



BUSINESS PAPER

ORDINARY MEETING

Thursday 21 December 2017

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 2017

Councillors

Dear Members

Ordinary Meeting of Council

Notice is hereby given that the next Ordinary Meeting of Council will take place on **Thursday 21 December 2017** in the **Council Chambers, Crookwell** commencing at **6.00pm**.

Your presence is requested.

Yours faithfully

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

JK Bell
General Manager
Upper Lachlan Shire Council

AGENDA

ACKNOWLEDGEMENT OF COUNTRY

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

1 APOLOGIES AND LEAVE OF ABSENCE

2 CITIZENSHIP CEREMONY

Nil

3 DECLARATIONS OF INTEREST

4 CONFIRMATION OF MINUTES..... 11

4.1 Minutes of the Ordinary Meeting of Council of 16 November 2017 12

5 MAYORAL MINUTES.....33

5.1 Mayoral Minute - November/December 2017 34

6 PRESENTATIONS TO COUNCIL/PUBLIC

6.1 Presentation by Jo Marshall

7 CORRESPONDENCE35

7.1 Correspondence for the Month of December 2017 36

8 LATE CORRESPONDENCE

REPORTS FROM STAFF AND STANDING COMMITTEES

9 ENVIRONMENT AND PLANNING71

9.1 Monthly Weeds Activities Report 72

9.2 Development Statistics for the Month of November 2017 76

9.3 Updating The Environmental Planning and Assessment Act 1979 83

9.4 Draft Keeping of Companion Animals Policy 88

9.5 Draft Plan of Management - Pye Cottage Precinct 94

9.6 Cullerin Range Wind Farm Community Fund S355 Committee 113

9.7 Development application 72/2017 - Development for the Purpose of a Service Station, Lot 361 DP754108, 204 Goulburn Street, Crookwell 115

9.8 Development application 89/2017 - Subdivision of land and carrying out of works to create five lots for the purposes of extensive agriculture and dwelling houses, Lot 1 DP1162296, 24 Reservoir Road, Crookwell 166

10 WORKS AND OPERATIONS.....189

10.1 Works In Progress - Construction & Maintenance 190

10.2 Works In Progress - Technical & Managerial 195

10.3	Over expenditures in Road Rehabilitation Projects	199
10.4	Water Supply and Sewerage Services Update	203
10.5	Green Waste Collection Service - Domestic Waste Management	206
10.6	Extension of Scope - Crookwell Water Supply Upgrade	259
10.7	Crookwell Landfill Upgrade Project	261
10.8	Traffic and Parking Arrangements in Laggan Road	265
10.9	Item from Traffic Committee - Horse Pleasure Carriage Event	268
10.10	Streetscape Project Report	286
10.11	Report on gas supply to the township of Crookwell and Gunning	407
10.12	Priorities for grant funding - Roads and Bridges	409
10.13	Report on review of charges of Kerb and Gutter - Infill development	412
11	FINANCE AND ADMINISTRATION	415
11.1	Investments for the month of November 2017	416
11.2	Bank Balance and Reconciliation - 30 November 2017	420
11.3	Rates and Charges Outstanding at 30 November 2017	422
11.4	Application for waiver of multiple Rural Waste Charges	424
11.5	Delivery Program bi-annual review 2017/2018	427
11.6	Code of Conduct Complaints Report to the Office of Local Government	447
11.7	Records Management Policy	455
11.8	Microphone technology use for Council Meetings	475
12	GENERAL MANAGER.....	477
12.1	Staffing Matters	478
12.2	CBRJO Annual Report 2017	479
12.3	Joint Organisations - CBRJO	509
12.4	Consultative Committee Meeting Minutes	513
12.5	CENTROC Annual Report 2017	523
12.6	Grants Report	575
12.7	Action Summary - Council Decisions	577
13	LATE REPORTS	
14	REPORTS FROM OTHER COMMITTEES, SECTION 355 COMMITTEES AND DELEGATES	583
14.1	Reports for the month of December 2017	584
15	BUSINESS WITHOUT NOTICE	
16	NOTICES OF MOTION.....	643
16.1	Grants Report	644
16.2	Communications Strategy	645
16.3	Keeping of Companion Animals Policy	648

17	QUESTIONS WITH NOTICE	649
17.1	Crookwell Rubbish Dump	650
17.2	Update of Rubbish Dump	651
17.3	Truck Parking in Town Centres	653
17.4	Working Together to Deliver Workshop Issues	654
18	CONFIDENTIAL SESSION	661
18.1	Tender for the construction of road projects	
18.2	Purchase of a replacement grader for ongoing construction works	
18.3	Request for compensation - Crookwell landfill facility	

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 Department 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

- 1st Do I have private interest affected by a matter I am officially involved in?
- 2nd Is my official role one of influence or perceived influence over the matter?
- 3rd 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	council@upperlachlan.nsw.gov.au	www.upperlachlan.nsw.gov.au
ICAC	(02)8281 5999 Toll Free 1800463909	icac@icac.nsw.gov.au	www.icac.nsw.gov.au
Office of Local Government	(02) 4428 4100	olg@olg.nsw.gov.au	www.olg.nsw.gov.au
NSW Ombudsman	(02) 9286 1000 Toll Free 1800451524	nswombo@ombo.nsw.gov.au	www.ombo.nsw.gov.au

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 16 November 2017..... 12

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

PRESENT: Mayor B McCormack (Chairperson), Clr P Culhane, Clr R Cummins, Clr P Kensit, Clr R Opie, Clr D O'Brien, Clr J Searl, Clr J Stafford, Clr J Wheelwright, 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) and Mrs H Peterson (Executive Assistant).

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

Clr R Opie declared a Pecuniary Interest in Item 10.2 – Works in Progress Technical and Managerial (Streetscape) as he will be lodging a DA for a property in the main street. He will make the declaration, leave the Chamber upon making the declaration and not return to the Chamber until the matter is resolved.

Clr R Opie declared a Pecuniary Interest in Item 17.1 – Lot Averaging as he is a landholder in the shire. He will make the declaration, leave the Chamber upon making the declaration and not return to the Chamber until the matter is resolved.

Clr P Kensit declared a Pecuniary Interest in Item 17.1 – Lot Averaging as she is a landholder in the shire. She will make the declaration, leave the Chamber upon making the declaration and not return to the Chamber until the matter is resolved.

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

SECTION 4: CONFIRMATION OF MINUTES -

362/17 **RESOLVED** by Clr Searl and Clr Stafford

That the minutes of the Ordinary Council Meeting held on 19 October 2017 be adopted.

- CARRIED

SECTION 5: MAYORAL MINUTES

ITEM 5.1 **MAYORAL MINUTE OCTOBER - NOVEMBER 2017**

363/17 **RESOLVED** by Mayor McCormack and Clr Culhane

That Council receive and note the activities attended by the Mayor for October/November 2017.

- CARRIED

A motion was moved Clr Cummins and Clr Opie that Council writes to the Crookwell RSL Sub Branch and apologises unreservedly, that Council places an article in the Crookwell Gazette and apologises unreservedly to the residents of Crookwell and that Council makes a donation to the Crookwell RSL Branch equivalent to the cost of purchasing a wreath.

On being put to the meeting the motion was lost.

- LOST

A division was called by Clr Cummins:

Councillors who voted for:- Crs R Cummins and R Opie.

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

SECTION 6: PRESENTATIONS TO COUNCIL/PUBLIC

Will Luck and Elysia Mackay presented on their attendance at the NSW Youth Council Conference.

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

SECTION 7: CORRESPONDENCE

ITEM 7.1 CORRESPONDENCE FOR THE MONTH OF NOVEMBER 2017

364/17 RESOLVED by Cllr Searl and Cllr Wheelwright

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

1. Campervan and Motorhome Club of Aust – Signed Acceptance of Understanding for RV Friendly Town – Bigga.
2. Crookwell & District Arts Council – Letter of Thanks for confirmation of Council Delegate.
3. Kathy Staples – Thank you for Australian Interschools Equestrian Championships.
4. SEATS – Petition calling for the Federal Government to recognise the Princes Highway as a national highway.

365/17 RESOLVED by Cllr Wheelwright and Cllr Searl

That Upper Lachlan Shire Council endorse the SEATS petition calling for the Federal Government to recognise the Princes Highway as a national highway.

- CARRIED

5. Goulburn Mulwaree Council – Goulburn to Crookwell Rail Line – request for support.
6. CENTROC – Centroc Constitution – suggested Constitution changes.
7. Anglican Parish of St Luke's Taralga – Jamieson Hall – Invitation to view.
8. John Barilaro MP – Media Release – Joint Organisations to bolster Regional Council.
9. Oberon Council – The Tablelands Way – Funding.

- CARRIED

SECTION 8: LATE CORRESPONDENCE

Nil

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

REPORTS FROM STAFF AND STANDING COMMITTEES

SECTION 9: ENVIRONMENT AND PLANNING

ITEM 9.1 MONTHLY WEEDS ACTIVITIES REPORT

366/17 **RESOLVED** by Clr Searl and Clr O'Brien

1. Council receives and notes the report as information.

Councillors who voted for:- Crs 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 9.2 DEVELOPMENT STATISTICS FOR THE MONTH OF OCTOBER 2017

367/17 **RESOLVED** by Clr Searl and Clr Cummins

1. Council receives and notes the report as information.

Councillors who voted for:- Crs 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

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

**ITEM 9.3 PROPOSED ROAD NAME IN SUBDIVISION THE SUBJECT OF
DEVELOPMENT CONSENT 91/2008, LOT 7 DP1054873, SNAKE
GULLY ROAD, CURRAWHEELA**

368/17 RESOLVED by Cllr Searl and Cllr Kensit

1. Council endorse the proposed road name as nominated by the letter of 10 October 2017 from LandTeam Australia, namely, "Greenridge Road".

Councillors who voted for:-

Cllrs 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 10: WORKS AND OPERATIONS

ITEM 10.1 WORKS IN PROGRESS - CONSTRUCTION & MAINTENANCE

369/17 RESOLVED by Cllr Stafford and Cllr O'Brien

1. Council receive the report and note the information.

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 10.2 **PROPOSED ROAD CLOSURE UNDER THE ROADS ACT 1993**
LOTS 1 TO 8 INCLUSIVE DP 1186912 REIDS FLAT ROAD, BIGGA
370/17 **RESOLVED** by Clr Searl and Clr O'Brien

1. Council close as a Public Road, that part of Reids Flat Road at Bigga, known as Lots 1 to 8 inclusive DP 1186912 under the Roads Act 1993 and, upon closure, transfer the lands to the adjoining landowners as compensation for land acquired for road widening.
2. That the Mayor and General Manager be authorised to sign and affix Council's seal to any transfers of Lots 1 to 8 inclusive DP 1186912 to the adjoining landowners, as required.

- CARRIED

ITEM 10.3 **CROWN LAND RESERVES - GRABBen GULLEN**
371/17 **RESOLVED** by Clr Searl and Clr Kensit

1. Council transfer the marked section of Crown road on formed road to Public road (as marked in maps 1), and
2. Council review the property owners' access to driveways constructed on Crown Road Reserves in Rose Street, Cambria Street and the section of Hewitts Lane, Grabben Gullen (as marked on maps 2.).

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 10.4 CLOSURE OF PUBLIC ROAD RESERVE COLLECTOR - WEST OF LOT B DP 379906

372/17 RESOLVED by Cllr Searl and Cllr O'Brien

1. Council lodges an application with NSW State Government requesting closure of the road reserve - west of lot B DP 379906;
2. Council authorise Assets and Risk Coordinator to implement Council's decision.

- CARRIED

ITEM 10.5 WATER SUPPLY AND SEWERAGE SERVICES UPDATE

373/17 RESOLVED by Cllr Searl and Cllr Wheelwright

1. Council receive the report and note the information.

- CARRIED

ITEM 10.6 ROAD CLOSURE APPLICATION - BOONGARRA ROAD

374/17 RESOLVED by Cllr Searl and Cllr Culhane

1. Council writes to NSW Department of Industry (Lands) to transfer closed section of Boongarra Road as compensation to the adjoining land owner, and create an easement over, the whole of Lot 6 DP 1200964 in favour of Lot 3 DP 1163350.
2. Council authorises the General Manager and the Mayor to execute the transfer and affix Council's seal to the necessary documents concerning same, as required.

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 10.7
375/17

HYDROTHERAPY POOL PRESENTATION

RESOLVED by Cllr Stafford and Cllr Wheelwright

1. Council forms a Council Technical Sub-Committee consisting of two Councillors, two staff members and two community members with terms of reference to include the investigation of a hydrotherapy pool, a heated pool and performance and adequacy of existing pools within the Local Government Area and report back recommendations to Council within 6 months;
2. Council provide administrative services to the Technical Sub-Committee and that Councillors Culhane and Kensit be appointed to the Technical Sub-Committee;
3. Council authorise Director of Works and Operations to implement Council resolution.

- CARRIED

ITEM 10.8
376/17

CHRISTMAS IN THE PARK PRESENTATION

RESOLVED by Cllr Kensit and Cllr O'Brien

1. Council provide \$500.00 donation to the Committee towards the fees for the pool access;
2. Council allocate one outdoor staff member to install the decorations and remove them;
3. The Manager of Works is authorised to implement Council's decision.

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 10.9 EMERGENCY SERVICES ACCESS

377/17 RESOLVED by Clr Searl and Clr O'Brien

1. Council request relevant authorities provide improved telecommunication services along the entire State Road (MR54).

- CARRIED

ITEM 10.10 ADOPTION OF ENGINEERING PLAN CHECKING FEES

378/17 RESOLVED by Clr Searl and Clr Stafford

1. Council adopts the new fees and start charging for all requests effective 17 November 2017;
2. Director of Works and Operations is authorised to implement Council's resolution.

- CARRIED

ITEM 10.11 PROPOSED ACQUISITION OF CROWN LAND FOR ROAD UNDER THE LAND ACQUISITION (JUST TERMS COMPENSATION ACT 1991) ON MR 248 EAST LAGGAN - TARALGA ROAD NEAR COMMISSIONERS CREEK.

379/17 RESOLVED by Clr Searl and Clr Kensit

1. The acquisition proceed by way of compulsory process under the Land Acquisition (Just Terms Compensation) Act 1991.
2. Council authorise the making of the Compulsory Acquisition application by the Minister and/or the Governor.
3. The Mayor and General Manager be authorised to sign and affix Council's seal to any transactions, as necessary.

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

In accordance with the listed declaration of interest Clr Opie left the meeting

ITEM 10.12 WORKS IN PROGRESS - TECHNICAL & MANAGERIAL
380/17 RESOLVED by Clr Searl and Clr Wheelwright

1. Council receive the report and note the information.

- CARRIED

Clr Opie returned to the meeting

SECTION 11: FINANCE AND ADMINISTRATION

ITEM 11.1 INVESTMENTS FOR THE MONTH OF OCTOBER 2017
381/17 RESOLVED by Clr Searl and Clr Wheelwright

1. Council receive and note the investment report as information.

- CARRIED

ITEM 11.2 BANK BALANCE AND RECONCILIATION - 31 OCTOBER 2017
382/17 RESOLVED by Clr Searl and Clr Wheelwright

1. Council receive and note the report as information.

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 11.3 **RATES AND CHARGES OUTSTANDING AT 31 OCTOBER 2017**
383/17 **RESOLVED** by Clr Searl and Clr Wheelwright

1. Council receive and note the report as information.

- CARRIED

ITEM 11.4 **PRESENTATION OF THE 2016/2017 ANNUAL REPORT**
384/17 **RESOLVED** by Clr Searl and Clr Stafford

1. Council resolves to adopt the Upper Lachlan Shire Council Annual Report for 2016/2017 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 11.5 **QUARTERLY BUDGET REVIEW STATEMENTS - 1ST QUARTER**
385/17 **2017/2018**
RESOLVED by Clr Searl and Clr O'Brien

1. Council adopts the 1st Quarter Budget Review Statements for 2017/2018 including revotes of income and expenditure to the Operational Plan; and
2. Council endorses the Operational Plan Performance Summary Report.

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 11.6 LIBRARY QUARTERLY REPORT

386/17 RESOLVED by Clr Searl and Clr O'Brien

1. Council receive and note the report as information.

- CARRIED

**ITEM 11.7 MEMORANDUM OF UNDERSTANDING - SOUTHERN
TABLELANDS ARTS**

387/17 RESOLVED by Clr Searl and Clr Culhane

1. The Memorandum of Understanding between the Upper Lachlan Shire Council and Southern Tablelands Arts be amended to commence 1 July 2018 and that the General Manager sign and execute on behalf of the Council.

- CARRIED

SECTION 12: GENERAL MANAGER

ITEM 12.1 STAFFING MATTERS

388/17 RESOLVED by Clr Searl and Clr Stafford

1. Council receive and note the report as information.

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 12.2 WORKING TOGETHER TO DELIVER – LGNSW PROGRAM FOR COUNCIL LEADERS

389/17 RESOLVED by Clr Searl and Clr Culhane

1. Council engages Local Government NSW to facilitate the 'Working Together to Deliver' (2 day) Program, in-house on consecutive Thursdays.

- CARRIED

ITEM 12.3 GOODHEW PARK - TARALGA LAND PURCHASE

390/17 RESOLVED by Clr Searl and Clr Stafford

1. Council endorses the offer of \$50,000.00 to Maree Hopkins, the owner of Parish of Guineacor, part Lot 1 DP 743457 (being approximately 1349m²), as the total purchase price for the required area and further, that Council meets all associated costs with the land transfer.

- CARRIED

ITEM 12.4 PROPERTY AQUISITION: 106-108 GOULBURN ST, CROOKWELL

391/17 RESOLVED by Clr Searl and Clr O'Brien

1. Council endorses the purchase at auction of the former "Bank House", 106-108 Goulburn Street, being Parish of Crookwell, Lot 1 DP 314755, for a purchase price of \$880,000.00 (GST inclusive).
2. The General Manager/Mayor make a further press release regarding the Council purchase of the Bank House.

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 12.5 **PERFORMANCE MANAGEMENT POLICY - GENERAL MANAGER**
392/17 **RESOLVED** by Cllr Searl and Cllr Stafford

1. Council adopt the Performance Management Policy – General Manager.

- CARRIED

ITEM 12.6 **ACTION SUMMARY - COUNCIL DECISIONS**
393/17 **RESOLVED** by Cllr Searl and Cllr Wheelwright

1. Council receive and note the report as information.

- CARRIED

ITEM 12.7 **GROWING LOCAL ECONOMIES FUND APPLICATIONS**
394/17 **RESOLVED** by Cllr Searl and Cllr Stafford

1. Council makes two applications to the NSW Growing Local Economies Fund: for the reconstruction and sealing of an additional 3.532km of Main Road 258 Wombeyan Caves Road (\$3.5M project); and for the reconstruction and sealing of 10km of the unsealed sections of the first 17km of Grabine Road (\$3.5M project).

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

SECTION 13: LATE REPORTS

395/17 **RESOLVED** by Clr Wheelwright and Clr O'Brien that the late report be accepted.

- CARRIED

ITEM 13.1 BUILDING BETTER REGIONS FUNDING – ROUND 2

396/17 **RESOLVED** by Clr Searl and Clr Stafford that

1. Council endorse the lodgement of an application under Building Better Regions to fund completion of sealing of the unsealed section of Grabine Road from Bigga Road to Wyangala Dam;
2. Council endorse the lodgement of funding application under Building Better Regions for the PAMP program;
3. Council authorise Director of Works and Operations to implement the decision.

- CARRIED

The time being 8.17pm the meeting adjourned.
The time being 8.28pm the meeting resumed.

SECTION 14: REPORTS FROM OTHER COMMITTEES, SECTION 355 COMMITTEES AND DELEGATES

ITEM 14.1 REPORTS FOR THE MONTH OF NOVEMBER 2017

397/17 **RESOLVED** by Clr Searl and Clr O'Brien

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

1. Upper Lachlan Shire Tourist Association – Minutes from meeting held 10 October 2017.
2. Upper Lachlan Traffic Committee – Minutes from meeting held 26 October 2017.

ITEMS 4.1 - CYCLE CLUB EVENTS APPROVAL
RECOMMENDED THAT – the proposed event is approved

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

ITEM 4.2 – GURRUNDAH ROAD SIGNAGE

RECOMMENDED THAT – the approval and installation of the new road safety signs in Gurrundah Road.

ITEM 4.3 – CLIFTON STREET INTERSECTION

RECOMMENDED THAT -

1. That Council consider “no stopping” restrictions along Viewhaven side of Laggan road, based on swept paths and consider “no stopping” restrictions for 30 metres along Laggan Road on the eastern side of the Clifton Street intersection subject to consultation with Viewhaven Lodge, and
2. Install holding line, 20 metre BB line and Give Way Sign at the intersection of Clifton Street and Laggan Road in accordance with applicable standards.

398/17

RESOLVED by Cllr Searl and Cllr O'Brien that items 4.1, 4.2 and 4.3 of the Traffic Committee be adopted.

3. Country Mayors Association – Minutes from Annual General meeting held 3 November 2017.
4. Country Mayors Association – Minutes from meeting held 3 November 2017.

- CARRIED

SECTION 15: BUSINESS WITHOUT NOTICE

Nil

SECTION 16: NOTICES OF MOTION

ITEM 16.1 CROOKWELL SWIMMING POOL

“That Council establishes a Crookwell Swimming Pool Review Committee to investigate the feasibility, options and potential for the expansion and improvements to the existing Crookwell Swimming Pool Complex.

The Review Committee to comprise of Councillors, Senior Staff and members of the community.

The Review Committee to be established as soon as possible.”

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

**THE CROOKWELL SWIMMING POOL MOTION WAS DEALT WITH
IN ITEM 10.7**

ITEM 16.2
399/17

KERB AND GUTTER IN FILL

RESOLVED by Clr Cummins and Clr O'Brien that

1. Council reviews its current requirement for residents to be charged up to 50% of the construction cost for the provision of in-fill kerb and gutter across the frontage of their property. A report to be submitted to Councils next Ordinary Meeting in December 2017, detailing the reasons why Council is imposing this fee and the implications if Council changes the requirements for imposing this fee.

- CARRIED

ITEM 16.3
400/17

NATURAL GAS MAINS AND PIPELINE

RESOLVED by Clr Cummins and Clr Kensit that

1. Council commences investigations as to what information would be required to submit an application to any future Growing Local Economies Fund or similar grant for the construction of a natural gas mains and pipeline infrastructure to service the townships of Crookwell and Gunning.

- CARRIED

In accordance with the listed declarations of interest, Clr Opie and Clr Kensit left the meeting.

SECTION 17: QUESTIONS WITH NOTICE

ITEM 17.1

LOT AVERAGING

Refer to the Business Paper for 16 November 2017 for the General Managers comments

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

Clr Opie and Clr Kensit returned to the meeting.

ITEM 17.2 CROOKWELL AIR STRIP

Refer to the Business Paper for 16 November 2017 for the General Managers comments

Mr Kadwell and Mr Fahey were given leave by the Chair to address the meeting.

ITEM 17.3 CROOKWELL WASTE DEPOT

Refer to the Business Paper for 16 November 2017 for the General Managers comments

A motion was move by Clr Opie and Clr Searl that Council investigate an overall strategy looking at landfill facilities for the Upper Lachlan Shire and report back to the Council on the way forward.

On being put to the meeting the motion was carried.

401/17 RESOLVED by Clr Opie and Clr Searl that

1. Council investigate an overall strategy looking at landfill facilities for the Upper Lachlan Shire and report back to the Council on the way forward.

- CARRIED

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) (g) and 10A (2) (d(i)) 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:

402/17 RESOLVED by Clr Searl and Clr Wheelwright

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

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

- CARRIED

Council closed its meeting at 9.38pm and the public, staff and press left the chambers.

A member of the public raised an objection to the closure of one item in the Closed Council meeting under Section 10 B, however after some discussion/clarification decided to leave the meeting.

403/17 **RESOLVED** by Clr Searl and Clr Wheelwright

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

- CARRIED

Open Council resumed at 10.11pm.

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 18.1 CATEGORISATION OF GROUP TERMS AND LAND USE DEFINITIONS

404/17 **RESOLVED** by Clr Searl and Clr Wheelwright

1. Council receives and notes the information.

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

Councillors who voted for:-

Crs 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

A motion was move by Clr Cummins and Clr Kensit that Council obtain a further legal opinion to clarify the legal correlation between note 1.5 of the Council's LEP 2010 and the notes to definition as required to be considered by the Department of Planning LEP Practice Note PN 11-03.

On being put to the meeting the motion was carried.

405/17 **RESOLVED** by Clr Cummins and Clr Kensit that

1. Council obtain a further legal opinion to clarify the legal correlation between note 1.5 of the Council's LEP 2010 and the notes to definition as required to be considered by the Department of Planning LEP Practice Note PN 11-03.

- CARRIED

Councillors who voted for:-

Crs P Culhane, R Cummins, P Kensit, R Opie, D O'Brien, J Searl and J Stafford.

Councillors who voted against:-

Crs B McCormack and J Wheelwright.

**ITEM 18.2 CROOKWELL LANDFILL UPGRADE - REQUEST FOR
 COMPENSATION**

406/17 **RESOLVED** by Clr Wheelwright and Clr Searl

1. Council adjust Mr Fahey's charges by CPI for the previous seven years for his existing rubbish collection agreement with Council and Council offer compensation for Mr Fahey for the next two years at the adjusted level.
2. Council offer compensation for Mr Kadwell for the next two years at the same adjusted level as Mr Fahey.

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 16 NOVEMBER 2017

3. Council review the arrangements with Mr Fahey and Mr Kadwell within 12 months after the completion of the project, if it is evidenced that there is no further impact.
4. Council consider the offer to source cover material from Mr Kadwell's dam as a part of the design phases of the project.
5. Council refer any changes to the proposed engineering design to GHD for consideration and seek advice on the benefits of closure of the crown road.
6. Council undertake consultation with the community at the Concept, Preliminary and Detailed Design of the proposed upgrade of the Crookwell Landfill facility;
7. Director Works and Operations is authorised to implement Council's resolution, subject to ratification by Council Solicitors.

- CARRIED

THE MEETING CLOSED AT 10.11pm

Minutes confirmed 21 DECEMBER 2017

.....
Mayor

5 MAYORAL MINUTES

The following item is submitted for consideration -

5.1	Mayoral Minute - November/December 2017	34
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Mayoral Minutes - 21 December 2017

ITEM 5.1

Mayoral Minute - November/December 2017

FILE REFERENCE I17/754

NOVEMBER

10 November	Spring Fling Art Show
11 November	Willow Tree Sculpture Garden making a presentation
11 November	Attended the Remembrance Day Dinner
12 November	Attended the Crookwell Garden Festival
16 November	Council Meeting Gunning
18 November	Official Opening of the disabled ramp at Kiamma Creek
22 November	Taralga Wind Farm Community Enhancement Committee Meeting
23 November	CENTROC Board Meeting at Young
28 November	Potato Association Christmas Party and Special Presentation for David and Barbara Carter
30 November	CBRJO Board Meeting Batemans Bay

DECEMBER

1 December	CBRJO Board Meeting Batemans Bay
1 December	Mayoral Christmas Dinner Laggan
3 December	Meeting with Infrastructure NSW
3-6 December	Local Government Conference – Sydney
7 December	Crookwell High School Presentation Night

7 CORRESPONDENCE

The following item is submitted for consideration -

7.1	Correspondence for the Month of December 2017	36
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Correspondence - 21 December 2017

ITEM 7.1

Correspondence for the Month of December 2017

RECOMMENDATION:

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

1. Touie Smith – Letter of congratulations to Council.
2. Crookwell Potato Festival – New Committee member – Darian Cameron.
3. Hon Darren Chester MP – Road to Recovery – Statement of Expectations.
4. NSW Government – Fit for the Future Conclusion – Finalisation of Monitoring Program.
5. Anne Jackson and Anne Cummins – Petition for a Green Waste Service – see item 10.5 of the Works and Operations Report - Greenwaste Service Report.
6. Local Government NSW – Media Release – Rate Cap Improved, but it's still a slight off hand says sector.
7. Goulburn Mulwaree Council – Goulburn Crookwell Rail Trail.
8. Angus Taylor MP – National Broadband Network (NBN) – Internet Services in Gunning.
9. Office of Local Government – Circular 17 - 39 Consultation on the Proposed Councillor Induction and Professional Development Guidelines.
10. Office of Local Government – Circular 17 - 40 Consultation of the draft Model Code of Meeting Practice for Local Councils in NSW.
11. Byron Shire Council – Seeking support for a Trial of a Tourism Accommodation Levy (Bed Tax).
12. Office of Local Government – Local Government Amendment (Regional Joint Organisations).
13. Kiamma Creek Landcare Group – Request for replacement of old wooden sign.

ATTACHMENTS

1. ↓	Touie Smith - Letter of congratulations to Council	Attachment
2. ↓	Crookwell Potato Festival - Committee Meeting October 2017 & November 2017 - New Committee Member Darian Cameron	Attachment
3. ↓	The Hon Darren Chester MP - Road to recovery (R2R) - statement of expectations	Attachment
4. ↓	NSW Government - Fit For the Future Conclusion - Finalisation of Monitoring Program & Endorsement of Improvement Plan	Attachment
5. ↓	Anne Jackson and Anne Cummins - Petition for a Green Waste Service	Attachment
6. ↓	Local Government NSW - Media Release - Rate Cap Improved, but it's still a slight off hand says sector	Attachment

Correspondence**CORRESPONDENCE FOR THE MONTH OF DECEMBER 2017 cont'd**

7. ↓	Goulburn Mulwaree Council - Goulburn Crookwell Rail Trail	Attachment
8. ↓	Angus Taylor MP - National Broadband Network (NBN) - Internet Services in Gunning	Attachment
9. ↓	Office of Local Government - Circular - 17-39 Consultation on the Proposed Councillor Induction and Professional Development Guidelines	Attachment
10. ↓	Office of Local Government - Circular 17-40 - Consultation on the draft Model Code of Meeting Practice for Local Councils in NSW	Attachment
11. ↓	Byron Shire Council - Seeking Support for a Trial of a Tourism Accommodation Levy (Bed Tax) - Requesting Support	Attachment
12. ↓	Office of Local Government - Local Government Amendment (Regional Joint Organisations)	Attachment
13. ↓	Kiamma Creek Landcare Group - Requesting replacement of old wooden sign located at amenities of Creek	Attachment

Susie Pearman

From: Touie Smith Snr <touie@libertytheatre.com.au>
Sent: Monday, 13 November 2017 5:02 PM
To: Upper Lachlan Shire Council
Subject: 12112017 Upper Lachlan Shire.doc
Attachments: 011017 Dear ratepayer.doc

12/11/2017

To General Manager, Upper Lachlan Valley Shire Council, John Bell

Dear John,

Last week I received the Upper Lachlan Council's "The Voice" and from Yass Valley Council "The Valley News".

Upon reading I commend you and your staff on the multiple local government awards especially the award for under the category "Reporting to Your Community".

The Mayor, Councillors along with you and your team must feel proud of the recognition bestowed upon you by your peers. It shows what is possible if team Council is a cohesive group with a common goal of delivering to the community the agreed wants and needs. The awards highlight how a dedicated staff in a regional district, who engage with the community, can outdo Councils who simply buy in career staff with little to no allegiance or ties to the community they serve.

As volunteer over the weekend at the open garden extravaganza in and around Crookwell I was amazed at the positive comments about Council and personally congratulated the Mayor and some Councillors. It certainly seems as Crookwell has found a formula where the community and the Council seem at one and share common goals where success means a better life for all not just a privileged few.

The Council as a whole seems to have grasped the concept that progress is not a select few developing for their won profit but progress being developing a better deal for all.

As a ratepayer of both Yass and Upper Lachlan Councils I feel embarrassed as you provided eight pages of low cost newsprint style and size information while we spent our money on only four pages of lesser content high gloss print and high gloss information.

Even though Yass Valley and Upper Lachlan are neighbours, and historically come from similar beginnings, I see two very different management styles and two very different outcomes.

I have attached my latest community flyer and a read highlights one of many areas where we fall short. Please convey my congratulations to your staff and Councillors.

Yours sincerely
Touie Smith snr
8 Plunkett St
Yass NSW 2582

A Yass Valley Council story

02/10/2017

Dear fellow ratepayer,

I have shared my thoughts with Councillors over an extended period which includes the year since the last Council elections. While some Councillors, new and existing, show interest answers are lacking so I thought I would share some of what still remains a mystery.

A decade or so ago Council started to buy adjacent commercial premises for expansion of offices. We initially saw a butchery and bakery close and become Council offices. Somewhere along the way Council developed a culture of future grandeur prompting further purchasing of surrounding property with no transparency as to the master plan and a buying spree that didn't include valuations or community consultation.

Top side in Comur St -2006. \$1,210,000 paid with no valuation, no market appraisal and no Geo-technical survey in regards to the in ground petrol tanks left when the petrol station was closed. Current Market appraisal \$550,000 to \$650,000? as a clean site. Cost of removing multiple tanks and de contamination begin at around \$180,000 and could run to possibly a million if and when in ground contamination tests results are known.

Bottom side in Comur St- 2006. \$1,200,000 paid with no valuation or market appraisal. Current market appraisal \$350,000 to \$400,000? Five years prior the land exchanged ownership for \$165,000.

Top side at rear in Adele St- 2005. \$715,000 paid with no valuation or market appraisal. Current market appraisal is about what we paid.

Bottom side at rear- 2006 to 2009. Undisclosed land deal resulting in Council gaining and losing land during a supermarket development. Valuations and information sought but refused by Council.

The \$3.2 million plus that we know about does not include the loss of rate revenue of around \$250,000 for the ten years, insurance and maintenance costs or the community cost as businesses that may have taken up an opportunity to create a new business or move an existing to such a prime location.

Put simply, for a decade, Council has diverted ratepayer funds that could have been used for roads, bridges, parks, water, sewage, kerb and gutter, etc to fund the whim of building the so called "TAJ MAHAL" of Council buildings and in doing so has also tied up commercial real estate. Over \$50,000 has also been spent on feasibility blurb and concept drawings.

We the ratepayer have not only lost the opportunity to build or maintain infrastructure at yesterdays prices but we have lost around \$2 million, and the meter is still running if we add up all the losses and costs to date. This is on top of the initial \$3.2 million paid.

To add insult Council places these "strategic purchases" in a special place in the financials where the losses are not realised and the ledger shows us nothing. Efforts to get information have proved futile.

Moving on.

Ratepayers purchased some land at "Hawthorn" Murrumbateman for \$270,000 in 2007 to build a sewage treatment works. We then spent some tens of thousands in design while spending another \$3,000,000 to buy the balance of the property. We didn't have enough ratepayer money so we vendor financed and called the \$800,000 "other" in the financial record and agreed to a 4% above cash rate interest rate.

It was then found that some things won't run uphill so we spent another few hundred thousand buying some more land across the road for the sewage works and some more tens of thousands for another design. Council has muted numbers of "plans" numbers of times but the paddocks at Hawthorn are still paddocks. There is no data as to budgeted losses or profits or even a when or if the ratepayers can get their money back. In 2015 we repaid the \$800,000 to other and in 2015 we needed a rate rise and in 2015 we didn't have \$3,200,000 for bridges or roads.

Moving on.

Even if we ignore the land value losses and just add the TAJ MAHAL thought bubble to the Hawthorn property the \$6,500,000 actually diverted from roads and stuff, plus the hundreds of thousands in ongoing costs and the opportunity of ten year ago prices could have been handy if in kitty when considering rate rises back in 2015. Remember we were sold the line that Councillors would look at Council's performance each year and decide if each yearly 8.5% increase rise is warranted. That was the sales pitch at the community meetings.

Council showed a lot of confidence in the Councillors this year to have our rate notices, including the 8.5% increase, printed and ready for posting on July 27th when the matter only went before Councillors at the meeting after close of Council offices on the evening of July 26th. This show of confidence is even more remarkable as only seven of the nine Councillors turned up to vote but luckily it was unanimous.

Moving on.

One could have an opinion as to whether Council purchasing land without getting any valuations is sound management of ratepayer funds. Council has put it in writing that didn't bother with valuations prior to purchasing and have stated verbally that they have had none since. What is also of ongoing concern to us surrounding ratepayers is the knock on effect of Council paying above market prices when the Valuer General re-values their properties. Following recent representation to the Valuer General, which included Council's admission of not seeking any market valuations, the Valuer General has agreed to not include Council purchases in their calculations when valuing land in the Yass town commercial precinct

Moving on.

The last but not least item of this flyer is the latest drama of the yet to be realised loss that lies under the radar that ratepayers will need to prepare for. In 2012 Council purchased 116 Laidlaw St for \$550,000. Unlike the surrounds of Council this land and cost were listed but just like the previous, no valuation, no appraisal and even though the site was previously a fuel supply and storage depot, no geo-technical survey.

Council has subdivided off a portion to allow extension of Orion St westwards and the balance was identified in a report to Councillors by staff as a saleable product. The site was put up for sale in early 2017 but seems to now not be for sale. It seems as if Council has gone quiet on the idea of selling this site?

A discussion with ex staff from the fuel depot and the fact that I drive past regularly over the years since closure tells me that there are at last six and possibly eight tanks still in the ground. This is without any idea of soil or ground water contamination. Gee wiz, maybe Council should have looked at the DA file pre purchase?

If we look at a good scenario of around \$60,000 per tank then ratepayers will need to double what has already been paid. If we look at what has happened at other ex-fuel sites in Laidlaw St we, the ratepayer, may well be looking at hundreds of thousands of dollars in ongoing repatriation costs if soil or ground water is contaminated. We, the ratepayer, may well have purchased a 20 year plus rehabilitation commitment. No doubt the site will have the same fate as those so called "strategic purchases" in Comur St and become a liability.

Letters to Council remain unanswered, freedom of information requests are either denied or partially answered, there is an unwillingness to provide clarity and rate rises are all that Council provides as certainty.

Matters listed are but a few of things questioned. We never found out how much we lost when Council invested with Lehman's pre GFC? - Roads to Recovery funding not being signposted? - Council vehicles garaged in ACT should bear ACT registration - Why Council rebuilds bridges in Binalong with a 10kph speed limit- etc - etc - etc.

Next time you see a Councillor you might like to ask about what I say or contact Council. Maybe you can get answers to the mystery of strategic purchasing as my suggestion of an independent audit is ignored.

Your fellow ratepayer
Touie Smith snr - 8 Plunkett St Yass



Upper Lachlan
the shire of villages

Upper Lachlan Tourist Association
36 Goulburn St Crookwell NSW 2583
Ph 02 4832 1988 Fax 02 4832 0119
Email info@visitupperlachlan.com.au
www.crookwellpotatofestival.com.au

John Bell
General Manager
Upper Lachlan Shire Council
PO Box 10
Crookwell NSW 2583

UPPER LACHLAN SHIRE COUNCIL
CROOKWELL OFFICE
9 NOV 2017
File No:

7 November 2017

Dear John,

Please find enclosed the minutes of the 2018 Crookwell Potato Festival committee meetings 5 October and 2 November 2017.

Enclosed also is a letter of expression of interest from MS DARIAN CAMERON who wishes to join the committee. The committee voted at our last meeting to accept her onto the committee and welcome her involvement in organising our next event.

Yours sincerely,

Joyce Edwards
Chair person
Crookwell Potato Festival Committee

Proudly supported by



Darian Cameron
Ledgehills
1634 Wheero Rd
Wheero 2583
0416 015 414

To: Secretary, Crookwell Potato Festival Committee

This letter seeks approval from the Committee and council for me to volunteer as a member of the Committee for 2018.

My husband Rob and I have recently moved to the district (a return for me), and are looking forward to being involved in the community.

I would very much like to volunteer as a member of the committee to support the festival.

I have had previous experience in coordinating school music festivals in Cundarra and as vocal chair of my children's school.

I look forward to participating in the 2018 Potato Festival.

Yours sincerely

Darian Cameron





The Hon Darren Chester MP
Minister for Infrastructure and Transport
A/g Minister for Regional Development
A/g Minister for Local Government and Territories
Deputy Leader of the House
Member for Gippsland

The Mayor
Upper Lachlan Shire Council
PO Box 42
GUNNING NSW 2581

UPPER LACHLAN SHIRE COUNCIL
GUNNING OFFICE
13 NOV 2017
File No:

Dear Mayor

I am writing to advise you that I have issued a Statement of Expectations for the Roads to Recovery (R2R) Program. This statement is to bring R2R in line with other Australian Government programs where funding is issued with a set of expectations. This statement is the first one for the R2R Program and it aims to improve road safety for all Australians.

I am constantly reminded of the good use to which councils have put their R2R money, but I believe that more needs to be done to encourage more road safety outcomes from the funding.

The statement asks councils to consider directing more of their R2R funding to projects that are likely to reduce fatalities and serious injuries in crashes and to work with my Department to improve the reporting of safety and other outcomes from the R2R Program. A more formal evaluation by councils of their R2R projects will also make it easier for us to show how they have benefitted the local network and the community.

Reducing road trauma is a responsibility for us all. It's about safer drivers, safer cars and safer roads. Your support to help save lives and reduce the economic burden of road trauma will be greatly appreciated by your community.

The Australian Government has demonstrated its firm commitment to the R2R Program by providing an additional \$50 million on an ongoing basis from 2019-20, to bring the annual allocation to \$400 million across all councils in Australia, and by ensuring that the program did not contain a sunset clause under the *National Land Transport Act 2014*, meaning no new legislation is required for the continuation of the program.

I would be grateful if you would ensure that the Statement of Expectations is circulated to elected members and to council officers involved in selecting and administering R2R projects within your council.

The contact officer in my Department on this matter is Ms Sylvia Vincent at sylvia.vincent@infrastructure.gov.au or 02 6274 7387.

I look forward to continuing the successful relationship between the Australian Government and local councils through the R2R Program. By working together, we can make a difference to improve road safety.

Yours sincerely



DARREN CHESTER

Encl

7 November 2017



The Hon Darren Chester MP
Minister for Infrastructure and Transport
A/g Minister for Regional Development
A/g Minister for Local Government and Territories
Deputy Leader of the House
Member for Gippsland

ROADS TO RECOVERY STATEMENT OF EXPECTATIONS

The Roads to Recovery (R2R) Program makes a valuable contribution to safety, economic and social outcomes in communities through supporting maintenance of the nation's local roads.

In the 2016-17 Budget, the Australian Government took a decision to provide an additional \$50 million on an ongoing basis to the R2R Program from 2019-20, to bring the annual allocation to \$400 million across all councils in Australia.

The Government also ensured that the R2R Program did not contain a sunset clause under the *National Land Transport Act 2014*, safeguarding the continuation of this important program.

1,300 people died on Australian roads last year and the Australian Government has been working closely with all levels of government to develop a strategy to reduce fatalities and serious injuries on our roads.

The current National Road Safety Strategy 2011-2020 sets out a plan using the safe system approach, safer vehicles, safer speeds, safer people and safer roads to reduce fatal and serious injury crashes by at least 30 per cent. This approach calls for a holistic view of the road transport system and the interactions among roads and roadsides, travel speeds, vehicles and road users.

Unfortunately, after a decade of good results, the trend over the last two years has been going in the wrong direction.

In reviewing the outcomes of the R2R Program, I am pleased to see that 27 per cent of funding received by councils has been spent on road safety across the life of the current program. A further 34 per cent of spending has been to maintain the road asset, which also has safety benefits.

There is a considerable body of knowledge that indicates that well-designed road improvements reduce the rate of road crashes and serious injuries.

A study of the Australian Government's Black Spot Program in 2012 examined the crash reduction benefits of a variety of road treatments based on a sample of 1,599 projects across the country.

I am also requesting councils provide the Department with more regular updates on the status of projects which are receiving funding under R2R. I know previously some councils have informed us once works have been completed rather than before they have begun. I would like councils to inform us of every project which will receive R2R funding before they commence work on them and update us on their progress each quarter. A higher level of engagement than we have previously requested will allow both of us to benefit by keeping the local community informed of works underway.

The Commonwealth Government is committed to using Federal funding to improve employment opportunities for Indigenous Australians and I ask for this consideration to be applied to projects using R2R funding.

Lastly, I invite councils to write to me with ideas of how all levels of government could be improving road safety and the outcomes from the considerable investment we all make in the country's roads.

DARREN CHESTER

7 November 2017



The Hon. Gabrielle Upton MP

Minister for the Environment
Minister for Local Government
Minister for Heritage

Doc ID: A569814

Clr Brian McCormack
Mayor
Upper Lachlan Shire Council
PO Box 42
GUNNING NSW 2581

By email: bmccormack.ulsc@live.com.au

UPPER LACHLAN SHIRE COUNCIL
GUNNING OFFICE
24 NOV 2017
File No:

Dear Clr McCormack

Brian

Following the Government's decision to not progress any further with local council mergers, the *Fit for the Future* process has come to a conclusion. *Fit for the Future* has resulted in improvements to councils' sustainability, with the majority of NSW councils now successfully achieving the financial sustainability benchmarks or having an acceptable plan to do so within a reasonable timeframe.

The Government remains committed to monitoring the established financial benchmarks and implementation of the approved Improvement Plans submitted by councils. The Office of Local Government is currently finalising a monitoring program to enable this and will release further details to councils shortly.

Councils that did not meet the "scale and capacity" criteria under *Fit for the Future* and have an endorsed Improvement Plan or have been assessed as meeting the financial sustainability benchmarks will be eligible to apply for access to the TCorp State Borrowing Facility. Councils eligible for the borrowing facility will still need to meet TCorp lending criteria.

At my request, Mr Tim Hurst, Acting Chief Executive from the Office of Local Government is available on (02) 4428 4100 or olg@olg.nsw.gov.au should you have any further enquiries.

Yours sincerely

Gabrielle Upton MP
Minister for the Environment
Minister for Local Government
Minister for Heritage

15.11.17

Anne Jackson and Anne Cummins - Petition for a Green Waste Service

This item is an attachment to report item 10.5 – Director of Works and Operation – Green Waste Service. Please refer to review for a copy of the petition.



MEDIA RELEASE

28 November 2017

RATE CAP IMPROVED, BUT IT'S STILL A SLEIGHT OF HAND SAYS SECTOR

A decision by the Independent Pricing and Regulatory Tribunal (IPART) to change the methodology used to set the annual rate cap has been welcomed by the local government sector – even if councils still oppose the cap itself.

"For more than 40 years, local government has opposed the rate peg because it is a political sleight of hand," Local Government NSW President Keith Rhoades said.

"The cap doesn't protect family budgets, because families are often forced to pay in other ways – deteriorating local roads, reduced services or new charges and levies.

"The reality is that budgets only stretch so far, and rate-pegging just disguises the financial impact on communities and local economies.

Clr Rhoades said the rate peg – calculated by IPART on the basis of the Local Government Cost Index, similar to the Consumer Price Index – had been set at 2.3% for 2018-19.

This is an increase on the 1.5% peg this year, and 1.8% the year before – an increase IPART has attributed to the rising costs faced by councils.

"IPART has attributed the increase to increases in labour costs, electricity and street lighting charges, and higher constructions costs for roads, drains, footpaths, kerbing and bridges," he said.

"They have heard us about the pressures on local budgets."

Clr Rhoades also commended IPART for dropping the productivity factor from the rate peg calculation

"The sector has lobbied for many years for IPART to drop the so-called "productivity factor" from its calculation," he said.

"Council outcomes such as the provision of parks, public libraries, inclusive communities, urban planning and regional development are not easily translated into the economic theory behind the productivity factor.

"A great deal of the work councils do involves creating healthy, resilient and inclusive communities and neighbourhoods with the amenity, infrastructure and open space that contributes to the quality of life."

The peak body for local government also welcomed a proposal to bring the annual rate peg announcement forward from late November to early September, possibly from next year.

"This is a sensible move that provides the information councils need for their budget processes in a much more timely way," Clr Rhoades said.

IPART is expected to confirm a decision on the future timing of rates cap announcements in May next year.

Media Enquiries

LGNSW President, Cr Keith Rhoades: 0408 256 405
Media Toni Allen: 0412 774 444

From: [John Bell](#)
To: [Susie Pearman](#)
Subject: FW: Goulburn Crookwell Rail Trail
Date: Thursday, 30 November 2017 1:23:30 PM

Susie,
Please place the below email into Incoming Correspondence for the 21 December 2017 Council meeting.

Regards

John Bell
General Manager
Upper Lachlan Shire Council

P (02) 4830 1000
F (02) 4832 2066

PO Box 42
GUNNING NSW 2581

From: Warwick L Bennett [mailto:Warwick.Bennett@goulburn.nsw.gov.au]
Sent: Thursday, 30 November 2017 12:38 PM
To: John Bell <JBell@upperlachlan.nsw.gov.au>
Subject: Goulburn Crookwell Rail Trail

Hi John

Thanks for your letter dated 20 November 2017 in regarding the Goulburn Crookwell Rail Trail.

We are seeking that all of the line is closed because it forms the complete section of this rail trail. The confusion may have arisen because we intend to duplicate our Wollondilly Walking Track on part of the old Rail Line. But it would be impractical to only close part of the line at this time.

Thanks for your support on this matter. We are arranging a meeting with Minister for Transport The Hon Andrew Constance MP in the new year through The Hon Pru Goward MP office to promote this closure and it would be positive if either you or your Mayor could attending this meeting as well.

Cheers

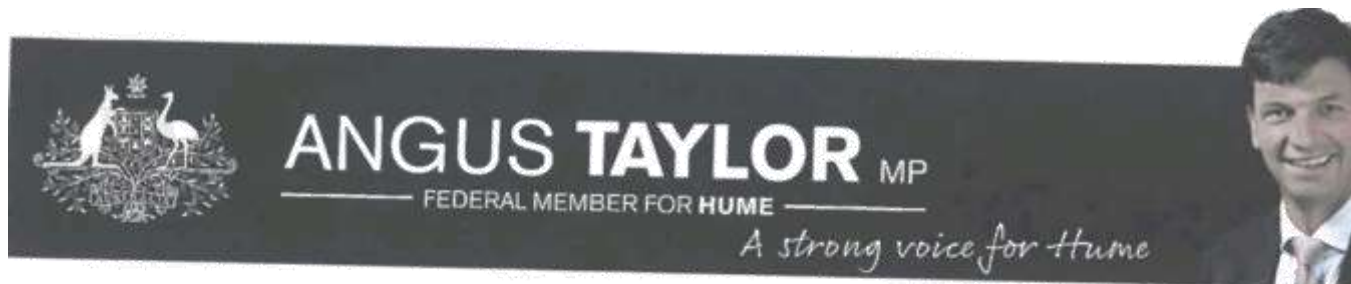
Warwick L Bennett
General Manager

P: 02 4823 4486 | **F:** 02 4823 4456
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W: www.goulburn.nsw.gov.au | [Find us on Facebook](#)

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

Dear John

Thank you for your recent letter concerning internet services in Gunning and raising the concerns of the Gunning community in relation to the rollout of NBN.

Firstly, I would like to clarify that there is no ADSL switch off for NBN fixed wireless or satellite services.

For those in Gunning who are already connected to ADSL and feel that it services their needs they are, of course, free to stay with that plan. No one is required to connect to NBN satellite, it is optional.

I hope this clarifies the issue for Gunning residents, please let me know if you hear of any further problems.

Yours sincerely

Angus Taylor MP
Federal Member for Hume

UPPER LACHLAN SHIRE COUNCIL
GUNNING OFFICE
30 NOV 2017
File No:

Goulburn Office 191 Auburn Street (PO Box 700), Goulburn NSW 2580 Phone 02 4822 2277 Fax 02 4822 1029
Camden Office Suite 2a/190 Argyle Street, Camden NSW 2570 Freecall 1300 301826
Email Angus.Taylor.MP@aph.gov.au Web www.angustaylor.com.au f /Angustaylor4hume @AngusTaylorMP



Office of
Local Government

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Council Circular

6 December 2017

Circular Details	Circular No 17-39 / 6 December 2017 / A573908
Previous Circular	16-52 Induction and Professional Development for Mayors and Councillors
Who should read this	Mayors / Councillors / General Managers / Council governance staff
Contact	Council Governance Team – 02 4428 4100
Action required	Response to OLG
PDF Version of Circular	17-39 Consultation on the Proposed Councillor Induction and Professional Development Guidelines
Attachment/s	Proposed Amendments to the Local Government (General) Regulation 2005

What's new or changing

- Amendments made to the Local Government Act 1993 (the Act) by the Local Government Amendment (Governance and Planning) Act 2016 in August 2016 saw the inclusion in the prescribed role of councillors under section 232 a responsibility *"to make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a councillor"*.
- In support of this, the amendments allow regulations to be made for induction and other professional development for mayors and councillors. The proposed regulations are described in the attachment to this circular.
- The Office of Local Government (OLG) has prepared guidelines to assist councils to develop and deliver induction and ongoing professional development activities for their mayor and councillors in compliance with the proposed regulations. These will be issued under section 23A of the Act.
- OLG has issued a consultation draft of the proposed guidelines for comment prior to their being finalised.

What this will mean for your council

- Under the guidelines, councils' induction and professional development programs are to consist of three elements:
 - *Pre-election candidate sessions* – these are to ensure prospective candidates are aware of what will be expected of them if elected (these are not mandatory but are encouraged)
 - *Induction program* – this aims to equip mayors and councillors with the information they need to perform their role effectively over the first few months and has a particular focus on building positive, collaborative relationships between councillors and with staff
 - *Professional development program* – this is to be developed in consultation with all councillors and delivered over the term of the council to build the skills, knowledge and personal attributes necessary to be an effective mayor or councillor.
- Councils will be required to report to the council on the induction and ongoing professional development activities offered to the mayor and each councillor and whether they participated in them and to make this information publicly available on their websites.

Key points

- OLG is inviting submissions from councils and other stakeholders on the consultation draft of the Councillor Induction and Professional Development Guidelines.
- The consultation draft of the Councillor Induction and Professional Development Guidelines is available on OLG's website at www.olg.nsw.gov.au.
- Submissions may be made by email to olg@olg.nsw.gov.au.
- Submissions should be labelled "Councillor Induction and Professional Development Guidelines Consultation" and marked to the attention of OLG's Council Governance Team.
- Submissions should be made by COB Friday 16 March 2018.

Where to go for further information

- For further information, contact OLG's Council Governance Team on (02) 4428 4100.

Penny Holloway
Acting Chief Executive

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Council Circular

6 December 2017

17-40 Consultation on the draft Model Code of Meeting Practice for Local Councils in NSW

Circular Details	Circular No 17-40 / 6 December 2017 / A573892
Previous Circular	16-46 Development of a Model Code of Meeting Practice for Local Councils in NSW
Who should read this	Mayors / Councillors / General Managers / Council governance staff
Contact	Council Governance Team – 02 4428 4100
Action required	Response to OLG
PDF Version of Circular	17-40 Consultation on the draft Model Code of Meeting Practice for Local Councils in NSW

What's new or changing

- Amendments made to the Local Government Act 1993 (the Act) in August last year by the *Local Government Amendment (Governance and Planning) Act 2016* provide for a model code of meeting practice (Model Meeting Code) to be prescribed by regulation.
- The Office of Local Government (OLG), in consultation with councils, has prepared a consultation draft of the proposed Model Meeting Code. Once this is finalised, it will replace the meeting rules currently prescribed in the *Local Government (General) Regulation 2005 (the Regulation)*.
- Once the Model Meeting Code is finalised, councils will be given a period of 6 months in which to adopt a code of meeting practice based on the Model Meeting Code.

What this will mean for your council

- OLG is inviting submissions from councils and other stakeholders on the consultation draft of the Model Meeting Code.
- The consultation draft of the Model Meeting Code is available on OLG's website at www.olg.nsw.gov.au.
- Submissions may be made by email to olg@olg.nsw.gov.au.

- Submissions should be labelled "Model Meeting Code Consultation" and marked to the attention of OLG's Council Governance Team.
- Submissions should be made by COB Friday 16 March 2018.

Key points

- The Model Meeting Code has two elements:
 - It contains mandatory provisions (indicated in black font) that reflect the existing meetings provisions of the Act and adapt those currently contained in the Regulation. The existing meetings provisions of the Regulation have been updated and supplemented to reflect contemporary meetings practice by councils and to address ambiguities and areas of confusion in the existing provisions based on feedback from councils.
 - It contains non-mandatory provisions (indicated in red font) that cover areas of meetings practice that are common to most councils but where there may be a need for some variation in practice between councils based on local circumstances. The non-mandatory provisions will also operate to set a benchmark based on what OLG sees as being best practice for the relevant area of practice.
- In making submissions on the draft Model Meeting Code, OLG would welcome feedback from councils on whether any of the proposed non-mandatory provisions should be mandated. If there is a sufficient body of support for these from councils, these may be made mandatory in the final version of the Model Meeting Code.

Where to go for further information

- For further information, contact OLG's Council Governance Team on (02) 4428 4100.

Penny Holloway
Acting Chief Executive

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Mayor's office

P: 02 6626 7181

M: 0427 076 834

E: simon.richardson@cr.byron.nsw.gov.au

Facebook: Councillor Simon Richardson

Twitter: @mayor_richo

www.mayorsimonrichardson.com

BSC File No: E2017/109566

29 November 2017

Dear General Manager, Mayor and Councillors

Seeking support for a trial of a Tourism Accommodation Levy (Bed Tax)

Council is writing to seek your support for the State Government to establish an expression of interest process seeking submissions from Local Government Areas to act as trial locations for the implementation and management of a trial tourism accommodation levy (bed tax).

Though grateful for the jobs and economic opportunities that tourism provides; for a Shire with only 32,000 residents and just 15,000 ratepayers, Council and our community are straining under the enormous weight of an extra 2.1 million extra people a year (and greater growth expected to come).

There is a need to explore revenue raising options not currently available to us; as what is currently on the table is insufficient for our needs and fails our community. We need to explore and implement processes to raise revenue that go beyond simply requesting locals pay more. The recent special rate variation ensured locals were required to pay more for our infrastructure improvements and this is fair-to a point. The problem with raising the funds through special rate variations though, is once more our base community is funding all of the infrastructure upgrade and renewal. Council had no alternative but to seek revenue from locals, now, we need to obtain more financial support from the visitors who use our infrastructure to assist the community to work on Council's infrastructure back-log of \$40M.

A tourism accommodation levy (bed tax) has been used around the world for decades as a way to raise revenue from visitors in order to fund the infrastructure impacts by visitation. This tax/levy has had minimal negative impact on visitation numbers and/or expenditure.

We would welcome the opportunity to trial the implementation of a tourism accommodation levy in Byron Shire to assist in alleviating the stress placed on our local communities and infrastructure and seek your support.

I look forward to your response.

Kind regards

Simon Richardson
MAYOR



TRADITIONAL HOME OF
THE BUNDJALUNG PEOPLE

PO Box 219 Mullumbimby NSW 2482 (70-90 Station Street)
DX20007 Mullumbimby E: council@byron.nsw.gov.au
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Office of Local Government

5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541

Our Reference: A573390
Your Reference:
Contact: Chris Presland
Phone: 02 8289 6800

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

1 December 2017

jbell@upperlachlan.nsw.gov.au

Dear Mr Bell

I am pleased to be writing to you following the recent passage by the NSW Parliament of the *Local Government Amendment (Regional Joint Organisations) Bill 2017*. This legislation allows for councils to voluntarily join new Joint Organisations (JOs) to strengthen regional coordination and improve the delivery of important infrastructure and services for communities through strategic planning, collaboration and shared leadership and advocacy.

Council has recently been invited to nominate to form a JO and I encourage you to commence negotiations with the councils in your planning region on how a JO may be established to best support your community.

To assist Council in considering to form a JO, enclosed is an information pack that includes the following resources:

- Guidance information on how to submit a nomination to form a JO
- Frequently Asked Questions
- Office of Local Government contacts for support.

The Office of Local Government welcomes this opportunity to work with you in establishing a JO and is available to discuss what assistance can be offered to your council and region as you consider the benefits of joining a JO.

Please contact Mr Chris Presland, Director Reform Implementation on (02) 4428 4100 or olg@olg.nsw.gov.au if you have any further enquiries.

Yours sincerely

Tim Hurst
Acting Chief Executive
Office of Local Government



Joint Organisation nomination



Councils that are interested in becoming a member of a Joint Organisation have been invited to submit their nomination to the Minister for Local Government.

To nominate each council should:

- Write to the Minister for Local Government stating that they have resolved to be a member of a Joint Organisation
- Attach the council resolution in relation to joining a Joint Organisation
- Complete the *Forming a Joint Organisation – checklist* below

Forming a Joint Organisation – Checklist

Please complete the checklist below.

An optional text box is provided if you wish to provide further information to support the Joint Organisation nomination:

1. Please list each council that is nominating to be a member of the Joint Organisation.

2. Please confirm that your proposal aligns with, or 'nests' within one of the NSW planning regions.

☐ Yes ☐ No

3. Do you have a preferred name for the Joint Organisation for the Government's consideration?

4. Please confirm that the Joint Organisation membership proposed demonstrates a community of interest between councils.

☐ Yes ☐ No

5. If your proposal results in a small number of councils in your planning region not being included in a Joint Organisation, have you discussed options with them and what are the views of those councils?

☐ Yes ☐ No

Joint Organisation nomination



6. Please confirm that your nomination is based around a strong regional centre or centres.

☒ Yes ☐ No

7. Please confirm that the proposed Joint Organisation will be an appropriate size and have capacity to partner with the NSW Government, the Commonwealth Government and other organisations.

☒ Yes ☐ No

8. Please specify any non-financial support required to ensure your Joint Organisation proposal is implemented successfully.

Nominations should be submitted to jointorganisations@olg.nsw.gov.au and marked 'Nomination for Joint Organisation'. Councils are required to submit their nomination by **28 February 2018**.

The Joint Organisation Network will be finalised in March 2018. Joint Organisations will be proclaimed to enable commencement in July 2018.

Proposed JO resolution for councils



The council resolutions are a critical input in the process of getting Joint Organisation areas recommended to the Governor by the Minister. It is important these resolutions align for groups of councils that wish to form a Joint Organisation.

Once the resolutions have been made by councils the Minister must wait at least 28 days before recommending the Joint Organisation to the Governor.

The resolutions must be worded in a way that will allow for any changes in proposed membership that could potentially occur within the 28 days (e.g. a council rescinds the decision to join the Joint Organisation) without compromising the ability of the remaining councils to still form the Joint Organisation.

Below is a suggested Joint Organisation Resolution for councils. It is advisable any resolution is made following commencement of the legislation (to be advised by the Office of Local Government).

*In accordance with Part 7 of Chapter 12 of the Local Government Act 1993 (**Act**), the [NAME OF COUNCIL] (**Council**) resolves:*

- 1. That the council inform the Minister for Local Government (**Minister**) of the Council's endorsement of the Minister recommending to the Governor the establishment of a Joint Organisation (**Joint Organisation**) in accordance with this resolution.*

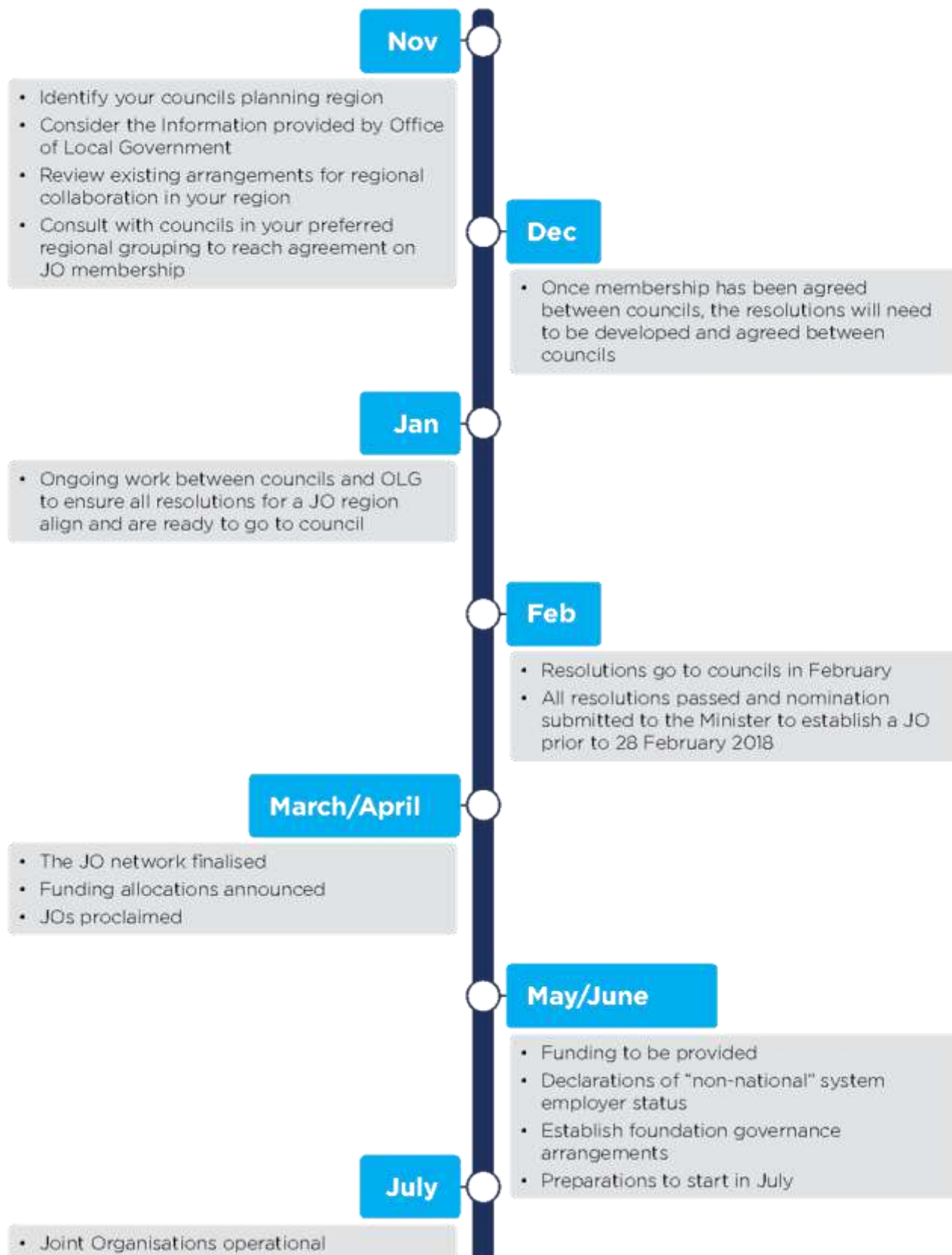
- 2. To approve the inclusion of the Council's area in the Joint Organisation's area.*

- 3. That the Joint Organisation be established to cover the Council's area and any one or more of the following council areas:*
 - a) [INSERT A LIST OF ALL RELEVANT COUNCIL AREAS WITHIN THE RELEVANT STATE PLANNING REGIONS]*

- 4. That before 28 February 2018, the General Manager provide the Minister with a copy of this resolution including the date on which Council made this resolution.*

- 5. That, on the expiry of a period of 28 days from the making of this resolution, the General Manager inform the Minister that this resolution has not been rescinded.*

Joint Organisation formation and implementation timeline for councils



NSW planning regions



Distribution of councils in NSW planning regions



Central West and Orana

Bogan Shire Council	Lachlan Shire Council	Warren Shire Council	Narromine Shire Council
Parkes Shire Council	Forbes Shire Council	Weddin Shire Council	Coonamble Shire Council
Gilgandra Shire Council	Dubbo Regional Council	Cabonne Shire Council	Cowra Shire Council
Orange Shire Council	Blayney Shire Council	Warrumbungle Shire Council	Mid-Western Regional Council
Bathurst Regional Council	Lithgow City Council	Oberon Council	

Hunter

Upper Hunter Shire Council	Muswellbrook Shire Council	Singleton Shire Council	Mid-Coast Council
Dungog Shire Council	Maitland City Council	Cessnock City Council	Port Stephens Council
Newcastle City Council	Lake Macquarie City Council		

New England North West

Moree Plains Shire Council	Narrabri Shire Council	Gunnedah Shire Council	Liverpool Plains Shire Council
Gwydir Shire Council	Tamworth Regional Council	Inverell Shire Council	Uralla Shire Council
Tenterfield Shire Council	Glen Innes Severn Shire Council	Armidale Regional Council	Walcha Council

North Coast

Tweed Shire Council	Kyogle Council	Lismore City Council	Byron Shire Council
Ballina Shire Council	Richmond Valley Council	Clarence Valley Council	Coffs Harbour City Council
Bellingen Shire Council	Nambucca Shire Council	Kempsey Shire Council	Port Macquarie-Hastings Council

Riverina Murray

Hay Shire Council	Edward River Council	Murray River Council	Carrathool Shire Council
Griffith City Council	Murrumbidgee Council	Berrigan Shire Council	Bland Shire Council
Leeton Shire Council	Narrandera Shire Council	Federation Council	Temora Shire Council
Coolamon Shire Council	Junee Shire Council	Wagga Wagga City Council	Lockhart Shire Council
Greater Hume Shire Council	Albury City Council	Cootamundra-Gundagai Regional Council	Snowy Valleys Council

South East and Tablelands

Hilltops Council	Yass Valley Council	Upper Lachlan Shire Council	Goulburn Mulwaree Council
Queanbeyan-Palerang Regional Council	Snowy Monaro Regional Council	Wingecarribee Shire Council	Eurobodalla Shire Council
Bega Valley Shire Council			

Illawarra Shoalhaven

Shoalhaven City Council	Kiama Municipal Council	Shellharbour City Council	Wollongong City Council
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Joint Organisation Frequently Asked Questions



Q1: What is a Joint Organisation?

A: A Joint Organisation is a new entity under the Local Government Act comprising member councils in regional NSW to provide a stronger voice for the communities they represent.

Each Joint Organisation will comprise at least three member councils and align with one of the State's strategic growth planning regions. One of the member council's mayors will be elected chairperson and an Executive Officer may be appointed.

Q2: How will Joint Organisations benefit councils and communities in regional NSW?

A: Joint Organisations will transform the way that the NSW Government and local councils collaborate, plan, set priorities and deliver important projects on a regional scale. These new partnerships will benefit local communities across regional NSW by working across traditional council boundaries.

Q3: How do we know Joint Organisations will work?

A: The Joint Organisation model has been developed in close consultation with councils and the NSW Government has listened to regional councils to get the model right. This included a pilot program for five groups of councils to test a range of options, which involved the participation of 43 councils and delivered a range of initiatives and projects to those regions.

An independent evaluation of the pilot program found Joint Organisations bring benefits to regional communities in delivering on-the-ground projects and attracting more investment to regional communities.

Q4: Why should councils choose to form a Joint Organisation?

A: Joint Organisations will provide a forum for councils, agencies and others to come together and focus on their regional priorities – the things that matter for that region. Joint Organisations will help drive the delivery of important regional projects – the infrastructure and services that local communities need and deserve.

Joint Organisations will also provide councils with a more efficient way to deliver shared services for members and the region. Where member councils agree, they can choose to share a common approach to services such as information technology, water management services and community strategic planning. The NSW Government will provide \$3.3 million to support councils to establish Joint Organisations

Q5: Can councils determine their own regional boundaries?

A: While the choice to join, and composition of a Joint Organisation is voluntary, the NSW Government will only support the creation of Joint Organisations within existing State planning regions and in regional NSW. Councils have told us that effective collaboration will only be realised when State and local government boundaries are aligned.

To aid this process the NSW Government has consulted the sector on boundary criteria which they can take into account when determining the membership of their Joint Organisation.

Joint Organisation boundaries should:

- align with, or 'nest' within one of the State's planning regions
- demonstrate a clear community of interest between member councils and regions
- not adversely impact on other councils or JOs, for example, leaving too few councils to form a JO
- be based around a strong regional centre or centres
- be of an appropriate size to partner with State, Commonwealth and other partners.
- Consistent with previous Government decisions, Joint Organisations will not be considered for metropolitan Sydney and the Central Coast at this time.



Q6: Are Far West Councils able to form a JO?

A: The Government will be writing to Far West councils to advise them of their opportunity to form or join a JO. This will include specific guidance applicable to Far West councils only.

Q7: What are the next steps for interested councils?

A: Councils are invited to nominate to form a Joint Organisation in their region. Councils are encouraged to open discussions with their neighbours as soon as possible.

The Office of Local Government is available to facilitate these discussions and provide support to councils through the nomination process. Specific requirements to form a Joint Organisation will be provided to councils shortly.

Each Joint Organisation will be created by a proclamation and the NSW Government will then ask the Commonwealth to endorse each Joint Organisation as a non-national system employer to ensure that any staff of a Joint Organisation, with the exception of the Executive Officer, are employed under the State local government award.

Q8: What support will be provided to councils and Joint Organisations once established?

A: The Office of Local Government will work with Joint Organisations to support their establishment and ensure they have the necessary systems and governance in place for the Joint Organisations to deliver results for regional communities.

The Office of Local Government and the Department of Premier and Cabinet will foster collaboration between Joint Organisations and State agencies to identify and act on opportunities to benefit regional communities.

Q9: Can councils choose not to participate?

A: Councils can choose not to become a member of a Joint Organisation. The Government strongly encourages all councils in regional NSW to consider the benefits and opportunities offered by Joint Organisations.

Councils that are members of Joint Organisations will be able to take advantage of investment opportunities that are delivered through the Joint Organisation.

Q10: What funding is available to Joint Organisations?

A: The Government will provide up to \$3.3 million in seed funding to Joint Organisations to support their establishment. The Government will identify opportunities for additional investment through Joint Organisations in regional economies.

Funding for each Joint Organisation will be based on the number of councils that choose to form a Joint Organisations, with maximum funding provided to regions where all councils in a region choose to be members of the new regional body.

All Joint Organisations, whether they were pilot regions or not, will be provided with seed funding.

Further details on funding arrangements will be provided to councils.

Q11: Will this funding be enough to help councils establish a JO?

A: The NSW Government is providing significant funding and support to help those councils that choose to establish a Joint Organisation. The pilot program demonstrated that groups of councils can achieve substantial benefits for their communities and significant cost savings by working together through a Joint Organisation.

Q12: How are Joint Organisations different to Regional Organisations of Councils?

A: The Joint Organisation model provides for greater certainty and continuity as well as recognising the unique differences in the many regions of NSW. While some ROCs have been effective, they have varied functions, membership, and governance structures which often makes collaboration more difficult.

Joint Organisation Resource List



Website

www.olg.nsw.gov.au

OLG key contacts

Chris Presland, Director of Reform Implementation	0413 274 882
Melissa Gibbs, Director Policy and Sector Development	0491 225 904
Office of Local Government, Development Team	02 4428 4100

Secure Stronger Councils Portal

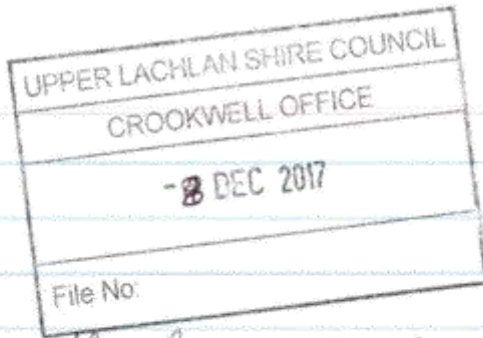
A secure portal is available for councils to access information and share resources on Joint Organisations. To access the portal go to <https://portal.strongercouncils.nsw.gov.au>

You will need to login and register with your council email address.

OLG will use the portal to provide up to date information and share best practice between councils and Joint Organisations during the formation and implementation phase.

Department of Premier and Cabinet Regional contacts

Hunter 0418406733 02 49212603	Aaron Spadaro, Senior Coordination Officer
Northern NSW (Tamworth) 0477316 189 0267602671	Alison McGaffin, Director, Northern NSW
Northern NSW (Coffs Harbour) 0481 919 697 02 66598651	Andrew Hegedus, Director North Coast
Southern NSW (Wollongong) 0477 320 822 0242536301	Anthony Body, Director Southern Region
Southern NSW (Queanbeyan) 0427 454 375 02 92283296	Heidi Stratford, Director South East and Tablelands
Western NSW (Dubbo) 0400 364 960 02 68267801	Ashley Albury, Director, Western NSW
Western NSW (Wagga) 0417947976	Trudi McDonald, Director Riverina Murray



cf Spud Murphy's Inn
Goulburn Road
Crookwell, 2583
6th December 2017.

The General Manager
Upper Lachlan Shire
Dear John

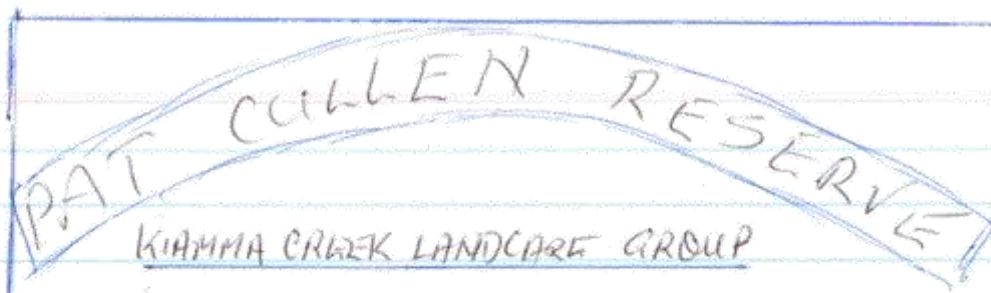
RE Request to replace faded wooden
sign with new metal sign near
Amenities Block at Pat Cullen Res.

Our group would like to replace the old and
worn wooden sign near the Amenities Block
and fronting onto Roberts St with a new
professionally printed metal sign summarising the
nature and attractions of the Reserve.

A copy of the draft proposed sign is attached.
We have funding for the sign.

We seek Council's approval, and welcome
any suggestions as to wording, layout, size,
etc.

Yours faithfully
Barry Murphy
(Barry Murphy - Chairman)

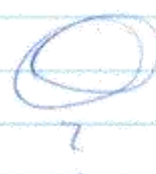
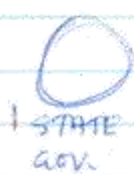


This Reserve is a passive recreation area set aside so that individuals and groups can enjoy the quiet beauty of the flowing stream, the activities of the returning wildlife, and the rest and recreation facilities provided.

The Reserve has been developed by Council and a volunteer committee, with the help of funds from Federal and State governments, from Council itself, and from local businesses and other community groups.

J. Bell
General Manager

Logos



9 ENVIRONMENT AND PLANNING

The following items are submitted for consideration -

9.1	Monthly Weeds Activities Report	72
9.2	Development Statistics for the Month of November 2017	76
9.3	Updating The Environmental Planning and Assessment Act 1979	83
9.4	Draft Keeping of Companion Animals Policy	88
9.5	Draft Plan of Management - Pye Cottage Precinct	94
9.6	Cullerin Range Wind Farm Community Fund S355 Committee	113
9.7	Development application 72/2017 - Development for the Purpose of a Service Station, Lot 361 DP754108, 204 Goulburn Street, Crookwell	115
9.8	Development application 89/2017 - Subdivision of land and carrying out of works to create five lots for the purposes of extensive agriculture and dwelling houses, Lot 1 DP1162296, 24 Reservoir Road, Crookwell	166

Environment and Planning - 21 December 2017

ITEM 9.1 Monthly Weeds Activities Report

FILE REFERENCE I17/731

AUTHOR Manager of Noxious Weeds

ISSUE

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

RECOMMENDATION That -

1. Council receives and notes the report as information.

BACKGROUND

Standard monthly report providing Council with a summary of the weed control activities conducted in November 2017.

REPORT

Weed	Parish	Road or Street	Date	Action	Degree
S/T	Gunning	Boureong Av	9/10/17	Routine	1
S/T	Mundoonan	Elms	9/10/17	Routine	1
S/T	Dixon	Gundaroo	9/10/17	Routine	2
S/T	Mundoonan	Berrabanglo	10/10/17	Routine	2
S/T	Mundoonan	Berrabanglo	10/10/17	Routine	2
S/T	Bunton	Rugby	11/10/17	Routine	2
S/T	Dixon	Ladevale	11/10/17	Reinspect	1
S/T	Gunning	Gundaroo	12/10/17	Reinspect	2
S/T	Biala	Sapphire	17/10/17	Routine	1
S/T	Biala	Sapphire	17/10/17	Routine	1
BB	Lampton	Biala	19/10/17	Routine	1
S/T	Biala	Sapphire	19/10/17	Routine	1
S/T	Cullerin	Cullarin	19/10/17	Routine	1
S/T	Collector	Short St	19/10/17	Routine	1
-	Manton	Rocklodge	15/11/17	Routine	0
S/T	Mundoonan	Elms	15/11/17	Routine	1
S/T	Cullarin	Hume Hwy	21/11/17	Routine	2
S/T	Dixon	Berrabanglo	22/11/17	Routine	2
S/T	Cullarin	Lerida	22/11/17	Routine	2
BB	Collector	Short St	22/11/17	Routine	1
S/T	Biala	Bully's Crossing	22/11/17	Routine	1
S/T	Mundoonan	Elms	22/11/17	Routine	1

Environment and Planning

MONTHLY WEEDS ACTIVITIES REPORT cont'd

S/T	Dalton	Dalton	23/11/17	Reinspect	2
S/T BB	Bigga	Greenmantle	6/11/17	Notified	2, 3
S/T BB	Bigga	Greenmantle	6/11/17	Notified	2
S/T	Bigga	Greenmantle	6/11/17	Notified	2
S/T	Bigga	Greenmantle	6/11/17	Routine	1
S/T BB	Bigga	Greenmantle	7/11/17	Notified	2, 3
S/T BB	Bigga	Greenmantle	7/11/17	Routine	1, 2
S/T BB	Bigga	Greenmantle	7/11/17	Routine	2
S/T BB	Yewrangara	Grabine	7/11/17	Routine	2
S/T BB	Yewrangara	Grabine	7/11/17	Notified	2
S/T	Grabine	Greenmantle	8/11/17	Notified	3
S/T	Grabine	Greenmantle	8/11/17	Notified	3
S/T BB	Bigga	Greenmantle	9/11/17	Routine	2
S/T	Bigga	Greenmantle	9/11/17	Notified	3
S/T BB	Bigga	Greenmantle	9/11/17	Notified	3, 2
S/T BB	Crookwell	Boobalaga	13/11/17	Routine	1, 2
BB	Crookwell	Boobalaga	13/11/17	Notified	2
S/T	Grabine	Greenmantle	14/11/17	Notified	2
S/T	Grabine	Greenmantle	14/11/17	Routine	2
S/T BB	Bigga	Greenmantle	14/11/17	Routine	2
S/T	Upper Tarlo	Woodhouselee	20/11/17	Notified	2
S/T BB	Yarraman	Tuena	21/11/17	Notified	3, 2
S/T BB	Yarraman	Tuena	21/11/17	Notified	
BB	Crookwell	Boorowa	8/11/17	Routine	1
BB	Crookwell	Boorowa	8/11/17	Routine	1
-	Crookwell	Boorowa	8/11/17	Routine	-
-	Crookwell	Boorowa	15/11/17	Routine	-
-	Crookwell	Boorowa	15/11/17	Routine	-
-	Crookwell	Boorowa	22/11/17	Routine	-
-	Crookwell	Boorowa	22/11/17	Routine	-
S/T	Wayo	Crookwell	20/11/17	Notified	2
S/T	Wayo	Woodhouselee	20/11/17	Notified	3
S/T BB	Turrillo	Middle Arm	21/11/17	Notified	2
S/T SJW BB	Wayo	Woodhouselee	22/11/17	Notified	2
S/T BB	Keverstone	Bigga	28/11/17	Notified	2
S/T BB	Keverstone	Bigga	28/11/17	Notified	2
S/T	Keverstone	Bigga	28/11/17	Routine	2
S/T BB	Keverstone	Bigga	28/11/17	Notified	2
S/T BB	Keverstone	Bigga	28/11/17	Notified	2
S/T	Mundoonen	Lade Vale	29/11/17	Notified	3

Note: The property description column has not been included in this report after considering section 387 of the Biosecurity Act 2015 (Collection, use and disclosure of information), further consideration will be given to the type of information provided in future reports.

Environment and Planning

MONTHLY WEEDS ACTIVITIES REPORT cont'd

Key for Weed Abbreviations

Weed ID Weed Identification

S/T Serrated Tussock

PC Paterson's Curse

EB English Broom

Go Gorse

BB Blackberry

Nth Nodding Thistle

FW Fireweed

CG Coolatai Grass

SJW St John's Wort

CNG Chilean Needle Grass

ALG African Lovegrass

Key for Degree of Infestations

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

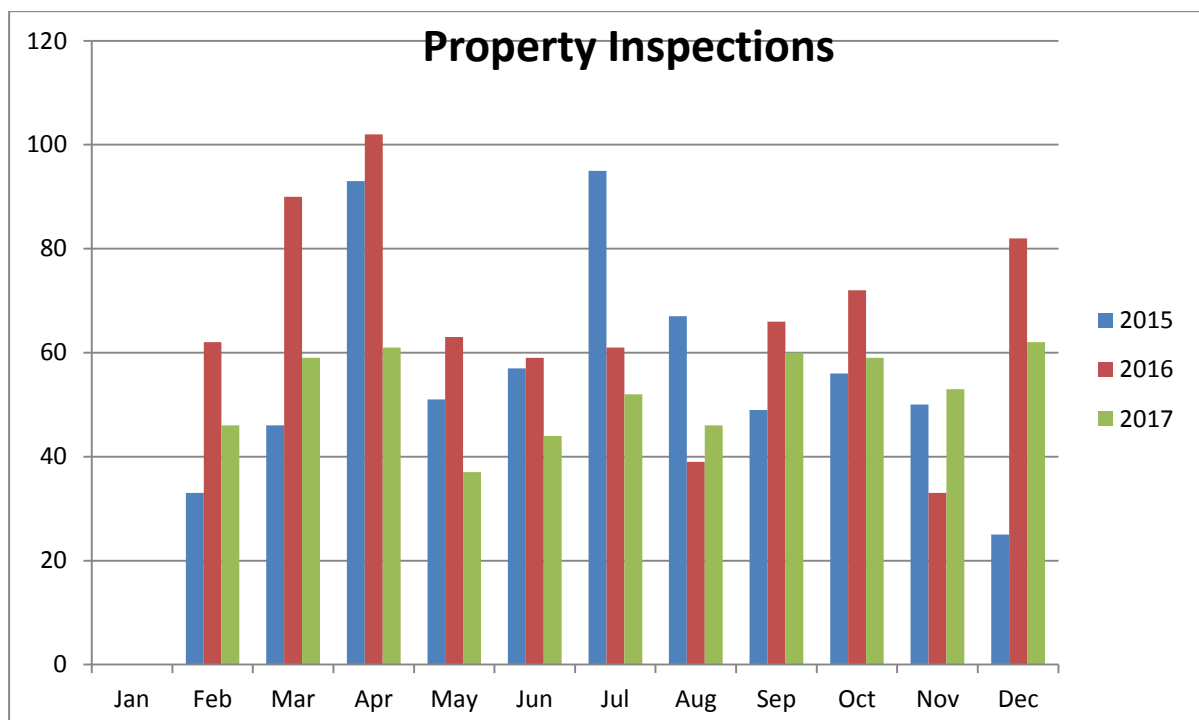
Key for Actions of Inspections

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.



Roadside Weed Control

Roadside weed control work is now being directed towards St John's Wort control for this program. This control work will continue until the end of the year with follow up control work on St John's Wort conducted in conjunction with the woody weed control program to commence in January 2018. Control work has also being conducted on Chilean Needle Grass infestations when located.

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council receives and notes the report as information.

ATTACHMENTS

Nil

Environment and Planning - 21 December 2017

ITEM 9.2 **Development Statistics for the Month of November 2017**

FILE REFERENCE I17/746

AUTHOR **Economic Development Officer**

ISSUE

Providing Council with a summary of the development control activities that have occurred in the month of November 2017.

RECOMMENDATION That -

1. Council receives and notes the report as information.

BACKGROUND

Standard monthly report providing Council with a summary of the development control activities that have occurred in the month of November 2017.

REPORT

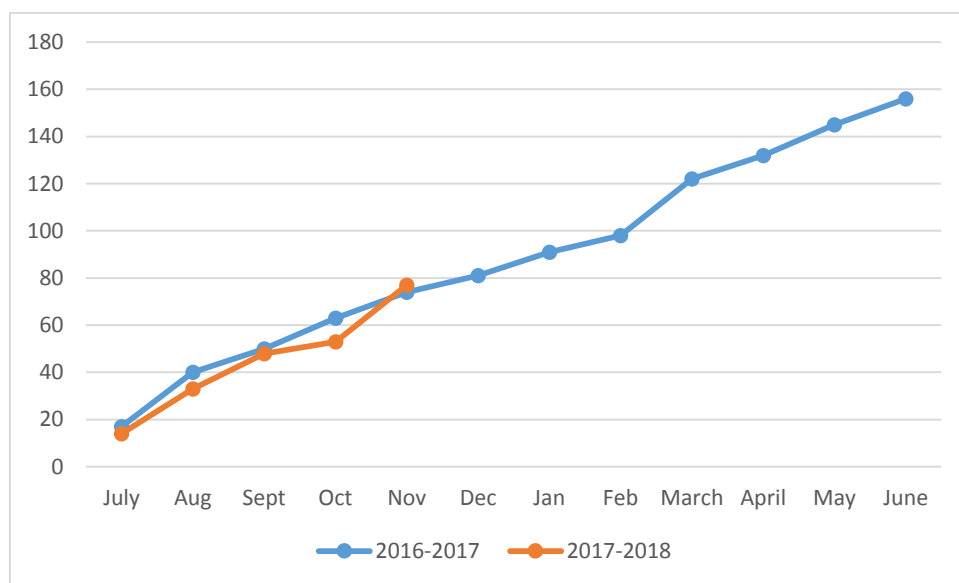
The following table outlines the type and value of new development.

Statistics by Development Type								
Current Year					Last year			
DA Type	Nov 2017		Year to Date 1/7/2017 to 30/6/2018		Nov 2016		Year to date 1/7/2016 to 30/6/2017	
	No	\$Value	No	\$Value	No	\$Value	No	\$Value
Commercial	2	\$19,901,000	5	\$21,331,000	2	\$42,585	5	\$97,585
Residential	16	\$3,813,223	52	\$9,944,279	9	\$1,329,510	57	\$10,509,181
Industrial	0	\$0	0	\$0	0	\$0	0	\$0
Other	0	\$0	4	\$6,103,000	0	\$0	4	\$30,000
Total	18	\$23,714,223	61	\$37,378,279	11	\$1,372,095	66	\$10,636,766
Subdivision								
Type	No	Lots	No	Lots	No	Lots	No	Lots
Residential	0	0	1	3	0	0	3	76
Rural Residential	1	2	2	7	0	0	3	9
Commercial	0	0	1	0	0	0	0	0

Industrial	0	0	0	0	0	0	0	0
Boundary Adjustment	1	2	1	2	0	0	0	0
Strata	0	0	0	0	0	0	0	0
Agricultural	3	8	7	16	0	0	1	4
Modification/ Other	1	0	1	0	0	0	1	6
Total	6	12	13	28	0	0	8	95

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:

DAs under assessment	DA modifications under assessment	DAs received Nov 2017	DA modifications received Nov 2017	DAs determined November 2017	DA modifications determined Nov 2017
28	0	23	1	20	1

The average determination processing time is for the month of November was 30 days. Determinations issued 1 November to 30 November 2017 are summarised in the following table:

Determinations Issued between 1 November 2017 to 30 November 2017		
DA No.	Proposal	Property
8/2010 (Modification)	Dwelling	Lot 2 DP 1082912 – 747 Rhyanna Rd, Middle Arm
67/2016	Vineyard and Winery	Lot 25 DP 1095649 – 1924 Towrang Road, Greenwich Park
59/2017	Alterations Community Hall	Lot 237 DP 750043 – 479 Bannister Lane, Bannister

Determinations Issued between 1 November 2017 to 30 November 2017		
DA No.	Proposal	Property
81/2017 (Withdrawn)	Transmission Lines	Lot 103 DP 750043, Lot 2 DP 1168750, Lot 101 DP 1083286, Lot 6 DP 1115749, Lot 1 & 2 DP 1115746, Lot 319 DP 754126, Lot 7 DP 1119818, Lot 185,186,187,188,197, 204,224 & 226 DP 754126 Lot 1 & 2 DP 877769, Lot 4 DP 1031856, Lot 100 DP 1026064 – Gurrundah Area
84/2017	Subdivision	Lot 4 DP 1228621 – 892 Sylvia Vale Rd, Binda
85/2017	Access Road	Lot 5 & 6 Sec 24 DP 758493 – Best St, Gunning
86/2017	Dwelling	Lot 32 DP 1042610 – Strathaird Lane, Goulburn
90/2017	Dwelling	Lot 1 DP 1083826 – 43 Cobodong Rd, Curraweela
92/2017	Dwelling	Lot 9 DP 1219071 – 99 Boureong Dve, Gunning
95/2017	Garage/Shed	Lot 2 DP 11800411 – Tulloh St, Crookwell
96/2017	Subdivision	Lot 1 DP 1227279 & Lot 3 DP 1217209 – Stink Pot Rd, Jerrawa
97/2017	Subdivision	Lot 1 DP 657843, Lot 1 DP 9370003, Lot 1 DP 960540 & Lot 2 DP – Reids Flat Rd, Bigga
99/2017	Veterinary Hospital	Lot 99 DP 754147 & Lot 4 DP 179477 Wheeo Rd, Wheeo
100/2017	Dwelling	Lot 2 DP 849581 – 2717 Sapphire Rd, Wheeo
101/2017	Alterations/Additions	Lot 3 DP 1173811 – 1910 Boorowa Rd, Lost River
104/2017	Subdivision	Lot 131 & 235 DP 753041 – Village of Bigga
105/2017	Transportable Dwelling	Lot 101 DP 1079952 – Long View Rd, Big Hill
106/2017	Transportable Dwelling	Lot 1 DP 861289 – Range Rd, Bannister
107/2017	Dwelling	Lot 3 DP 1233262 – 21 Edward St, Binda
112/2017	Dwelling	Lot 3 DP 1197318 – 1580 Breadalbane Rd, Breadalbane
114/2017	Garage/Shed	Lot 13 Sec 17 DP 758493 – 37 Saxby St, Gunning

Environment and Planning**DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2017 cont'd**

The Development Applications outstanding as of 30 November 2017 are summarised in the following table:

Outstanding Development Applications – 30 November 2017				
Application No	Date Received	Proposal	Property	Reason
33/2016	22/04/2016	Demolition & Fence/Wall	Church & Goulburn Street, Collector Lot 1 DP 256082 & Lots 2 & 3 DP 554640	Awaiting additional information
29/2017	30/3/2017	Dwelling	115 Cobodong Rd Curraweela Lot 3 DP 1083826	Under assessment
31/2017	6/4/2017	Dwelling Alterations & Additions	Village of Laggan Lot 3 DP 917994	Awaiting additional information
51/2017	5/6/2017	Subdivision	Junction Point Rd Binda Lot 9 DP 46360	Referred to RMS & RFS
58/2017	28/6/2017	Subdivision	39 Yass St Gunning Lot 1 DP 797327	Awaiting additional information
72/2017	9/8/2017	Service Station/Convenience Store	204 Goulburn St Crookwell Lot 361 DP 754108	Under assessment
73/2017	10/8/2017	Dwelling	Bourke St Collector Lot 3 Sec 2 DP 758263	Awaiting additional information
77/2017	15/8/2017	Dwelling	Towrang Rd, Greenwich Park Lot 7 DP 1095649	Awaiting Water NSW
89/2017	6/9/2017	Subdivision	24 Reservoir Rd Crookwell Lot 1 DP 1162296	Under assessment
98/2017	21/09/2017	Subdivision	614 Woodhouselee Rd Woodhouselee Lot 1 DP 852156	Referred to SCA
102/2017	16/10/2017	Transportable Dwelling	2281 Woodhouselee Rd Laggan Lot 1 DP 1169255	Awaiting additional information
103/2017	18/10/2017	Alterations/Additions	1 Brennan St Collector Lot 11 DP 1046757	Under assessment
108/2017	1/11/2017	Dwelling	614 Woodhouselee Rd Woodhouselee Lot 1 DP 852156	Referred to Engineering
109/2017	2/11/2017	Dwelling	2542 Middle Arm Rd Middle Arm Lot 5 DP 11211292	Awaiting additional information

Environment and Planning**DEVELOPMENT STATISTICS FOR THE MONTH OF NOVEMBER 2017 cont'd**

110/2017	7/11/2017	Subdivision	Jerrawa Rd, Narrawa Lot 1 DP 1143904	Awaiting additional information
111/2017	7/11/2017	Transportable Dwelling	5520 Taralga Rd Curraweela Lot 1 DP 1046667	Under assessment
113/2017	8/11/2017	Dwelling	Gurrundah Rd Parkesbourne Lot 2 DP 861753	Under assessment
115/2017	9/11/2017	Change of Use	4 Chapel St Dalton Lot 21 DP 850913	Referred to Engineering
116/2017	13/11/2017	Dwelling	805 Bridge Creek Rd Binda Lot 4 DP 1071079	Under assessment
117/2017	15/11/2017	Subdivision	Collector Rd Lerida Lot 112 DP 754127	Awaiting additional information
118/2017	16/11/2017	Dwelling	23 Edward St Binda Lot 4 DP 1233262	Under assessment
119/2017	21/11/2017	Alterations/Additions	Goulburn Rd Crookwell Lot 4 DP 1077712	Under assessment
120/2017	22/11/2017	Subdivision	729 Julong Rd Binda Lot 23 DP 753038	Referred to RFS & Engineering
121/2017	24/11/2017	Carport Awning	36 Brooklands St Crookwell Lot 1 DP 1089082	Under assessment
122/2017	24/11/2017	Gullen Range Substation & Underground Transmission Lines	Grabben Gullen Rd, Gurrundah Lot 224 DP 754126	Under assessment
123/2017	27/11/2017	Subdivision	Gurrundah Rd, Gurrundah Lot 197 & 213 DP 750019	Under assessment
124/2017	29/11/2017	Consolidation of Lots	Gurrundah Rd Gurrundah Lot 220 & 221 DP 750019	Awaiting additional information
125/2017	29/11/2017	Dwelling	1376 Redground Rd, Crookwell Lot 48 DP 753010	Under assessment
126/2017	29/11/2017	Change of Use – Shed to Dwelling	19 Roberts St Crookwell Lot 1 DP 800629	Under assessment

2. Construction Certificates

Construction Certificates Issued between 1 Nov 2017 & 30 Nov 2017		
CC No.	Proposal	Property
58/2017	Dwelling & Secondary Dwelling	Lot 5 DP 1184269 – 1562 Taralga Rd, Laggan
83/2017	Veterinary Hospital	Lot 4 DP 179477 & 99 DP 754147 – Wheeo Rd, Wheeo
84/2017	Dwelling	Lot 2 DP 1082912 – 747 Rhyanna Rd, Middle Arm
85/2017	Dwelling	Lot 32 DP 1042610 – Strathaird Lane, Goulburn
86/2017	Alterations/Additions	Lot 3 DP 1173811 – 1910 Boorowa Rd, Lost River
87/2017	Garage/Shed	Lot 30 Sec 2 DP 758493 – Wombat St, Gunning

Approved by Council	
Nov 2017	Year to date
6	31

3. Occupation Certificates

Occupation Certificates Issued between 1 November 2017 and 30 November 2017		
OC No.	Proposal	Property
63/2017	Pergola	Lot 3 DP 1103001 – 1470 Bigga Rd, Bigga
64/2017	Alterations/Additions	Lot 1 DP 613478 – 291 Chapmans Lane Chatsbury
65/2017	Dwelling	Lot 7 Sec 2 DP 758263 – 22 George St, Collector
66/2017	Dwelling	Lot 1 DP 1112041 & Lot 3 DP 1099615 – 246 Gorman Rd, Pejar

4. Subdivision Certificates

Subdivision Certificates Issued between 1 Nov 2017 and 30 Nov 2017		
SC No.	Proposal	Property
12/2017	Subdivision	Lot 1,2 & 3 DP 1013868 – 190 Old Macquarie Rd, Brayton
15/2017	Subdivision	Lot 2 Sec 23 DP 758493 – Cullavin St, Gunning
17/2017	Subdivision	Lot 35,42 & 212 DP 753048 – Sylvia Vale Rd, Binda

Subdivision Certificates Issued between 1 Nov 2017 and 30 Nov 2017		
SC No.	Proposal	Property
19/2017	Subdivision	Lot 25,26,27,28,29, & 30 Sec 11 DP 2383 – Holborrow St, Crookwell

Approved by Council	
Nov 2017	Year to date
4	33

5. Planning Certificates

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

Year	Number of Certificates Issued
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	436
1 July 2017 to 30 June 2018	220

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council receives and notes the report as information.

ATTACHMENTS

Nil

Environment and Planning - 21 December 2017

ITEM 9.3 **Updating The Environmental Planning and Assessment Act 1979**

FILE REFERENCE **I17/706**

AUTHOR **Director of Environment and Planning**

ISSUE

The Environmental Planning and Assessment Amendment Bill 2017 was assented to on 23 November 2017.

RECOMMENDATION That -

1. Council receives and notes the report as information.

BACKGROUND

The Environmental Planning and Assessment Amendment Bill 2017 was assented to on 23 November 2017.

REPORT

Given the scope of the changes in this Bill, the Government will be undertaking a staged approach to the Bill's commencement. This will allow transition to the new measures and provide time for councils, communities, industry and practitioners to understand and prepare for the new requirements, including updating their documents and forms to reflect the new, modernised structure.

Most of the changes will commence in the first quarter of next year. Other changes will take longer to switch on and will involve further consultation, so new features of the planning system, like community participation plans and local strategic planning statements will be introduced over time. This will ensure that all stakeholders have a proper opportunity to prepare for changes, supported by appropriate guidance, templates and other resources.

What does the Bill achieve?

Modernises the structure and language of the Act

The EP&A Act is almost 40 years old, and has been amended over 150 times. To make the Act easier to navigate and understand, the Bill:

- gives the Act a clear structure of 10 principal parts, with decimal numbering of all provisions;
- moves some detailed provisions to schedules and the regulations where appropriate;

- updates the language of the objects of the Act while maintaining their substance.

Creates new objects to ensure the Act supports a thriving built environment

The new objects reflect the Government's commitment to thriving, safe and well-designed communities with local character and heritage. When performing functions under the Act, authorities will now be guided by additional objects promoting:

- good design and amenity of the built environment;
- the sustainable management of built and cultural heritage (including Aboriginal cultural heritage);
- the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants.

Enhances community participation in the planning system

When the community can engage effectively with planning decisions, the outcomes are better and there is more confidence in the decisions made. The Bill will make it clearer and easier for the community to understand how it can participate in planning decisions.

- all planning authorities – every council and NSW agency with a function under the Act – will need to prepare a community participation plan. This will spell out when and how they will engage with their communities across all the planning functions they perform;
- the plans will have to meet the minimum requirements for community participation that will be set out in Schedule 1 to the Act. In their plans, authorities can commit to go beyond the minimum requirements, to suit the needs of their communities;
- in preparing their plans, authorities will have to take into consideration new community participation principles, which set the bar for how the community should be engaged. The principles state, among other things, that the community has a right to be informed about planning matters that affect it, and it should be given opportunities to participate as early as possible in strategic planning;
- to improve accountability to all stakeholders, decision-makers will have to give reasons for their decisions.

Gives communities and councils the tools to shape the future of their local areas

For the first time, the Act recognises the critical role of councils in strategic planning. This is the process of working with the community to set out what is special about the local area, what its future should look like, and what actions are needed to get there. Under the new provisions:

- each council will prepare a local strategic planning statement. This will set out the 20-year vision for land-use in the local area, the special character and values that are to be preserved, and how change will be managed into the future. The statements will need to align with the regional and district

plans, and the council's own priorities in the community strategic plan it prepares under local government legislation;

- the statements will shape how the development controls in the local environmental plan (LEP) evolve over time. This means the LEP will be a tool to deliver the council and community's plan for the future;
- to ensure local views are reflected in the statements, councillors will have a lead role in preparing and endorsing the statements.

Makes sure development controls are simpler and up to date

It is important that the development controls in the LEP and development control plans (DCP) are kept up-to-date and as simple as possible, so people can understand what development is permitted on a site. The Bill helps to ensure this by:

- requiring councils to do a 'LEP check' at least every 5 years – they will consider whether the LEP is still fit for purpose given any changes in population, infrastructure, strategic plans and other key indicators. This check may prompt some updates to the LEP, or it may find that a comprehensive review of the LEP is needed;
- allowing the creation of a standard format for DCPs – there are currently over 400 different DCPs across NSW and these vary significantly from council to council. The Bill will allow the Government to establish a standard, online format for DCPs. The content will remain up to councils, but they will be able to draw on model provisions prepared by the Department.

Strengthens confidence that approvals and standards will be enforced

The complying development pathway is a key part of the planning system, saving applicants significant time and money. However, it is critical that the community can feel confident that the development standards are enforced. To improve confidence in complying development:

- councils will be able to impose a levy on complying development certificates to fund monitoring and enforcement of complying development standards in their area;
- councils will be able to stop work for up to seven days on a complying development site to investigate whether the construction is in line with the certificate. From there, the council can take more formal action – such as a development control order – if warranted;
- the courts will be able to declare a complying development certificate invalid if it does not meet the approved standards.

Stakeholders also raised concerns about instances where developers have constructed works that go beyond the approval, then retrospectively applied for a modification to authorise the extra works. To address this, councils will be able to impose an additional fee to deter retrospective modification applications. This fee will be set in the EP&A Regulations.

Emphasises the probity and independence of decision-makers

The Government recently introduced changes to make independent hearing and assessment panels (IHAPs) compulsory in Greater Sydney and Wollongong. This means panels of qualified, independent experts will be determining the most sensitive and complex development applications, which will improve planning outcomes and the probity of the system. The changes in this Bill build on the recent reforms by:

- strengthening the rules for Sydney and joint regional planning panels in line with the local IHAPs – this includes ensuring property developers and real estate agents cannot sit on the panels, and that meetings are held in public;
- emphasising the independence and decision-making role of the Planning Assessment Commission, which will now be known as the Independent Planning Commission. The Commission will continue to make decisions about the most complex State significant development applications. It will no longer perform duplicative review functions, and its public hearing process will be improved to allow more scope for the community present their concerns at an early stage of the assessment, and for the Commission to more rigorously test the development proposal.

Delivers more efficient approvals from NSW agencies

NSW agencies often have a role in providing advice or approvals where development has the potential to affect the environment, infrastructure or public safety. Stakeholders have raised concerns that this process can add delays to the assessment process. To address this:

- the Bill gives the Planning Secretary the power to ‘step-in’ and give approvals, concurrence or advice on behalf of another NSW agency, where the agency has not met statutory timeframes or where two agencies hold conflicting views;
- this will be supported by an online platform that provides better information to councils and applicants about the status of referrals to NSW agencies.

Creates more efficient processes for State significant development, without compromising the rigour of assessment

The Government is committed to halving assessment times for major projects, without reducing the quality of the assessment of environmental and other impacts. The Bill contains measures to achieve this and to simplify and clarify the process for State significant development.

- because of their complexity and potential impacts, State significant projects are often regulated by multiple agencies. This Bill introduces ‘transferrable conditions’. These are consent conditions that can become dormant where they are also imposed by an environment protection licence or other instrument. This reduces regulatory duplication while ensuring the impact is regulated using the most up-to-date instrument;
- the Bill also clarifies that the conditions of consent can require proponents to put up bonds, or other financial assurances, to fund rehabilitation work if needed;

- the Government is closing off the transitional arrangements for former Part 3A projects. All future modifications to these projects will be assessed under the State significant development or State significant infrastructure pathways. Consent holders will be given a short transition window to lodge any final modification applications under the old pathway (two months from the commencement of the new provisions, or one year if environmental assessment requirements have been issued).

POLICY IMPACT

Policy impact yet to be determined at the time of writing this report.

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Financial impact yet to be determined at the time of writing this report.

RECOMMENDATION That -

1. Council receives and notes the report as information.

ATTACHMENTS

Nil

Environment and Planning - 21 December 2017

ITEM 9.4 **Draft Keeping of Companion Animals Policy**

FILE REFERENCE **I17/740**

AUTHOR **Director of Environment and Planning**

ISSUE

Public exhibition of the Draft Keeping of Companion Animals Policy.

RECOMMENDATION That -

1. Council withdraw the Draft Keeping of Companion Animals Policy.

BACKGROUND

The Draft Keeping of Companion Animals Policy was placed on public exhibition from 2 November 2017 to 30 November 2017.

REPORT

The Draft Keeping of Companion Animals Policy proposed the limiting of Companion Animals where circumstances are warranted on a person's property. The intent was to assist Councils ability to regulate nuisance animal behaviour, planning provisions concerning animal breeding, boarding facilities and health concerns that may be generated through overcrowding and or unlawful practices.

Council acknowledges that there are current legislative options available to investigate and take appropriate action where circumstances warrant such action.

The Draft Policy received a total of forty one (41) submissions, 37 opposed and 4 in support. Based upon the submissions received, the policy is assessed as falling short of the communities expectations. As such, it is recommended that the Draft Keeping of Companion Animals Policy be withdrawn.

A copy of a consolidated submissions list is attached for Councillors information.

Suggestions contained within the submissions will be utilised in the review of the Local Companion Animals Management Plan due for review in 2018 (which will be publicly exhibited).

POLICY IMPACT

Nil

OPTIONS

Nil


FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council withdraw the Draft Keeping of Companion Animals Policy.

ATTACHMENTS

1. 	Submissions to Draft Keeping of Companion Animals Policy	Attachment
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Submissions to Draft Companion Animals Policy - exhibited November 2017

No.	HP# reference	Submitter	Location	Opinion	Main issues
1	CE2017/3393	Mr Brian & Mrs Verna Mackenzie	Beverdale	Object	<ul style="list-style-type: none"> Contrary to relevant legislation Impact on dog sports Impact on farmers Policy should relate to animals subject to repeat complaints rewrite (Eurobodalla Shire policy an example)
2	CE2017/3758	Mr Brian & Mrs Verna Mackenzie	Beverdale	Object	<ul style="list-style-type: none"> As above contrary to relevant legislation policy - ambiguous, unclear, makes no sense
3	CE2017/3722	Dr Karen Edwards	Breathbane	Object	<ul style="list-style-type: none"> Impact on farmers - some require > 4 dogs Farmers unable to breed replacement dogs to maintain genetics valuable genetics would be lost if desexing required all my dogs are registered and microchipped and properly cared housed object that policy applies to town and rural areas working dogs - > 4 dogs required to manage stock Ranger should not have any say in our working dogs Policy is unprofessional, poorly written, makes no sense Ranger should be patrolling the Shire and talking to residents
4	SD2017/4467	Anonymous	Ratepayer	Object	<ul style="list-style-type: none"> contrary to relevant legislation Policy should be patrolling the Shire and talking to residents
5	CE2017/3761	Kerstin Birnbaumer	Yass - local business owner	Object	<ul style="list-style-type: none"> contrary to relevant legislation Council should refer to its existing Local Companion Animals Management Plan
6	CE2017/3768	Mr Paul Mastlen	Gundaroo - local	Object	<ul style="list-style-type: none"> Council should refer to its existing Local Companion Animals Management Plan working dogs required to move stock Impact on business due to impact on farmers business
7	CE2017/3788	Tracey Basset	Lake Vale	Object	<ul style="list-style-type: none"> Impacts on all animals across whole Shire scope of policy very broad and does not provide limits variation of requirements only under certain circumstances not clear contrary to relevant legislation impacts future of farmers relying on working dogs and heritage breeds support wanting to remove puppy mills but not with this policy Council should research and enforce current existing legislation and not impact on residents doing the right thing
8	CE2017/3797	Stacey Wehmeier	Bungaridge	Object	<ul style="list-style-type: none"> potential to negatively affect number of industries, farmers, working dogs association
9	CE2017/3810	Alison and Arthur Hollins	Crockwell	Support	<ul style="list-style-type: none"> Council should refer to its existing Local Companion Animals Management Plan will make for better neighbourhood environments in residential area
10	CE2017/3820	Jule Deem	Crockwell	Object	<ul style="list-style-type: none"> contrary to relevant legislation who will enforce this policy across the whole Shire Council should enforce current existing legislation for relevant matters, not punish every farm and house hold notes the following will be affected: residents with any animal (dogs, cats, rabbits, fowl etc), farmers (working dogs), pest/vermin control (working animals), dog sports, breeders policy unfair and unjust and fear having to surrender well cared for animals suggest amnesty to enable microchipping etc without penalty
11	CE2017/3822	Melanie Singh	Jerrawa	Object	<ul style="list-style-type: none"> policy developed without community/professional input impact on businesses and economy impact tourism - no members will volunteer to run dog events remove rights of registered breeders destroy breeding programs potential class action to retain current Local Companion Animals Management Plan Council no power to impose these restrictions Council should remain with its existing Local Companion Animals Management Plan Council should work with community/local organisations to better understanding existing legislation to prevent ongoing puppy farm issues set up a low cost microchipping scheme
12	CE2017/3824	Teena Pitt	Crockwell	Support	<ul style="list-style-type: none"> should not have more than 4 dogs or cats with prior approval

Submissions to Draft Companion Animals Policy - exhibited November 2017

No.	HP# reference	Submitter	Location	Opinion	Main issues
13	SD2017/4556	Colin and Shirley Ford	Crookwell	Object	<ul style="list-style-type: none"> • contrary to current legislation • increased demand on staff to enforce • Council has no power to make the policy • impact on breeding dogs who supply therapy dogs, Police, Search and rescue • impact on working dogs • financial impact on local businesses • attached newspaper articles, Dept Local Govt circular • require working dogs for sheep farm operations
14	CE2017/3827	David Lindsay	Laggan	Object	<ul style="list-style-type: none"> • numerous dogs required to cope with weather and work demands • consider existing legislation sufficient control puppy factories • policy is redundant and unnecessary • as a minimum working dogs should be exempt from this policy
15	SD2017/4557	Mrs Carolyn Hockley	Crookwell	Object	<ul style="list-style-type: none"> • understand puppy farmer problem but this policy will restrict my breeding of exotic animals • disagree that policy is across the board • would appreciate involvement in final decision making
16	SD2017/4558	Mrs Hazel Hodge	Crookwell/Bigga	Object	<ul style="list-style-type: none"> • not viable to have to register working dogs • contact graziers and all regulated breeders about any proposed changes before being ratified
17	SD2017/4559	Miss Jessica Hockley	Crookwell	Object	<ul style="list-style-type: none"> • breeders of rare and valuable dogs which are microchipped, registered and properly housed and cared for • agree getting rid of puppy farms and nuisance animals but should exclude graziers and regulated breeders
18	CE2017/3833	Yass District Kennel and Training Club Yass		Object	<ul style="list-style-type: none"> • policy will decimate breeding of purebred, working and racing dogs • impact rescue foster organisations with limit • not stop puppy farming as these people rarely register their dogs • negatively impact on local businesses • potentially limit earning capacity of farming businesses • existing legislation available to enforce policy objectives • policy does not reference Council's existing 2008 policy • how does Council determine which pets will be removed to comply • Council existing statistics poor • Develop a community based sub-committee to develop a policy and relevant organisations • already on microchipping • desexing scheme with local vets • recognise relevant registrations paperwork to remove desexing requirement • monitor local classifieds and follow up with advertisers to ensure dogs registered • request change of venue for Council meeting • request permission to address Council meeting regarding this policy
19	CE2017/3834	Julie Simpson	Crookwell	Support	<ul style="list-style-type: none"> • would like to see a policy that will protect the community as a whole
20	CE2017/3838	Seth Carson	Bigga	Object	<ul style="list-style-type: none"> • if a good policy put together it will offer guidance and bring system and help control unregulated breeders • if animals are kept in good health and conditions and no nuisance should be able to keep more than 4 animals • controlling breeders should be considered but oppose stopping people who do the right thing • if animals are kept in good health and conditions and no nuisance should be able to keep more than 4 animals • controlling breeders should be considered but oppose stopping people who do the right thing • policy is unlawful and breaches legislation - submission details breaches • policy will destroy local businesses associated with breeding • policy will destroy the local show Championship Dog Show Community • potential to destroy breeding of purebred animals and decimate working dog bloodlines • sufficient existing legislation • congressional council on waiting to remove puppy mills and backyard breeders but they operate under the radar. Council needs to do own advertising research to catch these people.
21	CE2017/3839	Amanda Forrest	Bigga	Object	
22	CE2017/3842	Marie Colyer	Graben Gulien	Object	
23	SD2017/4577	Marie Colyer	Graben Gulien	Object	As above
24	CE2017/3843	Barbara Katon	Jerrama	Object	<ul style="list-style-type: none"> • will impact on breeding and showing of pure bred dogs - devastating impact on local businesses • existing laws legislation in places that Council should adhere to • policy contrary to current legislation • existing Local Companion Animal Management Plan 2008 should be retained

Submissions to Draft Companion Animals Policy - exhibited November 2017

No.	HP# reference	Submittor	Location	Opinion	Main issues
25	CE2017/3844	Aniltee Katon	Jerrawa	Object	<ul style="list-style-type: none"> • will impact on breeding and showing of pure bred dogs - devastating impact on local businesses • existing law's legislation in places that Council should adhere to • policy contrary to current legislation • existing Local Companion Animal Management Plan 2008 should be retained
26	CE2017/3845	Kerry Backhaus	Biskney Creek	Object	<ul style="list-style-type: none"> • policy is ridiculous • should be an allowance for farmers with working dogs, racing and show dogs • will impact on breeding and showing of pure bred dogs - devastating impact on local businesses • existing law's legislation in places that Council should adhere to
27	CE2017/3847	Gregory A Katon	Jerrawa	Object	<ul style="list-style-type: none"> • policy contrary to current legislation • existing Local Companion Animal Management Plan 2008 should be retained • disappointed by Council's non action to complaint • response to uncontrolled barking inadequate • Council actions should be very specific and required automatic inspection • inspections should occur when complaints are received - council does appear reluctant or negligent to take positive action, Council's ranger should have information and take action
28	SD2017/4575	LJ and BM Stein	Crookwell	Object	<ul style="list-style-type: none"> • illegal dog boarding businesses should be immediately curtailed • care, welfare and health needs to be properly addressed with appropriate action by Council • policy is contrary to current legislation • by restricting numbers you are restricting local businesses, work places, homes and hobbies • support ensuring animals are looked after
29	CE2017/3857	KerriAnn Pitt-Lancaster	Birda	Object	<ul style="list-style-type: none"> • Local Companion Animals Management Plan 2008 focuses on education programs and this would be a better way to go than the proposed policy • policy developer has no idea regarding current legislation and has not gained any legal advice • policy developer has no understanding of number of working dogs needs, especially in Summer and for breed replacement, shearing and stock contractors require dogs to carry out work • inappropriate for Ranger to tell someone how to house animals when existing pound facilities are substandard • limiting the number of a property is a ludicrous idea • zero breeding is a major concern when breeders are complying with relevant regulations and policies • Council should use existing legislation instead of wasting time on this policy • Number of residents of the Shire are members of DogNSW and keep animals in accordance with relevant guidelines and regulations • Concern regarding privacy laws and release of residents' information in an illegal manner. Council needs look at who and how information regarding private details of residents is being released given out as legal action may be taken.
30	SD2017/4573	Catherine Culey BVSc	Whireo	Object	<ul style="list-style-type: none"> • policy is futile and unsubstantiated and question the motive of the policy • policy severely lacks consistency and clarity • desexing should be decision of owner not Council • zero breeding is preposterous • will council decide on horses, coes, sheep, pigs, poultry • policy is ignorance of the needs of the rural community • limiting number of working dogs is a disregard for welfare for working dogs • number limit is absurd, unreasonable and unsubstantiated • how was the number of 4 derived ? • what happens if numbers exceed 4 ? • Council should be enforcing current legislation instead of creating a new policy creating more work • existing legislation addresses keeping of animals, housing - so why is this policy needed to replicate existing legislation ? • how will the policy be enforced ? • Current workload of ranger and lack of resources, the policy is unenforceable and futile • policy is to shut down puppy breeders, some which operate under excellent facilities but there has been no regard for other owners and impacts • council should become informed of the Act and guidelines already in place and start enforcing existing legislation • policy is very unprofessional, poorly composed, repetitive, numerous errors • severe impact on local businesses with number restrictions • current legislation already in place • policy is a knee jerk reaction and should not punish everyone • impact on elderly or owners of more dogs - what are people expected to do with the excess dogs ? • rights taken away by policy • negative impact on RSPCA rescue program
31	CE2017/3850	Jenifer Heffernan	Biata	Object	
32	SD2017/4576	Kathy Potts	Laggan	Object	

Submissions to Draft Companion Animals Policy - exhibited November 2017

No.	IP# reference	Submitter	Location	Opinion	Main issues
33	CE2017/3864	Dogs NSW - Virginia Gagan-Wilson	Orchard Hills	Object	<ul style="list-style-type: none"> current legislation documents required process for nuisance companion animals policy is contrary to current legislation Council currently has the Local Companion Animals Management Plan 2008 in place this policy will not identify puppy mills or make them comply only inspection and enforcement will have any effect
34	CE2017/3884	Karen and Brendan Reeves	Crockwell	Support	<ul style="list-style-type: none"> able to read between lines of this policy see this policy directed at puppy farmers not farmers with working dogs - with exceptions on case by case review request onsite meeting with Councilors prior to December 2017 meeting do not believe that people who do the right things should have to deal with this policy why are good pet owners being punished by this policy do not see how this will stop puppy farmers as they don't microchip or vaccinate and sell privately
35	CE2017/3893	Lisa Blacker	Resident	Object	<ul style="list-style-type: none"> policy not well researched for farms and rural area will every property with multiple dogs need to apply to Council? changes for this service? written by Ranger to keep ranger in a job - as far greater workload to approve all applications for all rural properties does this policy require a DA for approval? policy will not stamp out puppy breeders - why should everyone else be disadvantaged for just a few exceptions from DogsNSW response to POCRA attached which may be relevant policy will have a negative impact on rural community amend policy to different part of the council area
36	CE2017/3891	Heather Lindow	Big Hill	Object	
37	CE2017/3892	Heather Lindow	Big Hill	Object	<ul style="list-style-type: none"> As above far reaching effects on ownership and breeding of all animals - therapy, service dogs, working dogs, rare and heritage breeds policy contrary to existing legislation scope of policy very broad and does not provide limits variation of requirements only under certain circumstances not clear impacts future of farmers relying on working dogs and heritage breeds support wanting to remove puppy mills but not with this policy Council should research and enforce current existing legislation and not impact on residents doing the right thing existing legislation available to regulate puppy mills activity potential negative impact on local businesses with reduced animal numbers
38	SD2017/4594	Faye Cartledge	Graben Gulien	Object	
39	CE2017/3890	Susan Hughes Blysc	Resident	Object	<ul style="list-style-type: none"> Limiting numbers on farms may have following problems: rural contractors (dogs essential for running properties), hunting dogs, training of future working dogs implications of what people will do with excess working dogs loss of business - rural produce, vets huge difference between puppy farming and working dogs - policy needs to be redrafted to address this policy will negatively impact on rural community - it will not stop puppy farming which are not doing the right thing
40	CE2017/3558	Nick Ryan		Object	<ul style="list-style-type: none"> seeking confirmation if the policy is a hoax hard to believe any level of government would limit 4 dogs and 0 breeding
41	CE2017/3900	John Emery and Charles Knight	Gunning	Object	<ul style="list-style-type: none"> intent and definitions of policy are unclear in relation to working dogs request working dogs be specifically exempt from this policy
No. submissions 41 (and 3 submiters who made 2 submissions)					
Object 37					
Support 4					

Environment and Planning - 21 December 2017

ITEM 9.5 **Draft Plan of Management - Pye Cottage Precinct**

FILE REFERENCE **I17/748**

AUTHOR **Director of Environment and Planning**

ISSUE

Providing details in relation to the Draft Plan of Management for Pye Cottage Precinct, Gunning.

RECOMMENDATION That -

1. The Draft Plan of Management for Pye Cottage Precinct, Gunning be placed on public exhibition for a minimum period of 28 days.

BACKGROUND

Council resolved under 335/16 on the 15 December 2016, Item No 2 *“That a Plan of Management for the Pye Cottage Precinct is development in consultation with Council. This Plan of Management is to provide a framework for the operational and strategic use and management of the land”*.

REPORT

Further to Council resolution 335/16 a Draft Plan of Management has been created in consultation with Council and the 355 Pye Cottage Precinct Committee.

By placing the Draft Plan of Management for Pye Cottage Precinct, Gunning, on public exhibition, this allows for community feedback from the relevant users and community groups to ensure the use of this community land meets community and Council expectations.

The Draft Plan of Management will be advertised and placed on public exhibitions for a minimum period of 28 days and reported back to Council.

POLICY IMPACT

Nil

OPTIONS

Nil


FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. The Draft Plan of Management for Pye Cottage Precinct, Gunning be placed on public exhibition for a minimum period of 28 days.

ATTACHMENTS

1. 	Draft Plan of Management for Pye Cottage Precinct	Attachment
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**PLAN OF MANAGEMENT
FOR
PYE COTTAGE PRECINCT**

Adopted: XX XX 2017 Resolution No: XX/XX

Contents

1. Introduction

- 1.1 Land Summary
- 1.2 Plans of Management
- 1.3 Purpose of Plan of Management
- 1.4 Classification and Catergorisation of Land

2. Management

- 2.1 Issues
- 2.2 Objectives
- 2.3 Scope of Committee Activities

3. Policy and Framework for Management

- 3.1 General (Function and Use)
- 3.2 Maintenance
- 3.3 Upgrade/Improvements
- 3.4 Financial Resources

4. Priorities and Performance

5. Plan of the Land

6. Variation

7. Relevant Legislation and Council Policy and Procedures

8. Schedules

- One (1) – Action Priorities and Performance Management Defined
- Two (2) – Plan of Pye Cottage Precinct
- Three (3) – Management Arrangements

1. Introduction

The *Local Government Act 1993* ("the Act") requires that Councils must classify Public Land as "operational" or community" and that Plans of Management must be prepared for Community Land.

Land in this Plan of Management is Public Land located within the Upper Lachlan local government area. Upper Lachlan Shire Council is the owner and is responsible for the care, control and management of the Land.

The land has been classified Community Land.

This plan of management is to provide a framework for the operational and strategic use and management of the Land. The plan aims to define the values, use, management practices and directions of the land and be consistent with its public purpose or categorisation.

1.1 Land Summary

Name of Land and Location – Insert Property descriptions

1. Pye Cottage Precinct consisting of land and buildings on Lot 3 and Part Lot 4 DP 843551 – 119-121 Yass Street, Gunning

Owner

Upper Lachlan Shire Council

Permissible Uses

Uses permissible under the current zoning of the *Upper Lachlan Local Environmental Plan 2010* and consistent with this Plan of Management.

Permissible Tenures

Leases and Licences for any purpose consistent with the purpose of the Land or the core objectives as categorised under the *Local Government Act 1993*, and are permissible under this Plan of Management.

1.2 Plans of Management

The Act requires that Council prepare a Plan of Management to identify the important features of the Land, clarify how Council will manage it and how it may be used or developed.

These plans become the regulatory instruments, which bind the land owner and give statutory authority to other types of plans.

1.3 Purpose of the Plan of Management

Upper Lachlan Shire Council (ULSC) has prepared a Plan of Management for the Land to meet legislative requirements of the *Local Government Act 1993*, and to reinforce and conserve the Land's values and gain acceptance through public consultation for proposed works.

The Plan of Management is designed to provide clear guidelines for the effective management of Community Land within the Upper Lachlan Shire local government area – General Community Use.

The Plan of Management will identify the important features of the Land, clarify how Council will manage it and how it may be used or developed. This will result in clear and achievable management strategies that reflect the Council's and the community's expectations.

Specific objectives of the Plan are to:

- Identify the values of the Land to the community and values common to Community Land – General Community Use.
- Identify and address the key issues, including leases and licences, conflict between users, and the needs of the residents.
- Identify potential opportunities for sustainable future development of the Land based on community priorities and budgetary considerations.
- Recommend performance measures by which the objectives of the Plan shall be achieved, and the manner in which those measures are addressed.
- Prepare guidelines for future management, planning and the ongoing maintenance of the Land.
- This Plan of Management will provide a basis for assigning priorities in the programming of works and budgeting for new or upgraded facilities.

1.4 Classification and Catergorisation of Land

The Act requires that Councils must classify Public Land as "operational" or "community" and that Plans of Management must be prepared for Community Land.

The Land included in this Plan is classified as "Community Land" under the *Local Government Act 1993*, (the Act).

2. Management

2.1 Issues

The following major issues have been identified as being relevant to the land:

1. **Use of Area:** it is necessary to determine the various users to be allocated use of the area (and the arrangements for same).
2. **Level of Maintenance:** this relates to the level of maintenance required to maintain the area to a standard satisfactory to users.
3. **Community/User Involvement:** Council has identified the need for community / user involvement in maintaining, preparing and contributing to the use of community land.
4. **Future Planning (including upgrading and improvements):** as is the case with all infrastructure, there is an ongoing need to maintain, upgrade and improve facilities.

2.2 Objectives

The objectives of this Plan of Management are to put into place strategies which will:-

1. Provide a facility that is responsive to the demand and needs of the community, particularly in relation to researching, collating, and displaying the history and heritage of the district.
2. Optimise the use of the facility.
3. Ensure access and equity to community facilities for the use of Council's residents and ratepayers.
4. Together with Council, establish a defined maintenance program for the area that is clear to both Council and the users of the facility;
5. Encourage the community and user groups to participate in the management of the facility;
6. Provide for the progressive improvement of the quality and appearance of the area as funds become available; and
7. Form a component of Council's land management strategies, consistent with its other Plans of Management.
8. Comply with the requirements of the Local Government Act 1993 and other relevant statutes.

2.3 Scope of Committee Activities

The scope of the Committees' activities under the Plan of Management is in accordance with the Local Government Act 1993 and Upper Lachlan Shire Council's Code of Practice – Section 355 Committees and Council's Section 355 Committee Policy.

For the 355 Committee to assist in achieving effective care, control and management, there are certain responsibilities that need to be undertaken.

The responsibilities include the following:-

Care includes:-

- Advising Council of issues that may affect the maintaining of the facility and protecting the physical asset from damage, misuse and deterioration.
- Advising Council of any potential insurance risks that may arise in regard to buildings and users.
- Ensuring sufficient and equitable access to the facility by the community.

Control includes:-

- Holding regular meetings with recorded minutes (minimum quarterly meetings in accordance with Council's Section 355 Committee Policy and Code of Practice).
- Monitoring and maintaining financial records.
- Submitting financial records for an annual audit.
- Recommending hiring fee structures for determination by Council (as defined in Schedule 3).
- Administering and overseeing the use of the facility (as defined in Schedule 3) by other groups.
- Clearly defining the role of office bearers and Committee members.
- Submitting office bearer's names and an audited financial report to Council following the Annual General Meeting.

Management includes:-

- Ensuring all monies received will be used for the benefit of the facility in an equitable, honest and consistent manner.
- Ensuring that the organisation is not used for the financial gain of individual members.
- Being aware of, and involved in, appropriate community activities which are compatible with the goals of the facility.
- Developing and updating long term plans.
- Recommending procedures which contribute toward the effective management of the facility.
- Being accountable to the community and the Council for the Committee's actions and initiatives in respect to the facility.

3. Policy and Framework for Management

3.1 General (Function and Use)

As part of the function and use of the area, consideration will be given by Council to the lease/licence of part of the site (see Schedule 2). Such

lease/license will be formulated in accordance with the provisions of the Local Government Act 1993.

The use of the area is for the provision of community facilities and other activities approved by Council.

The 355 Committee is to coordinate the use of the facility by user groups. As part of the occupation and use of various parts of the precinct, user groups recognise that they have an obligation to contribute and agreed component of operational costs that occur due to their use (e.g. lighting/heating). Such arrangements will be recommended by the 355 Committee.

All user groups recognise that the Pye Cottage Precinct is a community facility and accordingly, from time to time, individual areas may be required for community use purposes. In such instances, Council will discuss arrangements with the 355 Committee.

The following operational arrangements apply to the precinct and may be varied from time to time through the 355 Committee.

- The 355 PCMC will coordinate the issuing of keys so that each group can access the front door, hall doors and toilets. Council are to be provided with a copy of all keys to the precinct;
- User groups are responsible for the "management" arrangements of keys issued;
- It is the responsibility of each user group to secure areas/precinct after use;
- User groups are not to utilise areas of precinct other than their own unless prior arrangements have been made through the 355 Committee;
- The various user groups are responsible for day to day maintenance of their respective areas.

3.2 Maintenance

The "core" maintenance of the Complex is regarded as being the provision of a clean, tidy and effective facility. The provision of same will be undertaken by means of funds allocated in Council's budget and arrangements through any management lease/licence of the area.

Schedule 3 of this document defines the "core" maintenance to be carried out at by Council.

Any improvement works proposed to be undertaken by user groups must have the prior approval of Council.

3.3 Upgrade/Improvements

Each year in conjunction with the preparation of Council's Operational Plan the community is invited to submit to Council details of projects that they wish to be considered for inclusion in Council's works programme for the following year. Such projects can be improvements to existing facilities, upgrade of existing facilities, construction and installation of new facilities. Operational Plan Submission forms are to be received by Council no later than the 15 December each year.

The proposed projects will be considered in conjunction with works that have been identified (i.e. by Council, other bodies) and will be prioritised by Council depending on funding available for community groups, grants and contributions etc.

Should opportunities or potential projects arise to increase the provisions of precinct facilities these will be considered by Council with community consultation being undertaken.

3.4 Financial Resources

In conjunction with the preparation of Council's Operational Plan each year the "core" maintenance activities (and associated costs) will be identified by Council. Consideration may be made in Council's Operational Plan and/or management agreements for the provision of same.

Funds for capital upgrades and improvement works will be subject to financial assistance from user groups, funds that may be made available for specific works by Council, general allocations for improvements by Council, the availability of grants through Government Programs etc.

4. Priorities and Performance

See Schedule 1.

5. Plan of the Land

See Schedule 2.

6. Variation

Council reserves the right to reasonably vary the terms and conditions of this Plan to ensure it continues to meet Council's requirements.

7. Relevant Legislation and Council Policy and Procedures

The Following Legislation and Council Policies and documents that are relevant to this Plan include:

- Local Government Act 1993
- Local Government Amendment (Community Land Management) Act 1998
- Government Information (Public Access) Act 2009
- Upper Lachlan Local Environmental Plan 2010
- Upper Lachlan Shire Councils Integrated Planning and Reporting suite of documents
- Code of Meeting Practice Sec 355 Committees
- Section 355 Committee Policy
- Code of Conduct for Councillors, staff and delegates of Council Policy
- Subsidised Use of Public Hall Policy
- GIPA Policy
- Service Delivery Policy
- Interaction between Councillors and Staff Policy
- Volunteers Policy
- Code of Meeting Practice Policy
- Privacy Policy
- Upper Lachlan Shire Council Code of Business Practice
- Any other relevant legislation and guidelines as applicable

SCHEDULE ONE (1)

Objectives	Performance Targets	Statement of Means (Actions)	Timing	Performance Assessment
To provide a facility that is responsive to the demand and needs of the community.	Monitor use of facility and maintain awareness of facilities required by user groups.	Consult with user groups, review of existing facilities and program upgrades/improvements.	Ongoing	Level of user satisfaction.
To optimise use of the area.	Promote use of complex and maintain awareness of the availability of the facility with the community.	Advertising and improvement of facilities.	Ongoing	Increase in use of area.
To establish a defined maintenance. Program.	To ensure that the role of Council and users is clearly defined and understood. A "core" level of maintenance is to be recognised.	Implementation of a maintenance programme which complements Council's responsibilities.	Completed	Level of user acceptance and understanding.
Encourage the community to participate in the operation / development of the facility.	Monitor participation by community/users in facility maintenance, improvements, development.	Response by Council to requests; Council staff consult with users.	Ongoing	Levels of user/community input.
Plan for progressive improvement of the quality and appearance of the area (as funds become available).	Determine improvement work with associated costings on an annual basis.	Participation by users, community and Council in future development.	Ongoing	Level of community satisfaction.
To form a component of Council's Land Management strategies.	Consistent with other Plans of Management established by Council.	Establishment of the Plan in conjunction with other Plans of Management.	Ongoing	Application of strategies.
To comply with Local Government Act 1993 and other legislative requirements.	Review Plan (annual review).	Meet statutory requirements.	Annually	Level of user satisfaction.

SCHEDULE TWO (2)



Two demountable buildings:

- Red-roofed building to be used for administration/history research/workshop area (Gunning and District Historical Society Inc group)
- Silver-roofed building to be used for toilet facilities (for emergency services) and storage for historical items/artefacts



SCHEDULE THREE (3)

MANAGEMENT ARRANGEMENT WITH PYE COTTAGE PRECINCT COMMITTEE

Name of Facility: Pye Cottage Precinct 355
Location of Facility: 119-121 Yass Street, Gunning

The license/authority delegates to the Pye Cottage Precinct 355 Committee, a committee of Council under Section 355, of the Local Government Act 1993, responsibility for the care, control and management of the above named facility for a period of three (3) years from the **XX XX XX**, and in accordance with Council's policies and the license/authority conditions detailed below: *(Note: Reference in this document to "the Committee" refers to the Toney Foley Memorial Gunning District Community Centre Committee and "Council" refers to Upper Lachlan Shire Council)*

1 Council Policies:

Council has adopted the following policies in relation to the administration of Council community facilities:-

- a. Ensure all Council buildings and facilities, which are available for public use, are utilised to the fullest possible extent by all sections of the community;
- b. Encourage maximum community participation in the management, maintenance and improvements of Council buildings and facilities;
- c. Ensure that Council buildings and facilities under the control of community organisations are maintained at an acceptable level;
- d. Provide administrative, technical and financial assistance to community organisations responsible for the management of Council buildings and facilities.

This license/Authority is issued on the understanding that the Committee will assist Council in achieving these objectives and other objectives identified in the Plan of Management, through the administration of the facility.

2. License/Authority Conditions

- a. Income and Expenditure:
 - i. The Committee shall record in the committee's Income and Expenditure Statement; Income directly received from the use of the facility through fees and charges. The general cashbook shall properly and accurately identify the income;

- ii. Income received from the use of the facility shall be expended on the maintenance, repair and improvement to the facility. The Committee's cash book shall accurately record such expenditure and any excess of income over expenditure at the conclusion of the financial year's activities shall be noted in the Committee's final statement of accounts and shall be brought forward separately in the accumulated funds in the following year;
 - iii. Any variations to the use of the above income shall require the approval of Council's General Manager;
 - iv. The Committee's accounting records shall be submitted to Council for audit at the close of each financial year, in a format approved by Council. A copy of the audited accounts shall be submitted to Council by 10 August each year.
- b. Maintenance and Improvement Works:
 - i. In accordance with Council's policies the facility shall be maintained at an acceptable standard. In view of the public use of the facility it is essential that the Committee fully consider safety aspects in its maintenance programme to eliminate potential injury to the public. Should the Committee experience difficulties in achieving an acceptable maintenance level or require advice on any maintenance aspect it shall immediately contact Council's Director of Environment and Planning (or other Council designated officer).
 - ii. The Committee's delegation includes preparation of an annual program of proposed improvement works (on a priority basis). The improvement works program shall be referred to the Director of Environment and Planning (or other Council designated officer) by 15 December each year for consideration of Council.
 - iii. The Committee is authorised to complete minor improvement works out of income received. Works in excess of \$2,000 require the approval of the Director of Environment and Planning (or other Council designated officer) before expenditure is incurred to ensure repairs are carried out to the satisfaction of Council.
 - iv. Where the Committee considers the works to be of a capital improvements nature, Council should be notified immediately. All capital improvements will be undertaken

at Council's discretion, however matters of safety will be addressed immediately where there is a real threat of injury perceived by the Director of Environment and Planning (or other Council designated officer). (Capital improvements above refer to structural changes to the building e.g. repair/replace roof.)

- v. The Committee shall automatically grant the right of entry to the facility by a duly authorised officer of Council for the purpose of inspection of the premises.
 - vi. The Committee shall be responsible for cleaning those areas under its direct control as identified in Section 3.1 of the general section of this agreement. Any other areas utilised by the Committee or its hirers must be cleaned by no later than 10.30am the next day immediately following its use.
- c. Fees and Charges:
- i. The Committee shall determine its fees and charges in February each year effective from the next financial year. A complete list of proposed fees and charges shall be submitted to Council by March each year for adoption.
 - ii. When establishing fees and charges the Committee shall take into account all expenses in administering the facility together with future improvement works.
- d. Leases and Contracts:
- i. The Committee shall not lease out any part of the facility or property without the consent of Council.
 - ii. The Committee shall not enter any contract where the property or buildings is involved, without the consent of Council.
- e. Insurance:
- i. Public Liability Insurance policy shall be included under Council's insurance policies. The Committee in conjunction with the Director of Environment and Planning (or other Council designated officer) and Council's WH&S Committee shall identify and report any potential hazards or risks both internal and external to the building at minimum on an annual basis.

- ii. Property Protection Insurance, including the building, sheds and contents of building, shall be included in Council's insurance policies. The Committee shall liaise with Council where alterations to buildings are to be made to arrange appropriate adjustments to the sum insured. Annual returns shall be submitted by the Committee to identify standard contents items and reflect changes in the value of contents.
- iii. The Committee and user groups are responsible for independently arranging contents insurance for their equipment stored at the facility. Satisfactory evidence of the policy renewal shall be submitted to Council upon request.
- iv. Council will annually arrange a public liability policy for casual hirers of all Council facilities. The policy provides coverage for the Committee and Council against possible claims resulting from the negligence of the casual hirer.

It should be noted that the casual hirer's policy does not extend to seasonal hirers such as sporting groups, clubs, incorporated bodies, or hirers for commercial activities (calculated as being users of the facility on more than twelve (12) times per calendar year). These non-commercial or non-profit making groups should retain their own policy and this aspect should be checked before hiring the complex. It is the responsibility of the Committee to implement this provision. Council has established a procedure and standard form for casual hirers.

Casual hirers include such functions as weddings, meetings, etc.

f. General:

- i. The Committee shall be governed as follows:-
 - There is to be a minimum of five (5) community representatives which may comprise of regular user groups of the facilities (appointed by Council, as a Section 355 Committee of Council);
 - There shall be one (1) official Council representative to the Committee, as determined annually by Upper Lachlan Shire Council;
 - There shall be at minimum biannual Committee meetings to be conducted in accordance with

Council's Section 355 Committee Policy and Code of Practice;

- The Committee meetings require at minimum three (3) Committee members to be in attendance for a meeting "quorum";
 - The Committee is to hold an Annual General Meeting (AGM), which is to be advertised in the Lions Newsletter at least thirty days prior to the Meeting. The AGM is to be held in the facility and is to be open to all members of the public;
 - At the Committee's AGM an election of office bearers shall take place with a Chairman (to be a community representative) to be elected. The AGM shall be in October each year;
 - The Minutes of the AGM and all Committee meetings shall be forwarded to the Council General Manager as soon as practicable after the meeting;
 - The Committee is a formal Section 355 Committee of Council and as such each Committee member should conduct themselves in an appropriate manner at all times. Council has an adopted Code of Conduct and would expect that each Committee member would be expected to respect the terms and conditions of that Code.
 - Council has the final decision in selection and appointment of members to the Committee.
- ii. The Committee shall grant to Upper Lachlan Shire Council free use of the facility for civic and other official functions organised by Council. Civic bodies include designated management committees of Council, Australia Day celebrations, citizenship ceremonies etc. Any costs associated with Civic / Council functions i.e. cleaning, breakages, will be covered by Council.
- iii. The committee shall not utilise nor make application for a licence to retail liquor on the premises without the prior written consent of the General Manager.
- iv. Any additional request for financial assistance by the Committee to assist in meeting Council's objectives in relation to these facilities shall be submitted to Council in writing together with supporting details by 15 December

each year to allow such request to be considered in Council's Operational Plan for the following year. Council does not guarantee that all or any requests for financial assistance will be included in Council's budget.

Executed on behalf of the UPPER LACHLAN SHIRE COUNCIL

.....
JOHN BELL
GENERAL MANGER

DATE:

Executed on behalf of the PYE COTTAGE PRECINCT 355

.....
GRAHAM DYER
DEPUTY CHAIRPERSON

DATE:

Environment and Planning - 21 December 2017

ITEM 9.6 **Cullerin Range Wind Farm Community Fund S355 Committee**

FILE REFERENCE **I17/750**

AUTHOR **Director of Environment and Planning**

ISSUE

Providing details regarding the community representative vacancy on the Section 355 Cullerin Range Wind Farm Community Fund.

RECOMMENDATION **That -**

1. Council endorses Michael Coley as one of the community representatives for the Section 355 Cullerin Range Wind Farm Community Fund Committee.

BACKGROUND

Due to the sad passing of Mr Patrick Smith, a vacancy exists as one of the community representatives for the Section 355 Cullerin Range Wind Farm Community Fund Committee. Council advertised in the local newspapers and noticeboards seeking expression of interest from interested individuals.

REPORT

Council sought expressions of interest (EOI's) for the single vacant position on the Cullerin Range Wind Farm Community Fund Committee, with the EOI's closing on Friday 1 December 2017.

Persons who live within the Upper Lachlan Shire Council local government area, who are able to demonstrate skills and experience to the terms of reference under the Council 355 Committee Policy, were eligible to apply.

Council received one (1) application from Mr Michael Coley.

Mr Coley's application and CV satisfied the criteria outlined in the EOI. A copy of Mr Coley's application and CV will be made available to Councillors to view at the Council Meeting.

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council endorses Michael Coley as one of the community representatives for the Section 355 Cullerin Range Wind Farm Community Fund Committee.

ATTACHMENTS

Nil

Environment and Planning - 21 December 2017

ITEM	Development application 72/2017 - Development for the Purpose of a Service Station, Lot 361 DP754108, 204 Goulburn Street, Crookwell
FILE	I17/759
ZONING	Zone B4 Mixed Use under Upper Lachlan Local Environmental Plan 2010
DATE OF LODGEMENT	9 August 2017
APPLICANT	T and S Barker Holdings Pty Ltd
OWNERS	John Davey Holdings Pty Ltd
ESTIMATED VALUE	\$1,250,000.00
AUTHOR	Manager of Environment and Planning

SUMMARY REPORT

This matter is reported to Council because advertising and notification of the subject application attracted five submissions from the public and one submission from the NSW Environment Protection Authority.

Development application 72/2017 proposes demolition of buildings and works, erection of buildings and carrying out of works for the purpose of a service station. Copies of proposed development drawings are attached as Attachment 1.

The application has been considered with regard to the relevant provisions of applicable environmental planning instruments, development control plans and Council policies, including:

- State Environmental Planning Policy 33—Hazardous and Offensive Development
- State Environmental Planning Policy 55—Remediation of Land
- State Environmental Planning Policy 64—Advertising and Signage
- State Environmental Planning Policy (Infrastructure) 2007
- Upper Lachlan Local Environmental Plan 2010
- Upper Lachlan Development Control Plan 2010
- Upper Lachlan Development Contributions Plan 2007
- Upper Lachlan Shire Council Development Servicing Plan: Water Supply Schemes, October 2008

Environment and Planning

DEVELOPMENT APPLICATION 72/2017 - DEVELOPMENT FOR THE PURPOSE OF A SERVICE STATION, LOT 361 DP754108, 204 GOULBURN STREET, CROOKWELL cont'd

- Upper Lachlan Shire Council Development Servicing Plan: Sewer Schemes, October 2008.

The attached section 79C assessment report (Attachment 2) details consideration of the above.

The application was advertised and notified to surrounding land owners and the NSW Environment Protection Authority (the EPA), with a submissions period from 11 August to 8 September 2017. In response, five submissions were received from the public, including two received after the submissions period closed. The issues raised by the public submissions are listed below in no particular order, and are addressed in the attached section 79C assessment report:

- Noise
- Light
- Odour
- Litter
- Traffic
- Economic impact
- Hours of operation
- Social impact
- Need for development
- Signage
- Visual impact
- Zone objectives.

The EPA also made a submission after the submissions period closed. It raises various matters, some of which are considered critical, concerning the proposed installation of underground petroleum storage systems. These matters can be conveyed by recommended conditions of consent.

Redacted copies of all public submissions, and a copy of the EPA submission, are attached as Attachment 3.

It is considered appropriate to withhold any operational consent for the development until the applicant satisfactorily addresses the abovementioned critical matters identified by the EPA, as well as other matters concerning potential noise emissions from the development. Accordingly, this report recommends Council determine the application by granting “deferred commencement” consent pursuant to section 80 (3) of the Environmental Planning and Assessment Act 1979 (the Act), subject to conditions specifying the consent will not operate until the applicant has satisfactorily addressed the issues of concern.

Additionally, the development includes a pylon sign that, at 12.0m high, is considered excessive in scale and likely to have a significant negative visual impact in the locality. Consequently, this report also recommends, pursuant to section 80 (4) (b) of the Act, that Council grant consent for the development for which consent is sought, except for the proposed pylon sign.

The recommended conditions of consent are included as attachment 4.

Environment and Planning

DEVELOPMENT APPLICATION 72/2017 - DEVELOPMENT FOR THE PURPOSE OF A SERVICE STATION, LOT 361 DP754108, 204 GOULBURN STREET, CROOKWELL cont'd

POLICY IMPACT

Nil.

FINANCIAL IMPACT





Nil.

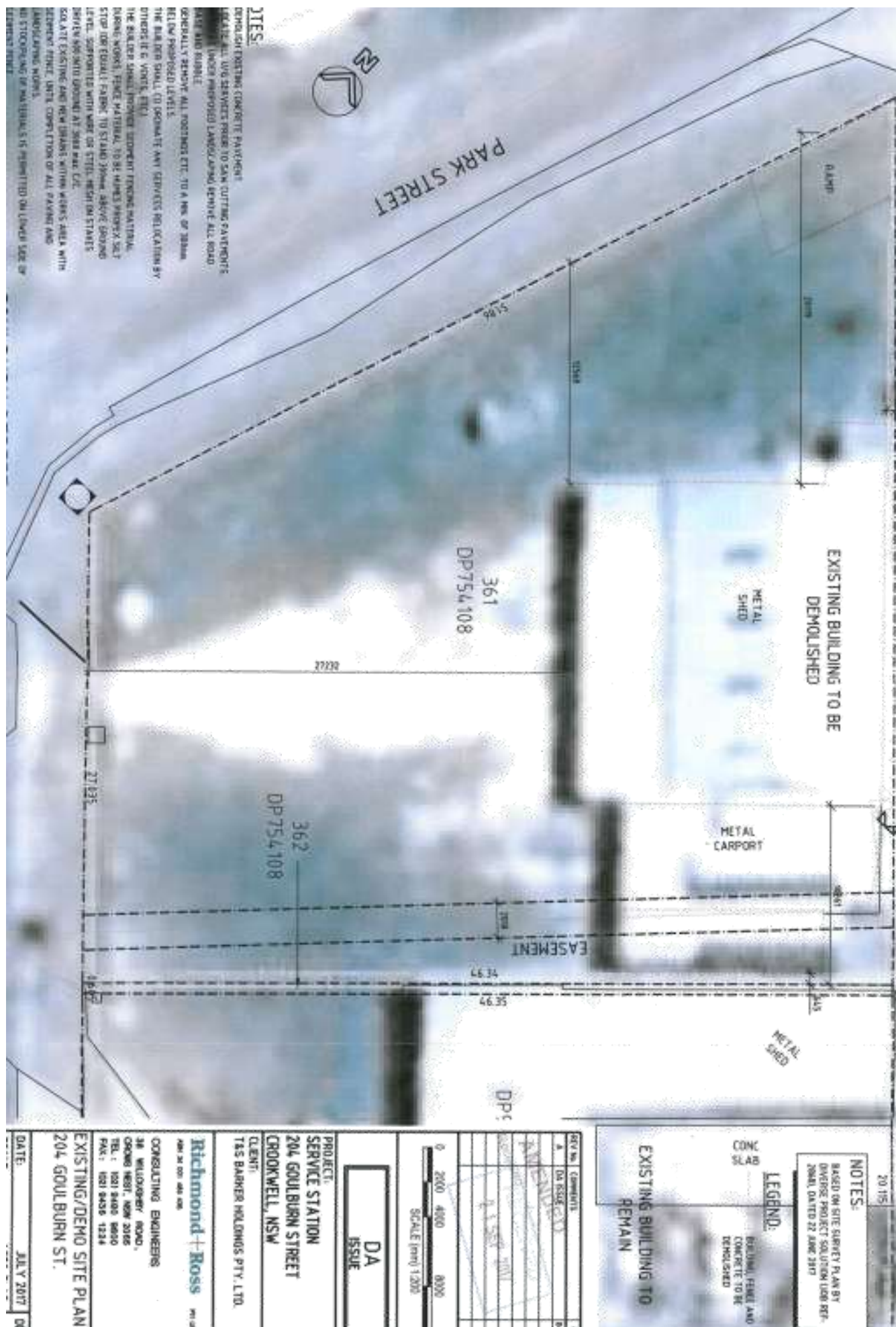
RECOMMENDATION

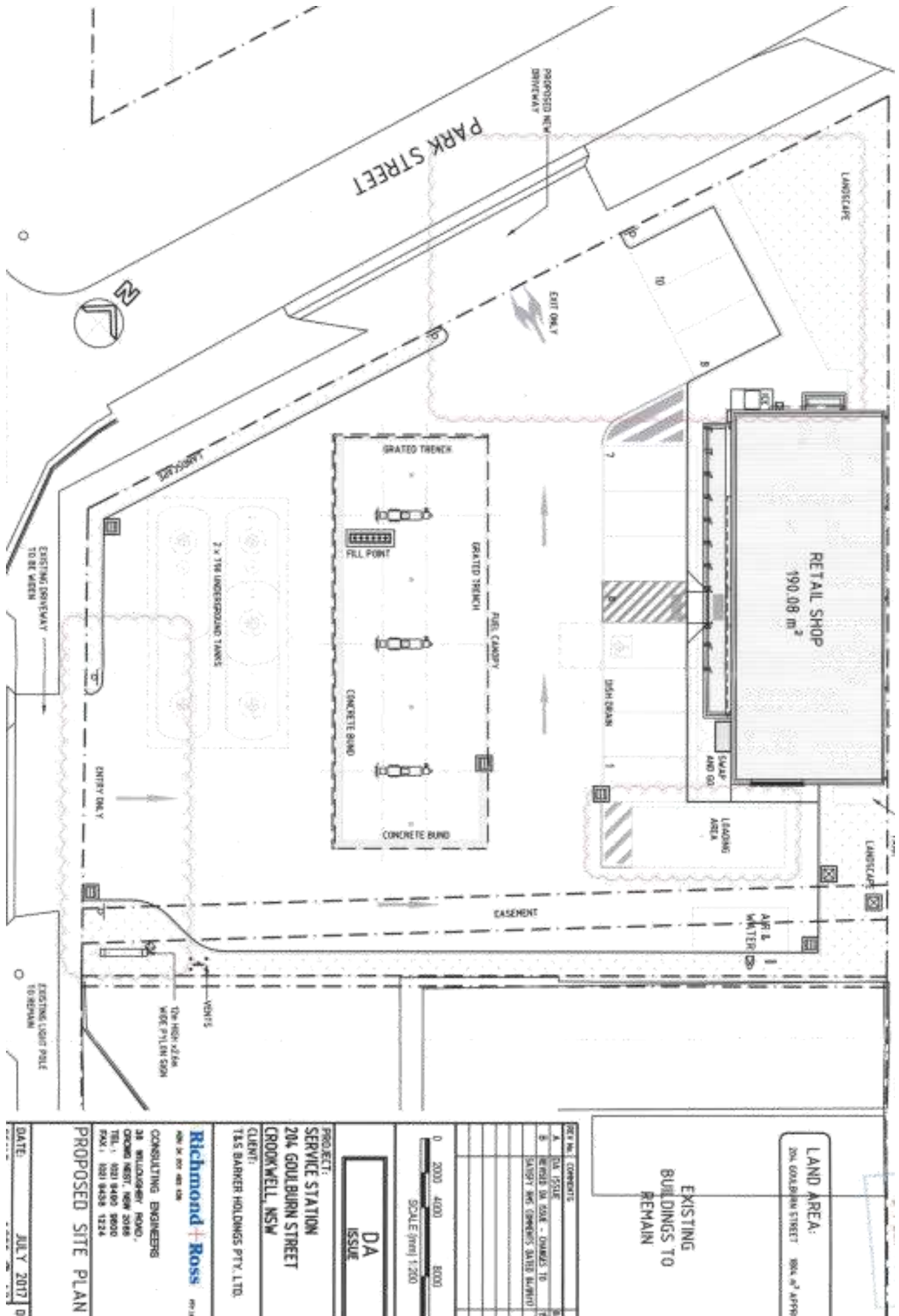
It is recommended that:

Council determine development application 72/2017 by granting “deferred commencement” consent for the development for which consent is sought, except for the proposed pylon sign, pursuant to section 80 (3) and (4) (b) of the Environmental Planning and Assessment Act 1979, subject to the conditions specified in attachment 4.

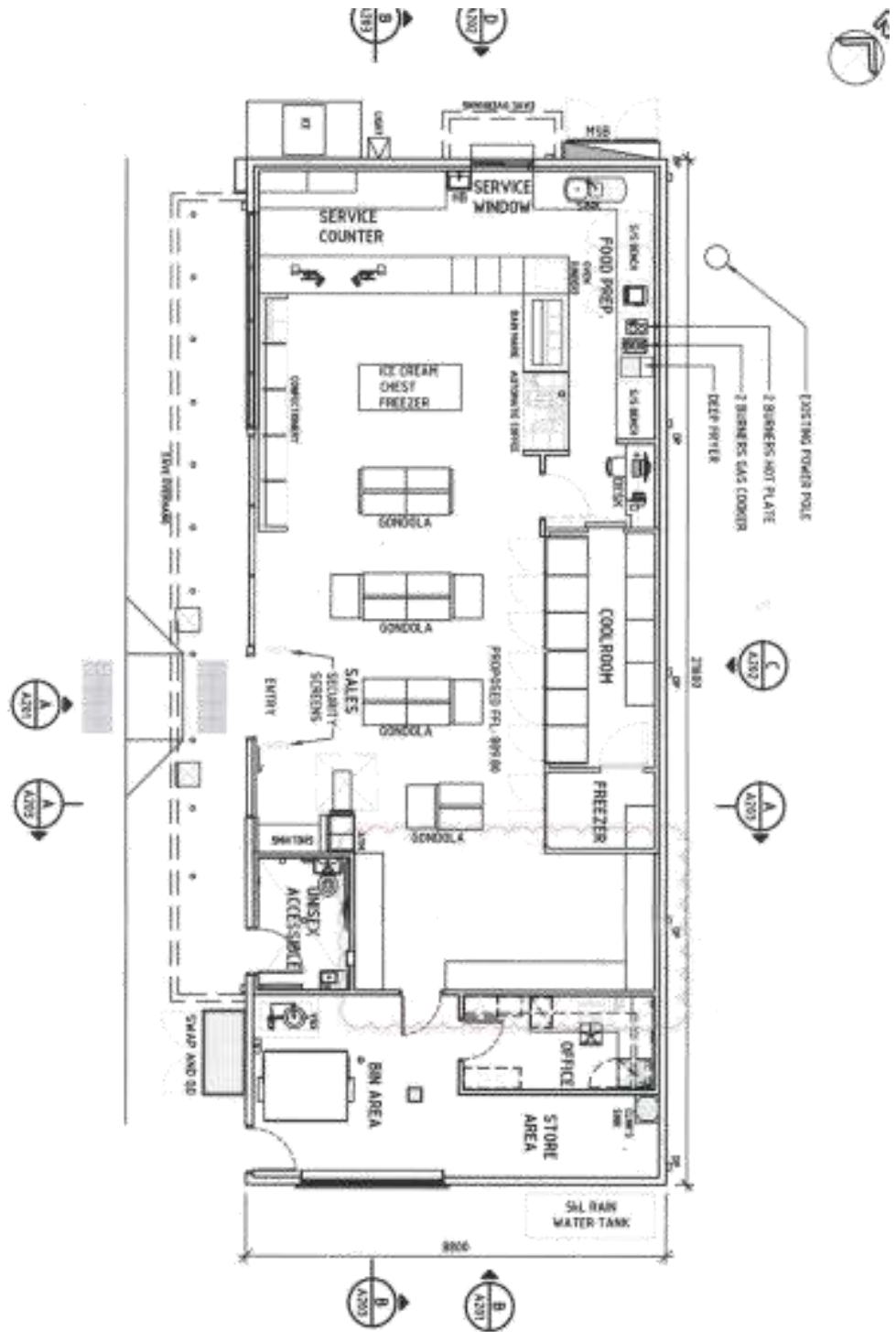
ATTACHMENTS

1. 	DA 72/2017 drawings	Attachment
2. 	DA 72/2017 - section 79C assessment report.	Attachment
3. 	DA 72/2017 - Submissions.	Attachment
4. 	DA 72/2017 - Recommended consent conditions	Attachment





A. COMMENTS		DATE	BY
DA ISSUED		14.08.17	DM
REVISED DA ISSUED - REVISED TO SANITARY PNL COMMENTS DATED 14/08/17		14.08.17	DM
PROJECT:		SERVICE STATION	
CLIENT:		204 GOULBURN STREET CROOKWELL, NSW	
CONSULTING ENGINEERS		Richmond + Ross 23 WILSON STREET, CROOKWELL, NSW 2860 PH: 02 9311 4444	
DATE		14.08.2017	
PROPOSED FLOOR PLAN			



WALL LEGEND

- CONCRETE PANEL WALL
- STUD WALLS
- COOL ROOM WALLS
- SHOWROOM WINDOW

NOTES:

ALL WASHROOM, SHOW, URINALS AND SHOWERS ARE TO BE PROVIDED WITH WATERPROOFING AND IMPERVIOUS MATERIALS IN ACCORDANCE WITH BCA AND AS/NZS 4-2010

BRASS AND TACTILE SIGNALS ARE TO BE PROVIDED THROUGHOUT BUILDING AS PER BCA AND AS/NZS 4-2010

DOORWAYS, WALLWAYS, CIRCULATION AND DISABLE WC TO: WITH AS/NZS 4-2010

ALL EXIT DOORS ARE TO BE PROVIDED WITH SINGLE LEVER H ESCAPE LATCHES. HANDLES SHALL BE SUCH THAT A HAND 1 CAN NOT GRIP THE HANDLE WILL NOT SLIDE OFF DURING THE OPERATION OF THE LATCH

ALL EXHAUST FANS TO HAVE SELF SEALING FLAPS

ENTRANCE DOORS TO BE AUTOMATIC OPENING AND SELF CLOSING AT LESS THAN 1000 IN MULTIFUNCTION OR FROM FAILURE

WINDOWS AND DOORS TO BE FITTED WITH AIR FILTRATION SELF

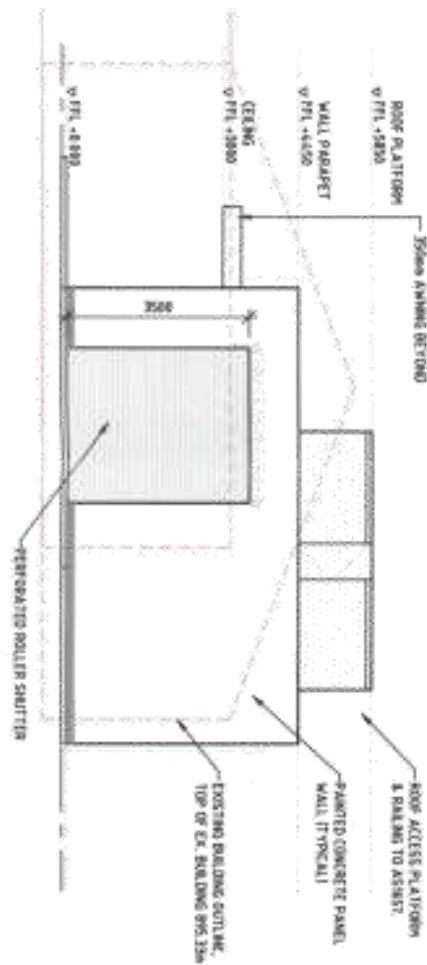
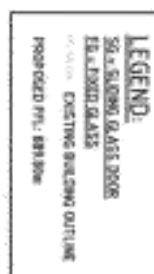
BUILDING AREAS:

RETAIL AREA
STORE AREA
COOL ROOM + FREEZER

14.79 m²
28.00 m²
16.34 m²

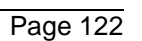
AMENDED

21 SEP 2017

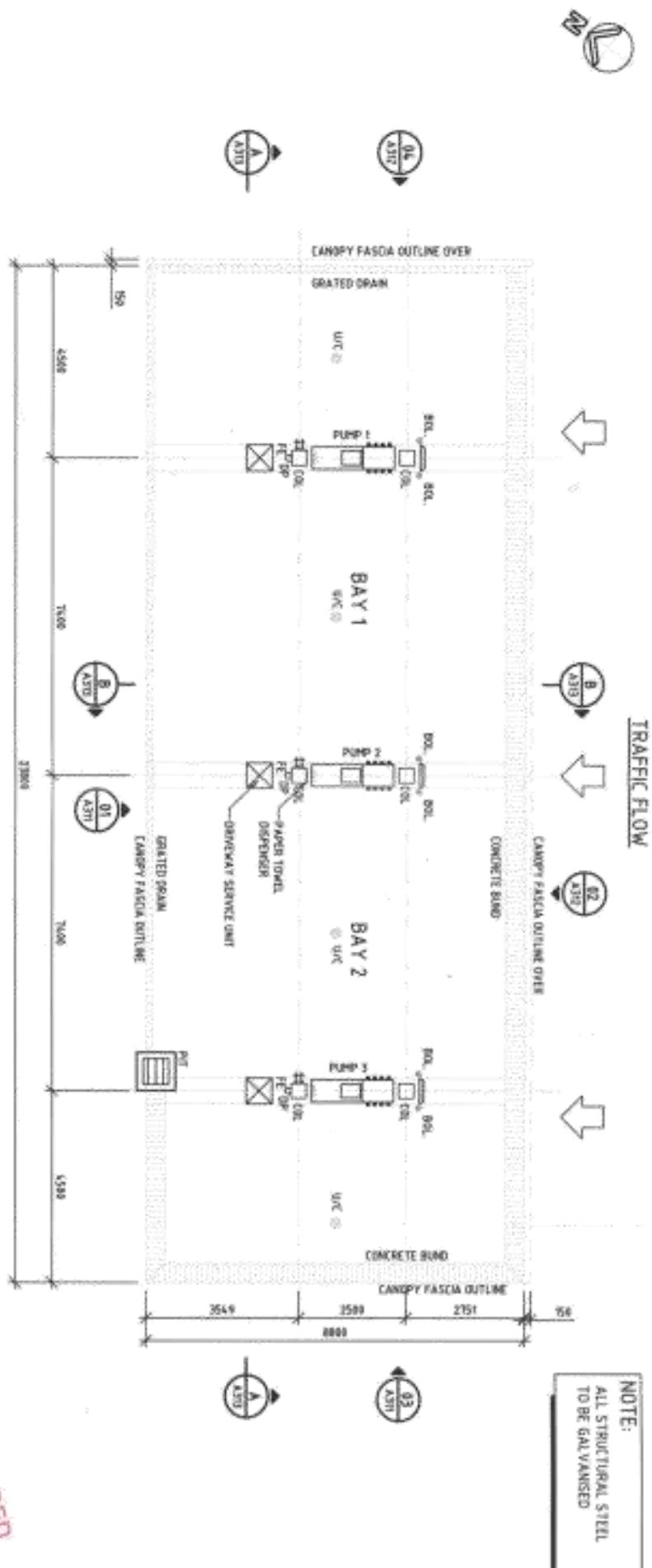


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COMPONENT	DATE	REV.		PROJECT: SERVICE STATION 204 GOULBURN STREET CROOKWELL, NSW (1) ENVT.		PROPOSED CANOPY ELEVATIONS SHEET 10
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CONSULTING ENGINEERS			DATE: JULY 2017			
26 WELLSLEY ROAD,			DATE: JULY 2017			



02 ELEVATION
A310



04 ELEVATION
A310

NO.	REVISIONS	DATE	BY
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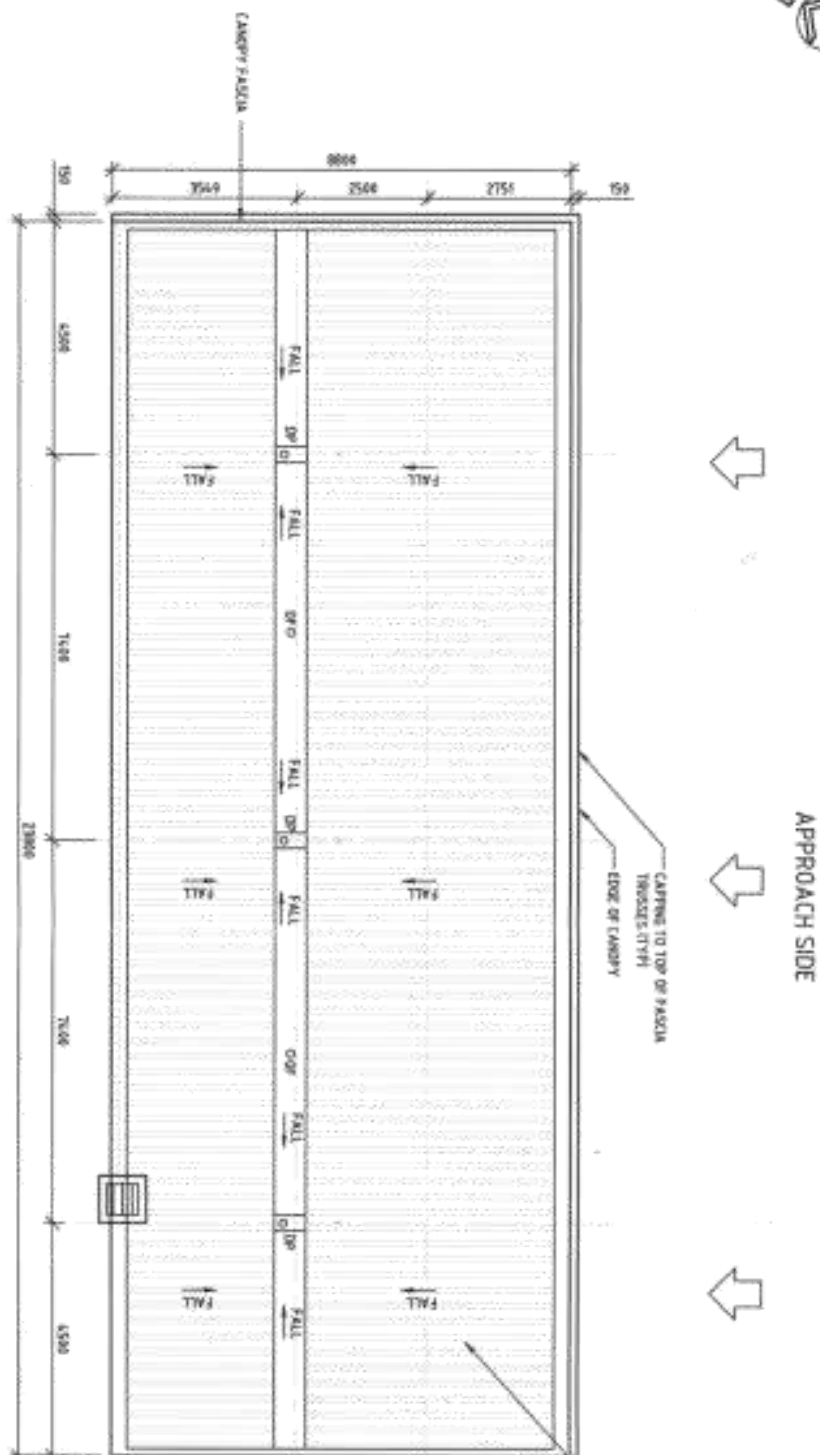
PROJECT:
SERVICE STATION
204 GOULBURN STREET
CROOKWELL, NSW

Richmond + Ross
CONSULTING ENGINEERS
308 WILSON ROAD, CROOKWELL, NSW 2860
PH: 02 937 000 000
WWW.RICHMONDROSS.COM.AU

PROPOSED CANOPY
ELEVATIONS SHEET 2.0
DATE: JULY 2017

AMENDED
21 SEP 2017

COMPONENTS	DATE	INT.
DA ISSUE	06.08.17	001
<p>PROJECT: SERVICE STATION 204 GOULBURN STREET CROOKWELL, NSW</p>		
<p>Richmond + Ross CONSULTING ENGINEERS 28 WILLOUGHBY ROAD, CROOKWELL, NSW 2860</p>		
<p>CANOPY ROOF PLAN</p>		
DATE:	JULY 2017	



NOTE:
SHOULD TO PROVIDE FALL RESTRAINT SYSTEM TO CANOPY ROOF IN ACCORDANCE WITH NORMATIVE REQUIREMENTS. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

AMENDED
21 SEP 2017



1000-0000

Page 128

79C assessment

DA: 72/2017	Proposal: Demolition of building(s) and works, erection of building(s) and carrying out of works for the purpose of a service station.
Lot/Sec/DP: Lot 361 DP754108.	Property: 204 Goulburn Street, Crookwell.
Site Inspection Date: 16 August 2017.	Assessing Officer: Roland Wong.

Proposed development

The application and accompanying information describe the development as, "Service station, convenience store, canopy, signage, car parking and landscaping; demolition of existing shed and covered carport", including demolition of existing structures and erection of a single storey service station building and associated facilities including signage.

Site inspection

The land is a 1796m² commercial lot on the northeastern side of Goulburn Street, around 450m southeast of Crookwell's business centre. It also has frontage to Park Street and Robertson Lane, and is accessible by vehicle from Goulburn Street and Robertson Lane.

The land is generally flat, falling very gently from west to east, towards Robertson Lane. There is no significant vegetation on the land.

The land is mainly occupied by a disused brick and steel-clad commercial building.

Surrounding land uses vary, including commercial/industrial land developments (e.g. vehicle repair stations), dwelling houses, and recreational facilities such as the Crookwell Swimming Pool.

See also file note of 16 August 2017 – TRIM record D2017/7853.

Site history

The land has previously been used for the sale and servicing of agricultural machinery and implements, and more recently the sale of motor vehicles.

Referral Required

	Date Sent	Date Received
Internal		
Access (Councils Works Department)	26 September 2017 (referral of additional/revised information/drawings).	8 December 2017.
V & S (Councils Works Department)	16 August 2017.	29 August 2017.
I & B (Council's Health and Building)	15 August 2017.	21 August 2017.
External		
ISW Roads & Maritime Services (RMS)	26 September 2017 (referral of additional/revised information/drawings).	23 October 2017.

Notification to Adjoining Property

The application was advertised and notified to surrounding land owners, and to the NSW Environment Protection Authority (the EPA) pursuant to clause 88 (1) (b) of the Environmental Planning and Assessment Regulation 2000 (the Regulation), with a submissions period from 11 August to 8 September 2017. In response, Council received three submissions from members of the public within the submissions period. Council also received two submissions from members of the public and a submission from the EPA after the submissions period closed.

Public submissions

The issues raised by the public submissions are identified and addressed as follows, in no particular order.

Issue 1: Noise

Two submissions express concern over potential impacts of noise emissions from the development on residential properties in the vicinity.

Information accompanying the application indicates the development may generate unacceptable noise at residential receivers. It suggests:

- (a) A noise management plan be adopted restricting hours for fuel delivery, use of outdoor seating and vehicle engine operation
- (b) Mechanical plant noise be further addressed when further details regarding plant equipment have been finalised.

An Environmental Noise Impact Assessment report accompanying the application more specifically recommends the proposed noise management plan:

- (a) Permits heavy vehicle deliveries only between 7:00am and 6:00pm
- (b) Prohibits use of outdoor seating after 10:00pm and before 7:00am
- (c) Discourages vehicles idling "any longer than necessary – i.e. for warm up and cool down of the engine".

The abovementioned report also concedes, "The specifications and locations for the mechanical plant have not yet been selected...it is reasonable and feasible to locate the plant area or equipment itself so that noise will not impact the neighbouring properties. It continues, "Once mechanical plant and its location has been selected, a detailed acoustic assessment should be made, prior to the issue of a construction certificate...We offer to provide detailed noise controls when specifications of the mechanical plant equipment have been finalised".

The suggestion that a construction certificate should be withheld, pending identification of proposed mechanical plant and its location, implicitly suggests consent should be granted despite the absence of such information. However, given the land's proximity to sensitive residential receivers, it is considered more appropriate to withhold any operational consent until that information has been supplied and is considered satisfactory. A recommended deferred commencement consent condition therefore specifies that the consent will not operate unless the following information has been supplied to and approved by Council:

- (a) A draft comprehensive noise management plan detailing how noise emissions from the development will be prevented, minimised or mitigated
- (b) Details of all proposed mechanical plant and its locations, including details of expected noise emissions and how they will be prevented, minimised or mitigated.

A recommended consent condition further specifies the development's operation shall not cause emission of *offensive noise* as defined by the Protection of the Environment Operations Act 1997.

Further, and as discussed later, a recommended consent condition specifies the development shall not operate before 7:00am or after 9:00pm on any day.

Issue 2: Light

Two submissions raise concerns over potential impacts of light spillage from the development on nearby residential properties, not only from fixed lighting in the development but also from vehicles entering and leaving it (headlight glare).

The application is accompanied by an Exterior Lighting report, which indicates fixed lighting in the development will satisfy Australian Standard AS 4282—1997 Control of the obtrusive effects of outdoor lighting and Australian/New Zealand Standard AS/NZS 1158.3.1 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting—performance and design requirements. A recommended consent condition specifies all fixed lighting in the development shall be installed and maintained to comply with the relevant provisions of those standards.

Headlight glare from the development has potential to impact a dwelling house located at 194 Goulburn Street, across Park Street from the proposed development's exit driveway. However, Council records indicate the dwelling house's ground level façade to Park Street – facing the proposed development – is a garage side wall, unlikely to be significantly affected by headlight glare from vehicles exiting the development to Park Street.

Issue 3: Odour

Two submissions express concern that the development may emit offensive odours, to the detriment of nearby residential amenity.

Recommended consent conditions convey requirements for compliance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014. Such compliance is expected to satisfactorily minimise potential for offensive odour emissions in the locality.

Issue 4: Litter

One submission suggests the development will generate excessive litter.

A recommended consent condition specifies all wastes generated by the development shall be satisfactorily disposed of to a suitably authorised waste processing/disposal facility.

Issue 5: Traffic

Three submissions suggest the development will have unacceptable traffic impacts.

As discussed later regarding developer contributions, in net terms, the proposed development may be expected to generate only two more daily vehicle movements on the public road network than that land's past lawful use for agricultural machinery sales and service. This increase is considered negligible.

Issue 6: Economic impact

One submission expresses concern that an additional service station in Crookwell may compromise the economic viability of others.

Whilst introduction of an additional service station will increase local business competition, it may also be expected to positively contribute to the broader local economy while increasing services and facilities available to the public.

Issue 7: Hours of operation

Three submissions raise concern over the development's proposed hours of operation from 5:00am to 11:00pm, all days.

The land is located near residential properties, and the development is expected to accommodate heavy vehicle refuelling. Furthermore, past use of the land for agricultural machinery sales and service is understood to have been restricted largely to normal daytime business hours. Given these circumstances, it is considered appropriate that a recommended consent condition specifies the development shall not operate before 7:00am or after 9:00pm on any day.

Issue 8: Social impact

One submission suggests the development will attract informal gatherings of car enthusiasts, who may create a disturbance in the locality.

The proposed development is considered adequately designed to minimise potential for criminal and anti-social behaviour. It is considered unreasonable to assume it will attract gatherings of people likely to cause disturbances.

Issue 9: Need for development

One submission suggests the community is already adequately served by existing service stations, and the addition of another is unnecessary.

Ultimately, it is a developer's prerogative to establish whether a commercial venture is likely to be economically viable. Even if consent is granted for the development, the developer is responsible to ensure the market demands its establishment before carrying it out.

Issue 10: Signage

Two submitters object to signage in the development.

As discussed later regarding clause 8 of State Environmental Planning Policy 64—Advertising and Signage (SEPP 64), it is agreed that the scale of the pylon sign in the development – at 12.0m high – is excessive in the context of the locality. Consequently, a recommended consent condition specifies that consent is granted for the development for which the consent is sought, except for the proposed pylon sign. A further recommended consent condition specifies the consent does not permit erection or display of any signage other than indicated on the consent drawings or permitted without consent by an environmental planning instrument.

Issue 11: Visual impact

One submission suggests the development will have an unacceptable visual impact, due to its “boundary to boundary layout”.

It is agreed that the development's pylon sign, at 12.0m high, is likely to have an unacceptable visual impact in the locality. Consequently, a recommended consent condition specifies its exclusion from the consent, as discussed later regarding clause 8 of SEPP 64.

The remainder of the development has a maximum height of around 6.0m, similar to a two storey building. Furthermore, the development's convenience store building and fuel canopy structure are considered satisfactorily set back from the land's main road frontages, and the overall design of the development remains substantially open. Noting also the visual appearance of commercial developments on the land and adjoining properties, the proposed development is not expected to have a significant negative visual impact.

Issue 12: Zone objectives

One submission suggests the development is inconsistent with applicable zone objectives.

Under Upper Lachlan Local Environmental Plan 2010, the land is in Zone B4 Mixed Use. The proposed development is considered satisfactory with respect to the B4 zone objectives:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

PA submission

The EPA made its submission to Council after the submissions period closed. This aside, it identifies various issues including some critical matters concerning proposed underground petroleum storage systems installation. Recommended consent conditions, including deferred commencement consent conditions as warranted, convey the PA's requirements.

Task Top Assessment

Provisions prescribed by P&A Regulations	Clause 92 (AS2601) - Demolition of Structures	A recommended consent condition specifies all demolition work in the development shall be carried out in compliance with Australian Standard AS 2601—1991: The Demolition of Structures.
	Clause 93 Fire Safety Considerations (Change of use of an existing building):	N/A.
	Clause 94 Fire Safety Considerations (rebuilding, altering, enlarging or extending existing building(s)):	N/A.

79c 1(a) any environmental planning instrument:

State environmental planning policies (SEPPs)

The application has been considered with regard to the relevant provisions of applicable SEPPs, including:

- SEPP 33—Hazardous and Offensive Development
 - Clause 2—Aims, objectives etc
 - Clause 4—Other definitions
 - Clause 8—Consideration of Departmental guidelines
 - Clause 9—Storage facilities
- SEPP 55—Remediation of Land
 - Clause 7—Contamination and remediation to be considered in determining development application
- SEPP 64—Advertising and Signage
 - Clause 3—Aims, objectives etc
 - Clause 4—Definitions
 - Clause 8—Granting of consent to signage
- SEPP (Infrastructure) 2007 (ISEPP)
 - Clause 101—Development with frontage to classified road
 - Clause 104—Traffic-generating development.

With respect to clause 4 of SEPP 64, the development includes a pylon sign that is considered consistent with the definition of *business identification sign*.

Clause 8 of SEPP 64 effectively specifies Council must not grant consent to display the proposed pylon sign unless satisfied that it:

- (a) is consistent with the objectives specified by clause 3 (1) (a), and
- (b) satisfies assessment criteria specified in Schedule 1 to SEPP 64.

The proposed pylon sign is 12.0m high – roughly equivalent to a four storey building. Given its scale, it is considered:

- Incompatible with the existing and desirable character of the locality
- Likely to detract from the amenity or visual quality of nearby open space and residential areas
- Likely to dominate the skyline in the locality
- Inappropriate for the streetscape
- Likely to protrude above buildings, structures or tree canopies in the locality
- Disproportionately large in relation to the rest of the development proposed on the land.

Consequently, the proposed pylon sign is not considered to satisfy clause 8 of SEPP 64, and Council is precluded from granting consent to it.

Given the above, a recommended consent condition specifies, pursuant to section 80 (4) (b) of the Environmental Planning and Assessment Act 1979 (the Act), that consent is granted for the development for which the consent is sought, except for the proposed pylon sign.

A further recommended consent condition specifies the consent does not permit erection or display of any signage other than indicated on the consent drawings or permitted without consent by an environmental planning instrument.

The application was referred to NSW Roads and Maritime Services (RMS) pursuant to clause 104 of ISEPP. RMS raises no objection to the proposed development subject to recommended consent conditions.

Upper Lachlan Local Environmental Plan 2010 (the LEP)

The application has been considered with regard to the relevant provisions of the LEP, including:

- Clause 1.2—Aims of Plan
- Clause 1.4—Definitions
- Clause 2.3—Zone objectives and Land Use Table
- Clause 2.7—Demolition requires development consent
- Clause 6.1—Flood planning
- Clause 6.2—Biodiversity
- Clause 6.4—Water
- Clause 6.5—Earthworks
- Clause 6.9—Essential services.

With respect to clause 1.4, the development comprises demolition of buildings and works, erection of buildings and carrying out of works for the purpose of a *service station*.

With respect to clause 2.3, the land is in Zone B4 Mixed Use. Development for the purpose of *service stations* is permitted in Zone B4 with consent.

With respect to clause 6.1, Council's Flood Policy indicates around half the land is within the main stream and minor tributary flooding flood planning area. The Policy's floodplain hazard map places that part of the land within the intermediate floodplain. For the Policy's purposes, the development's land use category is business, commercial/industrial & rural industry. A recommended consent condition therefore specifies the following requirements in accordance with Annexure 2.1 to the Policy:

- Floor levels to be equal to or above the 100 year average recurrence interval flood level plus 500 mm freeboard
- All structures to have flood compatible building components below the abovementioned level
- Structures to be designed to withstand the forces of floodwater, debris and buoyancy up to the abovementioned level
- Where it is not practicable to provide floor levels to the abovementioned level, provide an area to store goods at or above that level.

With respect to clause 6.9, recommended consent conditions convey requirements specified by NSW Roads and Maritime Services (RMS) and Council's Works and Operations Department's requirements regarding water supply, sewage management, stormwater drainage and road access.

(b) Any draft environmental planning instrument: Nil

c) Any Development Control Plan (DCP)

Upper Lachlan DCP 2010 (the DCP)

The application has been considered with regard to the relevant provisions of the DCP, including:

- Section 2—Plan objectives
- Section 2.1—Village/residential development objectives
- Section 3.14—Notification
- Section 4—General development controls
- Section 4.1.1—Matters for consideration (general)
- Section 4.2.6—Biodiversity management
- Section 4.3.2—Landscaping
- Section 4.3.3—Disability standards for access
- Section 4.3.4—Crime prevention through environmental design
- Section 4.5.1—Flood affected lands
- Section 4.5.2—Stormwater management
- Section 4.5.3—Impacts on drinking water catchments
- Section 4.5.4—Overland flow paths
- Section 4.6.1—Vehicular access and parking

- Section 4.6.2—Roads and Traffic Authority (RTA) controlled roads
- Section 6.1—Commercial (B2 Local Centre and B4 Mixed Use Zones) – Crookwell
- Section 9.7—Advertising signage
- Section 10.1—Utility services
- Section 10.3—Easements.

With respect to section 4.3.3, a recommended consent condition requires compliance with provisions of the Building Code of Australia and Australian standards relating to access and mobility for people with disabilities.

Noting the proposed development does not include any restaurant component or vehicle repair work bays, section 4.6.1 specifies it should include one off street car parking space per 40m² convenience store gross floor area (GFA). Excluding areas unlikely to themselves attract patronage or employment, the development's convenience store component has a floor area of around 105m². The development therefore demands provision of $105 / 40 = 2.6$ (say 3) off street car parking spaces. It provides ten off street car parking spaces, including one designated for use by people with disabilities. It also includes a dedicated service vehicle loading/unloading space.

With respect to the trade waste provisions of section 6.1, a recommended consent condition conveys Council's Works and Operations Department's requirement to provide a minimum 1100L capacity grease trap to treat discharges from the development's food preparation facilities. A further recommended consent condition specifies no construction certificate shall be granted for building work in the development unless details of proposed trade waste management and disposal measures, including proposed grease trap installation, have been supplied to Council and approved by Council's Works and Operations Department.

Impacts in the locality:

CONTEXT & SETTING	Satisfactory, provided recommended consent conditions are complied with.
ACCESS, TRANSPORT & TRAFFIC	Satisfactory, provided recommended consent conditions are complied with.
LANDSCAPING / CLEARING	Satisfactory.
NOISE	Satisfactory, provided recommended consent conditions (including deferred commencement requirements) are satisfied.
SAFETY, SECURITY & CRIME PREVENTION (NSW POLICE SERVICE CHECKLIST)	Satisfactory.
ECONOMIC IMPACT IN THE LOCALITY	Satisfactory.
SITE DESIGN & INTERNAL DESIGN	Satisfactory.
FLORA & FAUNA (8 POINT TEST WHERE REQUIRED)	Satisfactory.
NATURAL HAZARDS	Satisfactory, provided recommended consent conditions are complied with.
TECHNOLOGICAL HAZARDS	Satisfactory.
CONSTRUCTION	Satisfactory, provided recommended consent conditions are complied with.

The suitability of the site for the development

Does the proposal fit the locality? Yes

Are the site attributes conducive to development? Yes

The public interest

Provided recommended conditions are complied with, granting consent to the development is not considered contrary to the public interest.

S94/ Contribution Plan

Under the contributions plan, roads contributions may be applied to the proposed development, but waste management, open space and recreation, community facilities, emergency services and plan administration contributions are not applicable.

The contributions plan suggests a service station may be expected to generate 200 daily vehicle trips per fuel pump. On that basis the proposed development, which includes six refuelling bays, might be expected to generate 1200 daily vehicle trips. However, it is appropriate to also consider the NSW Roads and Traffic Authority (now NSW Roads and Maritime Services (RMS)) Guide to Traffic Generating Developments (the Guide), as well as the Traffic Impact Assessment accompanying the application.

As discussed earlier, the development's convenience store component has a floor area of around 105m², excluding areas unlikely to themselves attract patronage or employment. On that basis, the Guide suggests the development would generate around 69 evening peak hour vehicle trips @ 0.66 x 105. The Guide suggests this might be multiplied by 19 to determine the development's daily vehicle trip generation. However, that suggestion is based on 24 hour operation, so an average hourly rate of $69 \times 19 / 24 = 54.6$ trips per hour may be extrapolated. As discussed earlier, a recommended consent condition restricts hours of operation to between 7:00am and 9:00pm (14 hours) on any day, on which basis the development may be expected to generate $54.6 \times 14 = 764.4$ (say 764) daily vehicle trips.

The Traffic Impact Assessment accompanying the application suggests 90% of vehicle movements to and from the development will be associated with passing traffic. That is, only "10% of traffic could be 'new' trips not otherwise on Goulburn Street passing the site". This suggestion is considered reasonable.

Based on the above, the development might be expected to generate $764 / 10 = 76.4$ (say 77) *additional* vehicle trips per day.

Historically, the most intensive previous lawful use of the land is understood to have been for the purpose of agricultural machinery sales and service, akin to motor vehicle sales. The contributions plan suggests "motor showrooms" – including any external display areas – may be expected to generate five daily vehicle trips per 100m². It is estimated that around 1500m² of the land's area may have been occupied by machinery display areas. On that basis, the previous use of the land might be expected to have generated $1500 / 100 \times 5 = 75$ daily vehicle trips.

Based on the above, in net terms the proposed development may be expected to increase local road traffic by two daily vehicle trips.

The contributions plan suggests a dwelling house may be expected to generate 11 daily vehicle trips. The proposed development may therefore be expected to increase traffic on public roads by the equivalent to $2 / 11 = 0.18$ dwelling houses. Accordingly, a recommended consent condition requires payment of a roads contribution of $0.18 \times \$9,465.00 = \$1,703.00$.

64 Contributions

Sewerage services

Sewerage services contributions applicable to commercial developments are calculated based on equivalent tenements (ET). The service station's ET value has been calculated in accordance with the NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines (the Guidelines) as 5.4ET (six fuelling lanes @ 0.9ET per lane).

The land was previously used for the purpose of agricultural machinery sales and service, akin to a car yard. The Guidelines suggests a car yard will not place any additional demand upon sewerage services. The land does therefore does not enjoy any sewer services contributions "credit".

Given the above, the development attracts a sewerage services contribution of $5.4ET \times \$4,180.00 = \$22,572.00$. A recommended consent condition requires payment of this sewerage services contribution.

- Water supply services

Water supply services contributions applicable to commercial developments are calculated based on equivalent tenements (ET). The service station's ET value has been calculated in accordance with the NSW Water Directorate's Section 64 Determination of Equivalent Tenements Guidelines (the Guidelines) as 3.6ET (six fuelling lanes @ 0.6ET per lane).

The Guidelines suggests the land's past use as a car yard will not have placed any additional demand upon water supply services. The land does therefore does not enjoy any water supply services contributions "credit".

Given the above, the development attracts a water supply services contribution of $3.6\text{ET} \times \$3,923.00 = \$14,122.80$. A recommended consent condition requires payment of this water supply services contribution.

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Assessment Summary:

Provided recommended consent conditions are complied with, the proposed development is considered satisfactory with respect to the relevant provisions of applicable environmental planning instruments, development control plans and Council policies, and is not expected to have a significant negative impact on the environment or the character and amenity of the locality.

Recommendation:

Council staff recommended that the Council determine the application by granting consent, subject to recommended conditions.

Signature:



Roland Wong
Manager of Environment & Planning

Date: 11 December 2017.

From:
Sent: Sunday, 20 August 2017 8:20 PM
To: Upper Lachlan Shire Council
Subject: DA 72/2017

Dear Mr Wong,

DA 72/2017: Regarding the development proposal at Lot 361 DP754108, 204 Goulburn Street, Crookwell.

I own the property at _____ and I am writing to lodge my protest to the above development.

My house is approximately _____ from this proposed site. The noise, light and smell from such an establishment will destroy my lifestyle. My house was built early last century and the bedrooms are at the front of the dwelling. Service stations tend to have long hours, generate a lot of litter, are brightly lit, have a lot of traffic and reek of petrol fumes. All these things will impact on my sleep, my health and my peace of mind.

In addition, cars using Warne Street already have a wait to turn onto Goulburn Street. The building of a service station on such a busy corner will add to traffic issues that also impact on the local residents.

As a rate payer, I hope the Upper Lachlan Shire Council will listen to my concerns regarding this development.

I also feel the need to point out that Crookwell already has a number of abandoned service stations, which have become eyesores in this town.

Thank you,

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8th September 2017

Roland Wong
Manager of Environment & Planning
RE: DA 72/2017

Dear Roland Wong,

I am writing to object to the proposed development at Lot 361 DP754108 for the demolition of existing buildings and the construction of building and works for the purpose of a service station.

There are currently four service station sites in Crookwell at the following locations:-

Unbranded Caltex 24 Goulburn St Crookwell

Metro Fuel 20 Carrington St Crookwell

Spackman motors 33 Spring Street Crookwell

Crookwell Fuel Supplies Lagan Rd Crookwell

Three of the above mentioned are active resellers of various brands of fuel with the last listed in the final stages of renovation ready to start trading.

The addition of this Service Station come Café come Convenience store will have a devastating effect on existing businesses in our country town. I Cannot Speak for the other service station sites or Cafes in town but the opening of a development of this caliber will almost certainly put me out of business.

The private business sector in Crookwell are predominantly 'Mum and Dad' businesses owned, operated and employing local staff. Having conversations with Crookwell business



2

owners the consensus is 'we are making wages' but not putting back into our business. Having a development of this scale will not bring more people to Crookwell for a cup of coffee and a meal. It will not bring more people to the town to purchase fuel, it will simply take a slice out of the current market share.

I will refer you to the recent closure of the Clinton St Caltex Service Station in Goulburn. This occurred after a larger site was opened just 100m up the road and another in the south Goulburn exit area. This is precisely what will happen to me if this Development is approved. It will be tough enough for me with the going ahead of the service station in the Mary's Mount estate area on the Crookwell Rd.

To keep our mum and dad businesses alive we need to prevent the over servicing of the town. Our population can only support so many similar businesses.

Sincerely,



From:
Sent: Friday, 8 September 2017 3:21 PM
To: Upper Lachlan Shire Council
Subject: Lot 361 DP754108 204 Goulburn Street Crookwell

Dear Roland

We are writing in response to the above development application. We have serious concerns as to the construction of a service station. The objections to the development are follows:

- Opening hours between 5am and 11pm. These hours are excessive for a quiet country town and will disturb the lifestyle of residents directly around the station. Opening hours between 7am and 7pm would be less inconvenient.
- I have been recouping for four years after a heart attack and the constant traffic entering and leaving the garage would not allow the continued relaxation and enjoyment of sitting out the front and observing the residents.
- As Crookwell is a quiet country town (one of the main reasons for us moving here) There isn't any passing traffic after 7pm.
- The station would decrease the air quality both inside and outside our property as there would be the constant smell of petrol and gas especially when there are NE.
- As our bedroom and lounge room are at the front of the house, the lights from anyone leaving the garage and turning west would shine directly into our house. Regardless of the fact that we have curtains the lights would still intrude. This would also be especially so with the hall as we have the original glass panels around the door and the lights would shine in through there.
- There is the concern also that the service station will encourage groups of car enthusiasts to congregate there and create noise with wheel spins and possible noise pollution from music. As I have noted this has already been noted in your book of complaints.
- I lived on the busy Shellharbour Road in Shellharbour and know from experience
- come from Shellharbour in Wollongong and have experienced the inconvenience of having a service station near by not within the direct vicinity. This station has three exits onto the main road plus traffic lights installed to assist the flow of traffic. Here we have five exist. There are over 100 cars using Warne and Park Streets a day. There is also the additional danger of cars traveling west from Goulburn into Park Street consistently cut the corner and will eventually result in a serious accident without the addition of a service station there. The inclusion of a service station here will only increase the danger on this corner.
- The land already has light industry existing on it. These businesses have the restrictions of no noise before 8am and after 5p.m. and no weekend work. They comply with these requirement and are not of any concern.
- We already are adequately served by the existing service stations in the town.
- Our major concern is that the construction of a service station will greatly affect the value of our property and ask who is going to compensate us for this loss?

nd regards

3

The General Manager
Upper Lachlan Shire Council
Crookwell 2583

UPPER LACHLAN SHIRE COUNCIL
CROOKWELL OFFICE
22 SEP 2017
21/09/2017
File No:

Subject : DEVELOPMENT APPLICATION PENDING FOR a PETROL STATION on the corner of Goulburn Rd & Park St Crookwell 2583.

Regarding this development I wish to strongly oppose the proposed signage for the site.

An illuminated pylon sign 12m high x 2.6m wide placed at the edge of the road may be necessary in a large city with many competing businesses vying for attention.

It is a ridiculous idea on the main street of a country town where it would be impossible not to notice a petrol station even if it had no signage at all.

I regard the current proposal to be an insensitive desecration of the townscape.

It is even more surprising when the Council is currently working on upgrading facilities & improving streetscapes to provide a pleasant environment for residents & visitors.

A Petrol Station of any sort on the proposed site is going to be a nightmare for the residents unfortunate enough to live close by & the value of their homes will drop accordingly.

I recognise there is a precedent with a previous business having sold petrol on the adjoining site but it was a very different proposition to the intentions of the people lodging the current Development Order.

If they are allowed to trade from 5am to 11pm seven days per week as they request and their projected number of customers is 125 per hour as they have stated, we can assume that on summer weekends when the park & the swimming pools opposite will be in heavy demand by families & unaccompanied children, the traffic movements in & out of the petrol station opposite would be well above the 125 per hour average.

Hopefully Council has already taken these points into consideration while deciding on the future of the project.

I will be attempting to alert as many residents as possible to the development through the Gazette & emailing the councillors in case it has not yet come to their attention.

If enough people express concern we will move on to a petition.

4

21st September 2017

To Mr John Bell

General Manager

Upper Lachlan Shire Council

RE; D. A. application lodged by Mr Travis Barker for T AND S Holdings, 204 Goulburn St, for Service station, convenience store etc.

Dear John,

In regards to the above mentioned D.A., which has been submitted to ULSC, having viewed the D.A at the planning dept yesterday, I am not at all opposed to the nature of the business itself, but wish to raise the following concerns which relate to noise, signage, operating hours and visual impact on the surrounding residential receivers.

In the SEE, it is stated that the development " will have the potential to generate noise above acceptable limits at residential receivers", and that " a noise management plan be adopted". The activities of the business been a service station also include plant and equipment noise, although no plant and equipment is stated, "which will also have the potential to generate noise above acceptable limits at residential receivers".

Signage details state that a pylon sign which is 12 meters high and 2.6 meters wide will be on the southern boundary of the block, I believe this sign will be illuminated. On the further issue of an illuminated canopy over the petrol pumps, I expect the canopy will be high enough for a large semi trailer truck to drive under, which I guess would have to be at least 6 meters high. Part 9. Special Development types states that "Not to dominate or oppress the visual landscape or to contribute to visual clutter." "Not impact on vistas, views or other important public space." I believe signage that is been proposed is not compliant with the guidelines.

Operating hours of 7 days a week is obviously great for the demands of the motorists, but I feel that 5am to 11 pm in the proposed location will have a negative impact on the surrounding residents in the respect of proposed vehicle trips of 125 per hour as is stated in the documents.

Objectives of the Zone - B4 Mixed Use. State "To intergrate suitable business, office, residential...so as to maximize public transport patronage and encourage walking and cycling". I don't believe that the physical size and projected vehicle trips of the proposed development complies with the objectives of the Zone.

UPPER LACHLAN SHIRE COUNCIL
PLANNING OFFICE
26 SEP 2017
File No.

⑤

Visual Impact of the proposed development will be significant given it's "boundary to boundary layout". Although in the application it states there is a public park "to the south", and commercial business "to the north", I suggest the park is closer to opposite the site than south, and there is a house directly opposite to the North.

I also had a look at the flood impact diagrams, and apologise in advance if I can't understand, but to me that 1.1 and 1.9 diagram does seem to contradict each other.

Given the timing of the proposed development application been lodged, which is at a time when all residents and ratepayers of the shire are been asked as to what they want the visual aesthetic of the shire to be, it is appropriate to have an open mind on these matters.

To summarize;

I am not opposed to a service station on proposed site.

I would like to see careful consideration of the following points.

...Noise impact on surrounding residents, especially at night time, how will a noise management plan be monitored?

...Visual impact on surrounding residents and visitors to the shire, is a 12 metre pylon sign going to be the only thing they remember about Crookwell? How much will this sign impact on car drivers? And details referring to height and illuminated signage on the canopy?

...Operating hours till 11 am??

...I question whether 125 vehicle trips per hour will "encourage walking and cycling" as is stated in Objectives of Zone. Given the location of the proposal opposite the park and swimming pool, as well as kids heading to the showground and sportsfields, I have my concerns.

...Perhaps a scaled down version of the proposed development?.. which would be more appropriate in a residential area, be the answer for the surrounding residents?

Yours sincerely



DOC17/430704-02; EF17/316
DA 72/2017

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

Attention: Mr Roland Wong

Dear Mr Wong

Development Application 72/2017 Lot 361 DP754108, 204 Goulburn Street, Crookwell

I refer to your correspondence dated 16 August 2017 seeking comments from the Environment Protection Authority (EPA) on the abovementioned development application ("DA") which is under consideration by Upper Lachlan Shire Council ("Council") in relation to the demolition and removal of existing structures and the construction of a new service station at 204 Goulburn Street, Crookwell ('the proposal'). I apologise for the delay in responding to you.

The EPA understands that the DA has not been submitted under the Integrated Development provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). As such, the EPA does not have a formal role in this matter.

Further, the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014* ('UPSS Regulation') regulates the management and operation of underground petroleum storage system (UPSS) infrastructure in NSW. The EPA is currently responsible for ensuring the implementation of the requirements of the UPSS Regulation with Council's regulating all other environmental matters arising from service station sites. The EPA will remain responsible for this UPSS role until 31 August 2019 after which responsibility will pass to local government.

To assist Council with its assessment of the DA, the EPA has reviewed the following documentation and provides comments, primarily related to the requirements of the UPSS Regulation for Council's consideration in Attachment A.

1. *Statement of Environmental Effects* prepared by Macro Plan Dimasi and dated August 2017 (SEE);
2. *Environmental Noise Impact Assessment Report* No 6269-1.1R prepared by Day Design Pty Ltd and dated 7 August 2017 (NIA report); and
3. *Environmental Site Assessment Report* prepared by Aurora Environmental Consulting Pty Ltd and dated April 2017 (ESA report)
4. Letter and stormwater management plans prepared by Richmond and Ross Pty Limited dated 7 August 2017.

PO Box 622 Queanbeyan NSW 2620
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6

Page 2

To also assist Council in assessing the DA as well as any future ones which involve a UPSS, the guideline, *'Planning and Development Process for Sites with Underground Petroleum Storage Systems'* (DECCW, 2009) is particularly useful in explaining the development process and Councils role, including recommended consent conditions. The guideline is downloadable at the EPA's website: <http://www.epa.nsw.gov.au/resources/clm/09558upssplanningdevt.pdf>

The EPA understands the proposal only applies to Lot 361 DP 754108 ('the subject site'), however, the ESA report provided covers both the subject site and Lot A DP 930060 ('the adjacent site') which is understood to be a former service station site. In reviewing this report the EPA noted minor groundwater contamination present on the adjacent site which is also further discussed in Attachment A.

I trust this information is of assistance to Council. Should you wish to discuss the matter further please contact Sharon Peters on (02) 6229 7002.

Yours sincerely



30/10/17

STEFAN PRESS
A/Unit Head - South East
NSW Environment Protection Authority

Contact officer: SHARON PETERS
(02) 6229 7002

ATTACHMENT A

UPSS Legislative Responsibilities

The UPSS Regulation regulates the storage of petroleum in underground storage system as well as the decommissioning of old underground storage tanks (UST's) to reduce the risk of contamination that can cause significant damage to the environment. The UPSS Regulation contains requirements regarding the installation, modification, repair and decommissioning of UPSS, design and installation of groundwater monitoring wells, the use of UPSS, and record-keeping requirements.

The UPSS Regulation requires new build service stations to be fully compliant, including the use of double walled tanks and lines. The plans provided with the SEE do not provide sufficient detail to determine whether the requirements of the UPSS Regulation are to be complied with. The UPSS Regulation mandates minimum pollution protection standards for all new UPSS which are further detailed in the proceeding section.

In relation to UST's that are no longer in use the EPA advises these should be appropriately decommissioned to make sure that risks to health or contamination of soil or groundwater are avoided in accordance with the UPSS Regulation.

New UPSS

The UPSS Regulation requirements are required to be followed when a new UPSS site is planned, installed and commissioned, to guard against and monitor fuel spills/leak in underground storage tanks. As the consent authority Council, must ensure that the proponent for a UPSS facility meets the requirements of the UPSS Regulation in the design, installation and commissioning of new UPSS, including installation of groundwater monitoring wells. The EPA's *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008* (UPSS Guidelines) provide a useful resource for consent authorities in their consideration of development applications involving a UPSS.

The proponent or 'person responsible' for the new UPSS is required to demonstrate it is designed and installed (see Section 3 of the UPSS Guidelines) by a 'duly qualified person' and has all of the following:

- mandatory pollution protection equipment (MPPE), i.e. non-corrodible secondary containment tanks and associated piping and overfill protection devices (see Section 2.1 of the UPSS Guidelines);
- groundwater monitoring wells with procedures to test them every six months (see Section 2.2 and Appendix B of the UPSS Guidelines);
- Environment Protection Plan developed, implemented and retained on site (see Section 4.1 of the UPSS Guidelines), which includes loss monitoring procedures (see Section 4.2 of the UPSS Guidelines) and incident management procedures (see Section 4.4) systems maintenance (see Section 4.6 of the UPSS Guidelines) and development and use of loss detection and investigation procedures (see Section 4.3 of the UPSS Guidelines).

The UPSS Regulation requires certain documentation to be provided to the person responsible for a UPSS installed or modified after 1 June 2008 that shows it to have been properly designed, installed, equipped and tested before it can be used for the first time after installation. Following commissioning, ongoing management of the UPSS must be in accordance with the requirements of the UPSS Regulation, including the maintenance of certain records (see Section 4.7 of the UPSS Guidelines) and notifying the appropriate regulatory authority of any pollution incidents (see Section 4.5 of the UPSS Guidelines).

Further, the UST's are required to installed in accordance with *Australian Standard AS 1940- 2004: Storage and Handling of Flammable and Combustible Liquids* and *AS 4897-2008: The design, installation and operation of underground petroleum storage systems*.

Given the above comments, it is recommended that Council seek additional information from the proponent which demonstrates how the proposal will comply with all relevant requirements of the UPSS Regulation prior to determining the DA.

Further information regarding the UPSS Regulation can be found on the EPA's website at: <http://www.epa.nsw.gov.au/clm/upssguidelines.htm> and a copy of the UPSS Guidelines can be found at <http://www.epa.nsw.gov.au/resources/clm/09653upssglines.pdf>

Waste management

All waste generated as a result of works associated with the proposal must be classified in accordance with EPA's Waste Classification Guidelines. All waste must also be disposed of to a lawful waste facility. The EPA's waste classification guidelines which can be found at EPA's website: <http://www.epa.nsw.gov.au/resources/wasteregulation/140796-classify-waste.pdf>.

Surface water management

Kiamma Creek lies approximately 120m to the northeast of the site and its location is within an identified flood zone. The SEE and stormwater management plans reference capture of surface water runoff and potential spillage from fuel points under the canopy zone and diversion to an oil water separator which discharges to sewer with all other hard stand areas directed to the stormwater system.

Preventing stormwater pollution and managing trade wastewater are very important. In this regard, Council should ensure hydrocarbon contaminated water does not leave the forecourt and find its way into the stormwater system. For new build service stations, it is considered industry standard for contaminated water and other liquids to be treated in a class 1 oil/water separator and discharged to sewer under a trade waste agreement with Council, or discharged to storage tanks for collection by a licensed waste contractor.

Groundwater height

The EPA notes the Environmental Site Assessment Report states groundwater depth near the site is about 6 meters below ground level (pg.3), however Table 4 of the report indicates groundwater depth in monitoring bores ranged from 1.562m to 2.471m below the surface (semi confined aquifer). The direction of groundwater movement is detailed in the Environmental Site Assessment Report as towards the northeast and Kiamma Creek.

The monitoring bores are all located on the adjacent site. Council as the consent authority needs be confident that the UST's proposed to be installed will not intercept groundwater. The deeper the groundwater and the less porous the overlying strata, the lower the risk of contaminating the ground water.

Groundwater monitoring wells

The UPSS Regulation stipulates that a UPSS must not be used unless groundwater monitoring wells are installed on the storage site. The SEE did not identify the location of new bores for this purpose. Further, the person responsible for the UPSS must be provided with documentation that shows that the groundwater monitoring wells are properly designed and installed.

There are also requirements to check, test and maintain loss monitoring instruments and to record data gathered. If a discrepancy is detected by a loss monitoring instrument, the UPSS Regulation requires action to be taken to investigate, to confirm existence of a leak, to fix the leak and to record details of any action taken. There are additional requirements that relate to the monitoring of groundwater monitoring wells for contamination. The proponent should consider the installation of an automatic leak detection system and ensure new tanks and lines are double-walled and include a leak detection system. 'Environmental Action for Service Stations' contains further useful information: <http://www.epa.nsw.gov.au/resources/clm/2008552ServStations.pdf>

Noise Impact Assessment

The EPA has briefly reviewed the *Environmental Noise Impact Assessment* prepared by Day Design Pty Ltd and dated 7 August 2017 (NIA) for the proposal and notes the report did not include an assessment of construction noise impacts.

Operational noise was assessed in accordance with EPA's Industrial Noise Policy and Road Noise Policy. The NIA found predicted operational noise impacts to exceed relevant noise criteria, however, if noise mitigation measures are applied the NIA predicts compliance will be achieved. Should a consent be granted by Council for the proposal it is recommended a requirement to formalise the implementation of noise mitigation measures should be reflected as a condition of any such consent issued.

Construction Environmental Management Plan

A construction environmental management plan should be provided that addresses water and sediment management (in the event of transport or high rainfall), dust, noise and traffic management.

Contamination on adjacent land

The EPA notes an assessment of the contamination associated with former site uses was undertaken and the Environmental Site Assessment Report declared it did not present a risk of harm to the environment with the site in its current state, making it suitable for the proposed use as a service station.

The EPA further notes whilst the subject site appears free of significant contamination, minor contamination is present on the adjacent site (Lot A DP 930060). Groundwater monitoring well (MW3) detected Naphthalene at a concentration that exceeded the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) groundwater investigation level (GIL) criteria of 16ug/L. The report confirms two UST's and associated infrastructure remain insitu at the adjacent site. It appears groundwater has been contaminated by historic former uses of this site including potential leakage from these UST's (commissioned in 1955) and the report concludes this is unlikely to pose risks to down gradient users or to the nearest surface water receptor.

This detected groundwater contamination may trigger a notification requirement by the owner/occupier of the adjacent site to the EPA under the provisions of the *Contaminated Land Management Act 1997*. Responsibility for determining if any such notification is required rests with the owner/occupier of the adjacent land. Council should also consider noting this on any section 149 certificate under the EPA&A Act relevant to the adjacent site. Under NSW environment legislation the legal liability for clean-up and remediation of the contaminated soils and/or groundwater remains with the polluter and the proponent/owner (in that order). In this regard, the EPA recommends UST's be removed as the preferred option, and only left in situ where it is impractical to remove them.

The UPSS Technical Note: Decommissioning, Abandonment and Removal of UPSS provides an overview of the management of petroleum storage tanks in NSW. The note recommends unused UST's be removed as the preferred decommissioning option. This technical note is available from the EPA's web page and via the attached link <http://www.epa.nsw.gov.au/resources/clm/1036technotedecom.pdf>.

Responsibilities for the regulation of environmental impacts from contaminated land in NSW is broadly split between State and Local Governments. Contaminated sites that are not regulated by the EPA are managed by local councils, principally through the land-use planning processes under the *Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy 55 – Remediation of land* ('SEPP 55'). Where there are indications of pollution occurring or likely to occur from a premise, local council may also access powers and provisions of the *Protection of the Environment Operations Act 1979*.

DEVELOPMENT APPLICATION 72/2017: DRAFT CONDITIONS OF CONSENT.**PART 1 - DEFERRED COMMENCEMENT CONDITIONS**

The following conditions have been applied pursuant to section 80 (3) of the Environmental Planning and Assessment Act 1979 (the Act). The consent is not to operate until the applicant satisfies Council, in accordance with the Environmental Planning and Assessment Regulation 2000, as to any matter specified in the conditions. Nothing in the Act prevents a person from doing such things as may be necessary to comply with the condition.

1. Deferred commencement consent condition

Pursuant to section 80 (3) of the Environmental Planning and Assessment Act 1979, the consent will not operate until information has been supplied to Council that addresses, to the satisfaction of Council and the NSW Environment Protection Authority, all matters specified in Attachment A to the Environment Protection Authority's letter of 30 October 2017, attached as Schedule 2 to Council's notice of determination of the development application.

2. Deferred commencement consent condition

Pursuant to section 80 (3) of the Environmental Planning and Assessment Act 1979, the consent will not operate until the following information has been supplied to and approved by Council:

- (a) A comprehensive noise management plan that identifies all potential noise emissions from the development, and details how they will be prevented, minimised or mitigated
- (b) Details of all proposed mechanical plant and its locations, including details of expected noise emissions and how they will be prevented, minimised or mitigated.

PART 2 - 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.

3. Partial consent

Pursuant to section 80 (4) (b) of the Environmental Planning and Assessment Act 1979, consent is granted for the development for which consent is sought, except for the erection and display of the 12.0m high pylon sign proposed immediately inside the land's southernmost corner.

4. Except where otherwise required or permitted by conditions of development consent, the development shall be carried out generally in accordance with the information accompanying the development application and the following stamped consent drawings, including any notations or amendments marked by Council in red.

- "Existing/Demo Site Plan 204 Goulburn St", Drg No A099, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
- "Proposed Site Plan", Drg No A100, prepared by Richmond & Ross Pty Ltd, Rev B dated 15 September 2017
- "Proposed Overall Site Plan", Drg No A101, prepared by Richmond & Ross Pty Ltd, Rev B dated 15 September 2017
- "Dimensioned Site Plan", Drg No A102, prepared by Richmond & Ross Pty Ltd, Rev B dated 15 September 2017

- "Proposed Floor Plan", Drg No A200, prepared by Richmond & Ross Pty Ltd, Rev B dated 15 September 2017
 - "Proposed Building Elevations Sheet 1 of 2", Drg No A201, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Proposed Building Elevations Sheet 2 of 2", Drg No A202, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Proposed Building Sections", Drg No A203, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Dimensioned Floor Plan", Drg No A204, prepared by Richmond & Ross Pty Ltd, Rev B dated 15 September 2017
 - "Proposed Roof Plan", Drg No A207, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Proposed Canopy Floor Plan", Drg No A310, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Proposed Canopy Elevations Sheet 1 of 2", Drg No A311, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Proposed Canopy Elevations Sheet 2 of 2", Drg No A312, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Proposed Canopy Sections", Drg No A313, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Canopy Roof Plan", Drg No A314, prepared by Richmond & Ross Pty Ltd, Rev A dated 4 August 2017
 - "Signage Details" (Car Park Signage only), Drg No A400, prepared by Richmond & Ross Pty Ltd, Rev A dated 15 September 2017
 - "Stormwater Concept Plan", Drg No C130, prepared by Richmond & Ross Pty Ltd, Rev B dated 15 September 2017
 - "Erosion and Sediment Control Plan", Drg No C140, prepared by Richmond & Ross Pty Ltd, Rev B dated 15 September 2017
 - "Erosion and Sediment Control Details", Drg No C141, prepared by Richmond & Ross Pty Ltd, Rev A dated 7 August 2017.
5. 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.
 6. The development shall not operate before 7:00am or after 9:00pm on any day.
 7. All fixed lighting in the development shall be installed and maintained to comply with the relevant provisions of Australian Standard AS 4282—1997 Control of the obtrusive effects of outdoor lighting and Australian/New Zealand Standard AS/NZS 1158.3.1 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements.
 8. All underground petroleum storage systems in the development shall be designed, installed, commissioned and maintained in compliance with the relevant provisions of the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014, including installation of groundwater monitoring wells.
 9. All wastes generated in the operation of the development shall be lawfully disposed of to a suitably authorised waste processing or disposal facility.

10. Food preparation and food storage areas in the development shall be constructed in accordance with the requirements of the Australia and New Zealand Food Standards Code.
11. The development shall be provided with lawful connections to Council's reticulated water supply and sewerage services.
12. No contaminated water shall be permitted to discharge into any stormwater drain or catchment. In this regard, the oil separator in the development shall be effectively maintained and operated at all times.
13. The consent does not permit the erection or display of any signage other than:
 - (a) indicated on the consent drawings (noting any notations, deletions or other amendments marked by Council in red), or
 - (b) identified by an environmental planning instrument as not requiring consent.
14. 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.

15. If Council is appointed as the principal certifying authority for the development, at least 48 hours' notice shall be given to Council to permit inspection of Class 5, 6, 7, 8 or 9 building works:
 - (a) After excavation for, and before placement of, any footings
 - (b) Prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread, inspection of a minimum of one of each type of protection method for each type of service, on each storey of the building comprising the building work
 - (c) Prior to covering any stormwater drainage connections
 - (d) After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

These are critical stage inspections and must be inspected by the principal certifying authority. Bookings for inspections may 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.

16. The consent does not permit any earthworks other than indicated by the consent drawings or identified by an environmental planning instrument as not requiring consent.

17. Operation of the development shall not cause emission of offensive noise as defined by the Protection of the Environment Operations Act 1997:

Offensive noise means noise:

- (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
 - (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or
- (b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

PART 3 - 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 principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

18. 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 accord to the development consent, including the consent drawings.
19. No construction certificate shall be granted for the development unless the following information has been supplied to and approved by Council's Work and Operations Department:
- (a) Details of proposed connections to Council water supply, sewerage, stormwater drainage and other utility services, including details of safeguards to prevent stormwater contamination. In this regard, certification by a suitably qualified engineer shall be supplied to Council, confirming the adequacy of stormwater pipe sizes based on the catchment and impact of the development.
 - (b) Engineering drawings, prepared in accordance with Ausroads guidelines, detailing proposed upgrades of road and related facilities, including construction of kerb and gutter, landscaping, stormwater drainage, road geometry, traffic regulatory measures and parking facilities, in relation to existing infrastructure in road reserves for the entire road frontages of the development.
20. If Council is appointed as the principal certifying authority for the development, no construction certificate shall be granted for any building work in the development unless a geotechnical report indicating the classification of the site has been prepared and submitted to Council.
21. If Council is appointed as the principal certifying authority for the development, no construction certificate shall be granted for any building work in the development unless satisfactory practicing structural engineer's details of footings, slab(s) and structural components have been submitted to and approved by Council.
22. No construction certificate shall be granted for the development unless all necessary approvals have been obtained under section 138 of the Roads Act 1993 for any works proposed in Goulburn Street, Park Street or Robertson Lane in association with the development.

23. No construction certificate shall be granted for any building work in the development unless the following contribution has been paid to Council in accordance with section 94 of the Environmental Planning and Assessment Act 1979 and Upper Lachlan Development Contributions Plan 2007:

Roads	\$1,703.00
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TOTAL	\$1,703.00
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The above contribution is current at the time of determination of the development 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.

24. No construction certificate shall be granted for any building work in 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:

Water supply services	\$14,122.80
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Sewerage services	\$22,572.00
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TOTAL	\$36,694.80
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The above contributions are current at the time of determination of the development 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.

25. Any application for a construction certificate for building work in the development shall be accompanied by information and drawings demonstrating compliance with the Building Code of Australia.
26. No construction certificate shall be granted for any building work in the development unless the principal certifying authority is satisfied by information accompanying the construction certificate application that:
- Floor levels will be equal to or above the 100 year average recurrence interval flood level plus 500 mm freeboard (889.8m AHD)
 - All structures will have flood compatible building components below the abovementioned level
 - Structures are designed to withstand the forces of floodwater, debris and buoyancy up to the abovementioned level
 - Where it is not practicable to provide floor levels to the abovementioned level, an area is provided to store goods at or above that level.
27. No construction certificate shall be granted for any building work in the development unless details of proposed trade waste management and disposal, including installation of a minimum 1100L capacity grease trap to treat discharges from the development's food preparation facilities, have been submitted to and approved by Council's Works and Operation Department.

28. No construction certificate shall be granted for any building work in the development unless the following information has been submitted to and approved by Council:
- (a) A waste management plan detailing proposed waste management and disposal measures throughout demolition work and operation of the development
 - (b) A stormwater and run off collection and disposal plan, giving particular attention to separation of collection and treatment of run off from bunded areas
 - (c) A fire safety measures plan
 - (d) A "section J" report confirming design installations, specifications and compliance, prepared by a suitably qualified person.

PART 4 - 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.

29. 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 concerned 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.
30. 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.

31. 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.
32. 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.

33. 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.

34. No work in the development shall commence unless the following information has been supplied to Council and the principal certifying authority for the development (if not Council):
- (a) Certification by a registered surveyor confirming box slab height. Slab floor level shall be at least 500mm above the 100 year average recurrence interval (ARI) flood level as specified by Council's Floodplain Risk Management Study and Plan. The 100 year ARI flood level has been identified as 889.3m for the land; floor levels therefore shall be at or above 889.8m.
 - (b) Identification survey of boundary adjoining Robertson Lane in relation to concrete boxing, confirming no encroachment of the boundary.

PART 5 - 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.

35. 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.

36. 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.
37. The development, including any building component, vehicle manoeuvring, parking and loading/unloading facility, shall comply with Australian Standard AS1428.1-2001 – Design for access and mobility.
38. No building material or demolition waste shall be permitted to be deposited on any Council land, including public reserves, roads, gutters or footpaths. Unless pre-existing damage to Council infrastructure is notified to Council in writing prior to commencement of any work in the development, Council will hold the person(s) having the benefit of the consent liable for the cost of any necessary repairs.
39. The building shall be protected from subterranean termites in accordance with the Australian Standard 3660.1. Certification of the treatment shall be submitted to the principal certifying authority prior to the issue of an occupation certificate.

40. 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.
41. Vehicles entering and leaving the premises that are carrying excavated dusty materials, including clays, sands and soils, shall be covered at all times when not loading or unloading.
42. Roofwater shall be discharged to Council's stormwater drainage system, away from any existing or proposed building.
43. 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 provisions.

PART 6 – 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.

44. 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 7 - 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 principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

45. The development shall not be occupied unless an occupation certificate has been obtained for the development.

46. If any damage is caused to any Council asset or infrastructure in the carrying out of the development or any associated transportation, no occupation certificate shall be granted for the development unless satisfactory repairs are carried out under Council's direction and at no expense to Council.
47. 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.
48. No occupation certificate shall be granted for any building work in 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.
49. No occupation certificate shall be granted for the development unless the principal certifying authority has been provided with certification by an appropriately qualified person confirming compliance with section J Design Report and Section J of the Building Code of Australia overall.
50. No occupation certificate shall be granted for the development unless works as executed drawings of all infrastructure works to be dedicated to Council have been supplied to and accepted by Council's Works and Operations Department. In this regard, a 12 months defect liability period applies to all public infrastructure after its dedication to Council.
51. No occupation certificate shall be granted for the development unless Council and the principal certifying authority (if not Council) have been supplied with certification from a suitably qualified person that all underground petroleum storage systems in the development have been installed and commissioned in accordance with the relevant provisions of the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.

Part 8 - AGENCY Conditions

52. Roads & Maritime Services – (Refer to Schedule 1)

The development shall be carried out in accordance with all requirements of NSW Roads & Maritime Services as detailed in its attached letter of 23 October 2017.

ADDITIONAL NOTES/REQUIREMENTS AS YOUR PRINCIPAL CERTIFYING AUTHORITY (PCA)

1. The proprietor of the premises must notify their business details to the NSW Food Authority prior to the operations commencing. An application can be made via <http://www.health.nsw.gov.au/nafsis>.

Our Ref: STH17/00127/03
Contact: Kristian Pinochet 4221 2580
Your Ref: DA72/2017



Transport
Roads & Maritime
Services

23 October 2017

SCHEDULE 1
to Upper Lachlan Shire Council
notice of determination of
development application 72/2017

Roland Wong
Upper Lachlan Shire Council
BY EMAIL: council@upperlachlan.nsw.gov.au

**DEVELOPMENT APPLICATION 72/2017 – LOT 361 DP 754108, 204 GOULBURN STREET,
CROOKWELL – SERVICE STATION**

Dear Roland,

Roads and Maritime Services (RMS) refers to your correspondence dated 26 September 2017 regarding the subject development application.

RMS has reviewed the information provided and will not object to the development application subject to the following comments being included in the conditions of development consent:

- Prior to the commencement of works, the developer shall obtain Section 138 consent under the Roads Act, 1993 from Council for all works on Goulburn Street.
- Only one access point to road from the subject property will be permitted. All other existing vehicular access points to Goulburn Street must be physically closed by reinstating the kerb and gutter to Council's satisfaction.
- The driveway on Goulburn Street must be designed and constructed in accordance with Council standards.
- The developer must ensure, to the satisfaction of Council, that post development storm water discharge from the subject site into the classified road drainage system does not exceed the pre-development application discharge.
- All works must be completed prior to occupation to satisfaction of Council.
- The developer must apply for, and obtain a Road Occupancy Licence (ROL) from the RMS Traffic Operations Unit (TOU) prior to commencing works that impact a travel lane of a State Road or impact the operation of traffic signals on any road. The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU. The developer shall submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependant upon RMS receiving an accurate and compliant TMP.

Conditions of development consent relating to road work, traffic control facilities and other structures on the classified road network contrary to those outlined above are unlikely to receive RMS consent under the Roads Act, 1993.

Provided the above works are completed RMS issues its concurrence under Section 138 of the Road Act, 1993. In this regard, Council as the roads authority will be responsible for issuing Section 138 consent for the works within the classified road reserve and ensuring that the works are designed and constructed in accordance with relevant standards.

Roads & Maritime Services

Level 4, Southern Regional Office, 90 Crown Street, Wollongong NSW 2500 | PO Box 477 Wollongong East NSW 2520
T 02 4221 2460 | F 02 4221 2777 | www.rmservices.nsw.gov.au |

RMS highlights that in determining the application under Part 4 of the Environmental Planning and Assessment Act, 1979, it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of development consent. Depending on the level of environmental assessment undertaken to date and nature of the works, the consent authority may require the developer to undertake further environmental assessment for any ancillary road works.

Upon determination of this matter, it would be appreciated if Council could email a copy of the Notice of Determination to RMS via development.southern@rms.nsw.gov.au.

Yours faithfully



Joanne Parrott
Network & Safety Manager
Network Management, Southern Region



DOC17/430704-02; EF17/316
DA 72/2017

SCHEDULE 2
to Upper Lachlan Shire Council
notice of determination of
development application 72/2017

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

Attention: Mr Roland Wong

Dear Mr Wong

Development Application 72/2017 Lot 361 DP754108, 204 Goulburn Street, Crookwell

I refer to your correspondence dated 16 August 2017 seeking comments from the Environment Protection Authority (EPA) on the abovementioned development application ('DA') which is under consideration by Upper Lachlan Shire Council ('Council') in relation to the demolition and removal of existing structures and the construction of a new service station at 204 Goulburn Street, Crookwell ('the proposal'). I apologise for the delay in responding to you.

The EPA understands that the DA has not been submitted under the Integrated Development provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). As such, the EPA does not have a formal role in this matter.

Further, the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014* ('UPSS Regulation') regulates the management and operation of underground petroleum storage system (UPSS) infrastructure in NSW. The EPA is currently responsible for ensuring the implementation of the requirements of the UPSS Regulation with Council's regulating all other environmental matters arising from service station sites. The EPA will remain responsible for this UPSS role until 31 August 2019 after which responsibility will pass to local government.

To assist Council with its assessment of the DA, the EPA has reviewed the following documentation and provides comments, primarily related to the requirements of the UPSS Regulation for Council's consideration in Attachment A.

1. *Statement of Environmental Effects* prepared by Macro Plan Dimasi and dated August 2017 (SEE);
2. *Environmental Noise Impact Assessment Report* No 6269-1.1R prepared by Day Design Pty Ltd and dated 7 August 2017 (NIA report); and
3. *Environmental Site Assessment Report* prepared by Aurora Environmental Consulting Pty Ltd and dated April 2017 (ESA report)
4. Letter and stormwater management plans prepared by Richmond and Ross Pty Limited dated 7 August 2017.

PO Box 622 Queanbeyan NSW 2620
Level 3/11 Farrer Place Queanbeyan NSW 2620
Tel: (02) 6229 7002 Fax: (02) 6229 7006
ABN 43 692 265 758
www.epa.nsw.gov.au

To also assist Council in assessing the DA as well as any future ones which involve a UPSS, the guideline, *'Planning and Development Process for Sites with Underground Petroleum Storage Systems'* (DECCW, 2009) is particularly useful in explaining the development process and Councils role, including recommended consent conditions. The guideline is downloadable at the EPA's website: <http://www.epa.nsw.gov.au/resources/clm/09558upssplanningdevt.pdf>

The EPA understands the proposal only applies to Lot 361 DP 754108 ('the subject site'), however, the ESA report provided covers both the subject site and Lot A DP 930060 ('the adjacent site') which is understood to be a former service station site. In reviewing this report the EPA noted minor groundwater contamination present on the adjacent site which is also further discussed in Attachment A.

I trust this information is of assistance to Council. Should you wish to discuss the matter further please contact Sharon Peters on (02) 6229 7002.

Yours sincerely

Press 30/10/17

STEFAN PRESS
A/Unit Head - South East
NSW Environment Protection Authority

Contact officer: SHARON PETERS
(02) 6229 7002

ATTACHMENT A

UPSS Legislative Responsibilities

The UPSS Regulation regulates the storage of petroleum in underground storage system as well as the decommissioning of old underground storage tanks (UST's) to reduce the risk of contamination that can cause significant damage to the environment. The UPSS Regulation contains requirements regarding the installation, modification, repair and decommissioning of UPSS, design and installation of groundwater monitoring wells, the use of UPSS, and record-keeping requirements.

The UPSS Regulation requires new build service stations to be fully compliant, including the use of double walled tanks and lines. The plans provided with the SEE do not provide sufficient detail to determine whether the requirements of the UPSS Regulation are to be complied with. The UPSS Regulation mandates minimum pollution protection standards for all new UPSS which are further detailed in the proceeding section.

In relation to UST's that are no longer in use the EPA advises these should be appropriately decommissioned to make sure that risks to health or contamination of soil or groundwater are avoided in accordance with the UPSS Regulation.

New UPSS

The UPSS Regulation requirements are required to be followed when a new UPSS site is planned, installed and commissioned, to guard against and monitor fuel spills/leak in underground storage tanks. As the consent authority Council, must ensure that the proponent for a UPSS facility meets the requirements of the UPSS Regulation in the design, installation and commissioning of new UPSS, including installation of groundwater monitoring wells. The EPA's *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008* (UPSS Guidelines) provide a useful resource for consent authorities in their consideration of development applications involving a UPSS.

The proponent or 'person responsible' for the new UPSS is required to demonstrate it is designed and installed (see Section 3 of the UPSS Guidelines) by a 'duly qualified person' and has all of the following:

- mandatory pollution protection equipment (MPPE), i.e. non-corrodible secondary containment tanks and associated piping and overfill protection devices (see Section 2.1 of the UPSS Guidelines);
- groundwater monitoring wells with procedures to test them every six months (see Section 2.2 and Appendix B of the UPSS Guidelines);
- Environment Protection Plan developed, implemented and retained on site (see Section 4.1 of the UPSS Guidelines), which includes loss monitoring procedures (see Section 4.2 of the UPSS Guidelines) and incident management procedures (see Section 4.4) systems maintenance (see Section 4.6 of the UPSS Guidelines) and development and use of loss detection and investigation procedures (see Section 4.3 of the UPSS Guidelines).

The UPSS Regulation requires certain documentation to be provided to the person responsible for a UPSS installed or modified after 1 June 2008 that shows it to have been properly designed, installed, equipped and tested before it can be used for the first time after installation. Following commissioning, ongoing management of the UPSS must be in accordance with the requirements of the UPSS Regulation, including the maintenance of certain records (see Section 4.7 of the UPSS Guidelines) and notifying the appropriate regulatory authority of any pollution incidents (see Section 4.5 of the UPSS Guidelines).

Further, the UST's are required to installed in accordance with *Australian Standard AS 1940– 2004: Storage and Handling of Flammable and Combustible Liquids* and *AS 4897-2008: The design, installation and operation of underground petroleum storage systems*.

Given the above comments, it is recommended that Council seek additional information from the proponent which demonstrates how the proposal will comply with all relevant requirements of the UPSS Regulation prior to determining the DA.

Further information regarding the UPSS Regulation can be found on the EPA's website at: <http://www.epa.nsw.gov.au/clm/upssguidelines.htm> and a copy of the UPSS Guidelines can be found at <http://www.epa.nsw.gov.au/resources/clm/09653upssglines.pdf>

Waste management

All waste generated as a result of works associated with the proposal must be classified in accordance with EPA's Waste Classification Guidelines. All waste must also be disposed of to a lawful waste facility. The EPA's waste classification guidelines which can be found at EPA's website: <http://www.epa.nsw.gov.au/resources/wasteregulation/140796-classify-waste.pdf>.

Surface water management

Kiamma Creek lies approximately 120m to the northeast of the site and its location is within an identified flood zone. The SEE and stormwater management plans reference capture of surface water runoff and potential spillage from fuel points under the canopy zone and diversion to an oil water separator which discharges to sewer with all other hard stand areas directed to the stormwater system.

Preventing stormwater pollution and managing trade wastewater are very important. In this regard, Council should ensure hydrocarbon contaminated water does not leave the forecourt and find its way into the stormwater system. For new build service stations, it is considered industry standard for contaminated water and other liquids to be treated in a class 1 oil/water separator and discharged to sewer under a trade waste agreement with Council, or discharged to storage tanks for collection by a licensed waste contractor.

Groundwater height

The EPA notes the Environmental Site Assessment Report states groundwater depth near the site is about 6 meters below ground level (pg.3), however Table 4 of the report indicates groundwater depth in monitoring bores ranged from 1.562m to 2.471m below the surface (semi confined aquifer). The direction of groundwater movement is detailed in the Environmental Site Assessment Report as towards the northeast and Kiamma Creek.

The monitoring bores are all located on the adjacent site. Council as the consent authority needs be confident that the UST's proposed to be installed will not intercept groundwater. The deeper the groundwater and the less porous the overlying strata, the lower the risk of contaminating the ground water.

Groundwater monitoring wells

The UPSS Regulation stipulates that a UPSS must not be used unless groundwater monitoring wells are installed on the storage site. The SEE did not identify the location of new bores for this purpose. Further, the person responsible for the UPSS must be provided with documentation that shows that the groundwater monitoring wells are properly designed and installed.

There are also requirements to check, test and maintain loss monitoring instruments and to record data gathered. If a discrepancy is detected by a loss monitoring instrument, the UPSS Regulation requires action to be taken to investigate, to confirm existence of a leak, to fix the leak and to record details of any action taken. There are additional requirements that relate to the monitoring of groundwater monitoring wells for contamination. The proponent should consider the installation of an automatic leak detection system and ensure new tanks and lines are double-walled and include a leak detection system. 'Environmental Action for Service Stations' contains further useful information: <http://www.epa.nsw.gov.au/resources/clm/2008552ServStations.pdf>

Noise Impact Assessment

The EPA has briefly reviewed the *Environmental Noise Impact Assessment* prepared by Day Design Pty Ltd and dated 7 August 2017 (NIA) for the proposal and notes the report did not include an assessment of construction noise impacts.

Operational noise was assessed in accordance with EPA's Industrial Noise Policy and Road Noise Policy. The NIA found predicted operational noise impacts to exceed relevant noise criteria, however, if noise mitigation measures are applied the NIA predicts compliance will be achieved. Should a consent be granted by Council for the proposal it is recommended a requirement to formalise the implementation of noise mitigation measures should be reflected as a condition of any such consent issued.

Construction Environmental Management Plan

A construction environmental management plan should be provided that addresses water and sediment management (in the event of transport or high rainfall), dust, noise and traffic management.

Contamination on adjacent land

The EPA notes an assessment of the contamination associated with former site uses was undertaken and the Environmental Site Assessment Report declared it did not present a risk of harm to the environment with the site in its current state, making it suitable for the proposed use as a service station.

The EPA further notes whilst the subject site appears free of significant contamination, minor contamination is present on the adjacent site (Lot A DP 930060). Groundwater monitoring well (MW3) detected Naphthalene at a concentration that exceeded the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) groundwater investigation level (GIL) criteria of 16ug/L. The report confirms two UST's and associated infrastructure remain insitu at the adjacent site. It appears groundwater has been contaminated by historic former uses of this site including potential leakage from these UST's (commissioned in 1955) and the report concludes this is unlikely to pose risks to down gradient users or to the nearest surface water receptor.

This detected groundwater contamination may trigger a notification requirement by the owner/occupier of the adjacent site to the EPA under the provisions of the *Contaminated Land Management Act 1997*. Responsibility for determining if any such notification is required rests with the owner/occupier of the adjacent land. Council should also consider noting this on any section 149 certificate under the EPA&A Act relevant to the adjacent site. Under NSW environment legislation the legal liability for clean-up and remediation of the contaminated soils and/or groundwater remains with the polluter and the proponent/owner (in that order). In this regard, the EPA recommends UST's be removed as the preferred option, and only left in situ where it is impractical to remove them.

The UPSS Technical Note: Decommissioning, Abandonment and Removal of UPSS provides an overview of the management of petroleum storage tanks in NSW. The note recommends unused UST's be removed as the preferred decommissioning option. This technical note is available from the EPA's web page and via the attached link
<http://www.epa.nsw.gov.au/resources/clm/1036technotedecom.pdf>.

Responsibilities for the regulation of environmental impacts from contaminated land in NSW is broadly split between State and Local Governments. Contaminated sites that are not regulated by the EPA are managed by local councils, principally through the land-use planning processes under the *Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy 55 – Remediation of land* ('SEPP 55'). Where there are indications of pollution occurring or likely to occur from a premise, local council may also access powers and provisions of the *Protection of the Environment Operations Act 1979*.

Environment and Planning - 21 December 2017

ITEM	Development application 89/2017 - Subdivision of land and carrying out of works to create five lots for the purposes of extensive agriculture and dwelling houses, Lot 1 DP1162296, 24 Reservoir Road, Crookwell
FILE	I17/760
ZONING	Zone R5 Large Lot Residential under Upper Lachlan Local Environmental Plan 2010
DATE OF LODGEMENT	6 September 2017
APPLICANT	Susan Reynolds
OWNERS	Ms S L Reynolds
ESTIMATED VALUE	N/A – subdivision.
AUTHOR	Manager of Environment and Planning

SUMMARY REPORT

This matter is reported to Council because notification of the subject application attracted three submissions from the public.

Development application 89/2017 proposes subdivision of land and carrying out of works in two stages to create five lots for the purposes of extensive agriculture and dwelling houses. A copy of the proposed development drawings is attached as Attachment 1.

The application has been considered with regard to the relevant provisions of applicable environmental planning instruments, development control plans and Council policies, including Upper Lachlan Local Environmental Plan 2010 and Upper Lachlan Development Control Plan 2010. The attached section 79C assessment report (Attachment 2) details the application's assessment.

The application was notified to surrounding land owners with a submissions period from 28 September to 13 October 2017, attracting three submissions. The submissions raised concerns regarding:

- Existing waterways
- Localised flooding

Environment and Planning

DEVELOPMENT APPLICATION 89/2017 - SUBDIVISION OF LAND AND CARRYING OUT OF WORKS TO CREATE FIVE LOTS FOR THE PURPOSES OF EXTENSIVE AGRICULTURE AND DWELLING HOUSES, LOT 1 DP1162296, 24 RESERVOIR ROAD, CROOKWELL cont'd

- Condition of Harley Road
- Impacts on existing rural amenity
- Dust impacts on adjoining properties.

The matters raised by submissions are identified and addressed in the attached section 79C assessment report.

POLICY IMPACT

Nil.

FINANCIAL IMPACT




Nil.

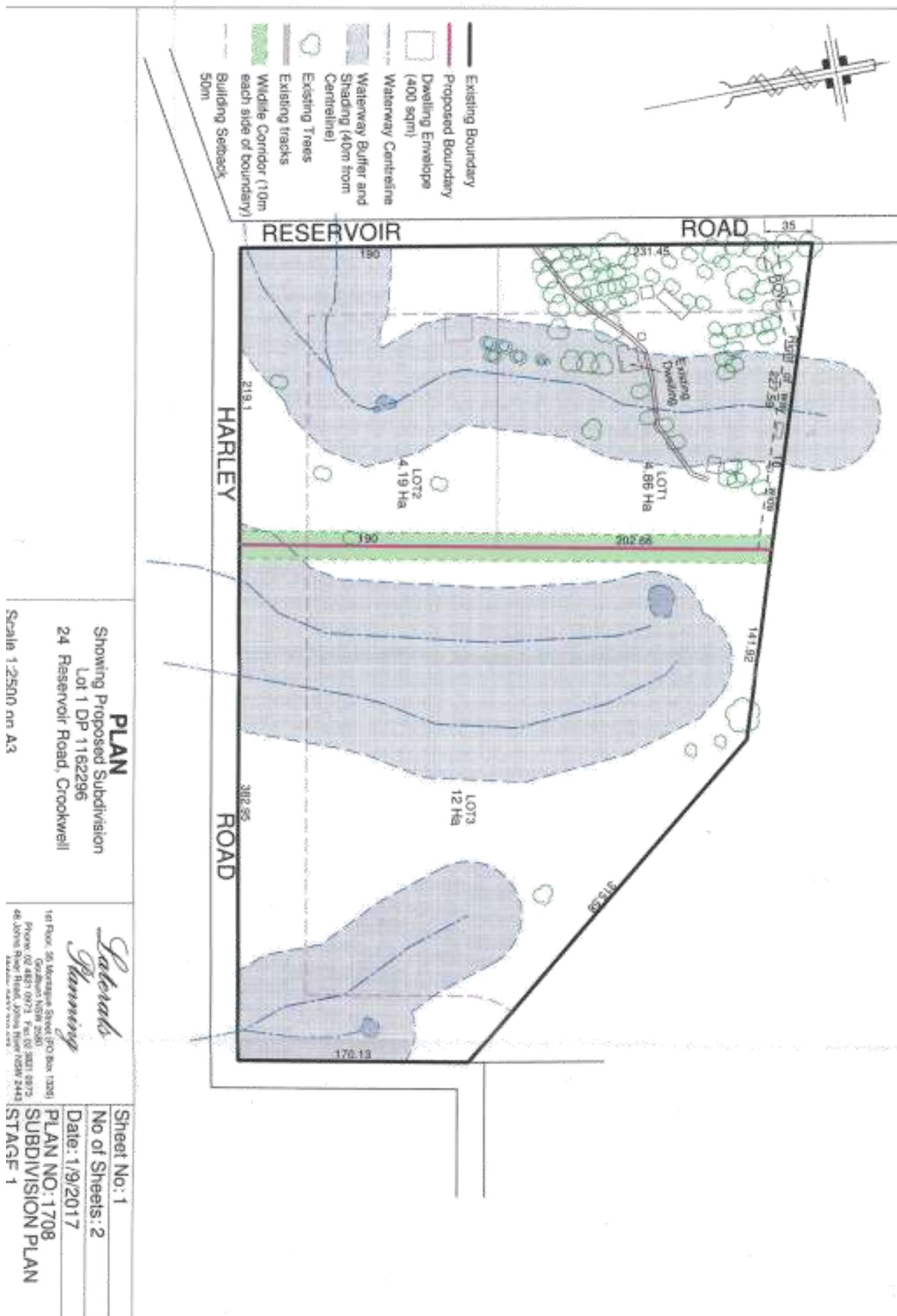
RECOMMENDATION

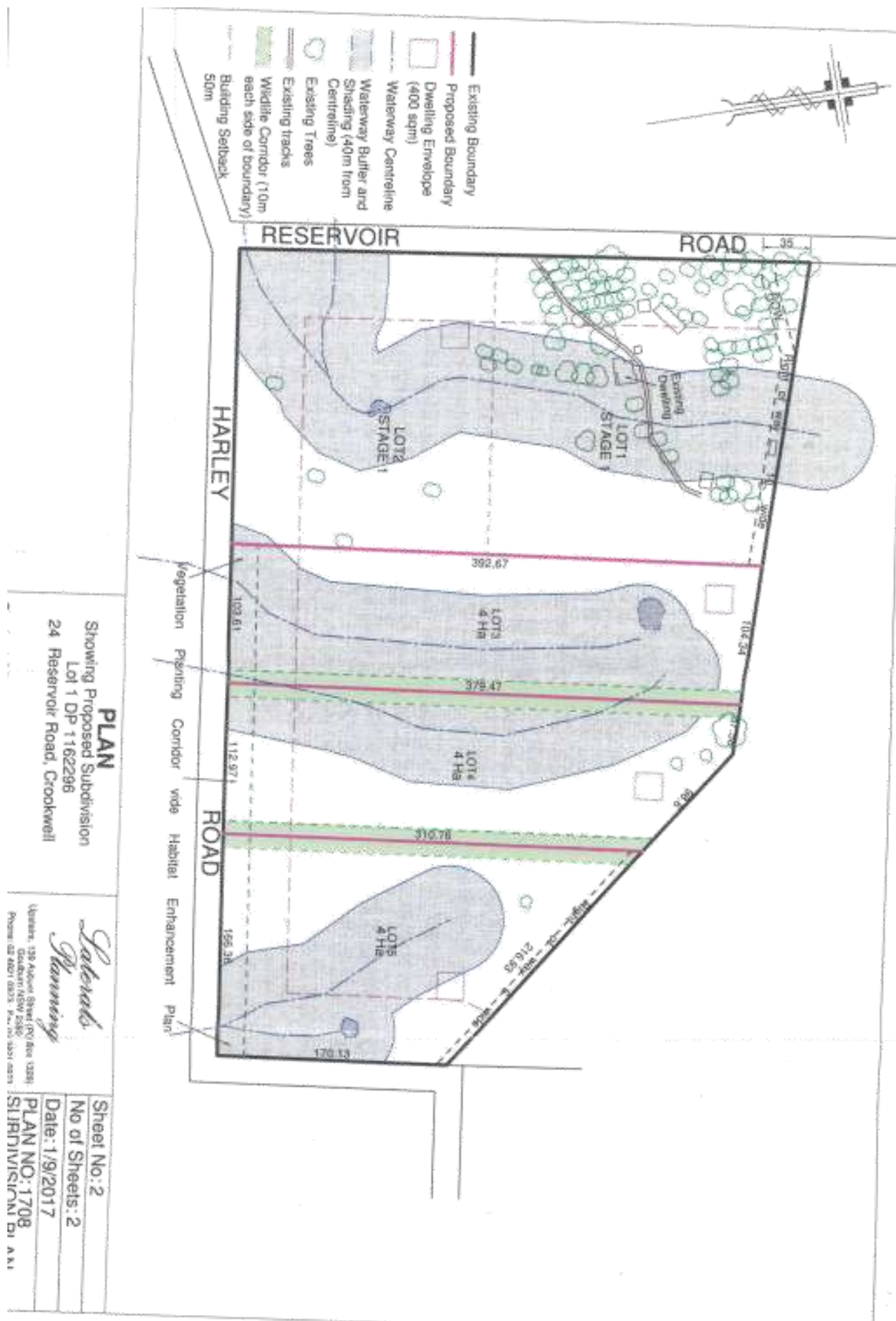
It is recommended that:

Council determine the application by granting consent, subject to the conditions listed in Attachment 3.

ATTACHMENTS

1. 	DA 89/2017 - Development drawings	Attachment
2. 	DA 89/2017 - Section 79C assessment report	Attachment
3. 	DA 89/2017 - recommended consent conditions	Attachment





Section 79C assessment EPA Act 1979

DA: 89/2017	Proposal: Large Lot Residential Subdivision five (5) lots in two stages
Lot/Sec/DP: Lot: 1 DP: 1162296	Property: 24 Reservoir Road CROOKWELL
Site Inspection Date: 18 and 31 October 2017. Site also inspected with NSW Office Environment and Heritage (OEH) on 4 December 2017	Assessing Officer: Mr Daris Olsauskas Peer/supervisor review: Roland Wong

Site and Locality

Lot 1 DP 1162296 is located on the north eastern side of Crookwell on the corner of Harley Road and Reservoir Road. The site is identified in the following aerial photo from Council's GIS. The site contains an existing house and sheds in the north western corner of the land. The property has been used for grazing purposes.

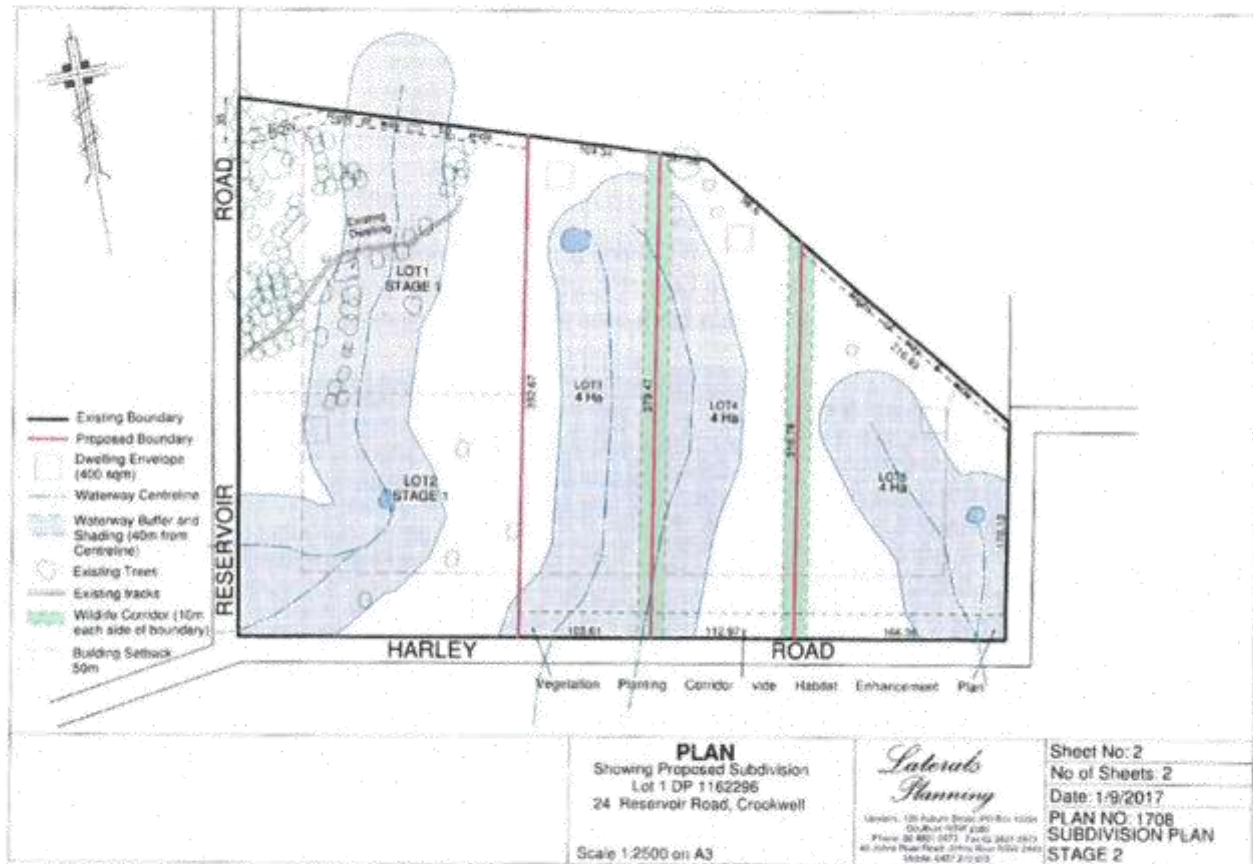


Proposed Development:

The proposed development is for a large lot residential subdivision (5 lots) in two stages - Stage 1: subdivision creating 3 lots (proposed Lots 1, 2 and 3) and Stage 2 is the subdivision of the residue proposed Lot 3 (proposed Lots 4 and 5).

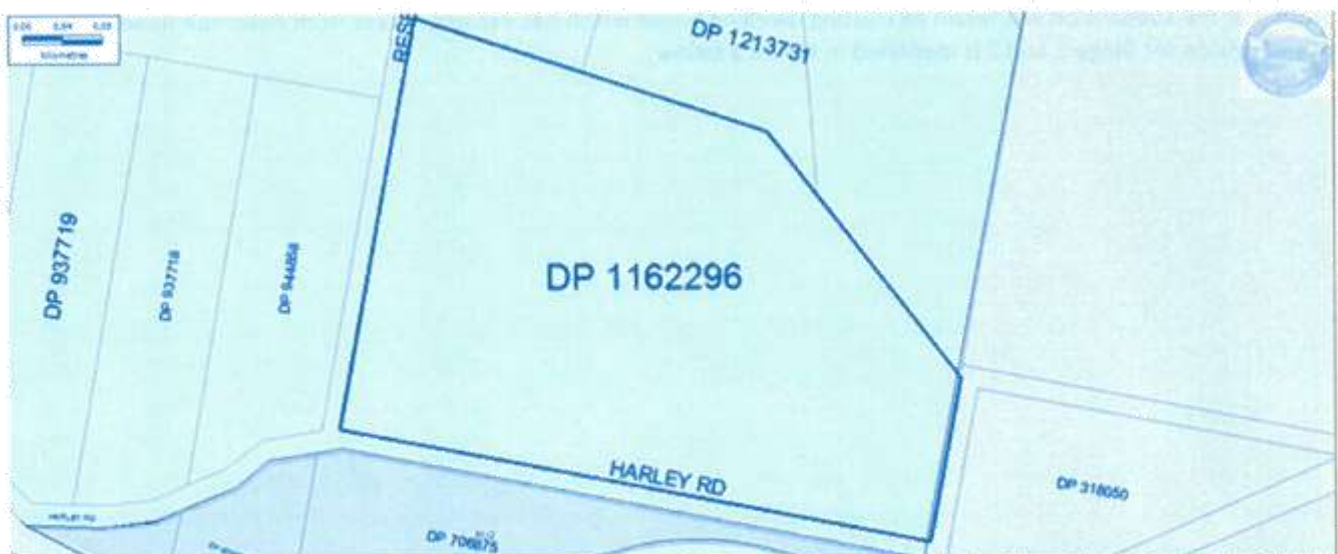
Stage 1 of the subdivision will retain an existing dwelling house which has existing access from Reservoir Road. The plan of subdivision for Stage 1 and 2 is identified in **Figure 1** below.

Figure 1 – Stage 1 and 2 subdivision plan



Under the Upper Lachlan Local Environmental Plan 2010, the land is in Zone R5 Large Lot Residential as identified in Figure 2. The subdivision is permissible with development consent.

Figure 2 – Land zoning

**Referral Requirements:**

	N/A	Date Sent	Date Received
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Internal			
Access (Councils Works Department)	15/09/2017	27/09/2017	Additional advice sought 30/10/17 Additional response provided 8/11/17
W & S (Councils Works Department)	15/09/2017	15/09/2017	
H & B (Council's Health and Building)	30/10/2017	31/10/2017	
External			
Biodiversity (NSW OEH)	01/11/2017	8/11/17	Inspection of land 04/12/17

Notification to Adjoining Property Owners

The Development Application was notified to adjoining owners under Section 3.14.3 of the Upper Lachlan DCP 2010 from the 28 September 2017 to the 13 October 2017.

Three submissions were received during the notification period.

In summary the submissions raise the following concerns associated with the development proposal:

- impact on existing waterways and localised flooding
- impact on unsealed section of Harley Road
- the need for upgrading and sealing of Harley Road
- impacts on local rural amenity
- impacts on dust from Harley Road

The applicant has been provided with the opportunity to respond to the submissions received. A copy of that response dated 1 November 2017 is attached to this assessment report.

The following table summarises the Council and applicant response to the submissions received.

Response to submissions

<i>Submission issue</i>	<i>Applicant's response</i>	<i>Council response</i>
Existing waterways	No comments provided by the applicant	The site contains a defined gully system that commences along the main ridge falling in a generally south westerly direction to Harley Road. This gully system does limit development of the land and this is reflected in the design approach taken by the applicant in the subdivision. The SEE lodged with the application addresses the need to avoid development within or in close proximity to this gully system. This will assist to protect local waterways.
Localised flooding	No comments provided by the applicant	There is no evidence provided within the submission that indicates the nature of localised flooding or that the proposed re-subdivision of the land will increase any such localised flooding. The 4ha size of allotments will adequately cater for retention of stormwater generated by the development within the allotments. The site has not been identified in Council's Floodplain Risk Management Study and Plan.
Condition of Harley Road	The applicant indicates that Harley Road is in good condition and sealing of Harley Road cannot be justified for	Harley Road is unsealed just past the intersection of Reservoir Road and extends beyond the eastern boundary of the site. Consideration of

	the proposed development. The applicant's response is discussed in this report	the road upgrading is discussed further in this assessment report.
Impacts on existing rural amenity	The applicant identifies that there are only two residences located on the southern and eastern side of Harley Road. Further residential development adjoining Harley Road is unlikely due to existing zoning.	The zoning of the land as R5 Large Lot Residential has been in place since 2010. This site is one of the few remaining parcels in the immediate area not to be developed. The low density nature of the proposed development is consistent with maintaining, not detracting from the surrounding rural amenity.
Dust impacts on adjoining properties	The applicant identifies that the adjoining dwelling located on Harley Road is heavily screened by vegetation	Dust impacts from Harley Road is an existing issue. Consideration of the road upgrading is discussed further in this assessment.

It is considered that in response to submissions received suitable conditions of consent will address the major concerns raised with the impact of the development on Harley Road.

The remaining issues regarding waterways and rural amenity are addressed through assessment of the application against local planning controls outlined in this report.

Desk Top Assessment

<i>Provisions prescribed by EP&A Regulations</i>	Clause 92 (AS2601) - Demolition of Structures	This clause does not apply
	Clause 93 Fire Safety Considerations (Change of use of an existing building):	This clause does not apply
	Clause 94 Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building(s):	This clause does not apply
79c 1(a) any environmental planning instrument:	<p>State Environmental Planning Policies</p> <p>The application has been considered with regard to the relevant provision of applicable SEPPs including:</p> <p><i>State Environmental Planning Policy No 55—Remediation of Land</i> <i>State Environmental Planning Policy (Vegetation in Non-Rural areas) 2017</i></p> <p>The site has not been identified as contaminated land and the applicant has undertaken a preliminary assessment under SEPP 55. Inspection of the site and discussions with the owner indicated that previous agricultural use of the land, other than grazing, included dairying and the remains of sheds associated with that use will be contained in proposed Lot 1 adjacent to the existing dwelling house. The applicant and owner have indicated there are no dip sites within the land. Further investigations under SEPP 55 are not required.</p> <p>The new SEPP Vegetation in Non-Rural Areas applies. The site is affected by Clause 5(1) (b) of the SEPP. Part 3 of the SEPP requires separate approval from Council for the clearing of any native vegetation.</p> <p>The site is excluded from the Native Vegetation Regulatory (NVR) Map prepared by OEH under Part 5A of the amended Local Land Services Act 2013 (LLS Act) and supporting regulation.</p>	

Upper Lachlan Local Environmental Plan 2010:

The subject land is zoned R5 Large Lot Residential. The application has been considered having regard to the relevant provisions of the LEP including:

Clause 1.2 Aims of the Plan
 Clause 1.4 Definitions
 Clause 2.3 Zone objectives and Land Use Table
 Clause 4.1 Minimum Lot Size
 Clause 5.10 Heritage Conservation
 Clause 6.2 Biodiversity
 Clause 6.4 Water
 Clause 6.5 Earthworks
 Clause 6.9 Essential Services
 Clause 6.10 Erection of dwelling houses on land in certain rural and residential zones

In response to Clause 2.3 the proposal is consistent with the zone objectives for the R5 Large Lot Residential zone and under Clause 4.1 and Clause 6.10 the minimum lot size in the zone is 2ha.

In response to Clause 5.10 the site is not identified in Council's Heritage mapping and is not identified under the AHIMS mapping system as containing any sites of Aboriginal significance. NSW OEH have identified the obligations for future landowners to be aware of the protection of Aboriginal objects.

In response to Clause 6.2 Biodiversity the north western corner of the subject land is identified as "sensitive land" on the Natural Resource Sensitivity – Biodiversity Map. This is shown on **Figure 3**. The proposed development incorporates a habitat assessment that provides brief comment on the impacts of the development on existing vegetation and also incorporates a habitat enhancement plan/program across the site.

It is proposed to construct a right-of-way from Reservoir Road across the north western corner of the site. This proposed right of carriageway transects the area of land nominated as sensitive land.

Under Clause 6.2(3) Council must consider any adverse impact from the proposed development on:

- a) a native ecological community, and
- b) the habitat of any threatened species, populations or ecological community, and
- c) a regionally significant species of fauna and flora or habitat, and
- d) a habitat element providing connectivity.

This area of land was identified under Council's Biodiversity Planning Framework June 2008 as Frost Hollow Grassy Woodland which is part of the Natural Temperate Grasslands of the South Eastern Highlands. This particular area has been identified as being in Medium condition

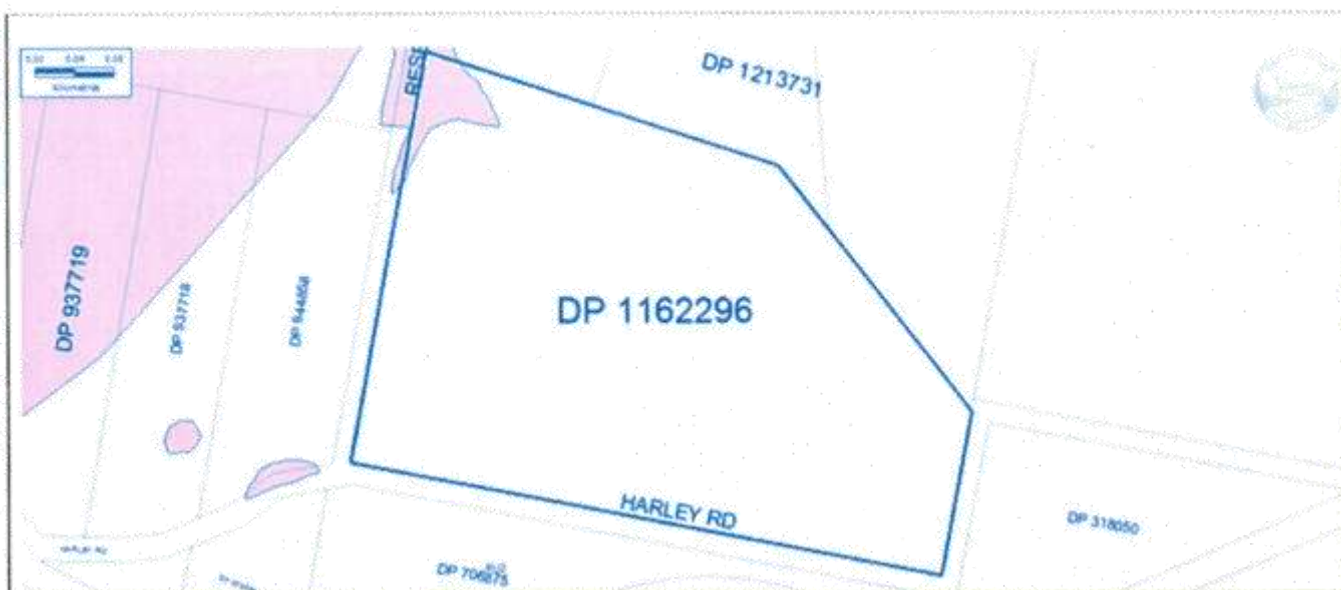
Under that Framework Frost Hollow Grassy Woodland is an over-cleared and poorly conserved vegetation community and those parts of the community where the canopy cover is less than 10% and where there is a reasonably diverse grassy native groundcover, comprise the Natural Temperate Grasslands of the Southern Tablelands of NSW and ACT EEC (ITG), which is listed under the EPBC Act. Under these circumstances, *all occurrences of Frost Hollow Grassy Woodland within the study area are considered to be High Conservation Value regardless of their condition, however not all the community comprises the EEC.*

The proposal was referred to NSW OEH for comment having regard to the High Conservation values attributed to the part of the site that has been mapped for Biodiversity and the lack of a detailed assessment of flora and fauna in this location and across the site. The site was inspected with OEH and the landowners and applicant on the 4 December 2017. From that site meeting it was evident that:

- the remaining native trees in this location must be protected from the construction of the proposed road access to proposed Lot 3; and
- details of the final ROW and access road must be provided to Council for consideration and approval

These matters have been addressed through recommended conditions of approval.

Figure 3 – Biodiversity mapping



In response to Clause 6.4 Water the subject land is identified as “sensitive land” on the Natural Resource Sensitivity – Water Map – refer Figure 4.

Under Clause 6.4 (3) Council must consider any adverse impact from the proposed development on:

- (a) the water quality of receiving waters, and
- (b) the natural flow regime, and
- (c) the natural flow paths of waterways, and
- (d) the stability of the bed, shore and banks of waterways, and
- (e) the flows, capacity and quality of groundwater systems.

The application includes an assessment of the impact of the proposed development on water quality. This assessment is considered satisfactory.

Figure 4 – Water mapping



b) Any draft environmental planning instrument: Nil

c) Any Development Control Plan (DCP) - Upper Lachlan Development Control Plan 2010:

The application has been considered having regard to the relevant provisions of the DCP including:

- Section 2 Plan objectives
- Section 2.1 Village/Residential Development objectives
- Section 3.1.4. Notification
- Section 4 General Development Controls
 - Section 4.1.1. Matters for consideration (general)
 - Section 4.1.2. Subdivision
 - Section 4.2.1. Tree and vegetation preservation
 - Section 4.2.2 Waterways, water bodies and wetlands
 - Section 4.2.6. Biodiversity management
 - Section 4.3.2. Landscaping
 - Section 4.3.4. Crime prevention through environmental design
 - Section 4.4.1. European (non-indigenous) heritage conservation
 - Section 4.5.2. Stormwater management
- Section 5.1 Subdivision
- Section 10 Roads
- Section 10.3 Easements

In response to Section 2.1 Village/Residential Development Objectives the following objective is relevant to the proposal:

Residential development:

- To ensure that the scale of residential development is appropriate for lot sizes and in relation to other dwellings in the vicinity.

The proposed subdivision will create lots above the minimum lot size (4ha) which reflects the constraints of the site and the scale of residential development is appropriate for proposed lot sizes.

In response to Section 4.2.1 Tree and vegetation preservation the objective of this clause is to ensure trees and vegetation that contribute to the environmental and amenity value of the region are preserved. Clause 5.9 of the LEP applies to all trees and shrubs on land that contains a Heritage Item and land identified as of ecological significance (mapped environmental values as High Conservation Values and Medium Conservation Values) and mapped wetlands.

Recent changes and the introduction of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* affects the site. This policy establishes a permit system for approval of clearing within the R5 Large Lot Residential zone. Consideration of any disturbance to existing vegetation of ecological significance is included within the new planning controls and are addressed within this report.

In response to Clause 4.2.6. Biodiversity Management the proposed development includes the construction of a right-of-carriageway through the north western corner of the site. The ROW will be 10 metres in width. This area has been identified as having high conservation value. From the inspection with the landholder, Council officers and OEH on the 4 December 2017 those matters are addressed as recommended conditions of approval.

In response to Clause 5.1 identifies the standards for road access for subdivision in residential areas.

In response to Clause 10.2 Roads this clause requires that for Residential (Zones R2 and R5) and Village (Zone RU5) all proposed public roads will be required to be constructed to requirements in accordance with the Table 3 at Section 5 and to be bitumen sealed.

A separate assessment of the impacts of the development on Reservoir and Harley Roads has been undertaken by Council's engineers.

From this assessment:

- No physical improvements are required to Reservoir Road. The proposed additional traffic servicing lots fronting Reservoir Road are unlikely to impact on the operation of this road. The design and construction of Reservoir Road will adequately service the proposed lots that will utilise this road for access.
- The development will generate additional traffic on Harley Road and it is recommended that the road will need construction and bitumen sealing of 700m being the full frontage of the development site to that road
- Council standards under Section 10.2 of the DCP apply for future access points onto Harley and Reservoir Road and also the construction for proposed Rights of Way (ROW) within the site
- The proposed ROW access to Reservoir Road, providing access to proposed Lot 3, does not meet Council minimum sight safety distance standards

The matters regarding sight safety distance for the proposed ROW are separately addressed as recommended conditions of approval.

In response to the requirement to construct and bitumen seal Harley Road the applicant has specifically identified to Council the following:

- The bitumen sealing extension of Harley Road cannot be justified for one additional allotment.
- The distance to the eastern boundary of the property is approximately 700m and could cost in the vicinity of

\$115,000

- The proposed development will generate s94 contributions amounting to approximately \$52,248
- Any further development of the in the future will be considered by Council on its merits at that time.

In response to the applicant's submission under Section 1.3.5 Road improvements for developments of the NSW RMS Guide to Traffic Generating Developments 2002 the following considerations are relevant in determining road improvements for developments:

- the schedule of required works.
- Section 94 of the Environmental Planning and Assessment Act 1979.

The Guideline identifies

...that a development should be able to operate without the need to introduce changes to the existing road system. However, there are instances where improvements are required, so that safe and convenient access to the site is ensured, and the safety and efficiency of the road system is maintained.

Where road improvements are required, that requirement must constitute a condition of consent for the approval of the development.

In this situation, developers should be aware of the following:

- developers are to contribute to the cost of road improvements which arise from the development
- the level of contribution required is proportional to the need for improvements which are a direct result of the development, and
- the minimum level of contribution is assessed on the basis of maintaining the existing level of service on the adjacent road network.

Having regard to the RTA Guide and the applicant's submission:

- Council has adopted and applied consistently a bitumen sealed standard for roads in the R5 Large Lot Residential zoning.
- This standard has been reflected in the development of Council's DCP 2010.
- All lots except, proposed Lot 1, can directly access Harley Road. There is potential for re-subdivision of proposed Lot 2, 3, 4 and 5 to 2ha increasing the number of lots with direct access to Harley Road.
- Proposed Lots 4 and 5 have no alternative access options other than using Harley Road and subsequently this triggers Council's consideration of the road standard. Under Table 3 of Section 5 of Council's DCP Harley Road is required to be constructed to a bitumen sealed standard.
- The applicant can request that, prior to works commencing, Council consider under Clause 2.2.3 of the Upper Lachlan Development Contributions Plan 2007 an offset in the roads contribution payable for the development by the applicant where the applicant has undertaken construction and sealing of Harley Road. The road contribution value for four new proposed allotments is \$37,860.

In response to the other matters relating to standards of access from adjoining Council roads these have been addressed through recommended conditions of approval.

Impacts in the locality:

CONTEXT & SETTING	The proposed development is considered satisfactory with respect to the context and setting considerations.
ACCESS, TRANSPORT & TRAFFIC	The proposed development includes access from Reservoir Road and Harley Road. The impacts of the development on these roads is discussed in this report.
LANDSCAPING / CLEARING	The proposed development is not required to provide landscaping however a proposed habitat corridor program/plan has been provided. This habitat assessment is discussed within this report.
NOISE	The proposed development will have minimal impact on noise and no significant long term noise impacts are expected.

SAFETY, SECURITY & CRIME PREVENTION (NSW POLICE SERVICE)	The proposed development is considered satisfactory with respect to the design criteria for Safety, Security and Crime Prevention.
ECONOMIC IMPACT IN THE LOCALITY	The proposed development is not expected to have any significant negative economic impacts in the locality.
SITE DESIGN & INTERNAL DESIGN	The proposed development is considered satisfactory with respect to the site and internal design.
FLORA & FAUNA	The issues associated with flora and fauna within the site are addressed within this report.
NATURAL HAZARDS	The proposed development is not expected to be significantly affected by, or to significantly influence, any natural hazards occurring in the immediate locality.
TECHNOLOGICAL HAZARDS	The proposed development is not expected to affect or be affected by any technological hazards.
CONSTRUCTION	The proposed development may affect adjoining land while subdivision and road construction works are being carried out and these impacts will need to be mitigated through the normal conditions regarding hours of operation, erosion and sediment control and dust control.

The suitability of the site for the development

- ☐ Does the proposal fit the locality Yes, provided recommended conditions of approval (if granted) are complied with
- ☐ Are the site attributes conducive to development: Yes

The public interest

Approval of the proposal would not be considered contrary to the public interest.

Section 94 Contribution Plan

The land contains an existing dwelling house and has a single credit for one (1) lot under Council's Section 94 Contributions Plan. This credit is applied for Stage 1 in accordance with **Table 1** below:

Table 1 – Section 94 Contributions (contributions per additional lot)

STAGE 1 – PROPOSED LOTS 1,2 AND 3	
Roads	\$9,465
Waste Management	\$520
Open Space & Recreation	\$821
Community facilities	\$1,423
Emergency Services	\$655
Plan Administration	\$178
Total:	\$13,062 x 2 new lots = \$26,124
STAGE 2 – PROPOSED LOTS 3,4 AND 5	
Roads	\$9,465
Waste Management	\$520
Open Space & Recreation	\$821
Community facilities	\$1,423
Emergency Services	\$655
Plan Administration	\$178
Total:	\$13,062 x 2 new lots = \$26,124

S64 Contributions

There are no reticulated water or sewerage services available to the land and the application does not include facilities likely to place additional demand on Council water and sewerage services.

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Assessment Summary:

Provided recommended conditions of approval are complied with, the proposed development is considered to be acceptable. The application has been assessed under the relevant provisions of Council's planning controls and is not considered to have any significant negative impacts on the environment or the character and amenity of the local area.

Recommendation:

That Council determines development application 89/2017 by granting consent, subject to conditions in accordance with the EP&A Act and regulations and Council practices.

Primary assessing officer: _____

Mr Daris Olsauskas

Contract Development Control Planner

Date: 4 December 2017

Peer/Supervisor: _____

Roland Wong

Manager of Environment and Planning

Date: 2017

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 approved development drawings, including any notations or amendments marked by Council in red.

- Plan showing Proposed Subdivision Lot 1 DP 1162296 24 Reservoir Road Crookwell Sheet 1 and Sheet 2 dated 01/09/2017
- Statement of Environmental Effects 5 lot subdivision Lot 1 DP 1162296 24 Reservoir Road Crookwell prepared by Laterals dated September 2017
- Wastewater Management Assessment Residential Subdivision Development – Lot 1 DP 1162296 prepared by SOWDES dated 18 August 2017
- Habitat Enhancement Plan for Lot 1 DP 1162296 prepared by Merops Services Pty Ltd August 2017

STAGE 1 – PROPOSED LOTS 1, 2 AND 3 - GENERAL CONDITIONS

- (2) Fully detailed plans, including survey and supporting documentation are to be provided to Council for consideration and approval for a right of carriageway from Reservoir Road to proposed Lot 3. This information is to demonstrate that the location of the proposed ROW and the formed access road within the ROW can achieve the following:
- Council access standards outlined in Condition 5 of this approval;
 - Avoid, or minimal, removal of any native trees within the road reserve and within proposed Lot 1; and
 - No impacts on existing drainage within Reservoir Road and existing culverts located within the road reserve.

If relocation of the proposed access to proposed Lot 3, identified on the approved subdivision plans in Condition 1, is required to achieve the above standards, this location must be identified for consideration and approval by Council.

STAGE 2 – PROPOSED LOTS 4 AND 5 - GENERAL CONDITIONS

- (3) Harley Road is to be designed, upgraded and bitumen sealed for a length of 700m starting from the existing bitumen seal, at no cost to Council. Detailed engineering designs are prepared and provided to Council for approval. This upgrade and bitumen sealing work must be undertaken in accordance with current Austroads Design and Construction Guidelines and Upper Lachlan Development Control Plan 2010 Amendment No 2.
- (4) The proposed right of carriageway from Harley Road over proposed Lot 5 is to be constructed with a 4.0 metre wide gravel pavement and compacted thickness 150 mm thick with drainage structures designed in accordance with AUSTROADS specifications.

2.

OTHER GENERAL CONDITIONS

- (5) Driveway access to proposed Lot 1, 2 4 and 5 will be constructed or upgraded to meet the following standards:
- Compliance with Council sight distance standards for rural roads
 - The entrance gateway is to be setback 17 metres from the edge of the road formation. See Figure 14 – Rural Local Road – Typical Property Access (sheets 1 to 4) in Upper Lachlan Development Control Plan 2010
 - Where required, the installation of 3 x 375 mm RCP with precast headwalls or similar will be necessary (minimum length 4.88 metres). The culvert is to be installed with cover and bedding requirements in accordance with manufacturers recommendations based on the design load and class of pipe.
 - Provision of a vehicle access of 200 mm consolidated thickness of approved gravel, minimum 4.0 metres wide at the entrance gateway and 8.0 metres wide at the edge of the road pavement. Where the road pavement is sealed, from the edge of the road pavement to be gateway is to be sealed with a double 14/7 mm bituminous seal.
 - All work in any public road reserve shall be conducted by Council, or a Council approved contractor who complies with relevant provisions of the Work Health and Safety Act 2011 and subordinate regulations.
- (6) In accordance with the provisions of S94 *Environmental Planning and Assessment Act 1979* the following contributions are to be paid to Council in accordance with section 94 of the Environmental Planning and Assessment Act 1979 and Upper Lachlan Development Contributions Plan 2007

Stage 1 – Proposed Lots 1, 2 and 3 (2 lots)

Road	\$18,930
Waste Management	\$1,040
Open Space & Recreation	\$1,642
Community Facilities	\$2,846
Emergency Services	\$1,310
Plan Administration	\$356

TOTAL \$26,124**Stage 2 – Proposed Lots 4 and 5 (2 lots)**

Road	\$18,930
Waste Management	\$1,040
Open Space & Recreation	\$1,642
Community Facilities	\$2,846
Emergency Services	\$1,310
Plan Administration	\$356

TOTAL \$26,124

The above contributions are current at the time of determination of the development 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.

2.

Note: In light of requirements of conditions of consent for road construction and sealing of Harley Road, Council may consider a written request to reduce the road contributions payable, in accordance with section 2.2.3 of Upper Lachlan Development Contributions Plan 2007.

(7) Electricity, in respect of all lots at high or low voltage, is to be:

- (a) Available in sufficient capacity from the existing high voltage distribution;
- (b) Provided to each lot, and
- (c) Covered by an easement(s) as required by and in favour of Country Energy on the final subdivision plan, centred on:
 - (i) All existing power lines which cross the subdivision; and
 - (ii) All proposed power lines, structures, stays etc which the developer is having constructed to provide electricity to the lots within the subdivision; and
 - (iii) All proposed power lines for which the developer is not required to make a capital contribution, but which would be required to be constructed in the future to provide power to the boundary of each lot (staged and proposed developments).

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.

- (8) No construction certificate shall be granted for any subdivision work in the development unless details, specifications and drawings submitted with the application for construction certificate reflect consistency with the development consent, including the stamped approved development drawings.
- (9) No construction certificate shall be granted for any subdivision work in the development unless three (3) copies of detailed engineering drawings of the subdivision work, prepared by a suitably qualified and experienced civil engineering professional and consistent with the development consent and associated stamped approved development drawings, have been submitted to and approved by Council.
- (10) No construction certificate shall be granted for any building or subdivision work in the development unless the name, details of qualifications, and contact details of a suitably qualified civil engineer, appointed to supervise work carried out in the development, have been submitted in writing to Council.

In this regard, all work carried out in the development shall be supervised by the appointed civil engineer on a daily basis (or as agreed to with the Principal Certifying Authority). The supervising engineer shall ensure compliance with and adherence to all approved specifications and design plans, and shall be responsible for quality control of work in general.

2.

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.

- (11) No building or subdivision 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 subdivision work concerned 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 subdivision work commencing.
- 1.
- (12) The development must not commence until the applicant has subsequently given Council a "Commencement of Subdivision Work" Notice and advised that Council or an Accredited Certifier has been appointed as the Principal Certifying Authority.
- (13) 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:
- a) Diversion of uncontaminated run-off around cleared or disturbed areas, and
 - b) Erection of silt fencing to prevent debris escaping into drainage systems and waterways, and
 - c) Prevention of tracking of sediment by vehicles onto roads, and
 - d) 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.

- (14) Subdivision and construction work in the development shall be carried out only:
- a) On Mondays to Fridays between 7:00 AM and 6:00 PM, and
 - b) On Saturdays between 7:00 AM and 1:00 PM if inaudible on residential premises, otherwise 8.00 AM to 1.00 PM.

No subdivision or construction work in the development shall be carried out on Sundays or public holidays.

2.

- (15) At least 48 hours' notice shall be given to Council for inspection of any of the following works in the development:

- a) Roadworks
- b) Sub-grade earthworks prior to gravel
- c) Gravel test results available
- d) Compacted gravel base completed
- e) Sealing completed

No subdivision certificate shall be granted for the development unless each of the above components of work has been completed to the satisfaction of Council's Works and Operations Department.

- (16) All work is to be undertaken in accordance with the documentation required and approved under this Consent.
- (17) The developer is responsible for ensuring all erosion and sediment control measures are implemented in accordance with the approved plan.
- (18) Vehicles and equipment associated with the subdivision work in the development shall be located to minimise potential adverse impact on residential amenity in the locality.
- (19) Subdivision and construction works shall be supervised by a suitably qualified and experienced Civil Engineer on a daily basis. The supervising engineer is to ensure compliance with the requirements of the specification, adherence to design plans and quality control of all works.
- (20) Vehicles entering and leaving the premises that are carrying excavated dusty materials, including clays, sands and soils, shall be covered at all times when not loading or unloading.
- (21) All native trees to be retained within the site are to be identified and protected during construction activities associated with the construction and upgrading of access.

PART 5 - PRIOR TO ISSUE OF THE SUBDIVISION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a subdivision certificate by the principle certifying authority. All necessary information to comply with the conditions of consent must be submitted with the application for subdivision certificate.

- (22) A Subdivision Certificate must be applied for and released prior to the registration of the Plan of Subdivision with Land and Property Information New South Wales. A Subdivision Certificate will only be signed when each condition has been satisfied. Compliance with conditions must be achieved either by completion of the required physical works, meeting requirements or compliance with Council procedures (eg. lodging a bond or bank guarantee for incomplete works).

ADVISING - Current fee (2017/18) for the Subdivision Certificate is \$356.00.

- (23) Any Subdivision Certificate application to Council shall be accompanied by:
- a) The original Final Plan of Subdivision, including indication of the locations of any easements and permanent improvements on one print, and
 - b) At least five (5) copies of the Final Plan of Subdivision, and
 - c) A corresponding Deposited Plan Administration Sheet ("Plan Form 6") including a schedule of addresses in accordance with clause 60 of the Surveying and Spatial Information Regulation 2012.

2.

- (24) No Subdivision Certificate shall be granted for the development unless contributions have been paid to Council in accordance with section 94 of the Environmental Planning and Assessment Act 1979 and Upper Lachlan Development Contributions Plan 2007.
- (25) No Subdivision Certificate shall be granted for the development unless Council has been supplied with written evidence from Essential Energy or a suitably certified or accredited person that an electricity supply service has been made available to each lot.
- (26) No Subdivision Certificate shall be granted for the development unless Council's applicable "Works and Operations Inspection Fee Relating to a DA" has been paid to Council. In this regard, Council's current fee at the time of consent (2017/2018 financial year) is \$160 per inspection, per lot; if any re-inspection is required (e.g. if works have not been satisfactorily completed), an additional fee will apply, being 125% of the original inspection fee.
- (27) No subdivision certificate shall be granted for the development unless, if survey identifies that any public road encroaches on the land to be subdivided, the affected land is dedicated as public road.
- (28) At the conclusion of the construction works, works-as-executed (WAE) drawings must be submitted to Council. These drawings are required before the subdivision plans will be released. The preferred format for WAE drawings is on computer disk using Autocad software.
- (29) Any works bonded shall be completed by the applicant within 12 months from the date of release of the Subdivision Certificate, or Council shall utilise the bond to undertake the required outstanding works.
- (30) No subdivision certificate shall be granted for the development unless written evidence has been submitted to Council from Telstra, or a Telstra authorised contractor, including:
 - a) A plan of the development area including current records of Telstra network and associated information relating to Telstra assets;
 - b) Written advice specific to any indicated Telstra assets within the property.

PART 6 - ON-GOING

- (31) Any works bonded shall be completed by the applicant within 12 months from the date of release of the Subdivision Certificate, or Council shall utilise the bond to undertake the required outstanding works.
- (32) If any Aboriginal artefacts are identified during any construction work, work must stop immediately and NSW OEH must be contacted by calling 131 555. If human skeletal remains are discovered, work must stop and both the NSW Police and NSW OEH must be contacted.
- (33) If Aboriginal artefacts are identified and harm to those objects cannot be avoided, an Aboriginal Heritage Impact Permit is required to be prepared in accordance with NSW OEH guidelines.

PART 7 - AGENCY CONDITIONS

Nil

ADDITIONAL NOTES/REQUIREMENTS AS YOUR PRINCIPLE CERTIFYING AUTHORITY (PCA)

2.

- (1) To preserve and enhance the natural environment, all soil erosion and sediment control measures must be inspected following each storm event and any necessary maintenance work shall be undertaken to ensure their continued proper operation. Sediment shall be removed from soil erosion and sediment control measures when no more than 40% capacity has been reached and appropriately disposed of. These measures shall continue in proper operation until all development activities have been completed and the site is fully stabilised.

10 WORKS AND OPERATIONS

The following items are submitted for consideration -

10.1	Works In Progress - Construction & Maintenance	190
10.2	Works In Progress - Technical & Managerial	195
10.3	Over expenditures in Road Rehabilitation Projects	199
10.4	Water Supply and Sewerage Services Update	203
10.5	Green Waste Collection Service - Domestic Waste Management	206
10.6	Extension of Scope - Crookwell Water Supply Upgrade	259
10.7	Crookwell Landfill Upgrade Project	261
10.8	Traffic and Parking Arrangements in Laggan Road	265
10.9	Item from Traffic Committee - Horse Pleasure Carriage Event	268
10.10	Streetscape Project Report	286
10.11	Report on gas supply to the township of Crookwell and Gunning	407
10.12	Priorities for grant funding - Roads and Bridges	409
10.13	Report on review of charges of Kerb and Gutter - Infill development	412

Works and Operations - 21 December 2017

ITEM 10.1 **Works In Progress - Construction & Maintenance**

FILE REFERENCE **I17/693**

AUTHOR **Manager of Works**

ISSUE

This Works and Operations Department report provides Council with details regarding the construction and maintenance work in progress.

RECOMMENDATION That -

1. Council receive the report and note the information.

BACKGROUND

It is a routine report on the progress of ongoing capital and maintenance works in accordance with Council resolutions and community expectations.

REPORT

Council is recording customer requests including routine requests from Councillors into the Customer Request Management (CRM) system to ensure appropriate and timely allocation of resources. As a result of this process, there is a substantial decrease in the number and nature of Customer Requests. The majority of the requests are being completed or customers are notified within 15 days or earlier.

Councillors may wish to encourage the use of the CRM system within the community and help earn community's trust. Councillors and the community may wish to provide advice to the staff on further improvement of the CRM system.

In addition to maintenance requests Council is undertaking various capital works projects detailed below:

Details of the major current projects are set out below:-

1. MR54 Segment 600, Junction Point Road reconstruction and initial sealing, segment length 5.3km

With the imminent completion of the project in early 2018, Council staff and the community of Upper Lachlan Shire can look back on this project and feel proud of completing a major project with minimal resources, delivering on the State Government agenda with local resources.

Earlier, Council had completed earthworks on stage 5, which is the final 950m of initial seal on Junction Point Road. Sealing of the majority of this section is

Works and Operations

WORKS IN PROGRESS - CONSTRUCTION & MAINTENANCE cont'd

scheduled for December 2017, with the final 250m likely to occur early January 2018. Weather permitting and ancillary items such as crash barrier and line marking are scheduled for February 2018.

It is estimated that works will be completed by March 2018.

Completion of the 10.5km of initial seal is a significant achievement for Council by constructively working with Roads and Maritime Services. Council and RMS effectively started preconstruction tasks on the 19 December 2013 and works on site commenced in October 2014.

2. MR256 Abercrombie Bridge Replacement Project

This project has not progressed due to delays in finalising the revocation of the National Parks land located within the Oberon Shire Council. While awaiting this revocation, Council is proceeding to finalise construction activities on the section outside the National Park in order of complete works that can be done without revocation. This work will proceed in consultation with stakeholders including Oberon Shire Council.

As a background, this timber bridge replacement project is co-funded by Infrastructure NSW Restart NSW programme and the Department of Infrastructure and Regional Development Bridges Renewal program.

As reported previously the Review of Environmental Factors (REF) is complete and the Aboriginal Heritage Impact Permit (AHIP) is being processed by the Office of Environment and Heritage and is expected to be issued in the next couple of weeks.

Whilst the AHIP is being approved, Council staff are proceeding with seeking quotations to complete the bridge replacement.

It should be noted that physical works on the southern side of the bridge will not be able to commence until the AHIP is issued and on the northern side works are not permitted to commence within the Abercrombie River National Park until a revocation process is finalised.

Due to ongoing delays with finalising the AHIP and revocation of part of the Abercrombie River National park it is proposed to request another extension of time from both Infrastructure NSW Restart NSW programme and the Department of Infrastructure and Regional Development Bridges Renewal program to enable enough time to complete the project.

3. MR52 "Devil's Elbow" Realignment

Major rock cutting is nearing completion that will enable the start of road construction activities. The proposed new alignment is designed for a recommended 60 kilometre per hour speed limit, however providing significant improvement to safety and the ability to open up B Double and heavy vehicle access through this vital link between Crookwell and Gunning and further onto Yass Regional Livestock markets.

Works and Operations

WORKS IN PROGRESS - CONSTRUCTION & MAINTENANCE cont'd

There are cost overruns expected and a separate report is included in the agenda for Council's consideration detailing these increased costs. Works are scheduled to finish by April 2018.

The Devil's Elbow realignment project is co-funded by the Australian Government Black Spot Program, NSW Government Fixing Country Roads program, Australian Government Heavy Vehicle Safety and Productivity Program and Council.

Council has established its construction gang in early November 2017 and they will now progress with the earthworks activities.

4. MR52 Gundaroo Road Rehabilitation

Works have commenced on the pipe culvert drainage extensions and vegetation clearing. These vegetation clearing works are expected to be completed by Christmas. Early in the New Year Council will continue with formation widening (earthworks) and pavement construction, bitumen sealing and improved delineation including line marking and signage. Works are expected to be completed by April 2018.

The Gundaroo Road rehabilitation is co-funded by the Regional Road Repair Program and the Upper Lachlan Shire Council.

This 1.6km section of road proposed to be upgraded, is located at 7.3km to 8.9km south of Gunning and connects to a section of road previously upgraded in 2016/2017.

Routine Grading Maintenance

Council is receiving regular service requests for maintenance grading. Council's staff are reviewing the conditions of the unsealed road network as these conditions can change unexpectedly without much warning. As such this program is subject to change depending on road conditions and weather at a point in time in order to keep the road network safer based on the available conditions, in accordance with accepted practice in Upper Lachlan Shire Council.

Additionally, Council is gradually undertaking reduced grading and have increased gravel re-sheeting and drainage improvement in accordance with Council's policy adopted in September 2017. It remains imperative that the community is regularly advised of the future implication of this policy shift in order to better manage community expectation.

Council's proposed draft maintenance grading program for the upcoming month is as follows:-

Works in Progress

1. Reids Flat Road;
2. Wombeyan Caves Road;
3. Redground Heights Road;
4. Big Hill area;

Works and Operations

WORKS IN PROGRESS - CONSTRUCTION & MAINTENANCE cont'd

5. Rugby Road – Bevendale to MR 248 West.

Scheduled Works

1. Foggs Crossing, Greenmantle Roads;
2. Mares Forest Road;
3. Golspie Area;
4. Maryvale Road;
5. Sapling Creek, Cummins, Willcox and Woodhouslee Roads.

Other Construction and Maintenance Works

Other Works in Progress / scheduled

1. Grass slashing in Binda, Grabben Gullen, Dalton, Gunning, Collector and Breadalbane;
2. Storm damage repairs on Salisbury, Mulgowrie, Grabine, Foggs Crossing, Bevendale, Rugby and Jerrara Roads;
3. Continuation of the Colyer Street kerb and gutter minor repairs;
4. Continuation of the Laggan Road to Oram Street drainage improvements including kerb and gutter;
5. Heavy patch repairs on Woodhouslee Road, between MR54 and the Crookwell Developments access to the Windfarm. Works undertaken by BMD on behalf of Crookwell Developments;
6. Council will be undertaking heavy patch repairs on Woodhouselee, Jerrawa, Rugby, Sapphire, MR52 Grabben Gullen and Bigga Roads;
7. Roadside growth control by chemical or slashing on selected local roads. These works are undertaken to restrict vegetation growth on rural roadsides and intersections.

Works Completed

In addition to the major projects underway as detailed above, Council has also completed:-

1. Gravel re-sheeting on Rugby, Walsh's, Armours, Coolalie, Sheldricks Lane and Ladevale Roads;
2. Clifton Park Cricket net upgrade;
3. Reseals on Boobalaga Road, Peelwood Road (near Phils River), Kialla Road, Range Road Blakney Creek North Road, Gundaroo Road, Rye Park Road (near Shire Boundary), selected Gunning Town Streets and Short Street Collector;
4. Improvements to the road verge in Walsh Street, Taralga near the showground.
5. Grass slashing in Tuena, Crookwell Airstrip, Collector and Crookwell town;

Works and Operations

WORKS IN PROGRESS - CONSTRUCTION & MAINTENANCE cont'd

POLICY IMPACT

Council developed a strategy to deal with drainage issues arising in unsealed roads and it is being implemented gradually to the workforce as they are inducted.

Additionally, all works requests are now being channelled through the CRM for timely finalisation and record keeping. Both of the initiative appears to have been received positively by the community based on the recent feedback from the community and reduced number of complaints.

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Capital and Maintenance works are funded through the annual Operational Plan (Budget). Changes to the funds are reported to the Council through separate reports.

RECOMMENDATION That -

1. Council receive the report and note the information.

ATTACHMENTS

Nil

Works and Operations - 21 December 2017

ITEM 10.2 **Works In Progress - Technical & Managerial**

FILE REFERENCE I17/695

AUTHOR **Director of Works & Operations**

- **ISSUE**

This report advises Council regarding the activities of the technical and managerial staff of the Works and Operations Department during the previous month.

RECOMMENDATION That -

1. Council receive the report and note the information.

BACKGROUND

There are various activities underway and this report is intended to provide a brief update on those activities. The Works Report, Water and Waste report and this report is a complete account of the activities of staff and provides a record of accountability.

REPORT

1. Fisher vs Mooney at Council – Council has received further requests for information.
2. East Street, Crookwell NSW – There is no further correspondence.
3. Supply of gravel – Mr Mustafa – Council has received representation from the lawyers of Mr Mustafa requesting a payment of \$2,000 in lieu of delivery of the gravel. Council has denied the payment as Council did not quote the delivery and Mr Mustafa inferred delivery was included.
4. Asset Management System – Council is considering the development of an Asset Management system aimed at enabling Council to make transparent decisions. This work is in the initial phases and expected to take 12-18 months before a basic skeleton is created.
5. Council System Management Plan (CSMP) – Council is preparing a fit for purpose CSMP to enable transparent decision making compliant or at least consistent with International Standards e.g. ISO9001 or similar. The system will also help with QA compliance, Environmental and WHS compliant and address Chain of Responsibility (CoR) and assist with Council's compliance with the requirement of Road Maintenance Council Contract. This work is in the initial phases and expected to be an ongoing effort and relies on capacity, skill and training of the whole organisation and suitable for gradual roll out from bottom up.

6. Summary activities – Works and Operations

- Council staff attended the Building Review Committee meeting on 27 November 2017 and considered the future development of the Administration building and proposed new Council Chambers.
- On the 9 and 10 November 2017, Councillor Wheelwright and Director of Works and Operations attended the South Eastern Australian Transport Strategy (SEATS) executive meeting. Cllr Wheelwright raised the issue of extending the coastal route to Gunning and the possible development of an intermodal transport interchange connecting Hume Highway, Railway line and a direct alternative connection with the coast via Collector. SEATS is a useful tool to use when looking for endorsement of infrastructure projects at a regional level.
- On 14 November 2017, Council's executive group attended a demonstration of the new CIVICA Customer Request Management system. The system is being rolled out that will enable the direct lodgement of customer request on Council's website and will automatically travel to the respective staff member to action. There are some internal upgrades needed, before the system can be fully functional. Council's Works and Operations area has reviewed allocation of responsibilities against various types of requests received by Council.
- On 15 November 2017 Council's Manager of Operations, Council's Media Officer and Council's Director of Works and Operations met to prepare a communication plan for the Crookwell Landfill Facility based on the Council resolution.
- On 16 November 2017, Council's Director of Director of Works and Operations attended an information session on Aboriginal Land reform in Queanbeyan.
- On 17 November 2017 Council's Design Engineer and Director of Works and Operations attended information on the proposed legislative changes to the Crown Land Native Title Management. Council has appointed, Council's Design Engineer as Upper Lachlan Shire's Native Title Manager.
- On 20 November 2017, Director of Works and Operations met all outdoor staff in two sessions one each in Gunning and Crookwell and provided outcomes from the Council meeting and provided feedback on challenges faced by Council. Later the same day, local student, Sam Abbey started work experience placement for one week.
- On 22 November 2017 Council's Design Engineer, Council's Asset and Risk Coordinator and Council's Director of Works and Operations met NBN representatives regarding the construction works within the township of Crookwell. The construction works in Crookwell are expected to finish by Christmas. Council has requested if a fibre line can be provided to service Council's facilities and Council is awaiting a response.

Works and Operations

WORKS IN PROGRESS - TECHNICAL & MANAGERIAL cont'd

- On 23 November 2017, Council's Fleet Coordinator and Council's Director of Works and Operations reviewed the purchase of fleet and review the compliance of the procurement process with OLG Guidelines and suggested improvements have been documented.
- On 27 November 2017 Councillor Opie, Councillor Searl and Councillor Kensit along with the Director of Works and Operations met at the Crookwell Hospital and reviewed the disability parking arrangements. As a result, the Committee agreed to relocate the existing disability parking space by one additional space within the road and consult with the hospital regarding additional spaces inside the private premises.
- On 28 November 2017 Council's Executive Management team met to discuss how to progress the agenda of the organisation and reviewed progress to date.
- On 29 November 2017, Council's Works and Finance area reviewed contractor compliance records and agreed to request contractors to provide appropriate records before payment could be processed. Later in the day, Council's Access Committee endorsed PAMP and reviewed the findings of its meeting on the 27 November 2017.
- On 30 November 2017, Council met Regional Director of Roads and Maritime Service regarding the progress of outstanding requests related to the roundabout at Collyer and Goulburn Street, reclassification of Reid's Flat Road and Taralga to Oberon Road.
- On 4 December 2017 Councillor Searl, Council's Director of Planning and Environment and the Director of Works and Operations attended the Gunning Hall and Showground Committee. The Committee appreciated the efforts of the Council staff working out of the Gunning office and the efforts of the outdoor staff.
- On 5 December 2017, Council staff met and reviewed the redesign of the Crookwell Depot.
- On the 7 December 2017, Council's General Manager, Director of Planning and Environment and Director of Works and Operations met Andy Divall regarding the Range Road upgrade arising from the Bialla Windfarm development.
- On 8 December 2017 Councillor Stafford met Council's Director of Works and Operations regarding customer requests within the township of Taralga. These requests have been entered into the Customer Request Management system and will be attended to in accordance with Council policy.

7. Streetscape

Council has received a final draft of Fresh Landscape Design Architects report. This item is subject to a separate report.

POLICY IMPACT

It is recommended that all Customer Requests are referred to the Council directly via email, phone, or letter. In the absence of a response within 15 days, these requests can be escalated unless there is an issue of direct safety e.g. bridge collapse.

OPTIONS

Council notes this report for information.

FINANCIAL IMPACT OF RECOMMENDATIONS

There is no need to make financial allocation for the actions reported.

RECOMMENDATION That -

1. Council receive the report and note the information.

ATTACHMENTS

Nil

Works and Operations - 21 December 2017

ITEM 10.3 **Over expenditures in Road Rehabilitation Projects**

FILE REFERENCE **I17/736**

AUTHOR **Manager of Works**

ISSUE

This report provided Council to fund over expenditures on road projects.

RECOMMENDATION That -

1. Council fund the \$800,851 over expenditure on Council projects using Section 94 Contributions, Roads and Maritime Services Block Grant allocation and Road Maintenance Council Contract internally restricted MR54 works contingency;
2. Council authorise the Manager of Works to implement Council's decision.

BACKGROUND

The following projects have finished over the allocated budget:

• Currans Road Causeway upgrade	-	\$81,912;
• Bevendale Road rehabilitation	-	\$36,707;
• Binda Street upgrade	-	\$25,106;
• Taralga Road upgrade	-	\$116,744;
• Devil's Elbow realignment	-	\$540,382

The total over expenditure is \$ \$800,851 and this report explains how the above over expenditures can be funded through the available funds. Additionally, the report provides a way forward how such huge variations in costs can be reduced through better project planning and improved Asset Management practices into the future.

REPORT

During the course of completing the projects Council staff frequently assess progress and expenditure against the scope of works and project estimate/allocation.

These projects are funded from various sources and grants and during the formulation of grant applications it is a challenge for staff to accurately estimate the project due to the lack of specification, design information, scoping document and programming (timing) information.

Council is advised of the following projects that have cost over runs and reasons for the over runs are explained below:

Works and Operations

OVER EXPENDITURES IN ROAD REHABILITATION PROJECTS cont'd

Currans Road Causeway Replacement

Allocation	-	\$150,000
Actual Expenditure	-	\$231,912
Result	-	\$81,912

Reasons for cost over runs:

The Currans Road causeway replacement encountered construction challenges. These challenges came to light after construction activities started. The following allowances were not made at the time of the budget preparation:

- unsuitable material in the creek bed,
- complying with NSW Fisheries requirements,
- rework due to wet weather and repairing Curran's Road.

Unsuitable material are difficult to predict without a prior site investigation and remains a large risk for road construction projects. Additionally, the cost of weather delays are hard to predict particularly if damage occurs just before completion and triggers a rework.

Bevendale Road Rehabilitation

Allocation	-	\$269,880
Actual Expenditure	-	\$306,587
Result	-	\$36,707

Reasons for cost over runs:

The Bevendale Road rehabilitation encountered unsuitable material in a 100m section of the foundation and there were numerous 'springs' along the 1.7km section unknown before construction activities started. These issues caused a cost overrun.

Binda Street, Bigga Blackspot Project

Allocation	-	\$244,110
Actual Expenditure	-	\$269,216
Result	-	\$25,106

Reasons for cost over runs:

Works were undertaken during the 2017 winter period to fit in with Councils large works program at the time. There were delays due to wet weather and an additional establishment was required to facilitate sealing of the shoulders in more favourable weather conditions.

MR256 Taralga Road Blackspot Project at "Myrtleville"

Allocation	-	\$375,600
Actual Expenditure	-	\$492,344
Result	-	\$116,744

Works and Operations

OVER EXPENDITURES IN ROAD REHABILITATION PROJECTS cont'd

Reasons for cost over runs:

Works were undertaken during the 2017 winter period to fit in with Councils large works program at the time. There were delays due to wet weather and additional earthworks and formation widening was required to achieve the agreed geometric improvements to the road.

It is proposed to monitor progress of the Regional Road Block Grant (RRBG) for potential savings in other projects during the remainder of the year.

MR52 Devil's Elbow Realignment

Allocation	-	\$1,080,000
Revised Estimate	-	\$1,620,382
Result	-	\$540,382

Reasons for cost over runs:

During the formulation of this project, including the respective grant proposals, Council staff had no defined scope and design information to price the project. At the time of the grant applications a 5% contingency allowance (\$51,420) was allowed.

Once the grants were successful Council then undertook a detailed design to provide Council 'construction' information and confidence that the proposal would meet the needs of the community and key stakeholders. It became apparent that that budget would be insufficient. In response to this need for additional scoped information, Council staff started to prepare a revised estimate, while proceeding to undertake the works in accordance with the Council resolutions.

Contributing factors to the revised estimate are:

- An additional \$95,890 has been added to fund rock excavations and traffic provisions under construction;
- An additional 240m or \$235,680 has been added to fund road safety improvements at each end of the project;
- An additional \$85,812 has been added to provide crash barrier on deep embankments not funded earlier;
- An additional \$123,000 has been added for environmental works required to meet Part 5 of the Environmental Planning and Assessment Act 1979.

This project is now well underway and it is problematic to backtrack from it at this stage.

POLICY IMPACT

Upper Lachlan Shire Council like most rural local Councils do not undertake prior investigation and infrastructure planning during the development of projects until there is certainty of funding available through grants. As such, project development is subject to a risk of over expenditure and can go over budget after the commencement of construction activities when true ground conditions are known and understood.

Works and Operations

OVER EXPENDITURES IN ROAD REHABILITATION PROJECTS cont'd

There is substantial improvement necessary for Upper Lachlan Shire during the development of projects to ensure it meets its stated goals, meets community expectations, and provides better accountability of Council to its community. This improvement is indicated in the areas of Asset Management and Project Development.

Council has implemented new measures with projects now being costed using industry best practice and Australian Cost Engineering Society guidelines. In the absence of a clear scope at the time of the asset planning and prior investigation, delivery staff are now assuming a scope. Additionally, costs are prepared by staff intended to deliver the project, allowing accountability and monitoring of costs.

In addition to the above initial project management measures, the assets area is developing a system for regular updating of condition rating records and utilising those records for the development of Asset Management systems in accordance with ISO55000. While the initial outcomes of this work are still over 12-18 months away, Council staff have used existing records for the development of 2018/19 Operational Plan as a trial run supported by empirical evidence from the field.

Through the adequate resourcing of the project and asset planning areas, it is expected over the next 12-18 months improvements will occur to better plan and undertake Council projects which meet community expectations for the present and foreseeable future.

OPTIONS

All projects except Devil's Elbow are complete and funds have been spent. Devil's Elbow is well underway and it is unwise to stop this project after construction activities have commenced.

Council may wish to consider the recommended strategies to deal with the respective cost overruns or consider other options.

FINANCIAL IMPACT OF RECOMMENDATIONS

There are sufficient funds available within the Development Contribution Reserves and Road Maintenance Council Contract reserve that would fund part of the above expenditure.

It is recommended that the above available funds are used to fund the above expenditures.

RECOMMENDATION That -

1. Council fund the \$800,851 over expenditure on Council projects using Section 94 Contributions, Roads and Maritime Services Block Grant allocation and Road Maintenance Council Contract internally restricted MR54 works contingency;
2. Council authorise the Manager of Works to implement Council's decision.

ATTACHMENTS

Nil

Works and Operations - 21 December 2017

ITEM 10.4 **Water Supply and Sewerage Services Update**

FILE REFERENCE I17/694

AUTHOR **Manager of Operations**

ISSUE

Provide Council with an update on water supply and sewerage services.

RECOMMENDATION That -

1. Council receive the report and note the information.

BACKGROUND

Water supply and sewerage services update.

REPORT

Water Treatment and Consumption

Water supply usage data for Council's four serviced towns is presented in the following table.

Table 1 Water Usage

November 2017

Town	Total Usage (ML)	Average Daily Usage (kL/day)	Trend (kL/day)	Storage Capacity %
Crookwell	23.6	890	-103	100
Gunning	12.8	426	+13	100
Dalton	2.2	73	+2	100
Taralga	5.5	183	0	100

Water consumption remains steady, consistent with the season conditions. All water storages remain full to capacity.

Routine bacteriological and chemical water tests undertaken at Crookwell, Gunning, Taralga and Dalton town water supplies are continuously meeting the requirements of the Australian Drinking Water Guidelines.

Water systems in the respective towns are operating well.

Works and Operations

WATER SUPPLY AND SEWERAGE SERVICES UPDATE cont'd

Wastewater Treatment and Production

Wastewater production data for Council's three serviced towns is presented in the following table.

Table 2 Wastewater Production

November 2017

Towns	Total Flow (ML)	Average Daily Production kL/day	Trend kL/day
Crookwell	30.3	1011	+192
Gunning	3.9	130	+11
Taralga	3.4	113	+10

Flows have increased with increased rainfall.

The Crookwell, Gunning and Taralga Sewerage Treatment Plants are operating effectively with effluent quality produced at the respective plants complying with EPA requirements.

Maintenance Activities

Maintenance tasks undertaken include mains flushing, the repair of leaking water services and maintaining and servicing treatment and pumping equipment.

Capital Projects

Crookwell Water Supply Upgrade

The new Water Treatment Plant has been handed over to Council. Treated water from the new Plant is now being pumped to Crookwell. Council completed this project with savings for the community. The savings from the project are subject to separate report.

These works are part of the \$7M Crookwell Water Supply Upgrade Project, funded by Council's Water Fund reserve and the NSW Governments Restart NSW Fund Water Security for Regions Program.

The Facility is scheduled to be officially opened by Member for Goulburn, Pru Goward MP at 9.30am Friday, 15 December 2017.

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

In accordance with 2017/18 Operational Plan.

Works and Operations

WATER SUPPLY AND SEWERAGE SERVICES UPDATE cont'd

RECOMMENDATION That -

1. Council receive the report and note the information.

ATTACHMENTS

Nil

Works and Operations - 21 December 2017

ITEM 10.5 **Green Waste Collection Service - Domestic Waste Management**

FILE REFERENCE **I17/720**

AUTHOR **Manager of Operations**

ISSUE

Providing details regarding the provision of a green waste collection service.

RECOMMENDATION That -

1. Council introduce a kerbside green waste collection service to all existing Domestic Waste Management customers in the Shire commencing in July 2018;
2. Council include the costs of purchase of the bins and delivery of service as part of the 2018/19 Operational Plan;
3. The green waste collection service is incorporated into the Domestic Waste Management annual charge and there is no additional cost to the ratepayer for the implementation of the new service.
4. Council authorise Manager of Operations to implement Council's decision.

BACKGROUND

Council has received a public submission requesting the introduction of kerbside green waste service within the township of Crookwell. Council staff has prepared this report providing operational and financial feasibility of such a service in order to help make an informed decision.

REPORT

A kerbside green waste collection service can be provided to Crookwell and/or the extended waste customers of the Shire. Green waste in this case is understood as garden waste. This should not be confused with Food and Organic ('FOGO') waste collections. While a FOGO service is possible as a future extension of the service, this option has increased costs and complexity, particularly with processing requirements of the waste. FOGO is outside the scope of this report.

Logistics

The green waste service can be provided by a fortnightly collection of a 240 litre green lid, green waste bin. Fortnightly collections are proposed to be undertaken in Spring, Summer and Autumn and no collections in Winter. The existing Council garbage trucks and staff can undertake the collection service. The green waste collected can be deposited at the Crookwell landfill, composted by the open row technique and used for rehabilitation works at the landfill. The preferred option is that the 240 litre bins are

Works and Operations

GREEN WASTE COLLECTION SERVICE - DOMESTIC WASTE MANAGEMENT cont'd

purchased and distributed by Council (consistent with systems in place for Council's red and yellow bin fleets).

It is anticipated that the green waste service can be implemented in July 2018 as this allows the purchase and distribution of bins, pre-planning by Operations, incorporating service in 2018/2019 Operational Plan, undertaking public education awareness and advertising program of the service throughout the Shire.

Extent of Service

Council currently provides uniform services and levies uniform charges for customers serviced by its Domestic Waste Management (DWM) service. There is a fortnightly kerbside recycling collection service of a 240 litre bin and a weekly kerbside collection service of a 120 litre bin to households.

Provision of a new green waste service to just Crookwell provides a disparity in services and inequity in the DWM charge structure. Conversely, the service may or may not be desired by the balance of Council's waste customers. Further consultation with the community may be necessary to resolve the extent of the service and to inform changes (if any) to the charging structure.

Cost of Service Delivery

Assuming full participation, at least at the town level, the collection service has an estimated cost of \$30 per property per annum. A Crookwell only service will have a total estimated cost of \$30,000 per annum. A service including all existing DWM kerbside customers will cost of around \$70,000 per annum.

The purchase cost for a bin is an additional one off estimated cost of \$52 per bin per household. A Crookwell only service is estimated to cost \$60,000. A service including all existing DWM kerbside customers is estimated to cost \$115,000.

Availability of Funds

Council operates a Domestic Waste Management (DWM) fund that is an independent business activity of Council. A DWM fund must be established and recorded as a separate fund, is based on a reasonable cost of providing domestic waste services and is externally audited as a Special Purpose Financial Report. The reasonable cost of DWM is published annually in Council's Operational Plan and is also externally audited.

The DWM fund is an externally restricted reserve fund for the purposes of provision of DWM pick up services. The annual charge at present incorporates the cost of a recycling and domestic waste collection service, allowance for disposal expenses to the landfill (rubbish tip sites) and allocates reserves to fund future capital costs of plant and equipment purchases, replacement of bins and remediation of landfills apportioned costs between the DWM fund and General fund.

Council holds \$1.96 million reserves in the DWM fund as at 30 November 2017. There are expenditure commitments related to the fund for future replacement of a garbage

Works and Operations

GREEN WASTE COLLECTION SERVICE - DOMESTIC WASTE MANAGEMENT cont'd

truck in 2018/2019 and Section 94 funds held totalling \$270,000 to be utilised in the Crookwell landfill upgrade project.

Even in light of the above DWM fund reserve commitments, the DWM fund does have the capacity to fund the establishment of a new green waste collection service to all existing DWM customers from the existing DWM reserves. The full cost for provision of this new service across the Shire for a year is estimated at \$70,000 annually with a one-off cost of \$115,000 for provision of new bins. This cost will reduce the DWM reserve funds held.

Risks to Council and community

It should be noted that utilising the available externally restricted reserves funds for a new green waste collection service reduces Council's capacity to absorb potential increased costs to DWM, and/or other service improvement options.

There are currently a number of risks to an increase in expenses in DWM. These risks include:-

- Increased waste disposal costs at the Crookwell Landfill that will result from increased management costs of an upgraded facility. The financial impact on DWM is currently unknown.
- Increased costs in Municipal Recycling Facility (MRF) charges for accepting Councils kerbside recycle stream. The market for recycled material has been heavily impacted by policy changes in China regarding acceptance of recycled material. The financial impact on DWM is currently unknown.
- The NSW Governments Container Deposit Scheme (CDS) has implications for the value and cost in servicing Councils recycling stream. The financial impact on Councils DWM is currently unknown.
- DWM reasonable cost calculation requires a management approach that does not leave a financial burden for the future customers of the service. It is imperative that consideration is given to the changing nature of costs associated with providing services over the long term and the annual charge should make suitable allowance for future events such as landfill restoration costs.

Increased costs in these risk areas are likely to require an increase in DWM annual charges levied by Council in future years.

There are additional risks to the introduction of the service. These risks include:

- Increase risk of weeds spreading due to inadequate facilities to dispose it at the tip. This risk exists partly even with existing services and disposal system at the tip;
- It is unknown whether outlying areas are willing to use the service particularly in Dalton, Gunning, Taralga and Collector;
- Is there a better use for the funds instead of providing a green waste service?

Works and Operations

GREEN WASTE COLLECTION SERVICE - DOMESTIC WASTE MANAGEMENT

cont'd

By resolving, as recommended, Council accepts the above risks to the community and Council.

POLICY IMPACT

Council has received over 1,000 submissions which is a large number in a small community of over 2500 (Crookwell). As a democratic institution, Council must not disregard the will of the people expressed through the submission. Instead, Council may act decisively by responding and listening to the people. As the opinion of the people in Taralga, Gunning, Dalton, and Collector is unknown, Council may choose to undertake a survey. It is noted, however, that such a survey will delay the delivery of the service.

It is further noted, that with the ageing population, such a service, may become necessary in the near future and Council may wish to take a lead, responding to the needs of this section of the community.

In summary, Council has the funds, and operational ability to deliver the service for the foreseeable future. Therefore, it is difficult to discount the submission.

OPTIONS

1. Do Nothing - maintain current DWM service (waste and recycle), maintain acceptance of green waste at waste centres free of charge.
2. Introduce a new green waste pick-up service to all existing DWM customers, at no additional charge to the ratepayer.
3. Introduce a new green waste pick-up service to Crookwell (only), at no additional charge to the ratepayer. Undertake consultation with balance of DWM customers.

FINANCIAL IMPACT OF RECOMMENDATIONS

Option 1. No additional service or cost implications. The service remains as outlined in the 2017/2018 Operational Plan.

Option 2. Commencing in 2018/2019 an operational budget increased expense of \$70,000 per annum escalating in line with CPI and capital budget expense increase of \$115,000 (one off) for provision of bins.

Option 3. Commencing in 2018/2019 an operational budget increased expense of \$30,000 escalating in line with CPI and a capital budget expense increase of \$60,000 (one off) for provision of bins.

RECOMMENDATION That -

1. Council introduce a kerbside green waste collection service to all existing Domestic Waste Management customers in the Shire commencing in July 2018;
2. Council include the costs of purchase of the bins and delivery of service as part of the 2018/19 Operational Plan;

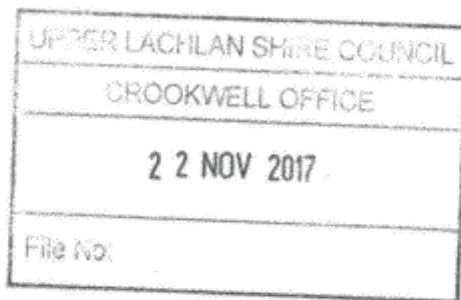
Works and Operations

GREEN WASTE COLLECTION SERVICE - DOMESTIC WASTE MANAGEMENT
cont'd

3. The green waste collection service is incorporated into the Domestic Waste Management annual charge and there is no additional cost to the ratepayer for the implementation of the new service.
4. Council authorise Manager of Operations to implement Council's decision.

ATTACHMENTS

1. 	Petition for a Green Waste Service	Attachment
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Anne Jackson
45 Cowper Street
Crookwell NSW 2583

Anne Cummins
47 Cowper Street
Crookwell NSW 2583

22nd November, 2017

The General Manager
Upper Lachlan Shire Council
P O Box 10
Crookwell NSW 2583

Dear Sir

REFERENCE: Petition for a Green Waste Service

We enclose a petition with 1,139 signatures requesting the Upper Lachlan Shire Council provide a green waste service for the residents of Crookwell. This service should be provided at no extra cost to the ratepayer.

While collecting the signatures for this petition by going door to door it was very apparent that this service was sorely needed especially for the older residents in our community who have no way of disposing of their green waste apart from using their domestic waste bin.

The people of Crookwell love their gardens as was so clearly demonstrated by the successful open gardens weekend, but looking after gardens takes a lot of hard work and maintenance and the introduction of a green waste service would enable the gardeners to dispose of their green waste in an environmentally sustainable manner.

The Crookwell Progress Association supported the petition and as they stated in the Crookwell Gazette on Tuesday 24th October 2017, Council needs to reconsider their previous decisions not to implement the green waste service.

Even though Council allows free dumping of lawn clippings at the tip not everybody has the convenience of owning a utility or trailer especially the older members of our community.

It has also been proven that because residents do not have a green waste bin they use the red domestic bin to dispose of their green waste material. This results in the red bin being too heavy to be lifted by the garbage truck as recently advised by council and when the red bin is full of green waste residents then put

their domestic waste in the only bin available the yellow bin, which then contaminates the recyclables.

Council is reminded that it is a service delivery provider and that when it is so obvious with such a significant number of residents asking for that service to be provided, cost should not be the deciding factor but the need of the community should be council's greater concern.

We request that this letter and petition be tabled at the Councils meeting on the 21st December, 2017 for consideration and determination in providing a green waste service to the residents of Crookwell.

Yours faithfully

Anne Jackson  Anne Cummins

Anne Jackson and Anne Cummins

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

Anne Jackson
Anne Cummins

Anne Jackson
Anne Cummins

NAME	ADDRESS	SIGNATURE
Sharon Jackson	46/11 Monow St	Sharon Jackson
Rhonda Jones	14 Penny Place	Rhonda Jones
Ailsa Roberts	90 Wade St Crookwell	Ailsa Roberts
Elizabeth Egan	1216 Bader Rd Crookwell	E. Egan
Beryl Croker	3528 Lagoon Rd Crookwell	B. Croker
Jo Agostini	34 Croker Place, Crookwell	Jo Agostini
M. RIKARD-BELL	503 BOBACARD CROOKWELL	M. Rikard-Bell
T O'Brien	67 Denison St, Crookwell	T O'Brien
K. Harwood	Kialla Rd Crookwell	K. Harwood
R. Chuachell	19 SPENCE ST. CROOKWELL	R. Chuachell
Nydia Parker	4 Nyceena St Belmont	Nydia Parker
Reg. Parker	4 Nyceena St Belmont	Reg. Parker
R. Pinner	65 KANAMOOAN RD, BUND.	R. Pinner
Sylvia Allen	7 Fair Street Crookwell	Sylvia Allen
DANLY FAHEY	BUNDA	Danly Fahey
Lavinia Gray	Sydney, Ep. Retiring Here	Lavinia Gray
Shirley	Stephanie Hill Roberts St	Shirley
G.P. HERTON	1/22 Roberts St	G.P. Herton
Violet Mills	9/22 Robert St C'well	Violet Mills
Roy Horgan	3/22 Robert St "	Roy Horgan
Olga Anderson	11 Clifton Village	Olga Anderson
L. Moore	1 Clifton Village	L. Moore
P. Bott	Clifton Village	P. Bott
H. Bott	" "	H. Bott
S. Langford	28 Denison St Crookwell	S. Langford

2

PETITION FOR GREENWASTE SERVICE

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Anne Jackson
Anne Cummins

Anne Jackson
Anne Cummins

NAME	ADDRESS	SIGNATURE
L. SHARP	48 NORTH ST CROOKWELL	L. Sharp
Jodie Anderson	124 Logger Rd Cowl	Jodie Anderson
Christine Seaman	42 Marsden St Crookwell	C. Seaman
William Cummins	751 Kialla Rd Crookwell	William Cummins
LARRY O'KANE	242 Goulburn St Crookwell	Larry O'Kane
CATHY CECIL	75 RESERVOIR RD CROOKWELL	Cathy Cecil
Claire Johnson	3401 Goulburn Rd Crookwell	Claire Johnson
HALEY SNAPE	103 THIRD CK CROOKWELL	Haley Snape
M L Hewett	94 B. Colelands St Cowl	M L Hewett
S. Anderson	54 Wade St. Crookwell	S. Anderson
D. JOHNSON	77 Goulburn St Crookwell	D. Johnson
J. STAR	18. Wura Village.	J. Star
N. Hay	799 Kialla Road	N. Hay
N. CROVEL	Stephenson St Crookwell	N. CROVEL
C. GROPPER	3 Brooklands St Crookwell	C. Gropper
J. Apps	38 Brooklands Crookwell	J. Apps
L. EVANS	77 Springs St Crookwell	L. Evans
S. Bensley	969 Kialla Rd Crookwell	S. Bensley
N. MORTE	1 White St Crookwell	N. MORTE
P. EVANS	6 Barry Place	P. Evans
M. Gray	7 Marsden St.	M. Gray
H. Branson	1 Frithorn St C'well	H. Branson
S. WILKINSON	7 Frithorn St	S. WILKINSON
G. Wick	7 Frithorn St	G. Wick
M. TONKIN	1214 Binda Road	M. TONKIN

3

PETITION FOR GREENWASTE SERVICE

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Anne Jackson
Anne Cummins

Anne Jackson
Anne Cummins

NAME	ADDRESS	SIGNATURE
IAN PIRRELLI	37 Barry Pl Crookwell	[Signature]
Brad Knight	4 Somerset Pl Crookwell	[Signature]
Kristy Grove	2 Somerset Pl Crookwell	[Signature]
Jim Lindsay	8 Somerset Place	[Signature]
GLENN MCCART	10	[Signature]
Lynne Naughton	09 Somerset pl crookwell	[Signature]
Recheil Naughton		[Signature]
Shelley Cummins	67 Kialla Rd CU	[Signature]
GAIL MCCULLOCH	59 KIALLA RD CROOKWELL	[Signature]
ALAN MCCULLOCH	" " " "	[Signature]
DANIEL MCCULLOCH	" " " "	[Signature]
CARMEN GAUCI	72 Kialla Rd C'Will	[Signature]
Nyssa Wilcox	68 Kialla Rd Crookwell	[Signature]
W. Kelly	55 Kialla Rd Crookwell	[Signature]
E. Whittington	53 " " "	[Signature]
Lesley Smith	43 Kialla Rd Crookwell	[Signature]
DET NAUGHTON	24 Kiaka Rd Crookwell	[Signature]
ANNETTE LINDSAY	77 OLD BINDAR CROOKWELL	[Signature]
LYNN SIMPSON	5 MCINTOSH RD CROOKWELL	[Signature]
Margaret Mitchell	2258 Woodhouse Rd Roslyn	[Signature]
Max O'Brien	34 Marsden Street	[Signature]
G. Baird	78	[Signature]
O'Leary	26 Marsden St	[Signature]
E. TODKILL	19/7 Roberts St.	[Signature]
KEN GARR	1 MARSDEN ST	[Signature]

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PETITION FOR GREENWASTE SERVICE

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Anne Jackson
Anne Cummins

Anne Jackson
Anne Cummins

NAME	ADDRESS	SIGNATURE
DAN Costello	92 Wade St Crookwell	[Signature]
BRETT TURNER	151 GORHAM RD CROOKWELL	[Signature]
Martin M. B. de	1 McIntosh Rd	[Signature]
Sallie Zillo	1473 Goulburn Rd	[Signature]
Sarah Page	319 Dawson's Creek Rd	[Signature]
Mark Smith	49 Colver St	[Signature]
Ben Heavine	42 North St	[Signature]
MICHELLE SECOMB	106 LACCAW RD	[Signature]
Lucy Aulop	1 MCINTOSH RD	[Signature]
JOHN NICHOLSON	64 SPRING ST CROOKWELL	[Signature]
BARRY JORDAN	17 ELIZABETH ST CML	[Signature]
CHRIS FOTHERGILL	120 ARMIST, CML	[Signature]
BARRY STORRIER	26 OLD BORDA RD CML	[Signature]
CHERYL STORRIER	26 OLD BORDA RD CML	[Signature]
Allison Took	24 Brooklands CML	[Signature]
Anthony Tode	24 Brooklands CML	[Signature]
S. Dauling	692 Woodhouselee Rd	[Signature]
G. Dauling	692 Woodhouselee Road	[Signature]
K Clements	26 Marsden St CML	[Signature]
S. Mumfitt	14 Willis Street, Crookwell	[Signature]
J. KOVATS	53 Lower St CML	[Signature]
G. NUTHALL	135 EUROPEAN ST CML	[Signature]
C. TOPALDIS	10 Box 142 CROOKWELL	[Signature]
J. TOPALDIS	P.O. Box 142 Crookwell	[Signature]
S. TOPALDIS	P.O. Box 142 Crookwell	[Signature]

5

PETITION FOR GREENWASTE SERVICE

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Anne Jackson
Anne Cummins

Anne Jackson
Anne Cummins

NAME	ADDRESS	SIGNATURE
PAT COLLINS	60 WOOD ST CROOKWELL	P. Collins
Diane Hewitt	Mulgownie Road Cwt	D. Hewitt
ALLAN MANDER	CROOKWELL RD CROOKWELL	A. Mander
Janelle Hunt	113 Reservoir Rd Crookwell	J. Hunt
Steve Green	109 Laggan Rd	S. Green
John Kopitz	Like Richmond Crookwell	J. Kopitz
Peter King	Middle Arm Rd Roslyn	P. King
Josie McParland	13 Roslyn St	J. McParland
TAN MASON	266 Goulburn St Crookwell	T. Mason
NAKITA HAY	799 Kialla Rd, crookwell	N. Hay
LES STORANGER	3777 GARRAGE/GULLSAP CWT	L. Stanger
CHRIS HINES	237 GOULBURN ST CROOKWELL	C. Hines
Tracey Anderson	223 Goulburn St Cwt	T. Anderson
JOHN STADHUISSEN	1 LAVER PLACE CROOKWELL	J. Stadhuisen
Heather Daves	6 TULLOH ST CW	H. Daves
TERRY ANDERSON	45 LANSBORNE ST GOULBURN NSW	T. Anderson
DAC ANDERSON	11	D. Anderson
MICHAEL DE PERCY	30 SAXBY STREET GUNNING	M. De Percy
GARY RIDLAND	2306 BIGGA RD BIGGA	G. Ridland
Jessica Hockley	21 Wolseley RD	J. Hockley
Carolyn Hockley	21 Wolseley RD	C. Hockley
LARISSA BUNN	50 Reservoir Rd	L. Bunn
Kim WRIK	PINEWALLA CROOKWELL	K. Wrik
MARSH STORANGER	GARRAGE GUNNING Rd Cwt	M. Stanger
Carin Schaefer	Rodgains Haystack Rd Laggan	C. Schaefer

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

Anne Jackson
Anne Cummins

Anne Jackson
Anne Cummins

NAME	ADDRESS	SIGNATURE
Sarah Laidley	The Gannagh Bathurst St Thera	Sarah Laidley
SUSIE KIESINGER	143 Salisbury Rd Blarney Flat	SUSIE KIESINGER
BRAD MARLETT	403 IRON MINE RD CROOKWELL	BRAD MARLETT
TERY HOWARD	27 CARRINGTON ST CROOKWELL	TERY HOWARD
NOEL PLUMB	17 FINDHORN ST CROOKWELL	NOEL PLUMB
ALIK CUMMINS	101 LAGAN RD CROOKWELL	ALIK CUMMINS
LAUREL MCGAW	222 FULLERTON RD	LAUREL MCGAW
Jennifer McEwen	4714 Biola Rd Biola	Jennifer McEwen
RICHARD PAULIN	7 ORAM ST CROOKWELL	RICHARD PAULIN
IAN McFAUL	THIRD CREER	IAN McFAUL
Jeffrey Vaughan	24 King Rd Crookwell	Jeffrey Vaughan
Samanta Pappalardo	21 East Street Crookwell	Samanta Pappalardo
ROS PAPPALARDO	21 East Street Crookwell	ROS PAPPALARDO
Lance Young	6 Pleasant St Crookwell	Lance Young
Amanda Young	6 Pleasant St Crookwell	Amanda Young
Margaret Farr	5 Pleasant St Crookwell	Margaret Farr
Graham Farr	5 Pleasant St Crookwell	Graham Farr
NEVILLE TOOLE	1 Pleasant St Crookwell	NEVILLE TOOLE
Leena Singer	61b Street Crookwell	Leena Singer
D. Broughton	61b Street Crookwell	D. Broughton
Michelle Barton	61b Street	Michelle Barton
Brayce Barton	61b Street	Brayce Barton
Sharon Hale	52 IRON MINE ROAD	Sharon Hale
Brodie Clarke	52 IRON MINE ROAD	Brodie Clarke
Robert Lang	246 Garham RD	Robert Lang

7

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

Anne Jackson
Anne Cummins

Anne Jackson
Anne Cummins

NAME	ADDRESS	SIGNATURE
Nora O'Brien	38 Colyer St Crookwell	N O'Brien
D Crake	Green Acres Yalga	D Crake
DEB LEWIS	15 Bick St GUNNING	DEB LEWIS
SUE STEPHENS	90 BROOKLANDS ST Crookwell	SUE STEPHENS
TERREY STEPHENS	90 BROOKLANDS ST CROOKWELL	TERREY STEPHENS
MAURIE HUMMETT	90 BROOKLANDS ST CROOKWELL	MAURIE HUMMETT
D. WHITTLE	4 DUNCAN PLACE	D. WHITTLE
S. Dunn	87 Brookland	S. Dunn
Ann Robertson	Bishop St Bundo	Ann Robertson
Elizabeth O'Brien	35 Colyer Street	Elizabeth O'Brien
Ang. Campbell	35 Robertson St	Ang. Campbell
Ron Campbell	✓ ✓ ✓ ✓	Ron Campbell
Greg Jones	67 Wade Street	Greg Jones
Alisha Jones	67 Wade Street	Alisha Jones
Nicole Langford	28 Denison St	Nicole Langford
Michelle Parker	40 Denison St	Michelle Parker
Noel Parker	40 Denison St	Noel Parker
Robert Huskinson	88 WILSON RD	Robert Huskinson
Vicki Huskinson	11 " "	Vicki Huskinson
Aidan Cosgrave	163 Redground Rd	Aidan Cosgrave
Natalie Cosgrave	163 Redground Rd	Natalie Cosgrave
megan Jenkins	561 Redground Rd	megan Jenkins
Daniel Jenkins	561 Redground Rd	Daniel Jenkins
Kate Gamham	17 Wade St	Kate Gamham
Peter Gamham	17 Wade St	Peter Gamham

8

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

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NAME	ADDRESS	SIGNATURE
REBECCA DARY	71A KIALLA RD CROOKWELL	Rebecca
SHAUNA HEWITT	3/34 GLENBEN GULLEN RD "	SHW
Margaret Hudson	72 Camper St, Crookwell	Margaret Hudson
Styph Crocker	Ayrston Gully 2 2580	Styph Crocker
Chris Wilson	73 Kialla Rd, Crookwell	Chris Wilson
Lauren Waite	45 Auburn St Goulburn	Lauren Waite
Kelli Crook	89 Denison St. Crookwell	Kelli Crook
S. Carty	307 SLOANE ST	S. Carty
I. Clements	Garfield, Bland	I. Clements
Brian Hudson	72 Camper St.	Brian Hudson
J McIntosh	'Dunkroon' Laggan	J McIntosh
J Roberts	Robbin Hill Laggan	J Roberts
L. Allport	959 Kialla Rd Crookwell	L. Allport
E. Clarke	9 Mitchell St Goulburn	E. Clarke
J Cummins	64 Denison St Goulburn	J Cummins
T. Marsh	Rose Hill Crookwell	T. Marsh
S. Fagan	17 Carington Street	S. Fagan
D. Wobley	14 Lithgow St Goulburn	D. Wobley
A. GAY	12 HALL CRESENT	A. GAY
P. Leonard	67 Colyer St	P. Leonard
Sarah Jones	48 Colyer St	Sarah Jones
Sam Jones	48 Colyer St	Sam Jones
Karen O'Keefe	17 Warne St Crookwell	Karen O'Keefe
Maddie Chalper	26 Warne St Crookwell	Maddie Chalper
Ben Lynch	91 Camper St Crookwell	Ben Lynch

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
Chris Cranger	38 Tait St Crookwell	C. Cranger
Bridie Doyle	21 Tait St, Crookwell	Bridie Doyle
Brian Doyle	21 Tait St, Crookwell	Brian Doyle
Sandra Grant - Mussonell	1 Tait Street, Crookwell	Sandra Grant
SANDRA McDONELL	CAMP ST. BRABBEH BULLEN	Sandra McDONELL
ALLAN SAURINK	24 CARRINGTON ST	ALLAN SAURINK
VAL SAURINK	24 CARRINGTON ST	VAL SAURINK
CRAIG + ELISE	240 Tait St Rd	CRAIG + ELISE
Elise Crocker	210 Tait Tait Rd	Elise Crocker
Liz Hogan	3380 Prince St Crookwell	Liz Hogan
Gail Kitchen	601 Kialla Rd Crookwell	Gail Kitchen
SHARON CROOKER	Peelwood Rd Laggan	SHARON CROOKER
SCOTT COVEHILL	83 COULBURN ST CROOKWELL	SCOTT COVEHILL
Lauren Chandler	117 Denison St Crookwell	Lauren Chandler
Kim Lantico	478 Third Creek Rd	Kim Lantico
Heather Kerr	110 Laggan Rd	Heather Kerr
HELEN COWNS	TAIT STREET CROOKWELL	HELEN COWNS
Sam Skelly	48 Roslyn Rd	Sam Skelly
Lachlan Skelly	2572 Taralga Rd	Lachlan Skelly
Michelle Pomroy EET	165 Goulburn Rd Crookwell	Michelle Pomroy EET
David Kennedy	Bulwer 167 Alb St	David Kennedy
Pharon Waters	6906 Baggawa Road	Pharon Waters
ANNIE EVANS	SPRING ST CROOKWELL	ANNIE EVANS
Michelle McAnulty	Baker St	Michelle McAnulty
Lynell Faulds	40 Cooper St, Crookwell	Lynell Faulds

10

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
A CORKHILL	NURA VILLAGE CROOKWELL	A C E Githell
J Shar	UNIT 18 NURA IS	J Shar
Khadimell	Stephenson St	Khadimell
David Nicholson	64 Spring St	David Nicholson
Jeremy Nicholson	64 Spring St	Jeremy Nicholson
Sarah Nicholson	64 Spring St	Sarah Nicholson
Sally Nicholson	64 Spring St	Sally Nicholson
Ally Antyke	70 Spring St	Ally Antyke
D. McIntyre	91 Gaulburn St	D. McIntyre
MARGARET SEAMAN	38A DENISON ST	Margaret Seaman
PAUL SEAMAN	38A DENISON ST	Paul Seaman
Helen Campbell	38 Denison St	Helen Campbell
ANNE KELLY	56 Spring St Crookwell	A Kelly
LORRAINE WOOD	1221 Wheel Rd Crookwell	L Wood
Shondelle Allgroves	Lot 11 Kialla Rd Crookwell	Shondelle Allgroves
CAROL ALLGROVES	Lot 11 Kialla Rd Crookwell	Carol Allgroves
Kelly Churchill	14 Somerset Pl Crookwell	Kelly Churchill
FONDA KERAKIMILAS	Coxen St CROOKWELL	Fonda Kerakimilas
GAIN WOODS	71 KIALLA RD CROOKWELL	G. Lynch
Jane Cackham	20 Carr St	Jane Cackham
Karen Dawson	1300 Birch Rd Crookwell	Karen Dawson
Brad Dawson	1300 Birch Rd Crookwell	Brad Dawson
Brenda Pemsu	92 Gaulburn St Crookwell	Brenda Pemsu
Rachael Selmes	409 Beavendale road	Rachael Selmes
Rohan Selme	409 Beavendale road	Rohan Selme

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
LEIGH LAYDEN	18 KILM RD CROOKWELL	[Signature]
Audrey Stephenson	3 Harley Rd Crookwell	[Signature]
Phillip Stephenson	3 Harley Rd Crookwell	[Signature]
Joy Stephenson	3 Redgund Rd Crookwell	[Signature]
CLIFF STAFF	28 TAIT ST CROOKWELL	[Signature]
MATT GAT	471 KIALA RD CROOKWELL	[Signature]
DAVID BARNHILL	5 CLEMENTS CROOKWELL	[Signature]
David Zouch	206 Figgard Figgard N.S.W.	[Signature]
Gary King	73 Wade Street IV. SW	[Signature]
CHRIS ALICMAN	643 NEWFOUNDLAND BURNABY	[Signature]
STEVE BARNHILL	173 LEVELS ROAD GOUSPIT	[Signature]
Robin Kensel	7 Pleasant St	[Signature]
MJ Kensel	7 Pleasant St	[Signature]
DOUG HOWARD	CROOKED CORNER 2583	[Signature]
KIM BURNETT	27 GILYER ST CROOKWELL	[Signature]
GIS COABY	TARALGA	[Signature]
J. DEUCHAR	Crabben Gullen	[Signature]
S. GROVE	14 Denison St CUL	[Signature]
C. KEARNS	20 KILM RD CROOKWELL	[Signature]
J. MINIHAN	455 RIALA RD RIALA	[Signature]
P. DAVIS	DAVIS LN GRABEN GULLEN	[Signature]
V. BOOTHMAN	" "	[Signature]
Paul Anderson	Southern St Crookwell	[Signature]
Debbie Anderson	Gulburn St Crookwell	[Signature]
Sam Handley	11a Brooklands St Crookwell	[Signature]

12

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
COREY GLAY	68 SPRING ST CROOKWELL	Corey Glay
JAKOB SHORT	44 NORTH COTT ST CROOKWELL	Jakob Short
Robyn Doyle	21 Tait St Crookwell	Robyn Doyle
MIMI SELMES	18 ROBERTSON ST CWL	Mimi Selmes
YVONNE EVANS	12 WADSELEY RD CWL	Yvonne Evans
BOB SCARLE	819 Redgum Rd.	Bob Scarle
DRENDAN REEVES	16 CROKER PLACE CWL	Drendan Reeves
Kent McNeill	54 Vale St Cwl	Kent McNeill
Kathy McNeill	16 Smith Rd Cwl	Kathy McNeill
Alan McNeill	54 Vale St Cwl	Alan McNeill
Diana McNeill	18 Vale St Cwl	Diana McNeill
SHANE PRICE	880 PESAR B CWL	Shane Price
WILEY REEVES	8 CROWN ST CWL	Wiley Reeves
Tracy Hardie	3365 GOULBURN RD.	Tracy Hardie
Amanda Pearson	5031 BOOREXIA RD Narara	Amanda Pearson
Brenda Bradman	4103 Goulburn Rd C. Well	Brenda Bradman
LYNEL EVANS	222 H Ray Rd DALLA	Lynel Evans
ANNE COTTS	1774 GERRARD AVE M.	Anne Cotts
WILLIE	CROOKWELL	Willie
WARREN CURRY	Yakober Gullen	Warren Curry
Isabel Case		Isabel Case
Robert Edwards	2320 Woodhouse Rd Lagon	Robert Edwards
LES HEWITT	94 BROOKLANDS ST	Les Hewitt
Colin Sumner		Colin Sumner
Barry Mills	39 ROBERTSON ST	Barry Mills

13

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
DICK MCKAY	11 CLEMENT ST	Dick McKay
Jesse Crooke	CROOKWELL	Jesse Crooke
Therese Spelly	Holborn St	Therese Spelly
Kenneth Spelly	"	Kenneth Spelly
Anthony Spelly	Holborn St Crookwell	Anthony Spelly
S. Boothman	Holborn St Crookwell	S. Boothman
S. Howard	Holborn St CWL	S. Howard
T. MATTOX	18 Carrington St	T. Mattox
B. Roberts	8 " "	B. Roberts
J. GARNHAM	9 WADE ST CWL	J. Garnham
T. GARNHAM	9 WADE ST CWL	T. Garnham
Dean Hensley	7 Wade St CWL	Dean Hensley
Sharon Thearle	3 Wade St CWL	Sharon Thearle
Sarah Clarke	8 Wade St CWL	Sarah Clarke
Amy Craig	22 Wade St CWL	Amy Craig
Stuart Craig	26 Wade St CWL	Stuart Craig
L. Lamb	30 Wade St	L. Lamb
Rodney Lamb	30 Wade St	R. Lamb
Barbara Ryan	39A Wade St	B. Ryan
Mark Smith	49 Colyer St	Mark Smith
Mandi Smith	49 Colyer St	Mandi Smith
Laurie M. Hym	51 Colyer St	Laurie M. Hym
Shelley O'Brien	66 Colyer St	Shelley O'Brien
DENIS O'BRIEN	" " "	Denis O'Brien
BECKY CHARNOCK	44 Colyer St	Becky Charnock

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
Pauline MacFarlane	Pejar Road Pejar	
Jenny Beadhead	31 COWPER ST	
TERRY O'KANE	242 GOULBURN ST CROOKWELL	TERRY O'KANE
Marion Brace	11 Bray St C'well	MARBRACE
Gerardine Johnson	3401 Coulburn Rd Crookwell	
Anne Cummings	47 Cowper St Crookwell	
Miriam Oviedo	10 Hibernia St Grabben Gullen	
Rob Phillips	6 CARRINGTON ST CROOKWELL	
Manny Rivera	7 Barry Pl Crookwell	
Bernie Smith	22 Barry Place Crookwell	
L. Loomis	36 Cremer Place Crookwell	
R. Cooper	75 Wagle St	
Kristy Tate	13 Gordon St C'well	
Debra Horton	2 Lela Moughlose Crookwell	
John Cooper	8 Park St C'well	
Th. Cooper	16 Kialla road	
P. Kelly	31 Wade St	
MARION JORDAN	17 Elizabeth St. Crookwell	
Colin Ford	3519 GRABBER CUMMER RD	
Joe Edwards	3 CHURCHILL ST CROOKWELL	
Rob Polley	73 WADE	
J. Anderson	81 Cowper St C'well	
Louise Gibbs	23 Kialla Rd C'well	
H. M. Smith	80000 Rd C'well	
Megan Skelly	343 Redgound Crookwell	

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
C. BENSLEY	52 WADE ST.	C. Bensley
C. WICKS	11 Elizabeth St CWL	C. Wicks
D. HALL	22 BARRY McCook	D. Hall
Hudson Prattle	12 Carrington St	Hudson Prattle
A. Kemp	3 Kialla Road CWL	A. Kemp
N. WOODMORE	1 AHW ST C/WELL	N. Woodmore
R. Pickers	31 Brooklands St CWL	R. Pickers
KJ WICKS	11 ELIZABETH ST CROOKWELL	KJ Wicks
M. Dunn	20 Tait St CWL	M. Dunn
J. Brennan	20 Wade St CWL	J. Brennan
D. Loring	1/15 Cowper Street	D. Loring
J. PRADERS	9 LAVER PL CROOKWELL	J. Praders
Carolyn McIntosh	44 Cowper St CROOKWELL	Carolyn McIntosh
Elizabeth Brown	1 Parkes St CROOKWELL	Elizabeth Brown
S. Stephenson	1 Parkes St Crookwell	S. Stephenson
Lloyd Weller	12 Parkes St Crookwell	Lloyd Weller
Sharon Lynn	16 McIntosh Rd C/well	Sharon Lynn
B. Sykes	3 Brooklands St.	B. Sykes
Robert Chequiden	18 Stephenson St.	Robert Chequiden
D. Swan	14 Stuart St CWL	D. Swan
J. Graham	5 Roslyn St Crookwell	J. Graham
J. SHEPHERD	7 LAVER PLACE CROOKWELL	J. Shepherd
CHARIS-CHOS	COWPER ST CROOKWELL	CHARIS-CHOS
Kylie Selmes	73 Brooklands St Crookwell	Kylie Selmes
NOMAN FARMER	10163 MCFENNS ST CWL	NOMAN FARMER

16

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
Casey Searle	14 Gordon St Cwl	Casey Searle
Micki Jeffery	42 Colyer St, Cwl	Micki Jeffery
Richard Jeffery	42 Colyer St C'well	Micki Jeffery
Dolly Brindley	21 Robertson St Crookwell	Brindley
Peter Stephens	21 Robertson St Crookwell	Stephens
Sheree Rice	403 Van Mire Rd Crookwell	Rice
Brad Marpleet	403 Van Mire Rd Crookwell	Marpleet
LYNNE VAN VEEN	99 Couper St Crookwell	Van Veen
Harm van Veen	99 Couper St Crook	Van Veen
Michael Jones	97 Couper St Crookwell	Michael Jones
Melissa Jones	97 Couper St Crookwell	Melissa Jones
Felicity Croke	14 Saleyards Id Cwl	Felicity Croke
Tania Croke	37 Colyer St Cwl	Tania Croke
GRANT ANN MCINTOSH	44 Couper St Cwl.	Grant Ann McIntosh
Don MCCARTHY	51 Couper St, Cwl	Don McCarthy
Don Campbell	38 Couper St Cwl	Don Campbell
Betty Campbell	38 Couper St. Cwl	B. J. Campbell
Michael McCormack	36 Couper St Cwl	M. McCormack
Robyn McCormack	36 Couper St Cwl	R. McCormack
Jennifer Coker	34 Couper St Cwl.	Jennifer A. Coker
Dianne Ball	32 Couper St Cwl	D. Ball
DOREEN WHEELWRIGHT	64 Couper St Cwl	D. Wheelwright
Marie Cosgrove	67 Couper St Cwl	Marie Cosgrove
Paul Green	69 Couper St Cwl	Paul Green
YVONNE PIERSON	45 Couper St Cwl	Yvonne Pierson

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NAME	ADDRESS	SIGNATURE
Sue George	Tarauga Rd Laggan	Sue George
Craig George	" "	Craig George
Shari Russell	7 Clifton Street	Shari Russell
Chris GAY	7 Clifton Street	Chris GAY
Ben Stephenson	578 Spring Street	Ben Stephenson
Loren Logan	Goulburn Road Crookwell	Loren Logan
Brett Maher	11 Findhorn St Crookwell	Brett Maher
Simone Maher	11 Findhorn St Crookwell	Simone Maher
Toni Robinson	10 Wombey St	Toni Robinson
Duncan Ogilvie	10 Wombey St	Duncan Ogilvie
Rebecca Gallagher	43 Lifford St	Rebecca Gallagher
DAVID ANDERSON	85 McINTOSH ROAD Crookwell	DAVID ANDERSON
Dinah Haynes	Redground Rd C.W.I	Dinah Haynes
Kelli Cault	190 Redwood Rd Laggan	Kelli Cault
SANDRA MARTIN	558 Redground Heights Rd, Crookwell	Sandra Martin
KEN LEACH	558 REDGROUND HEIGHTS RD CROOKWELL	KEN LEACH
BARRY MCINTOSH	WILLOW DAM CROOKED CORNER	BARRY MCINTOSH
AILEEN HOWARD	CROOKED CORNER 1583	Aileen Howard
JOHN WHITE	BIGGA 1 Birch ST	John White
Negan Winsor	11 Britannia St Grabbay	Negan Winsor
DAREN WINSOR	11 Britannia St Grabbay	DAREN WINSOR
BRIAN TREACY	STONE CREEK LIMEHILL	Brian Treacy
MARK WHITHEAD	70 WHEED RD GREENGULLER	Mark Whithead
Nichelle Whithead	72 Wheed Rd Grabbay Guller	Nichelle Whithead
Renee Curren	16 FINDHORN ST. CROOKWELL	Renee Curren

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NAME	ADDRESS	SIGNATURE
D. SPALKMAN	3 LANE ST CROOKWELL	[Signature]
3 Jinderson	30 Brooklands St Crookwell	[Signature]
MIKE PARRISH	123 COMM RD "	[Signature]
Renee Atkinson	7 Creek Place	[Signature]
PAUL N SEARY	3200 MIDDLE ARM RD. ROSLYN	[Signature]
Fate Lambertson	44 BUNDABY ST. TARAUGA	[Signature]
K. m'cormick	Wade St	[Signature]
Joyce O'Brien	Wade St	[Signature]
DAVID SPOON	3 ROSLYN ST CROOKWELL	[Signature]
GORDON FERGUSON	56 DENISON " "	[Signature]
Marian Harrop	31 POLYER ST CROOKWELL	[Signature]
Kacie Perring	27 ROBERTSON ST CRKW	[Signature]
Simon Perring	27 ROBERTSON ST CRKW	[Signature]
Kate Steer	37 CAMPER ST CROOKWELL	[Signature]
Lyn Morkitt	"Bentaby"	[Signature]
David Sharwood	" "	[Signature]
Shirley Willis	Roberts St	[Signature]
McLomas Taylor	17 Carrington St	[Signature]
Viggy	20 Carrington St	[Signature]
N. KISSER	5 LARCEDON PLACE	[Signature]
BILLY SMITH	40 Carrington St	[Signature]
Patricia Smith	40 " "	[Signature]
Dee Cromack	42 CARRINGTON ST	[Signature]
FRAN CROMACK	42 CARRINGTON ST	[Signature]
Sherri Goodson	44 Carrington St.	[Signature]
VIVIAN HALLS	" " "	[Signature]

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To next
Page

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

Anne Jackson
Anne Cummins

Anne Jackson.
A. A. Cumis

NAME	ADDRESS	SIGNATURE
Vivian Halls	44 Carrington St	V. Halls
Garry Hawes	Roseme Cedars	G. Hawes
GARRY SHELLEY	STEPHENSON CUL	G. Shelley
Jennifer Stallard	8 Willis Crookwell	J. Stallard
Alison Croker	4 Willis Crookwell	A.C.
Annie Croker	4 Willis Crookwell	A.C.
Barry Croker	4 Willis Crookwell	Barry
Charli Croker	4 Willis Crookwell	Charli
Justin Powell	10 Grobben Cullen Crookwell	J. Powell
DEBBIE OWEN	88 BROOKLANDS ST	D. Owen
M. OWEN	88 BROOKLANDS ST	M. Owen
J Fahy	5 Tait St	J. Fahy
G Picker	1 Tait St	G. Picker
P Cullen	7 Tait St	P. Cullen
S Cullen	7 Tait St	S. Cullen
L REEVES	16 Tait St	L. Reeves
E REEVES	16 Tait St	E. Reeves
M Webster	4 Churchill St	M. Webster
Scott Dunn	20 Tait St Crookwell	S. Dunn
Liddy Skelly	22 Tait St Crookwell	L. Skelly
Markus Skelly	22 Tait St Crookwell	Markus Skelly
Laura Clements	26 Tait St Crookwell	L. Clements
Rita Clements	26 Tait St Crookwell	R. Clements
Vicki Rignin	28 Tait St Crookwell	V. Rignin
Karinne Granger	38 Tait St Crookwell	K. Granger

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NAME	ADDRESS	SIGNATURE
ROBERT - CHIDCA	16 CAULFIELD ST CROOKWELL	R. Chidca
RICHARD KENNEDY	13 ROBERTS "	R J Kennedy
THELMA KENNEDY	13 ROBERTS "	J. Kennedy
Angela Rowles	24 GOULBURN ST "	A. R. D.
KERRI-ANN PRATTLEY	12 CARRINGTON ST "	K. Prattley
JOAN WHITLE	4 CORCORAN ST CROOKWELL	J. Whitle
ADAM STEPHENSON	34 CARRINGTON ST CROOKWELL	Adam Stephenson
ALISON STEPHENSON	34 CARRINGTON ST CROOKWELL	A. Stephenson
MARGARET WILSON	36 CARRINGTON ST CROOKWELL	M. Wilson
LEANDRO POWELL	7 STEPHENSON ST CROOKWELL	L. Powell
LUIS JORDAS	4 WILLIS ST CROOKWELL	L. JORDAS
SHANE ELSLEY	16 WILLIS ST CROOKWELL	S. ELSLEY
TRESSA MATTOX	16 WILLIS ST CROOKWELL	T. MATTOX
KIM CAHALAN	93 BROOKLANDS CML	K. CAHALAN
ANNE CAHALAN	" "	A. CAHALAN
SANDRA McDONALD	89 BROOKLANDS ST CML	S. McDONALD
TORAYOH SCHNEPP	85 BROOKLANDS ST CML	T. SCHNEPP
BEN McDONALD	85 BROOKLANDS ST CML	B. McDONALD
A. MCINTOSH	79 BROOKLANDS ST CML	A. MCINTOSH
R. SEAMAN	77 BROOKLANDS ST CML	R. SEAMAN
K. MCBORNE	75 BROOKLANDS ST CML	K. MCBORNE
Rajdeep Kaul	72 69 brookland st cml	Rajdeep Kaul
W. MERRIFUL	65 BROOKLANDS ST CML	W. MERRIFUL
G. PICKY	5 TAIT STREET CROOKWELL	G. PICKY
ROBERT DUNN	3 TAIT ST CROOKWELL	R. DUNN

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

Anne Jackson
Anne Cummins

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Anne Cummins

NAME	ADDRESS	SIGNATURE
ROB STEVENS	60 LAGGAN RD	J. H. Stevens
JACQUE STEVENS	CROOKWELL	J. H. Stevens
ANNA TOOLE	64 Laggan Rd Cwl	Anna Toole
John Toole	64 Laggan Rd	John Toole
Paul McIntosh	56 Macarthur St Tarengo	Paul McIntosh
Michelle McIntosh	" " " "	Michelle McIntosh
John Bowring	46 North St - Crookwell	John Bowring
Sharon Wyle	35 Redground Rd Crookwell	Sharon Wyle
Jon Wyle	33 Redground Rd Crookwell	Jon Wyle
JILL BURBRIDGE	29 REDGROUND RD. Cwl	J. Burbridge
ROBERT BURBRIDGE	29 REDGROUND RD. Cwl	R. Burbridge
Megan Kelly	4 Redground Rd Cwl	M. Kelly
KELVEN OSPARNE	54 Laggan Cwl	K. Osparne
DEAN STEPHENSON	1 LAYEN PLACE CROOKWELL	Dean Stephenson
Tom Horton	2 LALA MAYN L CROOKWELL	Tom Horton
BERYL SOUTHWELL	3 LALA MAYN L CROOKWELL	B. Southwell
Don Southwell	" " " "	Don Southwell
Sharon Woods	5 Laver Pl Crookwell	Sharon Woods
ROBERT WONG	4 LAVER PL CROOKWELL	Robert Wong
HEATHER WONG	4 LAVER PL CROOKWELL	H. Wong
RYANNE STEPHENSON	138 GULBURN STREET	R. Stephenson
SUZIE PANNE	48 DENISON ST CROOKWELL	S. Panne
PAM KENSIT	MOORABINDA CROOKWELL	Pam Kensit
DAVID KENSIT	MOORABINDA CROOKWELL	David Kensit
Roby Thurng	5 Kialla Rd, Crookwell	Roby Thurng

22

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
J. CHURCHILL	Cowper St, Crookwell	J. Churchill
Cody Willis	Kiallart	C. Willis
Emma O'Brien	Marsden St Crookwell	Emma O'Brien
Margaret K. Smith	Laver Place	Margaret K. Smith
Angela Hockley	21 Wolseley Rd	Angela
Lise Watson	66 Cowper St	Lise
Mark Watson	66 Cowper St	Mark Watson
Jim Smith	100 Cowper St	Jim Smith
M. Wray	102 Cowper Street	M. Wray
A. Wray	102 Cowper Street	A. Wray
A. O'Brien	118 Hummin Rd	A. O'Brien
C. NICHOLSON	32 Colyer Street	C. Nicholson
Jan Woods	29 Robertson St.	Jan Woods
M. Blyth	84 Cowper St	M. Blyth
L. Cooper	84 Cowper St	L. Cooper
Marine Lynch	91 Cowper St, Crookwell	Marine Lynch
Barry Lynch	91 Cowper St, Crookwell	Barry Lynch
Ben Haynes	14 Carr St, Crookwell	Ben Haynes
Sam Jackson	11 Bray St, Crookwell	Sam Jackson
Troy Wray	4 Parker St, Crookwell	Troy Wray
Jaine Fati	83 Cowper St Crookwell	Jaine Fati
Anthony Fati	83 Cowper St Crookwell	Anthony Fati
DANIELLE O'BRIEN	79 DELISON ST, CROOKWELL	DANIELLE O'BRIEN
MICHAEL M. LURG	368 Redground Heights Rd	MICHAEL M. LURG
GLENN BONAMINI	156 GOVERNMENT ST CROOKWELL	GLENN BONAMINI

23

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
Janet Campbell	22 King Rd Crookwell	Janet Campbell
W. Slater	1/2 Robertson St Crookwell	W. Slater
A. McDonald	1/2 Robertson St Crookwell	A. McDonald
J. Baillman	Unit 2 Blyth Village	J. Baillman
Amber George	Crookwell	Amber George
Georgie Pickett	Bigga	Georgie Pickett
Tom McGreehan	Goulbourn St Crookwell	Tom McGreehan
Robyn Blawie	6 Elizabeth Crookwell	Robyn Blawie
KAREN MURTEZAN	142 STREAMVILLE RD GABINE	KAREN MURTEZAN
LIRIM MURTEZAN	142 STREAMVILLE RD GABINE	LIRIM MURTEZAN
DAVID GUY	CROOKWELL	DAVID GUY
James Heenan	Crookwell	James Heenan
JOSEF KOSI	CROOKWELL	JOSEF KOSI
BARRY Heenan	King Road crookwell	BARRY Heenan
DANNY FAHEY	BINDA	DANNY FAHEY
HAROLD THOMAS	12/7 Robertson St	HAROLD THOMAS
D. Mearns	37 Elizabeth St	D. Mearns
Kimberly Isaacs	1 Church St Crookwell	Kimberly Isaacs
MARINE ISAACS	crookwell	MARINE ISAACS
ANNE LOVETT	7 Dam St Crookwell	ANNE LOVETT
REBECCA EVANS	68 LAGGAN RD LAGGAN	REBECCA EVANS
Annemaree	344 Redground Hs Rd	Annemaree
Jonathan Copley	344 Redground Hs Rd	Jonathan Copley
Sam Copley	344 Redground Hs Rd	Sam Copley
Linda Lee	74 Kalla Rd, Crookwell	Linda Lee

24

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
Des Pearsall	Beverdale	Des Pearsall
Wetmore	Spring Hill	Wetmore
Chris Smith		Chris Smith
Todd Carrock	2 Church Hill St Crookwell	Todd Carrock
Stan Carrock	"KENDARA" WARE ST Crookwell	Stan Carrock
Betty Duffy	Proven St	B. Duffy
Blaine White	15 RAYMONSON ST CROOKWELL	Blaine White
Shardine Stephenson	59 Spring St Crookwell	Shardine Stephenson
Col O'Reilly	12 SOMERSET CROOKWELL	Col O'Reilly
Bever Clark	17 Redwood Rd Laggan	B. Clark
Leia Beattie	28 Crown St, Crookwell	L. Beattie
Indy Jaffrey	79 Wade St Crookwell	Indy Jaffrey
Ric Orie	50 KILGUS RD Crookwell	Ric Orie
Liz Orie	50 KILGUS RD Crookwell	Liz Orie
Janet Haynes	14 COTT ST CROOKWELL	Janet Haynes
Kellie Hexox	367 Redwood Rd Laggan	Kellie Hexox
Brooke Slattery	2634 Junction Point Rd CWT	Brooke Slattery
Nathan Slattery	2634 Junction Point Rd CWT	Nathan Slattery
Shannon Cummins	627 Mt Rae Rd Tara/ga	Shannon Cummins
Mick Cummins	627 Mt Rae Rd Tara/ga	Mick Cummins
Audrie Osborne	2667 Tara/ga Rd Laggan	Audrie Osborne
Kimberly Kennedy	25 Carrington St Crookwell	Kimberly Kennedy
Sharon Howell	CROOKWELL	Sharon Howell
M. G. Cooper	25 Elizabeth St	M. G. Cooper
H. Stephenson	59 Spring St CWT	H. Stephenson

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

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NAME	ADDRESS	SIGNATURE
PHIL ROYKE	7 PICKER ST	[Signature]
KAREN GALLARD	7 PICKER ST	[Signature]
Rhonda Winter	Brooklands	[Signature]
ROBERT FRANCIS	50 DENISON ST	[Signature]
Debbie FRANCIS	" "	[Signature]
Melissa Stephenson	87 Cowper St	[Signature]
SHIRLEY KEMP	4 CROWN ST	[Signature]
TREBOR KEMP	4 CROWN ST	[Signature]
Therese Egan	Wade St	[Signature]
Sam Warren	Goulburn St	[Signature]
David Allport	49 Kialla Rd	[Signature]
Kylie Allport	49 Kialla Rd	[Signature]
Imor Allport	9 Fendrow St	[Signature]
[Signature]	128 Goulburn St	[Signature]
Tim Corcoran	Kialburn Street Crookwell	[Signature]
TAYLOR HILLS	33 LAGGAN RD	[Signature]
Lindsaye [Signature]	70 East St Crookwell	[Signature]
Jenny Eady	70 East St Crookwell	[Signature]
Sandra Bili	166 Hanley Rd Crookwell	[Signature]
[Signature]	166 Hanley Rd Crookwell	[Signature]
Julie Simpson	35 Cider Place	[Signature]
Colin Simpson	35 Cider Place	[Signature]
DIANNE LAMBERT	18 Kialla Rd Crookwell	[Signature]
DEREK LAMBERT	18 Kialla Rd Crookwell	[Signature]
TAN CADY	60 Denison St Crookwell	[Signature]

26

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

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NAME	ADDRESS	SIGNATURE
Betty Duffly	19 Crown St	B. Duffly
Frank Duffly	14 Crown St	F. Duffly
Batry Jones	13 Crown	B. Jones
SIMON CROOK	11 CROWN STREET	Simon Crook
JODIE MACKIE	11 CROWN STREET	J. Mackie
Jordan Knight	24 Crown Street	J. Knight
Mitchell Knight	24 Crown Street	M. Knight
Joanne Knight	24 Crown St	J. M. Knight
BERYL BLOWES	6 ELIZABETH ST.	B. Blowes
SHIRAZA MC DONALD	CROWN ST CROOKWELL	S. McDonald
MELISSA DUNN	1 CARR ST CROOKWELL	M. Dunn
ALAN DUNN	1 CARR ST CROOKWELL	A. Dunn
TRAVIS DUNN	1 CARR ST CROOKWELL	T. Dunn
MONIQUE DUNN	1 CARR ST CROOKWELL	M. Dunn
JESSICA ROBERTS	31 LOGGAN RD CROOKWELL	J. Roberts
Mr. T. WEBSTER	12 CROWN ST CROOKWELL	T. Webster
T. W. BME. CARRUTHERS	35 LACHLAN ST. CROOKWELL	T. Carruthers
Geoff McDonald	7 ELIZABETH ST CROOKWELL	G. McDonald
Geoff Kinnear	7 " " "	G. Kinnear
COLLEEN QUINN	1 " " "	C. Quinn
Graham Crook	14 " " "	G. Crook
Janet Crook	14 " " "	J. Crook
Maureen Crook	8 " " "	M. Crook
Michael Bradley	19 ELIZABETH ST.	M. Bradley
Kenji Schuch	145 ELIZABETH ST	K. Schuch

41

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
Gordon Schellings	144 ELIZABETH ST.	G. Schellings
Betty Griffiths	23 Elizabeth St	B. Griffiths
Renee Green	" "	R. Green
Margaret Cooper	25 Elizabeth St	M. Cooper
Helen Eldridge	27 Elizabeth St	H. Eldridge
MAY SMITH	3 DERWENT ST	M. Smith
LEXIE DIELM	18 ELIZABETH ST	L. Dielm
BRUCE KEW	22 ELIZABETH ST.	B. Kew
AMANDA KEW	22 ELIZABETH ST.	A. Kew
BARRIE TREACY	19 WOLSELEY RD	B. Treacy
BETTY TREACY	19 WOLSELEY RD	B. Treacy
Kathy Scromb	21 Wolseley Rd	K. Scromb
Marce Warren	106 Laggan Rd	M. Warren
MICK SCROMB	106 Laggan Rd	M. Scromb
Yvonne Smith	22 Wolseley Rd.	Y. Smith
BRUCE WERTUS	29 WOLSELEY RD	B. Wertus
Joe Byron	6 RICHARDSON ST	J. Byron
N. ROBERTSON	4 RICHARDSON ST	N. Robertson
MELANIE DAVIS	19 REDGROUND RD	M. Davis
Anna Gardner	2059 Sapphire Rd	A. Gardner
Regan Davis	19 REDGROUND RD	R. Davis
Elizabeth McKenzie	The Gap 27 DENISON ST.	E. McKenzie
BRENDA CARMY	on M ^c INTOSH ROAD CROOKWELL	B. Carmy
TANET BLOWES	89 M ^c INTOSH Rd Crookwell	T. Blowes
Rose Johnson	Robinson St, Crookwell	R. Johnson

28

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
BEN HATFIELD	HILLVIEW PRILL ST CROOKWELL	[Signature]
Deb Lewis	LACCAW ROAD CROOKWELL	D. LEWIS
Margaret Cummins	80 HARLEY RD. CROOKWELL	M. Cummins
Helen Collins	246 RIVERVIEW DRIVE 2580	H. M. Collins
Ann Howard	212 HARBORVIEW ST CROOKWELL	[Signature]
Aily Horan	71 WIDE ST CROOKWELL	[Signature]
LENNA SHEPHERD	NUMAVILLAGE	[Signature]
BETTY DUFFY	19 CROWN ST CROOKWELL	B. Duffy
JOHN STEPHENSON	3 REDWOOD ROAD	[Signature]
FRANCES CROMACK	42 CARRINGTON ST CROOKWELL	F. Cromack
[Signature]	CROOKWELL	[Signature]
[Signature]	KILLISMAN HILLS	[Signature]
KORNA MULLEN	37 KIALLA ROAD	K. Mullen
Dawn Smith	517 DINDA RD	Dawn Smith
A. WARE	6 HAKEPAH CROOKWELL	[Signature]
DANIEL MOSSFIELD	9 ROBERTSON ST CROOKWELL	D. Mossfield
G. C. HINDS	41/49 NORTH VILLAGE	[Signature]
G. JENNAR	41/49 NORTH VILLAGE	[Signature]
M. J. COOPER	25 ELIZABETH ST	M. J. Cooper
[Signature]	16 CROWN ST	[Signature]
G. WOODS	71 KIALLA RD	G. Woods
G. REEVES	9 BARRY PLACE	G. Reeves
S. KING	22 TULLOH ST	[Signature]
J. O'BRIEN	11 MARSDEN ST	J. O'Brien
KINDA STEPHENSON	51 KIALLA RD CROOKWELL	[Signature]

29

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
Barb Cole	Collewell Crookwell	Barb Cole
David Cole	Collewell	David Cole
Jean Dooley	22 MARSDEN ST. CROOKWELL	Jean Dooley
A.C.M. FENTON OAM	"Lone Pines" Parkwood Rd LACAN	A.C.M. Fenton
Lyn App.	SPURWENT ST. CROOKWELL	Lyn App.
Bronwyn Haynes	1 Tullon St Crookwell	Bronwyn Haynes
Shirley Cummins	3 BRAY ST. CROOKWELL	Shirley Cummins
Aust Cummins	3 BRAY ST CROOKWELL	Aust Cummins
CHARES (ART WORKS)	7 BRAY ST CROOKWELL	CHARLES
ALISON LEARN	" " "	Alison Learn
DENISE KENNEDY	25 CARRINGTON ST. CROOKWELL	Denise Kennedy
Cornel Misd	2 Oram St Crookwell	Cornel Misd
Tay Gawn	13 Elizabeth St. Crookwell	Tay Gawn
Robert A. Gawn	3 Oram St. Crookwell	Robert A. Gawn
Shannon Smith	6 Oram St Crookwell	Shannon Smith
Renee Tibbles	8 Oram St Crookwell	Renee Tibbles
Margaret Cummins	9 Oram St Crookwell	Margaret Cummins
Terah Knight	12 JAMESON ST CROOKWELL	Terah Knight
Elaine Shorman	10 Jameson St Crookwell	Elaine Shorman
ROBYN SHERMAN	22 CARR ST CROOKWELL	Robyn Sherman
Alison Schmidt	24 Carr St Crookwell	Alison Schmidt
RICHARD OSSORNE	11 CARR ST. CROOKWELL	Richard Osborne
MARTYN JOHNSON	11 CARR ST. CROOKWELL	Martyn Johnson
Chelsea Borey	2 Carr St. Crookwell	Chelsea Borey

30

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
KAY MUDDIMAN	Brooked Corner	Kay Muddiman
Fay Anderson	38 Crown St. Crookwell	F. Anderson
DAVID McDONALD	1702 REDGROUND RD BINDA	D. McDonald
GREG SEAMAN	24 ELIZABETH ST. CROOKWELL	G. Seaman
Adith Medley	4 PARADISE DRIVE CROOKWELL	A. Medley
Heather Bawn	Crookwell	H. Bawn
Scandi	Coopers St Cw.	Scandi
CAROL LEGGOTT	1 BARRY PLACE CROOKWELL	C. Leggott
RYAN SEAMAN	71 BROOKLANDS ST CROOKWELL	R. Seaman
Renee Dever	24 Saleyards Rd, Crookwell	R. Dever
Frances Beecher	LOT 2 GUYON ST CROOKWELL	F. Beecher
SIMON IEGAN	1216 BINDA RD CROOKWELL	S. Iegan
H. PRICE-JONES	GLAN ABER AVALIAH Rd.	H. Price-Jones
J. PRICE-JONES	Glan Aber Rd Crookwell	J. Price-Jones
B. Roach	Edenvale	B. Roach
N. Smith	40 Haggden St	N. Smith
M. Knight	2 Manly Ave Crookwell	M. Knight
M. Ryan	39 St Boulton St Cw.	M. Ryan
	8 Camp St Carabben Cullen	
Debbie Francis	50 Denison St Crookwell	D. Francis
Kristy Knight	3 Clifton Street	K. Knight
FAY PARKER	R. FINDHORN ST CWH	F. Parker
GARRY R	PBFLAND RD Redwood	G. R
Kathy Woods	2461 Tarragga Rd Laggan	K. Woods
Jillian Crook	42 Denison ST Cw	J. Crook

31

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
SEAN STEAIN	18 ROBERTSON ST	[Signature]
CHRIS O'BRIEN	63 Spring St	[Signature]
DANNA O'BRIEN	63 Spring St	[Signature]
DEANIE SHAPMAN	1 BROOKLANDS ST	[Signature]
TONI-DOUGLAS	105 Brooklands St	[Signature]
Debbie Marshall	11 Brooklands St.	[Signature]
PHIL MCINTYRE	19 Brooklands St	[Signature]
Florence Gray	21 Brooklands St	[Signature]
BERT ANNALL	27 BROOKLANDS ST CUL	[Signature]
CHERYL PAGE	32 BROOKLANDS ST CROOKWELL	[Signature]
NOREEN CASHMAN	30 Brooklands St Crookwell	[Signature]
RICHARD ANDREWS	80 BROOKLAND ST CUL	[Signature]
ROBERT JONES	22 BROOKLAND ST CUL	[Signature]
VENETA SMITH	10 Brooklands St CUL	[Signature]
Daniel Graham	5 Roslyn St CUL	[Signature]
Fiona Macmillan	13 Roslyn St Crookwell	[Signature]
John Fildman	17 Roslyn St Crookwell	[Signature]
STUART GRAY	8 CLEMENTS ST CROOKWELL	[Signature]
Kim Gray	8 Clements St Crookwell	[Signature]
Adam Kennedy	10 Clements St Crookwell	[Signature]
Kirsten Porter	10 Clements St Crookwell	[Signature]
Rebecca George	15 Holbourn St Crookwell	[Signature]
SHARLENE JAMES	1 Holbourn St Crookwell	[Signature]
VICKIE SEARLE	49 NORTH COTT ST, CROOKWELL	[Signature]
Janine Howes	47 Northcott St Crookwell	[Signature]

32

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

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NAME	ADDRESS	SIGNATURE
MICHAEL DARR	71A KIALLA ROAD.	Michael Darr
Brad Storrer	6 Cullen St	Brad Storrer
Myra Keane	56 Gough St	Myra Keane
Michael Keane	39 East St Crookwell	Michael Keane
Charmaine Gray	2 Denham St Crookwell	Charmaine Gray
Richard Gray	2 Denham St Crookwell	Richard Gray
Ray Cummins	65 Cowper St	Ray Cummins
Jenny Cummins	65 Cowper St	Jenny Cummins
Russell King	9 Brooklands St	Russell King
Danielle Butt	13 Brooklands St	Danielle Butt
Jono Chapple	17 Brooklands St	Jono Chapple
Georgia White	23 Brooklands St	Georgia White
Craig White	23 Brooklands St	Craig White
Olivia Wainwright	25 Brooklands St	Olivia Wainwright
Brandon Gide	34 Brooklands St	Brandon Gide
Melinda Buchta	31 Cowper St Crookwell	Melinda Buchta
THEO DOUVEN	26 BROOKWELL CROOKWELL	THEO DOUVEN
MARY DOUVEN	20 BROOKWINDS ST CROOKWELL	MARY DOUVEN
LOLA REEVES	14 BROOKLAND ST CROOKWELL	LOLA REEVES
ERIC REEVES	14 BROOKLAND ST CROOKWELL	ERIC REEVES
NOLA ANDERSON	12 BROOKLANDS ST CROOKWELL	NOLA ANDERSON
J. D. Webb	2 ROSELYN ST	J. D. Webb
R. LYHAM	14. ROSELYN ST CROOKWELL	R. LYHAM
Debbie Amali	5 Clements St Crookwell	Debbie Amali
Wendy Plumb	7 Clements St Crookwell	Wendy Plumb

33

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NAME	ADDRESS	SIGNATURE
Wayne Keating	27 Cowper St, Crookwell	Wayne Keating
Barry Jamieson	17 Cowper St Crookwell	Barry Jamieson
Ebony Brown	3/15 Cowper St Crookwell	Ebony Brown
B. Cummi	4/15 Cowper St Crookwell	B. Cummi
L. Sharwood	14 Roberts St, Crookwell	L. Sharwood
S Lyons	16 Cowper St, Crookwell	S Lyons
W Lyons	" " " "	W Lyons
S Selmes	27 Robertson St	S Selmes
A Lyons	16 Cowper St, Crookwell	A Lyons
M Hennessy	13 Roberts St	M Hennessy
A Rowley	181 Goulburn St	A Rowley
Barry Murphy	12 Goulburn St - G Wall	Barry Murphy
Denielle Murphy	12 Goulburn St	Denielle Murphy
JOHN NEWBERRY	28A KING RD Crookwell	JOHN NEWBERRY
Pam Reeves	4 King Rd Crookwell	Pam Reeves
Megan Johnston	14 King Rd " "	M Johnston
ARTHUR TAYLOR	14 PARKER ST. CROOKWELL	A. Taylor
Clare Wills	12 Parker St Crookwell	Clare Wills
V. Griffiths	15 North St Crookwell	V. Griffiths
Troy Gray	4 Parker St	Troy Gray
Shane Gann	10 White St Cwl	Shane Gann
Stan Dorsett	9 White St Cwl	Stan Dorsett
Edward Collins	7 Hall Crescent Cwl	Edward Collins
Rhonda Collins	4 Hall Crescent Cwl	Rhonda Collins
Sue Anderson	9 White St Cwl	Sue Anderson

54

PETITION FOR GREENWASTE SERVICE

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NAME	ADDRESS	SIGNATURE
Jordan G/C	Robinson St, Crookwell	Jordan G/C
Shirley Druett	5 Richardson St Crookwell	Shirley Druett
Philip Druett	5 Richardson St Crookwell	Philip Druett
Maureen Evans	12 Holaday Rd, Crookwell	Maureen Evans
Sarah Stephenson	89 Laggan Rd Crookwell	Sarah Stephenson
G. Dale	2 BRAY ST.	G. Dale
BOSS	20 SALE YARDS RD	BOSS
Dawn CROKE	14 Saleyards Rd	Dawn CROKE
Lorraine Hopt	12 SALE YARDS RD	Lorraine Hopt
Wayne Rodger	10 SALE YARDS RD	Wayne Rodger
Nicole Johnston	89 WADESB ST	Nicole Johnston
Ray Rodger	10 Saleyards Rd.	Ray Rodger
Annelle Wilson	6 Saleyards Rd	Annelle Wilson
Keith Wilson	6 Saleyards Rd	Keith Wilson
Thora Plumb	4 Saleyards Rd Cwl	Thora Plumb
Keith Plumb	4 Saleyards Rd Cwl	Keith Plumb
Sueann STORRIS	79 WADESB ST CROOKWELL	Sueann STORRIS
Jill Collinge	6 Carrington St, Crookwell	Jill Collinge
Leonette Moore	22 Mcintosh Rd	Leonette Moore
Kim Rivera	7 Barry Pl Crookwell	Kim Rivera
Don Cummins	47 Cowper St Crookwell	Don Cummins
Robyn Collins	10 Smith Rd Cwl	Robyn Collins
Jan Fenton	Lone Pines LAGGAN	Jan Fenton
Megan Branson	590 DIAMOND ROAD COWL	Megan Branson
Janelle Smart	9 Clifton St Cwl	Janelle Smart

33

PETITION FOR GREENWASTE SERVICE

We the undersigned would like to request that Upper Lachlan Shire Council consider introducing a Greenwaste service to the residents of Crookwell. The green waste service only needs to be operating during the spring, summer and autumn months. This service could be fortnightly and would occur on the alternate week to the recycling service. This service should be provided at no extra cost to the ratepayer.

Anne Jackson
Anne Cummins

Anne Jackson
Anne Cummins

NAME	ADDRESS	SIGNATURE
MANDY McDONALD	41 Cowper St Crawl	Mandy McDonald
LYN HAYES	39 Cowper St Crawl	L Hayes
Shannon Skidmore	33 Cowper St Crookwell	Shannon Skidmore
Darren Bachter	31 Cowper St Crawl	Darren Bachter
Colleen Broderick	61 Spring St Crawl	Colleen Broderick
Michael Harrop	31 COLYERS St Crawl	M. C. Harrop
Greg Anderson	124 Laggan Rd Crawl	G. Anderson
LIA MARGIN	4 PICKER St Crawl	Lia Margin
R. Mervin	37 Elizabeth St Crawl	R. Mervin
Kate Hinton	16 Carrington St Crawl	Kate Hinton
Chris Hinton	16 Carrington St Crawl	Chris Hinton
Amanda Woods	30 Cowper St Crookwell	Amanda Woods
Kim George	13 Cowper St Crookwell	Kim George
Carmel Page	309 Dawson's Cr Rd n	Carmel Page
Peter King	3262 Middle Ave Rd Roshin	Peter King
JOAN MORGAN	Thurcroft Creek Rd	Joan Morgan
Denise Sheldon	40 Goulburn St Crookwell	Denise Sheldon
Heather Brown	Charley Road Crookwell	Heather Brown
FLOD DAVIS	6 Tulloh St Crookwell	F. Davis
HEATHER DAVIS	6 Tulloh St Crookwell	Heather Davis
CHARLIE PREU	Savannah Crookwell	Charlie Preu
Bruce Tennant	57 Willowmere Rd Crookwell	Bruce Tennant
Jodie Charnock	2 Churchill St. CROOKWELL	Jodie Charnock
Terri Monaghan	3589 Range Rd Gribben Gulch	Terri Monaghan
CRESS, Serrina	10 TAIT ST CROOKWELL	Cress, Serrina

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NAME	ADDRESS	SIGNATURE
DEBORAH BAYFIELD	LOT 47 Goulburn Rd Cwl	Deborah Bayfield
LAURIE PARRY	257 GOULBURN ST CROOKWELL	Laurie Parry
THOMAS HOGAN	Goulburn St Crookwell	Thomas Hogan
ALLAN HOGAN	Goulburn St Crookwell	Allan Hogan
TERESA BROWN	253 Goulburn St Crookwell	T. Brown
JESSIE BROWN	253 Goulburn St Crookwell	J. BROWN
MARK BROWN	253 Goulburn St Crookwell	M. Brown
TIMOTHY SKEDMORE	240 Goulburn St Crookwell	T. Skedmore
REBECCA SKEDMORE	240 Goulburn St Crookwell	R. Skedmore
KELLY COHEN	63 Crookwell Denisons	K. Cohen
ADAM GAY	63 Denison St Crookwell	Adam Gay
RODAN BETNEY	" "	Rodan Betney
KATH NAGLE	26 Old binda RD	K. Nagle
MATT BENJAMIN	236 Goulburn St CRK	M. Benjamin
KAREN BENJAMIN	236 Goulburn St CRK	K. Benjamin
M & V KITCHEN	DENISON ST CWL	M & V Kitchen
ALISON STORRIER	229 Goulburn St Cwl	A. Storrier
ADAM STORRIER	229 Goulburn St Cwl	A. Storrier
BOB WALLACE	213 Goulburn St	B. Wallace
PAT WARD	197 Goulburn St	P. Ward
ROSS FLANNAGAN	Warne Street	R. Flannagan
J. Carmichael	157 Goulburn St	J. Carmichael
C. Rhodes	" "	C. Rhodes
DEWIS MARSHALL	61 COWPER ST, CROOKWELL	D. Marshall
LILLIAN MARSHALL	61 COWPER ST, CROOKWELL	L. Marshall

21

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NAME	ADDRESS	SIGNATURE
Heanne Hearn	15 Brooklands St Cwl	[Signature]
Keeley Hearn	15 Brooklands St Cwl.	[Signature]
URSULA MULLER	88 COMPER ST. CWL	[Signature]
Robyn Smith	Lot 22 stephenson st cwl	[Signature]
Margaret Cooper	25 Elizabeth St. Cwl	[Signature]
Leon Willis	23/101 St Crookwell	[Signature]
Mr. Euan	18 Roberts St	[Signature]
Patsy Miller	Crookwell	[Signature]
Leaggett	Crookwell	[Signature]
Maria Cartwright	20 Marsden St Cwl	[Signature]
+ McGlegh	Curranvale	[Signature]
Norma Jamieson	17 COMPER ST CROOKWELL	[Signature]
Peta Dayle	7 WHITE ST.	[Signature]
Sean Dayle	7 WHITE ST	[Signature]
Ronnie Dayle	7 WHITE ST	[Signature]
Synda Tracy	2 Gribben Gullen Rd.	[Signature]
Sue Bell	45 ROBERTSON ST.	[Signature]
Tony Gelling	40 COOPER ST	[Signature]
Nicole Selme	98 Laggan rd	[Signature]
Hanley Hanley	9 Roberts St.	[Signature]
Pam Day	241 Goulburn St.	[Signature]
Ann Turner	26 ENLT ST	[Signature]
Joyce Ballins	29 Denison St Crookwell	[Signature]
Kathy Collins	876 Jennings Rd Crookwell	[Signature]
Lorraine Hayes	T Phillips St, Crookwell	[Signature]

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NAME	ADDRESS	SIGNATURE
Elizabeth Willis	Crookwell	Elizabeth Willis
Nicole Price	Crookwell	Nicole Price
Adrian Willis	Crookwell	Adrian Willis
Rejan Nedemeshi	Gaulburn St	R. Nedemeshi
Margi Hayes	Crookwell	M. Hayes
Michael Whittington	Crookwell	Michael Whittington
Phoebe Bell	Gaulburn St	Phoebe Bell
Kirstie O'Neill	Gaulburn St	K. O'Neill
Kate Gray	Crookwell	K. Gray
Greg Atfield	Crookwell	Greg Atfield
Leley Atfield	Crookwell	Leley Atfield
Sally Gallant	CROOKWELL	Sally Gallant
Marie Hearn	crookwell	Marie Hearn
Jim Hearn	Crookwell	Jim Hearn
D. Tait	77 Cowper St	D. Tait
D. Tait	77 Cowper St	D. Tait
Jan Euliano	79 Cowper St	Jan Euliano
Phyllis Lavery	25 Warne ST	Phyllis Lavery
Jan Lavery	25 Warne ST	Jan Lavery
Cara Nicholas	68 Cowper St	Cara Nicholas
Stephen Carroll	41 Cowper St	Stephen Carroll
Tina McCarty	15 Livers pl. Crookwell	Tina McCarty
R. Selmes	49 Cowper st	R. Selmes
M. Smith	3 Somerset Pl. Crookwell	M. Smith
Rosemary Hart	59 Wade St Crookwell	R. J. Hart