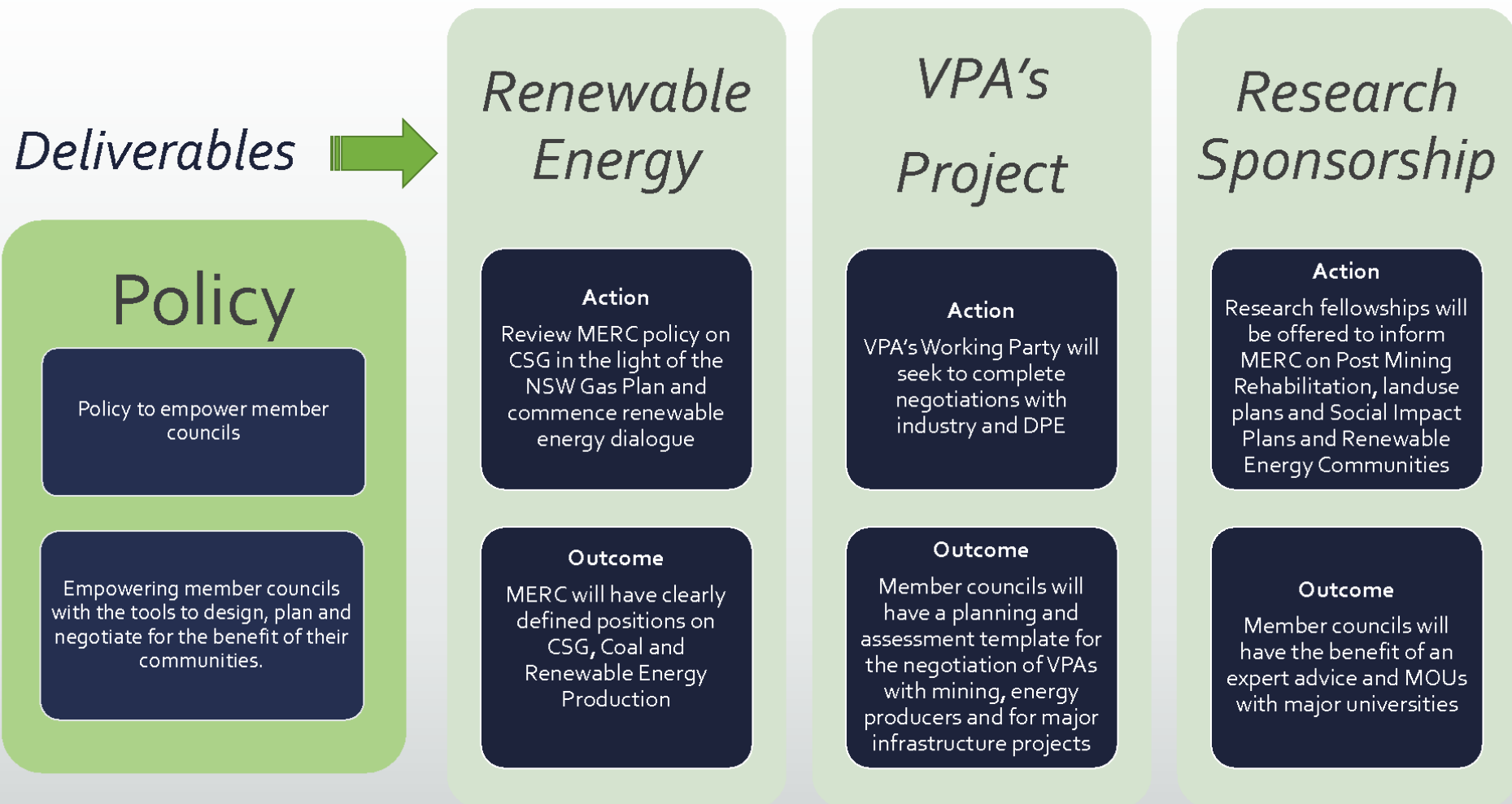
13/2/2018



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13/2/2018



13/2/2018

## Performance measures

### Advocacy

- ⑩ Number of State Ministers and Shadow Ministers and Senior Departmental staff attending Association meetings and level and frequency of meetings with MERC delegations
- ⑩ Number of meetings held with industry groups representing mining and renewal energy sector peak bodies
- ⑩ Regular reports by delegates to government working parties to Association meetings

### Resourcing

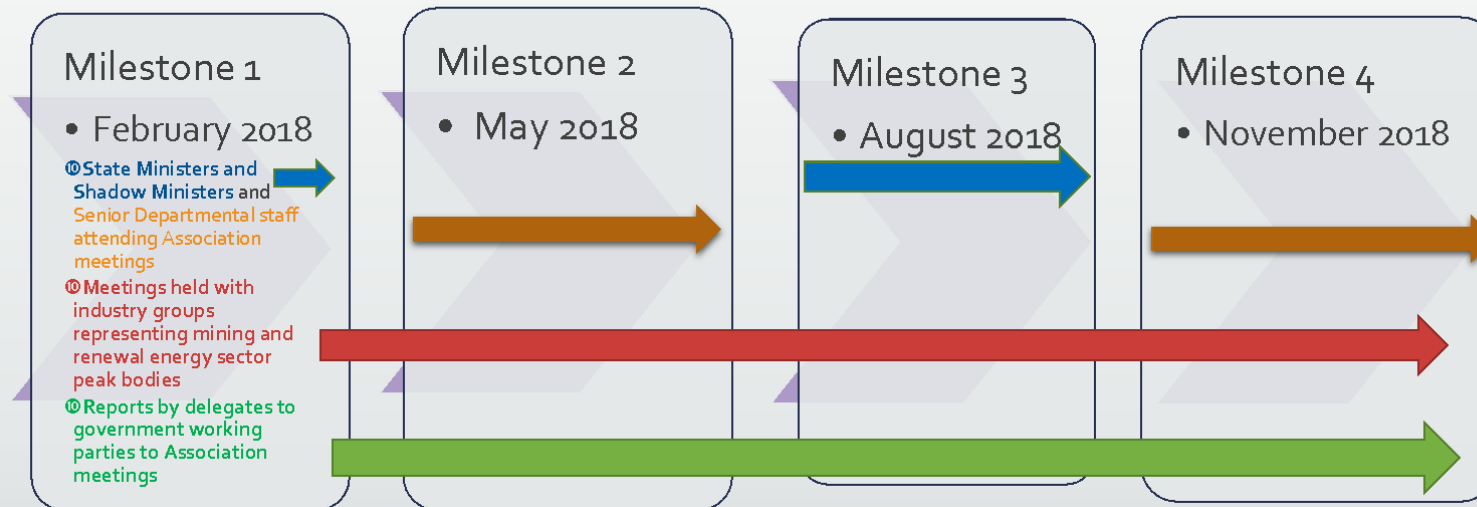
- ⑩ Panel of members formed to review with council senior staff existing consultants
- ⑩ A comprehensive survey undertaken through the offices of the General Manager of member councils to provide list of staff expertise relevant the operations and priorities of the Association
- ⑩ Executive Committee to develop a new Marketing Policy that embraces the strategic direction of MERC.

### Policy

- ⑩ CSG position paper revised by August 2018 and surveys undertaken from member and possible member councils on their positions in respect to Renewable energy production
- ⑩ Final report by VPAs Working Party presented to MERC for ratification
- ⑩ Research proposals presented to at least one Association meeting each year for consideration

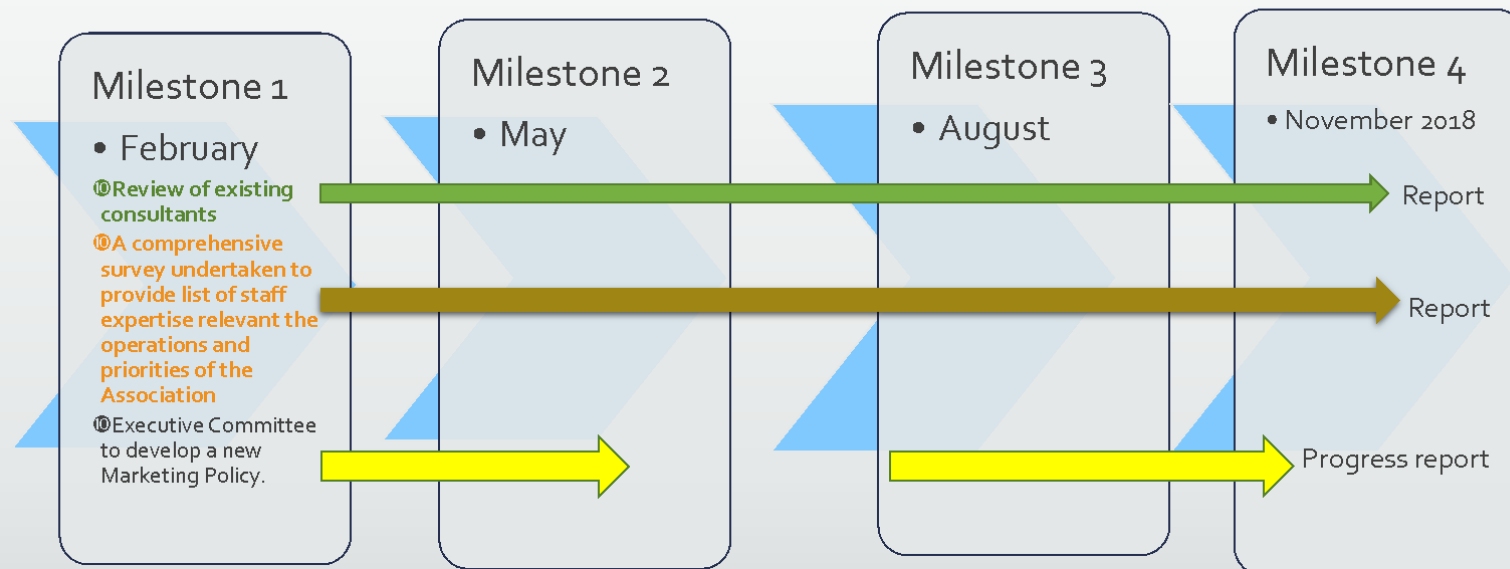
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## Strategic Direction – **Advocacy** – 2018 *Milestones*



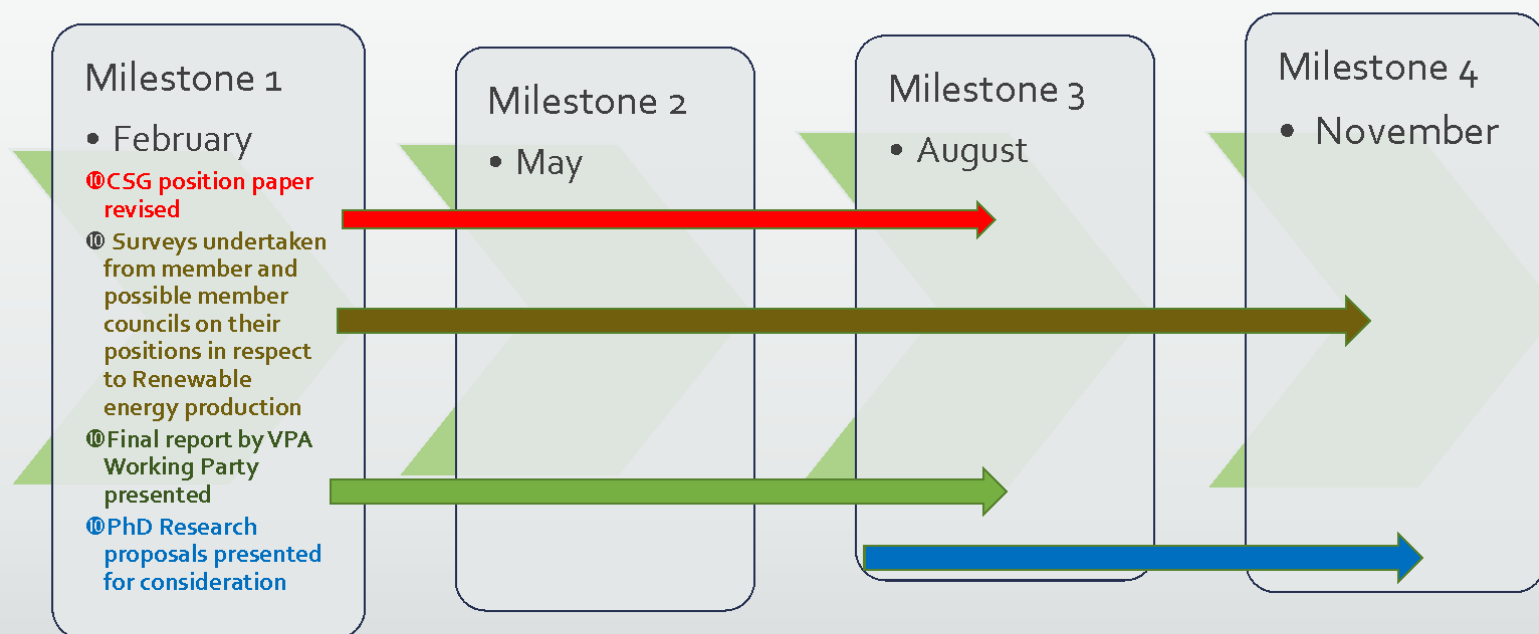
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## Strategic Direction – **Resourcing** – 2018 *Milestones*



13/2/2018

## Strategic Direction – **Policy** – 2018 *Milestones*



13/2/2018



# Strategic Plan KPIs

2018

## Advocacy

- At least one High level Government or Industry presenter at each Association meeting to address priority issues of the Association
- Evidence of contact made with renewable energy sector peak bodies and dialogue established with the Association
- Reports from Association delegates circulated to Association members in a timely and accurate manner

## Resourcing

- Final list of recommended consultants prepared with associated costs circulated to member councils by November 2018
- Facilitate and coordinate the development of expert staff lists through General manager networks and give regular updates on progress
- Facilitate with delegates the development of a new Marketing Policy by November 2018

## Policy

- CSG policy review completed and posted on our newly revitalized website by August 2018
- Feedback from councils on renewable energy production in their areas gathered and circulated to members for consideration by November 2018
- Final report from the VPA Working Party presented to MERC by August 2018
- PhD Research students invited to present at least one MERC meeting each year

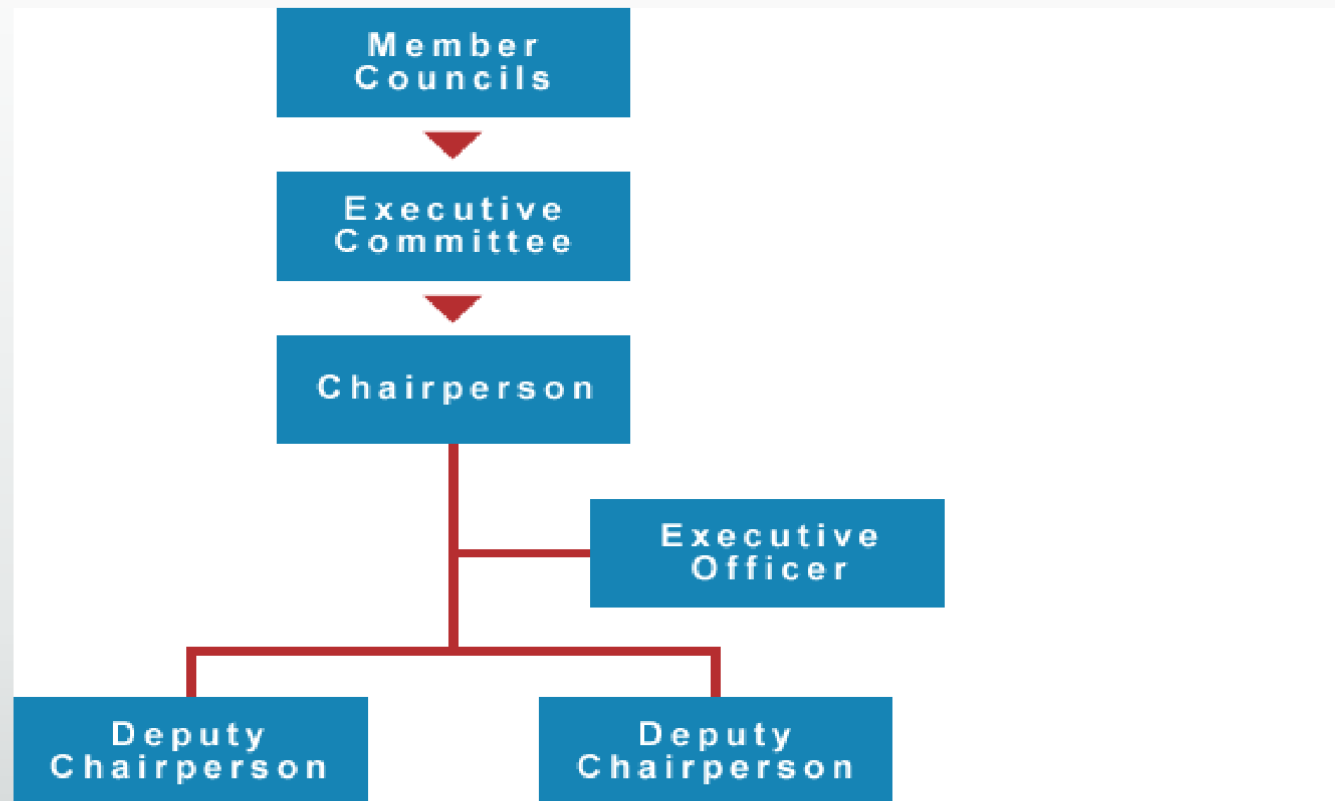
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## Quarterly and Annual Reviews

- The Association will receive quarterly reviews from the Executive and Executive Officer on the progress of Milestones against Performance Measures
- An Annual Report will be provided by the EO, endorsed by the Executive Committee describing the Associations progress towards its Strategic Directions
- At the Association's November meeting Milestones and KPIs will be endorsed for the following year.

13/2/2018

### *Organisational Structure*



13/2/2018



**Mining and Energy Related Councils (MERC) represents 19 local government councils in NSW....with more intending to join.**

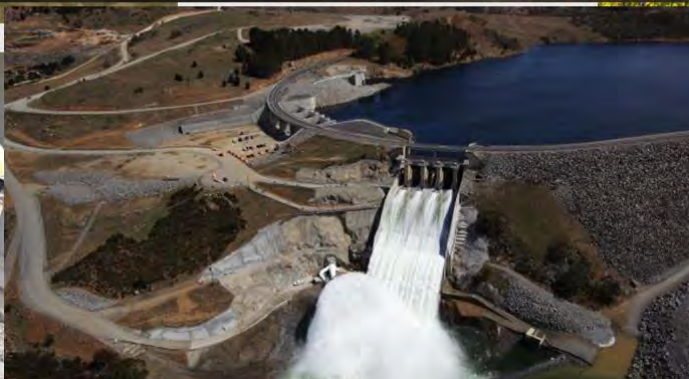
Bland Shire Council, Blayney Shire Council, Broken Hill City Council, Cabonne Shire Council, Cessnock City Council, Cobar Shire Council, Dubbo Regional Council, Forbes Shire Council, Gunnedah Shire Council, Lachlan Shire Council, Mid-Western Regional Council, Newcastle City Council, Orange City Council, Parkes Shire Council, Singleton Council, Warrumbungle Shire Council, Wentworth Shire Council, Wollondilly Shire Council and Wollongong City Council.

13/2/2018



The Association of *Mining and Energy Related Councils* NSW INC

## 2018 - 2020 Strategic Plan







## Country Mayors Association of NEW SOUTH WALES

Chairperson: Cr Katrina Humphries  
PO Box 420, Moree NSW 2400  
02 6757 3222  
ABN 92 803 490 533

14 November 2018

To Regional and Rural Councils

Dear Mayors and General Managers

Tenterfield Shire Council, in conjunction with the New England Joint Organisation, has undertaken significant research into Waste to Energy at a local scale and provided a comprehensive presentation to our Association's meeting held on 3 August 2018 at which Country Mayors agreed to support the initiatives to make Waste to Energy at a local level a reality. This position was further strengthened by an Energy to Waste Forum facilitated by the Department of Premier and Cabinet for Country Mayors members held 1 November 2018 where a number of industry experts spoke about the benefits of this technology, providing examples of its effectiveness in operations in other states. We believe that this technology provides a real opportunity for our councils to deal with the issue of waste in a more cost effective manner.

In order to progress this matter further, financial assistance is being requested to enable the completion of a comprehensive feasibility study to determine whether a pilot plant being built at this time is warranted. Country Mayors is writing to all country councils seeking financial support for the project as the outcome will be of benefit to all.

To assist in making your decision, information has been supplied by Terry Dodds, Chief Executive of Tenterfield Shire Council, who is leading this project and this information is provided below in italics:

***"Waste to Energy – What is the study about?"***

*Councils are increasingly coming under pressure on waste, whether it be problems with recyclables, costs of implementing new waste systems or simply costs of disposal – either locally, or shipping waste elsewhere.*

*Waste to Energy is one of the range of solutions which may be able to assist decrease the amount of waste going to landfill. Technologies are well developed overseas, and can perform to extremely high environmental standards. Many of these projects are, however, very large and only applicable at high population levels. The question the study needs to answer is: What is the smallest scale at which economic waste to energy projects can occur? Western Australia is making significant progress in this area, including in regional areas at Port Hedland, however one single project at the smaller scale is not indicative of the range of regional needs within NSW or indeed elsewhere in Australia.*

*There is a Waste to Energy Policy in NSW, but it is a very difficult path not only to gain approval, but to even gain interest from the wider industry; both in Australia and internationally. The policy is under*

review, and Country Mayors recently resolved to request the full involvement of regional councils in that review. To fully participate in this review, we need to have our own independent work done that focuses on the needs of regional councils. Policy change is needed, for Waste to Energy to take its place as part of the waste hierarchy and the waste to energy supply mix.

Regional councils have specific issues of lower population densities, longer travel distances and higher overall costs. There is a strong view that policy needs to consider regional areas in a different way to, say, Western Sydney. In short, the cookie cutter approach currently fails regional areas. The study will look, among other things, at:

- What is the overall legislative and regulatory context?
- What are the available technologies that can meet appropriate environmental standards?
- Which of these are scalable to regional areas?
- How do the economics of waste to energy work, including issues such as gate fees, operating costs, but also looking at avoided costs such as lower costs to landfill, lower transport costs and the like.
- What are the environmental offsets gained; reduction in methane, sulphur, leachate and CO<sub>2</sub>.
- What are the practical operational aspects that need to be resolved, including site location, energy output and grid connections, financing, maintenance and management of risk?
- Other than electricity production, what other uses are available; diesel production, steam for industry, biogas etc.
- How can we be confident of the technologies, and the science behind them? Fully independent experts need to review this – people with no industry or regulator ties.

Case study areas will be chosen to be representative of a wide range of regional contexts.

#### **Who is leading the study?**

The lead Council is Tenterfield Shire Council, with support from Moree Plains Shire Council and Regional Development Australia – Northern Inland.

#### **How much will the study cost?**

To ensure the study is comprehensive and of most benefit, we expect the study to cost \$540,000. This is essential if it is to have widespread credibility and cover social, environmental as well as financial bottom lines.

#### **How long will it take?**

Ideally, we would like to complete the study within 6 months of confirmation of full funding for the study being achieved.

#### **Who owns the output?**

The outputs of the study will be owned and available for use to all contributing councils. The study will help all participants make better, more informed decisions about waste and waste to energy in the future and how waste to landfill can be reduced.

#### **How much do we need to pay?**

*We are asking for \$15,000 per Council although higher contributions will be accepted. We would like to be able to fund the entire study from local government resources and have full control. If we do get a grant, and find we have excess funds, then the payments by councils will be reduced in proportion.*

*Please see the account details for Tenterfield Shire as follows:*

National Australia Bank	The Council of the Shire of Tenterfield	082-829	509913697
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*If Councils transfer funds via EFT can they please ensure that their Council name and Waste to Energy is in the description. If a tax invoice is required, please advise.*

***Where can I get more information?***

*Councils are encouraged to contact Tery Dodds, Chief Executive of Tenterfield Shire Council for further information. He can be contacted via email on [t.dodds@tenterfield.nsw.gov.au](mailto:t.dodds@tenterfield.nsw.gov.au) or via mobile on 0400 263 932."*

The preparation of this study could lead to considerable financial advantages for country councils as well as providing a solution for waste management which is a huge burden on all of our councils. I hope you will consider this request favourably and seek out additional information should you wish to know more.

Yours sincerely



Cr Katrina Humphries  
Chairperson





## Tenterfield Council Waste to Energy (W2E) Feasibility Study Outline

### 1. Background

Australia is facing a well-publicised paradigm shift in relation to energy generation as well as waste management. In most aspects, Australia is falling behind solutions which have been adopted in almost every other developed country. As a nation, we are now operating on a global stage which brings with it global competition. Maintaining antiquated systems of any nature for any length of time will eventually affect our local competitiveness. This project therefore is as much about timing and delivery as it is about technical solutions and obstacles related to W2E.

Australian electricity consumers principally rely on receiving energy via a complicated and vast distribution and retail network (grid) that by design harbours much inefficiency. As so much of our power generation is supplied by burning fossil fuels, these inefficiencies are both detrimental to the environment as an artificially higher rate of extraction and production is required to overcome energy losses (attenuation), as well as being costly to the consumers who pay for those losses.

Australia is not seeing the amount of new investment in traditional base-load energy generation that is required to replace the 8GW of coal fired generation capacity expected to be retired over the next 20 years (and 28GW of retirement over the next 50 years). It is therefore an imperative that this future shortfall in base-load coal-fired generation is replaced with other technologies such as renewable energy on a smaller decentralised scale.

In 2014-15, Australia produced 64 million tonnes of waste, which is equivalent to 2.7 tonnes of waste per capita. Almost 60% of this was recycled (Australian National Waste Report 2016). Transporting waste materials away from households such as food scraps, green-waste, paper and non-recyclable plastics, just like electricity transmission losses, consumes considerable energy.

Councils face substantial and ever-increasing expense regarding waste management and rising energy costs for Council infrastructure. Burying waste creates multiple risks and by its nature is unsustainable; no matter how big the hole, it will eventually fill.

The project will also determine the net environmental impact of reducing coal-fired energy and removing methane, leachate, excess transport of waste and inter-generational risk currently embodied in landfills.

Looking at the two issues in parallel, the need to generate electricity locally and reduce waste to landfill, offers regional Australia in particular much opportunity.



## 2. Problems to be Solved

The key problems/questions at the centre of this feasibility proposal are:

- ☐ What do we do with our waste?
- ☐ How do we develop alternative base-load energy solutions that don't rely on the vagaries of climate or battery storage?
- ☐ What are the implications for the existing electricity transmission network (the grid) from alternative renewable energy options, including the issue of scale?
- ☐ What synergies can be made to input into the grid in lieu of additional capital works by energy distributors and generators to deal with lack of network capacity?
- ☐ How can local government best work with energy suppliers and distributors so that a win-win situation is achieved?
- ☐ Are the environmental and cost objections of W2E valid?
- ☐ Is the classic waste management hierarchy valid in regional areas in all instances?
- ☐ Can regional areas assist metro areas with their waste problem?
- ☐ Does the proposal satisfy relevant NSW Government regulations relating to waste management and energy from waste?

Whilst there has been much effort made in WA, and recently QLD and Victoria regarding larger scaled Waste to Energy investigations, and in some instances development has commenced, there has been no efforts to look at the advantages of small scale plants. This is despite the fact that smaller scale micro grids are less of a challenge to input into the existing electricity distribution network.

As noted by Transgrid (2018), the interest in renewable energy projects in NSW already significantly exceeds the capacity of the network to carry that new electricity generation. For example in the Northern NSW zone, there have been enquiries for around 3.5GW of wind and 5GW of wind generation, however the network only has a capacity to carry another 0.8GW. For this reason, small-scale 'behind the meter' projects which do not utilise the grid, or smaller scale grid-connected projects may be more feasible from a grid-capacity perspective.

In addition, Transgrid (2018) have identified priority renewable energy zones in NSW, including the Northern NSW zone to which Tenterfield is very close. These zones are characterised by:

- ☐ Abundant renewable energy;
- ☐ Existing network infrastructure with capacity to connect new generation;
- ☐ Proximity to population centres where energy is consumed;
- ☐ Compatible land use with low opportunity cost;
- ☐ Low transmission augmentation costs;





- ☐ Located on corridors between major population centres and maximise the use of the existing network

At present, catering for the unprecedented volume of renewable network connection enquiries (30GW) is not possible without network augmentation. However, coal-fired retirements over the next 50 years are projected to reach 28GW of lost generation, freeing up considerable network capacity. The challenge is to ensure the new renewable generation capacity is connected ahead of thermal energy retirements, and in a staged manner that minimises connection costs and avoids the development of stranded generation assets (Transgrid 2018).

Small scale W2E developments could assist in avoiding these challenges due to their minimal (or zero if behind the meter) use of the existing transmission network (less than 1.5 MW). Moreover, the question as to whether small scale W2E Plants could be managed by a larger scale providers and amalgamated via Supervisory Control and Data Acquisition and Automation (SCADA) to form what would effectively be a large scale generator as far as the energy market is concerned, has not been answered.

Although this is extensively an electricity generation project, many other endemic problems faced by rural areas in particular could be addressed; waste management; localised employment; reduced heavy vehicle transportation, environmental liabilities, and energy costs.

### 3. Questions to be Answered in this Feasibility Study

The feasibility study will examine the latest evidence to address the following questions:

- ☐ What are the obstacles/objections to W2E in a regional setting and are they valid (e.g. cool technologies are a better option environmentally & economically)?
- ☐ Can waste be used to supply power on demand – meaning there is no need for energy storage (batteries)?
- ☐ What technologies to convert W2E have been used in other countries?
- ☐ Who can we seek advice from such that we don't start from ground zero?
- ☐ Is there a scale of operation that is technically, financially, environmentally and socially viable in regional areas, including small scale electricity generation and feed-in? (Note: this includes a consideration of both spatial scale and population size/density at the same time)
- ☐ What is the scope for integrating W2E with other forms of renewable energy (e.g. solar)?
- ☐ What are the sources of waste that could be utilised and are they available in sufficient volumes?
- ☐ Are available volumes likely to be consistent through time in particular over the estimated design life of a facility?



- ☐ What is the smallest scale that when off-set with waste charges, provides an economically suitable solution?
- ☐ What is the environmental impact of any feasible options identified and how does this compare to alternatives (e.g. burying in landfill either locally or elsewhere);
- ☐ Can a local W2E system providing energy at a cost to local consumers, also provide an incentive to divert waste from landfill?
- ☐ What could regional areas offer urban areas, in not only electricity generation, but waste management?
- ☐ What are the issues surrounding the use of the local electricity grid system (run by Essential Energy) by a W2E operation?
- ☐ What is the public's appetite for change now, given the public discourse of rising energy prices, the crisis in waste management/recycling and the (incorrect) public perception that most recycling material goes to landfill?
- ☐ How is local government going to gain assistance and overcome the initial financial risk to trial and install suitable technologies?
- ☐ Should we review all energy paradigms, W2E, Waste Water Sludge to Biogas to Energy, and Photovoltaic Arrays in parallel and homogenise?
- ☐ Other than electricity being inputted into the grid, what other uses can waste to energy supply; diesel fuel, steam for industrial uses, raw materials, intensive horticulture etc.

#### 4. Project Proponent

The project will be managed solely by Tenterfield Shire Council with input and assistance as required from Regional Development Australia – Northern Inland, Moree Plains Shire Council, and technical experts as required.

### 5. Content of the Feasibility Study

#### 5.1 Background

An overview of the issues and challenges including:

- ☐ An overview of W2E issues in Australia – waste volumes, resource recovery issues, NSW Government regulation and policy objectives etc.;
- ☐ Current energy issues – transmission inefficiencies, retirement of existing base-load facilities, high capital costs of new fossil-fuel base load facilities, transmission system augmentation requirements;





- ☐ Landfill issues;
- ☐ The current NSW Government's Waste to Energy Policy;
- ☐ Environmental problems associated with transporting landfill long distances;
- ☐ Triple bottom line issues for regional economies – the cost of energy, the cost of landfill, the environmental impacts, and the social impacts (e.g. scope for local generation and industry).

## 5.2 Obstacles to W2E

An overview of real and perceived obstacles to small-scale distributed W2E systems.

- ☐ The definition of renewable energy. Can burning waste that has a non-biological source be regarded as renewable? Does this even matter if the net result is a better environmental outcome (e.g. are there less emissions from W2E than from fossil fuels, burying in landfill, transporting large distance for disposal etc.);
- ☐ Scale issues – in both feedstock supply and electricity generation;
- ☐ Saleable products – the lack of a local heat distribution system compared to European situation;
- ☐ Environmental Regulations, Compliance and Audit;
- ☐ Diversion from recycling or composting – are there better options for using waste, particularly landfill waste? Cool technologies – are they feasible in a regional setting?
- ☐ The waste management hierarchy – how relevant is it to regional locations, and does it raise the credibility of W2E options in regional areas?

## 5.3 Methods to convert W2E

An overview of alternative methods of converting W2E, including:

- ☐ Identification of current commercial technologies with a focus on those which already operate at a smaller scale;
- ☐ Discussion of their pros and cons;
- ☐ Feedstock requirements;
- ☐ Scalability;
- ☐ Outputs;
- ☐ Efficiency;
- ☐ Technical complexity;
- ☐ Mass and heat balances and thermal efficiency of the technical options;
- ☐ Operations and Logistics - legal, commercial, environmental and compliance requirements need to be 'hard-wired' into the design from the onset;



- ☐ Experiences in other locations;
- ☐ Identify potential technology providers and rate/rank their suitability;
- ☐ Short-list potential technology providers and rate/rank their suitability;
- ☐ Conclusion – most suitable small-scale technology for local operations based on technical aspects of the options.

#### 5.4 Feedstocks

- ☐ What volumes are available locally?
- ☐ What volumes could be sourced from elsewhere?
- ☐ Calorific value;
- ☐ Seasonality of supply;
- ☐ Reliability of supply (including over the design life of the preferred technologies)
- ☐ What pre-processing would be required for the chosen technology?
- ☐ Operations and logistics for feedstock consolidation, transport and handling;
- ☐ Gate fees – applicable? Likely levels?
- ☐ Feedstock supply contracts – how would they work?
- ☐ The unprocessed waste issue – illegal to incinerate in NSW? What feedstocks are eligible for incineration for energy in NSW? (the NSW Energy from Waste Policy Statement);
- ☐ Variability in feedstock sources – likelihood of fuel types changing over time and the implications including flexibility of the technology to handle changes in feedstocks;
- ☐ Transport logistics – routes, number of truck movements, impacts;
- ☐ Can regional areas solve metro waste problems where W2E plants may be too aesthetically/environmentally confronting? If so, what are the parameters around this, in particular relating to distances for waste transport?
- ☐ What are the limits to re-use/recycling?
- ☐ Cross-border challenges with regard to waste-management or sourcing feedstock e.g. NSW/QLD.

#### 5.5 Environmental and Planning/Regulatory

- ☐ Identify statutory and regulatory approval pathways;
- ☐ Define environment assessment requirements;
- ☐ Requirements to connect to the grid;
- ☐ Requirements to participate in the National Energy Market



### 5.6 Grid access

- ☐ One critical problem with most distributed energy projects in the region has been the need to distribute generated electricity to users via the Essential Energy network. Typically, Essential Energy would charge around 14c/kWh for the use of the grid, and Transgrid may charge an additional 3c/kWh. This has rendered similar projects (e.g. the Tamworth biogas project) economically unfeasible. The projects only work if all the energy is consumed on-site and not distributed elsewhere via the grid;
- ☐ This feasibility study will examine this problem, potential solutions, and the impacts on financial viability for regional W2E projects. In particular it will focus on what regulatory or policy changes might be needed to enhance the role of the existing grid as it moves from a distribution network to an energy exchange network;
- ☐ The issue of micro-grids and virtual grids will be examined;
- ☐ Options for use 'behind-the-meter' in various locations to avoid the grid issues (e.g. powering an industrial estate within which the facility is located).
- ☐ Need for and whether there is any justification for "dual systems" with connections to the main grid and also a local Microgrid.

### 5.7 Electricity supply & demand

- ☐ Demand and supply issues will be examined – energy use profiles and trends in the case study locations;
- ☐ The wholesale electricity market – likely future prices with the retirement of old technologies and the onset of new technologies;
- ☐ What is the scope for selling the majority of the generated electricity at peak times to maximise the financial returns? To what degree does this approach constrain other options?
- ☐ Examine the frameworks to sell power downstream to customers, including the option of becoming an electricity retailer and what that entails (costs, legal obligations etc.).
- ☐ Any local options for using heat or gas from the process?

### 5.8 Operations & logistics

- ☐ Legal, commercial, environmental and compliance requirements need to be 'hard-wired' into the design from the onset;
- ☐ Emissions and their treatment (e.g. scrubbing) – what is the best feasible option from both an environmental and economic perspective?
- ☐ How will residues (ash) be handled and site requirements





### 5.9 Governance and Control

- ☐ Explore governance frameworks, and establish a system including ownership and control (commercial structure);
- ☐ A W2E plant will have multiple stakeholders, other government entities, private industry, suppliers, and those residing within the locality. What is the best governance framework to manage this situation? (Including implications around Public Private Partnerships in NSW)
- ☐ Risk management procedures;
- ☐ Develop a structure for a Stakeholder and Communications Plan;

### 5.10 Economics & Financing

- ☐ Conduct financial modelling of the identified best option to ensure financial viability – rate of return on the investment, IRR, payback period etc.;
- ☐ Document assumptions for key parameters such as gate fee, energy offtake price, capital and operating costs;
- ☐ Explore the financing options available – potential sources of debt & equity;
- ☐ Conduct broader economic modelling of the identified best option, thus including broader social and environmental issues (e.g. local economic benefits, any cost savings over alternative waste-use methods, economic value of any environmental impacts) to arrive at a triple bottom line cost-benefit approach, in addition to a financial cost-benefit approach;
- ☐ How do the emissions from the identified best W2E option compare to the alternatives (landfill, other energy sources, recycling, composting etc.) and what is the economic value (cost) of the alternatives to be considered in a triple bottom line approach?
- ☐ How do the employment benefits of W2E compare to the alternatives (e.g. further segregation for additional recycling or composting)?
- ☐ How do the costs (capital & operating) of W2E compare to the alternatives (e.g. further segregation for additional recycling or composting)?
- ☐ What roles do subsidies and incentives play in financial viability? Are they essential for viability?

### 5.11 Risk Assessment & Mitigation Strategies

- ☐ Technical risks;
- ☐ Feedstock supply risks;
- ☐ Environmental risks;
- ☐ Contracting risks;





- ☐ Political/Economic/Societal/Community/Cultural risks;
- ☐ Financial risks including financing;
- ☐ Transport risks;
- ☐ Regulatory risks, including the risk of changes to subsidies/incentives;
- ☐ Market risks.

### 5.12 ARENA Requirements

- ☐ Reporting and project management in accordance with the funding agreement milestones;
- ☐ Lifecycle analysis demonstrating the greenhouse and environmental benefits of the Project, including transport and preparation of the feedstocks. Impacts on:
  - ☐ Climate change
  - ☐ Fossil fuel energy use
  - ☐ Fossil fuel resource depletion
  - ☐ Particulate matter formation
  - ☐ Eutrophication
  - ☐ Consumptive water use
- ☐ A knowledge sharing report for publication (this document).

## 6. Challenges to Fund the Feasibility Study; 'Waste to Energy at a Local Scale'

Gaining financial partners for the feasibility study has been extraordinarily difficult. In short, nearly all council's that tacitly support Tenterfield Shire Council's endeavours are either waiting to see ARENA's appetite for granting funding, or waiting for Tenterfield to deliver a solution without taking a financial risk - classic Catch 22 situation.

Outside of the political arena, operationally, many General Managers working within local government in NSW are very risk adverse, as they see the EPA (in particular) as a huge impediment for change here. This only adds weight to the need for the project to lead a thorough and scientifically validatable endeavour.

Tenterfield Shire Council, through the New England Joint Organisation, became involved late in the NSW Department of Premier & Cabinet (DPC) microgrid development project, though this had a focus on photovoltaic solutions. Multiple Joint Organisations across NSW (and individual local governments in other States) are in support of the need to also undertake a W2E feasibility study.



The DPC, have now included it on their (Regional) agenda. Although it is fortuitous to be on the agenda, no funding to progress W2E studies has been forthcoming (unlike the solar solution). Unlike solar, there are no true W2E examples to learn from and develop a blueprint to allow replication. So having a desk top project that in effect data mines non-existent intellectual property will result in a sub-optimal conclusion. If it was as simple as copying what someone else in NSW has done it there would be a burgeoning industry here already. Subsequently in effect, the process is being pushed for and to date has been wholly funded by Tenterfield Shire Council and Regional Development Australia – Northern Inland. (Although since commencing the project Moree Plains Shire Council, Goulburn Mulwaree Council and Whitsunday Regional Council have joined.)

Entities which have indicated full financial support are as follows:

- ☐ Regional Development Australia – Northern Inland (NSW): \$20,000 (\$10,000 cash, \$10,000 in-kind support);
- ☐ Whitsunday Regional Council (QLD): \$15,000;
- ☐ Tenterfield Shire Council (NSW) - \$15,000 (plus quite a considerable in-kind commitment).
- ☐ Goulburn Mulwaree Council (NSW) - \$15,000
- ☐ Moree Plains Shire Council (NSW) - \$ 25,000

Partly committed:

- ☐ Inverell Shire Council (NSW). Dependant on ARENA's agreement they will 'consider' a \$15,000 contribution;
- ☐ Glen Innes Severn Shire Council (NSW): In support of completing the study, but didn't commit themselves. Instead requested the New England Joint Organisation fund all member council's contributions of \$15,000 each, totalling \$105,000, from the seed funding the NSW Government paid to set up Joint Organisations (which was \$300,000.)
- ☐ New England Joint Organisation (NSW). 'Energy' is included in the draft strategic plan, but the budget is yet to be determined. It has been mooted previously by members that the NEJO fund \$105,000 towards the project.

Recently requested:

On 5 October the Northern Rivers Joint Organisation (NRJO) was provided a brief *precis* on the Project. NRJO will discuss at their next scheduled meeting.

Riverina and Murray JOC wrote to Tenterfield Shire Council fully supporting the project and Tenterfield Shire understands that RAMJO intend taking it to their board in November to consider joining with other councils to help finance the project.





The Shire's of Hay, Bourke and Forbes have expressed an interest and have recently been forwarded details.

Byron Shire Council have been approached to contribute (after seeking assistance from Tenterfield Shire as they were about to embark on the same journey).

Tenterfield Shire Council has been invited to present on the Waste to Energy at a Local Scale Feasibility Project on 12 October by the North East Regional Waste Managers (north coast of NSW: Ballina Shire, Bryon Shire, Clarence Valley, Lismore City, Kyogle, Richmond Valley and Tweed Shire).

The total assured sum currently stands at \$ \$90,000. If ARENA provide a dollar-for-dollar grant of \$90,000, this would raise only \$ 180,000. Obtaining dollar for dollar funding from ARENA is NOT assured. It would be far better for the study to stand alone, such that the process can remain in the control of local government.

Whilst raising \$90,000 is commendable, it is not anywhere near likely to provide enough resources to thoroughly answer all questions.

Keeping in consideration that there are always a considerable number of detractors whenever Waste to Energy is mentioned, any effort that delivers only half of the required answers will open the doors for criticism and hence ensure the project's failure from the start. Alternatively, if the whole process is not viable, having a process not inform local government from the beginning would be just as disastrous.

Tenterfield Shire Council is therefore seeking enough financial contributions to ensure a robust process occurs. This is anticipated to be at least \$540,000.

## 7. Political Support

Tenterfield Shire Council, in collaboration with the New England Joint Organisation (NEJO), has received strong support from local representatives, and even more pleasingly, others from further afield:

- ☐ The Hon. Barnaby Joyce MP, Member for New England (Federal)
- ☐ The Hon. Thomas George MP, Member for Lismore (State)
- ☐ The Hon. Adam Marshall MP, Member for the Northern Tablelands (State)



Once the local political climate was understood to be positive, Tenterfield Shire Council commenced the process of seeking wider support via others, including the NSW Country Mayors Association and departmental representatives (State & Federal).

On 3 August Tenterfield Shire Council presented to the NSW Country Mayors Association.

In attendance was Mr. Ken Gillespie, Regional Infrastructure Coordinator, NSW Premier & Cabinet, and staff from the Office of the Regional Infrastructure Coordinator.

NSW Country Mayors adopted as follows:

*RESOLVED That the Country Mayors Association provide a letter of support to Tenterfield Shire Council and the New England Joint Organisation to seek seed funding from governments to undertake a feasibility study and the Premier be advised of this support (Yass Valley Council/Glen Innes Severn Council)*

*RESOLVED That the Country Mayors Association invite other Joint Organisations to support the initiatives of Tenterfield Shire Council and the New England Joint Organisation to make Waste to Energy a reality (Leeton Shire Council/ Tenterfield Shire Council)*

*RESOLVED That the Country Mayors Association request Mr Ken Gillespie, Regional Infrastructure Coordinator to facilitate a meeting of State Government leaders including OEH, EPA and DPC with local government representatives to discuss the issues that could be faced making Waste to Energy a reality (Orange City Council/ Yass Valley Council)*

During the meeting of 3 August, the Chair of the NSW Country Mayors Association, Mayor Katrina Humphries of Moree Plains Shire Council, took the opportunity to speak to the Hon. Gladys Berejiklian MP, NSW Premier, about the project.

Immediately after the meeting Tenterfield's Chief Executive Officer was approached by four (4) mayors, outside of the New England area, asking if he would be prepared to present to their respective councils (and/or JO).

Since then the Riverina and Murray Joint Organisation have not only sent a letter of support to Tenterfield Shire Council, they have adopted energy (including W2E) as their second highest strategic objective (only second to water security).

The Hon. Adam Marshall MP and the Hon. Thomas George MP advocated the worthiness of the project on behalf of Tenterfield Shire Council and the New England Joint Organisation to the Hon. Gabrielle Upton MP, Minister for the Environment, Minister for Local Government, and Minister for Heritage.

Consequently, on 3 August, Tenterfield Shire Council was given a hearing with representatives from the Minister's Office, including Mr. Kevin Wilde, Chief of Staff. The meeting was very positive, suggesting Council was on the right track and indicating grant streams available to assist (EPA) with





the project. Mr. Wilde commented that although there has been interest in very large Waste to Energy (W2E) applications that Tenterfield Shire Council was the only entity looking at how to scale W2E to suit local conditions.

Mayors Peter Petty and Michael Pearce, Tenterfield and Uralla Shire Councils, and the CEO of Tenterfield Shire Council, met with Mr. Cosimo Thawley, Senior Advisor, Office of the Hon. Josh Frydenburg MP; Minister for the Environment and Energy, in June. This was to seek clarification at a Federal level as to the worthiness and validity of the project. A similar comment was made regarding reduction of scale to suit local circumstances, versus what has been occurring to date - with larger scale proposals.

On 22 October, at the Local Government New South Wales Annual Conference, the delegates representing all councils in NSW unanimously adopted an amendment to the initial resolution (Resolution 42) regarding waste management to include Waste to Energy as follows (extract):

*Development of regional and region specific solutions for sustainable waste management (e.g. **waste to energy**, soft plastic recycling facilities, green waste).*

*Funding a wider range of sustainability initiatives, such as; **waste to energy**, marketing and strategies that provide and support a circular economy.*

Since the LGNSW Conference the NSW Country Mayors has, for the second time in as many meetings, discussed the Waste to Energy at a Local Scale Feasibility Study Project and resolved to write to all regional councils seeking \$15,000 to go towards the project. Further, they resolved to seek audience with the EPA to review the Waste to Energy Policy.



## 8. Conclusions

Waste to Energy is an underutilised additional resource available to assist the Australian energy market while at the same time dealing with an increasingly intractable problem of landfill disposal.

As a government (at least in NSW) it seems we have been hesitant in the past to release energy from waste because it isn't 'green', 'it's too hard', or we're constrained as the Policy has too many constraints, yet almost daily governments of all persuasions are being castigated over energy prices and waste landfill sites, with the public mostly heralding renewables as the answer.

It is somewhat ironic that as a country we're effectively burying energy, in the form of 'waste', but on the other hand we're digging up coal to produce electricity – and will continue for a very long time.

With financial assistance Tenterfield Shire Council and our partners will demystify the current situation regards Waste to Energy at scales that align to smaller applications and obtain a true answer.

In doing so we'll discover:

- ☐ Is it feasible?
- ☐ If so, what does the feasible solution look like? – Feedstock, technology, environmental controls, locations, transport, financial performance, financing, ownership, governance etc.
- ☐ If it is not feasible, what needs to change to make it so?
- ☐ Next steps for implementation (if feasible) or towards feasibility (if not yet feasible).

## 9. Request

**Tenterfield Shire Council and our partners need strong financial support to thoroughly and professionally investigate the current status and to determine what scales can be applied.**

Whilst we have received an amazing amount of support from a great many areas, but most councils and JO's we've approached so far are:

- ☐ Willing to watch someone else take the risk and responsibility; or,
- ☐ Quite understandably, are slow to make decisions because their strategic plans haven't incorporated W2E (something that in effect has only just become a conversation point); or,
- ☐ Are concerned that the Regulator will continue make the process difficult if not impossible.



- ☐ Are confused because of the often biased views (both pro and anti-waste to energy)
- ☐ Have spent an enormous amount of money on excavating and preparing landfills and don't see the need.

At a political level there are no grand openings providing photo opportunities. Funding feasibility studies is therefore quite unpopular, the saying 'shovel ready' reverberating through the hallways of local governments right across the country.

The funding we have received to date, even if matched dollar for dollar by ARENA, is not sufficient to do a thoroughly robust feasibility study.

Tenterfield Shire Council, with our project partners, Moree Plains Shire Council and Regional Development Australia – Northern Inland, need to raise at least \$540,000.

We are confident that if enough of the right quality people, with the right motivation and non-biased ethics, are able to answer the last 13 pages of questions we'll be in a better situation.

## 10. Sources

Australian National Waste Report (2016), Prepared for Department of the Environment and Energy, Blue Environment Pty Ltd.

Transgrid (2018), Transgrid identifies top six energy zones in NSW and ACT to meet future need in the National Electricity Market, available at <https://www.transgrid.com.au/news-views/blog/Lists/Posts/Post.aspx?ID=205>





**Gabrielle Upton**  
Minister for Local Government

## **MEDIA RELEASE**

Tuesday 20 November 2018

### **COUNCIL CREDIT CARD USE CRACKDOWN**

The NSW Government has announced sweeping new measures to ensure local councils are properly managing credit card expenditure.

Minister for Local Government Gabrielle Upton said she had serious concerns following allegations a former general manager of Hay Shire Council spent more than \$500,000 on a corporate credit card.

"These allegations are very concerning and I am taking action to get to the bottom of the matter to ensure it doesn't happen in another council," Ms Upton said.

"Councils must ensure they account for each and every ratepayer dollar."

Ms Upton said the range of measures includes:

- Requesting the Office of Local Government to launch a formal investigation into Hay Shire Council's credit card expenditure and accounting practices
- Requiring every council in NSW to have an audit, risk and improvement committee
- Asking the NSW Auditor-General to undertake a Statewide performance audit of credit card usage at local councils
- Updating the standard employment contract and guidelines for the appointment of general managers by Councillors to strengthen rules on their credit card usage
- The Office of Local Government calling on all NSW councils to review their fraud prevention controls.

"This package of measures will help ensure council credit cards are not abused and they have the right mechanisms in place to account for all expenditure and identify any irregularities," Ms Upton said.

"It's simply not good enough that Hay Shire Council failed to ensure all credit card transactions were backed up by the appropriate documentation including receipts, especially when the spending exceeded half a million dollars of ratepayers' money.

"The community rightfully expects their local council to be responsible when it comes to spending their hard-earned ratepayer dollars.

"All councils in NSW must ensure that they have proper financial management systems in place to regulate credit card expenditure by their staff."

**MEDIA: Alan Gale 0418 892 778**





**The Hon. Pru Goward MP**  
Member for Goulburn

## **MEDIA RELEASE**

Thursday 22 November 2018

### **SHIRE SENIORS TO GET TECH SAVVY**

Older people in Crookwell and Gunning will soon have the opportunity to increase their digital skills to stay connected through the NSW Government's popular Tech Savvy Seniors program.

Delivered in partnership with Telstra, Tech Savvy Seniors provides free or low cost training through a network of community colleges and libraries to help older people learn to use computers, tablets and smartphones.

Member for Goulburn Pru Goward today announced that Crookwell and Gunning Libraries are among the 130 locations across NSW to deliver the Tech Savvy Seniors program in 2019.

"It can be more difficult for seniors in regional areas like ours to physically visit their bank, catch up with friends or do their grocery shopping," Ms Goward said.

"That's why we are bringing Tech Savvy Seniors to the electorate of Goulburn – I encourage all older people to look at what's on offer at Crookwell and Gunning Libraries and learn something new."

The training modules that will be offered at Crookwell Library will include:

- Introduction to Smartphones
- Introduction to Android tablets
- Introduction to iPad tablets
- Introduction to online shopping
- Sharing photos and other attachments online.
- Introduction to social media - part 1

The training modules that will be offered at Gunning Library will include:

- Introduction to Email
- Introduction to Smartphones
- Introduction to Android Tablets
- Introduction to iPads
- Sharing photos and other attachments online
- Introduction to social media - part 1

The NSW Liberals & Nationals Government committed \$2 million in 2015 to increase training places for older people to 38,000 over four years, which has been achieved two years ahead of schedule with over 55,000 spots for budding digital enthusiasts in 2018.

**MEDIA: Paige Penning | Office of Pru Goward | 4822 6444**

Minister for Ageing Tanya Davies said Tech Savvy Seniors has supported thousands of seniors to boost their digital skills, with more older people trained than anticipated thanks to an increase in the available places from 6,500 to 9,000 each year.

"We know that older people experience higher rates of social isolation and mobility issues, especially in regional areas, which is why at the last election we committed to delivering this program to rural locations to ensure more seniors can take advantage," Mrs Davies said.

"Tech Savvy Seniors empowers older people to take advantage of the digital word to keep up with friends and family, and we are reaching more seniors right across the State."

**ENDS**



**Gabrielle Upton**  
Minister for Local Government

**Mark Speakman**  
Attorney General

## MEDIA RELEASE

Tuesday 27 November 2018

### **COUNCILS COURT OUT OVER RATES DEBT COLLECTION**

NSW local councils are being encouraged to work with people who have unpaid rates to get on payment plans instead of taking ratepayers to court.

Local Government Minister Gabrielle Upton and Attorney General Mark Speakman today released new Debt Management and Hardship Guidelines and called on all councils in NSW to review their policies and procedures to treat ratepayers more fairly.

Ms Upton said the State's 128 councils collect more than \$4 billion in rates each year which fund roads, footpaths, libraries, parks and swimming pools.

"While there's no doubt councils must recover unpaid rates, the guidelines make it clear councils must work better with their ratepayers on payment terms without going to court straight away, especially for those suffering financial hardship such as loss of employment, illness, separation or death in the family.

"While many councils have good practices to support ratepayers in hardship, I want all councils to do this. The new guidelines give a fairer go to ratepayers," Ms Upton said.

Mr Speakman urged councils to take court action as a last resort.

"Council actions to recover debts for unpaid rates make up 30 per cent of Local Court civil matters. More than 80 per cent of these claims involved amounts less than \$2,000 and a high proportion were settled, paid or written off by councils before judgement," Mr Speakman said.

"This adds to costs suffered by both councils and ratepayers through legal fees."

The guidelines promote a range of strategies and actions councils can use to help ratepayers pay on time including:

- a 'stop the clock' approach to suspend debt recovery, legal action and interest accrual while a ratepayer's hardship application is awaiting determination or while they are complying with a payment plan;
- tailored plans and flexible payment options including weekly, fortnightly and monthly instalments;
- promoting Centrepay as a voluntary way for people to pay their rates directly from their Centrelink payments;
- discounts to provide incentives for prompt payment in full;
- greater discounts for pensioners facing hardship;
- options for ratepayers to receive their rates and pay their rates electronically; and
- simplified rates notices including information in relevant languages.

The guidelines have been issued by the Office of Local Government under the Local Government Act and can be found at <https://www.olg.nsw.gov.au/content/debt-management-and-hardship-guidelines-0>

. All NSW councils must take them into account when developing and implementing debt management and hardship policies and procedures.

**MEDIA:**

**Alan Gale | Minister Upton | 0418 892 778**

**Damien Smith | Attorney General | 0417 788 947**





Office of  
Local Government

## Circular to Councils

<b>Circular Details</b>	Circular No 18-39 / 27 November 2018 / A620794
<b>Who should read this</b>	Councillors / General Managers / Financial teams
<b>Contact</b>	OLG Policy 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

### Debt Management and Hardship Guidelines

#### What's new or changing

- The Office of Local Government has issued new Guidelines to ensure best practice debt management and hardship practices in all NSW councils.

#### What this will mean for your council

- As the Guidelines have been issued under section 23A of the *Local Government Act 1993*, councils must take them into consideration before making any decisions relating to debt management and hardship.
- All councils are encouraged to review their revenue management policies and procedures and give consideration to the best practice measures outlined in the Guidelines.

#### Key points

- The Guidelines will ensure councils are responsive to individual and community circumstances, and are open, fair and equitable, and easy to do business with.
- They provide best practice approaches that promote proactive measures to ensure prompt payment and minimise default, as well as how to follow up ratepayers and recover any debts incurred fairly and effectively.
- The Guidelines outline contemporary, flexible practices that councils can implement now to collect revenue, better manage debt and help councils to understand and proactively respond to individuals and groups within their community experiencing hardship.

#### Where to go for further information

The Guidelines are available on the OLG website at:  
<https://www.olg.nsw.gov.au/content/debt-management-hardship-guidelines>  
 Please direct all enquiries to the OLG Policy Team on (02) 4428 4100 or at  
[olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au)

**Tim Hurst**  
**Chief Executive**  
**Office of Local Government**

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





29 November 2018

Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

UPPER LACHLAN SHIRE COUNCIL
GUNNING OFFICE
04 DEC 2018
File No:

To the Mayor, Councillors and CEO (please distribute accordingly)

The Australian Local Government Association (ALGA) is now calling for Notices of Motions for National General Assembly 2019 (NGA).

The NGA will be celebrating 25 years in 2019! Over the last 25 years, the NGA has provided a platform for Local Government to address national issues and lobby the federal government on critical issues facing our sector.

The theme for the 2019 NGA is *'future focused'*, this theme acknowledges that the assembly will be held after a federal election and we need to come together as a sector to ensure our voice is heard by the incoming government to deliver in collaboration for our communities.

ALGA received significant feedback on the motions process and topics from the 2018 NGA. In response to the feedback received, ALGA has prepared a discussion paper that explores data which identify critical areas local government needs to consider now and into the future.

To inform the submission of motions, please read the discussion paper (included with this letter) and ensure motions meet the identified criteria.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally;
2. be consistent with the themes of the NGA;
3. complement or build on the policy objectives of your state and territory local government association;
4. be from a council which is a financial member of their state or territory local government association;
5. propose a clear action and outcome; and
6. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. Motions should be lodged online at [alga.asn.au](http://alga.asn.au) no later than 11:59pm on Friday 29 March 2019.

Any administrative inquiries can be directed to ALGA by calling 02 6122 9400.



Adrian Beresford-Wylie  
ALGA CEO



# Future Focused

Call for Motions  
Discussion Paper 2019

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National General Assembly  
of Local Government **2019**

16—19 June 2019





AUSTRALIAN  
LOCAL GOVERNMENT  
ASSOCIATION

## KEY DATES

End of November 2018  
Opening of Call for Motions

29 March 2019  
Acceptance of motions close

16 - 19 June 2019  
National General Assembly

## SUBMITTING MOTIONS

The National General Assembly of Local Government (NGA) is an important opportunity for you and your council to influence the national policy agenda.

To assist you to identify motions that address the theme of the NGA, the Australian Local Government Association (ALGA) Secretariat has prepared this short discussion paper. You are encouraged to read all of the sections of the paper, but are not expected to respond to every question. Your motion/s can address one or all of the issues identified in the discussion paper.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally
2. be consistent with the themes of the NGA
3. complement or build on the policy objectives of your state and territory local government association
4. be submitted by a council which is a financial member of their state or territory local government association
5. propose a clear action and outcome
6. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

Motions should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level which will assist local governments to meet local community needs. For example: That this National General Assembly call on the Federal Government to restore funding for local government financial assistance grants to a level equal to at least 1% of Commonwealth taxation revenue.

Motions should be lodged electronically using the online form available on the NGA website at: [www.alga.asn.au](http://www.alga.asn.au). All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. Motions should be received no later than 11:59pm on Friday 29 March 2019.

Please note that for every motion it is important to complete the background section on the form. Submitters of motions should not assume knowledge. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-Committee as well as by state and territory local government associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Sub-Committee considers the importance and relevance of the issue to local government. Please note that motions should not be prescriptive in directing how the matter should be pursued. With the agreement of the relevant council, motions may be edited before inclusion in the NGA Business Papers to ensure consistency. If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer. Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association, and will not be included in the NGA Business Papers.



## INTRODUCTION

The purpose of this discussion paper is to provide guidance to councils developing Motions for Debate at the 2019 National General Assembly. This will be the 25th National General Assembly and will focus on the future of local government and local communities. It will consider what Councils can do today to get ready for the challenges, opportunities and changes that lie ahead.

Local governments across Australia already face a host of challenges including financial constraints, adapting to rapidly evolving technologies and community expectations of access to 24/7 services via websites, mobiles and call centres, changes in demographics and population size and preferred means of community engagement. It is unlikely that these challenges will disappear. In some cases, they will be compounded by climate change, the ageing population and further advances in disruptive technologies including artificial intelligences.

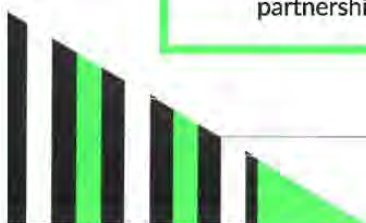
The challenges may also be exacerbated by increasing community expectations about the level and types of services and infrastructure provided by councils and the community's willingness to pay. The community, as council's customers, are increasingly growing accustomed to steadily falling prices for better products and services such as cars, computers, overseas travels. Exceptions to this are housing and in many cases government services such as health care and tertiary education. Another exception is council rates. While a number of states have capped rates, rates across the nation typically continue to rise.

In the case of rates, local communities can perceive that they are being asked to pay more money for the same product. The community may feel that they are paying enough and are therefore unlikely to be supportive of rate rises or swing behind the call for increased federal funding for local government ( $\geq 1\%$  FAGs).

### KEY QUESTIONS

This therefore raises the questions of:

1. What can local governments do differently now, and in the future, to deliver more for less?
  - o Are there new business models and new partnerships, new technologies and the willingness to reduce, phase out or change existing practices, opportunities for more sophisticated service planning and more efficient procurement?
2. How can local governments collaborate, be entrepreneurial and embrace disruption and innovation?
3. How can the Commonwealth Government help local governments prepare for the future and why should they care?
  - o What are the opportunities for leveraging regional, state and national partnerships?





## THE PRESENT

### Demographics

In 2018 the Australian population reached the 25 million mark.

73% of the population lives in stand-alone houses, while 27% of the population live in homes such as flats, apartments, semi-detached, row houses and town houses. 38% of occupied apartments are in high rise blocks with four or more storeys. That's up from 18% in 2006.

67% of Australians live in capital cities, 23% in other urban areas and 10% live in rural Australia. In total more than 90% of our population lives within 100km of the coast making us one of the world's most urbanised coastal dwelling populations. 86% of all Aussie households have internet access at home.

Australia has an aging population and we're also living longer with almost 4,000 people over the age of 100. In 2017, 308,000 babies were born. As a population, we're made up of more than six million families and they come in all shapes and sizes<sup>1</sup>.

### Diversity and culture

Australia has one of the most multicultural populations in the world with more than 300 different ancestries and 28% of our resident population born overseas — nearly 7 million people. Across the country more than 300 languages are spoken.

At the 2016 Census 50.7% of the population was female. However, gender equality advances have stalled across the local government sector. The rates of women in senior positions are far lower than any other tier of government. At the last round of local government elections, women accounted for just 32 per cent of all candidates and were elected to 30 per cent of positions. Even fewer (24 per cent) mayoral candidates were women but almost all were elected. Women account for 46 per cent of staff positions but this falls as the management level rises. Only 11 per cent of council chief executives are women<sup>2</sup>.

At the 2016 Census Aboriginal and Torres Strait Islander people made up 2.8 per cent of the Australian population (approximately 649,000 out of 23.4 million people). Only eight politicians who identify as Indigenous have served in the Federal Parliament with six of those having been elected since 2010<sup>3</sup>. With the exception of a small number of local governments it is expected that there are very few Aboriginal and Torres Strait Islanders holding elected or senior executive positions in local government (data is not available for this issue).

According to the 2016 Census, almost 50 per cent of Australians were born overseas or had a parent born overseas. Census data also indicates that almost one quarter of Australians speak languages other than English in their homes. State and federal parliaments and local governments should reflect contemporary Australia but fail to do so.

A 2016 report by the Australian Human Rights Commission revealed that 1.61 per cent of federal and state public service heads of department, and 0 per cent of federal Ministers and Assistant Ministers come from a non-European background. In the federal parliament 79 per cent of the 226 elected members in the Australian Parliament have an Anglo-Celtic background, 16 per cent have a European background and those from a non-European background make up less than four per cent of the total<sup>4</sup>. There are no statistics available about cultural diversity in local government.

Fair Work Australia statistics indicate that workers compensation claims involving alleged bullying in local government were among the second highest of all sectors in 2017, with 42.2 claims per 100 million hours worked in 2017, up from being the third highest in 2016<sup>5</sup>.

## Roles and funding

The scale and functional scope of local government spending has been subject to significant change over the last two decades. According to a report by the McKell Institute there has been a fourfold increase in spending by local governments in nominal terms (7.3% p.a. compound growth rate) from total outlays of A\$8.2 billion in 1994-95 to A\$33.6 billion in 2014-15 and \$35.9 billion in 2016-17 despite the fact that in some jurisdictions significant public service responsibilities (such as water and sewerage) have been stripped out from local government.

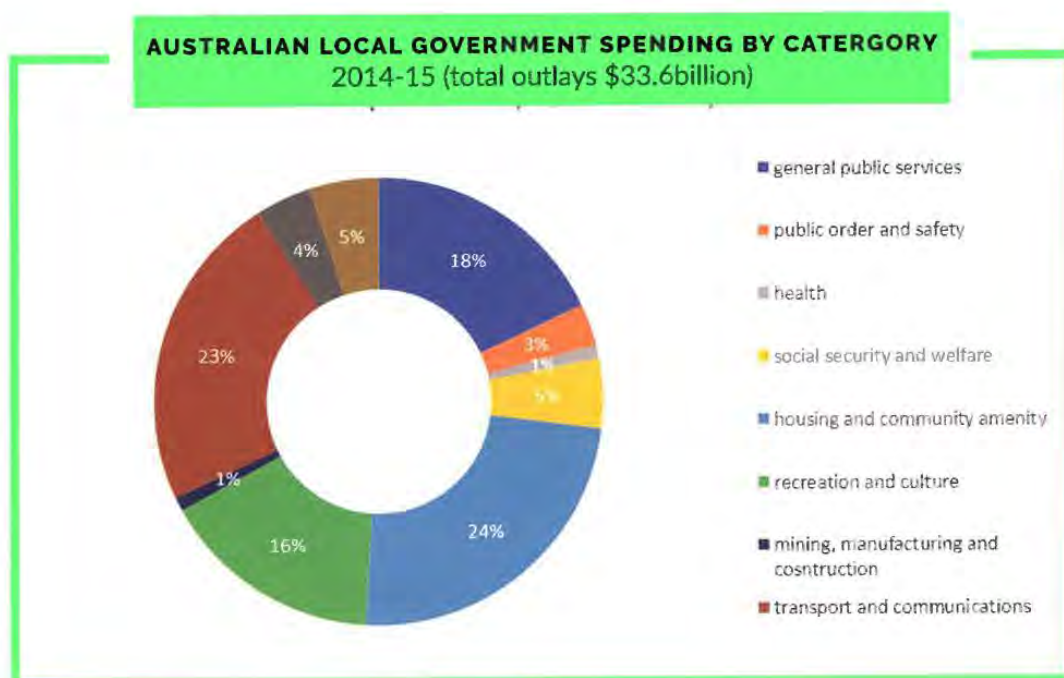
Causes for the increase in functions undertaken by local government<sup>6</sup> include cost shifting, the need to address market failure (particularly in rural areas where it is commonly not financially viable for the private sector to provide essential goods and services such as aged care or childcare) and increasing community demand which has been rising steeply over the past two decades.

A gap has emerged between the community's propensity to pay for various amenities and the cost to council in providing those services. This has resulted in local governments under-charging and failing to effectively demonstrate the cost to consumers.

## KEY QUESTION

*What can local governments do differently?*

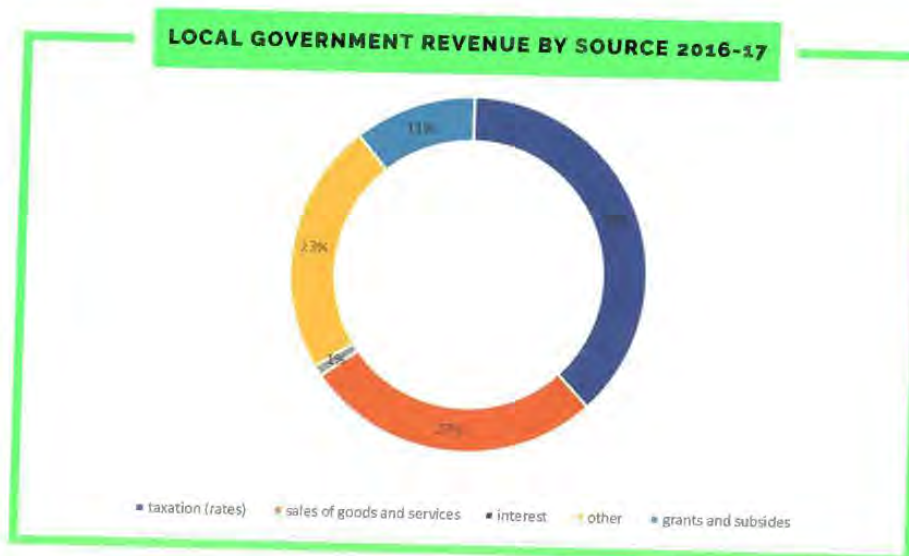




The following table demonstrates some of the key changes in local government expenditure between 2011-12 to 2016-17

Expense by purpose	Proportion of total expenditure	
	2011-12	2016-17
Transport and communications	23.7%	21.5%
Housing and community services	22.3%	24.2%
General public service	18.3%	17.6%
Recreation and culture	15%	16.6%
Social security and welfare	5.3%	4.8%
Other purpose	3.9%	4.2%
Other economic affairs	3.6%	3.6%
Public order and safety	2.6%	2.5%
Public debt transaction	2.1%	1.8%
Health	1.3%	1.2%
Mining, manufacturing and construction	1.2%	1.0%
Education	0.5%	0.6%
Fuel and energy	0.1%	0%
Agriculture, forestry and fishing	0.1%	0.1%
Total in \$\$	\$30.6b	\$35.9b

Between 2011-12 and 2016-17 local government revenue increased from \$36 billion to \$45.5 billion. Of this 88% (in 2011-12) and 89% (in 2016-17) was own source revenue<sup>7</sup>. Funding from the Commonwealth Government in the form of Financial Assistance Grants (FAGs) was \$2.14 billion in 2011-12 and \$2.29 billion (following the end on the freeze to indexation).



## KEY QUESTIONS

*How can the Commonwealth Government help local governments?*

*Why should they care?*

Total assets increased from \$350 billion in 2011-12 to \$467 billion in 2017-18. It has been estimated that the gross replacement value of local government infrastructure for all Australian councils was \$438 billion in 2014. 11% or \$47 billion of assets are in poor or very poor condition and require renewal or upgrade. Seven per cent or \$31 billion of the asset stock has poor function requiring upgrading to meet current or emerging local and regional service level targets for safety, compliance, social, environmental and economic performance. A further seven per cent or \$31 billion of assets have poor capacity and require augmenting

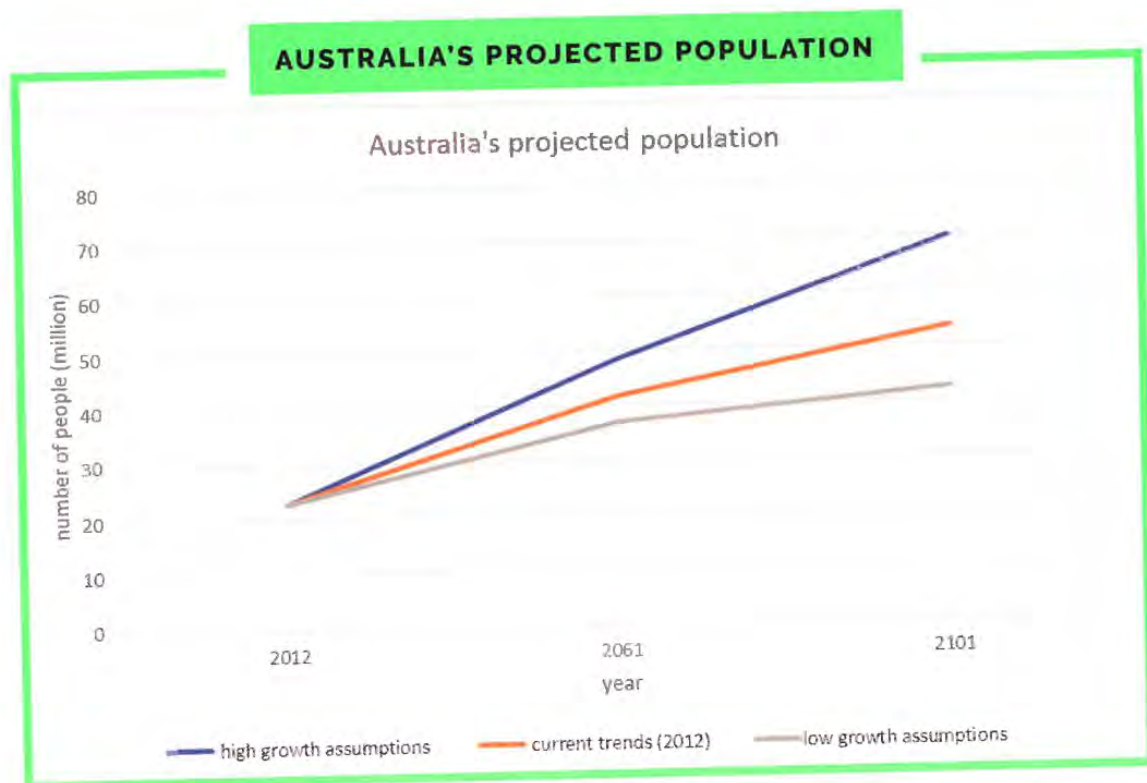
## THE FUTURE

### Demographics

Population projections by the Australian Bureau of Statistics illustrate the growth and change in population which would occur if certain assumptions about the future level of fertility, mortality, internal and overseas migration were to prevail over a projection period. Based on an estimated resident population of 22.7 million people at 30 June 2012 the population has been projected to increase to between 36.8 and 48.3 million people by 2061 and to between 42.4 and 70.1 million by 2101.

The median age of Australia's population (37.3 years at 30 June 2012) is projected to increase to between 38.6 years and 40.5 years in 2031 (high growth and low growth respectively) and to between 41.0 years and 44.5 years in 2061.





Source: ABS Population projections, Australia 2012 3222.0

Assuming the current (2012) trends continuing, the population will grow in all states and territories except Tasmania. All capital cities except Darwin are projected to experience higher percentage growth than their respective state or territory balances, resulting in a further concentration of Australia's population within the capital cities. In 2012, 66% of Australians lived in a capital city. By 2061 this proportion is projected to increase to 74%.

## KEY QUESTIONS

*What partnerships, business models  
can help local Government  
deliver more with less?*

State	2012	2061		
		Low growth scenarios (C)	Current trend (B)	High growth scenario
<b>NSW total</b>	7.3 million	10.8 million	11.5 million	12.6 million
Sydney	4.7 million	8.0 million	8.5 million	8.9 million
Balance	2.6 million	2.9 million	3 million	3.7 million
<b>Victoria Total</b>	5.6 million	9.0 million	10.3 million	12.1 million
Melbourne	4.2 million	7.6 million	8.6 million	9.8 million
Balance	1.4 Million	1.4 million	1.7 million	2.3 million
<b>Queensland total</b>	4.6 million	7.9 million	9.3 million	11.1 million
Brisbane	2.2 million	3.8 million	4.8 million	5.6 million
Balance	2.4 million	4.1 million	4.5 million	5.5 million
<b>Western Australia total</b>	2.4 million	5.4 million	6.4 million	7.7 million
Perth	1.9 million	4.4 million	5.4 million	6.6 million
Balance	500,000	975,000	950,800	1.1 million
<b>South Australia total</b>	1.7 million	2.1 million	2.3 million	2.6 million
Adelaide	1.3 million	1.7 million	1.9 million	2.2 million
Balance	377,900	373,700 *	387,400	451,200
<b>Tasmania Total</b>	512,200	460,900 #	565,700 #	714,000
Hobart	217,000	228,700	270,600	339,300
Balance	295,400	232,200	295,100	374,700
<b>Northern Territory total</b>	235,200	455,700	453,000	457,800
Darwin	131,900	254,800	225,900	182,000
Balance	103,200	203,000	227,100	273,700
<b>ACT Total</b>	375,100	612,400	740,900	904,100

\* In the low growth scenario, the population for the balance of South Australia is projected to increase marginally over the next twenty years, peaking at 398,100 in 2033, before declining to 373,700 in 2061.

# In the current trend scenario (2012) Tasmania's population increases slowly before levelling out by around 2046 and then decreasing marginally from 2047 onwards. In the low growth scenario Tasmania's population increases only slightly over the first 15 years and begins to decline from 2028 onwards<sup>9</sup>.

In the high growth scenario, Australia's growth rate initially increases to 1.9% per year and remains above the 20-year average (1.3%) until the middle of the century. Over the second half of the century, growth rates gradually decline, reaching 1.0% in 2071 and 0.8% in 2101. In the current (2012) trend scenario Australia's annual growth rate decreases from 1.7% in 2012 to 1.0% in 2045, and to 0.5% in 2101. In the low growth scenario Australia's annual growth rate decreases at a faster rate, reaching 1.0% in 2031 and 0.2% in 2101.

## Climate Change

The CSIRO and Bureau of Meteorology have compiled different models for predicting the outcome of climate change in Australia. According to this work, droughts are predicted to increase in a large portion of southern Australia, ("medium" level of confidence). It is predicted that in the main the southern half of Australia will experience less rainfall in winter, spring or both (high or medium confidence). Every part of Australia will continue to experience increases in average temperature, and will have a higher frequency of hot days. This will also result in higher evaporation across Australia, which will continue to make drought conditions worse in the future.

People living in large cities can be more susceptible than non-urban dwellers to the effects of heatwaves as a result of the urban heat island effect. This is caused by the prevalence in cities of heat absorbing materials such as dark coloured pavements and roofs, concrete, urban canyons trapping hot air, and a lack of shade and green space in dense urban environments. It can result in substantially higher temperatures (particularly overnight) than surrounding non-urban areas.



<https://www.climatechangeinaustralia.gov.au/en/climate-projections/future-climate/regional-climate-change-explorer/super-clusters/>



**Northern Australia**

- Average temperatures will continue to increase in all seasons (very high confidence).
- More hot days and warm spells are projected with very high confidence.
- Changes to rainfall are possible but unclear.
- Increased intensity of extreme rainfall events is projected, with high confidence.
- Mean sea level will continue to rise and height of extreme sea-level events will also increase (very high confidence).
- With medium confidence, fewer but more intense tropical cyclones are projected.

**The Rangelands**

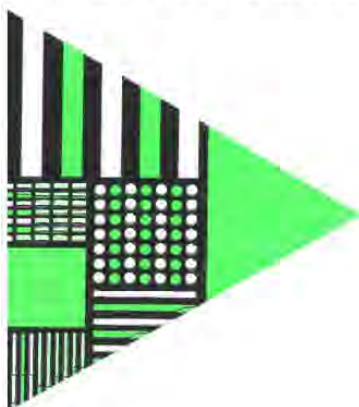
- Average temperatures will continue to increase in all seasons (very high confidence).
- More hot days and warm spells are projected with very high confidence. Fewer frosts are projected with high confidence.
- Changes to summer rainfall are possible but unclear. Winter rainfall is projected to decrease in the south with high confidence.
- Increased intensity of extreme rainfall events is projected, with high confidence.
- Mean sea levels will continue to rise and height of extreme sea-level events will also increase (very high confidence).

**Eastern Australia**

- Average temperatures will continue to increase in all seasons (very high confidence).
- More hot days and warm spells are projected with very high confidence. Fewer frosts are projected with high confidence.
- Average winter and spring rainfall is projected to decrease with medium confidence. Changes in summer and autumn are possible but unclear.
- Increased intensity of extreme rainfall events is projected, with high confidence.
- Mean sea level will continue to rise and height of extreme sea-level events will also increase (very high confidence).
- A harsher fire-weather climate in the future (high confidence).

**Southern Australia**

- Average temperatures will continue to increase in all seasons (very high confidence).
- More hot days and warm spells are projected with very high confidence. Fewer frosts are projected with high confidence.
- A continuation of the trend of decreasing winter rainfall is projected with high confidence. Spring rainfall decreases are also projected with high confidence. Changes to summer and autumn rainfall are possible but less clear.
- Increased intensity of extreme rainfall events is projected, with high confidence.
- Mean sea level will continue to rise and height of extreme sea-level events will also increase (very high confidence).
- A harsher fire-weather climate in the future (high confidence).

**KEY QUESTIONS**

*How can local governments collaborate, build partnerships to address climate change?*



Table 1 Climate Change Projections for selected Australian Cities

Variable	2030 (intermediate emission scenario)	2090 (intermediate emission scenario)	2090 (high emission scenario)
<b>Adelaide</b>			
Temperate	0.7	1.5	2.9
Rainfall (%)	-4	-7	-9
Days over 35°C (currently 20)	26	32	47
<b>Alice Springs</b>			
Temperate	1	2.1	4.4
Rainfall (%)	-2	-5	-4
Days over 35°C (currently 94)	113	133	168
<b>Brisbane</b>			
Temperate	0.9	1.8	3.7
Rainfall (%)	-4	-9	-16
Days over 35°C (currently 12)	18	27	55
<b>Cairns</b>			
Temperate	0.7	1.4	2.9
Rainfall (%)	0	-2	-2
Days over 35°C (currently 3)	5.5	11	48
<b>Canberra</b>			
Temperate	0.8	1.8	3.8
Rainfall (%)	-2	-6	-5
Days over 35°C (currently 20)	7.1	12	29
<b>Darwin</b>			
Temperate	0.9	1.8	3.7
Rainfall (%)	0	-1	+4
Days over 35°C (currently 11)	43	111	265
<b>Dubbo</b>			
Temperate	1	2.1	4.2
Rainfall (%)	-2	-4	-6
Days over 35°C (currently 22)	31	44	65
<b>Hobart</b>			
Temperate	0.6	1.4	2.9
Rainfall (%)	1	-1	-2
Days over 35°C (currently 1.6)	2	2.6	4.2
<b>Melbourne</b>			
Temperate	0.6	1.5	3
Rainfall (%)	-2	-7	-9
Days over 35°C (currently 11)	13	16	24
<b>Perth</b>			
Temperate	0.8	1.7	3.5
Rainfall (%)	-6	-12	-18
Days over 35°C (currently 28)	36	43	63
<b>Sydney</b>			
Temperate	0.9	1.8	3.7
Rainfall (%)	-3	-2	-3
Days over 35°C (currently 3.1)	4.3	6	11

Source: Webb, L.B. and Hennessy, K. 2015, Projections for selected Australian cities, CSIRO and Bureau of Meteorology, Australia.

## Employment

Into the future, some of the most significant factors influencing employment will include change in industry structure, technological advances and globalisation. The trend towards employment requiring skills and training is also set to continue. The CSIRO estimates that while 44 per cent of Australian jobs are potentially at high risk of automation, this technology will also be responsible for the creation of new jobs. A projected growth area for regional economies is in the human services-related industries, particularly health care and social assistance for an ageing population. This will have significant implications for regional populations as service industries are more likely to cluster in regional centres than in smaller towns and rural areas. Tourism and related industries such as accommodation, food services and retail trade are also expected to continue to deliver economic growth in regional areas with help from the low Australian dollar. The knowledge economy, science, technology and finance will drive employment growth in urban areas.

## Technology

The pace of technological change at present is increasing and almost daily we hear of new technologies that will disrupt existing markets and change the way our communities live, work, play and travel. It is difficult to predict which of these new technologies will come to fruition, let alone the full impact that they will have. It is also difficult to predict what is likely to occur in the future in terms of the type of technological changes and the speed of change. Forward planning is therefore problematic but it is reasonably safe to assume that drones and electric vehicles and semi-or fully autonomous vehicles (self-driving cars) will be part of our future. These will have dramatic impact on the look and feel of our communities and the services and infrastructure needed to support them.

Local government services that utilise Artificial Intelligence (AI) are already emerging. AI has the ability to tap into social media to learn about problems in real time. When people post or tweet about issues in the local area AI powered systems can improve council response times and reduce costs. Predictive elements in AI help councils analyse infrastructure issues and fix small problems before they grow larger. Modern systems can track water pressure and alert workers to fix pipes before they burst. The application of blockchain should allow local councils to reduce a great amount of transaction costs in the delivery of local services, while also providing greater transparency and participation for citizens.

Contact centre chat bots ( virtual customer service assistants) can help the public to pay parking fines and rates, or apply for a permit at any time. Customer service AI can help community members find the information they need. Website AI can help individuals navigate online services. Some AI can even help residents with applications, guiding them through the process and suggesting additional services.

## KEY QUESTIONS

*How can local government embrace disruption and innovation?*





AI technology is an opportunity to reimagine how future services can be delivered as well as gain value in:

- Reducing demand on services
- Improving efficiencies
- Enhancing the customer experience
- Driving better decision making from data insights

AI technology will not displace a team or service but complement it to truly be user-centric. It can reduce the burden of administrative tasks enabling staff to put their skills to more strategic and creative tasks and gain faster access to valuable insights. In doing so, the council is empowered to make better decisions for citizens.

AI has benefits for the workplace and citizens alike helping solve a problem and improving the lives of citizens. AI can have an enabling role in achieving this for local government today and for the 'council of the future.'

#### REFERENCES

PAGE FIVE - THE PRESENT:

<sup>1</sup> Interesting Facts about Australia's 25,000,000 population <http://www.abs.gov.au/websitedbs/D3310114.nsf/home/Interesting+Facts+about+Australia%E2%80%99s+population>

<sup>2</sup> Evans, M and Haussegger, V (2017) why are women so poorly represented in local government administrative leadership and what can be done about it? <http://www.5050foundation.edu.au/assets/reports/documents/online-gender-diversity-co-design-workshop-1-.pdf>

<sup>3</sup> Joint select committee on constitutional recognition relating to the Aboriginal and Torres Strait Islander Peoples (2018) Interim report. The Parliament of the Commonwealth of Australia.

<sup>4</sup> Australian Human Rights Commission (2016) The 'Leading for Change' blueprint

<sup>5</sup> Clark, G (2018) Bullying endemic in councils, Fair Work turns staff away. Government News [https://www.governmentnews.com.au/bullying-endemic-in-councils-fair-work-turns-staff-away/?utm\\_medium=email&utm\\_campaign=Newsletter%20-%2011th%20September%202018&utm\\_content=Newsletter%20-%2011th%20September%202018+Version+B+CID\\_250d36654e64011424c76af2e32234e8&utm\\_source=Campaign%20Monitor&utm\\_term=Bullying%20endemic%20in%20councils%20Fair%20Work%20turns%20staff%20away](https://www.governmentnews.com.au/bullying-endemic-in-councils-fair-work-turns-staff-away/?utm_medium=email&utm_campaign=Newsletter%20-%2011th%20September%202018&utm_content=Newsletter%20-%2011th%20September%202018+Version+B+CID_250d36654e64011424c76af2e32234e8&utm_source=Campaign%20Monitor&utm_term=Bullying%20endemic%20in%20councils%20Fair%20Work%20turns%20staff%20away)

PAGE SEVEN - THE FUTURE:

<sup>6</sup> The McKell Institute (2016) Giving local governments the reboot: improving the financial sustainability of local governments.

<sup>7</sup> Australian Bureau of Statistics (2018) Government Finance Statistics, Australia, 2016-17 Catalogue No: 55120 <http://www.abs.gov.au/ausstats/abs@.nsf/mf/5512.0>

<sup>8</sup> Australian Local Government Association (2015) National State of the Assets Report

PAGE SEVEN - POPULATION

<sup>9</sup> Source: ABS Catalogue. 3222.0 - Population Projections, Australia, 2012 (base) to 2101 (LATEST ISSUE Released at 11:30 AM (CANBERRA TIME) 26/11/2013 ) [http://www.abs.gov.au/ausstats/abs@.nsf/Products/3222.0Main%20Features52012%20\(base\)%20to%202101?opendocument&tabname=Summary&prodno=3222.0&issue=2012%20\(base\)%20to%202101&num=&view=](http://www.abs.gov.au/ausstats/abs@.nsf/Products/3222.0Main%20Features52012%20(base)%20to%202101?opendocument&tabname=Summary&prodno=3222.0&issue=2012%20(base)%20to%202101&num=&view=) (downloaded 4 September 2018)



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# peaker rofiles



## STEVE SAMMARTINO

*Australian Futurist, Author, Technologist and Speaker*

rote his first lines of  
r code at age 10,  
re of Australia's most  
ad futurists.

commentator, Steve  
chnology reporter for  
lo National and the in  
tunist for 3AW providing  
assessment on the rapidly  
technology sector. His  
of experience gives him  
ny ability to make sense  
echnology is shaping  
ind the economy.  
currently working with  
ralian Government on  
g future proof transport  
cation infrastructure.  
is delivered to audiences  
ms in excess of 10,000,  
is intimate board room  
for the Fortune 500.

Steve likes to work with  
companies who require an  
unbiased view of impending  
technological shifts, startups  
reinventing industries and  
Government bodies, focussing  
on hard economics of the future,  
exploring changes in business  
systems, capital flows and  
consumer behaviour.

Steve will deliver an energising  
keynote which explores a future  
where the way forward is about  
handing over the technology tools  
of design and production to those  
who populate our communities. A  
future where we work together as  
an eco-system. This Technology  
Revolution has taught us that  
co-creation, crowd design and  
crowd funding aren't just ways  
to expedite innovation, but a  
wonderful way to do more with  
less. An engaged community is  
one that participates in building a  
world they want to live in.



## GENEVIEVE BELL

*Distinguished Professor,  
Director, Autonomy, Agency  
& Assurance Institute*

With her career focussing on  
the intersection of cultural  
anthropology with engineering  
and computer science,  
Professor Genevieve Bell's  
insights into helping shape  
next generation technology  
innovation are highly sought  
after to help understand what  
makes people tick.

Bell's impact has been recognised  
repeatedly. In 2010, she was  
named one of the top 25 women  
in technology to watch by  
AlwaysOn and as one of the 100  
Most Creative People in Business  
by Fast Company. In 2012, Bell  
was inducted to the Women In  
Technology International Hall  
of Fame and in 2013, she was  
named Anita Borg's Women of  
Vision in Leadership.

In 2014, she was included in Elle  
Magazine's first list of influential  
women in technology and  
also included in a new exhibit  
at London's Design Museum  
profiling 25 women from around  
the world.

Professor Bell is the Director  
of the 3A Institute, Florence  
Violet McKenzie Chair, and a  
distinguished Professor at the  
Australian National University as  
well as Vice President and Senior  
Fellow at Intel Cooperation.

Professor Bell will share her  
visions and thoughts on how  
artificial intelligence will influence  
your local community

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Ref No.: 2018/2393  
Contact: Claudia Novek  
Ph: 8711 7438  
Date: 3 December 2018

Mr John Bell  
Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

Dear Mr Bell

Liverpool City Council would like to invite you to the 2019 Australian Local Government Women's Association NSW conference. Council is hosting the conference at Casula Powerhouse Arts Centre.

The conference will offer women and men working in local government the opportunity to hear from engaging speakers and participate in workshops, social events, wellness activities and networking dinners. These events will also benefit people interested in local government and inspire participants to make their mark, not only on the industry, but all aspects of their lives.

Please find enclosed information about the event and registration details.

If you have any questions, please contact our conference team at [MakeYourMark2019@liverpool.nsw.gov.au](mailto:MakeYourMark2019@liverpool.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read "Kiersten Fishburn".

**Kiersten Fishburn**  
Chief Executive Officer

A handwritten signature in black ink, appearing to read "Wendy Waller".

**Wendy Waller**  
Mayor



Customer Service Centre Ground floor, 33 Moore Street, Liverpool NSW 2170 DX 5030 Liverpool  
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**AUSTRALIAN LOCAL  
GOVERNMENT WOMEN'S  
ASSOCIATION  
NEW SOUTH WALES BRANCH**

## ALGWA NSW ANNUAL CONFERENCE

**LIVERPOOL 4-6 APRIL 2019**



Liverpool City Council is proud to be the host city for the 2019 Australian Local Government Women's Association NSW Branch Annual Conference.

The Australian Local Government Women's Association NSW Branch (ALGWA) supports and promotes women in local government through advocacy, advice and action. The Annual Conference is an opportunity to come together and engage in learning and networking that will assist in personal and professional development.

The conference will be hosted over three days at Liverpool's premier arts and cultural institution, Casula Powerhouse Arts Centre. Women and men working or interested in local government can look forward to engaging speakers, workshops, social events, wellness activities and networking dinners that will encourage and inspire women to make their mark, not only on the industry, but all aspects of their lives.

## REGISTER NOW

**THURSDAY 4 APRIL –  
SATURDAY 6 APRIL 2019**

**CASULA POWERHOUSE  
ARTS CENTRE,  
1 POWERHOUSE ROAD,  
CASULA, 2170**

Registrations, accommodation options and conference information:

**[www.liverpool.nsw.gov.au/council/algwa-2019](http://www.liverpool.nsw.gov.au/council/algwa-2019)**

Conference enquiries:

**[MakeYourMark2019@liverpool.nsw.gov.au](mailto:MakeYourMark2019@liverpool.nsw.gov.au)**

ALGWA:

**[www.algwa.org.au](http://www.algwa.org.au)**

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# Program

THURSDAY 4TH APRIL	
<b>4pm – 6pm</b>	Registrations Open <i>Casula Powerhouse Arts Centre</i>
<b>6pm – 8pm</b>	Mayoral Civic Welcome
FRIDAY 5TH APRIL	
<b>7am – 8.15am</b>	Fitness Activity BodyBalance by the river <i>Casula Powerhouse Arts Centre</i>
<b>8.15am – 9am</b>	Networking Breakfast and Registrations <i>Casula Powerhouse Arts Centre</i>
<b>8.30am – 4pm</b>	Registrations Open <i>Casula Powerhouse Arts Centre</i>
<b>9.15am</b>	MC Welcome and Housekeeping Chloe Esposito <i>Theatre</i>
<b>9.20am</b>	Mayor's Official Welcome Mayor Wendy Waller
<b>9.30am</b>	Official Welcome Address ALGWA President Marianne Saliba
<b>9.40am</b>	Keynote Speaker Jessica Rowe Be Brave and Bold
<b>10.40am</b>	Sponsor Speaker United Services Union
<b>11.10am</b>	Morning Tea <i>Turbine Hall</i>
<b>11.30am</b>	Avril Henry Emotional Intelligence and Resilience
<b>12.30pm</b>	Chloe Esposito The numerous factors to success in sport and life
<b>1pm</b>	Lunch <i>Turbine Hall</i>
<b>2pm</b>	Concurrent Workshops 1. Janelle Nisbet – Resilience 2. Dr Neryl East – Communicating with Credibility and Influence
<b>3pm</b>	Discussion Panel
<b>3.45pm</b>	Conference close
<b>7pm – 10pm</b>	Networking Cocktail Dinner <i>Western Sydney University Rooftop</i>

SATURDAY 6TH APRIL	
<b>7.30am – 8.30am</b>	Wellness Activity Painting by the river
<b>8.30am – 9.30am</b>	Networking Breakfast <i>Casula Powerhouse Arts Centre</i>
<b>8.30am – 9.30am</b>	Nominations for Executive/President <i>Performance Space</i>
<b>9.30am</b>	MC Opening Chloe Esposito
<b>9.40am</b>	Leonie McKeon Chinese Negotiation Strategies
<b>9.40am – 11am</b>	Voting for Executive/President <i>Performance Space</i>
<b>10.40</b>	Morning Tea <i>Turbine Hall</i>
<b>11am</b>	Janelle Nisbet Interpersonal Effectiveness
<b>12pm</b>	Conference Bids for 2021
<b>12.30 – 2pm</b>	Voting for Conference location 2021
<b>12.30pm</b>	ALGWA Hot Spots Session and wrap up
<b>1.30pm</b>	Lunch <i>Turbine Hall</i>
<b>2pm</b>	ALGWA General Meeting <i>Theatre (TBC)</i>
<b>2.00pm – 4pm</b>	Bullseyes or Bargains? Choose from: Target practice Spend the afternoon working on your aim at Liverpool City Archers OR Retail Therapy Make your mark on the local economy at discounted prices at Fashion Spree outlets
<b>7pm – 11pm</b>	Gala Dinner <i>Casula Powerhouse Arts Centre</i> Theme: Garden Party

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## DELEGATE DETAILS

**First Name**

**Surname**

**Organisation**

**Position**

**Postal address – street number, street name, suburb, state, postcode**

**Contact phone number**

**Email address**

## ACCOMPANYING PARTNER/GUEST DETAILS

**First name**

**Surname**

## ADDITIONAL INFORMATION Please note any special requirements you have including:

**Dietary**

**Access**

**Other**

**Please indicate your attendance to early morning wellness sessions:**

- ☐ Friday 5 April 2019 – BodyBalance by the river (limited places available)
- ☐ Saturday 6 April 2019 – Painting by the river

**Please indicate your preference of workshops held on Friday 5 April 2019:**

- ☐ Janelle Nisbet – Building Resilience
- ☐ Dr Neryl East – Communicating with credibility and influence

**Please indicate your attendance at the following social networking events:**

- ☐ Thursday 4 April 2019 – Welcome Reception
- ☐ Friday 5 April 2019 – Networking Cocktail Dinner
- ☐ Saturday 6 April 2019 – Garden Party Gala Dinner
- ☐ Guest/Partner (\$185) – Garden Party Gala Dinner

**Please indicate your preference for the social activities held on Saturday 6 April 2019:**

- ☐ Shopping at Fashion Spree
- ☐ Archery (limited to first 30 RSVPs)

**For shuttle bus purposes, please add the name of your hotel:**

**Please note:** depending on the number of bookings, buses will be running between Mercure Liverpool and Quest Liverpool and the conference venue.

**Registration Fees**

Registration Type	ALGWA Member (inc GST)	Non-Member (inc GST)
<b>Early Bird</b> Includes Welcome Reception, all conference sessions and meals, Networking Cocktail Dinner and Gala Dinner <i>*Available until 20 January 2019</i>	<input type="checkbox"/> \$980	<input type="checkbox"/> \$1080
<b>Standard</b> Includes Welcome Reception, all conference sessions and meals, Networking Cocktail Dinner and Gala Dinner	<input type="checkbox"/> \$1080	<input type="checkbox"/> \$1190
<b>One day registration</b> Includes conference sessions and conference meals	<input type="checkbox"/> \$630	<input type="checkbox"/> \$680
<b>Networking Cocktail Dinner</b>	<input type="checkbox"/> \$100	<input type="checkbox"/> \$110
<b>Gala Dinner</b>	<input type="checkbox"/> \$170	<input type="checkbox"/> \$185
Extra Partner	<input type="checkbox"/> \$185	<input type="checkbox"/> \$185
<b>Become an ALGWA NSW Member</b>		<input type="checkbox"/> \$80
<b>Total Amount Payable</b>		



**Important Information**

Attendance will be confirmed on receipt of full payment. Please note that the program and speakers list are subject to change without notice. Information collected on this form will be used for conference purposes only and will not be provided to third parties without your consent.

**Cancellation Policy**

Should you not be able to attend the conference, you are welcome to send an alternate delegate in your place. Cancellations will be accepted until Friday 4 March 2019 and will incur a \$100 processing fee.

Cancellations after this date will incur the full registration fee. All cancellations for change of delegate must be provided in writing to **MakeYourMark2019@liverpool.nsw.gov.au**

**Payment Options****I would like to pay by:**

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Please note, a 0.5% transaction fee will be charged on all credit card transactions.  
Cardholder signature is required before processing.

Return your completed **Registration Form** to us by **20 January 2019** to secure **Early Bird** rates, otherwise, return by **7 March 2019**.

Email: **MakeYourMark2019@liverpool.nsw.gov.au**



Office of  
Local Government

## Circular to Councils

<b>Circular Details</b>	Circular No 18-41 / 6 December 2018 / A628135
<b>Previous Circular</b>	15/07 <i>Misuse of Council resources – 2015 State Election</i>
<b>Who should read this</b>	Councillors / General Managers / All council staff
<b>Contact</b>	Council Governance Team/02 4428 4201/olg@olg.nsw.gov.au
<b>Action required</b>	Information / Council to Implement

### Misuse of Council Resources – March 2019 State Election

#### What's new or changing?

- In the lead up to the March 2019 State election, councillors, council staff and other council officials need to be aware of their obligations under the *Model Code of Conduct for Local Councils in NSW* (the Model Code) in relation to the use of council resources.

#### What this will mean for your council

- It is important that the community has confidence that council property and resources are only used for official purposes.
- Councils are encouraged to ensure that councillors, council staff and other council officials are aware of their obligations regarding the use of council resources.

#### Key points

- The Model Code provides that council officials must not:
  - use council resources (including council staff), property or facilities for the purpose of assisting their election campaign or the election campaign of others unless the resources, property or facilities are otherwise available for use or hire by the public and any publicly advertised fee is paid for the use of the resources, property or facility
  - use council letterhead, council crests, council email or social media or other information that could give the appearance it is official council material for the purpose of assisting their election campaign or the election campaign of others.
- These obligations apply to all election campaigns including council, State and Federal election campaigns.
- Councils should also ensure that they exercise any regulatory powers in relation to election activities such as election signage in an impartial and even-handed way and in accordance with established procedures and practices.
- Failure to comply with these requirements may result in disciplinary action under the code of conduct.

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

**Where to go for further information**

- For more information, contact OLG's Council Governance Team by telephone on 4428 4100 or by email to [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au).



**Tim Hurst**  
Chief Executive

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

To Be Tabled at your meeting 20 December 2018

To The General Manager, Upper Lachlan Shire,

Dear Mr Bell,

Please find enclosed 64 petitions supported and signed by local residence and both private and commercial pilots. Whilst we are not opposed to aviation development we are certainly opposed to the current proposal and are extremely disappointed we have not been officially informed of this noisy development which will be further laid out in our solicitors letter. Your plans are very disturbing, omitting the two residences that were not taken into consideration as they where in previous plans dated 2010. Our preferred position would be aligned with councils own preference as per council layout hangars parallel to runway as per your 2010 plans, see Crookwell Aerodrome Facebook Page.

From the time of finding out about your proposal to the cut off date to put submissions in was 5 working days, which was nowhere near long enough to have solicitor letters forwarded to you, they will be directed shortly.

We would like this letter and the petitions tabled at your meeting on 20 December 2018 meeting.



J. H. HUTSON. 10-12-18



JENNY. T. ROOTSEY 10-12-18



WARREN ROOTSEY 10-12-18





Jim HUDSON'S  
FRONT



Mr & Mrs Rootsey  
Re: Aerodrome



**Simon Skelly** Not against hangers on Crookwell airfield, I tried that 20 years ago and everybody said no!  
However the positioning of the hangers needs to be addressed...  
Given that the proposed site has several alternative locations for said hangers more thought should be given to there final location....  
I see no advantage in having hanger door openings facing towards the prevailing wind ridiculous idea I would never buy or rent hanger with this orientation.  
Placing the hangers next to existing dwellings is also unnecessary.  
Has anyone spoken to the residents that would be effected by hangers placed within 10m of there homes.  
it appears that very little thought has gone into this.  
Also it's clear that given this is supposed to be a community proposal no local pilots have been approached to my knowledge....  
I certainly haven't  
I have paid rates on land near the Aerodrome for over 25 years I am 47 years old and combined fixed wing and helicopter hours have accrued just over 24000 hours working all over Australia.....  
Give some consideration to the existing residents and build something that works for everybody to enjoy.....

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name: CRAIG PHILLIPOT

Address: 7/31 SOUTH AVE, DOUBLE BAY . NSW 2028

Phone: 0407 713 242

Date: 1/12/18

HELICOPTER PILOT / OWNER.



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name:

RICHARD HOWIE

Address:

35 MEXBAR ROAD WILBROMBI NSW 2570

Phone:

0413 873 927

Date:

11/12/2018

HELICOPTER PILOT  
EX ABC / NATIONAL PARKS  
46 YEARS FYP.

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:

 Commercial Pilot.

Name:

Robert McLaughlin

Address:

"Halifax" 808 Carrabungle Rd Roslyn 2580

Phone:

02. 4843 2344

To The General Manager,


The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Thomas Corbett

Address: 3 Kirra Lane, Orange NSW 2800

Phone: 0435 046 299

PPL, BE

Private Pilot, Mining Engineer<sup>1</sup>.

Enjoying the quiet, tranquil atmosphere at YCRL.



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name:

Col Adams.

Address:

NORTH JENDOLKE ROAD CROOKWELL NSW 2590

Phone:

0427 432 615

Date:

6 DEC 2018

Qualification:

AERIAL AGRICULTURAL OPERATOR / PILOT

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

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I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name: Robert Corben

Address: Po Box 208 Georges Hall 2198

Phone: 0499-969399

Date: 5-DEC-2018

Qualification: Commercial Pilot

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 <sup>a</sup>hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *Kelsett*

Name: *Kelsey Corbett*

Address: *3 Kirra Lane Orange NSW*

Phone: *0430572936*

DATE *9/12/18*

*Purposely came to this spot as it was quiet and not built up. Enjoying the quiet. Some trees would be nice though please council.*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name:

DAVID KNIGHT

Address:

12 VIA MADE

Phone:

GRONINGA NSW 2230

Date:

1/12/18



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *Gail Kitchen*

Name: *Gail Kitchen*

Address: *607 Kialla Road Crookwell*

Phone: *0417022023*

Date: *3-12-18*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *Grant Kitchen*

Name: *Grant Kitchen by his Power of Attorney  
Gail Kitchen*

Address: *607 Kialla Road Crookwell*

Phone: *0458000087*

Date: *3-12-18*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Ally Selmes

Address: Goulburn

Phone: 041104 2033

Date: 3.12.18

To The General Manager,


The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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Signed:   
Name: Elise Waghorn  
Address: Goulburn.  
Phone: 0416984414  
Date: ~~3.12.18~~ 3.12.18



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name: NEVILLE ROBERTSON

Address: 4 RICHARDSON ST CROOKWELL

Phone: 0419692240

Date: 3-12-18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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Signed: K. J. Schofield

Name: KELLY SCHOFIELD

Address: GOULBURN

Phone: 0421236053

Date: 3.12.18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *Michelle Rawle*

Name: *Michelle Rawle*

Address: *Goulburn*

Phone: *043 2285888*

Date: *3.12.18*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

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Signed:



Name: Cassie Taylor.

Address: Goulburn.

Phone: 0402156990.

Date: 3.12.18.



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

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Signed:



Name: S. FITZSIMMONS

Address: VICTORIA STREET, GROULBURN .

Phone: 48 21 3680 .

Date: 3-12-18 .

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *Fiona Hunter*  
Name: *Fiona Hunter*  
Address: *30 Bumaner Rd middle Arm*  
Phone: *0928823038*  
Date: *3/12/18.*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Greta Vanderschaa

Address: 27 Prince Street Coulburn 2580

Phone:

Date: 4/12/2018

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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Signed: 

Name: Patricia Rampling

Address: 3/24 Queen St Goolburn

Phone: 0427 581 143

Date: 4-12-18



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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Signed: 

Name: NARELLE McDERMOTT

Address: GOULBURN

Phone:

Date: 4/12/18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name:

Graham Cosgrove

Address:

3/114 Clifford Street

Phone:

0402 446 451

Date:

4/12/2018

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: ROBYN HOLMES

Address: 227 Cowper St  
GOULBURN 2580

Phone: 48216316

Date: 4.12.18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Janelle Hunt

Address: 113 Reservoir Rd Crookwell

Phone: 0431 359 195

Date: 4/12/18



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Paula Brien

Address: 18 Belmore St

Phone: 0450 135 133.

Date: 5-12-18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name: Elle-Vaile Douglas

Address: 32 Steins lane middle Arm rd Q1B

Phone: 0412269875

Date: 05/12/2018.

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Rachael O'Connor

Address: Goulburn

Phone: 0417309853

Date: 5. 12. 18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

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With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name: Liz Curvey

Address: 4 Barry Crescent

Phone: 0418 663 250

Date: 5/12/18



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: E. A. Standen (private pilot)

Address: 31, Beccansfield Rd  
Glassvale

Phone: 0430 225 553

Date: 5th Dec '18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *Tracey Swift*  
Name: *Tracey Swift*  
Address: *79 Cathcart st*  
Phone: *0437288451*  
Date: *5/12/18*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Kerry Teague.

Address: 26 Belmore St Goulburn.

Phone: 0409802221.

Date: 5th Dec 2018 .

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Jannette Naismith

Address: Goulburn.

Phone: 0417288907

Date: 5/12/2018.



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:

Name:

Nakita Hay

Address:

799 Kialla Road, Crookwell.

Phone:

0468 968 746

Date:

5/12/18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: Leanne Boyd

Address: 40 Grafton Street GOULBURN

Phone: 02 48213680

Date: 06/12/2018.

To The General Manager,


The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:   
Name: Simon Rutherford  
Address: 30 Gladstone Road, Sorell, NSW 2576  
Phone: 0416479251  
Date: 6/12/18

To The General Manager,

The Upper Lachlan Shire Council ,


In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:

  
Name: Jason McPherson

Address: 42 Clyde St Goulburn

Phone: 0434 588673

Date: 6.12.18



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: KARA DANIER

Address: 49 Gilmore St Goalburn

Phone: 0402125568

Date: 6.12.18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name:

~~043~~ Thomas Daniel

Address:

49 Gilmore St Goulburn

Phone:

0432 674 273

Date:

6/12/18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: SHANE PRICE

Address: 880 PESAR RD CROOKWELL NSW 2583,

Phone: 0427883128

Date: 08 12 2018.

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *RDiamond*

Name: *Robyn Diamond*

Address: *345 Kialla Rd Crookwell NSW 2583*

Phone: *0417442051*

Date: *8/12/18*



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: RICHARD DIAMOND

Address: 345 Kialla Road

Phone: 0438 442 051

Date: 8-12-2018

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: *Ray Pichis*

Address: *GRABBY - PUB.*

Phone: *48367208.*

Date: *1 - 12 - 18.*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:

Name:

Address:

Phone:

Date:

*J. Matthews*  
*JOE - MATTHEWS -*  
*50 - WILKEO RD.*  
  
*2- 12- 18.*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: SHANE FENTON  
Name: GREGORY SHANE FENTON  
Address: 3131 MAXDEN LAGGEN RD  
Phone:  
Date:



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *DPulis*  
Name: *Deborah Pulis*  
Address: *Albion Hotel*  
Phone: *48367208*  
Date: *8-12-18*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name: Andrew Tate

Address: 13 Gordon St Crookwell

Phone: 0428 409 616

Date: 7-12-18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *NP Price*

Name: *Nicole Price*

Address: *880 Pejar Rd Crookwell NSW 2583*

Phone: *0418 469581*

Date: *6 - 12 - 18*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *R. Stephenson*  
Name: *Ryane Stephenson*  
Address: *138 Goulburn St CML*  
Phone: *0488473467*  
Date: *7.12.18*



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:

Name:

Catherine WARD

Address:

25 IRONMINE Rd. CROOKWELL. 2583.

Phone:

0413 281 172

Date:

7<sup>th</sup> Dec. 2018.

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *A.J. Gay*

Name: *ANTHONY GAY*

Address: *ROSEMARY HALL,*

Phone: *0438321941*

Date: *9-12-2018*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *D. Webster* .

Name: *DAWN WEBSTER* .

Address: *18 CROWN ST CROOKWELL*

Phone: *48321019* .

Date: *9-12-18* .

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:

Name:

Keith Webster.

Address:

18 Crown St - Crookwell

Phone:

0407661423

Date:

9-12-18



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: MATT WEBSTER

Address: 18 Crown St Crookwell

Phone: 0400306413

Date: 5/12/18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name:

Geraldine Willis

Address:

80 Wade St Crookwell

Phone:

48 3215 71

Date:

8/12/18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *Jan Willis*

Name: JAN WILLIS

Address: 80 WADE ST

Phone: 48321571

Date: 8.12.12

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: ALLAN L. WILLIS

Address: 80 WADE STREET CROOKWELL NSW 2583

Phone: 02 48 321 571

Date: 7- 12- 2018



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: *W.K. Grey*

Name: *WILLIAM GREY*

Address: *13 BRITANNIA ST GRABBEN GULLEN*

Phone: *0435 923 136*

Date: *10/12/18*

To The General Manager,


The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed: 

Name: CAROL CASTLE

Address: 2947 GRABBER GULLEN RD.

Phone: 0414 480991

Date: 7/12/18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:

Name: *LINDSAY HOWARD*

Address: *3226 RANGE RD BANNISTER.*

Phone: *0423 807 834*

Date: *8.12.18.*

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:

Name: BOHAN CASTLES

Address: 2947 GRABBER CULLEN RD

Phone: 0410 480991

Date: 7/12/18



To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name:

M. SHEPHERD-MONAGHAN

Address:

72 WILKINS RD

Phone:

0274 607 607

Date:

4836 7729  
8/12/18

To The General Manager,

The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:



Name: Tammie webster

Address: 4 churchill st crookwell

Phone: 0417 213 517

Date: 10/12/18

To The General Manager,


The Upper Lachlan Shire Council ,

In regards to your proposal of erecting 7 hangers and an amenities block at the Crookwell Airstrip on Kialla Road, Crookwell.

In my opinion the proposed development of hangers on blocks of 25meters square, 10 meters off the boundary fence of the two existing properties which one has been occupied since 1988 and the other since 1998 is an inappropriate development taking into consideration the sizeable land available for this development . A more appropriate positioning has been pointed out by an expert aviation person.

I am concerned that the cost of this development which will be paid for by the rate payers will not provide an adequate return.

With the amount of land available a more suitable placement of the hangers should be brought into question and to the attention of the Upper Lachlan Shire Council.

Signed:   
Name: Michael Webster  
Address: 4 Churchill St Crookwell  
Phone: 0427704168  
Date: 10/12/18

## **9 INFORMATION ONLY**

The following items are submitted for consideration -

9.1	Development Statistics for the Month of November 2018	178
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## Information Only - 20 December 2018

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**ITEM 9.1**                      **Development Statistics for the Month of November 2018**

**FILE REFERENCE**    **I18/668**

**AUTHOR**                      **Economic Development Officer**

### ISSUE

Providing Council with a brief summary of the development control activities that have occurred in the month of November 2018.

**RECOMMENDATION**      That -

1. Council receives and notes the report as information.

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### BACKGROUND

Standard monthly report providing Council with a summary of the development control activities that have occurred in the month of November 2018.

### REPORT

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

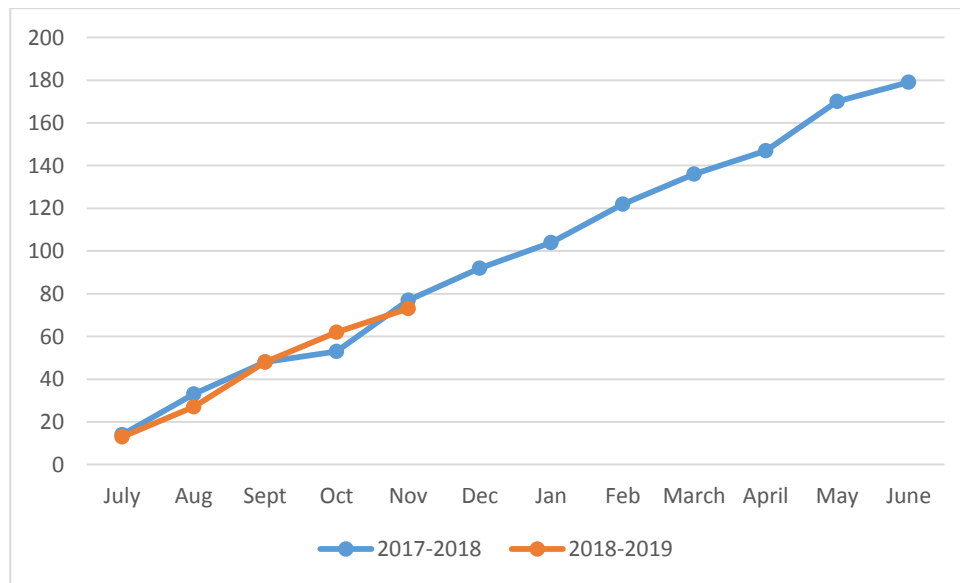
Statistics by Development Type								
Current Year					Last year			
DA Type	November 2018		Year to Date 1/7/2018 to 30/6/2019		November 2017		Year to date 1/7/2017 to 30/6/2018	
	Count	\$Value	Count	\$Value	Count	\$Value	Count	\$Value
Commercial	0	\$0	6	\$3,276,000	2	\$19,901,000	5	\$21,331,000
Residential	9	\$1,753,815	48	\$9,273,027	16	\$3,813,223	52	\$9,944,279
Industrial	0	\$0	0	\$0	0	\$0	0	\$0
Other	0	\$0	9	\$535,000	0	\$0	4	\$6,103,000
<b>Total</b>	<b>9</b>	<b>\$1,753,815</b>	<b>63</b>	<b>\$13,084,027</b>	<b>18</b>	<b>\$23,714,223</b>	<b>61</b>	<b>\$37,378,279</b>
Subdivision								
Type	Count	Lots	Count	Lots	Count	Lots	Count	Lots
Residential	0	0	2	51	0	0	1	3
Rural Residential	0	0	0	0	1	2	2	7
Commercial	0	0	0	0	0	0	1	0
Industrial	0	0	0	0	0	0	0	0

**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2018 cont'd**

Boundary Adjustment	0	0	0	0	1	2	1	2
Strata	0	0	0	0	0	0	0	0
Agricultural	1	2	7	17	3	8	7	16
Modification/Other	1	0	1	0	1	0	1	0
<b>Total</b>	<b>2</b>	<b>4</b>	<b>10</b>	<b>70</b>	<b>6</b>	<b>12</b>	<b>13</b>	<b>28</b>

**1. Development Applications**

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 Nov 2018</b>	<b>DA modifications received Nov 2018</b>	<b>DAs determined Nov 2018</b>	<b>DA modifications determined Nov 2018</b>
31	3	10	1	9	4

The average determination processing time is for the month of November was 68 days.

Determinations issued 1 November to 30 November 2018 are summarised in the following table:

<b>Determinations Issued between 1 November 2018 to 30 November 2018</b>		
<b>DA No.</b>	<b>Proposal</b>	<b>Property</b>
172/2009 (Mod)	Subdivision	Hume Street, Gunning Lot 19, 20, 21 & 22 DP 746075 and Lot 1 & 3 DP 837871 and Lot 1 DP 856811
136/2017 (Mod)	Subdivision	Boongarra Rd, Laggan Lot 3 DP 1163350

**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2018 cont'd**

<b>Determinations Issued between 1 November 2018 to 30 November 2018</b>		
<b>DA No.</b>	<b>Proposal</b>	<b>Property</b>
27/2018 (Mod)	Poultry Farm	721 Bannister Lane, Bannister Lot 101 DP 1083286
33/2018	Subdivision	Clements St, Crookwell Lot 25, 26, 27, 28, 29, 30, Sec 11 DP 2383 & Lot 1 DP 134469
62/2018	Transportable Dwelling	Castle Hill Rd, Gunning Lot 607 DP 1086775
75/2018	Dwelling	Grabben Gullen Rd, Gunning Lot 316 DP 754126
80/2018	Dwelling	2 Gunning St, Dalton Lot 199 DP 754111
86/2018 (Mod)	Garage/Shed	2 Gunning St, Dalton Lot 21 DP 1234849
103/2018	Swimming Pool	Pomeroy Rd, Bannister Lot 17 DP 750043
107/2018	Dwelling	Via Woodhouselee Rd, Crookwell Lot 2 DP 798287
116/2018	Dwelling	20 Cowper St, Crookwell Lot B DP 1007245
117/2018	Alterations & Additions	47 North St, Crookwell Lot 1 DP 1007245
119/2018	Signs	Hume Street, Gunning Lot 19, 20, 21 & 22 DP 746075 and Lot 1 & 3 DP 837871 and Lot 1 DP 856811

The Development Applications outstanding as of 30 November 2018 are summarised in the following table:

		<b>Development Applications Outstanding on 30 November 2018 (In order of date submitted to Council)</b>		
<b>DA No.</b>	<b>Date Rec</b>	<b>Proposal</b>	<b>Property</b>	<b>Reason</b>
122/2017	24/11/2017	Gullen Range Windfarm Substation & Underground Transmission Line	Gurrundah Area Lot 185,186,187,188,204 & 224 DP 754126, Lot 1 & 2 DP 877769, Lot 6 DP 1115749, Lot 1 & 2 DP 1115746, Lot 7,197,226,319 DP 754126, Lot 4 DP 1031856, Lot 100 DP 1026064, Lot 103 DP 750043, Lot 2 DP 1168750, Lot 101 DP 1083286	Awaiting JRPP Determination
124/2017	29/11/2017	Consolidation	Gurrundah Road, Gurrundah Lot 220 & 221 DP 750019	Awaiting Additional Information
23/2018	26/2/2018	Dwelling	Gundaroo Rd, Bellmount Forest - Lot 1 DP 754573, Lot 148 & 197 DP 754113	Deferred to Applicant

**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2018 cont'd**

		<b>Development Applications Outstanding on 30 November 2018</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>
57/2018	10/5/2018	Dog Kennels	148 Bigga Rd, Crooked Corner Lot 4 DP 1052845	Under Assessment
58/2018	14/5/2018	Dog Kennels	120 Salisbury Rd, Bigga Lot 237 DP 753041	Under Assessment
70/2018	18/6/2018	Garage/Shed	13 Bray St, Crookwell Lot 2 DP 1231222	Awaiting Additional Information
117/2013 (Mod)	6/8/2018	Dwelling	95 Bigga Rd, Binda Lot 2 DP 1191756 & Lot 95 DP 753028	Under Assessment
87/2018	9/8/2018	Subdivision	Peelwood Rd, Laggan Lot 7 DP 1020135	Under Assessment
86/2017 (Mod)	21/8/2018	Dwelling	Strathaird Lane, Goulburn Lot 32 DP 1042610	Awaiting Additional Information
95/2018	29/8/2018	Subdivision	Junction Point Rd, Tuena Lot 1 DP 1223538	Referred to RMS
99/2018	6/09/2018	Hotel Alterations/ Additions	34 Goulburn St, Crookwell Lot 2 DP 800629	Under Assessment
100/2018	10/09/2018	Garage/Shed	41 Yass St, Gunning Lot 1 Sec 3 DP 758493	Awaiting Additional Information
101/2018	11/09/2018	Transportable Dwelling	998 Peelwood Rd, Laggan Lot 1 DP 1165506	Awaiting Additional Information
111/2018	25/09/2018	Dwelling	1018 Wombeyan Caves Rd, Wombeyan Caves Lot 3 DP 789337	Awaiting Additional Information
112/2018	25/09/2018	Community Event	1A Walsh St, Taralga Lot 251 DP 750017	Referred to Engineering
113/2018	26/09/2018	Subdivision	656 Kangaloolah Rd, Binda Lot 2 DP 1159385 & Lot 2, 3, & 210 DP 753012	Awaiting Additional Information
118/2018	4/10/2018	Alterations & Additions	979 Mount Rae Rd, Taralga Lot 5 DP 608628	Under Assessment
120/2018	12/10/2018	Airstrip	69 Berrabanglo Rd, Lade Vale	Under Assessment
121/2018	18/10/2018	Transportable Dwelling	1361 Jerrawa Rd, Dalton Lot 2 DP 1240223	Under Assessment
122/2018	18/10/2018	Dog Breeding Facility	213 Bigga Rd, Crooked Corner Lot 2 DP 1052845	Under Assessment
123/2018	22/10/2018	Alterations & Additions Retail	87 Goulburn St, Crookwell Lot 2 DP 305613	Awaiting Additional Information
124/2018	23/10/2018	Demolition & Removal of UPSS	217 Goulburn St, Crookwell Lot 2 DP 232587	On Exhibition
125/2018	30/10/2018	Subdivision	Wombat St, Gunning Lot 30 Sec 2 DP 758493	Under Assessment



**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2018 cont'd**

		<b>Development Applications Outstanding on 30 November 2018</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>
96/2017 (Mod)	8/11/2018	Subdivision	Stink Pot Rd & 1647 Coolalie Rd, Jerrawa Lot 1 DP 1227279 & Lot 3 DP 1217209	Awaiting Additional Information
126/2018	14/11/2018	Alterations & Additions	3 Medway St, Dalton Lot 5 Sec 10 DP 758335	Under Assessment
127/2018	15/11/2018	Dwelling	26 North St, Crookwell Lot 19 Dec 3 DP 1809	Under Assessment
128/2018	16/11/2018	Dwelling	9 Gordon St, Crookwell Lot 13 Sec 2 DP 1809	Under Assessment
129/2018	19/11/2018	Alterations & Additions	6 Carrington St, Crookwell Lot 12 DP 700902	Under Assessment
130/2018	21/11/2018	Dwelling	16 Murray St, Collector Lot 1 DP 742549	Under Assessment
131/2018	22/11/2018	Garage/Shed	3895 Taralga Rd, Taralga Lot 6 DP 850133	Under Assessment
132/2018	23/11/2018	Alterations & Additions	19 Kialla Rd, Crookwell Lot 358 DP 754108	Under Assessment
133/2018	23/11/2018	Subdivision	Elms Rd, Ladevale Lot 5 DP 1142197, Lot 2222 DP 830996 Lot 1 DP 1230385	Under Assessment
134/2018	23/11/2018	Transportable Dwelling	58 Biala St, Gunning Lot 16 Sec 8 DP 758493	Under Assessment
135/2018	28/11/2018	Garage, Studio & Pergola	Hay St, Crookwell Lot 3 DP 590972	Under Assessment

**2. Construction Certificates**

<b>Construction Certificates Issued between 1 November 2018 to 30 November 2018</b>		
<b>CC No.</b>	<b>Proposal</b>	<b>Property</b>
92/2018	Subdivision	16 Grabben Gullen Rd, Crookwell Lot 101 DP 1232773
96/2018	Dwelling	13 Denison St, Crookwell Lot 10 Sec 18 DP 758308
100/2018	Dwelling	20 Cowper St, Crookwell Lot B DP 374812
101/2018	Alterations/Additions	47 North St, Crookwell Lot 1 DP 1007245
105/2018	Garage/Shed	5 Cullavin St, Gunning Lot 1 DP 1239043
109/2018	Garage/Shed	25 Gundungurra Dve, Gunning Lot 21 DP 1234849

**Information Only****DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2018 cont'd**

<b>Approved by Council</b>	
<b>November 2018</b>	<b>Year to date</b>
6	26

**3. Occupation Certificates**

<b>Occupation Certificates Issued between 1 November 2018 to 30 November 2018</b>		
<b>OC No.</b>	<b>Proposal</b>	<b>Property</b>
64/2018	Dwelling	104 Collector Rd, Gunning Lot 1 DP 1185667
68/2018	Alterations/Additions	30/32 Biala St, Gunning Lot 6 DP 1190696

<b>Approved by Council</b>	
<b>November 2018</b>	<b>Year to date</b>
2	12

**4. Subdivision Certificates**

<b>Subdivision Certificates Issued between 1 November 2018 to 30 November 2018</b>		
<b>SC No.</b>	<b>Proposal</b>	<b>Property</b>
25/2018	Subdivision	Pomeroy Rd, Bannister Lot 1 DP 620598, Lot 3, 212, 62, 219,112, 5, 220, 225, 150, 7 & 123 DP 750043, Lot 1, 2 & 4 DP 170080

<b>Approved by Council</b>	
<b>November 2018</b>	<b>Year to date</b>
1	11

**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	168

***Information Only***

**DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2018 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 - 20 December 2018

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### ITEM 9.2 Monthly Weeds Activities Report

**FILE REFERENCE** I18/669

**AUTHOR** Director of Environment and Planning

### ISSUE

Providing Council with a summary of weed control activities that have been conducted in the past month.

**RECOMMENDATION** That -

1. Council receives and notes the report as information.

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### BACKGROUND

Standard monthly report providing Council with a summary of the weed control activities that have been conducted in the month of November 2018.

### REPORT

#### Property Inspections

Weed	Parish	Road or Street	Date	Action	Degree
ST BB	Bigga	Greenmantle	5/11/18	Notified	2 2
ST BB	Bigga	Greenmantle	5/11/18	Routine	1 2
ST BB	Bigga	Greenmantle	5/11/18	Routine	2 2
ST BB	Bigga	Greenmantle	5/11/18	Notified	3 2
ST BB	Turrallo	Chapmans Ln	6/11/18	Notified	2 2
ST BB	Turrallo	Chapmans Ln	6/11/18	Notified	2 2
ST BB	Turrallo	Chapmans Ln	6/11/18	Notified	2 2
ST BB	Turrallo	Chapmans Ln	6/11/18	Notified	3 2
ST BB	Turrallo	Chapmans Ln	6/11/18	Notified	2 2
ST BB	Turrallo	Chapmans Ln	6/11/18	Routine	1 2
ST BB	Tarlo	Chapmans Ln	7/11/18	Notified	2 2
ST BB	Tarlo	Chapmans Ln	7/11/18	Notified	3 2
ST BB	Turrallo	Chapmans Ln	7/11/18	Routine	1 2
ST BB	Turrallo	Chapmans Ln	7/11/18	Routine	1 2
ST BB	Turrallo	Chapmans Ln	7/11/18	Routine	1 2
ST BB	Gillindich	Bigga	8/11/18	Notified	2 2
ST BB	Turrallo	Taralga	12/11/18	Notified	3 2
ST BB	Upper Tarlo	Middle Arm	14/11/18	Notified	2 2
ST	Narrawa	Fish River	14/11/18	Notified	2
ST	Turrallo	Middle Arm	15/11/18	Notified	2
ST	Yewrangara	Grabine	19/11/18	Notified	2



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

ST	Yewrangara	Grabine	19/11/18	Routine	1
ST	Yewrangara	Grabine	19/11/18	Notified	2
ST BB	Yalbraith	Station Ck	21/11/18	Notified	2 2
ST BB	Yalbraith	Station Ck	21/11/18	Routine	1 1
ST	Yalbraith	Station Ck	21/11/18	Routine	1
ST	Yalbraith	Station Ck	21/11/18	Routine	1
ST BB	Yalbraith	Station Ck	21/11/18	Routine	1 1
ST	Yalbraith	Station Ck	21/11/18	Routine	2
ST BB	Yalbraith	Station Ck	22/11/18	Notified	2 2
ST	Yalbraith	Station Ck	22/11/18	Routine	1
ST	Yalbraith	Station Ck	22/11/18	Routine	1
ST	Yalbraith	Station Ck	23/11/18	Routine	1
ST BB	Yalbraith	Station Ck	23/11/18	Notified	2 1
ST	Yalbraith	Station Ck	23/11/18	Routine	1
ST	Yalbraith	Station Ck	23/11/18	Routine	1
ST	Burridgee	Fullerton	26/11/18	Routine	2
ST BB	Burridgee	Millsvale	26/11/18	Notified	3 2
ST	Burridgee	Millsvale	26/11/18	Notified	2
ST	Yalbraith	Station Ck	27/11/18	Routine	1
ST	Yalbraith	Station Ck	27/11/18	Routine	1
ST	Yalbraith	Station Ck	27/11/18	Routine	1
ST	Yalbraith	Station Ck	27/11/18	Routine	1
ST	Yalbraith	Station Ck	27/11/18	Routine	1
BB	Yalbraith	Oberon	27/11/18	Routine	1
BB	Crookwell	Binda	28/11/18	Notified	3
S/T	Hillas	Golspie	31/10/18	Notified	2
S/T	Kiamma	Redground	31/10/18	Notified	2
S/T-BB	Wayo	St Stephens Rd	1/11/18	Notified	2
S/T	Wayo	St Stephens Rd	1/11/18	Notified	2
S/T	Wayo	St Stephens Rd	1/11/18	Routine	1
S/T	Wayo	St Stephens Rd	1/11/18	Routine	1
S/T	Wayo	St Stephens Rd	1/11/18	Routine	1
S/T	Kangaloolah	Cuddyong Rd	7/11/18	Reinspection	3
S/T	Kangaloolah	Cuddyong Rd	7/11/18	Reinspection	2
S/T	Kangaloolah	Cuddyong Rd	7/11/18	Reinspection	2
S/T-BB	Kangaloolah	Peelwood Rd	7/11/18	Notified	2
S/T	Kangaloolah	Kangaloola Rd	8/11/18	Reinspection	2
S/T	Cuddyong	Kangaloola Rd	8/11/18	Reinspection	2
S/T-BB	Wangalo	Kangaloola Rd	8/11/18	Reinspection	1-2
S/T	Cuddyong	Kangaloola Rd	8/11/18	Reinspection	3
S/T-BB	Wangalo	Rocky Water hole	9/11/18	Reinspection	1-2
S/T	Hillas	Golspie	13/11/18	Reinspection	1
S/T	Wangalo	Kangaloolah	14/11/18	Reinspection	2
S/T	Wayo	St Stephens Rd	15/11/18	Routine	1
S/T	Wayo	St Stephens Rd	15/11/18	Routine	1
S/T	Wayo	St Stephens Rd	15/11/18	Routine	1
S/T	Wayo	St Stephens Rd	15/11/18	Routine	1
S/T	Wayo	St Stephens Rd	15/11/18	Reinspection	2
S/T	Wayo	St Stephens Rd	15/11/18	Reinspection	2
S/T-ALG	Wayo	St Stephens Rd	21/11/18	Notified	1-3

## Information Only

### MONTHLY WEEDS ACTIVITIES REPORT cont'd

S/T	Wayo	St Stephens Rd	21/11/18	Reinspection	1
S/T-ALG	Wayo	St Stephens Rd	21/11/18	Routine	1-2
BB	Bannaby	Bannaby Rd	22/11/18	Routine	1
-	Bannaby	Bannaby Rd	22/11/18	Routine	-
BB	Bannaby	Bannaby Rd	22/11/18	Notified	2
BB	Bannaby	Bannaby Rd	22/11/18	Routine	1
-	Bannaby	Bannaby Rd	22/11/18	Routine	-
S/T	Bannaby	Bannaby Rd	22/11/18	Notified	1
S/T	Bannaby	Bannaby Rd	22/11/18	Routine	1
S/T	Bannaby	Bannaby Rd	22/11/18	Notified	1
S/T	Bannaby	Bannaby Rd	22/11/18	Routine	1

### Key for Weed Abbreviations

#### Weed ID Weed Identification

S/T Serrated Tussock

BB Blackberry

SJW St John's Wort

PC Paterson's Curse

Nth Nodding Thistle

CNG Chilean Needle Grass

EB English Broom

FW Fireweed

ALG African Lovegrass

Go Gorse

CG Coolatai Grass

### Key for Degree of Infestations

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

### Key for Actions of Inspections

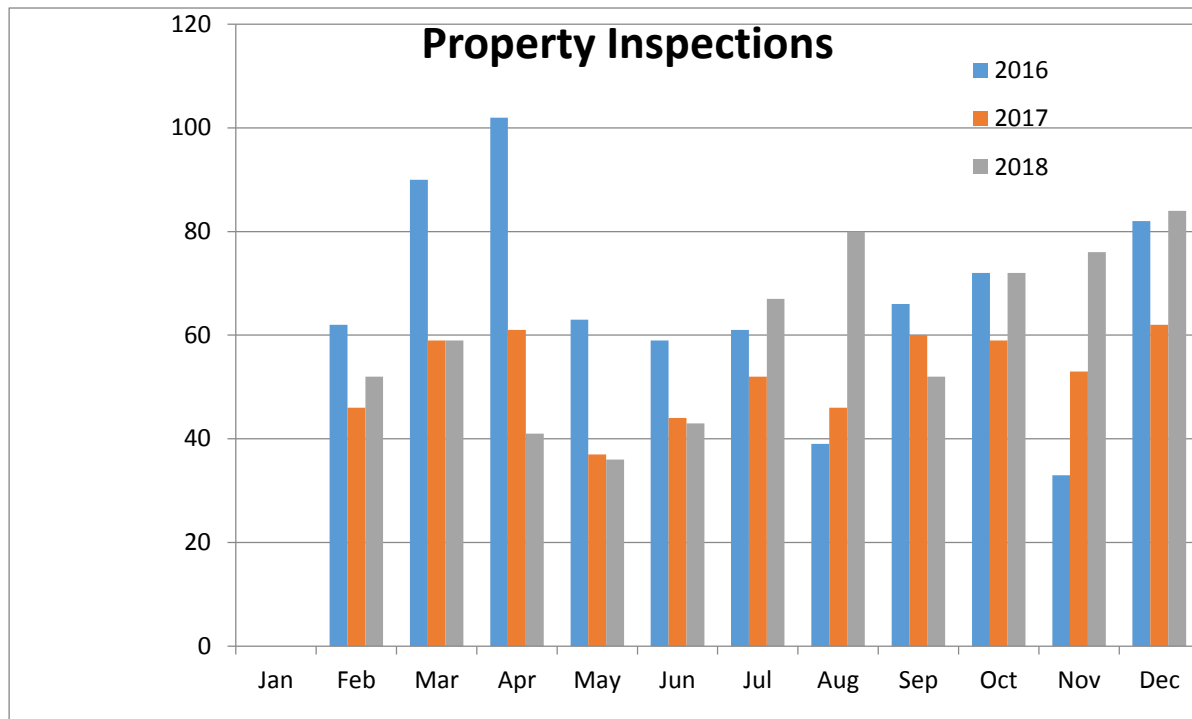
**Routine** – an inspection where the landowner has either provided adequate information or conducted adequate control work to fulfil their obligations to control weed infestations on their land.

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

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

**Notice** – an inspection where a Weed Control Notice under section 18 of the Act will be served.

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



**Roadside Weed Control**

Roadside weed control programs are continuing to focus on the control of grass weeds including St John's Wort, Serrated Tussock, African Lovegrass, Chilean Needle Grass and Coolatai Grass. Control work is also being conducted on Sifton Bush infestations, targeting areas where this plant is not widespread in the landscape.

**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 - 20 December 2018

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**ITEM 9.3**                      **Investments for the month ending November 2018**

**FILE REFERENCE**    **I18/650**

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

### **ISSUE**

Council Investment Portfolio Register as at 30 November 2018.

**RECOMMENDATION**        That –

1. Council receive and note the report as information.

---

### **BACKGROUND**

A schedule of the investment portfolio register and summary of available cash by fund as at 30 November 2018 is provided as information to Council.

### **REPORT**

#### **Investments to 30 November 2018**

<b>Investment Institution</b>	<b>Type</b>	<b>Investment Face Value</b>	<b>Interest Rate</b>	<b>Term Days</b>	<b>Maturity Date</b>	<b>Interest Due</b>
CBA	Call	\$1,500,000	1.45%	N/A	30-11-18	\$1,118.29
Bank of Qld	TD	\$800,000	2.55%	91	23-01-19	\$5,086.03
Bank of Qld	TD	\$700,000	2.75%	362	17-04-19	\$19,091.78
Bank of Qld	TD	\$1,000,000	2.65%	188	15-05-19	\$13,649.32
Bank of Qld	TD	\$1,200,000	3.00%	735	19-08-20	\$72,493.15
Bank of Qld	TD	\$1,000,000	3.15%	1,097	25-08-21	\$94,672.60
Bankwest	TD	\$500,000	2.50%	70	05-12-18	\$2,397.26
Bankwest	TD	\$800,000	2.65%	119	30-01-19	\$6,911.78
Bankwest	TD	\$1,000,000	2.75%	196	27-02-19	\$14,767.12
Bankwest	TD	\$1,500,000	2.70%	273	19-06-19	\$30,291.78
Bankwest	TD	\$1,000,000	2.70%	273	14-08-19	\$20,194.52
Bendigo Bank	TD	\$700,000	2.65%	147	16-01-19	\$7,470.82
Bendigo Bank	TD	\$600,000	2.60%	133	16-01-19	\$5,684.38
Bendigo Bank	TD	\$1,000,000	2.60%	364	13-02-19	\$25,928.77



**Information Only****INVESTMENTS FOR THE MONTH ENDING NOVEMBER 2018 cont'd**

Bendigo Bank	TD	\$800,000	2.55%	357	13-02-19	\$19,952.88
Bendigo Bank	TD	\$1,200,000	2.75%	371	21-08-19	\$33,542.47
CBA	TD	\$1,000,000	2.71%	308	06-03-19	\$22,867.95
CBA	TD	\$1,000,000	2.68%	364	20-03-19	\$26,726.58
CBA	TD	\$1,000,000	2.71%	363	28-08-19	\$26,951.51
CBA	TD	\$1,000,000	2.65%	364	27-11-19	\$26,427.40
IMB	TD	\$1,000,000	2.50%	140	12-12-18	\$9,589.04
IMB	TD	\$1,000,000	2.60%	154	20-02-19	\$10,969.86
IMB	TD	\$1,300,000	2.75%	231	27-03-19	\$22,625.34
IMB	TD	\$500,000	2.60%	182	10-04-19	\$6,482.19
IMB	TD	\$900,000	2.70%	364	12-06-19	\$24,233.42
NAB	TD	\$1,500,000	2.65%	91	19-12-18	\$9,910.27
NAB	TD	\$1,400,000	2.76%	203	09-01-19	\$21,490.19
NAB	TD	\$1,100,000	2.71%	217	26-06-19	\$17,722.66
NAB	TD	\$700,000	2.75%	362	11-09-19	\$19,091.78
Westpac	TD	\$500,000	2.76%	364	26-04-19	\$13,762.19
		<b>\$29,200,000</b>				<b>\$632,103.33</b>

**COUNCIL INVESTMENT PERFORMANCE: -****BUDGET COMPARISON TO 30 NOVEMBER 2018**

Interest on Investments Received YTD	\$320,895
Annual budgeted amount for all funds	\$648,900
Percentage of Interest Received YTD	49.45%
Percentage of Year Elapsed	41.92%

**BBSW COMPARISON TO 30 NOVEMBER 2018**

Average market interest rate (90 day BBSW)	1.96%
Average return on all investments	2.68%

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.

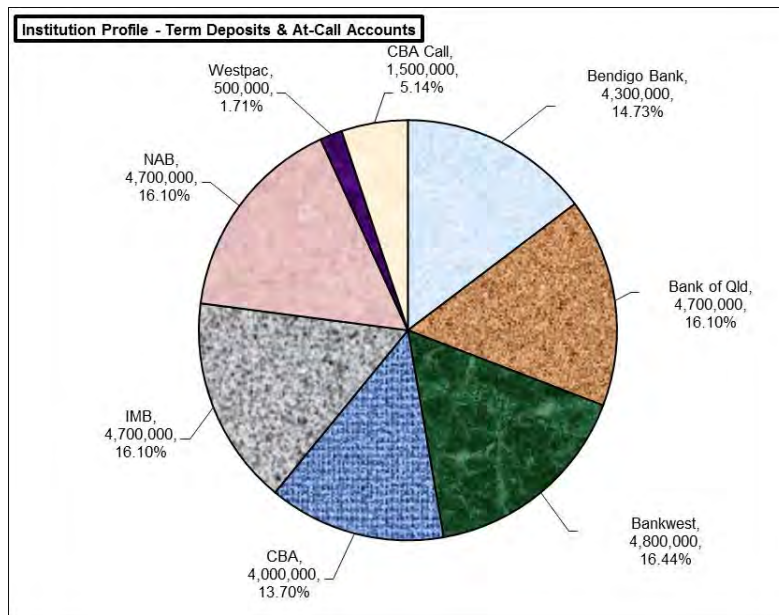
## Information Only

### INVESTMENTS FOR THE MONTH ENDING NOVEMBER 2018 cont'd

#### **INVESTMENTS FINANCIAL INSTITUTION PROFILE AS AT 30 NOVEMBER 2018**

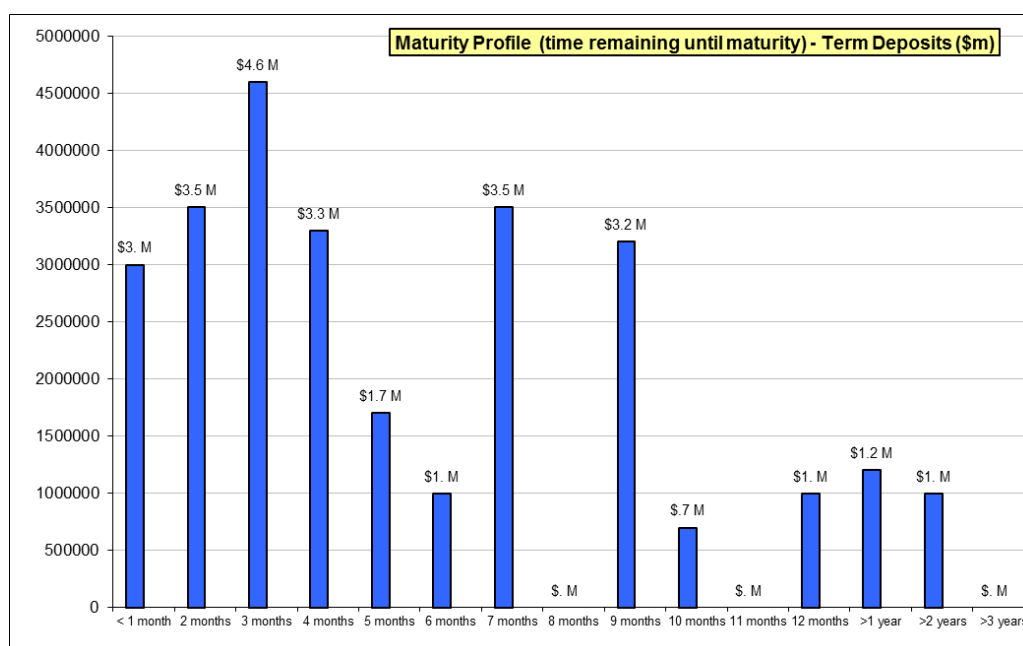
The following chart shows the current distribution of Council's investment portfolio between the authorised financial institutions used. The current distribution of funds between institutions complies with Council's Investment Policy which states:-

*"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%."*



#### **INVESTMENTS - MATURITY PROFILE AS AT 30 NOVEMBER 2018**

The following chart illustrates the maturity profile of Council's investment portfolio showing the amount of time remaining until current term deposits mature. This demonstrates that Council's investing activities should meet future cash flow requirements.



**INVESTMENTS FOR THE MONTH ENDING NOVEMBER 2018 cont'd**

**TOTAL INVESTMENTS: - \$ 29,200,000.00**

General Fund Reserves	\$ 19,468,713.46
Water Fund Reserves	\$ 2,678,185.27
Sewerage Fund Reserves	\$ 4,649,856.49
Domestic Waste Management Fund Reserves	\$ 2,397,663.39
Trust Fund Reserves	\$ 5,581.39

## Nil

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## Information Only - 20 December 2018

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**ITEM 9.4**                      **Bank Balance and Reconciliation - 30 November 2018**

**FILE REFERENCE**    I18/651

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

### **ISSUE**

Statement of Bank Balance and Reconciliation – 30 November 2018.

**RECOMMENDATION**      That –

1. Council receive and note the report as information.

---

### **BACKGROUND**

Nil

### **REPORT**

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

\$

General Ledger Balance brought forward 31 October 2018	1,372,113.06
Add: Receipts for November 2018	4,072,357.61
	<u>5,444,470.67</u>
Deduct: Payments for November 2018	5,244,399.69
<b>Balance as at 30 November 2018</b>	<b><u>200,070.98</u></b>
 Balance as per Bank Statement 30 November 2018	 762,604.78
Add: Outstanding Deposits	29,465.95
	<u>792,070.73</u>
Deduct: Unpresented Cheques / EFTs	591,999.75
<b>Balance as at 30 November 2018</b>	<b><u>200,070.98</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 - 20 December 2018

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**ITEM 9.5**                      **Rates and Charges outstanding as at 30 November 2018**

**FILE REFERENCE**    **I18/652**

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

### **ISSUE**

Rates and Charges Outstanding Report 2018/2019.

**RECOMMENDATION**      That –

1. Council receive and note the report as information.

---

### **BACKGROUND**

Summary report of Rates and Charges outstanding at month end of November 2018 is detailed.

### **REPORT**

There are attached reports for the 2018/2019 financial year for rates and charges collections. A comparison of the rates and charges outstanding percentage to previous financial years, as at 30 November 2018, is highlighted in the below table:-

<b>Description</b>	<b>30/11/2018</b>	<b>30/11/2017</b>	<b>30/11/2016</b>
Total % Rates and Charges Outstanding	44.56%	44.79%	44.84%
Total \$ Amount Rates and Charges Outstanding	\$5,131,133	\$5,153,649	\$4,871,200

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

### **ATTACHMENTS**

1. <a href="#">↓</a>	Rate Collection Year - November 2018	Attachment
2. <a href="#">↓</a>	Arrears by Category - November 2018	Attachment

Rate Collection 2019 Year

Rating Categories	Levy Raised to date	Rates Received to 5 December 2018	Rates Outstanding to 5 December 2018	% Rates Outstanding 5 December 2018
Farmland	4,929,038.85	2,701,153.31	2,227,885.54	45.20%
Residential	1,220,462.98	643,149.14	577,313.84	47.30%
Rural Residential	670,735.40	386,873.09	283,862.31	42.32%
Business	280,278.33	203,718.60	76,559.73	27.32%
Mining	1,893.00	1,893.00	-	0.00%
Water	872,874.00	478,009.32	394,864.68	45.24%
Sewerage	1,404,359.59	763,065.96	641,293.63	45.66%
Domestic & Comm Waste	1,138,966.89	622,316.83	516,650.06	45.36%
Rural Waste	617,698.14	348,999.43	268,698.71	43.50%
Storm Water	46,521.52	24,295.12	22,226.40	47.78%
**Arrears	333,221.86	211,443.66	121,778.20	36.55%
<b>Overall Total Rates</b>	<b>11,516,050.56</b>	<b>6,384,917.46</b>	<b>5,131,133.10</b>	<b>44.56%</b>

Prepared by McClements  
 Authorised by Andrew G. Goke

Date 5/12/18.  
 Date 6/12/2018.

I:\2018-2019\Rates\Recs\%outst\_November 30-2018

**ARREARS OF RATES BY CATEGORY****5 December 2018**

<b>Category</b>	<b>Amount Outstanding</b>		<b>% of rates outstanding</b>
Farmland	\$32,788.60		27%
Residential	\$14,695.27		12%
Residential Non Urban	\$7,544.80		6%
Business	\$1,398.98		1%
Mining	-\$1,640.27		-1%
Water	\$12,138.40		10%
Sewerage	\$25,204.91		21%
Domestic & Commercial Waste	\$16,946.10		14%
Storm Water	\$702.53		1%
Rural Waste	\$11,998.88		10%
<b>Total Amount of Arrears</b>	<b>\$121,778.20</b>		<b>100%</b>

Prepared by M. ClementsDate 5/12/18Authorised by Andrew G. CookDate 6/12/2018

I:\2018-2019\Rates\Recs\Arrears of rates by category November 30 -2018

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## Information Only - 20 December 2018

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**ITEM 9.6**                      **Code of Conduct Complaints Report to the Office of Local Government**

**FILE REFERENCE**    **I18/635**

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

### **ISSUE**

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

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

Nil

### **REPORT**

The Office of Local Government (OLG) has a reporting requirement for each Council to annually provide a Code of Conduct Complaints Report for the twelve month period of 1 September to 31 August. The report was lodged with OLG on the 30 November 2018.

Attachments to this report include the Office of Local Government Annual Code of Conduct Statistics email and the completed and lodged return by Upper Lachlan Shire Council of the Code of Conduct Complaints Report from 1 September 2017 to 31 August 2018.

There were a total of four code of conduct complaints about Councillors during the stated reporting period. Three of those code of conduct complaints were finalised in the reporting period, one complaint investigation is yet to be finalised.

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

### **POLICY IMPACT**

This report is prepared in accordance Council's Code of Conduct Procedure, Part 12 Reporting on Complaints Statistics.



***Information Only***

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

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

There was a total expense for dealing with the code of conduct complaints during the twelve month period of \$7,323, this was funded from unrestricted cash.

**RECOMMENDATION** That -

1. Council receive and note the report as information.

**ATTACHMENTS**

1. <a href="#">↓</a>	Office of Local Government - email on Annual Code of Conduct Complaints Statistics Report	Attachment
2. <a href="#">↓</a>	Office of Local Government Code of Conduct Complaints Statistics Report 2017/2018	Attachment



**Office of  
Local Government**



STRENGTHENING LOCAL GOVERNMENT

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## Council Circular

5 September 2018

### 18-24 Status of the new Model Code of Conduct for Local Councils in NSW and Procedures

<b>Circular Details</b>	Circular No 18-24 / 05 September 2018 / A618429
<b>Previous Circular</b>	 <a href="#">17-30 Consultation on drafts of the new Model Code of Conduct for Local Councils in NSW and associated Procedures</a>
<b>Who should read this</b>	Councillors / General Managers / Complaints Coordinators / Conduct Reviewers
<b>Contact</b>	Council Governance Team – (02) 4428 4100 / <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
<b>Action required</b>	Information
<b>PDF Version of Circular</b>	 <a href="#">18-24 Status of the new Model Code of Conduct for Local Councils in NSW and Procedures</a>

#### What's new or changing

- The new 2018 Model Code of Conduct for Local Councils in NSW (the Model Code) and Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW (Procedures) have been finalised and will soon be prescribed by the Local Government (General) Regulation 2005.
- The Minister for Local Government has released the soon to be prescribed Model Code and Procedures for the information of councils, joint organisations and code of conduct practitioners. Copies of the new Model Code and Procedures are available on the Office of Local Government's (OLG) website at [www.olg.nsw.gov.au](http://www.olg.nsw.gov.au).

#### What this will mean for your council

- The new Model Code and Procedures have been released so that councils, joint organisations and code of conduct practitioners can familiarise themselves with the new provisions ahead of their prescription.

- Councils and joint organisations cannot adopt the new Model Code and Procedures until they are prescribed as the legislative framework needs to be in place to support their adoption.
- OLG will provide more detailed guidance when the new Model Code and Procedures are prescribed.

#### Key points

- The new Model Code and Procedures will shortly be prescribed by the Regulation.
- After the new Model Code and Procedures are prescribed, councils and joint organisations will have six months to adopt a new code of conduct and associated procedures that meet the new requirements.

#### Where to go for further information

- For more information, contact the Council Governance Team by telephone on 02 4428 4100 or by email at [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au).

**Tim Hurst**  
**Chief Executive**

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

## Office of Local Government

### Model Code of Conduct Complaints Statistics

Reporting Period: 1 September 2017 - 31 August 2018

Date Due: **31 December 2018**

*To assist with the compilation of the Time Series Data Publication it would be appreciated if councils could return this survey by 30 November 2018.*

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

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

All responses to be numeric.

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

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



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

### Number of Complaints

1 a	The total number of complaints <b>received</b> in the period about councillors and the General Manager (GM) under the code of conduct	4
b	The total number of complaints <b>finalised</b> in the period about councillors and the GM under the code of conduct	3

### Overview of Complaints and Cost

2 a	The number of complaints <b>finalised at the outset</b> by alternative means by the GM or Mayor	0
b	The number of complaints <b>referred to the Office of Local Government</b> under a special complaints management arrangement	0
c	The number of code of conduct complaints <b>referred to a conduct reviewer</b>	2
d	The number of code of conduct complaints <b>finalised at preliminary assessment</b> by conduct reviewer	0
e	The number of code of conduct complaints <b>referred back to GM or Mayor</b> for resolution after preliminary assessment by conduct reviewer	0
f	The number of finalised code of conduct complaints <b>investigated by a conduct reviewer</b>	2
g	The number of finalised code of conduct complaints <b>investigated by a conduct review committee</b>	0
h	The number of finalised complaints investigated where there was found to be <b>no breach</b>	1
i	The number of finalised complaints investigated where there was found to be <b>a breach</b>	2
j	The number of complaints referred by the GM or Mayor <b>to another agency</b> or body such as the ICAC, the NSW Ombudsman, the Office or the Police	2
k	The number of complaints being investigated that are <b>not yet finalised</b>	1
l	The <b>total cost</b> of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	7,323

## Preliminary Assessment Statistics

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

a To take no action	0
b To resolve the complaint by alternative and appropriate strategies	0
c To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies	0
d To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, the Office or the Police	1
e To investigate the matter	2
f To recommend that the complaints coordinator convene a conduct review committee to investigate the matter	0

## Investigation Statistics

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

a That the council revise its policies or procedures	0
b That a person or persons undertake training or other education	0

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

a That the council revise any of its policies or procedures	0
b That the subject person undertake any training or other education relevant to the conduct giving rise to the breach	0
c That the subject person be counselled for their conduct	0
d That the subject person apologise to any person or organisation affected by the breach	0
e That findings of inappropriate conduct be made public	0
f In the case of a breach by the GM, that action be taken under the GM's contract for the breach	0
g In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993	0
h In the case of a breach by a councillor, that the matter be referred to the Office for further action	0

6 Matter referred or resolved after commencement of an investigation under clause 8.20 of the Procedures	2
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**Categories of misconduct**

7 The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:

a General conduct (Part 3)

2

b Conflict of interest (Part 4)

0

c Personal benefit (Part 5)

0

d Relationship between council officials (Part 6)

0

e Access to information and resources (Part 7)

0

**Outcome of determinations**

8 The number of investigated complaints resulting in a determination that there was a breach in which the council failed to adopt the conduct reviewers recommendation

0

9 The number of investigated complaints resulting in a determination that there was a breach in which the council's decision was overturned following a review by the Office

0

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## Information Only - 20 December 2018

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**ITEM 9.7**                      **WHS Committee Minutes**

**FILE REFERENCE**    **I18/667**

**AUTHOR**                      **General Manager**

### **ISSUE**

Minutes from the October meeting of the WHS Committee.

**RECOMMENDATION**      That -

1. Council receives and notes the WHS Committee Meeting Minutes as information.
2. Council adopts the Draft Asbestos Management Plan.

---

### **BACKGROUND**

The minutes from the WHS Committee meeting that was held on 3 December 2018 are attached including any recommendations that have been put forward by the Committee, to Council, for adoption.

### **REPORT**

Attached for Councillors information are the Minutes from the WHS Committee meeting that was held on 3 December 2018.

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**      That -

1. Council receives and notes the WHS Committee Meeting Minutes as information.
2. Council adopts the Draft Asbestos Management Plan.

### **ATTACHMENTS**

1. <a href="#">↓</a>	Work Health and Safety Committee - 2018-12-03 - Minutes - Attachments	Attachment
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**PRESENT:** Mr M Wilson (Chairperson) Mr S Bill, Mr P Cramp, Mr S Poidevin, Mrs S Hassett, Mr S Roberts, Mr K Kara, Mr M Shah (Director of Works and Operations), Mrs K Anderson, Mr J Croke and Ms E McGeechan.

**Non-Voting:** Mr B Churchill (WH&S Coordinator), Miss K Porter (Executive Assistant)

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## THE CHAIRPERSON DECLARED THE MEETING OPEN AT 9:38AM

### SECTION 1: APOLOGIES & LEAVE OF ABSENCE

Apologies were received from Mr J Bell and Mr S Roberts.

**RESOLVED** by Mr S Bill and Mr S Poidevin that the apologies be received and a leave of absence granted.

- CARRIED

### SECTION 2: DECLARATIONS OF INTEREST

Nil

### SECTION 3: CONFIRMATION OF MINUTES

#### ITEM 3.1 **RESOLVED** by Mr Poidevin and Mr Cramp

That the minutes of the Work Health and Safety Committee Meeting held on 2 October 2018 be adopted.

- CARRIED

### SECTION 4: REPORTS

Mr Poidevin and Mr Kara moved a motion to bring item 4.2 – WHS Committee Member Nomination 2018.

On being put to the meeting, the motion was carried.

**RESOLVED** by Mr S Poidevin and Mr K Kara to bring item 4.2 – WHS Committee Member Nomination 2018.

**ITEM 4.2****WHS COMMITTEE MEMBER NOMINATION 2018**

**RESOLVED** by Mr Bill and Mr Cramp

1. Nominations from Mursaleen Shah (Management Representative), Kim Anderson, Jesse Croke and Ellie McGeechan be accepted by the WHS Committee.

- CARRIED

**ITEM 4.1****ACTION LIST**

**RESOLVED** by Mr Cramp and Ms McGeechan

1. The Committee receive and note the report as information.
2. The WH&S Committee send a 'thank you' to all staff for their action and support on the WH&S Action Day.

- CARRIED

**ITEM 4.3****DRAFT WHS RESPONSIBILITY, AUTHORITY AND ACCOUNTABILITY PROCEDURE**

**RESOLVED** by Mr Croke and Mrs Hassett

1. The WHS Committee recommends to MANEX the adoption of the procedure;
2. WHS Responsibilities, Authorities and Accountabilities be incorporated into staff Position Descriptions.

- CARRIED

**ITEM 4.4****REVIEW OF WHS INCIDENT / ACCIDENT REPORT PROCEDURE**

**RESOLVED** by Mr Bill and Mrs Anderson

1. The WHS Committee recommends to MANEX the adoption of the procedure.
2. The WHS Committee representatives and key staff receive formal training in accident investigation.

- CARRIED

**ITEM 4.5                      DRAFT ASBESTOS MANAGMENT PLAN**

**RESOLVED** by Mr Bill and Mr Poidevin

1. The WH&S Committee forwards the Draft Asbestos Management Plan to Council for adoption.

- CARRIED

**ITEM 4.6                      INCIDENT REPORT**

**RESOLVED** by Mr Croke and Mr Cramp

1. The Committee recommends to Council mitigation measures arising from the investigations of the incidents;
2. Committee members discuss and review current work practices within their work group(s) to ensure that reasonable, practicable controls are in place to prevent or minimise the risk of these incidents from re-occurring;
3. All incidents to remain open until controls have been put in place;
4. The WHS Coordinator provide advice on what information is required when completing investigations;
5. The WHS Coordinator lodge all incidents then return forms until complete;
6. The WHS Coordinator monitors the incident investigation progress and provides appropriate reports to Management;
7. Supervisors of the affected staff lead consultation and investigation and make recommendations on possible control measures.

- CARRIED

**ACTION ITEMS:**

1. Recommendation made to MANEX that **high risk works** and stickers be placed on asbestos items **as identified in the Asbestos Register** are undertaken as soon as possible using internal and external resources.
2. The WH&S Coordinator is responsible for the dissemination of the Asbestos Register to all staff and building occupants.

**SECTION 5: ITEMS FOR DISCUSSION**

1. Mr Cramp noted that the WH&S Action Day should be an annual day.
2. Mr Croke noted it would be beneficial for staff working at the waste stations to have refresher course in Asbestos Identification.
3. Mr Wilson noted there are tree contractors that are not wearing the appropriate PPE when on site. The contractors, Council Staff, members of the public or any other persons entering a worksite controlled by the project manager (supervisor of the site) must follow Council's WH&S system or should bring their own qualified system before undertaking a task.
4. Mr Wilson requested for additional staff to be noted on the list for staff lung testing, and identified there are a number of staff and ex-staff that were missing. It was noted another lung testing program will be created by the Human Resources Coordinator.
5. Mr Wilson noted some cases where there are a lack of satellite phones available for use. It is noted by Mr M Shah as Director of Infrastructure, that Ms E McGeechan conduct an investigation into previous reports that may have been provided for solutions for this issue, and provide a recommendation a the next WH&S Committee Meeting for a solution.
6. Mr Churchill will lead an investigation to be conducted into Councils two-way communication system by.

**THE MEETING CLOSED AT 11:25AM**

Minutes confirmed

.....  
CHAIRPERSON



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## Information Only - 20 December 2018

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**ITEM 9.8**                      **Meeting with the Minister for Roads, Maritime and Freight  
Hon Melinda Pavey MP**

**FILE REFERENCE**    **I18/636**

**AUTHOR**                      **General Manager**

### **ISSUE**

Providing details regarding a meeting with the Minister for Roads, Maritime and Freight Hon Melinda Pavey, MP.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

A Council delegation met on Monday, 19 November 2018 to discuss four of Upper Lachlan Shire Council's Main Roads projects with the Minister for Roads, Maritime and Freight, the Hon Melinda Pavey MP, with respect to Council's position regarding funding and priorities.

### **REPORT**

The Mayor, General Manager and the Director of Works and Operations met with the Minister for Roads, Maritime and Freight in Sydney on Monday, 19 November 2018 to put Council's position on the following projects:

1.     Roundabout proposals in Goulburn Street Crookwell (CBD)

Council sought two new roundabouts to complement the existing roundabout in the Crookwell CBD. Both of the two proposed roundabouts would be located within the Goulburn Street, Crookwell (MR54 - Goulburn to Bathurst Road), one each at the intersections of Colyer Street and Roberts Street. Goulburn to Bathurst Road (MR54) is a State Highway and managed by the Roads and Maritime Services.

There is enormous community support driving the establishment of the two roundabouts. Council previously resolved to request the Roads and Maritime Services for the two roundabouts. Council did not receive a positive response to the requests.

The desire for these roundabouts remains as strong as ever as the proposed infrastructure affects the viability, amenity and traffic movements through the Crookwell CBD. These two roundabouts are also identified within the Council's Streetscape Masterplan for the township of Crookwell.

**Information Only**

**MEETING WITH THE MINISTER FOR ROADS, MARITIME AND FREIGHT HON MELINDA PAVEY MP cont'd**

The estimated cost for these two roundabouts is \$2.4m excluding any relocation of utilities. Council has the ability to deliver this project but only if the appropriate funding is provided by the NSW Government.

Council put forward a position that it is only reasonable that the NSW State Government funds these two roundabouts as both are located within the State Highway (MR54), controlled and managed by the Roads and Maritime Services.

Council and Roads and Maritime are working together to find a solution.

**2. Pedestrian Crossing Improvements – Goulburn Street, Crookwell**

Council sought support from the NSW State Government to upgrade the existing pedestrian crossing in Goulburn Street, Crookwell (the only pedestrian crossing in the CBD of Crookwell). Council highlighted that the proposal for an upgrade is supported by a petition of more than 1500 signatures in a town of just over 2,500.

Council noted that there is strong community desire, to take action on the proposal in accordance with a public submission made to the Council by the community. The proposed works are located within the NSW State controlled road (MR54).

Upper Lachlan Shire Council has fully supported an upgrade to the pedestrian crossing. Council has requested assistance from the Roads and Maritime Service as the proposed works are located within the State controlled and managed road.

In response to Council's initial submission, Roads and Maritime Services funded a Road Safety Audit in late June 2018.

It was proposed, to the Minister, that pedestrian crossing is upgraded by raising the existing crossing by half that of a standard pedestrian crossing and building appropriate road and pedestrian approaches to the upgraded crossing.

Additionally, it was proposed that any upgrade to the infrastructure takes into account current pedestrian behaviour. Council heavily emphasised the road safety issue that currently exists with reported near misses each and every week at the pedestrian crossing.

Further Council noted that Upper Lachlan Shire Council has the ability, skill and expertise to construct the proposed upgrade. Council and Roads and Maritime are working together to find a solution.

**3. Road Maintenance Council Contract (RMCC) – Main Road 54**

Council sought confirmation from the Minister that Council would retain the existing RMCC arrangement with respect to the maintenance of Goulburn to Bathurst Road (from the Shire Boundary at the Abercrombie River near Tuena to Auburn Street in Goulburn).

Previously, by resolution, Council had authorised the Mayor and the General Manager to make contact and undertake representations to the Minister for Roads, Maritime and Freight and the Member for Goulburn, requesting that the Upper Lachlan Shire Council

***Information Only***

**MEETING WITH THE MINISTER FOR ROADS, MARITIME AND FREIGHT HON MELINDA PAVEY MP cont'd**

retain the existing arrangements and road maintenance and works responsibilities under the Road Maintenance Council Contract (RMCC).

Upper Lachlan Shire Council is consistently receiving excellent performance reports, one of the highest in the State, from the Roads and Maritime Service as a part of the RMCC. Council highlighted that it does not make any sort of commercial sense to alter the RMCC whilst Council is delivering services at an exceptional level and has been doing so for the past decade.

**4. MR 241 Rye Park – Dalton Road**

Upper Lachlan Shire Council also sought funding to upgrade to Rye Park Road (MR241). Council noted that it was keen to instigate discussions regarding the upgrade, sealing and safety improvements for Main Road 241, the Rye Park – Dalton Road.

MR 241 carries the freight from the south-western region of Upper Lachlan Shire and the south-eastern region of Hilltops Council. It provides a connection with the new South East Livestock Exchange (SELX) at Yass, as well as a connection to the Hume Highway for fodder, produce and livestock that are being marketed further afield.

The road also provides a link for residents travelling to work in Yass and Canberra from the surrounding parts of both Hilltops Council and Upper Lachlan Shire Council.

The total length of the road in Upper Lachlan Shire is 39.9km with 17.9km having been already sealed. The road continues into Hilltops Council and is sealed from the Shire boundary through to Boorowa.

Council noted that it is well aware that sections of the road will be upgraded as part of the Conditions of Consent for the proposed Rye Park Windfarm.

This financial input from the developer will give the project a significant boost which will make it more affordable for both the Upper Lachlan Shire Council and the NSW Government to realise the full economic potential of the region.

Support was sought by Upper Lachlan Shire Council delegation from the Minister for Roads, Maritime and Freight to assist in resolving the abovementioned issues.

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

***Information Only***

**MEETING WITH THE MINISTER FOR ROADS, MARITIME AND FREIGHT HON  
MELINDA PAVEY MP cont'd**

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

**ATTACHMENTS**

Nil



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## Information Only - 20 December 2018

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**ITEM 9.9**                      **Grants Report**

**FILE REFERENCE**    **I18/677**

**AUTHOR**                      **General Manager**

### **ISSUE**

Advising Council of grants available, grant applications in progress, submitted or unsuccessful and Grant Projects funded.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

Nil

### **REPORT**

The Grants Report is attached 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 Report for Council - 20 December 2018	Attachment
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### Grants Report to Manex -20 December 2018

Grant Applications in progress/submitted/unsuccessful									
Grantee	Due or Submitted	Project	Council Contrib.	Other Contribution	Amount Requested	Subtotal	Project Cost	Comment	
Active Transport Walking and Cycling Program	14.12.18	Raised Zebra Crossing - Crookwell	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ 750,000	Lodged	
Fixing Country Roads	18.12.18	MR241 Rye Park to Dalton Road	\$ -	\$ 4,600,000	\$ 13,800,000	\$ 18,500,000	\$ 18,500,000	Lodged	
Building Better Regions Fund - Round 3	15.11.18	Grabine Road Upgrade	\$ -	\$ 3,500,000	\$ 3,500,000	\$ 7,000,000	\$ 7,000,000	Awaiting word on success	
		Wombeyan Caves Road Upgrade	\$ -	\$ 2,528,000	\$ 2,500,000	\$ 5,028,000	\$ 5,028,000	Awaiting word on success	
Community Sports Infrastructure Grant Programme	14.09.18	Crookwell Memorial Community Sports Centre	\$425,113	\$ 926,500	\$ 221,294	\$1,572,907	\$ 1,572,907	Awaiting word on success - mid December due to large number of applications	
Waste Less Recycle More	27.06.18	Bin Audit and Education	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ 70,000	Successful	
Local Sport Defibrillator Grant Program	05.09.18	Defibrillator for Memorial Oval Sports Centre	\$ 1,640	\$ -	\$ 1,300	\$ 2,940	\$ 2,940	Successful, lodged funding deed/service agreement	
Regional Growth Environment and Tourism Fund	19.09.18	Wombeyan Caves Road Upgrade	\$100,000	\$ -	\$3,395,700	\$3,495,700	\$3,495,700	Awaiting word on success.	
Community Building Partnerships Program	15.06.18	Gunning Library Roof Replacement	\$ 39,835	\$ -	\$ 20,000	\$ 59,835	\$ 59,835	Unsuccessful - over 2700 applications - application to Veolia in January 2019	

Grant Projects Funded								
Grantee	Submitted	Project	Council Contrib.	Other Contribution	Amount Received	Subtotal	Project Cost	Comment
Growing Local Economies Fund	05.07.18	Grabine Road Upgrade	\$200,000	\$	-	\$3,300,000	\$3,500,000	Draft funding deeds completed and returned
		Wombeyan Caves Road Upgrade	\$100,118	\$	-	\$2,428,000	\$2,528,118	
Stronger Country Communities Fund (Round 2)	01.05.18	Memorial Oval Fit Out	\$	-	\$	315,000	\$ 315,000	Funding Agreements signed by ULSC
		Active Villages Project	\$	-	\$	300,000	\$ 300,000	
		Lights Football Action	\$	-	\$	150,000	\$ 150,000	
		PAMP – 1 <sup>st</sup> priorities	\$	-	\$	356,772	\$ 356,772	
		Breadalbane Hall Pergola	\$	-	\$	67,000	\$ 67,000	
Country Passenger Transport Infrastructure Grant EOI	26.02.18	Taralga, Bigga and Binda Bus Stops	\$	-	\$	30,000	\$ 30,000	Project with Works
Club Grants Category 3	10.02.17	Crookwell Memorial Community Sports Centre	\$425,113	\$ 11,500	\$ 600,000	\$1,036,613	\$ 1,036,613	Project Progressing - extension of grant to 31 July 2019
Veolia Mulwaree Trust	01.04.18	Breadalbane Hall Patio	\$	-	\$ 11,782	\$ 7,855	\$ 19,637	Project Progressing

Grant Projects Funded									
Grantee	Submitted	Project	Council Contrib.	Other Contribution	Amount Received	Subtotal	Project Cost	Comment	
Community Building Partnership Fund	08.08.17	Goodhew Park - Drainage, play equipment and toilet block	\$160,000	\$ -	\$ 50,000	\$ 210,000	\$ 210,000	Project Progressing - tender being written	
Stronger Country Communities Fund (Round 1)	12.09.17	PAMP	\$ -	\$ -	\$ 344,487	\$ 344,487	\$ 344,487	Taralga pathway completed. Laggan and Gunning currently being designed.	
		Pumpkin Festival Walkway	\$ -	\$ -	\$ 220,000	\$ 220,000	\$ 220,000	Community Consultation and Final Designs being completed	
		Kiamma Reserve Walkway	\$ -	\$ -	\$ 223,564	\$ 223,564	\$ 223,564	Tender review	
		Clifton Park Walkway/BBQ	\$ -	\$ -	\$ 112,189	\$ 112,189	\$ 112,189	BBQ/Shelter arriving December. Solving electricty challenges.	
		AP&H Improvement	\$ -	\$ -	\$ 275,141	\$ 275,141	\$ 275,141	Water and electricity sites, fencing completed.	
Veolia Mulwaree Trust	23.05.16	Tuena Campground Ablutions Block	\$ 45,051	\$ -	\$ 45,000	\$ 90,051	\$ 90,051	Opening Ceremony 17th December. Acquittal being lodged by 21 December	
Bridges Renewal (Round 3)	15.05.17	Kiamma Creek Bridge Upgrade	\$ 81,260	\$ -	\$ 450,000	\$ 531,260	\$ 1,062,460	Project Progressing	
Fixing Country Roads 2015	02.05.16		\$ -	\$ -	\$ 531,230	\$ 531,230			



Grant Projects Funded								
Grantee	Submitted	Project	Council Contrib.	Other Contribution	Amount Received	Subtotal	Project Cost	Comment
Bridges to Renewal (Round 1)	28.08.14	Replacement of Abercrombie River Bridge	\$ 75,000	\$ -	\$ 775,000	\$ 850,000	\$ 1,525,000	Project Progressing
Fixing Country Roads 2014	01.11.14		\$ -	\$ -	\$ 675,000	\$ 675,000		
Veolia Mulwaree Trust	28.03.18	Clifton Park Toilet Block	\$ -	\$ -	\$ 45,082	\$ 45,082	\$ 95,082	Opening Ceremony 17th December. Acquittal being lodged by 21 December
Stronger Communities Programme (Round 3)	14.09.17		\$ -	\$ 30,000	\$ 20,000	\$ 50,000		

**Grants Available:**

A list of grants available and ongoing grants is available on the December edition of Council's Web site

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

Clifton Park Toilet Block





Tuena Toilet Block



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## Information Only - 20 December 2018

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**ITEM 9.10**                      **Action Summary - Council Decisions**

**FILE REFERENCE**    **I18/628**

**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**

230/18	Council does not implement webcasting of Council Meetings until the Office of Local Government determines that webcasting of Council Meetings is mandatory, but Council approves the purchase and installation of audio recording equipment.	DFA	Arrangements being implemented to have 21 February 2019 Council Meeting audio recorded.
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.



**Council Meeting: 20 September 2018**

281/18	Council make a suitable funding application to install appropriate lighting for the skate park in Gunning.	GO	Funding application to be made when an appropriate grant is available and the project has been accurately scoped.
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**Council Meeting: 18 October 2018**

299/18	Council staff investigates the potential of an area of land west of the Heritage Rail site and north of the Men's Shed within the John Holland railway corridor as an RV Friendly Town overnight parking site and prepare a further report to Council.	DFA	Investigations in progress.
305/18	Council defers any decision on the future of the Crookwell Depot, either short term or long term until a further report is provided to Council by the Director of Works and Operations on the total cost of the proposed works as detailed in this report to upgrade the facilities in the Depot to comply with WH&S and Environmental requirements.	DWO	Report to be provided to 21 February 2019 Council Meeting.
308/18	Council places on public exhibition the draft Collector Wind Farm Community Enhancement Fund Voluntary Planning Agreement, allowing a period of 28 days to seek public comment / submissions.	GM	Advertisement placed in local newspapers and on Council's website commencing 23 October 2018.
309/18	Council accepts the letter of offer from the Department of Premier and Cabinet, regarding the community infrastructure projects, for Round 2 of the NSW Government Stronger Country Communities Fund, and that Council's General Manager be authorised to sign and seal the Statement of Acceptance of Funding.	GM	Awaiting receipt of Round 2 of the NSW Government Stronger Country Communities Fund Statement of Acceptance of Funding.

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

313/18	That a further report be provided to Council from the Director of Works and Operations detailing what assessments and actions have been taken in relation to the safety concerns raised by the community to the use of heavy vehicles on the Council's local roads, what responses have been issued and what was the outcome and findings of the enforcement action undertaken by the Roads and Maritime Services.	DWO	Report to be provided to 21 February 2019 Council Meeting.
319/18	The Mayor and General Manager be authorised to negotiate and finalise the sale to Crookwell Taralga Aged Care for the entire parcel of Lot 3 DP1112816 with the minimum sale price as per the valuation provided by Douglas Walker and Associates (Consultant Valuers) contained within the report plus GST, with all purchase costs being the responsibility of the purchaser and an appropriate covenant being arranged where the land can only be used for an aged care facility and if substantial commencement of the development is not undertaken within a period of 5 years that the land be returned to Council at the purchasers cost at the original sale price.	GM	Correspondence forwarded on 29 October 2018.

**Council Meeting: 15 November 2018**

322/18	Council assures ratepayers of the Upper Lachlan Shire and the community at large, that the ongoing realignment of its Works and Operations Department will not impact on job security and wages.	MO	Published in the Mayoral Column in Crookwell Gazette on 27/11/18.
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**Information Only****ACTION SUMMARY - COUNCIL DECISIONS** cont'd

324/18	Council initiate the process to rename Gundaroo Street, Gunning (between Yass Street and Cullavin Street) to Collector Road, and prepares a report on improving pedestrian access and safety for residents and visitors using the road between the Gunning Catholic Cemetery and Yass Street intersection.	DWO	Report to be provided to 21 February 2019 Council Meeting.
324/18	Council forwards correspondence to the Collector Road Action Group advising that they are welcome to forward a submission when the submission process opens in November 2018 for the 2019/2020 Operational Plan on the appropriate forms.	DWO	Correspondence forwarded on 21 November 2018.
328/18	Council endorse Upper Lachlan Development Control Plan 2010 draft Amendment No 4 – Electricity.	DEP	DCP amended on 30 November 2018.
329/18	Council enter into a Memorandum of Understanding with the Gunning District Historical Society.	DEP	Report to be provided to 21 February 2019 Council Meeting.
330/18	The Mayor and General Manager be authorised to sign and affix Council's seal the proposed acquisition and make application to the Minister for the Compulsory Acquisition of the proposed Lot 1 from part Lot 7003 DP 94728.	GM	Documentation signed and forwarded on 20 November 2018.
331/18	Council defer further action on the Draft Road Naming Policy and Road Naming Register until the requirements from the State Government are clarified.	DWO	Report to be provided to 21 February 2019 Council Meeting.

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

333/18	Council resolves to adopt the Upper Lachlan Shire Council Annual Report for 2017/2018 in accordance with Section 428, of the Local Government Act 1993, Part 9, Division 7, of the Local Government (General) Regulation 2005, and other applicable legislation.	DFA	Annual Report URL link forwarded to Office of Local Government on 16 November 2018.
335/18	Council accepts the letter of offer from the Department of Premier and Cabinet, regarding the Wombeyan Caves Road Upgrade - \$2,428,000 and Grabine Road Upgrade - \$3,300,000 projects, for the Restart NSW Growing Local Economies Fund, and that Council's General Manager be authorised to sign and seal the Statement of Acceptance of Funding, as required.	GM	Documentation for the Restart NSW Growing Local Economies Fund Statement of Acceptance of Funding was signed and forwarded on 21 November 2018.
337/18	Council ratifies the appointment of the Community Representatives to the Sec 355 Upper Lachlan Tourist Association.	GM	Correspondence forwarded on 21 November 2018.
338/18	Council accepts the quote of CycleLife HQ for the development and implementation of a cycling strategy for the Shire with a total cost of \$9,500.00.	DFA	Order forwarded on 26 November 2018.
345/18	Council accept the tender submitted by Mayoh Architects for a total price of \$123,400 (Ex GST) for the Architectural Design for the new Council Community and Civic Centre in Crookwell.	GM	Correspondence forwarded on 20 November 2018.

**POLICY IMPACT**

Nil

**OPTIONS**

Nil



***Information Only***

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

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

**ATTACHMENTS**

Nil

## **10 ENVIRONMENT AND PLANNING**

The following items are submitted for consideration -

10.1	Planning Proposal to rezone Lot 2 DP 1160080 Kialla Road, Crookwell (Crookwell Hospital Land)	228
10.2	Request to Review Determination of Development Application 17/2017.2 - Development for the purpose of a mixed use development comprising a food and drink premise and a shop - Lot 1 DP 655209 - 210 Goulburn Street, Crookwell.	331
10.3	Memorandum of Understanding - Gunning and District Historical Society	352
10.4	Development Application 99/2018 - Demolition, alterations, additions and the carrying out of works for the purpose of a pub - Lot 2 DP 800629 - 34 Goulburn Street, Crookwell	358

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## Environment and Planning - 20 December 2018

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**ITEM 10.1**                      **Planning Proposal to rezone Lot 2 DP 1160080 Kialla Road, Crookwell (Crookwell Hospital Land)**

**FILE REFERENCE**    **I18/637**

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

### **ISSUE**

To provide Council with an assessment and recommendation in respect of a Planning Proposal to rezone Lot 2 DP 1160080 from SP2 Infrastructure (Health Services Facility) to E3 Environmental Management under the Upper Lachlan Local Environmental Plan 2010.

**RECOMMENDATION**        That –

1. Council support the Planning Proposal and draft amendments to Upper Lachlan Local Environmental Plan 2010 to rezone Lot 2 DP 1160080 Kialla Road Crookwell from SP2 Infrastructure (Health Services Facility) to E3 Environmental Management.
2. Council forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.
3. Council request the Department of Planning and Environment to authorise Council to exercise delegation of plan making functions in accordance with the Environmental Planning and Assessment Act 1979.
4. Council authorise the General Manager have delegation to authorise all required documentation to support the Planning Proposal and subsequent amendment to the Upper Lachlan Local Environmental Plan 2010.

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### **BACKGROUND**

The Planning Proposal has been prepared by Cardno (NSW/ACT) Pty Ltd on behalf of the Health Administration Corporation (HAC) to seek Council's support for the rezoning of a vacant parcel of land located to the rear of the Crookwell Hospital. This land has been declared as surplus land and is to be disposed of.

### **REPORT**

The Crookwell Hospital site comprises two (2) lots - Lots 1 and 2 DP 1160080. Lot 1 fronts Kialla Road and contains all of the Crookwell Hospital buildings, services and infrastructure. Lot 2 is the western portion of the hospital site fronting McDonald Street. Lot 2 has an area of 2.897ha, is vacant contains open grassland with clusters of native tree cover located within the central and eastern portions of the land. Lot 2 is impacted by drainage and sewerage easements and infrastructure and the western boundary of the land adjoins the Crookwell River.

## ***Environment and Planning***

### **PLANNING PROPOSAL TO REZONE LOT 2 DP 1160080 KIALLA ROAD, CROOKWELL (CROOKWELL HOSPITAL LAND) cont'd**

The Planning Proposal seeks to rezone Lot 2 to E3 – Environmental Management under the Upper Lachlan Local Environmental Plan 2010 and provide a Minimum Lot Size of 2ha over the land. The proposed rezoning and change to the Minimum Lot Size will allow Council to consider the erection of a single dwelling on Lot 2 with conditions ensuring the ongoing protection of the ecological significance through restrictions on the title of the land under Section 88B of the Conveyancing Act 1919.

Previous Planning Proposals have been rejected by Council for subdivision and residential development of the land as it is substantially affected by an Endangered Ecological Community (EEC) and European and Indigenous heritage. The current proposal permits limited development and conservation of the significance of the land.

### **ASSESSMENT OF PLANNING PROPOSAL**

The Planning Proposal is considered to be generally in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the statutory guidelines for preparing planning proposals.

These guidelines aim to ensure consistency with current strategic directions as well as evidence based environmental assessment of the proposal to identify the key issues arising from the proposal.

A copy of the Planning Proposal and supporting reports are attached.

Detailed environmental investigations have been completed in support of the current Planning Proposal. Consultation with Council and NSW Office Environment and Heritage has also been undertaken to support developing the current rezoning option. These investigations address previous concerns and limitations of the site and recommendations have been provided for the appropriate zoning, development potential and ongoing management of the land.

The impacts of the rezoning and the potential for the erection of a single dwelling house on the land have also been assessed. This includes consideration of the objectives of the E3 Environmental Management zone that will apply to the land, the position of the nominated building envelope, and existing infrastructure within the site, future servicing and construction of access from McDonald Street.

It is considered that the relevant requirements under Section 3.33 of the Environmental Planning & Assessment Act and the matters identified in the relevant guidelines to preparing a Planning Proposal are adequately addressed in the Planning Proposal and the environmental impacts of the Proposal are acceptable.

### **COMMUNITY CONSULTATION**

Should Council support the Planning Proposal, it will proceed to the Gateway process to seek endorsement for the proposal to be placed on public exhibition. Public exhibition will be in accordance with the Department of Planning and Environment Gateway Determination requirements. This would involve appropriate consultation, notification and receipt of submissions from relevant state agencies and the general community.



## ***Environment and Planning***

### **PLANNING PROPOSAL TO REZONE LOT 2 DP 1160080 KIALLA ROAD, CROOKWELL (CROOKWELL HOSPITAL LAND) cont'd**

#### **PROJECT TIMELINE**

The applicant has indicated that the timeline for the development to occur will be dependent upon the completion of the LEP amendments, the subsequent development application for the dwelling, along with the market for residential development. Based on these factors it is not anticipated that construction would commence prior to late 2019. Certain aspects regarding the timing of a Planning Proposal are not within Council control, i.e. Gateway Determinations and final processing by Parliamentary Counsel.

#### **POLICY IMPACT**

The Planning Proposal will result in an amendment to the Upper Lachlan Local Environmental Plan 2010.

#### **OPTIONS**

1. Council support the Planning Proposal.
2. Council not support the Planning Proposal.

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

Council has engaged external assistance in reviewing the Planning Proposal and reporting to Council. This cost will be partially recovered from the fees paid on lodgement of the Planning Proposal.

#### **RECOMMENDATION**      That –

1. Council support the Planning Proposal and draft amendments to Upper Lachlan Local Environmental Plan 2010 to rezone Lot 2 DP 1160080 Kialla Road Crookwell from SP2 Infrastructure (Health Services Facility) to E3 Environmental Management.
2. Council forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.
3. Council request the Department of Planning and Environment to authorise Council to exercise delegation of plan making functions in accordance with the Environmental Planning and Assessment Act 1979.
4. Council authorise the General Manager have delegation to authorise all required documentation to support the Planning Proposal and subsequent amendment to the Upper Lachlan Local Environmental Plan 2010.

#### **ATTACHMENTS**

1. <a href="#">↓</a>	Planning Proposal	Attachment
2. <a href="#">↓</a>	Biodiversity Management Plan	Attachment
3. <a href="#">↓</a>	Historical Heritage Assessment and Statement of Heritage Impact	Attachment

Our Ref 82018 243 01 Letter 001 Rev 1

Contact Daniel Thompson

06 November 2018

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

**RE: PLANNING PROPOSAL TO REZONE LAND AT CROOKWELL DISTRICT HOSPITAL SITE, CROOKWELL**

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To whom it may concern,

This Planning Proposal has been prepared by Cardno on behalf of Health Administration Corporation (HAC) to describe the proposed rezoning of a vacant parcel of land to the rear of the Crookwell District Hospital that has been declared surplus and intended to be disposed.

This Planning Proposal has considered the various characteristics of the site and provides an assessment of the proposed rezoning in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant Department of Planning Guidelines including *A Guide to Preparing Planning Proposals*.

## **1 Background**

Crookwell District Hospital is located at 19 Kialla Road, Crookwell NSW. The site gains access from its Kialla Road frontage and McDonald Street to the south. The site is located approximately 600m south-west of the main township of Crookwell, in an area of newly developed low-density residential housing and community and recreational facilities.

In 2007, NSW Health sought development consent for the subdivision of the site to create two separate allotments (Lots 1 and 2 DP 1160080). The development was submitted in accordance with the provisions of the *Crookwell Local Environmental Plan 1994* (LEP 1994), under which the site was zoned 2(v) Urban Zone.

Lot 1 DP 1160080 addresses the Kialla Road frontage and contains all of the Crookwell Hospital buildings, services and infrastructure. Stands of native and non-native vegetation are located in the northern and western portions of the lot and some formal garden beds have been planted between structures and along the Kialla Road frontage.

Lot 2 DP 1160080 (the subject lot) forms the western portion of the hospital site and addresses McDonald Street. The site contains mostly open grassland with clusters of native tree cover located within the central and eastern portions of the site. The western boundary of the site abuts the Crookwell River.

The subdivision works were completed and the Plan was registered by the Department of Lands on the 14<sup>th</sup> April 2010.

The *Upper Lachlan Local Environmental Plan 2010* (LEP 2010) was gazetted on the 9<sup>th</sup> July 2010 and the site was subsequently rezoned *SP2 – Infrastructure (Health Services Facility)*. The revised Heritage Map under LEP 2010 indicated that both Lot 1 and 2 DP 1160080 are affected by an item of environmental heritage. However, the heritage listing relates to the Crookwell Hospital buildings contained within Lot 1 DP 1160080 only. Council resolved to submit a Planning Proposal to amend

Schedule 5 of the LEP 2010 to reflect the current title of the land following subdivision, removing Lot 2 DP 1160080 from the Heritage Map on the 18<sup>th</sup> November 2010.

NSW Health undertook an assessment of the subject site and declared the land surplus to the demand for hospital services. They have also been investigating the development potential of the site for several years, with a number of Planning Proposals lodged with Council to have the land subdivided and rezoned for residential uses.

Council has rejected the previous proposals on the basis that the subdivision and residential development of the land will have a negative impact on the site and surrounds, as the land is affected by an Endangered Ecological Community (EEC) and European and Indigenous heritage.

In response to previous proposals for the site, Council and the Office of Environment and Heritage (OEH) have noted their preference for the site to be rezoned to an environmental land use that will permit the construction of a single dwelling. In addition, OEH noted in their letter of advice dated 27 June 2017 (refer to **Attachment A**) that the most appropriate mechanism for avoiding long-term impacts from a Planning Proposal would be through in perpetuity protection of the EEC and threatened species habitat with a Section 88B Instrument under the *Conveyancing Act 1919* placed on the title.

## 2 Site Analysis

Crookwell District Hospital is located at the corner of Kialla Road and McDonald Street in Crookwell NSW. Lot 1 DP 1160080 addresses the Kialla Road frontage and contains the hospital buildings. Lot 2 DP 1160080 (the subject site) forms the western portion of the hospital land and addresses McDonald Street. Lot 2 contains mostly open grassland with clusters of native tree cover (refer to Site Plan at **Figure 2-1**).

The site contains sensitive ecological land and is in the vicinity of a heritage item (refer to Site Analysis Plan at **Figure 2-2**). The ecological and heritage values of the site are discussed in detail in **Section 4**.

A review of the NSW Planning Portal online mapping tool identified that the subject site is not considered bushfire prone land. Furthermore, the extent of vegetation within the surrounding area would not constitute a bushfire hazard subject to *Planning for Bushfire Protection* (2006) (Rural Fire Service, NSW). The site, however, contains a riparian corridor to the west that is identified as a high hazard floodway on the Floodplain Risk Management Map at **Figure 2-3**. The Map shows the extent of the floodway, with only the western edge of the site being impacted by the flood risk. The remainder of Lot 2 DP 1160080 is not considered flood prone land.

**Figure 2-4** shows the following extents on the site:

- > 20 year ARI
- > Additional land inundated in the 100 year ARI
- > Additional land inundated in the PMF

The western portion of the site contains land affected by the 20 year ARI and land inundated in the PMF. A future dwelling will not be located within this portion of the site to ensure that flooding impacts are minimised.

The subject site is located approximately 800 metres from the Main Street services of Crookwell and is bound by the following land uses:

- > *To the north* – cleared grazing land and the township of Crookwell
- > *To the east* – the Crookwell District Hospital and low density residential housing beyond
- > *To the west* – the Crookwell River and cleared grazing land
- > *To the south* – McDonald Road and large lot residential housing

The land surrounding the subject site is zoned *R2 – Low Density residential* under the LEP 2010. This land has been identified under Part C of the *Upper Lachlan Strategy Vision 2020* as a key area to provide for the future residential expansion of Crookwell. Table 11-1 – *Opportunities and development intensity – Crookwell* from the Strategy describes the potential land use options and constraints for the land surrounding the subject site. The key items identified are as follows:

- > A 40 metre riparian buffer zone either side of the Crookwell River is to be implemented to protect ecologically sensitive areas.
- > Not impacted by bushfire prone areas.
- > Capable of connection to town utilities including energy, communications, reticulated water and sewer systems.
- > Continual residential development would link existing residential areas and recent approvals for residential development.

A Survey Plan is provided at **Attachment B** that shows detailed contour survey across the site and conditions associated with restrictions impacting the site, particularly drainage from the Crookwell District Hospital through the previously approved subdivision. The eastern portion of Lot 2 DP 1160080 is heavily impacted by drainage infrastructure, in addition to several drainage easements traversing the eastern and central portions of the site. The proposed location of a building envelope on the site will not impact on existing and proposed future drainage infrastructure or easements.





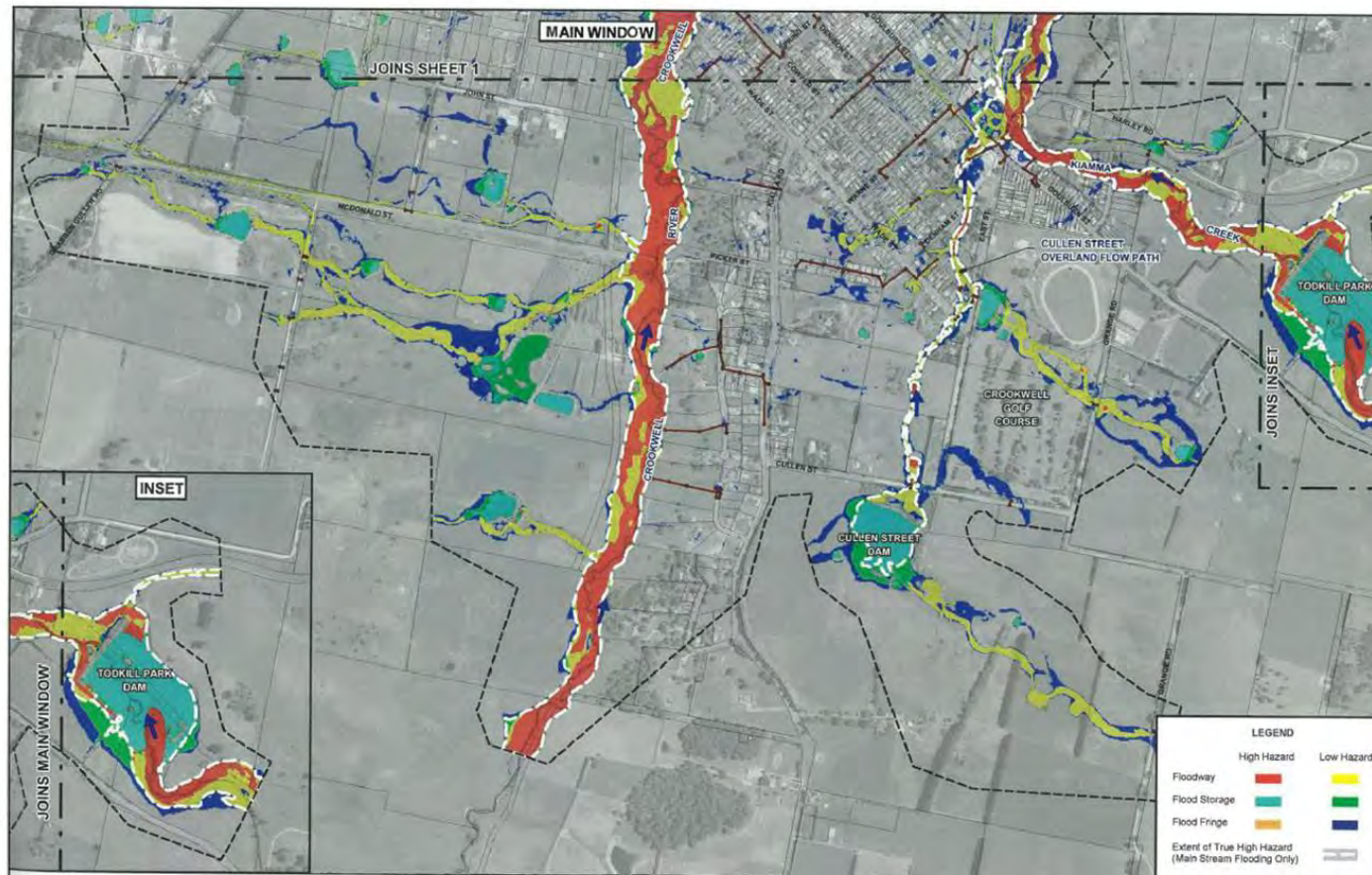








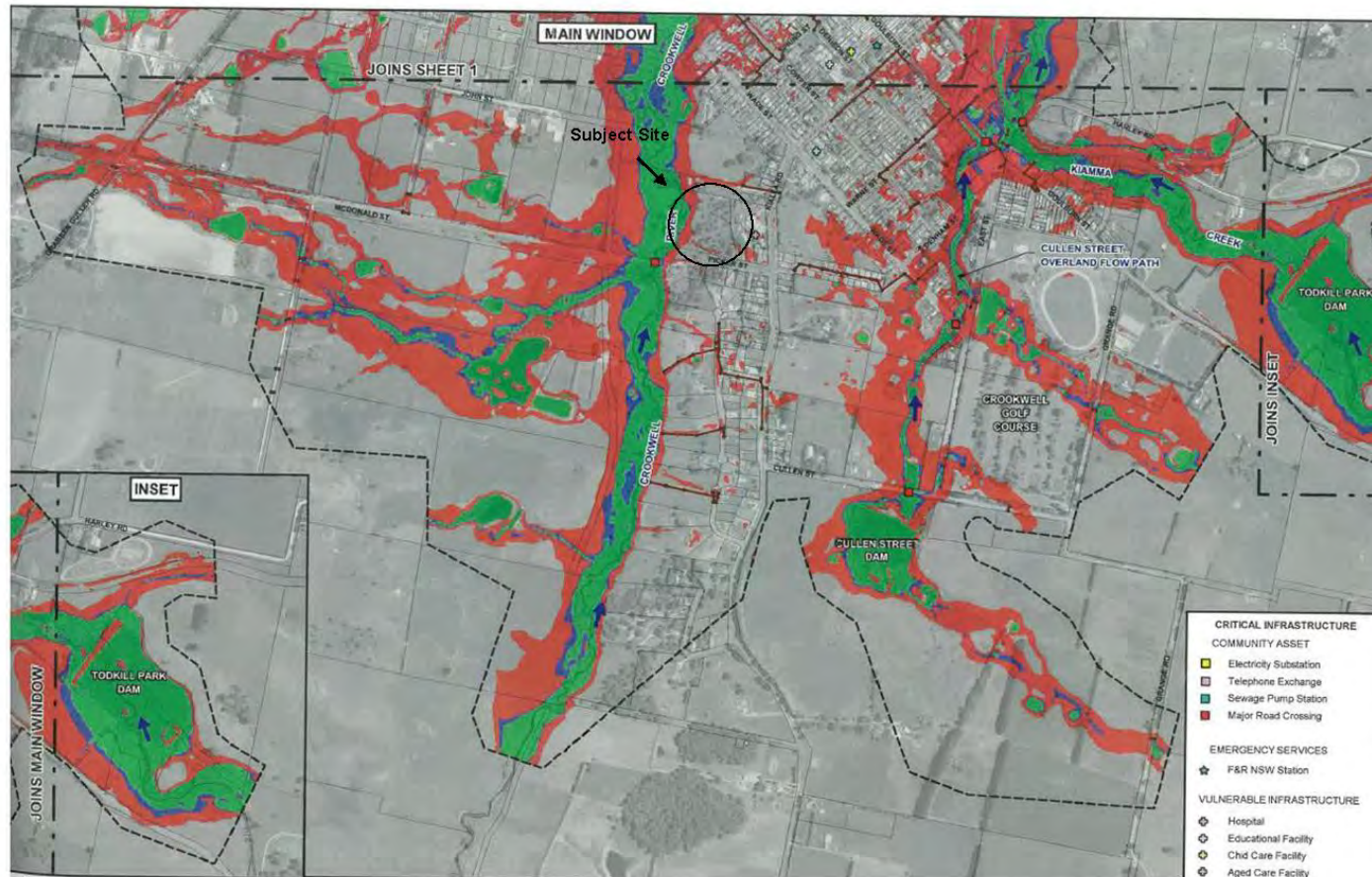
**Figure 2-3 Floodplain Risk Management Map**



Source: Lyall and Associates



Figure 2-4 1% AEP Mapping



Source: Lyall and Associates



### 3 Existing Planning Framework

#### 3.3 Upper Lachlan Local Environmental Plan 2010

The LEP 2010 provides the zoning for the site, with the site zoned as SP2 – *Infrastructure*. **Figure 3-1** illustrates the current zoning of the site with the adjacent land to the north and south zoned R2 – *Low Density Residential*.

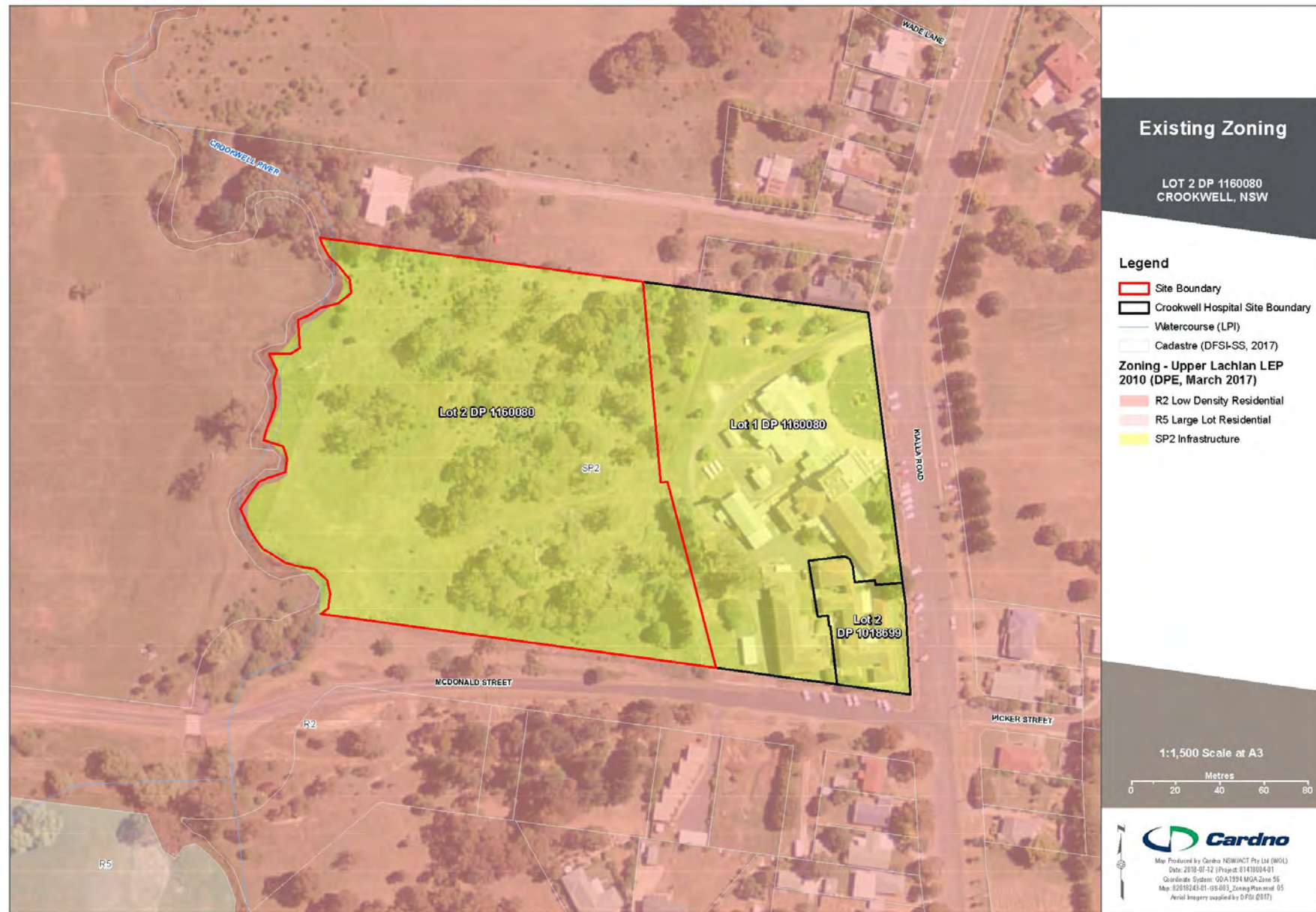
The objectives and controls of the current SP2 zoning are as follows:

<b>Zone SP2      <i>Infrastructure (Health Services Facility)</i></b>	
<b>1</b>	<b><i>Objectives of zone</i></b>
	> <i>To provide for infrastructure and related uses</i>
	> <i>To prevent development that is not compatible with or that may detract from the provision of infrastructure</i>
<b>2</b>	<b><i>Permitted without consent</i></b>
	<i>Roads</i>
<b>3</b>	<b><i>Permitted with consent</i></b>
	<i>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose</i>
<b>4</b>	<b><i>Prohibited</i></b>
	<i>Any development not specified in item 2 or 3</i>

The existing zoning of the subject site reflects the previous title of the land, prior to subdivision, when the land formed part of the Crookwell Hospital site.

As identified in the table above, development within the site under the existing zoning is limited to the land uses shown on the Land Zoning Map including any development that is ordinarily incidental or ancillary to the current use of the Crookwell District Hospital site.

As the site has been assessed as surplus to the current and projected future demand for health services within Crookwell, its existing zoning is not considered to facilitate the highest and best land use for the site. In addition, the objectives of the SP2 zone do not consider the environmental values of the site or facilitate its protection.



## 4 Environmental Assessment

The following constraints have been identified on the subject site:

- > Ecology – the site contains an Endangered Ecological Community
- > European Heritage – the Crookwell District Hospital is a local heritage item under the LEP

The following subsections provide a review of the capability of the site to accommodate the proposed rezoning.

### 4.1 Ecology

The subject site contains an Endangered Ecological Community (EEC) listed under the New South Wales *Biodiversity Conservation Act 2016* (BC Act). The EEC comprises Tablelands Snow Gum Grassy Woodland (TSGGW), as well as *Eucalyptus aggregata* (Black Gum), which is listed as a vulnerable species under the BC Act.

OEH have advised in their assessment of previous Planning Proposals that the most appropriate mechanism for avoiding long-term impacts would be through in perpetuity protection of the EEC and threatened species habitat with a Section 88B Instrument. OEH indicated that the Section 88B Instrument should have a Biodiversity Management Plan (BMP), placed on the title.

Ecoplanning (2018) were engaged by Cardno to prepare a BMP to describe the ecological management strategies to offset the impacts of a single dwelling on the site and to protect and manage the conservation values in perpetuity so as to avoid long-term impact. The BMP is contained at **Attachment C** and addresses the recommendations provided by OEH in their letter dated 19 June 2017. The key findings of the BMP are discussed below.

#### 4.1.1 Threatened Ecological Communities

One Threatened Ecological Community (TEC), namely TSGGW, occurs on the site. This community is located in the centre, east and north of the site. The south-west and north-east corners of the site contain disturbed land dominated by exotic vegetation. Given the previous uses of the site for horse grazing and the prevalence of woody and herbaceous weeds, the TEC is considered to have medium to low capacity for regeneration to be successful, including primary and secondary weed removal, some revegetation and ongoing maintenance works.

#### 4.1.2 Biodiversity Management

The site has been divided into two indicative management zones, based on the conservation values of the site and the different management actions required to protect and manage those conservation values (refer to **Figure 4-1**). Management Zone 1 (MZ1) covers 1.83 hectares of land and encompasses the TSGGW and where *Eucalyptus aggregata* occurs within the site. The following management measures will be undertaken in this zone:

- > Demarcate boundaries
- > Feral animal management
- > Weed management
- > Prohibition of firewood collection
- > Regeneration of TSGGW
- > Connectivity of TSGGW created
- > Protection of *Eucalyptus aggregata*

Management Zone 2 (MZ2) covers 1.09 hectares of land and encompasses the cleared land and land dominated by exotic species. The aim of this zone is control stock and other threatening processes and, therefore, provide an ecological buffer to MZ1. The following management measures should be undertaken in this zone:



- > Demarcate boundaries
- > Feral animal management
- > Weed management
- > Prohibition of firewood collection

Each of the proposed management measures are described in Section 3 of the BMP at **Attachment C**. The progress and compliance with the BMP is to be reviewed annually. The bush regeneration contractor and land owner will monitor the vegetation and record any changes to the vegetation as a result of the management works.

**Figure 4-1 Biodiversity Management Zones**



Source: Ecoplanning (2018)

## 4.2 Heritage

Biosis (2018) were engaged by Cardno to prepare a Statement of Heritage Impacts (SoHI) to identify any heritage items or relics that exist within or in the vicinity of the subject site. The report is contained at **Attachment D** and has been prepared in accordance with current heritage guidelines including *Assessing Heritage Significance*, *Assessing Significance for Historical Archaeological Sites and "Relics"* and the *Burra Charter*.

Section 170 of the *NSW Heritage Act 1977* (Heritage Act) requires that culturally significant items or places managed or owned by Government agencies are listed on the departmental Heritage and Conservation Register. The Crookwell District Hospital is listed on the Section 170 Register and is located adjacent to the study area. The Hospital is also listed under Schedule 5 of the LEP 2010 as a heritage item of local significance (Item No. 164).



#### 4.2.1 Impact of Proposed Rezoning

The study area does not contain any built or archaeological items of significance nor is it part of a conservation area. The SoHI found that the proposed rezoning does not currently present any impacts. Future development within the study area should not be located within the visual corridors to and from the Crookwell District Hospital, and should be designed to be visually harmonious with the site setting and located close to existing roads.

#### 4.2.2 Recommendations

The SoHI provides the following recommendations for the site:

##### **Recommendation 1 – No further heritage requirements**

The study area has been assessed as not containing any heritage significance, either built or archaeological. Therefore, no further heritage works are required for the proposed rezoning of the study area.

##### **Recommendation 2 – Unexpected finds procedure**

An unexpected finds procedure should be developed to mitigate any impacts to any unknown heritage within the study area. The procedure should outline the requirements and steps to follow should suspected heritage items be identified. Should any unexpected heritage items be uncovered during future work then the unexpected finds procedure should be implemented.

## 5 Proposed Development Concept

### 5.1 Overview

This Planning Proposal seeks to amend the planning controls applicable to the site to enable the rezoning of the subject land to *E3 – Environmental Management*. The proposed rezoning will allow for the erection of a single dwelling, whilst ensuring the ongoing protection of the ecological significance of the site.

### 5.2 Proposed Building Envelope

The proposal to amend the land use zoning of Lot 2 DP 1160080 will facilitate the construction of a single residential dwelling on the land. The proposed building envelope is shown in **Figure 5-1** below.

The proposed building envelope has been located within an area identified as MZ2 under the BMP. This zone comprises cleared land and land dominated by exotic species. The location of the building envelope will require minimal infrastructure and clearing, in order to avoid impacts to the EEC on the site.

The building envelope has considered the cultural heritage of the adjacent Crookwell District Hospital site by avoiding locations within the key visual corridors to or from the heritage item. In addition, the location of the building envelope is not affected by drainage infrastructure as identified on the Survey Plan at **Attachment B**. The proposed building envelope has been overlaid on the survey plan in **Figure 5-2** to identify its location in relation to drainage infrastructure and easements. The building envelope will not impact on future drainage infrastructure on the site.

The building envelope has been overlaid on the floodplain risk map in **Figure 5-3** to demonstrate that the proposed location is outside of the high hazard flood way. The building envelope is also shown on the 1% AEP map in **Figure 5-4**. A future dwelling on the site will not be impacted during the 20 year ARI or inundated at PMF.

The proximity of the proposed building envelope to the flood prone land at the western extent of the site will ensure that potential flood impacts are minimised. A future development application for a dwelling within the building envelope will require that a dwelling is built above the minimum flood planning level.

A Section 88B Instrument under the *Conveyancing Act 1919* has been placed on the Lot title to ensure the protection of EEC and threatened species habitat. The instrument includes the BMP

contained at **Attachment C** which has been developed in accordance with relevant guidelines and outlines measures to protect the Tablelands Snow Gum Grassy Woodland and the Black Gum.

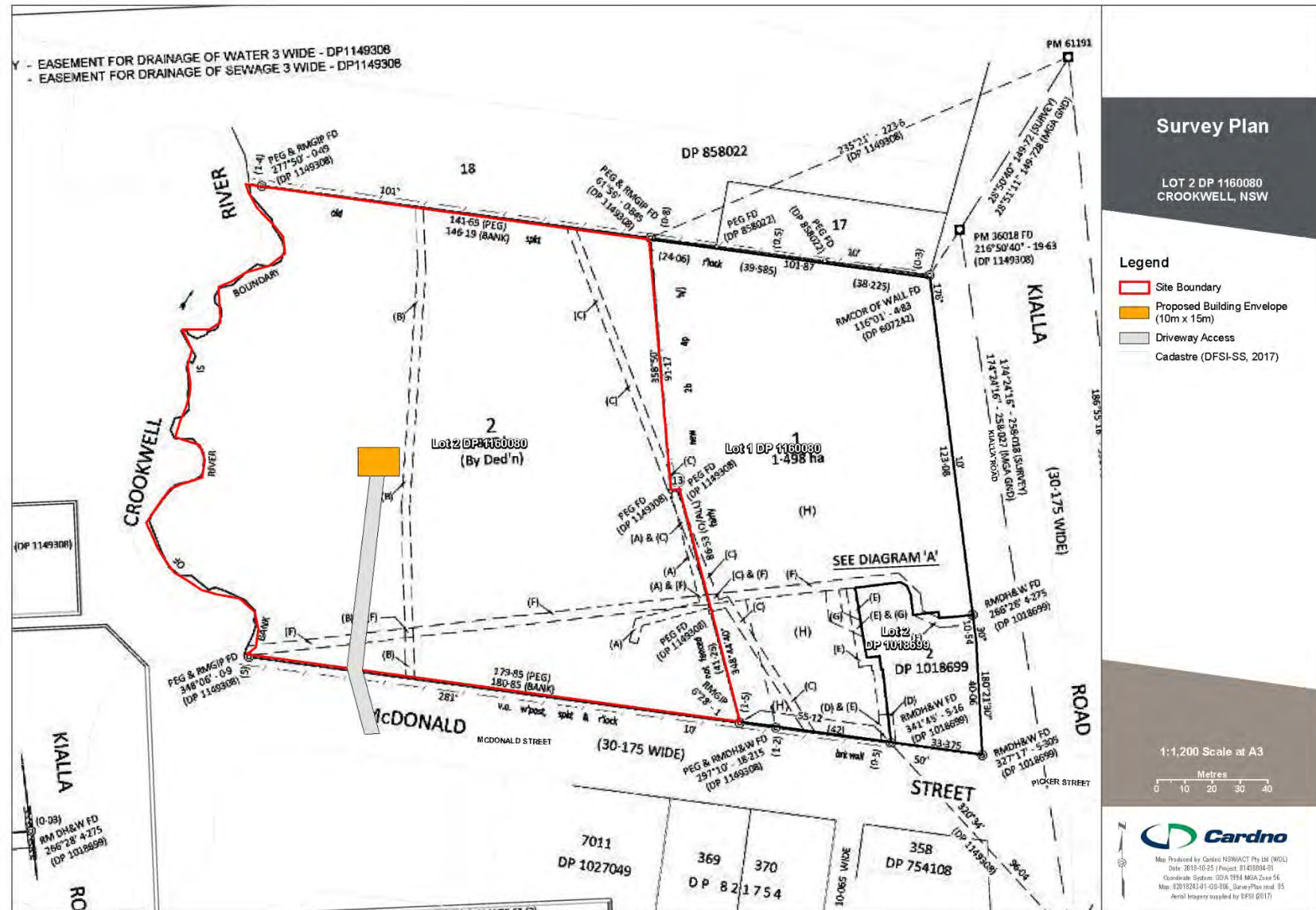
The instrument burdens the subject Lot with a positive restriction as to the user/owner of the land as follows:

- > The area of land shown outside of the nominated building envelope of Lot 2 DP 1160080 is not permitted to be cleared, altered or damaged except as to remove noxious weeds or other exotic plant species.
- > Ongoing management of Lot 2 DP 1160080 as outlined in the BMP.

Part 2 of the instrument contains a provision that the easement may not be extinguished or altered without the written consent of Upper Lachlan Shire Council.















## 6 Planning Proposal

Section 3.33 of the EP&A Act (as amended) contains the requirements that a Planning Proposal must address. The first step of the process is to prepare a Planning Proposal that addresses the key components of the local environmental plan and its justifications. Clause 2 details what a Planning Proposal must include. These inclusions are detailed in **Table 6-1** below.

**Table 6-1 Key Components of a Planning Proposal**

Key Components	Response
A statement of the objectives or intended outcomes of the proposed instrument	<b>Section 6.1</b>
An explanation of the provisions that are likely to be included in the proposed instrument	<b>Section 6.2</b>
The justification for these objectives, outcomes and provisions and the process for their implementation	<b>Section 6.3</b>
If maps are to be adopted by the proposed instrument, such as maps for proposed land uses; heritage areas; flood prone land – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument	<b>Section 6.4</b>
Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument	<b>Section 6.5</b>

*A Guide to Preparing Planning Proposals* released in 2009 by DPE and updated in 2016, outlines the specific questions that must be addressed for each component listed in **Table 6-1** by a Planning Proposal. These are detailed in the following sections.

It is noted that The Department of Planning & Environment (DP&E) Planning Circular PS 16-005 issued 30 August 2016 provided updates and advice in relation to new delegations for plan making decisions prepared to implement the Rezoning Review process. Joint Regional Planning Panels and the Sydney Planning Panels (Planning Panels) will determine rezoning review requests for all matters outside of the City of Sydney.

### 6.1 Statement of Objectives

This Planning Proposal aims to amend the existing zoning of the subject site to enable the erection of a single dwelling house. The rationale behind the proposal is to make the highest and best use of the site in terms of residential opportunity while managing and conserving its environmental and historic significance.

Specifically, the key objectives of the Planning Proposal are:

- > *To control appropriate residential development where the land use and development density reflects the capability of the land*
- > *To identify areas for active conservation and appropriate residential development to fund this conservation*
- > *To respond to the most recent, site specific, constraints information*

The subject site has been assessed by NSW Health and it was determined that the site is not appropriate for further development of hospital services. The intended outcome of this Planning Proposal is therefore to enable the future development of the land for other purposes, consistent with the surrounding area and taking into consideration the sites constraints.

The proposed *E3 – Environmental Management* zoning of the site will allow for the construction of a single residential dwelling, whilst ensuring the ongoing maintenance and preservation of the ecological significance of the site.

## 6.2 Explanation of Provisions

The Planning Proposal is to be implemented through a site specific amendment to the LEP. The proposal seeks to:

- > Amend the existing zoning of the site from the current *SP2 – Infrastructure* land use zone to *E3 – Environmental Management*

The proposed amendments to the LEP land use zoning controls will enable residential development to occur on the site in the form of a single dwelling, subject to consent from Council.

The Planning Proposal would allow the development approvals process to commence, with subsequent assessment and determination by Council under Part 4 of the EP&A Act.

## 6.3 Justifications

### 6.3.1 Need for the Planning Proposal

*Is the Planning Proposal a result of any strategic study or report?*

The Planning Proposal is not required to correct an oversight in the drafting of the LEP 2010.

The site forms part of the Crookwell Hospital site and the area comprising Lot 2 DP 1160080 (the subject site) was assessed by NSW Health as surplus land to the current and future requirements for the ongoing provision of hospital services in Crookwell. As such, NSW Health submitted a development application in January 2007 for the subdivision of the land to create two separate allotments.

In accordance with the provisions of the LEP 1994, the subject site was located within the 2(v) Urban Zone. Council granted consent for the subdivision land and a subsequent modification, with the works completed and the Plan registered by the Department of Lands in April 2010.

The revised LEP (LEP 2010) was gazetted on the 9<sup>th</sup> July 2010 and the subject site was zoned *SP2 – Infrastructure* (Health Services Facility).

*Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Council and OEH identified in their letter dated 27 June 2017 that the site should be zoned *E3 – Environmental Management* to permit a dwelling house with development consent. It was also noted that a preferred building envelope should be developed and located where it would require less infrastructure and clearing, in order to avoid impacts to the EEC on the site. OEH considered the most appropriate mechanism for avoiding long-term impacts to the EEC and threatened species habitat would be the implementation of a Section 88B Instrument and associated BMP.

A Planning Proposal, as submitted, is the best means of amending the LEP to achieve the desired outcomes. This Planning Proposal has addressed Council and OEH's concerns for the site, and provides a building envelope that is considered to meet each of the requirements set out in the advice provided at **Attachment A**.

A BMP is provided at **Attachment C**. The purpose of the BMP is to describe the ecological management strategies to offset the impacts of a single dwelling on the site and to protect and manage the conservation values in perpetuity so as to avoid long term impacts. The key objectives of the BMP are as follows:

- > Protect Tablelands Snow Gum Grassy Woodland
- > Control feral animals to reduce adverse impacts to conservation values



- > Manage stock to reduce grazing pressure
- > Encourage regeneration
- > Protect habitat provided by live and dead trees and any fallen timber
- > Control weeds
- > Maintain connections to other patches of vegetation

Given the previous uses of the site for horse grazing and the prevalence of woody and herbaceous weeds, the EEC on the site is considered to have medium to low capacity for regeneration to occur. A management zone has been drawn around the EEC and has included some disturbed land to decrease the edge to perimeter ratio and for practical ease of management. The proposed use of the site and implementation of the measures outlined in the BMP is considered the best means of maintaining and enhancing the ecological values on the site.

The disturbed land, which is not part of the EEC, is dominated by exotic pasture grasses and has

*Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub regional strategy?*

been heavily degraded from past and current land use and is considered to have no to low capacity for regeneration to occur. The construction of a dwelling house on this land is therefore unlikely to have significant environmental impacts. **6.3.2 Relationship to Strategic Planning Framework**

#### **South East and Tablelands Regional Plan 2036**

The *South East and Tablelands Regional Plan 2036* will guide the NSW Government's land use planning priorities and decisions to the year 2036. The Plan is intended to be an overarching framework to guide more detailed land use plans, development proposal and infrastructure funding decisions.

A key goal of the Plan is to ensure a diverse environment interconnected by biodiversity corridors. Key actions underpinning this goal include:

- > Protect the validated high environmental value lands in local environmental plans
- > Minimise potential impacts arising from development on areas of high environmental value, including groundwater-dependent ecosystems and aquatic habitats, and implement the 'avoid, minimise and offset' hierarchy.

The subject site is not identified as a key biodiversity corridor within the Plan, however as noted in the appended BMP (Ecoplanning, 2018), the site contains a Threatened Ecological Community (TEC), namely Tablelands Snow Gum Grassy Woodland (TSGGW). The site has been divided into two Management Zones, with Zone 1 containing the TSGGW. The proposed building envelope has not been located within this area, and the following mitigation measures will be undertaken to ensure the ongoing maintenance and conservation of this zone:

- > Demarcate boundaries
- > Feral animal management
- > Weed management
- > Prohibition of firewood collection
- > Regeneration of TSGGW
- > Connectivity of TSGGW created
- > Protection of *E. aggregata*

Direction 23 of the Plan aims to protect the Region's heritage. This is achieved through a number of actions including:

- > Conserve heritage assets during local strategic planning and development
- > Acknowledge cultural heritage assets where appropriate, and consider how these assets can add value to a development

The appended Historical Heritage Assessment and Statement of Heritage Impact (Biosis, 2018) has identified that the Crookwell District Hospital is a heritage item listed at a local level. The subject site, however, does not contain any built or archaeological items of significance nor is it part of a conservation area, therefore there are no heritage items within the site that will be impacted.

The proposed building envelope for a future dwelling on the site has been strategically located to minimise visual impacts on the adjacent heritage item. As such, the proposal is considered to achieve Direction 23.

Another key goal of the document relates to environmentally sustainable housing choices. At least 28,500 new homes will be needed by 2036 to meet population growth and change. Providing the land and infrastructure to meet this demand is central to the Plan. New housing is to be located to take account of the character, environmental and agricultural qualities and capacity of the land, with an emphasis on resident's access to services, jobs and transport.

This goal is achieved through the delivery of greater housing supply and choice. Focusing growth in existing centres rather than isolated land releases is a sustainable option because it takes advantages of existing job markets, commercial and retail opportunities, and infrastructure such as public transport.

The proposed future dwelling on the site will be located within the township of Crookwell, in close proximity to a range of services, existing employment and public transport. The site is within an area characterised by residential development, with the adjacent lots on McDonald Road containing multi-dwelling housing and low density residential dwellings. Similarly, Picker Street to the east of site and Kialla Road to the south and north contain a diverse range of housing stock with access to existing utilities.

The Plan provides a Local Government Narrative for each LGA that details the key priorities for the LGA to encourage more efficient allocation of resources and investment, and to improve the liveability and sustainability of the Region.

Some of the key priorities for the Upper Lachlan LGA pertaining to this Planning Proposal include:

- > *Protect and enhance the area's high environmental value lands, waterways and water catchments*
- > *Protect the area's valued heritage assets*
- > *Support the rural lifestyle and the unique cultural and historic heritage of the area's village*
- > *Support a variety of housing options and land developments to cater for an ageing population*

The Planning Proposal is considered to achieve these priorities by rezoning the subject site to a land use that will ensure the ongoing maintenance and conservation of the ecological values on the site, as well as the implementation of a BMP. The Planning Proposal has been developed in accordance with Council and OEH's intentions for the site, and the proposed building envelope has been located to avoid any impacts on the ecological or historical significance of the surrounding land.

#### **Upper Lachlan Strategy Vision 2020 (ULSV)**

The *Upper Lachlan Strategy Vision 2020 (ULSV)* is the key document that provides the necessary strategic framework to guide planning and land use decisions and outcomes within the Upper Lachlan Region to the year 2020. The purpose of the ULSV is to provide Council with a strategy to manage growth and to provide strategic direction for urban and rural development.

The specific objectives of the Strategy that relate to this Planning Proposal are as follows:

- > *Reflect strong community engagement so that the land use outcomes reflect community values and expectations*
- > *Identify challenges facing the Upper Lachlan community, including social, economic, environmental and infrastructure issues*
- > *Identify and analyse constraints to development*

The Planning Proposal has involved a comprehensive assessment of the key challenges and constraints on the site, in particular ecological and heritage constraints, to identify the best possible land use outcome. The Planning Proposal will undergo community consultation through the assessment process. The will involve public notification of the Planning Proposal for a period of 28 days, in accordance with Schedule 1 (4) of the EP&A Act.

Part B - *Planning and Environmental Context* of the Strategy outlines the environmental legislation that applies to the Upper Lachlan LGA. Section 4.6 - *Key Planning Strategies* details the key plans and strategies that identify and provide responses to urban growth and development issues. The plans and strategies pertaining to this Planning Proposal are described below.

#### Upper Lachlan Shire Biodiversity Planning Framework

The Biodiversity Planning Framework (BPF) provides guidance for protecting and enhancing the biodiversity values of the Shire, while accommodating sustainable development. The BPF aims to:

- > *Protect biodiversity*
- > *Achieve a net gain in the extent (and/or quality) of native vegetation*
- > *Increase the security of regionally significant vegetation communities and fauna habitats through a suitable reserve system, through the planning system and/or community supported programs*
- > *Recognise, support and enhance a comprehensive network of regional biodiversity corridors that have been identified and protected*
- > *Protect riparian vegetation and waterways*

In order to facilitate these aims, the BPF includes recommendations for strategic planning and objectives for the management of environmentally sensitive land, including high and medium conservation value vegetation, and land in riparian and regional corridors.

Despite the generally highly modified nature of the vegetation within Crookwell, there are patches of remnant native vegetation in road reserves and on private property, some of which are in medium to high condition. Five native communities occur within the Crookwell study area including Frost Hollow Grassy Woodland, Tableland Basalt Forest, Riparian Herbfield, Natural Temperate Grassland and Central Northern Tablelands Dry Shrub/Grass Forest.

The distribution of these vegetation communities and other known biodiversity values within the Crookwell study area is shown in **Figure 6-1** below.

The subject site is identified as containing Frost Hollow Grassy Woodland (FHGW) in a medium condition. FHGW is an over-cleared and poorly conserved vegetation community and those parts of the community where the canopy cover is less than 10% and where there is a reasonably diverse grassy native groundcover, comprise the Natural Temperate Grasslands of the Southern Tablelands which is listed under the EPBC Act. Under these circumstances, all FHGW within the study area is considered to be HCV regardless of their condition, however not all of the community comprises EEC.

The BPF recommends all native vegetation in a medium or high condition should be retained and protected. The Planning Proposal seeks to rezone the subject site to E3 - *Environmental*

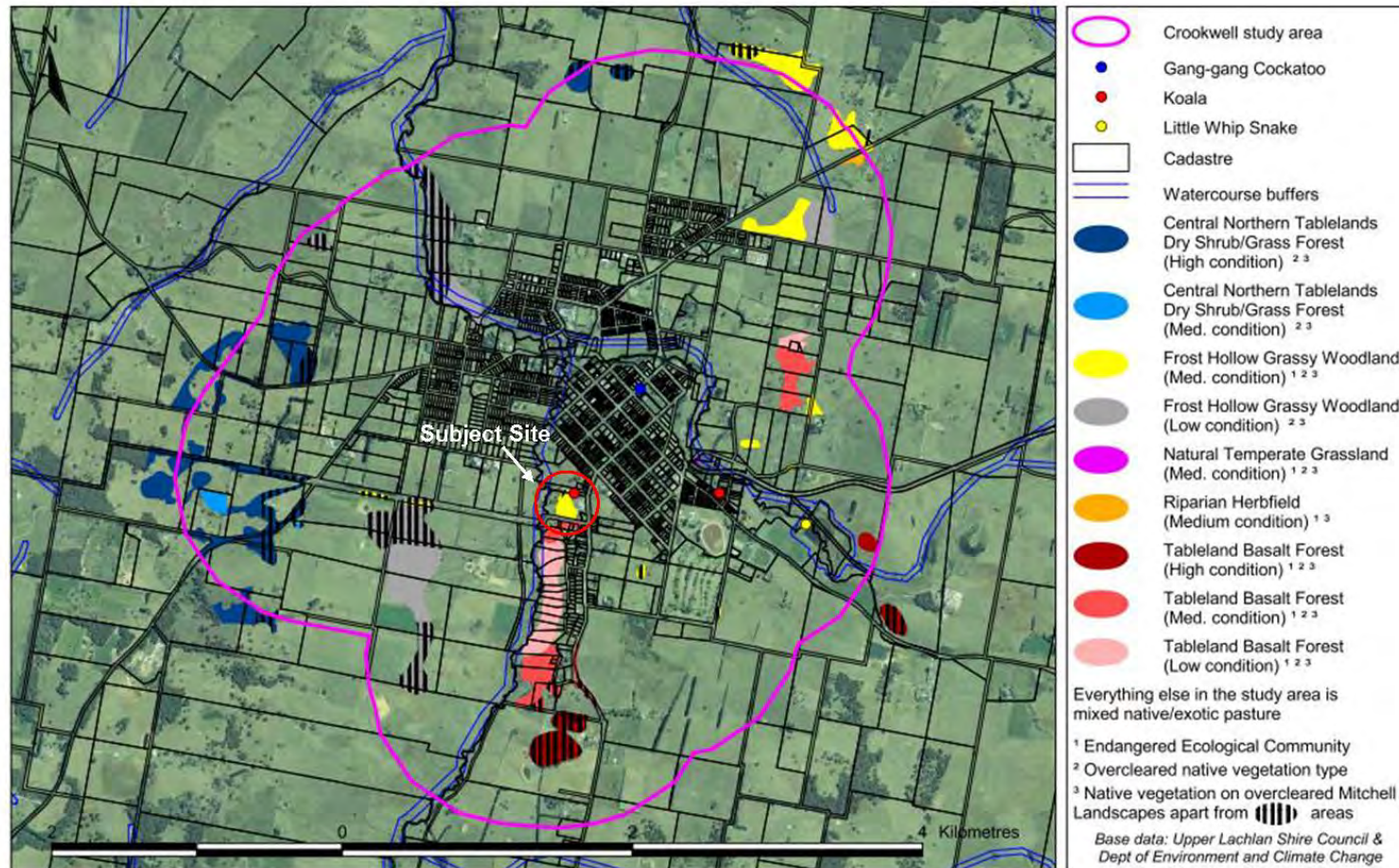
*Management* in order to retain and enhance the existing ecology on the site. As such, the proposal is considered to achieve the recommendations of the BPF.

The BPF also identifies potential regional corridors that provide linkages between larger or important areas of habitat. The potential regional corridors are characterised generally by broad corridors linking the extensive areas of remnant vegetation. The potential regional corridors are shown in **Figure 6-2** below. The subject site is not identified as a potential regional corridor.



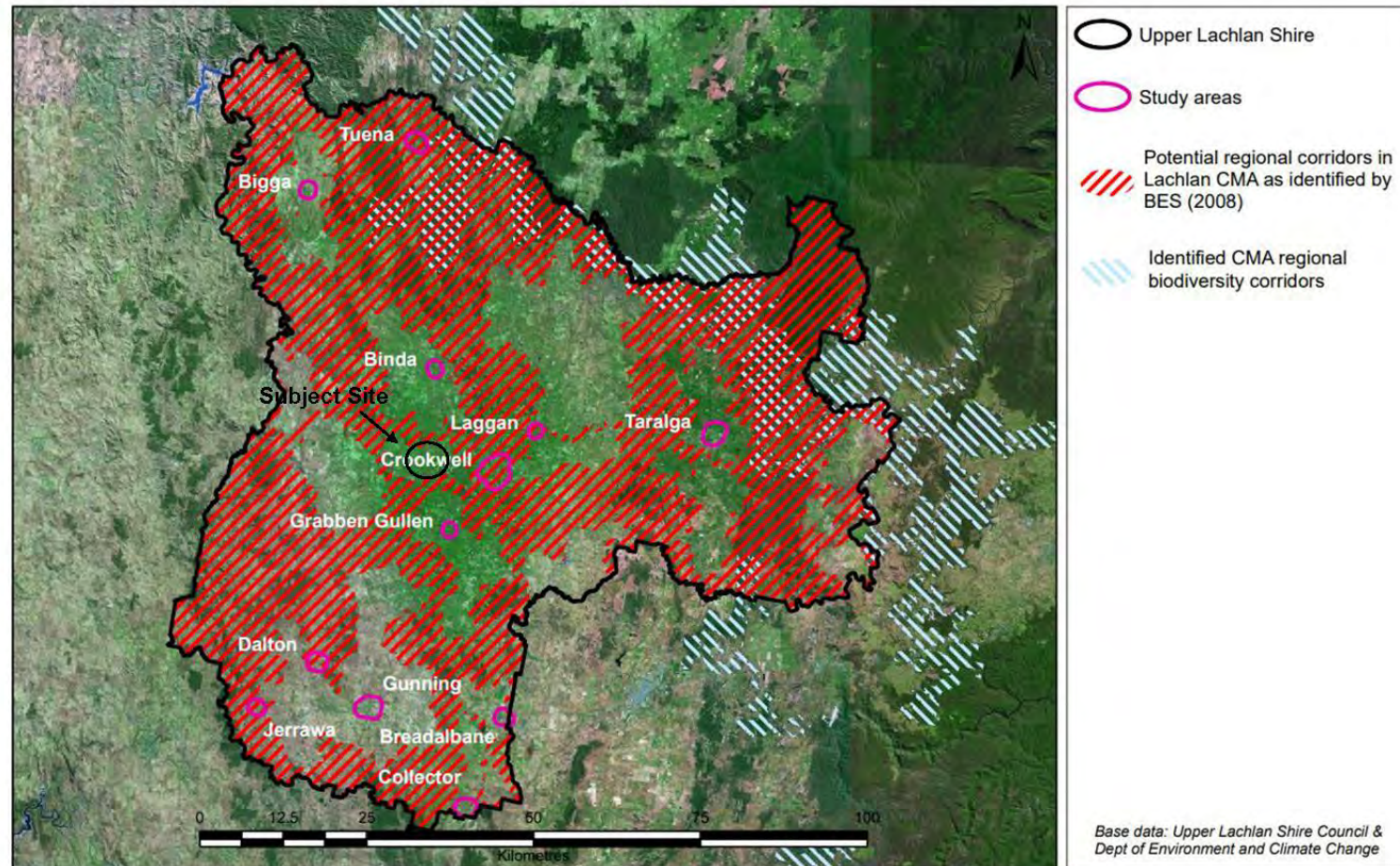


**Figure 6-1** Vegetation Communities and Other Known Biodiversity Values within the Crookwell Study Area





**Figure 6-2** Potential and Identified Regional Biodiversity Corridors in the Upper Lachlan Shire



Part 4.7 - *Summary* of the Strategy provides a number of issues and objectives raised in earlier plans for the Upper Lachlan's future development that are still considered relevant. The key objectives pertaining to the Planning Proposal include:

- > Safeguarding important heritage and ecological assets in any land use and development decisions
- > Overall, ensuring that the development of land is carried out in as orderly and efficient manner as possible, with reference to the principles of ecologically sustainable development

The ecology and heritage investigations undertaken as part of this Planning Proposal have confirmed that the proposed rezoning of the site to E3 - *Environmental Management* is the best means of retaining and protecting the existing ecological and heritage values on the site.

Part C of the Strategy provides a growth strategy and key principles that underpin the LEP and DCP. Key growth objectives pertaining to the Planning Proposal include:

#### **Environmental**

- > *Ensure a high level of water quality by:*
  - o *Preserving creek lines*
- > *Preserve remnant native fauna habitat*
- > *Preserve rural landscape by maintaining established trees as part of the future landscape*

#### **Social**

- > *Ensure high quality designs*
- > *Emphasise preservation of the rural landscape and character of the area in development decisions*

#### **Economic**

- > *Ensure efficient planning of communities:*
  - o *Locating housing close to existing facilities such as schools, hospitals and recreation facilities*

The proposal achieves the above objectives as it ensures the preservation of the Crookwell River to the west of the site. The proposed building will not impact on remnant native fauna habitat, and preserves the rural landscape by minimising tree and vegetation removal.

The dwelling house will be of a high quality design that is compatible with the surrounding locality and the heritage value of the existing Crookwell Hospital buildings.

The dwelling house is located within close proximity of existing schools and facilities within the Crookwell Township, and will be located directly adjacent to the Crookwell District Hospital.

*Is the Planning Proposal consistent with the local council's Community Strategic Plan or other local strategic plan?*

The Tablelands Regional Community Strategic Plan (2016 – 2036) (CSP) pulls together extensive consultation that the three Councils (Upper Lachlan Council, Goulburn Mulwaree Council and Yass Valley Council) have undertaken with the community and identifies the community's regional priorities and expectations to the year 2036, as well as strategies to achieve those aspirations.

The overarching vision of the CSP is “to build and maintain sustainable communities while retaining the region's natural beauty”. The Planning Proposal achieves this vision by providing housing in a suitable and desirable location whilst maintaining and preserving the ecological and historical significance of the site and surrounds.

The key strategies of the CSP pertaining to the Planning Proposal are as follows:

- > *Protect and enhance the existing natural environment, including flora and fauna native to the region*
- > *Protect and rehabilitate waterways and catchments*
- > *Maintain a balance between growth, development and environmental protection through sensible planning*

The proposed rezoning of the subject site and implementation of a BMP ensures the protection and enhancement of the existing natural environment. The proposal will maintain the existing waterway to the west of the site, with the proposed building envelope located in excess of 40m from the river bank.

The Planning Proposal has comprised a thorough assessment of key planning controls and environmental constraints applicable to the site to maintain a suitable balance between residential development and environmental protection.

*Is the Planning Proposal consistent with applicable State Environmental Planning Policies?*

There are a number of State Environmental Planning Policies (SEPPs) that technically apply to the land. These SEPPs include, but are not limited to:

- > *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*
- > *State Environmental Planning Policy No 55 – Remediation of Land*
- > *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- > *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

*State Environmental Planning Policy (Sydney Drinking Catchment) 2011* (SEPP SDWC) applies to any proposed development on land located within the Sydney Drinking Water Catchment.

Due to the proposed development site being located within the Sydney Drinking Water Catchment, it must comply with the following recommended practices and performance standards of Water NSW.

- (1) *Any development or activity to be carried out on land to which this Policy applies should incorporate Water NSW's current recommended practices and standards.*
- (2) *If any development or activity does not incorporate Water NSW's current recommended practices and standards, the development or activity should demonstrate to the satisfaction of the consent authority or determining authority how the practices and performance standards proposed to be adopted will achieve outcomes not less than those achieved by Water NSW's current recommended practices and standards.*

SEPP SWDC requires the consent authority to consider whether the proposal would have a neutral or beneficial effect on water quality. The proposal involves the rezoning of the subject site and the development of a building footprint for a dwelling house that will be the subject of a separate development application. As no physical works are proposed, the proposal will not impact on water quality and therefore the proposal is considered to be consistent with the provisions of SEPP SWDC.

The Neutral or Beneficial Effect on Water Quality Assessment will be prepared in support of a future development application for a dwelling house.

There are no restrictions or considerations imposed by the other SEPPs on the Planning Proposal or the future construction of a dwelling on the site. The Planning Proposal is therefore consistent with the SEPPs applicable to the site.



*Is the Planning Proposal consistent with applicable Ministerial Directions (s. 117 Directions)?*

There are a number of s.117 Directions that apply to the Planning Proposal. These are described in **Table 6-2** below.

**Table 6-2 Consistency with s.117 Directions**

Direction	Comment	Consistent
2. Environment and Conservation 2.1 – Environment Protection Zones	<p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p>The proposal is consistent with the direction as the proposed zoning (E3 – <i>Environmental Management</i>) and implementation of a BMP will ensure the protection of the EEC and threatened species habitat on the site.</p> <p>In addition, the riparian land to the west of the subject site will be maintained and preserved.</p>	<b>Consistent</b>
2. Environment and Heritage 2.3 - Heritage Conservation	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The subject site does not contain any items, objects or places of heritage significance, however the Crookwell District Hospital located to the east of the site is listed as a general heritage item under the LEP.</p> <p>The proposal will have minimal impacts on the heritage item as the proposed building envelope has been located away from key visual corridors to and from the hospital site.</p>	<b>Consistent</b>
4. Hazard and Risk 4.3 - Flood Prone Land	<p>The objective of this direction is to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.</p> <p>A Planning Proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.</p> <p>This Planning Proposal seeks to rezone the subject site from Special Use to an Environmental Protection Zone to ensure the ongoing protection of the ecological and heritage value of the site and surrounds.</p> <p>In addition, a Planning Proposal must not contain provisions that apply to the flood planning areas which:</p> <ul style="list-style-type: none"> <li>(a) Permit development in floodway areas,</li> <li>(b) Permit development that will result in significant flood impacts to other properties</li> <li>(c) Permit a significant increase in the development of that land</li> <li>(d) Are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</li> <li>(e) Permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodway's or high hazard areas), roads or exempt development. This Planning Proposal involves the rezoning of the site and creation of a building envelope for a single dwelling house. The proposed location of the building envelope is not within a floodway area, as shown on the Floodplain Risk Management Map at <b>Figure 2-1</b>. The proposal will not result in significant development on the site and will not require government spending on flood mitigation.</li> </ul>	<b>Consistent</b>
5. Regional Planning	The objective of this direction is to protect water quality in the Sydney drinking water catchment.	

5.2 - Sydney Drinking Water Catchments	The proposal is consistent with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 and will not impact on water quality. A future dwelling on the site will require a NorBE assessment to determine whether the dwelling will have a neutral or beneficial effect on water quality.	
5. Regional Planning 5.10 - Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.  As outlined above, the Planning Proposal is consistent with the key objectives and strategies of the CSP and ULSV.	<b>Consistent</b>
6. Local Plan Making 6.1 - Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.  There is no requirement for concurrence other than under the current LEP provisions	<b>Consistent</b>

### 6.3.3 Environmental, Social and Economic Impact

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

A BMP has been prepared by Ecoplaning (2018) that identified that the site contains an EEC and a vulnerable species listed under the BC Act.

The BMP outlines a series of biodiversity management works that will be implemented on the site to protect and manage conservation values. The management works will ensure that the EEC's and vulnerable species on the site are not adversely affected as a result of the proposal.

In addition, the proposed building envelope has considered the ecological significance of the site and is located within the MZ2 management zone that comprises cleared land and land dominated by exotic species. The building envelope requires minimal vegetation removal and will not encroach into any areas containing EEC or vulnerable species.

The Planning Proposal will have environmental, social and economic benefits for the subject site and surrounds, for the following reasons:

- > The implementation of the BMP will ensure that the existing ecological values on the site are maintained and enhanced in perpetuity
- > The construction of a single dwelling on the site will contribute to the social and economic welfare of the locality by providing additional housing in a desirable location with access to existing services and infrastructure

*Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?*

**Section 4** of this report assesses the development constraints affecting the site and considers the capability of the land. There are no significant effects from this Planning Proposal due to the suitability of the proposed building envelope for residential development.

*How has the Planning Proposal adequately addressed any social and economic effects?*

The proposal provides the following social and economic benefits as a result of the creation of a residential dwelling:

- > Additional land for residential development in a desirable locations that will have no significant environmental impacts

- > Job creation resulting from the servicing of the site
- > Job creation resulting from the development of a dwelling on the site
- > Minor increase in available spending in local shops within the Crookwell Township

#### 6.3.4 State and Commonwealth Interests

*Is there adequate public infrastructure for the Planning Proposal?*

The site is capable of connecting into existing urban services. Additional servicing required to support the residential component of the proposal will be provided by the developer.

The proposal will generate minimal traffic that is not anticipated to detrimentally impact on the Crookwell road network.

*What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination and have they resulted in any variations to the Planning Proposal?*

The proposal has in principle support from Council and OEH insofar as outlined in their letter dated 27 June 2017 (refer to **Attachment A**). The letter states the following detailed response from OEH addressing the requirements for a single residential dwelling on the site:

*"OEH notes that in our previous correspondence we had incorrectly states that Zone E3 was Environmental Conservation, however OEH intended it to be Zone E3 - Environmental Management as this permits a dwelling house with development consent.*

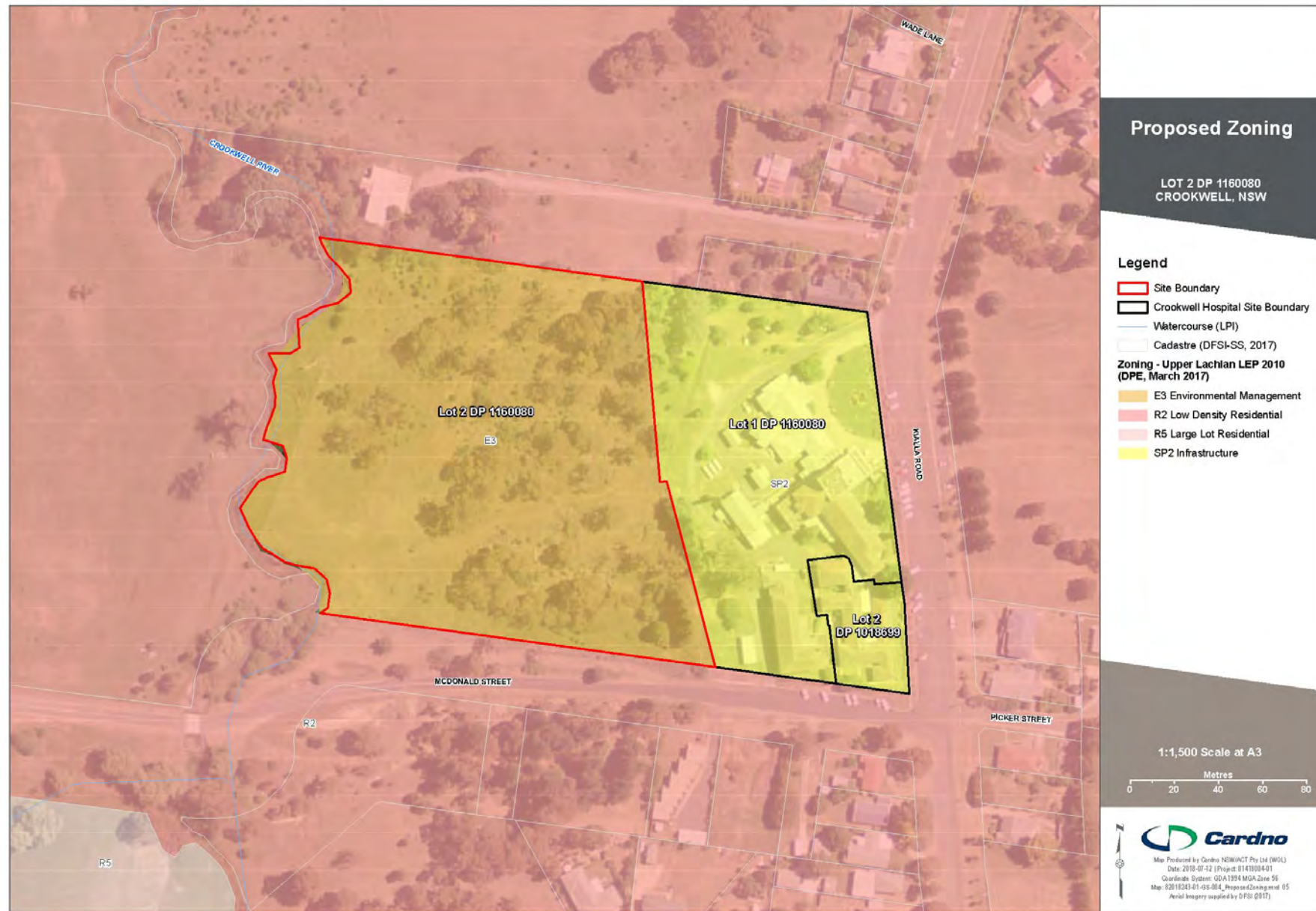
*A preferred building envelope should be developed and located where it would require less infrastructure and clearing, in order to avoid impacts to Tablelands Snow Gum Grassy Woodland which is listed as an Endangered Ecological Community (EEC) and Eucalyptus aggregata, Black gum listed as vulnerable in Schedule 2 of the TS Act. The building envelope should include infrastructure such as driveways and effluent disposal and consider asset protection zones, as well as Aboriginal cultural heritage values on the property.*

*We consider that the most appropriate mechanism for avoiding long term impacts from the planning proposal would be through an in-perpetuity protection of the EEC and threatened species habitat with a Section 88B Instrument under the Conveyancing Act 1919 placed on the Lot title. The s88 B instrument should have a Biodiversity Management Plan."*

It is proposed that the subject site be rezoned to E3 - Environmental Management to ensure the ongoing conservation and maintenance of the existing environment on the site, whilst permitting the development of a single dwelling. The proposal is supported by a Section 88B instrument and BMP. As such, the proposal is considered to achieve Council and OEH's vision for the site.

#### 6.4 **Proposed Mapping Amendments**

**Figure 6-1** identifies the land use zoning controls that are proposed by the Planning Proposal.





### 6.5 Community Consultation

Wider Community Consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

- > In a newspaper that circulates in the area affected by the Planning Proposal
- > On the website of the Upper Lachlan Shire Council

The written notice will:

- > Give a brief description of the objectives or intended outcomes of the Planning Proposal
- > Indicate the land affected by the Planning Proposal
- > State where and when the Planning Proposal can be inspected
- > Give the name and address of the RPA for the receipt of submissions
- > Indicate the closing date for submissions

During the exhibition period, the following material will be made available for inspection:

- > The Planning Proposal, in the form approved for community consultation by the Secretary Department of Planning and Environment
- > The Gateway determination
- > Any studies relied upon by the Planning Proposal

### 6.6 Project Timeline

The timeline for the development to occur will be dependent upon the completion of the requested LEP amendments, the subsequent development application for the dwelling, along with the market for residential development. Based on these factors it is not anticipated that construction would commence prior to late 2019.

This Planning Proposal is minor in nature and will not result in any significant impacts on the site or the surrounding locality of Crookwell. The proposal will ensure that the ecological values of the site are maintained and enhanced in perpetuity, therefore having major benefits for the site in the long term. The proposed creation of a building envelope in a suitable location does not pose any significant impacts on the site and is considered to achieve a good outcome in terms of providing additional housing within the Crookwell Township.

## 7 Conclusions and Recommendations

This Planning Proposal has been prepared by Cardno on behalf of Health Administration Corporation. The purpose of this Planning Proposal is to assess the strategic impact of a change to the land use zoning controls that would ultimately enable the release of additional land for residential development within the town which will contribute to the local economy and provide additional living opportunities within close proximity of community facilities and services.

Development of the site can also incorporate long-term conservation and site management works in relation to the native vegetation on the site.

This Planning Proposal illustrates that an amendment to the site zoning controls as contained in the LEP is appropriate to facilitate active conservation and the development of a single dwelling on the site. Specifically, it is proposed that the land zoning is amended from the current SP2 – *Infrastructure* to E3 – *Environmental Management*.

Prepared by:



Kaeley Draper  
Planner  
For Cardno (NSW/ACT) Pty Ltd  
Ph: (02) 4228 4133

Reviewed by:



Daniel Thompson  
Manager - Planning

**Attachment A: Written Advice from Upper Lachlan Shire  
Council and Office of Environment and Heritage**



SHIRE OF UPPER LACHLAN

## Upper Lachlan Shire Council

All correspondence addressed to the General Manager, PO Box 42, Gunning NSW 2581

Crookwell Office: 44 Spring Street, Crookwell NSW 2583

t: 02 4830 1000 | f: 02 4832 2066 | e: council@upperlachlan.nsw.gov.au | www.upperlachlan.nsw.gov.au

Gunning Office: 123 Yass Street, Gunning NSW 2581

t: 02 4845 4100 | f: 02 4845 1426 | e: council@upperlachlan.nsw.gov.au

Taralga Office: Taralga Community Service Centre, Orchard Street Taralga NSW 2580

t: 02 4840 2099 | f: 4840 2296 | e: taralgacsc@centernet.com.au

### Environment and Planning Department – TRIM F10/23-07

27 June 2017

NSW Ministry of Health  
Finance and Asset Management  
Locked Mail Bag 961  
NORTH SYDNEY NSW 2059

Attention: Gus Aranega, Property Review Program Officer

Dear Sir,

#### Request for Additional Information

**Planning Proposal to rezone Lot 2 DP 1160080 McDonald Street/Kialla Road, Crookwell.**

Further to your letter dated 29 May 2017 and subsequent emails you are advised that the Office of Environment and Heritage (OEH) have provided a reply to Council's request.

OEH has provided a detailed response addressing requirements for a proposed single residential dwelling on this land. Council officers concur with the advice given by OEH that considers the best environmental outcome would be a rezoning which only allowed one single dwelling with specific requirements and restrictions on development.

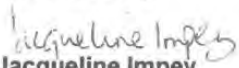
Attached for your information is a full copy of the comments received from OEH.

On further enquiry to OEH they have advised that in addition to identifying a specific building envelope on the revised plans, it would be preferable to develop a Biodiversity Management Plan at this planning proposal stage to ensure all relevant matters are addressed.

As advised by your email dated 13 June 2017 you are reviewing the additional heritage information request as per Council's letter of the 8 August 2016.

Please contact Mrs Jacqueline Impey on (02) 48 301 000 if you have any enquiries regarding this matter.

Yours faithfully

  
**Jacqueline Impey**  
**Senior Strategic Planner**

for

**John K Bell**  
**General Manager**

Enclosure – OEH letter dated 19 June 2017





DOC17/313877-2

The General Manager  
Upper Lachlan Shire Council  
PO Box 10  
Crookwell NSW 2583  
jlimpey@upperlachlan.nsw.gov.au

Attention: Jacqueline Impey

Dear Ms Impey

**Amendment to Upper Lachlan Shire Local Environment Plan (LEP) - Rezone of Lot 2, DP 1160080, Crookwell to Zone E3 – Environmental Management with a single residential dwelling**

Thank you for providing the Office of Environment and Heritage (OEH) the opportunity to comment on the planning proposal described above, and further information from the NSW Ministry of Health received on 30 May 2017. OEH has reviewed this information and provide the following advice.

OEH notes that in our previous correspondence we had incorrectly stated that Zone E3 was Environmental Conservation, however OEH intended it to be Zone E3 – Environmental Management as this permits a dwelling house with development consent. The proposal has been amended and NSW Health now wishes to rezone the land to Zone E3 – Environmental Management allowing for a single residential dwelling rather than a 3 lot subdivision.

A preferred building envelope should be developed and located where it would require less infrastructure and clearing, in order to avoid impacts to Tablelands Snow Gum Grassy Woodland which is listed as an Endangered Ecological Community (EEC) and *Eucalyptus aggregata*, Black gum listed as vulnerable in Schedule 2 of the TSC Act. The building envelope should include infrastructure such as driveways and effluent disposal and consider asset protection zones, as well as Aboriginal cultural heritage values on the property.

We consider that the most appropriate mechanism for avoiding long term impacts from the planning proposal would be through an in-perpetuity protection of the EEC and threatened species habitat with a section 88B instrument under the *Conveyancing Act 1919* placed on the Lot title. The s88B instrument should have a Biodiversity Management Plan, details of which were outlined in Appendix A of our letter dated 1 September 2016. Further information can be found in Appendix A of this letter.

PO Box 733, Queanbeyan NSW 2620  
11 Farrer Place, Queanbeyan NSW  
Tel: (02) 6229 7188 Fax: (02) 6229 7001  
ABN 30 841 387 271  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

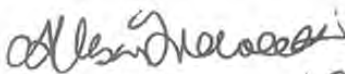
Page 2

**Aboriginal cultural heritage**

OEH reiterates from our previous correspondence, that if ground disturbing activities are limited to areas of existing disturbance, an Aboriginal Heritage Impact Permit will not be required. However, if Aboriginal objects are found during any subsequent development activities within these disturbed areas, the proponent will need to stop work and contact OEH for advice.

If you require further information or would like to discuss the above comments further, please contact Lyndal Walters on 02 6229 7157.

Yours sincerely



19/6/17

ALLISON TREWEEK  
Senior Team Leader, Planning - South East  
Regional Operations Group  
OFFICE OF ENVIRONMENT AND HERITAGE

### **Attachment A – Biodiversity Management Plan for Lot 2 DP 1160080**

#### **In perpetuity protection of conservation values of the site**

OEH recommends that the rezoning of the land to Zone E3 – Environmental Management should be supported by an instrument under section 88B of the *Conveyancing Act 1919*. The instrument should burden the Lot with a positive restriction as to the user/owner of the land as follows:

- a. The area of land shown outside the nominated building envelope on Lot 2 DP 1160080 on the approved plans of the development should not be permitted to be cleared, altered or damaged except as to remove noxious weeds or other exotic plant species.
- b. Ongoing management of Lot 2 DP 1160080 as outlined in the Biodiversity Management Plan.

Part 2 of the 88B Instrument should contain a provision that the easement may not be extinguished or altered without the written consent of Upper Lachlan Shire Council.

The Biodiversity Management Plan should be developed in accordance with relevant guidelines. An example of a Biodiversity Management Plan was attached to our previous correspondence and is reiterated below for your information.

#### **Biodiversity Management Plan to offset unavoidable impacts of single dwelling**

OEH recommends that the proponent develop measures to protect the tablelands snow gum grassy woodland and the black gum to protect and minimise impacts of a dwelling.

The management measures should include, but are not limited to;

##### *Tablelands snow gum grassy woodland*

- Undertake control of rabbits, hares, foxes, pigs and goats as relevant, (using methods that do not disturb the native plants and animals of the remnant).
  - Manage any stock to reduce grazing pressure Do not harvest firewood from remnants (this includes living or standing dead trees and fallen material).
  - Leave fallen timber on the ground.
  - Encourage regeneration by fencing remnants out, controlling stock grazing and undertaking supplementary planting, if necessary; supplementary planting should only be done using locally-Indigenous species of the community, but preferably collected from a variety of local sites to increase genetic viability.
  - Undertake weed control (taking care to spray or dig out only target species).
- Ensure that the site remains connected to other patches of vegetation. Particularly other tablelands snow gum grassy woodland.

##### *Black gum*

- Fence out mature stands to reduce or eliminate grazing pressures and to allow regeneration.
- Control weeds that inhibit regeneration.
- Encourage enhancement plantings around remnants of this species (using local-provenance seed sources).





AGN 2011/01 162

## Upper Lachlan Shire Council

All correspondence addressed to the General Manager, PO Box 42, Gunning NSW 2581

Crookwell Office: 44 Spring Street, Crookwell NSW 2583

p: 02 4830 1000 | f: 02 4832 2066 | e: council@upperlachlan.nsw.gov.au | www.upperlachlan.local-e.nsw.gov.au

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p: 02 4845 4100 | f: 02 4845 1426 | e: council@upperlachlan.nsw.gov.au

Taralga Office: Taralga Community Service Centre, Orchard Street, Taralga NSW 2580

p: 02 4840 2099 | f: 4840 2296 | e: taralgascsc@centernet.com.au

Environment and Planning Department – TRIM F10/23-06

8 August 2016

LandTeam  
36 Montague Street  
GOULBURN NSW 2580

Attention: Justin Kell

Your Reference: 17124 ULSC 120125

Dear Sir,

### Request for Additional Information Planning Proposal to rezone Lot 2 DP 1160080 McDonald Street/Kialla Road, Crookwell.

Further to a preliminary review of the additional heritage information submitted 28 June 2016, you are advised as follows:

As advised by letter 4 February 2016, it is considered that a detailed *Statement of Heritage Impact* (SOHI), undertaken by an independent heritage professional is required. A SOHI would not negate the requirement for future heritage or archaeological assessments to be carried out, particularly in respect to the construction of buildings, roadways or associated facilities and services within or associated with any future development of the land. Council's Heritage Advisor provided this advice to Mr Murray Blackburn-Smith of Tangible Planning Solutions in September 2015.

The Heritage information submitted 28 June 2016 has been reviewed and it is considered such information is insufficient and does not meet the basic heritage requirements for a 'Statement of Heritage Impact' (SOHI). The heritage submission has not provided any references to historical documents, physical condition or specialist consultant reports. There are no details of a site inspection or of a site analysis, nor is there any reference to a 'Statement of Heritage Significance'. A SOHI needs to address how the heritage value of the Crookwell Hospital and its associated features may be impacted upon or preferably enhanced, by the proposed adjacent subdivision and, in particular, subsequent development resulting from the subdivision.

For your information a *pro forma* for a SOHI is available on the OEH website, see <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf> in particular Page 8, Subdivision.

It is also important that the submission is accompanied by details of the SOHI author's professional and academic qualifications. Such information enables Council to ensure that the SOHI has been prepared by a suitably qualified heritage practitioner.

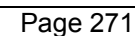
Please contact Mrs Jacqueline Impey on (02) 48 301 000 if you have any enquiries regarding this matter.

Yours faithfully

*Jacqueline Impey*  
Jacqueline Impey  
Senior Strategic Planner  
for  
John K Bell  
General Manager



## **Attachment B: Survey Plan**

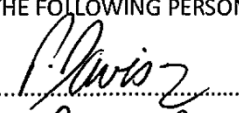

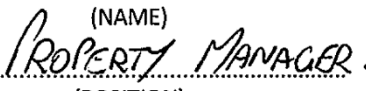

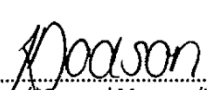
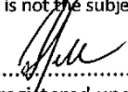


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 WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only.

PLAN FORM 6

WARNING: Creating or holding will lead to rejection

ePlan


DEPOSITED PLAN ADMINISTRATION SHEET		2 Sheet 1 of 2 Sheet(s)
SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants.  SIGNED FOR AND ON BEHALF OF <b>GREATER SOUTHERN AREA HEALTH SERVICE IN ACCORDANCE WITH s135 HEALTH SERVICES ACT (NSW)</b> BY THE FOLLOWING PERSON:   .....  ..... (NAME)  ..... (POSITION)	Office Use Only	
	<b>DP1160080</b>	
	Registered:  18.01.2011 Office Use Only Title System: TORRENS Purpose: SUBDIVISION	
	<b>PLAN OF SUBDIVISION OF LOTS 1 &amp; 2 IN DP 1149308</b>	
	LGA: UPPER LACHLAN SHIRE Locality: CROOKWELL Parish: CROOKWELL County: KING	
If space is insufficient use PLAN FOR 6A annexure sheet		
Crown Lands NSW/Western Lands Office Approval I ..... in approving this plan certify (Authorised Officer) that all necessary approvals in regard to the allocation of the land shown herein have been given Signature: ..... Date: ..... File Number: ..... Office: .....		
<b>Subdivision Certificate</b> I certify that the provisions of s.109 J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:  the proposed <u>SUBDIVISION</u> set out herein (insert "subdivision" or "new road")   ..... *Authorised Person / General Manager / Accredited Certifier Consent Authority: <u>UPPER LACHLAN SHIRE COUNCIL</u> Date of Endorsement: <u>22 NOVEMBER 2010</u> Accreditation No.: ..... Subdivision Certificate No.: <u>29 / 2010</u> File No.: <u>DA 9 / 2007</u>  *Strike through inapplicable parts.		
<b>Survey Certificate</b> I, <u>Justin Michael Kell</u> of <u>LandTeam, 36 Montague St, Goulburn 2580</u> Ph: (02) 4821 1033 Fax: (02) 4821 7238 a surveyor registered under the Surveying and Spatial Information Act, 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation, 2006, and was completed on : <u>26/10/2010</u> The survey relates to <u>Lot 1, Pt Lot 2 &amp; Connections</u> (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey) Signature  Dated: <u>11/11/2010</u> Surveyor registered under the Surveying and Spatial Information Act, 2002 Datum Line: PM36018 - PM36019 Type: Urban/ <del>Rural</del> Plans used in the preparation of survey/compilation D.P. 1149308  If space is insufficient use PLAN FORM 6A annexure sheet <b>Surveyor's Reference: 17124B</b>		

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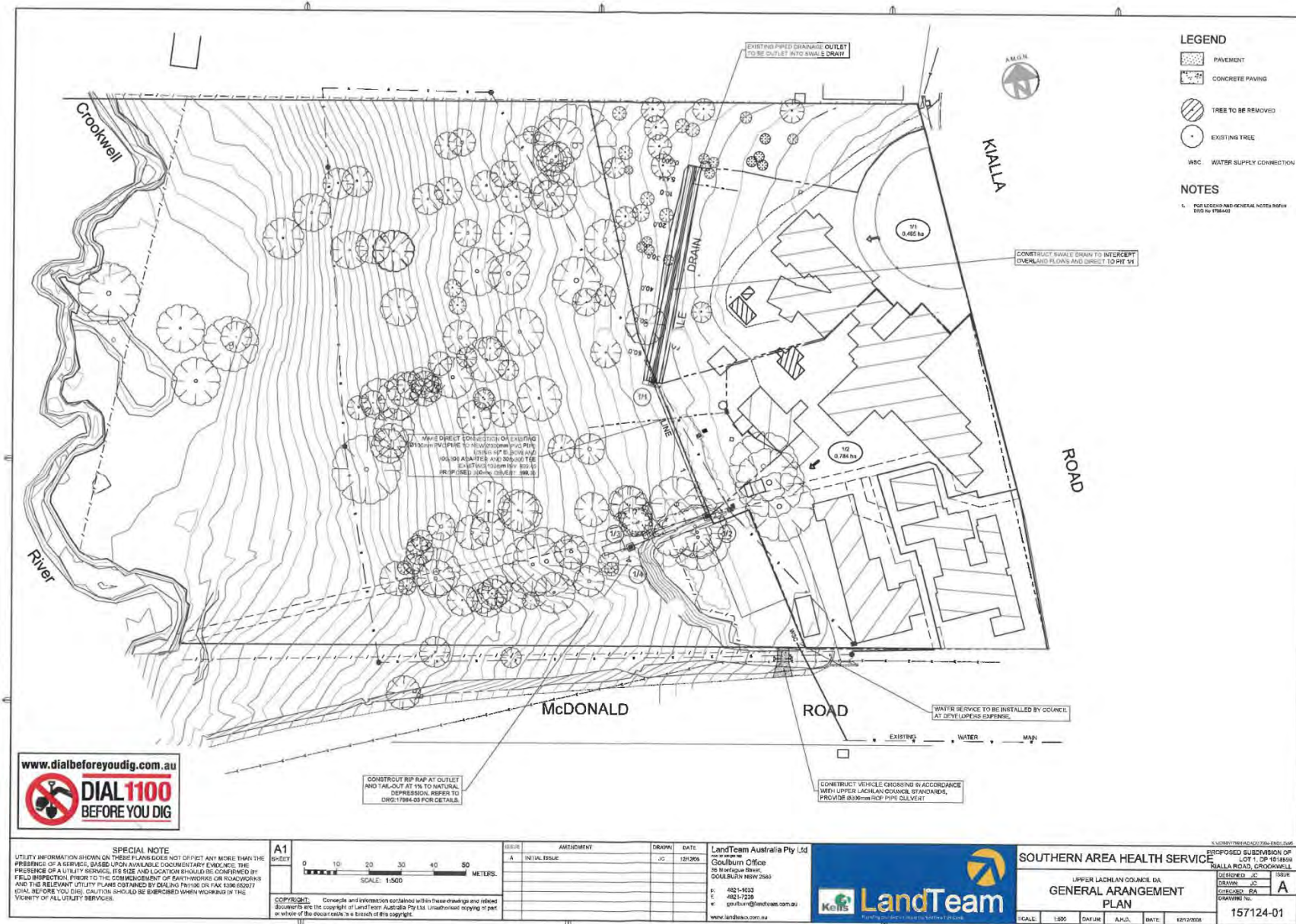
ePlan

PLAN FORM 6A (Annexure Sheet)

WARNING: Creasing or folding will lead to rejection

<b>DEPOSITED PLAN ADMINISTRATION SHEET</b>		Sheet 2 of 2 Sheet(s)
PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 1149308	Office Use Only	
	<b>DP1160080</b>	
	Office Use Only	
Registered:  18.01.2011		
Subdivision Certificate No: 29/2010		Date of Endorsement: 22 NOVEMBER 2010
<p>Signed by me <u>John Bedford</u>          as delegate of the HEALTH ADMINISTRATION          CORPORATION, pursuant to section 21 (1)          Health Administration Act, 1982 and I hereby          certify that I have no notice of the revocation of          such delegation.</p> <p style="text-align: right;"><i>Bedford</i></p>		
Surveyor's Reference: 17124B		





## **Attachment C: Biodiversity Management Plan**

## **Attachment D: Statement of Heritage Impacts**





**ecoplanning**

ecology | planning | offsets

## **Biodiversity Management Plan**



**Crookwell Hospital**

**Lot 2 // DP 1160080, Crookwell, NSW, 2583**

Prepared for Cardno Pty Ltd

**14 June 2018**



**Biodiversity Management Plan**  
**Crookwell Hospital, Lot 2 // DP 1160080, Crookwell**

<b>PROJECT NUMBER</b>	2018-073		
<b>PROJECT NAME</b>	Biodiversity Management Plan		
<b>PROJECT ADDRESS</b>	19 Kiaila Road, Crookwell, NSW, 2583		
<b>PREPARED FOR</b>	Cardno Pty Ltd		
<b>AUTHOR/S</b>	Will Introna		
<b>REVIEW</b>	Bruce Mullins		
<b>VERSION</b>	<b>Version</b>	<b>Draft/Final</b>	<b>Date to client</b>
	1.0	Draft	14 June 2018

Cover photo source – Woodlands Environmental Management (2016)

This report should be cited as: '*Ecoplanning (2018). Biodiversity Management Plan, Crookwell Hospital, Lot 2 // DP 1160080, Crookwell. Prepared for Cardo Pty Ltd*'.

ECOPLANNING PTY LTD  
 74 Hutton Ave BULLI NSW 2516  
 M: 0421 603 549  
[www.ecoplanning.com.au](http://www.ecoplanning.com.au)

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**Biodiversity Management Plan**  
**Crookwell Hospital, Lot 2 // DP 1160080, Crookwell**

## Glossary and abbreviations

Abbreviation	Description
*	Denotes exotic species
BC Act	NSW <i>Biodiversity Conservation Act 2016</i>
BMP	Biodiversity Management Plan
DA	Development Application
DPI	Department of Primary Industries
EEC	Endangered Ecological Community
EP&A Act	NSW <i>Environmental Planning and Assessment Act 1979</i>
ha	Hectares
LGA	Local Government Area
MZ	Management Zone
NSW	New South Wales
OEH	NSW Office of Environment and Heritage
TEC	Threatened Ecological Community
TSC Act	NSW <i>Threatened Species Conservation Act 1995</i>
TSGGW	Tablelands Snow Gum Grassy Woodland
ULSC	Upper Lachlan Shire Council
WEM	Woodlands Environmental Management
WoNS	Weeds of National Significance

**Biodiversity Management Plan**  
**Crookwell Hospital, Lot 2 // DP 1160080, Crookwell**

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## 1. Introduction

### 1.1 Background

In 2012, the Greater Area Health Service submitted a planning proposal to rezone Lot 2, DP 1160080, Crookwell from SP2 Infrastructure (Health Services Facility) to R5 Large Lot Residential to enable future development of the site and reflect the intention of the subdivision of the land. This planning proposal included an environmental assessment report by Woodlands Environmental Management (WEM 2016).

The site contains an endangered ecological community (EEC) listed under the New South Wales *Biodiversity Conservation Act 2016* (BC Act) (formerly the *Threatened Species Conservation Act 1995* (TSC Act)), namely *Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland in the South Eastern Highlands, Sydney Basin, South East Corner and NSW South Western Slopes Bioregions*, referred to as Tablelands Snow Gum Grassy Woodland (TSGGW), as well as *Eucalyptus aggregata* (Black Gum), which is listed as a vulnerable species under the BC Act.

Upper Lachlan Shire Council (ULSC) provided the Office of Environment and Heritage (OEH) with an opportunity to comment on the proposal. OEH subsequently provided advice regarding biodiversity in a letter to ULSC dated 19 June 2017 recommending that Lot 2 is rezoned to E3 - Environmental Management as this permits a house with development consent.

In addition, OEH considered that the most appropriate mechanism for avoiding long term impacts from the planning proposal would be through in perpetuity protection of the EEC and threatened species habitat with a section 88B instrument under the *Conveyancing Act 1919* placed on the title.

OEH indicated that the s88B instrument should have a Biodiversity Management Plan (BMP), details of which were provided in their letter.

### 1.2 Purpose and scope

The purpose of this BMP is to describe the ecological management strategies to offset the impacts of a single dwelling on the site and to protect and manage the conservation values in perpetuity so as to avoid long term impacts.

This BMP addresses the recommendations provided by OEH in their letter dated 19 June 2017 and should be read in conjunction with the Planning Proposal and WEM (2016).

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### 1.3 Objectives

The objectives of this BMP are to:

- protect Tablelands Snow Gum Grassy Woodland
- control feral animals to reduce adverse impacts to conservation values
- manage stock to reduce grazing pressure
- encourage regeneration
- protect habitat provided by live and dead trees and any fallen timber
- control weeds
- maintain connections to other patches of vegetation.

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## 2. Biodiversity

### 2.1 Threatened ecological communities

One threatened ecological community (TEC), namely Tablelands Snow Gum Grassy Woodland (TSGGW), occurs on the site (WEM 2016). This community is located in the centre, east and north of the site. The south west corner and the north east corner of the site contains disturbed land dominated by exotic vegetation (WEM 2016).

TSGGW is dominated by *Eucalyptus pauciflora* (Snow Gum) with *E. radiata* (Narrow-leaved Peppermint), *E. aggregata* (Black Gum) and *E. stellulata* (Black Sallee). The midstorey is dominated by exotic species such as *Crataegus monogyna*\* (Hawthorn) and *Cytisus scoparius*\* (Broom). The ground layer is dominated by exotic species such as *Conyza bonariensis*\* (Fleabane), *Acetosella vulgaris*\* (Sorrel), *Dactylis glomerata*\* (Cocksfoot), *Echium plantagineum*\* (Paterson's Curse), *Hypochaeris radicata*\* (Catsear), *Paspalum dilatatum*\* (Paspalum) and *Rubus fruticosus* spp. agg.\* (Blackberry). Native species have a low cover and abundance and include *Themeda triandra* (syn. *australis*) (Kangaroo Grass) and *Poa* spp. (Tussock Grasses) (WEM 2016).

The disturbed land is dominated by exotic species including pasture grasses and woody weeds (WEM 2016).

### 2.2 Threatened species

#### 2.2.1 Threatened flora

WEM (2016) identified nine semi-mature to mature *E. aggregata* within the site as well as some regeneration of this species. This species is located in the centre and north west of the site (WEM 2016).

### 2.3 Weeds

Three priority weeds listed under the NSW *Biosecurity Act 2015* (formerly *Noxious Weeds Act 1993*) for the Upper Lachlan Shire Council LGA have been recorded study area (**Table 2.1**) (WEM 2016). These species are also listed as Weeds of National Significance (WoNS).

**Table 2.1: Priority weeds and Weeds of National Significance.**

Common name	Scientific name	WoNS	Duty
Scotch Broom	<i>Cytisus scoparius</i>	Y	<p><b>Prohibition on dealings</b>  <i>Must not be imported into the State or sold</i></p> <p><b>Regional Recommended Measure</b>            Core infestation area: whole region except exclusion zone of : Bega council  <i>Whole region: Land managers should mitigate the risk of new weeds being introduced to their land. Plant should not be bought, sold, grown, carried or released into the environment.</i></p>

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Common name	Scientific name	WoNS	Duty
Blackberry	<i>Rubus fruticosus</i> spp. agg.	Y	<b>Prohibition on dealings</b> <i>Must not be imported into the State or sold</i>
Fireweed	<i>Senecio madagascariensis</i> *	Y	<b>Prohibition on dealings</b> <i>Must not be imported into the State or sold</i> <b>Regional Recommended Measure</b> Exclusion zone: whole region except the core infestation area of Wollongong, Kiama, Shellharbour, Eurobodalla, Shoalhaven, Bega Valley and Wingecaribee councils <i>Whole region: Land managers should mitigate the risk of new weeds being introduced to their land. Exclusion zone: The plant should be eradicated from the land and the land kept free of the plant.</i>

## 2.4 Site resilience

Given the previous uses of the site for horse grazing and the prevalence of woody and herbaceous weeds, the EEC is considered to have medium to low capacity for regeneration to occur. The EEC will require some intervention for regeneration to be successful, including primary and secondary weed removal, some revegetation and ongoing maintenance works. Revegetation should aim to increase native plant species richness and the cover of native midstorey and canopy species.

A management zone has been drawn around the EEC and has included some disturbed land to decrease the edge to perimeter ratio and for practical ease of management. These disturbed patches of disturbed land will require extra weed control and regeneration effort.

In general, the disturbed land, which is not part of the EEC, is dominated by exotic pasture grasses and has been heavily degraded from past and current land use, including vegetation clearing, soil modification and grazing, and is considered to have no to low capacity for regeneration to occur. The disturbed land should be managed as grazing land. However, weeds should still be managed to lower the risk of spread into the EEC.



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### 3. Biodiversity management

Biodiversity management works outlined below should be implemented for the site. Weed management should begin prior to any proposed works under a development application. A suitably qualified and experienced bush regeneration contractor should be engaged to carry out biodiversity management works.

The site has been divided into two indicative management zones (MZs), based on the conservation values of the site and the different management actions required to protect and manage those conservation values. Final boundaries of the management zones should be identified during the development application stage, when a development footprint has been finalised.

This section describes the biodiversity management zones and then the management measures.

#### 3.1 Biodiversity Management Zones

##### 3.1.1 Management Zone 1 – Protection of EEC

This zone covers 1.83 ha and encompasses the TSGGW and where *E. aggregata* occurs within the site (**Figure 3.1**). This is the largest MZ and its aim is to protect and manage conservation values.

The following management measures will be undertaken in this zone:

- demarcate boundaries
- feral animal management
- weed management
- prohibition of firewood collection
- regeneration of TSGGW
- connectivity of TSGGW created
- protection of *E. aggregata*

##### 3.1.2 Management Zone 2 – Management of cleared land

This zone covers 1.09 ha and encompasses the cleared land and land dominated by exotic species (**Figure 3.1**). This zone is smaller than MZ1 and directly adjacent to MZ1. Its aim is to control stock and other threatening processes and, therefore, provide an ecological buffer to MZ1.

The following management measures will be undertaken in this zone:

- demarcate boundaries
- feral animal management
- weed management
- prohibition of firewood collection

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**Figure 3.1: Management Zones**

### 3.2 Boundaries

This management action will demarcate management zones. Fences will be installed to clearly identify the management zones within the site, the site boundary, and to prevent stock from entering MZ1.

A stock fence will be erected around the TSGGW (MZ1) which will prevent horses, sheep or cattle from entering MZ1. Fences will be wildlife friendly fences as defined in the Upper Lachlan Rural Living Handbook (ULSC 2008).

### 3.3 Feral animal management

Feral animal management will occur in both zones. This will consist of controlling rabbits, hares, foxes, pigs and goats when required. Control of feral animals will use humane methods and will not cause disturbance to the soil layer or native vegetation in MZ1 (i.e. warren ripping for rabbits is not permitted in MZ1).

Control of feral animals should be undertaken with consideration of the draft regional strategic pest management plans that are being produced by the NSW Department of Primary Industries (DPI) and in consultation with the Local Land Services for the Central Tablelands.

Control options (DPI 2018) for feral animals are shown in **Table 3.1**.

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**Table 3.1: Control options for feral animals**

Feral animal	Control option
Rabbits and hares	Baiting with 1080 or pindone, biological controls, fumigation, ripping of rabbit warrens, poisons and fumigants.
Foxes	Poison with 1080, shooting, trapping
Pigs	Fencing, 1080 poisoning, ground shooting, trapping
Goats	Fencing, shooting, trapping

### 3.4 Weed management

Weed management will be carried out using primary and secondary weed control followed by ongoing maintenance. Weed control will include mechanical removal techniques, herbicide application and natural shading techniques. Disturbance of the soil during the weed management process should be minimised at all times (Buchanan 2000, Bradley 2002). Weed control objectives and treatment techniques in accordance with weed type.

#### *Primary Weed Control*

Primary weed control is the initial removal of weed species. Mechanical removal techniques relevant to the weed being removed (Buchanan 2000, Bradley 2002) should be used for all woody weeds and herbaceous plants. Herbicide application, should be utilised to reduce the cover of exotic vines, herbaceous weeds and grasses.

#### *Secondary Weed Control*

Secondary weed control involves follow-up weed control to remove seedlings that have emerged after primary control and treatment of any existing plants that reshoot. Any new weed infestation areas identified must also be treated.

#### *Maintenance*

Maintenance is the long-term management of a site to prevent weeds from becoming re-established after primary and secondary work. Substantial effort should be focussed on reducing the weed seed bank, eradicating problematic weeds and supporting the growth of native vegetation. Areas with a higher proportion of native species should be the focus of intensive maintenance works, which will include fine hand weeding. A structured maintenance regime following primary and secondary work will reduce the time taken for the site to reach a reasonable level of stability.

#### *Weed Disposal*

All seeding herbaceous/grass material and tubers should be bagged, removed from site and disposed of at a licenced green waste facility. Woody weeds should be removed offsite. However, in some instances small piles of woody weeds may be utilised as fauna habitat, so long as they do not provide sources of propagules or encourage the further spread or establishment of other weeds.

#### 3.4.1 Management Zone 1

Primary works should include mechanical removal of *Crataegus monogyna* (Hawthorn) and *Pinus radiata* (Monterey Pine) and spot spraying of common herbaceous weeds such as *Senecio madagascariensis* (Fireweed) and *E. plantagineum* (Paterson's Curse) as well as less common weeds such as *Onopordum acanthium* (Scotch Thistle).

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Primary works for *Rubus fruticosus* spp. agg. (Blackberry) should include control with herbicides according to the Blackberry Control Manual (DPIWMU 2009). Primary works for *Cytisus scoparius* (Scotch Broom) should include hand grubbing, as it is a woody weed and not common and so this should be feasible from a cost perspective.

Given the location and nature of the site, there is potential for *Nassella trichotoma* (Serrated Tussock) to occur, which is a WoNS. Surveys should be undertaken in appropriate seasons and primary control methods should include chipping for isolated plants and herbicide application for larger clumps.

Secondary works should include follow up of primary works. Maintenance should be undertaken annually or in accordance with relevant control methods outlined by the DPI. All dead weeds should be bagged and removed from the site and disposed of at a licenced green waste facility.

### 3.4.2 Management Zone 2

This zone mostly consists of introduced pasture. Primary works should be the same as for Management Zone 1. Addition options for weed management in this zone include grazing.

Surveys for *N. trichotoma* (Serrated Tussock) should be undertaken and controls implemented if it is found to occur on the site in this zone.

## 3.5 Stock management

This management measure will be undertaken in MZ2, which will also be bounded by fencing. The aim of this measure is to manage stocking rates to avoid destroying pastures, the health of stock and to avoid erosion.

The stocking rates shown below which area recommended by the NSW Department of Primary Industries should be used as a rough guide. The figures assume no supplementary feeding and are subject to the quality and productivity of the pasture (ULSC 2008).

**Table 3.2: Planting density table for revegetation works.**

Stock	Introduced pasture
Sheep	8 per ha
Cattle	1 per 2 ha
Horses	1 per 2 ha
Alpacas	5 per ha
Goats	8 per ha
Camels	1 per 2 ha

At least 70 percent vegetation cover should be maintained to avoid erosion and degradation. If feed is scarce any trees should be fenced so that stock do not ringbark them.

## 3.6 Prohibition of firewood collection

The collection of firewood is prohibited in both MZ1 and MZ2. This will ensure the maintenance of habitat for flora and fauna within both zones, which will contribute to the protection of conservation values of the site.



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### 3.7 Regeneration of TSGGW

Natural regeneration will occur in the protected and fenced off areas of TSGGW. However, if the species richness and abundance does not increase over time supplementary planting should be done using locally indigenous species of the community.

#### *Seed collection*

Seed collection will be required to ensure indigenous species are available for revegetation works. Species identified for revegetation are outlined in **Appendix A**. All plantings should be of local provenance, collected from nearby patches of vegetation to increase genetic variability. Seed collection zones can extend within a radius of 3 km for groundcover, shrubs and trees and up to 10 km for grasses. The collection site should reflect the natural conditions that existed for the area being regenerated.

Record keeping of seed collection and planting locations is to follow the Flora Bank guidelines (Mortlock 2000) and the bush regeneration contractor is responsible for recording this information. A Section 132C licence under the NSW *National Parks and Wildlife Act 1974* will be required to undertake seed collection works.

Planting densities and species can be identified once the need for supplementary planting is clear.

### 3.8 Connectivity of TSGGW

The TSGGW should be fenced to ensure that it does not degrade and maintains connection to Crookwell River. Management zones have been identified with this in mind and connections are maintained with bushland and the river to the northwest.

### 3.9 Protection of Black Gum

MZ1 contains all recorded *E. aggregata* on the site and this zone will be fenced. This will prevent adverse impacts from stock grazing or trampling.

The control and management of weeds within MZ1 will also help protect the life cycle of this species and encourage natural regeneration. Natural regeneration and/or plantings within MZ1 will also be undertaken if necessary, which will help maintain the ecological community in which this species occurs.

### 3.10 Maintenance

The maintenance phase should commence following one year of primary and secondary works and continue in perpetuity. Regular inspections of site condition should be conducted, including general site monitoring for potential new infestation areas and subsequent weed control of any identified weed species. Inspections and site monitoring must occur every 3 months during winter and autumn and every 1-month during summer and spring. This schedule could be revised depending on performance criteria recorded.

Weed maintenance works will include:

- Regular spot spraying of priority weeds and WoNS in MZ1 and MZ2
- Regular spot spraying of exotic grasses and herbaceous weeds through MZ1 and MZ2
- Treatment of exotic grasses and herbaceous weeds prior to seeding, where possible

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If necessary, re-vegetation maintenance works will include:

- Watering during dry periods
- Augmenting past planting areas where attenuation has occurred
- Maintenance and replacement of plant guards, where necessary

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## 4. Performance criteria and monitoring

### 4.1 Performance criteria

The progress and compliance with the BMP should be monitored and reviewed annually. This process will involve the bush regeneration contractor and land owner. The performance criteria listed in **Table 4.1** are considered to be best practice and are not linked with any specific legislation. The bush regeneration contractor, in consultation with Upper Lachlan Shire Council can adapt these criteria as required in response to the success of regeneration works. Based on the success of the management works, further performance criteria may need to be developed for the maintenance phase.

**Table 4.1: Revegetation performance monitoring criteria.**

Treatment Zones	Year 1	Year 2	Year 3	Year 4	Year 5
All Zones	Commencement of all tasks outlined in the BMP or evidence of planning for their implementation.				
	A demonstrated increase in native cover and diversity and a demonstrated decrease in exotic species cover and diversity by the end of the 3 <sup>rd</sup> year.				
	A minimum of 90% survival rate of all revegetation.				
	A visible improvement of soil stability.				
	An 80% reduction in <i>Rubus fruticosus</i> spp. agg.* cover.	An 80-95% reduction in <i>Rubus fruticosus</i> spp. agg.* cover.	<i>Rubus fruticosus</i> spp. agg. maintained at <5% cover.	<i>Rubus fruticosus</i> spp. agg. maintained at <5% cover.	<i>Rubus fruticosus</i> spp. agg. maintained at <5% cover.
	A 50% reduction in herbaceous weeds and exotic grass cover.	A 50-70% reduction in herbaceous weeds and exotic grass cover.	A 70-90% reduction in herbaceous weeds and exotic grass cover.	Herbaceous weeds and exotic grasses maintained at <5% cover.	Herbaceous weeds and exotic grasses maintained at <5% cover.
	An 80% reduction in woody weed cover.	Woody weeds retained at low levels (<5% cover).	Woody weeds retained at low levels (<5% cover).	Woody weeds retained at low levels (<5% cover).	No woody weeds >10 cm in height remaining, with low cover (<5%) and abundance throughout the site.

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## 4.2 Monitoring reports

The bush regeneration contractor and the land owner will monitor the vegetation for changes over time. The objective of the monitoring and reporting program is to record changes to the vegetation as a result of vegetation management works. Monitoring works will require liaison with the land owner, the bush regeneration contractor and Upper Lachlan Shire Council.

Monthly monitoring and reporting must be documented and compiled into an annual report to determine the effectiveness of the works undertaken. Site conditions should be recorded on the work plan template at the beginning and end of on-ground works. This data should be included in the annual report. Monitoring photo points should be established at three permanent reference points.

An example report is detailed in **Table 4.2**, and the report should include:

- Works carried out, including weed species targeted and their location
- An approximation of the time spent on each task
- Any observations, such as the occurrence of new weed species
- Rates of regeneration of native species
- A description of any problems encountered and how they were overcome
- A summary of how the site-specific objectives have been met (or not)
- Herbicide and other chemicals used, including quantity, dilution rate and other relevant information
- Weed control mechanisms used during the period
- Climatic conditions which may have influenced weed germination and growth
- Performance criteria and success
- If required, maps of weed distribution and density.

## 4.3 Bush regeneration contractors

Suitably qualified and experienced bush regeneration contractors that are members of the Australian Association of Bush Regenerators or fulfill the membership criteria must undertake all vegetation management works. In addition to this, team leaders should hold a Certificate III in Conservation & Land Management or possess equivalent field experience and certification. The contractor should carry out best practice bush regeneration techniques as described by Buchanan (2009).



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Table 4.2: Example monitoring report template.

<b>Date</b>			
<b>Name of Contractor:</b>			
<b>Hours worked on site since last monitoring report:</b>			
<b>Site Condition:</b>	Zone		
	Weed cover %		
	Seedling survival %		
	Planting numbers		
	Herbicide used (in Litres)		
	Other		
<b>Describe relevant weed management techniques:</b>			
<b>Describe problems; e.g. weed invasions, damage to planted material, etc.:</b>			
<b>Photographic evidence:</b>			
<b>Planned work before next monitoring report:</b>			

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## Appendix A: Planting palette

### Tablelands Snow Gum Grassy Woodland

As a guide for planting, this appendix shows a planting palette for the vegetation community Tablelands Snow Gum Grassy Woodland, adapted from the Final Determination for this community. However, as this EEC is very widespread, species chosen for plantings should be similar to what is present the closest healthy remnants of the same EEC.

Scientific Name	Common Name
<b>Tree</b>	
<i>Eucalyptus aggregata</i>	Black Gum
<i>Eucalyptus dalrympleana</i> subsp. <i>dalrympleana</i>	Mountain Gum
<i>Eucalyptus dives</i>	Broad-leaved Peppermint
<i>Eucalyptus ovata</i>	Swamp Gum
<i>Eucalyptus pauciflora</i>	Snow Gum
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint
<i>Eucalyptus rubida</i>	Candlebark
<i>Eucalyptus stellulata</i>	Black Sallee
<i>Eucalyptus viminalis</i>	Ribbon Gum
<b>Shrub</b>	
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia melanoxylon</i>	Blackwood
<i>Hymenanthera dentata</i> (now <i>Melyctis dentatus</i> )	Tree Violet
<i>Leptospermum myrtifolium</i>	Myrtle Tea-tree
<i>Melichrus urceolatus</i>	Urn-heath
<b>Grasses, sedges and rushes</b>	
<i>Anthosachne scabra</i> (syn <i>Elymus scaber</i> )	Wheatgrass
<i>Aristida ramosa</i>	Purple Wiregrass
<i>Austrostipa bigeniculata</i>	-
<i>Austrostipa blackii</i>	-
<i>Austrostipa densiflora</i>	-
<i>Austrostipa scabra</i> subsp. <i>falcata</i>	-
<i>Bothriochloa macra</i>	Red Grass
<i>Carex appressa</i>	Tall Sedge
<i>Carex inversa</i>	-
<i>Chrysocephalum apiculatum</i>	Common Everlasting
<i>Dichelachne crinita</i>	Longhair Plumegrass
<i>Dichelachne micrantha</i>	Shorthair plumegrass
<i>Juncus australis</i>	-
<i>Juncus filicaulis</i>	-
<i>Juncus subsecundus</i>	-

Scientific Name	Common Name
<i>Lomandra filiformis</i> subsp. <i>filiformis</i>	Wattle Mat-rush
<i>Microlaena stipoides</i>	Weeping Grass
<i>Poa labillardierei</i>	Tussock
<i>Poa meionectes</i>	-
<i>Poa sieberiana</i>	-
<i>Rytidosperma duttonianum</i> (syn <i>Austrodanthonia duttoniana</i> )	-
<i>Rytidosperma laeve</i> (syn <i>Austrodanthonia laevis</i> )	-
<i>Rytidosperma penicillatum</i> (syn <i>Austrodanthonia penicillata</i> )	Slender Wallaby Grass
<i>Rytidosperma pilosum</i> (syn <i>Austrodanthonia pilosa</i> )	Smooth-flower Wallaby Grass
<i>Schoenus apogon</i>	Common Bog-rush
<i>Themeda triandra</i> (syn <i>Themeda australis</i> )	Kangaroo Grass
<b>Groundcover species and vines/scramblers</b>	
<i>Acaena echinata</i>	-
<i>Acaena novae-zelandiae</i>	Bidgee-widgee
<i>Acaena ovina</i>	-
<i>Asperula conferta</i>	Common Woodruff
<i>Asperula scoparia</i>	Prickly Woodruff
<i>Convolvulus angustissimus</i>	-
<i>Desmodium varians</i>	Slender Tick-trefoil
<i>Dichondra repens</i>	Kidney Weed
<i>Epilobium billardiereanum</i>	-
<i>Geranium solanderi</i>	Native Geranium
<i>Gonocarpus tetragynus</i>	-
<i>Haloragis heterophylla</i>	Rough Raspwort
<i>Hydrocotyle laxiflora</i>	Stinking Pennywort
<i>Hypericum gramineum</i>	Small St John's Work
<i>Leptorhynchus squamatus</i>	-
<i>Plantago varia</i>	-
<i>Scleranthus biflorus</i>	Knawel
<i>Solenogyne gunnii</i>	-





Lot 2 DP 1160080, Crookwell:  
Historical Heritage Assessment and Statement of Heritage  
Impact

FINAL REPORT

Prepared for Cardno

22 June 2018



## Biosis offices

### NEW SOUTH WALES

#### Newcastle

Phone: (02) 4911 4040

Email: [newcastle@biosis.com.au](mailto:newcastle@biosis.com.au)

#### Sydney

Phone: (02) 9101 8700

Email: [sydney@biosis.com.au](mailto:sydney@biosis.com.au)

#### Wollongong

Phone: (02) 4201 1090

Email: [wollongong@biosis.com.au](mailto:wollongong@biosis.com.au)

#### Albury

Phone: (02) 6069 9200

Email: [albury@biosis.com.au](mailto:albury@biosis.com.au)

### VICTORIA

#### Melbourne

Phone: (03) 8686 4800

Email: [melbourne@biosis.com.au](mailto:melbourne@biosis.com.au)

#### Ballarat

Phone: (03) 5304 4250

Email: [ballarat@biosis.com.au](mailto:ballarat@biosis.com.au)

#### Wangaratta

Phone: (03) 5718 6900

Email: [wangaratta@biosis.com.au](mailto:wangaratta@biosis.com.au)

## Document information

**Report to:** Cardno

**Prepared by:** Lian Flannery

**Biosis project no.:** 27030

**File name:** 27030.Crookwell.SoHI.FIN.20180528

**Citation:** Biosis 2018. Lot 2 DP 1160080 Crookwell Heritage Assessment and Statement of Heritage Impact. Report for Cardno. Authors: L. Flannery Biosis Pty Ltd, Wollongong. 27030.

## Document control

Version	Internal reviewer	Date issued
Draft version 01	AJB	06/06/2018
Final version 01	LCF	22/06/2018

## Acknowledgements

Biosis acknowledges the contribution of the following people and organisations in undertaking this study:

- Client: Daniel Thompson of Cardno

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## Summary

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Biosis Pty Ltd was commissioned by Cardno to undertake a heritage assessment and statement of heritage impact of for Crookwell District Hospital, (study area). The study area is located at 19 Kialla Rd, Crookwell NSW 2583 (Lot 2 DP 1060080) approximately one kilometres south of the centre of Crookwell town.

The study area is encompassed by a semi-rural landscape with Crookwell District Hospital complex forming the eastern boundary and Macdonald Street the southern boundary. The lot is semi vegetated with its western boundary formed by un-named creek which is a tributary of Crookwell River to the north. The planning proposal seeks the rezoning of Lot 2, DP 1160080 from SP2 Infrastructure (Health Services Facility) to E3 – Environmental Management to enable future development of the site.

This assessment approach has been undertaken to allow for assessment of both the study area as well as any additional areas in the broader study area which are likely to be affected by the proposal, either directly or indirectly. Identified constraints will be used to guide detailed design, with an emphasis on avoiding impacts where feasible.

### Heritage values

Significant heritage values identified within the vicinity of the study area include:

- One heritage item listed as significant at a local level – Crookwell District Hospital Complex

### Impact to heritage values

The study area does not contain any built or archaeological items of significance nor is it part of a conservation area therefore there are no heritage items within the study that will be impacted. However, there is one item of heritage significance located to the east of the study area on the adjoining lot. The proposed rezoning will not have any immediate impacts to the heritage item. Should future development occur in the study area such as building of residential housing or other built structures then visual impacts are likely to occur to the adjacent heritage item.

These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.<sup>1</sup>

### Recommendation 1 No further heritage requirements

The study area has been assessed as not containing any heritage significance, either built or archaeological. Therefore, no further heritage works are required for the proposed rezoning of the study area.

### Recommendation 2 Unexpected finds procedure

An unexpected finds procedure should be developed to mitigate any impacts to any unknown heritage within the study area. The procedure should outline the requirements and steps to follow should suspected heritage items be identified. Should any unexpected heritage items be uncovered during future work then the unexpected finds procedure should be implemented.

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<sup>1</sup> Australia ICOMOS 2013



## 1 Introduction

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### 1.1 Project background

Biosis Pty Ltd was commissioned by Cardno to undertake a heritage assessment and statement of heritage impact of for Lot 2 DP 1160080, (study area). The study area is located at 19 Kialla Rd, Crookwell New South Wales 2583 approximately one kilometres south of the centre of Crookwell town, (Figure 1 and Figure 2), referred to as the 'study area' herein. The planning proposal seeks the rezoning of Lot 2, DP 1160080 from SP2 Infrastructure (Health Services Facility) to E3 – Environmental Management to enable future development of the site. The proposed development will be assessed in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979 NSW* (EP&A Act).

### 1.2 Location of the study area

The study area is located within the town of Crookwell Local Government Area Upper Lachlan Shire, Parish of Crookwell, County of King (Figure 1). It comprises Lot 2 DP 1160080 and is encompassed by a semi-rural landscape with Crookwell district Hospital Complex forming the eastern boundary and Macdonald Street the southern boundary. The lot is semi vegetated with its western boundary formed by un-named creek which is a tributary of Crookwell River to the north.

### 1.3 Scope of assessment

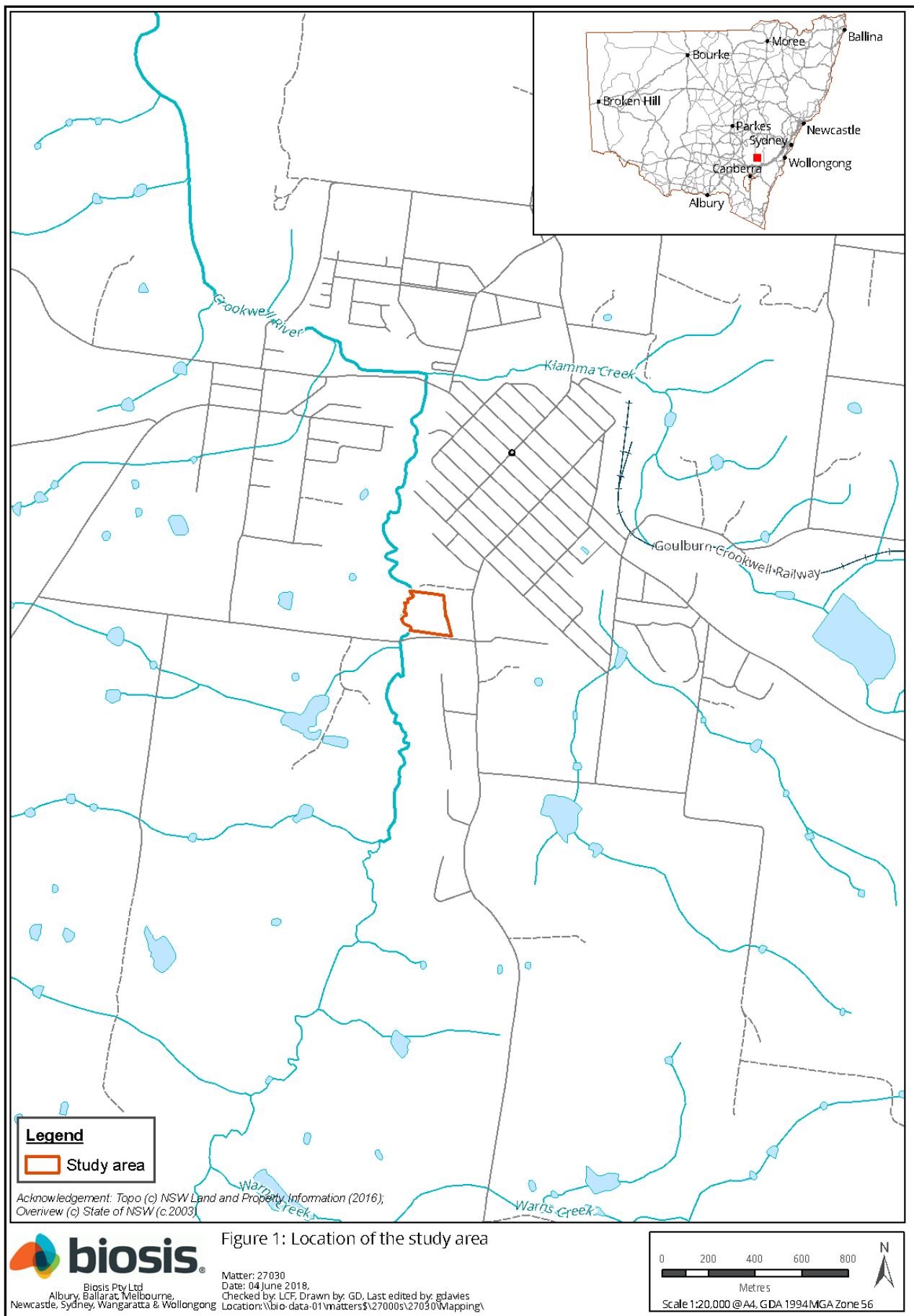
This report was prepared in accordance with current heritage guidelines including *Assessing Heritage Significance, Assessing Significance for Historical Archaeological Sites and "Relics"* and the *Burra Charter*.<sup>2</sup> This report provides a heritage assessment to identify if any heritage items or relics exist within or in the vicinity of the study area. The heritage significance of these heritage items has been investigated and assessed in order to determine the most appropriate management strategy.

The following is a summary of the major objectives of the assessment:

- Identify and assess the heritage values associated with the study area. The assessment aims to achieve this objective through providing a brief summary of the principle historical influences that have contributed to creating the present – day built environment of the study area using resources already available and some limited new research.
- Assess the impact of the proposed works on the cultural heritage significance of the study area.
- Identifying sites and features within the study area which are already recognised for their heritage value through statutory and non – statutory heritage listings.
- Recommend measures to avoid or mitigate any negative impacts on the heritage significance of the study area.

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<sup>2</sup> NSW Heritage Office 2001; NSW Heritage Branch, Department of Planning 2009; Australia ICOMOS 2013









## 2 Statutory framework

In NSW cultural heritage is managed in a three-tiered system: national, state and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage in the state.

### 2.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting the natural and cultural environment. The EPBC Act is administered by the Department of Environment and Energy (DEE). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items listed on the NHL have been assessed to be of outstanding significance and define "critical moments in our development as a nation".<sup>3</sup>
- The Commonwealth Heritage List (CHL) contains items listed on the CHL are natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing "significant" heritage value.<sup>4</sup>

A search of the NHL and CHL did not yield any results associated with the study area.

### 2.2 NSW Heritage Act 1977

Heritage in NSW is principally protected by the *Heritage Act 1977* (Heritage Act) (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of the following items: "*those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance*". The Act is administered by the NSW Heritage Council, under delegation by the Heritage Division, Office of Environment and Heritage. The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Act provides a number of mechanisms by which items and places of heritage significance may be protected.

#### 2.2.1 State Heritage Register

Protection of items of State significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the *NSW Heritage Act*. The Register came into effect on 2 April 1999. The Register was established under the *Heritage Amendment Act 1998*. It replaces the earlier system of Permanent Conservation Orders as a means for protecting items with State significance.

A permit under Section 60 of the Heritage Act (NSW) is required for works on a site listed on the SHR, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit. Details of which minor works are exempted from the requirements to submit a Section 60 Application can be

<sup>3</sup> "About National Heritage" <http://www.environment.gov.au/heritage/about/national/index.html>

<sup>4</sup> "Commonwealth Heritage List Criteria" <http://www.environment.gov.au/heritage/about/commonwealth/criteria.html>



found in the Guideline “Standard Exemptions for Works requiring Heritage Council Approval”. These exemptions came into force on 5 September 2008 and replace all previous exemptions.

There are no items listed on the SHR within the study area.

### 2.2.2 Archaeological relics

Section 139 of the Heritage Act protects archaeological ‘relics’ from being ‘exposed, moved, damaged or destroyed’ by the disturbance or excavation of land. This protection extends to the situation where a person has ‘reasonable cause to suspect’ that archaeological remains may be affected by the disturbance or excavation of the land. This section applies to all land in NSW that is not included on the State Heritage Register.

Amendments to the Heritage Act made in 2009 changed the definition of an archaeological ‘relic’ under the Act. A ‘relic’ is defined by the Heritage Act as:

*“Any deposit, object or material evidence:*

- (a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) which is of State or Local significance”*

It should be noted that not all remains that would be considered archaeological are relics under the NSW Heritage Act. Advice given in the Archaeological Significance Assessment Guidelines is that a “relic” would be viewed as a chattel and it is stated that *“In practice, an important historical archaeological site will be likely to contain a range of different elements as vestiges and remnants of the past. Such sites will include ‘relics’ of significance in the form of deposits, artefacts, objects and usually also other material evidence from demolished buildings, works or former structures which provide evidence of prior occupations but may not be ‘relics’.”*<sup>5</sup>

If a relic, including shipwrecks in NSW waters (that is rivers, harbours, lakes and enclosed bays) is located, the discoverer is required to notify the NSW Heritage Council.

Section 139 of the Heritage Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a ‘relic’ to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to Section 140 of the Act), unless there is an applicable exception (pursuant to Section 139(4)). Excavation permits are issued by the Heritage Council of NSW in accordance with sections 60 or 140 of the Heritage Act. It is an offence to disturb or excavate land to discover, expose or move a relic without obtaining a permit. Excavation permits are usually issued subject to a range of conditions. These conditions will relate to matters such as reporting requirements and artefact cataloguing, storage and curation.

Exceptions under Section 139(4) to the standard Section 140 process exist for applications that meet the appropriate criterion. An application is still required to be made. The Section 139(4) permit is an exception from the requirement to obtain a Section 140 permit and reflects the nature of the impact and the significance of the relics or potential relics being impacted upon.

If an exception has been granted and, during the course of the development, substantial intact archaeological relics of state or local significance, not identified in the archaeological assessment or statement required by this exception, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with section 146 of the Heritage Act. Depending on the nature of the discovery, additional assessment and, possibly, an excavation permit may be required prior to the recommencement of excavation in the affected area.

<sup>5</sup> NSW Heritage Branch, Department of Planning 2009, 7





### 2.2.3 Section 170 Heritage and Conservation Registers

Section 170 of the *Heritage Act* requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage Division guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There is one registered item adjacent to the study area that are entered on a State government instrumentality Section 170 Register.

- Crookwell District Hospital, Kialla Road, Crookwell 2625

## 2.3 Environmental Planning and Assessment Act 1979

### 2.3.1 Upper Lachlan Shire Local Environmental Plan

The Upper Lachlan Shire Local Environment Plan (LEP) 2010 contains schedules of heritage items that are managed by the controls in the instrument. As the project is being undertaken under Part 5 of the *EP&A Act*, council is responsible for approving controlled work via the development application system. Heritage items in the vicinity of the study area are identified in Figure 3.

The study area is not listed as an item of significance on the ULS LEP 2010 Schedule 5.

The study area is situated within the vicinity of one heritage item of local significance:

- Crookwell District Hospital (Item No. I64), 13-17 Kialla Road, lot 1 and DP 1160080. Built heritage item located in the easterly adjoining lot to the study area.

### 2.3.2 Upper Lachlan Shire Development Control Plan

The Upper Lachlan Shire Development Control Plan 2010 (DCP) outlines built form controls to guide development. The DCP supplements the provisions of the LEP.

The proposed rezoning of the study area to R3 – Environmental Management will allow for one dwelling to be constructed within the study area. The controls specifically addressing heritage that will relate to the future development of the study area in the Upper Lachlan Shire DCP outline where new development is proposed that has the potential to impact on an item of European (non-Indigenous) heritage, the values of the item must be conserved and managed. The proposed rezoning and probable future construction of one dwelling will result in the need for heritage values of the identified heritage items in the vicinity to be addressed.

A Heritage Impact Study must be prepared by a suitably qualified person which considers the proposed development and the potential impact. The Study must identify recommendations (after considering development options) for undertaking the development in a way that minimises the potential for impact and conserves and manages the heritage item. The Heritage Impact Study must include:

- a description of the item and its setting including a location plan showing the proposed development, adjoining development and the immediate locality as well as photographs accompanied by an annotated location map,
- plans and elevations of the proposed development in the context of the heritage item,
- an assessment of the heritage values of the existing place (the assessment should demonstrate an understanding of the significance of the place),
- strategies for conservation and management, with timing costs and other resources required, and the conservation principles and processes that will be relied upon,





- a list of people responsible for carrying out actions of the plan,
- the measures proposed for the conservation and management of the place,
- ongoing maintenance and monitoring plan and who is responsible for this, and
- any other issues or actions that may affect the place or its cultural heritage significance.

## 2.4 Summary of heritage listings

A summary of heritage listings within and in the vicinity of the study area is presented in Table 1 and Figure 3.

Table 1 Summary of heritage listings within and adjacent to the study area

Site number	Site name	Address / Property description	Listings		Significance
			Individual item	As a Conservation Area	
164	Crookwell District Hospital Complex	13-17 Kialla Road	Built item	N/A	Local







### 3 Historical context

Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage or archaeological resources which may be associated with the study area. The historical research places the history of the study area into the broader context of the Crookwell Region.

#### 3.1 Aboriginal past

It is generally accepted that people have inhabited the Australian landmass for at least 65,000 years.<sup>6</sup> Dates of the earliest occupation of the continent by Aboriginal people are subject to continued revision as more research is undertaken. Few records exist for the greater Goulburn area. By the time the first non-Indigenous explorers were moving through the district, the Indigenous population had already suffered considerable disruption and had been greatly reduced by the effects of disease. Smallpox, reported as an epidemic in Sydney in 1789, had likely already spread to the Goulburn area.<sup>7</sup> The records that do remain, however, give some insight into the lifestyle of the people of the region. Bennett recorded observations in the 1830s of bark huts being built on the Goulburn plains. These were made of tree branches with bark sheets. He also recorded people making and wearing possum skin cloaks.<sup>8</sup>

Two major language groups were identified in the region by Norman Tindale in his seminal work on Aboriginal tribal boundaries. There were the Gundungurra (Gandangara) to the north of Goulburn, and the Ngunawal (Ngunnawal) also known as the Yass tribe, Lake George Blacks or Molonglo tribe to the south. The boundaries of the Ngunawal ran to the south east where they met the Ngarigo at the Molonglo and the Wiradjuri in the Yass region.<sup>9</sup>

Linguists have observed that a majority of the word lists from the Ngunawal and Gundungurra languages are identical<sup>10</sup> with a difference in syntax. This similarity can either be a result of long contact between the two groups or as a result that Matthews, one of Tindale's main source of information, was not working in the region until the 1890s when the Aboriginal people of the area had already been impacted by the results of white settlements.<sup>11</sup>

Many early explorers and later settlers to the Goulburn district noted the absence of a visible Aboriginal population. This may have been due to a number of factors including the active efforts on the part of the local population to remain undetected. An additional smallpox epidemic in 1846-1847 devastated much of the remaining population. Following the outbreak the Bench of Magistrates estimated that there were 25 Aboriginal people remaining in Goulburn.<sup>12</sup> However, this does not take into account the people who may have moved to other parts of the region.

<sup>6</sup> Clarkson et al. 2017

<sup>7</sup> Lance et al. 1986

<sup>8</sup> McDonald et al. 1998

<sup>9</sup> Tindale 1974

<sup>10</sup> Koettig et al. 1986

<sup>11</sup> Flood 1999

<sup>12</sup> Steele 2003



## 3.2 Upper Lachlan Shire – historical development

### 3.2.1 Exploration

In 1798 the first Europeans to explore towards the area of Upper Lachlan Shire were John Wilson, John Price and Roe journeying to the area of present day Mittagong with Wilson proceeding further south, reaching as far as Towrang near the Goulburn Plains later that same year. In 1814 Hamilton Hume commenced his journey to explore the country to the south of the established Colony. On this first expedition he travelled through the region which later became known as Argyle. In 1818 Hume again explored the southern region along with Deputy Surveyor James Meehan and arrived at Lake Bathurst on 3<sup>rd</sup> March, after which Meehan journeyed north-west with a smaller party and reached that area of Mulwaree Chain of Ponds. Other subsequent exploration parties to the district were led by Charles Throsby in 1818, Throsby-Smith and Joseph Wild in 1820 and Kearns in 1822. Following the reports of these explorations, including that the Argyle region was most suitable for pastoral expansion, settlers began to take advantage of these larger fertile areas. When Throsby journeyed from Wingecaribee in 1819, he had an Aboriginal guide and two interpreters with him. They passed through the Taralga area and crossed the Abercrombie River southwest of Mount Werong. Meehan, a year later, made his way southwest from the Wingecaribee to the junction of the Paddys and Wollondilly Rivers. They then travelled due west to the headwaters of the Wollondilly within the vicinity of Crookwell. Meehan camped at Grabben Gullen where he reported a light frost on the morning of 25<sup>th</sup> April 1820. Following European settlement of the area, the Durack, Costello and Tully families made their famous trek to the Kimberly. Squatting commenced on the land around Crookwell although the names of many of these earliest settlers were not recorded.

Overseers were placed on outstations in the area before 1828, the year in which the Crookwell River was named, possibly by William Stephenson, a former convict from Yorkshire.<sup>13</sup> It is also reported that he was from Crookhall in the County of Durham. There are many versions of how the region was named although none have provided conclusive evidence either way. In 1849 Crookwell was known as Oaks Station and later when marked on the map of the County of Georgiana it was labelled Kiama and declared a village reserve (Figure 4).<sup>14</sup>

Stephenson was transported on the ship *Marquis of Wellington* in 1814 and was assigned to Samuel Terry at *Llandilo* and subsequently became the licensee for the *Square and Compass Hotel* near Brickfield Hill in George Street, Sydney.<sup>15</sup> Later he established one of the many unrecorded squatting stations in Crookwell where he is regarded as one of the early pioneer settlers. He is recorded as the licensee of the 'Goulburn Hotel' in Goulburn located on the corner of Bourke and Clifford Streets but then moved onto the 'Salutation' in 1874.<sup>16</sup>

<sup>13</sup> Tracey 2007

<sup>14</sup> Bayley 1950

<sup>15</sup> Tracey 2007

<sup>16</sup> Wyatt 1941



### 3.2.2 Early development of Crookwell and district

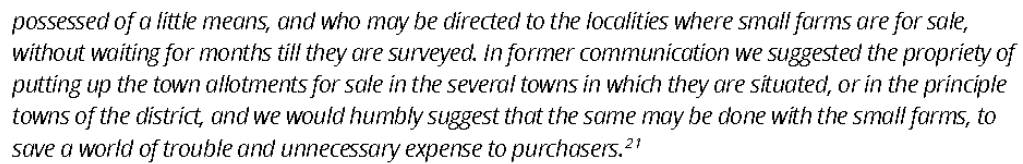
8. Georgiana, 640, six hundred and forty acres, comprising Oakes' Station on the Crookwell, bounded on the east by that river; on the north by a creek about a quarter of a mile north of the hut on that station; and on the west and south by the section lines. Applied for by Francis Oakes. Price, five shillings per acre.<sup>18</sup>

By 1849 the district was being formally surveyed with small farming lots at Crookwell being laid out on occupied lands with homesteads already built. The request was made for the town allotments to also be surveyed at that time:

*We understand that a surveying party, headed by Mr. Armstrong, of Sydney, and which is under the auspices of the Government, has commenced laying out small agricultural farms at the Crookwell, and will measure out small farms on which homesteads have been erected, with the view of putting them up for sale; it is also necessary that a number of these small farms should be ready for immigrants who may come*

<sup>18</sup> <https://trove.nla.gov.au/newspaper/article/12845913?searchTerm=Crookwell%20%20%20%20%20%20%20%20%20%20%20%20%20&searchLimits=-l-category=Article|-decade=1831|-year=1832> viewed 03/06/2018

<sup>20</sup> Gormley 1823



In 1851 gold was discovered in the district at the 'head of the Crookwell' (Figure 5) after an advertisement in the *The Goulburn Herald and County of Argyle Advertiser* ran a story regarding the discovery of gold in the district. The advertisement detailed a reward of £200 for the discovery of gold in the Goulburn Police district.<sup>23</sup> Later that same year 70 men were working the Abercrombie Gold field and a year later another 200 people were working the Tuena Goldfield, small amounts of gold were mined in the river three to four miles from Crookwell up until 1872. The gold fields however never yielded substantial finds and gold mining did not become of great importance to the Crookwell district.<sup>24</sup>

<sup>24</sup> Bayley 1950



**Figure 5** 1851 map of the Crookwell district indicating where gold had been discovered – see A, B and C notations. Note the approximate location of the study area is 5 kilometres south of the Crookwell River and Oakes' land grants, see red arrow. (source: NSW state archives, Surveyor General sketch book 5 folio 96)

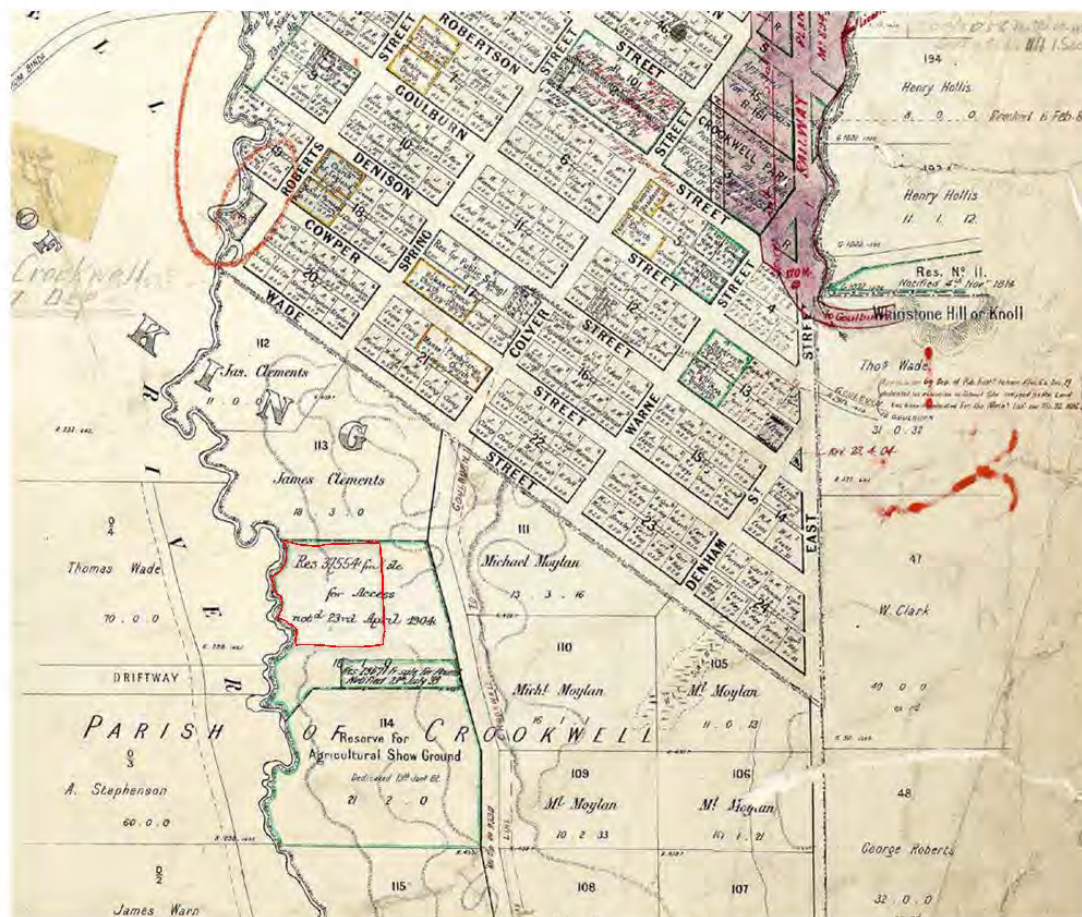
By the 1860's wheat growing was the staple product of the Crookwell district. At this time Crookwell was just a small agricultural village and the district centre was at Laggan, located five and a half miles south west from Crookwell. Laggan was a pastoral township containing four stores, a national school, a court house, a lock up, police barracks and three hotels. By 1869 the wheat crop of the district was so great that the mill at Laggan couldn't keep up with demand and a second mill at Crookwell was built. The mill was commissioned by Anthony Stephenson and in March 1871 the mill was opened with much ceremony with 250 people attending the opening.<sup>25</sup>

In 1879 the first Annual Show was held at Crookwell on land owned by Horatio Roberts, north east of the study area on what is now known as Crookwell Heights. The show was held there for the first three years but in 1882 the show was held on a twenty one acre reserve granted for the show purposes by the government on Kialla Road just south of the study area (Figure 6). The land was cleared and a seventy foot long and eighteen foot wide shed with iron roof was constructed of bush timber, a ring was cleared and log fences and pens erected. The show was attended by over 1,200 people that year and improvement to the show ground

<sup>25</sup> Bayley 1950



were made over the years with a new pavilion being built in 1884 with another built in 1900. This pavilion was later relocated to the new show grounds in 1927.<sup>26</sup>



**Figure 6 1882 Parish Map of Crookwell showing the area reserved for the 1882 Annual Show, located in the lot immediately south of the study area. Study area location indicated by the red lines. (source: hlrv)**

By the late 1890s pastoral activities, particularly wool growing began to replace wheat production. By 1899 it was estimated that there were 37,000 head of cattle in the district. Wool prices declined during the 1930s and some farmers found dairying more lucrative and butter production became important in the area. When wool prices rose, cream supplies to the butter factory in Crookwell declined and butter production ceased in 1956. The butter factory then operated as a cheese factory, before becoming a freezing works for rabbits and poultry. Several butter factories had been established in the district in the 1890s. The Kiara factory was established in 1892 and the Crookwell factory became the central butter manufacturing plant. Honey production was also important in the area.<sup>27</sup>

<sup>26</sup> Bayley 1950

<sup>27</sup> Tracey 2007





In 1869 it was reported that the village of Crookwell lay in a central position and was traversed by many crossroads leading from the southern to western districts. The main street, named Goulburn Street had been laid out along a bushman's track which was the main road to Goulburn at the time.<sup>28</sup> By 1872 the town was officially surveyed and made available for public viewing. Land sales followed and the building of houses, stores and public buildings on the town site began in earnest. The Wesleyan Church was the first building in the village, the foundation stoned being laid in 1865. The first town lots were purchased by Robert Stephenson and James Warne in 1869.<sup>29</sup>

The Commercial Hotel (now the Horse & Hound Hotel) was built in 1874, the Bank of NSW in 1875 (now the Crookwell Visitor Information Centre), the Court House and Police Station in 1878, and the tannery, cordial factory, flour mill, five stores two chemists, saddler, butcher and blacksmiths.<sup>30</sup> The first school opened in May 1864 at a slab hut in 'Brooklands' near the river crossing and in 1867 twelve boys and six girls were enrolled.<sup>31</sup> In 1874 a new school was built, then on the highest point of the town replacing the slab hut school.

In 1880 to 1890 the Temperance Hall (now the front section of the Memorial Hall) was built and the telegraph was connected in 1881. In 1884 the Crookwell Hotel was built, and in 1885 the Masonic Hall was erected. The shopping block between Roberts Street and the Uniting Church was first built in the 1890's but was burnt down later. Goulburn Street was often a quagmire as bullock wagons trundled through carrying wool, wheat and flour to Goulburn. Traction engines soon took this job on, but their weight did nothing to improve road conditions.<sup>32</sup>

In 1900 work began on the survey for the Goulburn to Crookwell rail line and the first sod was turned on the 24<sup>th</sup> May 1900 at Crookwell.<sup>33</sup> The official opening of the rail line took place on the 22 April 1902 with a banquet held in the afternoon and then a ball in the evening.<sup>34</sup> As a result, bullock teams, followed by steam traction engines and later by motor lorries, hauled their produce to the rail head at Crookwell rather than through to Goulburn<sup>35</sup> as had been the previous mode of transporting goods from Crookwell. The first passenger trains to use the rail line were special excursions for the Crookwell Show from 18th - 20th March 1902. The line was formally handed over to the Railway Commissioners on 22nd April 1902 and public services began operating. The Taralga branch line extended off the Crookwell line. It was opened on 23rd February 1926. Australian Iron and Steel Ltd., established an iron-ore mine at Back Creek near Crookwell, and a siding was constructed in association with the project. This resulted in two ore trains daily running to Port Kembla, probably the heaviest and most active traffic the line ever experienced. After the war this operation ceased. A rail motor service ran in addition to the normal mixed loco hauled service, c.1926-1944.<sup>36</sup> The rail line was never officially closed but by the mid-1980's rail traffic ceased as the line had become unprofitable.<sup>37</sup>

### 3.2.3 History of the study area and Crookwell District Hospital

The study area encompasses portion 118 of the town of Crookwell. The study area would have been cleared and used for grazing and then farming in the early period of occupation of Crookwell. When the land was

<sup>28</sup> Bayley 1950

<sup>29</sup> Bayley 1950

<sup>30</sup> <https://www.upperlachlan.nsw.gov.au/snapshot-crookwells-history> viewed 03/06/2018

<sup>31</sup> Bayley 1950

<sup>32</sup> <https://www.upperlachlan.nsw.gov.au/snapshot-crookwells-history> viewed 03/06/2018

<sup>33</sup> Wyatt 1941

<sup>34</sup> <https://trove.nla.gov.au/newspaper/article/221348187?searchTerm=crookwell%20railway%20opening%20%20%20%20%20%20%20%20%20&searchLimits> viewed 03/06/2018

<sup>35</sup> Tracey 2007

<sup>36</sup> <https://www.upperlachlan.nsw.gov.au/snapshot-crookwells-history> viewed 03/06/2018

<sup>37</sup> <https://www.nswrail.net/lines/show.php?name=NSW:crookwell> viewed 03/06/2018



dedicated by the government for the use of a hospital in the early 1900's it was still Crown Land and had not been previously granted to any of the early land owners of the region.

The early residents in the Crookwell district did not have access to medical facilities unless they travelled to Goulburn and by 1870 it was advertised in the Goulburn papers that Crookwell wanted a doctor, over the ensuing years there have been several local doctor practices in the town.<sup>38</sup> In 1900 the Australian Town and Country Journal noted that the Crookwell Progress Association was to call a public meeting for the purpose of initiating the construction of a local hospital.<sup>39</sup> In 1905 the Government was requested to set aside a 10 acre site on Kialla Road, Crookwell for the purpose of such construction (Plate 1). The Government grant contributed £500 towards building costs, however the remainder was funded by the local community.<sup>40</sup>



**Plate 1 1906 Certificate of title for Lot 118 dedicated for the site of Crookwell District Hospital. (Source: Historical Lands Viewer)**

In 1906 the "Goulburn Evening Penny Post" reported that the Hospital Committee considered tenders for construction of the hospital with the decision to accept the tender of Messrs. King & Armstrong, Goulburn. The tender for completing the work was £1,592.<sup>41</sup> The Foundation Stone was laid in 1906. Construction was completed at a cost of £1,800, and the hospital commenced operation in 1907 (Plate 2). A Foundation Stone for a new block was laid in 1933 however the name of the hospital was cause for a lengthy rigorous debate. The Hospital Board held that the name was to be Crookwell and District Community Hospital, while the

<sup>38</sup> Bayley 1950

<sup>39</sup> <https://trove.nla.gov.au/newspaper/article/71383462?browse=ndp%3Abrowse%2Ftitle%2FA%2Ftitle%2F52%2F1900%2F12%2F08%2Fpage%2F5335825%2Farticle%2F71383462> viewed 05/06/2018

<sup>40</sup> Tracey 2007

<sup>41</sup> <https://trove.nla.gov.au/newspaper/article/104771938?browse=ndp%3Abrowse%2Ftitle%2FG%2Ftitle%2F368%2F1906%2F06%2F19%2Fpage%2F9596876%2Farticle%2F104771938> viewed on 05/06/2018





Department of Lands held to the name as 'Crookwell and District Cottage Hospital'. The Hospital Commission supported the Department as the name appears in the "Second Schedule of the Public Hospitals Act, 1929-1936". A decision was finally made and the name was to be the "Crookwell District Hospital".<sup>42</sup>



**Plate 2 Crookwell Cottage Hospital c. 1910 (source: NSW State Heritage Register)**

The shrubbery and rose garden marking the circular drive from Kialla Road in front of the hospital were planted in 1910. The Nurses Quarters were erected in 1943 and it was noted by C. A Kelly, the minister for health when opening the new quarters that the hospital block was out of date. As a result a new two storey 60 bed building was constructed<sup>43</sup> and in 1952 three more units were constructed for the new hospital complex. The construction of the chimney stack adjoining the boiler house was also undertaken at this time.<sup>44</sup>

The hospital complex buildings have only ever encompassed the eastern section of portion 118. In 2007, Greater Southern Area Health Service sought development consent for the subdivision of the site to create two allotments. The development application was submitted in accordance with the provisions of the *Crookwell Local Environmental Plan 1994*, and at the time the site was within the 2(v) Urban Zone. Upper Lachlan Shire Council granted conditional consent to the subdivision of the land on 4 June 2007, and a subsequent modification on 14 November 2007. The subdivision works were completed and the Plan was registered by the Department of Lands on 14 April 2010.

<sup>42</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1480099> viewed on 05/06/2018

<sup>43</sup> Bayley 1950

<sup>44</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1480099> viewed on 05/06/2018



### 3.3 Research themes

Contextual analysis is undertaken to place the history of a particular site within relevant historical contexts in order to gauge how typical or unique the history of a particular site actually is. This is usually ascertained by gaining an understanding of the history of a site in relation to the broad historical themes characterising Australia at the time. Such themes have been established by the Australian Heritage Commission and the NSW Heritage Office and are outlined in synoptic form in New South Wales Historical Themes.<sup>45</sup>

There are 38 State Historical Themes, which have been developed for NSW, as well as nine National Historical Themes. These broader themes are usually referred to when developing sub-themes for a local area to ensure they complement the overall thematic framework for the broader region.

A review of the contextual history has identified one historical theme which relates to the occupational history of the study area. This is summarised in Table 2.

**Table 2 Identified historical themes for the study area**

Australian Theme	NSW Theme	Local Theme
<b>3. Economy-Developing local, regional and national economies</b>	Health-Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	None

<sup>45</sup> NSW Heritage Council 2001





## 4 Physical inspection

A physical inspection of the study area was undertaken on 06/06/2018 by Lian Flannery. The principal aims of the survey were to identify heritage values associated with the study area; this included any heritage items (Heritage items can be buildings, structures, places, relics or other works of historical, aesthetic, social, technical/research or natural heritage significance. 'Places' include conservation areas, sites, precincts, gardens, landscapes and areas of archaeological potential).

### 4.1 Site setting

The study area is encompassed by a semi-rural landscape with the town of Crookwell located to the north and residential housing and recreational spaces to the east and south. The landscape still maintains some residual elements of Crookwells agricultural past with paddocks and orchards still present in the wider landscape (Plate 3). A tributary of The Crookwell River forms the western boundary and represents the original western setting for the study area with pastures on the opposite side of the creek. The study area is vacant of any buildings and so does not contain any built heritage. The study area however does form part of a significant view corridor to the west (Plate 4, Plate 5 and Plate 6) from Crookwell Hospital which is located on the top of a rise with the study area sloping downhill towards the creek. The view from the hospital towards the west encompasses the creek, pastures and orchards located in the west and south west. The view to the east from the study area is dominated by the hospital complex from the eastern boundary however the topography of the site is such that from the centre and western boundary of the study area the hospital complex is not in view. During the site inspection a brick and mortar structure was identified near the creek at the western boundary of the study area (Plate 7 and Plate 8). This measured approximately one meter x one meter, there was no other identified structures or deposits within the study area. It has been assessed that this is most likely a c1950-2000 unidentified former agricultural structure as the study area is currently being used to stable horses.

### 4.2 Archaeological assessment

The potential archaeological resource relates to the predicted level of preservation of archaeological resources within the study area. Archaeological potential is influenced by the geographical and topographical location, the level of development, subsequent impacts, levels of onsite fill and the factors influencing preservation such as soil type. An assessment of archaeological potential has been derived from the historical analysis undertaken during the preparation of this report.

This section discusses the archaeological resource within the study area. The purpose of the analysis is to outline what archaeological deposits or structures are likely to be present within the study area and how these relate to the history of land use associated with the study area. The historical context presented in this report indicates that the study area was not previously occupied prior to dedication as a hospital site in 1906. The hospital complex is contained within Lot 1, therefore there is no potential for any archaeological deposits to exist in the study area.

Archaeological research potential refers to the ability of archaeological evidence to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site. Archaeological research potential differs from archaeological potential in that the presence of an archaeological resource (i.e. archaeological potential) does not mean that it can provide any



additional information that increases our understanding of a site or the past (i.e. archaeological research potential).

The research potential of a site is also affected by the integrity of the archaeological resource within a study area. If a site is disturbed, then vital contextual information that links material evidence to a stratigraphic sequence may be missing and it may be impossible to relate material evidence to activities on a site. This is generally held to reduce the ability of an archaeological site to answer research questions.

Assessment of the research potential of a site also relates to the level of existing documentation of a site and of the nature of the research done so far (the research framework), to produce a 'knowledge' pool to which research into archaeological remains can add.

The study area does not contain any potential to hold archaeological deposits, however it was part of the original portion (118) of the town of Crookwell dedicated from the government for a district hospital in 1906. With the adjacent lot the study area then forms the original curtilage of the hospital complex. The research themes associated with the study area includes Health-Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well-being of humans. All built heritage associated with Crookwell Hospital is located in the lot adjacent to the study area therefore there is no further information that the study area can provide for the significance of the hospital complex.



**Plate 3** View of the creek from the western boundary of the study area with the pasture land opposite the creek visible.



**Plate 4** View toward Crookwell Hospital from the eastern boundary of the study area.





**Plate 5** View towards Crookwell hospital from the western boundary of the study area. Note the topograpgy is such that the hospital complex is not visable.



**Plate 6** View from the top of the rise at the eastern edge of the study area looking west.



**Plate 7** Unidentified structure located near the creek.



**Plate 8** Close up of the bricks and mortar. Note the modern two hole bricks used and modern mortar mix.





## 5 Significance assessment

An assessment of heritage significance encompasses a range of heritage criteria and values. The heritage values of a site or place are broadly defined as the 'aesthetic, historic, scientific or social values for past, present or future generations'<sup>46</sup>. This means a place can have different levels of heritage value and significance to different groups of people.

### 5.1 Levels of heritage significance

Items, places, buildings, works, relics, movable objects or precincts can be of either local or State heritage significance, or have both local and State heritage significance. Places can have different values to different people or groups.

#### Local heritage items

Local heritage items are those of significance to the local government area. In other words, they contribute to the individuality and streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage. They may have greater value to members of the local community, who regularly engage with these places and/or consider them to be an important part of their day-to-day life and their identity. Collectively, such items reflect the socio-economic and natural history of a local area. Items of local heritage significance form an integral part of the State's environmental heritage.

#### State heritage items

State heritage items, places, buildings, works, relics, movable objects or precincts of State heritage significance include those items of special interest in the State context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection or association with the State in its widest sense.

The following statement of significance has been previously developed for the Crookwell Hospital Complex which previously encompassed the study area.

### 5.1 Statements of Significance

The study area was subdivided from the Hospital Complex in 2010 creating two separate lots, the western lot of which encompasses the study area. This area does not contain any form of built heritage and does not contain any potential for archaeological deposits to be present. The study area, with the adjacent lot containing the Crookwell Hospital Complex forms the original lot curtilage dedicated for the district hospital in 1906 however all of the hospital buildings were confined to the eastern portion of the original lot.

This assessment has not encountered any further information relating to the hospital site and the original lot boundaries therefore the current statement of significance for Crookwell District Hospital Complex does not need updating. The following is the current statement of significance for the hospital;

*Crookwell District Hospital Complex is highly significant for its association with the provision of health services in Crookwell since 1907. It is demonstrative of efforts by the Crookwell Progress Association to have a hospital built to support their community and for the ongoing care provided by local*

<sup>46</sup> NSW Heritage Office, 2001





*medical, nursing, service and administrative personnel to Crookwell and district. The complex includes the original Crookwell Cottage Hospital c.1907. Additional buildings are representative of 1930s government hospital architecture and 1950s post WWII period. There is additional heritage significance associated with the construction techniques of the chimney stack, and the craftsmanship of Master Bricklayer, Alec Rogers.<sup>47</sup>*

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<sup>47</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1480099> viewed 06/06/2018



## 6 Impact of the proposed rezoning

This SoHI has been prepared to address impacts resulting from the proposed rezoning of the study area. The study area has been assessed as not containing any heritage values, either built or archaeological. The study area does sit adjacent to a locally listed item, Crookwell Hospital Complex and the significant views to and from the hospital from the surrounding area include the study area. The SoHI identifies the level of impact arising from the proposed rezoning and possible future development and discusses mitigation measures which must be taken to avoid or reduce those impacts. This section of the report has been prepared in accordance with the Heritage Manual guideline *Statements of Heritage Impact*.<sup>48</sup>

### 6.1 Proposal details

In 2007, Greater Southern Area Health Service sought development consent for the subdivision of the site to create two allotments. The development application was submitted in accordance with the provisions of the *Crookwell Local Environmental Plan 1994*, and at the time the site was within the 2(v) Urban Zone. Upper Lachlan Shire Council granted conditional consent to the subdivision of the land on 4 June 2007, and a subsequent modification on 14 November 2007. The subdivision works were completed and the Plan was registered by the Department of Lands on 14 April 2010. The current planning proposal seeks the rezoning of Lot 2, DP 1160080 from SP2 Infrastructure (Health Services Facility) to E3 – Environmental Management to enable future development of the site.

### 6.2 Assessing impact to heritage item(s)

The discussion of impacts to heritage can be centred upon a series of questions which must be answered as part of a SoHI which frame the nature of impact to a heritage item. The Heritage Manual guideline *Statements of Heritage Impact* includes a series of questions in relation impacts that can occur for different types of works either on or near a listed heritage item. Whilst the specific works addressed in this SoHI (rezoning) are not outlined in these guidelines there are criterion addressing new developments next to a heritage item.<sup>49</sup> These are:

- How is the impact of the new development on the heritage significance of the item or area to be minimised?
- Why is the new development required to be adjacent to a heritage item?
- How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?
- How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?
- Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?
- Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

<sup>48</sup> Heritage Office and Department of Urban Affairs & Planning 1996

<sup>49</sup> *ibid*



- Will the additions visually dominate the heritage item? How has this been minimised?
- Will the public, and users of the item, still be able to view and appreciate its significance?

### **6.3 Statement of heritage impact**

The study area does not contain any built or archaeological items of significance nor is it part of a conservation area. The proposed rezoning of the study does not currently present any impacts. The study area is surplus to requirements for the department of health therefore the lots were subdivided and it is proposed that rezoning of the site will enable future development to occur.

Should construction of residential structures occur within the study area the rezoning is approved then impacts will occur. These impacts are assessed as visual, whereby the heritage item; Crookwell Hospital Complex has significance at a local level with part of the contributory significance of the hospital being its visual relationship with the relatively unchanged views to the west. The study area forms the western boundary of the hospital complex and therefore visual impacts could occur should development occur in the study area. Future development in the study area should respect the current curtilage of the study area as this, with the adjacent lot forms the original curtilage of the listed heritage item. New development should not be located within the strong visual corridors to and from the hospital and the study area, they should be designed to be visually harmonious with the site setting and located near to the existing roads either to the north or south of the study area. These mitigation measures will enable visitors of the Hospital Complex to still enjoy the heritage landscape associated with the hospital.



## 7 Conclusions and recommendations

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### 7.1 Conclusions

The proposed rezoning of the study area from SP2 Infrastructure (Health Services Facility) to E3 – Environmental Management will not result in any impacts as the study area does not contain any built or archaeological items of significance nor is it part of a conservation area. However, there is one item of heritage significance located to the east of the study area on the adjoining lot. Should future development occur in the study area such as building of residential housing or other built structures then visual impacts are likely to occur to the adjacent heritage item.

### 7.2 Recommendations

These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.<sup>50</sup>

#### **Recommendation 1 No further heritage requirements**

The study area has been assessed as not containing any heritage significance, either built or archaeological. Therefore, no further heritage works are required for the proposed rezoning of the study area.

#### **Recommendation 2 Unexpected finds procedure**

An unexpected finds procedure should be developed to mitigate any impacts to any unknown heritage within the study area. The procedure should outline the requirements and steps to follow should suspected heritage items be identified. Should any unexpected heritage items be uncovered during future work then the unexpected finds procedure should be implemented.

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<sup>50</sup> Australia ICOMOS 2013





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## Environment and Planning - 20 December 2018

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**ITEM 10.2**                      **Request to Review Determination of Development Application 17/2017.2 - Development for the purpose of a mixed use development comprising a food and drink premise and a shop - Lot 1 DP 655209 - 210 Goulburn Street, Crookwell.**

**FILE REFERENCE**    **I18/641**

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

### **ISSUE**

The applicant for Development Consent 17/2017.2 has requested Council's review of its determination of Development Application 17/2017.2, pursuant to section 8.2, 8.3, 8.4 and 8.5 (former 82A) of the Environmental Planning and Assessment Act 1979 (the Act).

**RECOMMENDATION**        That -

1. The Council as a consequence of its review of its determination of Development Application 17/2017.2 confirm the determination without change.

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### **BACKGROUND**

Council determined Development Application 17/2017 by granting of consent subject to conditions on 22 June 2017. Council determined a subsequent modification to Development Application 17/2017 by granting of consent subject to conditions on 24 May 2018. A copy of Council's current notice of determination is attached for information.

### **REPORT**

The proposal approved under modified Development Application 17/2017.2 is for demolition works, erection of a building and carrying out of works for the purpose of a mixed use development comprising a food and drink premise and a shop.

In accordance with the Upper Lachlan Development Contributions Plan 2007 (ULDSP 2007) and Upper Lachlan Development Servicing Plan 2008 (ULDSP 2008), section 94 and section 64 contributions were considered applicable towards the provision, extension or augmentation of public amenities, services and infrastructure that will, or likely to be required as a consequence of the development.

The applicant is *"...seeking to defer payment of Council Contributions totalling over \$50,000 to enable granting of a construction certificate in the interim. "... I would like to defer these contributions payments to a later date – twelve months from the date of this letter and post Occupancy Certificate, and if at all possible, at the discretion of the Council, a reduction of the total amount payable."*

## ***Environment and Planning***

### **REQUEST TO REVIEW DETERMINATION OF DEVELOPMENT APPLICATION 17/2017.2 - DEVELOPMENT FOR THE PURPOSE OF A MIXED USE DEVELOPMENT COMPRISING A FOOD AND DRINK PREMISE AND A SHOP - LOT 1 DP 655209 - 210 GOULBURN STREET, CROOKWELL. cont'd**

The current ULDCP 2007 Section 2.2 Payment of Contributions and Section 2.7 ULDSP 2008 states:

*“The time of payment of contributions shall be as follows:*

- *Development applications involving building work – prior to the release of the construction certificate.*

*Where a developer negotiates a material public benefit, works in kind, or dedication of land in lieu of paying the monetary contribution required under this plan, the developer must also pay Council’s reasonable costs for the management of this contributions plan and its elements. Plan management costs are identified in this contributions plan.*

*Where private certification is undertaken by a private certifying authority (PCA) the consent shall not operate unless until the amount required by the consent under this plan is paid to Council.”*

The applicant has requested the deferment of the payment of the required contributions for a twelve month period (effective from 5 November 2018) and post Occupancy Certificate. It should be noted that this process provides no protection for Council that the required contributions will be paid and paid in a timely matter.

The applicant has not provided any reasons in support of the request for the reduction of the required contributions.

The following is an extract from Council 4.15 Evaluation Report relating to the most recent determination notice:

#### **S94 Contribution Plan**

Section 7.11 contributions are contained in Condition 14. The contributions for modified development are identified in the table below, followed by details of their calculation. Condition 14 requires payment of the specified contributions.

Roads	<b>\$41,172.75</b>
Waste Management	<b>Nil</b>
Open Space & Recreation	<b>Nil</b>
Community facilities	<b>Nil</b>
Emergency Services	<b>Nil</b>
Plan Administration	<b>Nil</b>
<b>Total:</b>	<b>\$41,172.75</b>

#### **Roads**

Applicable roads contributions have been calculated as follows – **with reference to the original assessment of the development which is referred to below in *italics*.**

- *Component 1: Food and drink premises (bakery):*

- *Sub-component (a): Restaurant:*

*For the contributions plan’s purposes, the food and drink premises’ “restaurant” sub-component is considered more akin to a general retail use. A retail development is*

## **Environment and Planning**

### **REQUEST TO REVIEW DETERMINATION OF DEVELOPMENT APPLICATION 17/2017.2 - DEVELOPMENT FOR THE PURPOSE OF A MIXED USE DEVELOPMENT COMPRISING A FOOD AND DRINK PREMISE AND A SHOP - LOT 1 DP 655209 - 210 GOULBURN STREET, CROOKWELL. cont'd**

*assessed as generating 48 daily vehicle trips per 100m<sup>2</sup> gross floor area. Excluding areas unlikely to themselves attract patronage, the proposed retail sub-component's floor area is 45m<sup>2</sup>. The food and drink premises' retail sub-component may therefore be expected to generate  $45/100 \times 48 = 21.6$  daily vehicle trips.*

- Sub-component (b): Light industry:

*Light industrial development is assessed as generating 5 daily vehicle trips per 100m<sup>2</sup> gross floor area. Excluding areas unlikely to themselves generate vehicular traffic, the proposed food and drink premises' light industrial floor area is around 139m<sup>2</sup>. It may therefore be expected to generate  $139/100 \times 5 = 6.95$  daily vehicle trips.*

- Component 2: Shop:

- Sub-component (a): Retail area:

*The proposed shop's retail area is around 49m<sup>2</sup>. As discussed above, a retail development is assessed as generating 48 daily vehicle trips per 100m<sup>2</sup> gross floor area. The shop's retail sub-component may therefore be expected to generate  $49/100 \times 48 = 23.52$  daily vehicle trips.*

- Sub-component (b): Office:

*The proposed shop's office area is around 5m<sup>2</sup>. Office development is assessed as generating 16 daily vehicle trips per 100m<sup>2</sup> gross floor area. The shop's office sub-component may therefore be expected to generate  $5/100 \times 16 = 0.8$  daily vehicle trips.*

- Component 3: Shop top housing – **to be deleted with the proposed modification**

The proposed three bedroom shop top dwelling was equivalent to a dwelling house. A dwelling house was assessed as generating 11 daily vehicle trips. The proposed shop top dwelling is proposed to be deleted and therefore a discount of 11 vehicle trips per day applies.

The overall development may thus be expected to generate  $21.6 + 6.95 + 23.52 + 0.8 - 11 = 52.87$  daily vehicle trips.

As identified in the original assessment -

*A roads contribution was paid in accordance with the conditions of development consent 24/2011. The required contribution was based on expected traffic generation by the approved development being around five vehicle trips per day. The land therefore enjoys a roads contributions "credit" equivalent to five daily vehicle trips. Deducting this credit from the proposed development's expected traffic generation results in an expected net increase in traffic generation of  $52.87 - 5 = 47.87$  daily vehicle trips.*

Under the contributions plan, a dwelling house is assessed as generating 11 daily vehicle trips. The overall proposed development can be assessed as generating daily vehicle trips equivalent to  $47.87/11 = 4.35$  dwelling houses and, in turn, attracts payment of a roads contribution under **Council's 2017/18 fees and charges of  $4.35 \times \$9,465.00 = \$41,172.75$ .**

- Waste management

Waste management contributions are not applicable to the development's food and drink premises or shop components. **As the proposed three bedroom shop top housing component has been deleted and therefore no waste management contribution applies.**

- Open space and recreation



## ***Environment and Planning***

### **REQUEST TO REVIEW DETERMINATION OF DEVELOPMENT APPLICATION 17/2017.2 - DEVELOPMENT FOR THE PURPOSE OF A MIXED USE DEVELOPMENT COMPRISING A FOOD AND DRINK PREMISE AND A SHOP - LOT 1 DP 655209 - 210 GOULBURN STREET, CROOKWELL. cont'd**

Open space and recreation contributions are not applicable to the development's food and drink premises or shop components. **As the proposed three bedroom shop top housing component has been deleted and therefore no open space and recreation contribution applies.**

- Community facilities

Community facilities contributions are not applicable to the development's food and drink premises or shop components. **As the proposed three bedroom shop top housing component has been deleted and therefore no community facilities contribution applies.**

- Emergency services

Emergency services contributions are not applicable to the development's food and drink premises or shop components. **As the proposed three bedroom shop top housing component has been deleted and therefore no emergency services contribution applies.**

- Plan administration

Plan administration contributions were originally identified as not being applicable to the development's food and drink premises or shop components. **The original \$175 plan administration contribution is proposed to be deleted.**

#### **Condition 14 is modified accordingly to reflect the changed Section 94 Contributions**

#### **S64 Contributions**

Section 64 contributions were calculated for the overall development including the shop top housing. These were included in Condition 15. The adjusted figures are identified in the table below, followed by details of their calculation. A consent condition still requires payment of the specified contributions. The original calculations are highlighted in italics.

Sewerage services	<b>\$4,598</b>
Water supply services	<b>\$4,315.30</b>
<b>Total:</b>	<b>\$8,913.30</b>

- Sewerage services

*Sewerage services contributions applicable to the development have been calculated as follows.*

- *Component 1: Food and drink premises (bakery):*
- *Sub-component (a): Restaurant:*

*Sewerage services contributions applicable to commercial developments are calculated based on equivalent tenements (ET). The food and drink premises' retail sub-component's ET value has been calculated in accordance with the NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines as 45m<sup>2</sup> floor area @ 0.02ET/m<sup>2</sup> = 0.9ET.*

- *Sub-component (b): Light industry*

*Sewerage services contributions applicable to light industrial developments are calculated based on equivalent tenements (ET). The food and drink premises' light industrial sub-component's ET value has been calculated in accordance with the NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines as 139m<sup>2</sup> floor area @ 15ET per 10,000m<sup>2</sup> = 0.2ET.*

## **Environment and Planning**

### **REQUEST TO REVIEW DETERMINATION OF DEVELOPMENT APPLICATION 17/2017.2 - DEVELOPMENT FOR THE PURPOSE OF A MIXED USE DEVELOPMENT COMPRISING A FOOD AND DRINK PREMISE AND A SHOP - LOT 1 DP 655209 - 210 GOULBURN STREET, CROOKWELL. cont'd**

- *Component 2: Shop:*

*The NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines do not suggest any ET value for general retail developments other than those involving accommodation, food preparation, entertainment, sporting/spectator facilities or community facilities. The ET value of the proposed shop component (including its retail and office sub-components) is deemed to be zero.*

- **Component 3: Shop top housing – to be deleted with the proposed modification**

In accordance with the NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines, the originally approved three bedroom shop top dwelling was identified to have an ET value of 1.0.

The overall proposed development as modified has a total ET value of  $0.9 + 0.2 - 1.0 = 1.1$ , and in turn attracts a sewerage services contribution of  $1.1 \times \$4,180.00 = \$4,598.00$  under Council's 2017/18 fees and charges.

- **Water supply services**

*Water supply services contributions applicable to the development have been calculated as follows.*

- *Component 1: Food and drink premises (bakery):*
- *Sub-component (a): Restaurant:*

*Water supply services contributions applicable to commercial developments are calculated based on equivalent tenements (ET). The food and drink premises' retail sub-component's ET value has been calculated in accordance with the NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines as  $45\text{m}^2$  floor area @  $0.02\text{ET}/\text{m}^2 = 0.9\text{ET}$ .*

- *Sub-component (b): Light industry*

*Sewerage services contributions applicable to light industrial developments are calculated based on equivalent tenements (ET). The food and drink premises' light industrial sub-component's ET value has been calculated in accordance with the NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines as  $139\text{m}^2$  floor area @  $15\text{ET per } 10,000\text{m}^2 = 0.2\text{ET}$ .*

- *Component 2: Shop:*

*The NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines do not suggest any ET value for general retail developments other than those involving accommodation, food preparation, entertainment, sporting/spectator facilities or community facilities. The ET value of the proposed shop component (including its retail and office sub-components) is deemed to be zero.*

- **Component 3: Shop top housing – to be deleted with the proposed modification**

In accordance with the NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines, the originally proposed three bedroom shop top dwelling had an ET value of 1.0.

### ***Environment and Planning***

## **REQUEST TO REVIEW DETERMINATION OF DEVELOPMENT APPLICATION 17/2017.2 - DEVELOPMENT FOR THE PURPOSE OF A MIXED USE DEVELOPMENT COMPRISING A FOOD AND DRINK PREMISE AND A SHOP - LOT 1 DP 655209 - 210 GOULBURN STREET, CROOKWELL. cont'd**

The overall proposed development thus has a total ET value of  $0.9 + 0.2 - 1.0 = 1.1$ , and in turn attracts a sewerage services contribution of  $1.1 \times \$3,923.00 = \$4,315.30$  under Council's 2017/18 fees and charges

### **POLICY IMPACT**

Upper Lachlan Development Contributions Plan 2007  
Upper Lachlan Development Servicing Plan 2008

### **OPTIONS**

Council support the request for deferment of payment for a period of twelve months from 5 November 2018.

Council not support the request for deferment of payment for a period of twelve months from 5 November 2018 and Conditions of DA 17/2017.2 remain unchanged.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

If Council were to favourably consider the request of the applicant, concerns are raised that a precedent may be set for all persons holding a valid development consent to request the deferred payment of contributions prior to the issuance of the required Construction Certificate, this also has implications should the respective applicants engage the services of a Private Certifier and in turn, may jeopardise the timely provision of works identified in the plan.

### **RECOMMENDATION**      That -

1. The Council as a consequence of its review of its determination of Development Application 17/2017.2 confirm the determination without change.

### **ATTACHMENTS**

1. <a href="#">↓</a>	Section 82A Review Application - DA 17/2017.2	Attachment
2. <a href="#">↓</a>	Notice of Determination of a Development Application (modification - DA 17/2017.2	Attachment

## UPPER LACHLAN SHIRE COUNCIL



ABN: 81 011 241 552

PO Box 42 Gunning NSW 2581  
Phone: (02) 48 301 000 Facsimile: (02) 48 301 045

Fees applicable: July 2018 - June 2019

**SECTION 82A REVIEW APPLICATION**

Note: Council will not accept and will return incomplete applications that do not meet all the requirements of the relevant approval checklist. It is the responsibility of the applicant to ensure that all required information is provided

**1. APPLICANT'S DETAILS**

Applicant's Name(s)	CATHERINE DUFF AND MALCOLM GEGG		
Postal Address	2678 WINDELLAMA RD QUIALLICO		Postcode 2580
Telephone No. Bus.	Mobile No.	Email Address	
48214477	0419973869	g-cs@bigpond.com	

I/We declare to the best of our knowledge and belief that all the particulars provided are correct in every detail and the information required has been supplied.

Signature of Applicant(s):

	Date 8/11/18		Date 8/11/18
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**2. PROPERTY DETAILS**

Lot No.	Section No.	Deposited Plan No	
1		655209	
Street No. / Rural Address	Street/Road Name		
210	COULBURN ST		
Township			Postcode
CROOKWELL			2583
Parish Name	Area		
CROOKWELL	1864 m <sup>2</sup>		1864 m <sup>2</sup>

**3. OWNER'S DETAILS**

Owner's Name(s)	MALCOLM KEITH GEGG & CATHERINE JEAN DUFF		
Postal Address	2678 WINDELLAMA RD QUIALLICO GOULBURN		Postcode 2580
Phone No.	Mobile No.	Email Address	
48214477	0419973869	g-cs@bigpond.com	

I/We the undersigned are the owner(s) of the property described in this application and consent to its lodgement.

I/We hereby permit any duly authorised officer of the Council, to enter the land or premises to carry out inspections and surveys or take measurements or photographs as required for the administration of the Act(s), Regulation or Planning instrument.

Signature of Owner(s):

	Date 8/11/18		Date 8/11/18
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Note: If the property is owned by a company, a company seal must be provided with at least one executive signature. Any person signing on behalf of the owner must state the authority by which that person acts.



**4. APPLICATION DETAILS**

DEVELOPMENT APPLICATION (DA) NUMBER

17/2017

DETERMINATION - DATE OF NOTICE

24th MAY 2018

You may request a review within 6 months of the Date of Notice

DETAILED DESCRIPTION

Proposed Development consists of a "stand alone" building w/ two shop entrances - one is a retail shop and the bigger shop been a bakery. The building is 16 m x 22m and has a back production area for the bakery and at the front customer service counters and seating area.

**5. REVIEW DETAILS**

I request to review Part 2 (14) and (15) conditions of the above D.A - 17/2017

I am seeking to defer payment of Council Contributions totalling over \$50,000 to enable granting of a Construction Certificate in the interim.

Please see attached correspondence

**6. INFORMATION****What is a request for Review of Determination?**

Section 82A of the Environmental Planning and Assessment Act 1979, enables an applicant to request a review of Council's Determination of a Development Application.

**A review can be made on the application as determined or amendments may be made to the development described in the original application. However, any amendments made to the development must be substantially the same as the development described in the original application. If the request for review involves amendments Council may again place the application on Public Exhibition.**

The Council may review the determination, and as a consequence of the review, may confirm or change the determination. The decision as to whether or not the determination should be reviewed will be made by the Council (elected representatives) or by a Council officer who was not involved in the original assessment and determination of your application.

A Section 82A review relates to the entire determination and not just part of the proposal. For example, if you are seeking a review of a proposal where only part of the development has been granted consent, Council may decide to overturn the consent decision and refuse the entire proposal. Therefore if you only wish to amend the conditions of an approval which you are dissatisfied with, you should make an application to modify these conditions under Section 96 of the Environmental Planning and Assessment Act 1979 rather than seek a review under Section 82A. A Section 96 Modification form can be obtained from Council's Environment & Planning Department.

**When can a request for Review be made?**

A request for review of a determination can only be made by the applicant shown on the original application, and **must be submitted within six (6) months of the date of determination. A request for review of determination can only be made once on each determination.**

**How to lodge this request for review of determination?**

Complete this form and either post it or lodge it in person at Council's Environment & Planning Department.

**ULSC 82A REVIEW FEES – 2018/2019**

ACTIVITY	FEE	OFFICE USE ONLY Fee Applicable
<u>Clause 257(a)</u> in the case of a request with respect to a development application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building	50% of Original DA Fee	<input type="checkbox"/> Amount: \$ .....
<u>Clause 257(b)</u> in the case of a request with respect to a development application that involves the erection of a dwelling-house with an estimated cost of construction of \$100,000 or less	Fee to be worked out by an ULSC Staff in accordance with the Schedule of Fees 2018/2019 P. F-10	<input type="checkbox"/> Amount: \$ .....
<u>Clause 257(c)</u> in the case of a request with respect to any other development application	Fee to be worked out by an ULSC Staff in accordance with the Schedule of Fees 2018/2019 P. F-10	<input type="checkbox"/> Amount: \$ .....
<b>OFFICE USE ONLY</b>		
Fees completed by: .....	<b>TOTAL:</b>	\$ .....
Dated: .....		

To; General Manager, Mayor, Councillors

Upper Lachlan Shire Council

Spring St Crookwell

NSW 2583

5<sup>th</sup> November 2018

RE; SECTION 82A REVIEW APPLICATION.

FOR PROPOSED DEVELOPMENT – 210 GOULBURN ST,  
CROOKWELL BAKERY AND ADJOINING RETAIL SHOP.

Dear Sirs/Madams,

I request to review Part 2 (14) and (15) conditions of Development Application 17/2017, Modification Determination (made on 24 May 2018).

The aforementioned Part 2 (14) and (15) relate to,

(14) Section 7.11 of the Environmental Planning and Assessment Act 1979 and Upper Lachlan Development Contributions Plan 2007 and

(15) Section 64 of the Local Government Act 1993, section 306 of the Water Management Act 2000 and Council's Development Servicing Plans of October 2008 for water supply and sewer schemes.

As some of you may be aware, our Crookwell Bakery project has been "in the system" for over 30 months. One of the key issues we have had, has been finding a builder to commit and follow through with our project, and for six months earlier this year we in fact had no suitable candidates. During this time in 'limbo', I was approached by Julian Fairbanks at Chataway Café, to exercise his option to exit his lease contract in December 2019. After discussion with my husband we agreed to buy back the lease option ourselves and since initial talks, the changeover date has been bought forward twelve months, to December 2018. Our plans for Chataway Café include a re-vamp of the exterior and interior colours, a change to indoor seating area, improved new lighting, new signage, a re-locate of a storeroom, a kitchen upgrade, and a commitment to 7 day a week trading. I have had over 30 years of hospitality business experience and are looking forward to getting back to Crookwell with my husband, to rejuvenate a great café and building in a high profile location in Crookwell.



Since committing to the Café lease we also fortunately now have a builder onboard for our Crookwell Bakery project, which whilst it is a relief to get the Crookwell Bakery back on track after a significant financial outlay by us, it now means we are not only revitalising an existing business (café), but also building a new business (Crookwell Bakery) literally from the ground up. We believe our location for the Crookwell Bakery will benefit a part of the town – opposite the park and swimming pool, which is long overdue, by providing an amenity for both locals, and visitors- overnight and daytrippers, (who have the potential to become future residents to the Upper Lachlan Shire). The Bakery site will incorporate attractive gardens that will extend visually beyond our boundary to enhance the surrounding area. The existing weatherboard cottage onsite – that was once a General Store, will be retained and preserved. I, along with Mal and our family are passionate about what we are looking to create in Crookwell and are fully committed to our considerable investment (both financially and in “manhours”) in Crookwell. Our businesses will provide employment and apprenticeship opportunities to both full time and casual staff, which could add up to 20 + positions within the first 12 months.

Currently, a condition of consent is that contributions for the above sections must be paid before a Construction Certificate is granted, these contributions total over \$50,000. Payment of this amount for us at present is not possible, and realistically could put our Bakery project on ‘hold’ for up to twelve months. We have purchased and have in storage 90 % of our bakery equipment required for the business, so our last “hurdle” is granting of the Construction Certificate. It has been recommended to us to engage a Private Certifier for this process and we have done so, with the goal of building commencement on our bakery project. Most of all I would like to defer these contribution payments to a later date- twelve months from the date of this letter and post Occupancy Certificate, and if at all possible, at the discretion of the Council, a reduction of the total amount payable.

I am seeking the co-operation of the Mayor, General Manager and Councillors to secure an outcome which will result in a Construction Certificate being granted in the near future so building can commence on the Crookwell Bakery and granting of an Occupancy Certificate at completion of build, to enable our business to open and start operating for the benefit of all.

I look forward to hearing from you.



Yours faithfully

Catherine Duff  
5 Robertson Lane  
Crookwell  
g\_cs@bigpond.com



ABN 81 011 241 552

## Upper Lachlan Shire Council

All correspondence addressed to the General Manager, PO Box 10, Crookwell NSW 2583

**Crookwell Office:** 44 Spring Street, Crookwell NSW 2583

p: 02 4830 1000 | f: 02 4832 2066 | e: council@crookwell.nsw.gov.au | www.upperlachlan.local-e.nsw.gov.au

**Gunning Office:** 123 Yass Street, Gunning NSW 2581

p: 02 4845 4100 | f: 02 4845 1426 | e: council@upperlachlan.nsw.gov.au

**Taralga Office:** Taralga Community Service Centre, Orchard Street, Taralga NSW 2580

p: 02 4840 2099 | f: 4840 2296 | e: taralgacsc@ceinternet.com.au

## Notice of Determination of a Development Application (modification)

Issued under the *Environmental Planning and Assessment Act 1979 Section 4.55(2)*

<b>Development Application no</b>	17/2017
<b>Development Application</b>	
Applicant name	Mr Malcolm Gegg & Ms Catherine Duff
Applicant address	2678 Windellama Road GOULBURN NSW 2580
Land to be developed	Lot 1 DP 655209 - 210 Goulburn Street, Crookwell
Proposed development	<i>Demolition of works, erection of a building and carrying out of works for the purpose of a mixed use development comprising a food and drink premises and a shop.</i>
<b>Determination made on (date)</b>	22 June 2017
<b>Modification Determination Made on (date)</b>	24 May 2018
Determination	Consent granted subject to the following conditions
Consent to operate from (date)	22 June 2017 <i>see note 1</i>
Consent to lapse on (date)	22 June 2022

**DETAILS OF CONDITIONS** (including Section 7.11 conditions) See Note 2**PART 1 GENERAL CONDITIONS**

The following conditions have been applied to ensure that the use of the land and /or the building is carried out in such a manner that it is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on the development consent.

- (1) Except where otherwise required or permitted by conditions of development consent, the development shall be carried out generally in accordance with the information submitted in support of the development application and the following stamped consent drawings, including any notations or amendments marked by Council in red.
  - "Proposed Bakery: Site Plan", Drawing No BAKERY-01, Rev B, dated October 2016 (received 26 May 2017), prepared by Slater Drafting Service (drawn by J Slater)
  - "Proposed Bakery: Site Plan – Site Plan Showing Location of Signs (3)", Drawing No BAKERY-01, Rev A, dated October 2016 (received 1 June 2017), prepared by Slater Drafting Service (drawn by J Slater)
  - *"Proposed Bakery: Bakery Floor Plan", Drawing No BAKERY-02, Rev B, dated December 2017, prepared by Slater Drafting Service (drawn by J Slater)*
  - Deleted
  - Deleted
  - *"Proposed Bakery: Bakery Elevations – Showing Location of Sign", Drawing No BAKERY-06, Rev B, dated December 2017, prepared by Slater Drafting Service (drawn by J Slater)*
  - *"Proposed Bakery: Bakery Elevations – Showing Location of Sign", Drawing No BAKERY-07, Rev B, dated December 2017, prepared by Slater Drafting Service (drawn by J Slater)*
  - *"Proposed Bakery: Bakery Section", Drawing No BAKERY-10, Rev B, dated December 2017, prepared by Slater Drafting Service (drawn by J Slater)*
  - *"Proposed Bakery: Bakery Roof Plan", Drawing No BAKERY-12, Rev A, dated December 2017, prepared by Slater Drafting Service (drawn by J Slater)*
  - Untitled drawings of three proposed business identification signs, unnumbered, undated (received 1 June 2017), prepared by unknown
  - "Landscaping Diagram for Lot 1 DP655209", unnumbered, undated, prepared by unknown.
- (2) All building work shall be carried out in accordance with the provisions of the Building Code of Australia. A reference to the Building Code of Australia is a reference to that Code as in force on the date that an application for a relevant construction certificate is made.
- (3) Deleted

(4) *Deleted*

(5) *Deleted*

- (6) Food safety practices and operations in the food and drink premises shall at all times comply with the relevant provisions of the Food Act 2003, Food Regulation 2004 and the Food Standards Code, including those provisions relating to:
- (a) Food handling—skills, knowledge and controls
  - (b) Health and hygiene requirements
  - (c) Requirements for food handlers and businesses
  - (d) Cleaning, sanitising and maintenance
  - (e) Design and construction of food premises, fixtures, fittings and equipment.
- (7) As Council is the water supply authority for the land, at least 48 hours' notice shall be given to Council to permit inspection of:-
- (a) Internal drainage, and
  - (b) Hot & cold water; and
  - (c) External drainage; and
  - (d) Plumbing and drainage after completion.

Bookings for inspections should be made through Council's Crookwell Office on 02 4830 1000.

Any required re-inspection or additional inspection will incur a fee in accordance with Council's fees and charges, current at the time of inspection. Council will not grant an occupation certificate unless all inspection fees have been paid.

- (8) The consent does not permit any earthworks or removal of vegetation other than necessitated by conditions of consent, indicated by the stamped consent drawings, or identified by an environmental planning instrument as not requiring consent.
- (9) All demolition waste removed from the land, including soils, brick and concrete rubble and the like, shall be lawfully disposed of at a suitably authorised waste processing or disposal facility.

#### **PART 2 PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a construction certificate by the principle certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

- (10) No construction certificate shall be granted for any building work in the development unless details, specifications and drawings submitted with the application for construction certificate are consistent with the development consent, including the stamped consent drawings.
- (11) No construction certificate shall be granted for the development unless the principal certifying authority is satisfied by information accompanying the construction certificate application that the development complies with applicable provisions of the Building Code of Australia, relevant Australian Standards and the Disability Discrimination Act 1992 regarding access for people with disabilities.
- (12) No construction certificate shall be granted for the development unless design details of the proposed external waste storage area have been submitted to and approved by Council. In this regard, the waste storage area shall be:



- (a) Provided with a hose tap connection
  - (b) Paved with an impervious surface
  - (c) Graded and drained to a waste disposal system.
- (13) Noting Council intends to reconstruct Robertson Lane in the 2017/18 financial year, no construction certificate shall be granted for the development unless details of the design of the proposed vehicle access driveway from Robertson lane have been submitted to and approved by Council's Works and Operations Department.

- (14) *No construction certificate shall be granted for the development unless the following contributions have been paid to Council in accordance with section 7.11 of the Environmental Planning and Assessment Act 1979 and Upper Lachlan Development Contributions Plan 2007:*

<i>Roads</i>	<i>\$41,172.75</i>
<i>Waste Management</i>	<i>Nil</i>
<i>Open Space &amp; Recreation</i>	<i>Nil</i>
<i>Community Facilities</i>	<i>Nil</i>
<i>Emergency Services</i>	<i>Nil</i>
<i>Plan Administration</i>	<i>Nil</i>

<b>TOTAL</b>	<b>\$41,172.75</b>
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*The above contributions are current at the time of determination of the modification application and, until paid, shall be adjusted annually on 1 July by reference to the Consumer Price Index (All Groups) Sydney following publication by the Australian Bureau of Statistics.*

- (15) *No construction certificate shall be granted for the development unless the following contributions have been paid to Council in accordance with the provisions of section 64 of the Local Government Act 1993, section 306 of the Water Management Act 2000 and Council's Development Servicing Plans of October 2008 for water supply and sewer schemes:*

<i>Water supply services</i>	<i>\$4,598</i>
<i>Sewerage services</i>	<i>\$4,315.30</i>

<b>TOTAL</b>	<b>\$8,913.30</b>
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*The above contributions are current at the time of determination of the modification application and, until paid, shall be adjusted annually on 1 July by reference to the Consumer Price Index (All Groups) Sydney following publication by the Australian Bureau of Statistics.*

- (16) No construction certificate shall be granted for the development unless details of proposed water supply service connection(s) have been submitted to and approved by Council. In this regard, as a minimum, a 25mm water supply service and meter shall be provided. Council can provide a fee quotation for the required service connections and meter(s).
- (17) No construction certificate shall be granted for the development unless details of proposed sewer service connection(s) have been submitted to and approved by Council.
- (18) *No construction certificate shall be granted for the development unless details of proposed stormwater drainage have been submitted to and approved by Council. In this regard:*

- (a) *Roof water from the development shall be discharged into a suitable rain water-storage tank or tanks and any tank overflow shall be directed to Council's stormwater drainage system in Goulburn Street.*
  - (b) *Surface stormwater on the land may be directed to Council's stormwater drainage system in Goulburn Street and/or Robertson Lane.*
- (19) Any application for a construction certificate for the development shall be accompanied by information and drawings demonstrating compliance with the Building Code of Australia.
- (20) No construction certificate shall be granted for the development unless the principal certifying authority is satisfied by information accompanying the construction certificate application that:
- (a) the building's lower storey finished floor level will be at least 500mm above the 100 year average recurrence interval (ARI) flood level on the land
  - (b) the building is designed and constructed to withstand the effects of inundation of the land in a 100 year ARI flood event.
- (21) No construction certificate shall be granted for the development unless details of proposed trade waste management and disposal facilities have been submitted to and approved by Council's Works and Operations Department. In this regard, the "underground grease trap" indicated on the stamped consent drawings shall have a minimum capacity of 1,000L.
- (22) No construction certificate shall be granted for the development unless details of the food and drink premises' compliance with the relevant provisions of Australian Standard AS4674—2004 Design, construction and fit-out of food premises have been submitted to and approved by Council.

### **PART 3 - PRIOR TO COMMENCEMENT OF WORK**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any work on site.

- (23) No building work in the development shall commence unless the following provisions of section 81A of the Environmental Planning and Assessment Act 1979 (the Act) have been complied with:
- (a) A construction certificate for the building work shall be obtained; and
  - (b) A principal certifying authority shall be appointed and Council shall be notified of the appointment; and
  - (c) Council shall be notified in writing at least two days prior to building work commencing.
- (24) No building or demolition work in the development shall commence unless a sign has been erected, in a prominent position on any site on which such work is being carried out:
- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the work site is prohibited.

Any such sign shall be maintained while the building or demolition work is being carried out, but must be removed when the work has been completed.

- (25) No building or demolition work in the development shall commence unless provision has been made for temporary toilet accommodation on the site of the work.



- (26) No demolition work in the development shall be carried out unless:
- (a) A person having the benefit of the consent has supplied the engaged demolition contractor's licence details to Council; and
  - (b) Appropriate fencing to prevent public access to the site of the demolition work has been erected and will be maintained for the duration of the demolition work being carried out.
- (27) No work in the development shall commence unless satisfactory erosion and sediment controls have been put in place to prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land as follows. Such measures shall include:
- Diversion of uncontaminated run-off around cleared or disturbed areas, and
  - Erection of silt fencing to prevent debris escaping into drainage systems and waterways, and
  - Prevention of tracking of sediment by vehicles onto roads, and
  - Stockpiling of topsoil, excavated material, construction and landscaping supplies and debris at the site of works.

The above controls shall remain in place until all disturbed ground surfaces at the development site have been rehabilitated, vegetated and/or stabilised to prevent erosion or sediment loss.

#### **PART 4 - DURING CONSTRUCTION**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

- (28) Building or demolition work in the development shall be carried out only:
- On Mondays to Fridays between 7:00am and 6:00pm, and
  - On Saturdays between 7:00am and 1:00pm if inaudible on residential premises, otherwise 8.00 a.m. to 1.00 p.m.

No building or demolition work in the development shall be carried out on Sundays or public holidays.

- (29) All plumbing and drainage work shall be completed and certified by a licensed plumber to be in accordance with the National Construction Code – Plumbing Code of Australia.
- (30) The development, including building components and vehicle manoeuvring, parking and loading/unloading facilities, shall comply with the relevant provisions of Australian Standard AS1428.1-2001—Design for access and mobility.
- (31) Alterations to natural surface contours shall not impede or divert natural surface water runoff so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.
- (32) In the carrying out of demolition work in the development, any handling or removal of asbestos product shall be carried out by an appropriately licenced person in accordance with relevant WorkCover requirements.

#### **PART 5 – DURING DEMOLITION**

The following conditions of consent have been imposed to ensure that the demolition relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the demolition work occurring on site.

- (33) All demolition work in the development shall be carried out in accordance with Australian Standard AS2601-2001 – The Demolition of Structures and the following requirements:

- No demolition work shall commence unless security fencing and/or hoarding have been provided to the perimeter of the demolition work site to prevent access by unauthorised persons throughout the demolition period.
- Demolition work shall not be carried out in high winds.
- Any identified lead contaminated materials shall be handled and disposed of in accordance with the requirements of the NSW Environment Protection Authority.
- Dust controls shall be implemented on site prior to and throughout demolition work.
- Any demolition material identified as containing asbestos shall be removed and disposed of in accordance with the requirements of WorkCover NSW.
- All trucks/trailers entering or leaving the site shall have their loads adequately covered when not loading. Signage indicating this requirement shall be prominently displayed at the site's entry/exit point(s).
- Temporary toilet facilities shall be provided on the site throughout demolition work.
- Demolition work shall be restricted within the following hours:
  - Mondays to Fridays 7:00am-6:00pm
  - Saturdays 8:00am-1:00pm
  - Sundays & public holidays no demolition work permitted.
- Sound pressure levels emitted from the site, measured as LA10 15 minutes, shall not exceed background noise levels at the nearest affected residence by the following criteria for the time interval specified:
  - 20dB(A) (Demolition) -- period up to four weeks
  - 10dB(A) (Demolition) -- period greater than four weeks and not exceeding 26 weeks
  - 5dB(A) (Demolition) -- period exceeding 26 weeks.

#### **PART 6 - PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of an occupation certificate by the principle certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

- (34) The development shall not be occupied unless an occupation certificate has been obtained for the development.
- (35) No occupation certificate shall be granted for the development unless all necessary fire safety certificates, with respect to the Fire Safety Schedule, have been submitted to the principal certifying authority for the development. Copies of the Fire Safety Certificate and Fire Safety Schedule shall be:
  - (a) Supplied to Council (if Council is not the principal certifying authority)
  - (b) Supplied to the Commissioner of NSW Fire Brigades
  - (c) Prominently displayed within the development.
- (36) No occupation certificate shall be granted for the development unless the following documentation has been submitted to Council:
  - (a) An accurately drawn sewer diagram
  - (b) For plumbing and drainage work, a certificate of compliance with the relevant provisions of the National Construction Code – Plumbing Code of Australia.
- (37) No occupation certificate shall be granted for the development unless the following information has been supplied to and accepted by Council:
  - (a) Evidence of public liability insurance
  - (b) A completed Food Premises Registration form.



In this regard, upon completion of work, the food and drink premises shall be inspected by Council's Environmental Health Officer to establish compliance with relevant Food Safety Standards, and the food and drink premises shall not commence operation unless Council – being the relevant food authority – has provided its written approval.

#### PART 7 - AGENCY CONDITIONS

nil

#### ADDITIONAL NOTES/REQUIREMENTS AS YOUR PRINCIPLE CERTIFYING AUTHORITY (PCA)

nil

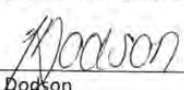
##### Dial Before You Dig

Underground assets may assist in the area that is subject to your application. In the interest of health & safety and in order to protect damage to third party assets please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

##### Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: **Telstra's Network Integrity Team** on Phone Number 1800810443.

<b>Other Approvals</b> List Local Government Act 1993 Approvals granted under S4.12(3)	Nil
Approval bodies that have given general terms of approval in relation to the development, as referred to in section 4.47 of the Environmental Planning and Assessment Act 1979 (in the case of integrated development)	Not applicable
<b>Rights of appeal</b>	<p>Part 8 Section 8.7 and 8.3 of the Environmental Planning and Assessment Act 1979 gives a right of appeal and a right to make an application for a review against the determination of the subject development application to the applicant.</p> <p>The Environmental Planning and Assessment Act 1979 gives no right of appeal against the determination of the subject development application to an objector.</p> <p><i>*Section 8.7 of the Environmental Planning and Assessment Act 1979 does not apply to a development application for designated development determined by the consent authority after a public hearing held by the Independent Planning Commission, or to the determination of the application.</i></p>
<b>Review of determination</b>	The applicant has the right to request a review of the determination of the subject development application under Division 8.2 of the Environmental Planning and Assessment Act.
<b>Planning Assessment Commission</b>	The Independent Planning Commission has not conducted a public hearing in respect of the subject development application.
<b>Signed</b> Signature	on behalf of the consent authority 
Name	Tina Dodson
Date	Director Environment and Planning 24 May 2018

**Note 1** where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.

**Note 2** clause 101 of the Regulation contains additional particulars to be included in a notice of determination where a condition under section 7.11 of the Environmental Planning and Assessment Act 1979 has been imposed.

**Note 3** Notice of Determination modified by altering the description of the approved development, Conditions 3, 4 and 5 have been deleted and Conditions 1, 14, 15 and 18 have been modified.

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## Environment and Planning - 20 December 2018

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**ITEM 10.3**                      **Memorandum of Understanding - Gunning and District Historical Society**

**FILE REFERENCE**    I18/665

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

### **ISSUE**

Providing details in relation to the Memorandum of Understanding between Upper Lachlan Shire Council and Gunning and District Historical Society.

**RECOMMENDATION**      That -

1. Council sign the Memorandum of Understanding between Upper Lachlan Shire Council and Gunning and District Historical Society and return a copy of the signed Memorandum of Understanding to the Gunning and District Historical Society.

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### **BACKGROUND**

Council resolved under 329/18 on 15 November 2018 that *“Council enter into a Memorandum of Understanding with the Gunning and District Historical Society”*.

### **REPORT**

Further to Council resolution 329/18, discussions regarding a Memorandum of Understanding (MOU) were held with the Gunning and District Historical Society that outline the responsibilities and use of Pye Cottage Museum and associated buildings for storage and use as a local history research facility.

The Gunning and District Historical Society have now signed that attached MOU. A copy of the signed MOU is attached for Councillors information.

### **POLICY IMPACT**

Nil

### **OPTIONS**

Nil

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

***Environment and Planning***

**MEMORANDUM OF UNDERSTANDING - GUNNING AND DISTRICT HISTORICAL SOCIETY cont'd**

**RECOMMENDATION**      That -

1. Council sign the Memorandum of Understanding between Upper Lachlan Shire Council and Gunning and District Historical Society and return a copy of the signed Memorandum of Understanding to the Gunning and District Historical Society.

**ATTACHMENTS**

1. <a href="#">↓</a>	Memorandum of Understanding - Gunning and District Historical Society	Attachment
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**MEMORANDUM OF UNDERSTANDING BETWEEN UPPER LACHLAN SHIRE COUNCIL AND  
GUNNING AND DISTRICT HISTORICAL SOCIETY**

**Parties:**

The parties to this Memorandum of Understanding are as follows:

- Upper Lachlan Shire Council (ULSC)
- Gunning and District Historical Society Inc. (GDHS)

**Purpose:**

To establish a working relationship between ULSC and GDHA for the responsibilities and use of Pye Cottage Museum and associated buildings for storage and use as a local history research facility.

**Commencement:**

To commence upon agreement and signing by both parties.

**Undertakings:**

- Maintenance to be undertaken by ULSC in accordance with ULSC Maintenance Schedule, budget allocations and priorities.
- GDHS to submit (if needed) a written submission to the annual Draft Operational Plan for any required works.
- Visitor management, promotion and openings are to be the responsibility of GDHS.
- Use and operation of the local history research facility is to be managed by GDHS.
- GDHS collection of donations is allowed subject to all proceeds being used to promote local history.
- GDHS is to provide an annual report to ULSC on visitations, use of local history research facility and associated donations.
- GDHS is to maintain a minimum \$10 Million Public Liability Insurance to cover members and visitors to the Pye Cottage Museum and local history research facility. A copy of the Public Liability Insurance Certificate to be provided to ULSC annually.
- ULSC will provide one Council Representative (Councillor) and GDHS will invite the Council representative to attend meetings of GDHS.
- ULSC will ensure access to Pye Cottage and the local history research facility by GDHS.

**Acknowledgment:**

GDHS is to acknowledge ULSC contribution to the ongoing operation of GDHS and support of local history.

President - GDHS

Date: *29 Nov 2018*

General Manager – ULSC

Date:



**MEMORANDUM OF UNDERSTANDING BETWEEN UPPER LACHLAN SHIRE COUNCIL AND  
GUNNING AND DISTRICT HISTORICAL SOCIETY**

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**Acknowledgment:**

GDHS is to acknowledge ULSC contribution to the ongoing operation of GDHS and support of local history.

A handwritten signature in black ink, appearing to be "GD", is written over a horizontal line.

A horizontal line for a signature.

President - GDHS

General Manager – ULSC

Date: *29 Nov 2018*

Date: