

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 18 DECEMBER 2025**

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**PRESENT:** Mayor P Culhane (Chairperson), Cr R Cameron, Cr V Flanagan, Cr G Harris, Cr A Meggitt, Cr S Peirce, Cr S Reynolds, Cr J Searl, Cr T Yallouris, Ms A Waldron, (Chief Executive Officer), Mr A Croke (Director Finance and Administration), Mr S Arkinstall (Director of Environment & Planning), Mr K Mahmud (Director Infrastructure), Ms A Stons (Communications Officer) Mrs M Selmes (Executive Assistant to Director Finance and Administration) and Mrs K McCarthy (Executive Assistant)

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**THE MAYOR DECLARED THE MEETING OPEN AT 13:32pm**

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

Mayor Culhane read an Acknowledgement of Country and notice of meeting/webcast to the meeting.

It was noted a public forum had occurred between 12:45pm – 13:00pm regarding Item 11.2 Planning Proposal - Lot 24 DP 1119250 - 4273 Goulburn Road, Crookwell prior to the ordinary meeting, this forum webcast has been made available online.

Mayor Culhane also welcomed the public gallery.

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

There were no apologies.

**SECTION 3: DECLARATIONS OF INTEREST**

Cr R Cameron declared a significant non-pecuniary interest in Item 16.1 Reports from Committees as his wife is the secretary of the Crookwell District Art Gallery Section 355 committee, and will make a declaration, stay in the chamber, not participate in the debate and not vote on this item.

Cr Flanagan declared a non-significant non-pecuniary interest in Item 11.2 Planning Proposal - Lot 24 DP 1119250 - 4273 Goulburn Road, Crookwell as she has previously worked with the planning consultant (proponent), and will make a declaration, stay in the chamber, participate in the debate and vote on this item.

**SECTION 4: CITIZENSHIP CEREMONY**

Nil

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*A minutes silence was observed for the passing of many notable community members of the Upper Lachlan Shire and to acknowledge the victims of the Bondi Beach events on Sunday 14 December.*

**SECTION 5:        CONFIRMATION OF MINUTES**

**ITEM 5.1            RESOLVED by Cr Searl and Cr Reynolds**  
**219/25**

That the minutes of the Ordinary Council Meeting held on 20 November 2025 be adopted.

- CARRIED

**Councillors who voted for:-**        Crs P Culhane, R Cameron, V  
Flanagan, G Harris, A Meggitt, S  
Peirce, S Reynolds, J Searl and  
T Yallouris

**Councillors who voted against:-**    Nil

**ITEM 5.2            RESOLVED by Cr Searl and Cr Flanagan**  
**220/25**

That the minutes of the Ordinary Council Meeting held on 8 December 2025 be adopted.

- CARRIED

**Councillors who voted for:-**        Crs P Culhane, R Cameron, V  
Flanagan, G Harris, A Meggitt, S  
Peirce, S Reynolds, J Searl and  
T Yallouris

**Councillors who voted against:-**    Nil

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

Nil

Mayor Culhane noted the Australia Day nomination morning tea earlier today.

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**SECTION 7: MAYORAL MINUTES**

**ITEM 7.1**  
**221/25**

**MAYORAL MINUTE**

**RESOLVED** by Mayor Culhane and Cr Peirce that –

1. That Council receive and note the activities attended by the Mayor for November and December.

- CARRIED

**Councillors who voted for:-**

Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl, and T Yallouris

**Councillors who voted against:-** Nil

Mayor Culhane made mention of Council's success as runner up of the AR Bluett Award.

**222/25**

**RESOLVED** by Mayor Culhane and Cr Peirce that –

1. That Council move Item 11.2 Planning Proposal - Lot 24 DP 1119250 - 4273 Goulburn Road, Crookwell forward in Council order of business.

- CARRIED

**Councillors who voted for:-**

Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl, and T Yallouris

**Councillors who voted against:-** Nil

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**ITEM 11.2      PLANNING PROPOSAL - LOT 24 DP 1119250 - 4273 GOULBURN ROAD, CROOKWELL**

**MOVED** by Cr Reynolds and Cr Searl that –

1. Council submit the planning proposal for a gateway determination to amend the *Upper Lachlan Local Environmental Plan 2010* by rezoning Lot 24 DP 1119250 from RU1 Primary Production with a minimum lot size of 40Ha to;
  - a. R2 Low Density Residential with a minimum lot size of 800m<sup>2</sup>,
  - b. R5 Large Lot Residential with a minimum lot size of 2000m<sup>2</sup> and
  - c. C3 Environmental Management with a minimum lot size of 100ha.
2. Council request the Department to authorise Council to exercise delegation of plan making functions in accordance with the *Environmental Planning and Assessment Act 1979*.
3. Council delegate authority to the Chief Executive Officer to undertake any required changes.
4. Council notify the community and government agencies of the proposed changes to the Local Environmental Plan through the appropriate processes at the time.

- LOST

**Councillors who voted for:-**

Crs P Culhane, V Flanagan, G Harris and J Searl

**Councillors who voted against:-**

Crs R Cameron, A Meggitt, S Peirce, S Reynolds and T Yallouris

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**SECTION 8: CORRESPONDENCE**

**ITEM 8.1 CORRESPONDENCE FOR THE MONTHS OF NOVEMBER AND DECEMBER**

**223/25** **RESOLVED** by Cr Reynolds and Cr Searl

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

1. NSW Government - Assets, premises and funding of the NSW Rural Fire Service.
2. Office of Local Government – Circular 25-23 – Local Government General Regulation Review.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-** Nil

**SECTION 9: LATE CORRESPONDENCE**

Nil

**SECTION 10: INFORMATION ONLY**

**ITEM 10.1 DEVELOPMENT STATISTICS REPORT**

**224/25** **RESOLVED** by Cr Searl and Cr Flanagan

1. Council receives and notes the report as information.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-** Nil

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**ITEM 10.2-10.9    INFORMATION ONLY REPORTS**

**225/25                RESOLVED by Cr Searl and Cr Cameron**

1.    Council receive and note the report as information.

- CARRIED

**Councillors who voted for:-**                Crs P Culhane, R Cameron, V  
Flanagan, G Harris, A Meggitt, S  
Peirce, S Reynolds, J Searl and  
T Yallouris

**Councillors who voted against:-**    Nil

**REPORTS FROM STAFF AND STANDING COMMITTEES**

**SECTION 11:        ENVIRONMENT AND PLANNING**

**ITEM 11.1                DA    69/2025    (PAN-551293)   -   CONCEPT   RESIDENTIAL  
SUBDIVISION (WHOLE SITE) SEEKING APPROVAL STAGE 1 - 32  
LOTS & 1 DRAINAGE RESERVE CONTAINING THE DETENTION  
BASIN SUPPORTED WITH A LETTER OF OFFER FOR A  
PLANNING AGREEMENT**

**226/25                RESOLVED by Cr Reynolds and Cr Searl**

It is recommended that:

1.    DA 69/2025 (PAN-559213) for Stage 1 of a 32 lot residential subdivision and ancillary works be approved generally subject to the conditions contained in the Draft Conditions of Consent;
2.    Council delegate to the CEO the authority to negotiate the Voluntary Planning Agreement with the developer and applicant;
3.    A draft VPA be prepared and a report be presented to Council to request public exhibition;
4.    A further report come to Council should any submissions be received raising lawful concerns with the VPA;
5.    Council's CEO and the developer endorse the VPA before any construction works commence.

- CARRIED

**Councillors who voted for:-**                Crs P Culhane, R Cameron, V  
Flanagan, G Harris, S Peirce, S  
Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**    Cr A Meggitt

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**ITEM 11.2**            **PLANNING PROPOSAL - LOT 24 DP 1119250 - 4273 GOULBURN ROAD, CROOKWELL**  
This matter was addressed earlier in the meeting.

**SECTION 12:**        **INFRASTRUCTURE DEPARTMENT**  
  
Nil

**SECTION 13:**        **FINANCE AND ADMINISTRATION**

**ITEM 13.1**            **REVIEW OF PERFORMANCE AND MISCONDUCT POLICY**  
**227/25**                **RESOLVED** by Cr Reynolds and Cr Harris

1. Council adopts the reviewed Performance and Misconduct Policy.

- CARRIED

**Councillors who voted for:-**            Crs P Culhane, R Cameron, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**      Cr V Flanagan

**ITEM 13.2**            **ADOPTION OF CODE OF MEETING PRACTICE**  
**228/25**                **RESOLVED** by Cr Searl and Cr Flanagan

1. Council in accordance with Section 362(1)(a) and (2), of the *Local Government Act 1993*, adopts the Code of Meeting Practice as publicly exhibited, with inclusion of mandatory provisions and non-mandatory best practice provisions after the public exhibition consultation period.

- CARRIED

**Councillors who voted for:-**            Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**      Nil

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**ITEM 13.3            AUDIT RISK AND IMPROVEMENT COMMITTEE – TERMS OF REFERENCE**

**229/25                RESOLVED by Cr Cameron and Cr Searl**

1. Council adopts the reviewed Audit, Risk and Improvement Committee Terms of Reference and delegates the signing of the document to Council's Chief Executive Officer.

- CARRIED

**Councillors who voted for:-**                Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**        Nil

**ITEM 13.4            FINANCIAL SUSTAINABILITY, EFFICIENCY AND SERVICES REVIEW OUTCOME**

**230/25                RESOLVED by Cr Searl and Cr Reynolds**

1. Council receive and note the report as information.

- CARRIED

**Councillors who voted for:-**                Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**        Nil

**SECTION 14:        CHIEF EXECUTIVE OFFICER**

Nil

**SECTION 15:        LATE REPORTS**

Nil



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

Cr Simon Peirce left the meeting, the time being 15:38pm

**ITEM 16.1            REPORTS FROM COMMITTEES FOR THE MONTHS OF  
NOVEMBER AND DECEMBER**

**231/25                RESOLVED by Cr Searl and Cr Reynolds**

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

1. Crookwell and District Art Gallery – Section 355 Committee Minutes of the meeting held on 23 October 2025.
2. Breadalbane Community Hall – Section 355 Committee Minutes of Annual General Meeting held on 9 November 2025.
3. Access Committee – Section 355 Committee Minutes from meeting held on 3 December 2025.
4. Local Traffic Forum – Minutes from forum held on 4 December 2025.

- CARRIED

**Councillors who voted for:-**                Crs P Culhane, V Flanagan, G Harris, A Meggitt, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**        Nil

**232/25                RESOLVED by Cr Reynolds and Cr Searl that -**

1. That Council write to Breadalbane Community Hall Section 355 committee formally accepting the new office bearers –Chairman Matthew Streat, Deputy Chairman Rachel Robarts, Secretary Sally Hoskins, Treasurer Chrissie McLean and other nominated committee members.

- CARRIED

**Councillors who voted for:-**                Crs R Cameron, P Culhane, V Flanagan, G Harris, A Meggitt, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**        Nil

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Cr Simon Peirce returned to the meeting, the time being 15:41pm

**SECTION 17:     NOTICES OF MOTION**

Nil

**SECTION 18:     QUESTIONS WITH NOTICE**

Nil

**CLOSED COUNCIL ITEMS**

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

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

**233/25                    RESOLVED by Cr Searl and Cr Flanagan**

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

- CARRIED

**Councillors who voted for:-**

Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-     Nil**

Council closed its meeting at 15:43pm and the public, staff and press left the chambers and live streaming ceased.

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Council took a short break resuming Closed Council at 15:51pm

**234/25**                      **RESOLVED** by Cr Peirce and Cr Reynolds

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

- CARRIED

<b>Councillors who voted for:-</b>	Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris
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<b>Councillors who voted against:-</b>	Nil
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Open Council resumed at 16:13pm live streaming returned to the public prior to the meeting closing.

**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.

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**SECTION 19:      CONFIDENTIAL SESSION**

**ITEM 19.1            PERFORMANCE REVIEW - AUDIT RISK AND IMPROVEMENT COMMITTEE - INDEPENDENT COMMITTEE MEMBERS**

**235/25                RESOLVED by Cr Cameron and Cr Flanagan**

1. Council appoints the Audit, Risk and Improvement Committee Chair, Stephen Coates, for a further four year term, as both an independent member and Chair of the Committee.
2. Council appoints the Audit, Risk and Improvement Committee independent committee members, Rachel Harris and Bryce McNair. Rachel Harris is appointed for a further three year term and Bryce McNair is appointed for a further two year term.

- CARRIED

**Councillors who voted for:-**                Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**        Nil

**ITEM 19.2            LEGAL PROCEEDINGS REPORT**

**236/25                RESOLVED by Cr Flanagan and Cr Yallouris**

1. Council receive and note the report as information.

- CARRIED

**Councillors who voted for:-**                Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**        Nil

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**AUSTRALIA DAY - 2026**

**237/25**

**RESOLVED** by Cr Cameron and Cr Searl

1. Council noted the Australia Day nominations and accepted minutes of the Australia Day committee for 2026 awards.

- CARRIED

**Councillors who voted for:-**

Crs P Culhane, R Cameron, V Flanagan, G Harris, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-** Nil

**THE MEETING CLOSED AT 16:14pm**

Minutes confirmed 19 FEBRUARY 2026

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Mayor