



BUSINESS PAPER

ORDINARY MEETING

Thursday 19 March 2026

10:00am

Council Chambers

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 March 2026

Councillors

Dear Members

Ordinary Meeting of Council

Notice is hereby given that the next Ordinary Meeting of Council will take place on **Thursday 19 March 2026** in the **Council Chambers** commencing at **10:00am**.

Your presence is requested.

Yours faithfully



Alex Waldron
Chief Executive Officer
Upper Lachlan Shire Council

AGENDA

ACKNOWLEDGEMENT OF COUNTRY

“I would like to Acknowledge and pay our respects to the Aboriginal Elders both past and present, as well as emerging leaders, and Acknowledge the traditional custodians of the Land on which we meet today.”

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UPPER LACHLAN SHIRE COUNCIL

LEAVE OF ABSENCE

Chief Executive Officer
Upper Lachlan Shire Council
Spring Street
CROOKWELL NSW 2583

Dear Madam

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

Date:

I will be absent for the following reason/s:

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

Yours faithfully

.....
(Councillor Signature)

ETHICAL DECISION MAKING AND CONFLICTS OF INTEREST

A GUIDING CHECKLIST FOR COUNCILLORS, OFFICERS AND COMMUNITY COMMITTEES

ETHICAL DECISION MAKING

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

CONFLICT OF INTEREST

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

THE TEST FOR CONFLICT OF INTEREST

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

IDENTIFYING PROBLEMS

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

To the Chief Executive Officer

I, _____

Declare a Conflict of Interest, being a PECUNIARY Interest.

Name of Meeting: Ordinary Meeting of Council

Date of Meeting:

Page Number:

Item Number:

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

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

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

to be held on the _____ day of _____ 20 .

Pecuniary interest

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

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

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

An associated person of the councillor has an interest in the land.

An associated company or body of the councillor has an interest in the land.

Matter giving rise to pecuniary interest¹

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

[Tick or cross one box]

The identified land.

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

Current zone/planning control

Proposed change of zone/planning control

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

Appreciable financial gain

Appreciable financial loss

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

Councillor's Signature:

Date:

UPPER LACHLAN SHIRE COUNCIL

COUNCILLORS DISCLOSURE OF A NON-PECUNIARY INTEREST

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

To the Chief Executive Officer

I, _____

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

Significant

Non Significant

COUNCIL MEETINGS

Name of Meeting _____

Date of Meeting _____

Page Number _____ Item Number _____

Subject _____

Reason for Interest _____

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

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

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

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

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

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

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

Signature

Date

5 CONFIRMATION OF MINUTES

The following minutes are submitted for confirmation -

5.1 Minutes of the Ordinary Meeting of Council of 19 February 2026	12
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UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 19 FEBRUARY 2026

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, Mr A Croke (Acting Chief Executive Officer), Mr H Waters (Acting 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)

THE MAYOR DECLARED THE MEETING OPEN AT 10:00am

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 9:29am - 9:39am – regarding Item 11.1 DA 91/2025 (PAN-577217) - 14 Peelwood Road Laggan - Clause 4.6 Variation - Minimum Lot Size prior to the ordinary meeting, this forum webcast has been made available online.

A presentation against the proposal was made by Mr B Russell.

Mayor Culhane made a declaration in the forum as per the below.

Mayor Culhane also welcomed the public gallery.

SECTION 2: APOLOGIES & LEAVE OF ABSENCE

05/26 **RESOLVED** by Cr Searl and Cr Peirce

1. That the apologies of Ms A Waldron (CEO) and Mr S Arkinstall (Director Environment and Planning) be received and a leave of absence granted.

- 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

UPPER LACHLAN SHIRE COUNCIL
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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 P Culhane declared a significant non-pecuniary interest in Item 11.1 Item 11.1 - DA 91/2025 (Pan-577217) - 14 Peelwood Road Laggan - Clause 4.6 Variation - Minimum Lot Size as he sat on the St Mary's catholic church finance committee who sold to the applicant, and will make a declaration, stay in the chamber, participate in the debate and vote on this item.

SECTION 4: CITIZENSHIP CEREMONY

Nil

SECTION 5: CONFIRMATION OF MINUTES

ITEM 5.1**RESOLVED** by Cr Reynolds and Cr Flanagan
06/26

That the minutes of the Ordinary Council Meeting held on 18 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

UPPER LACHLAN SHIRE COUNCIL
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09/26

RESOLVED Cr Meggitt and Cr Yallouris that –

1. A letter of congratulations be sent to Mr Angus Taylor MP for being appointed the Leader of the Opposition (Liberal Party Leader) on behalf of Council.

- 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

10/26

RESOLVED by Cr Reynolds and Cr Flanagan that –

1. That Council move Item 11.1 - DA 91/2025 (Pan-577217) - 14 Peelwood Road Laggan - Clause 4.6 Variation - Minimum Lot Size 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 11.1 **DA 91/2025 (PAN-577217) - 14 PEELWOOD ROAD LAGGAN -**
11/26 **CLAUSE 4.6 VARIATION - MINIMUM LOT SIZE**
 RESOLVED by Cr Reynolds and Cr Yallouris that –

1. Council grant approval to the Clause 4.6 of Upper Lachlan Shire Council LEP 2010 request to vary the minimum allotment size requirement of Section 6.10 of the Upper Lachlan Local Environmental Plan 2010 from 4,000m² to 944.6m²;
2. The Department of Planning Housing and Industry be notified of the Council approval of the 4.6 variation under the Upper Lachlan Shire Local Environmental Plan 2010; and
3. The application be approved generally subject to the attached conditions.

- CARRIED

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

Councillors who voted against:- Crs R Cameron, A Meggitt and S Reynolds

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SECTION 8: CORRESPONDENCE

ITEM 8.1 CORRESPONDENCE FOR THE MONTHS OF JANUARY AND FEBRUARY

112/26 **RESOLVED** by Cr Searl and Cr Harris

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

1. Office of Local Government – Circular 26-01 - Release of Quarterly Budget Review Statement Data Return Templates.
2. Office of Local Government - Council Circular 26-02 - 2025 Model Meeting Code – Supplementary Guidance and updated FAQs.
3. AGL Energy Limited - Correspondence regarding Gas Fired Power Station at Dalton - 30 January 2026.

- 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

13/26 **RESOLVED** by Cr Searl and Cr Peirce

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 10.2-10.8 INFORMATION ONLY REPORTS

14/26

RESOLVED by Cr Searl and Cr Cameron

1. Council receive and notes items 10.2-10.8 in the report as information.

- 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:- Nil

Cr Alexandra Meggitt left the meeting, the time being 10:56 am and did not return to the meeting.

Cr Simon Peirce left the meeting, the time being 11:15am.

Cr Simon Peirce returned to the meeting, the time being 11:17am.

REPORTS FROM STAFF AND STANDING COMMITTEES

SECTION 11: ENVIRONMENT AND PLANNING

ITEM 11.1 DA 91/2025 (PAN-577217) - 14 PEELWOOD ROAD LAGGAN - CLAUSE 4.6 VARIATION - MINIMUM LOT SIZE

This matter was addressed earlier in the meeting.

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ITEM 11.2 **RESPONSE TO SUBMISSION - MODIFICATION 3 QUARRY CONTINUATION AND STOCKPILE AREA EXTENSION - BARINA QUARRY, COLLECTOR (STATE SIGNIFICANT DEVELOPMENT)**

15/26 **RESOLVED** by Cr Searl and Cr Peirce

1. The report be received and noted.
2. Council endorses the Submission made by Council staff (Attachment 1) to the Department of Planning, Housing and Infrastructure (DHPI) in relation to the Response to Submissions dated December 2025 prepared by Barina Quarry.

- 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:- Nil

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ITEM 11.3 **RESPONSE TO REQUEST FOR COMMENT - ENVIRONMENTAL IMPACT STATEMENT – WILLAVALLE PARK BATTERY ENERGY STORAGE SYSTEM (BESS) (STATE SIGNIFICANT DEVELOPMENT)**

16/26 **RESOLVED** by Cr Peirce and Cr Flanagan

1. The report be received and noted as information.
2. Council endorses the matters raised within the report to form the basis of a submission to the Environmental Impact Statement for the proposed Willavale Battery Energy Storage System located at 20541 Hume Highway, Wollogorang by proponent X-Elio Willavale Park Pty Ltd.
3. Upper Lachlan Shire Council support the submission made by Goulburn Mulwaree Council to the Department of Planning, Housing and Infrastructure to call upon them to consider a more thorough approach to considering the cumulative impact of State Significant Development across the Southern Tablelands. Additionally, Council seeks additional resources from the NSW Government to enable a more comprehensive and strategic approach to the consideration of the overall impact State Significant Development projects are having on the local community and its infrastructure.

- 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:- Nil

Cr Rob Cameron left the meeting, the time being 11:45am

Cr Rob Cameron returned to the meeting, the time being 11:49am

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SECTION 12: INFRASTRUCTURE DEPARTMENT

ITEM 12.1 REVIEW OF ASSET MANAGEMENT POLICY
STAFF RECOMMENDATION

1. Council adopts the reviewed the Asset Management Policy.

17/26 RESOLVED by Cr Searl and Cr Reynolds

1. Council defers the Asset Management Policy subject to further review including referencing.

- 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:- Nil

SECTION 13: FINANCE AND ADMINISTRATION

ITEM 13.1 DELIVERY PROGRAM BI-ANNUAL REVIEW 2025/2026
18/26 RESOLVED by Cr Searl and Cr Reynolds

1. Council adopt the Delivery Program Actions Report review for the six month period ended 31 December 2025.

- 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:- Nil

UPPER LACHLAN SHIRE COUNCIL

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**ITEM 13.2 QUARTERLY BUDGET REVIEW STATEMENTS - 2ND QUARTER
2025/2026**

19/26 RESOLVED by Cr Searl and Cr Flanagan

1. Council endorses the 2nd Quarter Budget Review Statements for 2025/2026 including revotes of income and expenditure to the Operational Plan; and
2. Council endorses the Operational Plan Performance Summary Report.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cameron, V Flanagan, G Harris, 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

ITEM 16.1 REPORTS FROM COMMITTEES FOR THE MONTHS OF
DECEMBER AND JANUARY

20/26 RESOLVED by Cr Peirce and Cr Searl

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

1. Gunning Shire Hall & Showground Advisory Committee - Minutes from meeting held 1 December 2025.
2. Collector Oval Committee - AGM Minutes from meeting held 10 December 2025.
3. Crookwell District Art Gallery – AGM Minutes from meeting held 11 December 2025.
4. Crookwell Historical Society - Minutes from meeting held 11 December 2025.
5. Binda Community Progress Association and Binda Memorial Hall Meeting - Minutes from meeting held 29 December 2025.
6. Economic Development Section 355 Advisory Committee - Minutes from meeting held 22 January 2026.

- 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:- Nil

21/26 RESOLVED by Cr Searl and Cr Harris that -

1. That Council write to Collector Oval Committee formally accepting the new office bearers – President Keith Fincham, Secretary Holly Fincham, Treasurer Charlie Reardon, and other nominated committee members.

- CARRIED

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

Councillors who voted against:- Nil

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22/26

RESOLVED by Cr Harris and Cr Flanagan that -

1. That Council write to Crookwell District Art Gallery formally accepting the new office bearers – President Susan Recsei, Secretary Darian Cameron, Treasurer John Shepherd, and other nominated committee members.

- CARRIED

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

Councillors who voted against:- Nil

SECTION 17: NOTICES OF MOTION

ITEM 17.1 NOTICE OF MOTION - UPPER LACHLAN SHIRE COUNCIL AUSTRALIA DAY AWARDS

23/26

RESOLVED by Cr Searl and Cr Cameron

1. 'That Council create a new Australia Day Awards category to recognise farming in the shire.'

- 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:- Nil

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ITEM 17.2 NOTICE OF MOTION - AMENDMENTS TO CODE OF MEETING PRACTICE (PUBLIC FORUM DEADLINES)

24/26

RESOLVED by Cr Harris and Cr Cameron

1. That the Council amend the Code of Meeting Practice as follows:

Amendment to clause 4.5

Replace:

“Applications to speak at the public forum must be received by three (3) business days before the date on which the public forum is to be held, and must identify the item of business on the agenda of the Council meeting the person wishes to speak on, and whether they wish to speak ‘for’ or ‘against’ the item.”
with:

“Applications to speak at the public forum must be received by the later of:

(a) three (3) business days before the date on which the public forum is to be held; or

(b) one (1) business day after the business papers for the meeting are published on the Council's website.

Applications must identify the item of business on the agenda of the Council meeting the person wishes to speak on, and whether they wish to speak ‘for’ or ‘against’ the item.”

Amendment to clause 4.12

Replace:

“Approved speakers at the public forum are to register with the Council any written, visual or audio material to be presented in support of their address to the Council at the public forum, and to identify any equipment needs no more than three (3) days before the public forum.”
with:

“Approved speakers at the public forum are to register with the Council any written, visual or audio material to be presented in support of their address to the Council at the public forum, and to identify any equipment needs by the later of:

(a) three (3) business days before the public forum; or

(b) two (2) business days after the business papers for the meeting are published on the Council's website.”

- CARRIED

UPPER LACHLAN SHIRE COUNCIL
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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:- Nil

ITEM 17.3 NOTICE OF MOTION - INVITATION TO AGL TO PRESENT TO COUNCIL

25/26 **RESOLVED** by Cr Searl and Cr Cameron

1. 'That Council invite AGL to make a presentation to Council at the Ordinary Meeting of Council on 19 March 2026 on the potential development of a Gas Fired Power Station in Dalton'

- 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:- Nil

ITEM 17.4 NOTICE OF MOTION - INFRASTRUCTURE CAPACITY ASSESSMENT MATRIX

26/26 **RESOLVED** by Cr Yallouris and Cr Peirce that -

Councils Environment and Planning directorate review the following 4 items and report back to Council on the practical implementation of the following proposed changes, noting quarterly changes as a quarterly report:

1. Expand the current Council provided DA report to include a live, dynamic Infrastructure and Services Capacity Matrix Report. Capacity is a question that is asked during every assessment and would certainly be of valuable to us all if we have a live and dynamic version that would highlight all aspects that need to be considered and recorded.

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2. That the report quantify current and committed capacity as a percentage (%), identify remaining capacity and trigger points for upgrades, and address any risks.
 1. Sewerage and wastewater
 2. Water supply
 3. Electricity and power
 4. Council infrastructure and services, including roads, stormwater, waste, community facilities, and emergency RFS access.
3. That the assessment accounts for cumulative impacts, including approved and pending developments and both major and minor subdivisions.
4. That this information be recognised as vital for Councillors and Council officers when assessing Development Applications, to ensure capacity thresholds and associated risks are identified early in the assessment process.

- 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:- Nil

SECTION 18: QUESTIONS WITH NOTICE

ITEM 18.1 QUESTION WITH NOTICE - CROOKWELL AERODROME

Refer to the business paper for 19 February 2026 Council Meeting for the Acting CEO's comments.

CLOSED COUNCIL ITEMS

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

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 19 FEBRUARY 2026

27/26

RESOLVED by Cr Searl and Cr Reynolds

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) 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, S Peirce, S Reynolds, J Searl and T Yallouris

Councillors who voted against:- Nil

Council closed its meeting at 12:46pm and the public, staff and press left the chambers and live streaming ceased.

28/26

RESOLVED by Cr Flanagan and Cr Harris

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

- 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:- Nil

Open Council resumed at 12:50pm live streaming returned to the public prior to the meeting closing.

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 19 FEBRUARY 2026

Resolutions from the Closed Council Meeting

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

SECTION 19: CONFIDENTIAL SESSION

ITEM 19.1 PROCUREMENT OF ONE NEW WATER TRUCK
29/26 RESOLVED by Cr Flanagan and Cr Reynolds

1. Council purchase one Fuso Shogun FS86 fitted with Barry Burrows water tank for the sum of \$386,141.54 (GST Exclusive) from Daimler Trucks Canberra.
2. Dispose of existing truck (Council plant number 708) through public auction.

- 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:- Nil

THE MEETING CLOSED AT 12:51pm

Minutes confirmed 19 MARCH 2026

.....
Mayor

7 MAYORAL MINUTES

The following item is submitted for consideration -

7.1	Mayoral Minute	32
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Mayoral Minutes - 19 March 2026

ITEM 7.1 **Mayoral Minute**

FILE REFERENCE **I26/60**

February 2026

19 February 2026	Public Forum Council Meeting AMPYR Australia Pty Ltd presentation to ULSC Councillors and Senior Executive – Swallow Tail Battery Energy Storage Station (STBESS) - EIS update
25 February 2026	CEO and Mayor Catch up Radio Interview
28 February 2026	2026 Zone 3 Final of The Land Sydney Royal Agricultural Shows NSW Young Woman competition

March 2026

3 March 2026	Radio Interview
5 March 2026	Constituent – DA discussion with Cr Meggitt, Manager Planning and Regulatory Services, Director Environment and Planning and CEO
5 – 6 March 2026	CRJO Board meeting with CEO in Yass
9 March 2026	Meeting via phone with AGL - John McCormack General Manager – Stakeholder Engagement
11 March 2026	Radio Interview
12 March 2026	Meeting Libertarian Member introduction with Senior Executive and Cr Greg Harris
14 March 2026	Taralga Show – Luncheon
18 March 2026	GPG Windfarm – Photo
19 March 2026	Council Meeting

8 CORRESPONDENCE

The following item is submitted for consideration -

8.1 Correspondence for the month March 34

Correspondence - 19 March 2026

ITEM 8.1

Correspondence for the month March

RECOMMENDATION:

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

1. The Office of the Hon. Ron Hoenig MP - Refresh of the Joint Organisations framework - Regional Councils - 9 February 2026.
2. Office of Local Government - Circular 26-04 Advice to councils on transfer of Crown roads to councils - 20 February 2026.
3. AGL - Correspondence to Upper Lachlan Shire Council - Proposed Dalton Gas Power Station - 9 March 2026.

ATTACHMENTS

1. ↓	The Office of the Hon. Ron Hoenig MP - Refresh of the Joint Organisations framework - Regional Councils - 9 February 2026	Attachment
2. ↓	Office of Local Government - Council Circular 26-04 Advice to councils on transfer of Crown roads to councils	Attachment
3. ↓	AGL - Correspondence to Upper Lachlan Shire Council - Proposed Dalton Gas Station - 9 March 2026	Attachment

The Hon. Ron Hoenig MP

Leader of the House in the Legislative Assembly
Vice-President of the Executive Council
Minister for Local Government



Our Ref: A989543

His Worship the Mayor
Cr Paul Culhane
Upper Lachlan Shire Council

Ms Alex Waldron
General Manager
Upper Lachlan Shire Council

via email: Paul.culhane@upperlachlan.nsw.gov.au ,
awaldron@upperlachlan.nsw.gov.au
cc: council@upperlachlan.nsw.gov.au

Dear Cr Culhane and Ms Waldron,

I write to you regarding a refresh to the framework that governs Joint Organisations (JOs) in NSW.

While visiting councils across the State, I have heard clearly that the JO model is not delivering for all councils. Five of the 13 JOs are in hiatus and some councils wish to collaborate with different JOs than the ones they were assigned to in 2018. While some groups of Councils work very well within the JO format, others prefer to use Regional Organisations of Councils to collaborate.

As a former President of a Regional Organisation of Councils, I know first-hand that regional collaboration can deliver better policy outcomes and improved service delivery for communities – but only when it is voluntarily led by civic leaders in a region, who can see a political and organisational benefit from co-operating. Councils should be free to collaborate in a form they see fit, and I want to ensure the State is not putting unnecessary restrictions or requirements on how you may wish to come together.

I have asked the Office of Local Government to undertake a review of JO memberships and boundaries. Existing JOs that are in hiatus may apply to be wound up and councils may apply to join a different JO to the one they are currently in. Should metropolitan councils wish to form JOs, that can be considered through this process.

I intend that the arrangement of Joint Organisations produced through this review should be consistent for at least a period of four years in order to provide certainty to Government agencies that provide grants, as well as for strategic planning and organisational purposes. In the long-run, the Government intends to perform regular reviews of Joint Organisation memberships within 12 months of regularly scheduled Local Government elections.

52 Martin Place Sydney NSW 2000
GPO Box 5341 Sydney NSW 2001

02 7225 6150
nsw.gov.au/ministerhoenig

1

To deliver this opportunity, I am seeking your advice and intention on whether your council wants to be a member of a JO, and the JO that it would like to join, create, withdraw from, or retain membership of.

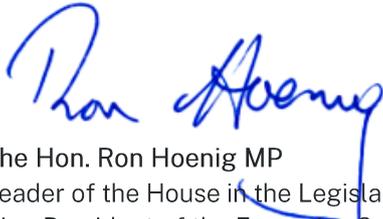
I invite you, along with all councils in NSW, to provide this information back to OLG by 5pm, Tuesday 31 March 2026. Based on your preferences, the NSW Government will then prepare a new suite of proclamations for the Governor to reset JO statuses, memberships, boundaries and governance arrangements for NSW.

By writing to every Lord Mayor and Mayor in the State, I am giving you an opportunity to talk to your colleagues and present me with a lasting, council-driven solution to regional collaboration.

I have asked Brett Whitworth PSM, Deputy Secretary of Office of Local Government in the Department of Planning, Housing and Infrastructure to organise a number of information sessions to help address any questions that you may have. More information on these sessions, and this process, will be available shortly.

Please provide your preferences directly to OLG at councilengagement@olg.nsw.gov.au. If you have any further questions, please contact OLG's Engagement team on 02 4428 4100 or your OLG Council Engagement Manager.

Yours sincerely,



The Hon. Ron Hoenig MP
Leader of the House in the Legislative Assembly
Vice-President of the Executive Council
Minister for Local Government

9 February 2026

Department of Planning, Housing and Infrastructure
Office of Local Government



Circular to Councils

Subject/title	Advice to councils on transfer of Crown roads to councils
Circular Details	Circular 26-04 / 20/02/2026 / A998186
Who should read this	Councillors / General Managers / All council staff
Contact	Department of Planning, Housing and Infrastructure – Crown Lands Email: enquiries@crowmland.nsw.gov.au Tel: 1300 886 235
Action required	For information

What's new or changing?

- Some councils have raised concerns regarding the transfer of Crown roads to councils after councils have approved development applications (DAs) that require the road for access. In some cases, these transfers were done without council agreement.
- The Department of Planning, Housing and Infrastructure – Crown Lands (the Department) wishes to clarify the policy on the transfer of Crown roads to council.
- The Office of Local Government is releasing advice on behalf of the Department's Crown Lands group.

What will this mean for council?

- Under the Crown Lands Administration of Crown Roads Policy (Policy) and Guidelines, if a council (including previous councils where amalgamated) approves, or has approved, a development application (DA) that requires a Crown road for access without the prior approval of the Department, the Department may transfer the road to council, regardless of whether the council agrees to the transfer.
- The Department is advising councils to require applicants for all DAs that rely on Crown roads to obtain Landowners consent from the Department before the DA is determined.

T 02 4428 4100 TTY 02 4428 4209, E olg@olg.nsw.gov.au
Locked Bag 3015 NOWRA NSW 2541
www.olg.nsw.gov.au



- Councils should also assess road condition and location as part of the DA process. Councils can then condition the DA consent to require the developer to upgrade and maintain the road to council standards, or for them to make developer contributions if they have a contributions plan.

Key points

- The Department is not a traditional road construction or maintenance authority and has no related plant, equipment, technical capability or funding. Rather, the Department's role is primarily to be an administrative roads authority. This means the Department manages Crown roads until they are required for public access, at which point the roads are transferred to a more appropriate roads authority.
- Under the Crown Lands Administration of Crown Roads Policy and Guidelines, if a council approves a DA that requires a Crown road for access, this meets one of eight possible criteria for the transfer of the road and the Department will initiate the transfer of the road to council as the relevant roads authority.
- That is because with the commencement of the development consent, the purpose of the Crown road will change, and either council is satisfied with the road condition in its current form, or will require it to be upgraded and maintained to council standards to allow ongoing access.
- A Crown road can be transferred to council without the council's agreement, however it is the practice of the Department to consult with the affected council before processing a Crown road transfer. Each proposed transfer is considered on a case by case basis and road transfers proceed under section 152I *Roads Act 1993*, by gazette.
- Councils should be aware that concerns around the road condition and/or cost to upgrade and maintain the road, or that the road or 'track in use' is not completely within the gazetted road corridor, are not considered valid reasons to prevent the transfer of a Crown road to council.
- To ensure councils are aware of the Department's position and the potential implications of Crown land transfers, councils are advised to require DA applicants that rely on a Crown road, or 'tracks in use' through Crown land, to get landowners' consent before approving the DA. Then they can be aware of the Department's position and potentially require the DA applicant as a condition of consent, to upgrade the road to council minimum standards or, make an infrastructure contribution or charge a levy (if council has a contributions plan). The Policy also states other criteria for the transfer of Crown roads without the agreement of councils, include:
 - The Crown road is formed and provides access to urban and rural areas



- The Crown road was constructed, has been/is being maintained by council to facilitate access as part of its local road network
- A council objects to a road closure on the grounds the road is required for public access.
- The Department will not transfer a Crown road if it has been upgraded or repaired following a natural disaster as part of disaster mitigation. However, if the road was eligible for transfer prior to the natural disaster, transfer may be initiated.
- The majority of Crown roads are transferred to councils by agreement, to facilitate development and other outcomes in the public interest.

Where to go for further information

- [Guidelines – Administration of Crown Roads](#)
- [Administration of Crown Roads Policy](#)
- [Landowner's consent | Crown Lands](#)
- <https://www.crownland.nsw.gov.au/find-services/sale-and-ownership-transfers/transfer-a-crown-road>
- Contact: DPHI – Crown Lands
[Tel:1300 886 235](tel:1300886235)
Email: enquiries@crownland.nsw.gov.au

A handwritten signature in blue ink, appearing to read "Brett Whitworth".

Brett Whitworth PSM
Deputy Secretary, Local Government

From: John McCormack
Sent: Monday, 9 March 2026 11:12 AM
Subject: HPE CM: AGL Dalton update

Mayor Culhane

I am writing to advise that AGL has paused work on the assessment of a gas power station project in Dalton.

This decision follows feedback we've received from community members over recent weeks, and specifically their requests to consider other potential project sites.

Gas-powered electricity generation remains a part of AGL's plans, and we expect it to be required as a fast start, reliable and flexible power source at times of peak demand, and when wind, solar or hydro power cannot provide enough electricity to meet demand.

Once our assessment of alternate locations is complete, we will be back in contact with the next steps for the project and plans for AGL-owned land in Dalton.

Please contact me if you have any questions.

Kind regards,

John McCormack
General Manager – Stakeholder Engagement



10 INFORMATION ONLY

The following items are submitted for consideration -

10.1	Development Statistics Report	42
10.2	Investments for the month of February 2026	50
10.3	Bank Balance and Reconciliation - February 2026	55
10.4	Rates and Charges Outstanding for the month of February 2026	56
10.5	Tourism and Economic Development Report - Updates	58
10.6	Grants Report	63
10.7	Action Summary - Council Decisions	67

Information Only - 19 March 2026

ITEM 10.1 **Development Statistics Report**

FILE REFERENCE **I26/61**

AUTHOR **Manager Planning & Regulatory Services**

ISSUE

This report provides Council with an overview of the development application consents that have occurred in the period of 1 December 2025 – 31 January 2026, and an update on the status of the Planning and Development Control Department.

RECOMMENDATION That -

1. Council receives and notes the report as information.

BACKGROUND

A standard monthly report providing Council with a summary of the development control activities that have occurred in the period 1 January 2026 – 31 January 2026.

REPORT

This report provides Council with an overview of the development control activities that have occurred in the period of 1 January 2026 – 31 January 2026. This report contains information detailing Upper Lachlan Shire Councils performance in relation to the NSW Planning Ministers Expectations for Development Application Assessments.

As identified in Figure 1, Council achieved the NSW Planning Ministers expectation of 105 days for 100% of applications determined in the month of January 2026. (Note: A monthly delay remains on this data, as it still relies on NSW Planning Portal).

As shown in Figure 2, average assessment days continue to trend downwards from the 2024/2025 reporting period.

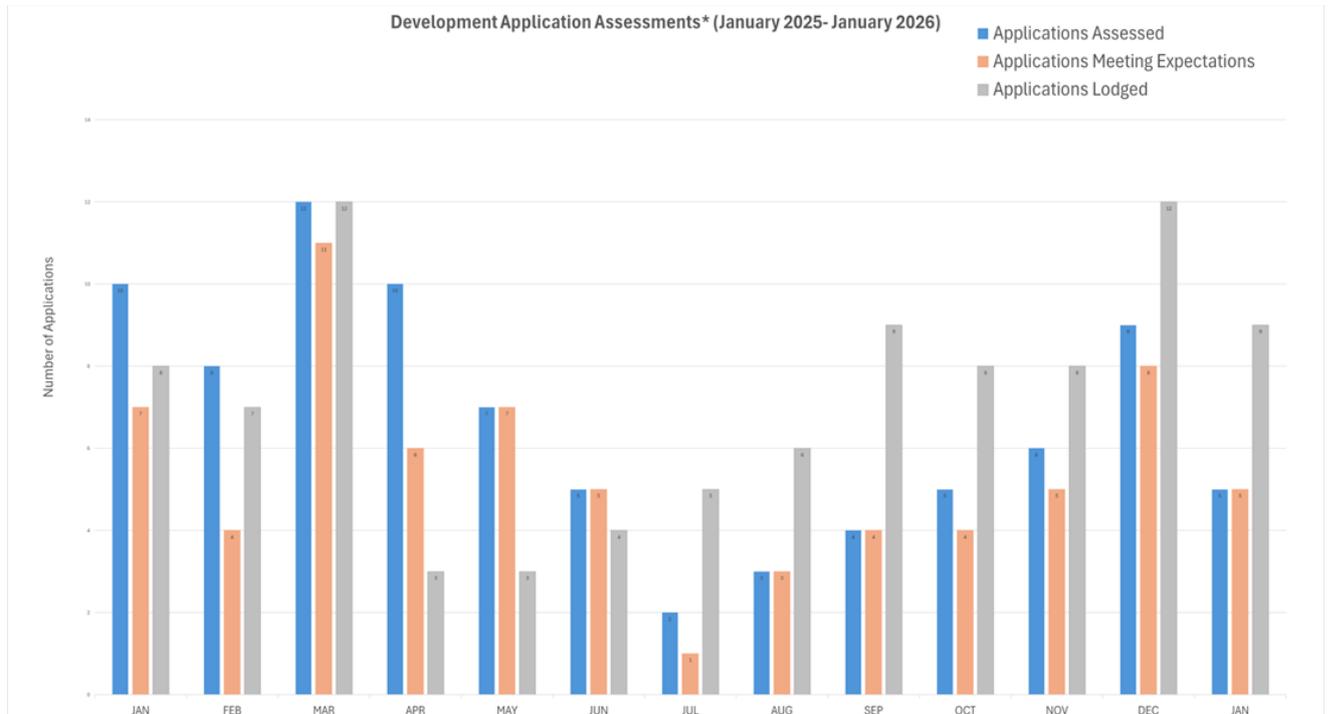
Figure 3 provides Councillors with an understanding of actual average assessment days for the application assessed within that month.

Figure 5 provides Councillors with a list of Current State Significant Development Under Assessment by the Department of Planning, Housing and Infrastructure and where Council is identified as potential Stakeholder.

Figure 6 provides Councillors with a guide as to which of the stages each proposal is currently sitting at for Assessment.

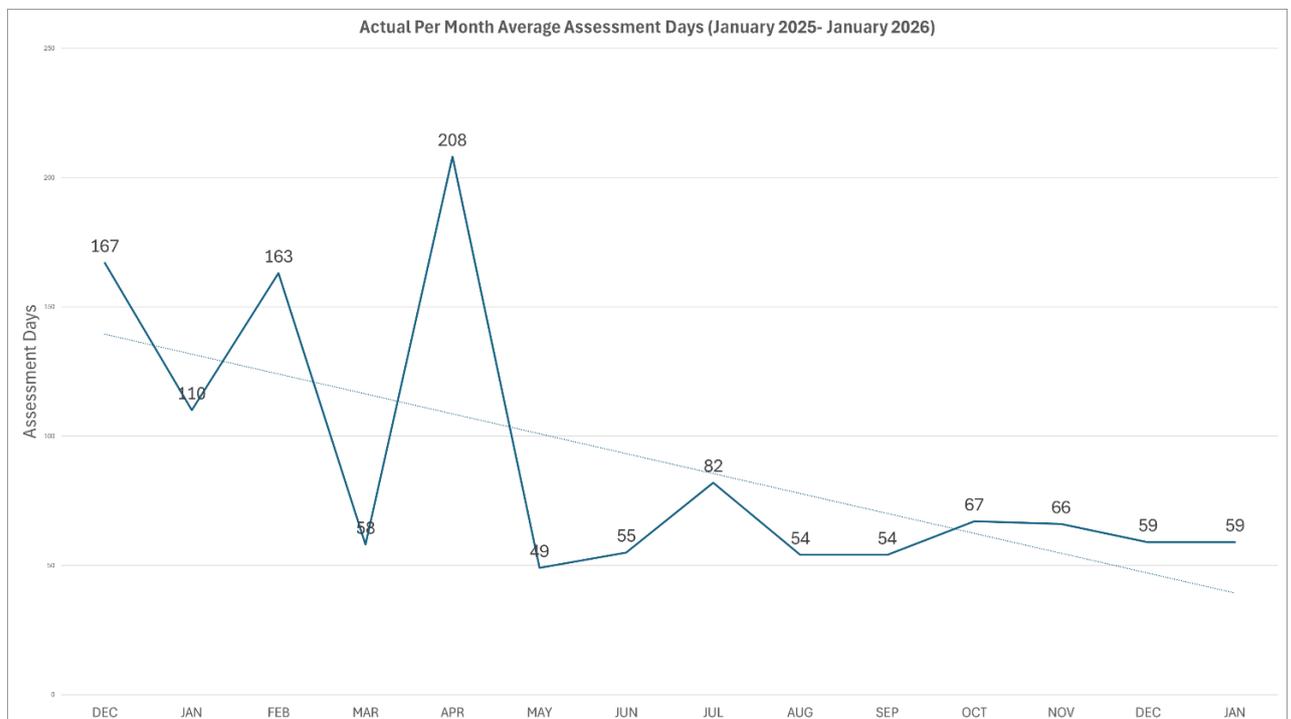
Information Only
DEVELOPMENT STATISTICS REPORT cont'd

Figure 1. Comparison of Applications Lodged/Assessed/Meeting Expectations (January 2025 to January 2026*).



* As of 1 July 2025, the NSW Planning Minister no longer recognises Modifications and Reviews as applications lodged, this decision is now reflected in reporting numbers.

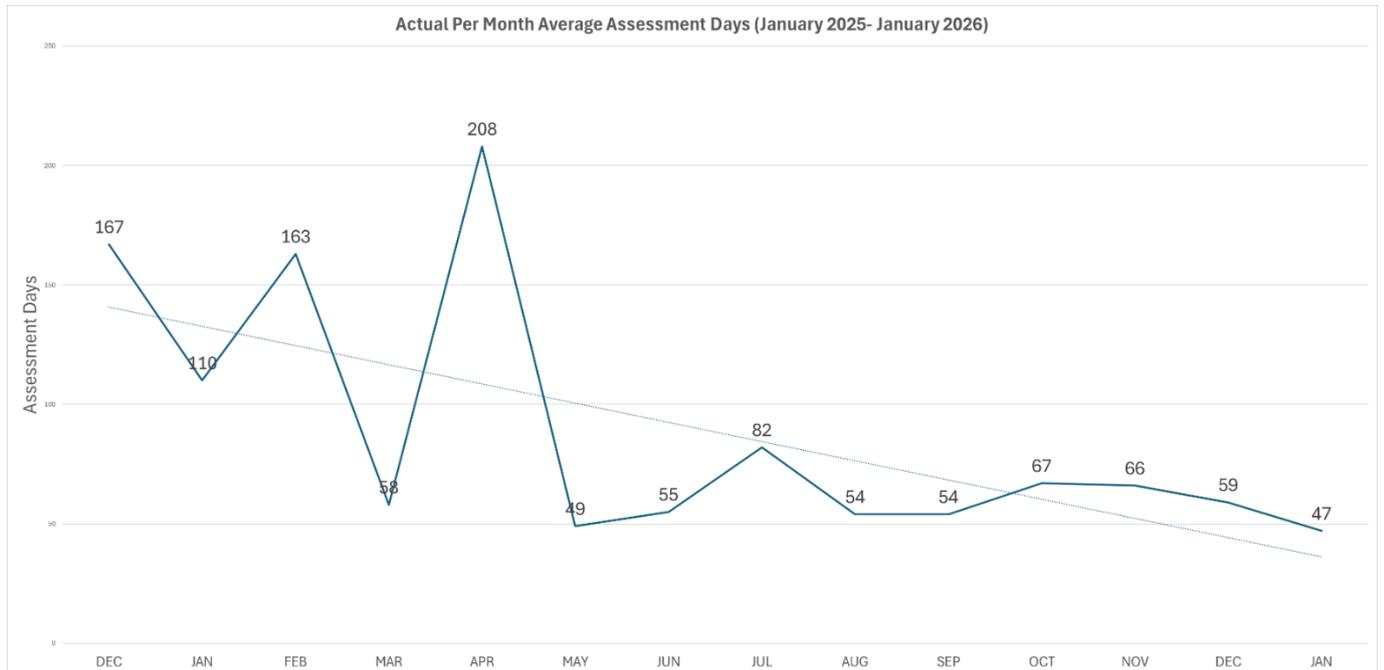
Figure 2. Cumulative Average Assessment Days ((January 2025 to January 2026*).



* As of 1 July 2025, the NSW Planning Minister no longer recognises Modifications and Reviews as applications lodged, this decision is now reflected in reporting numbers.

Information Only
DEVELOPMENT STATISTICS REPORT cont'd

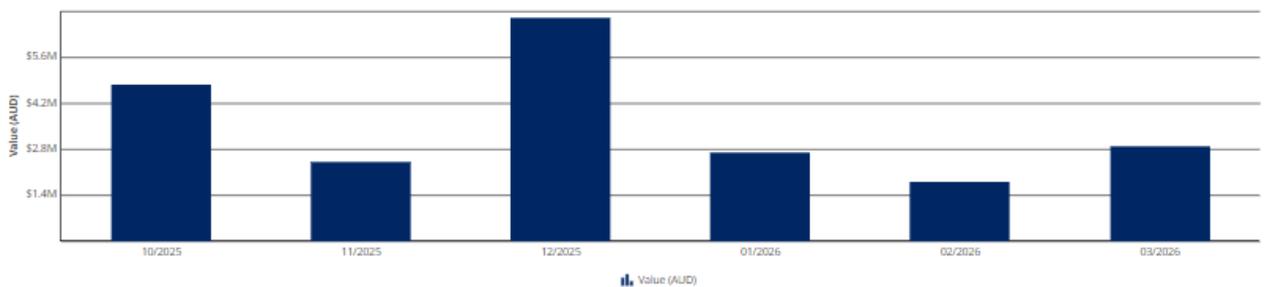
Figure 3. Actual Per Month Average Assessment Days (January 2025 to January 2026*).



* As of 1 July 2025, the NSW Planning Minister no longer recognises Modifications and Reviews as applications lodged, this decision is now reflected in reporting numbers.

Figure 4. Total Estimated Cost of Development (October 2025 to Present)

∨ **Total estimated cost of development**

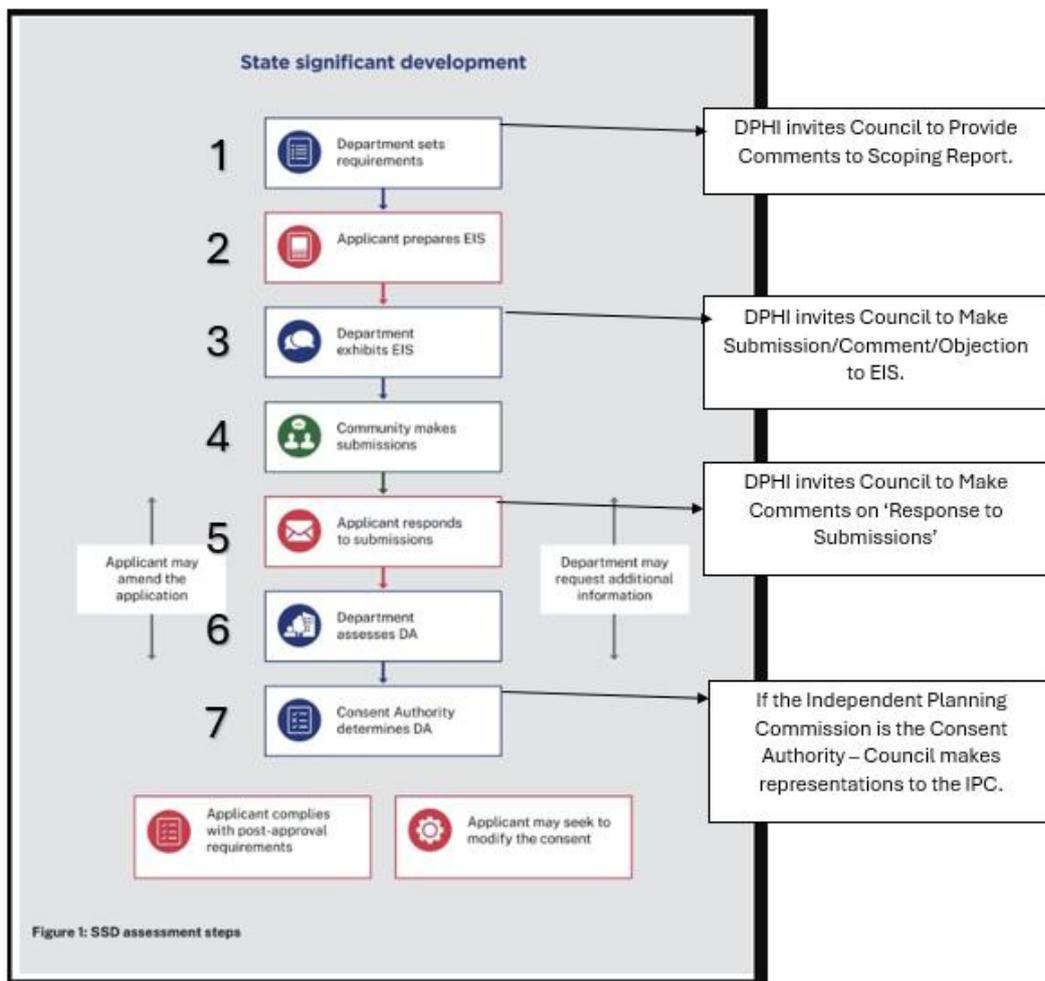


Information Only
DEVELOPMENT STATISTICS REPORT cont'd

Figure 5. State Significant Developments – Under Assessment by NSW DPHI (January 2026)

Project Name	Case ID	Engagement Type	Start Date	ULSC Status	Stage
Willvale Park Battery Energy Storage System	PAE-99882208	Advice on SEARS	19/11/2025	EIS Advice Provided – 19 February 2025	3
Merino Solar Farm	PAE-102554206	Provide Advice	18/12/2025	DRAFT EIS Response - 19 March 2025	1
Langley Vale Solar Farm	PAE-100680966	Advice on SEARs	28/11/2025	DRAFT SEARS Response - 19 March 2025	2
Modification 3 Quarry Continuation and Stockpile Area Extension	PAE-92072963	Advice on Modification Report	27/08/2025	RTS Provided. – 19 February 2026.	5
Wattle Creek Battery Energy Storage System	PAE-83708956	Advice on EIS	8/05/2025	EIS Response Provided - 24 July 2025	5
Wattle Creek Solar Farm	PAE-83706707	Advice on EIS	8/05/2025	EIS Response Provided - 24 July 2025	5
Bannaby Battery Energy Storage System	PAE-78998968	Advice on SEARs	6/01/2025	Advice on SEARs provided – 13 January 2025.	2
Hanworth Battery Energy Storage System	PAE-78219019	Advice on SEARs	27/11/2024	SEARS Response Provided – 11 February 2025.	2
Swallow Tail Battery Energy Storage System	PAE-78056497	Advice on SEARs	21/11/2024	SEARs Response Provided – 17 December 2024.	2
Humelink	PAE-71046964	Advice on RTS	21/05/2024	Determined.	7
Gunning Solar Farm	PAE-64586467	Advice on EIS	15/11/2023	Determined. (VPA Offer)	7

Figure 6. State Significant Development – Opportunities for Local Government Input



Information Only
DEVELOPMENT STATISTICS REPORT cont'd

Development Applications

The current level of development application assessment for this period is summarised in the tables below:

Determined Development/Planning Applications

Determined from 1/02/2026 to 28/02/2026

Application Number	Date Submitted	Address	Proposal	Date Determined	Determination
10/2025/81/1	30 Sep 2025	Guineacor North Road WOMBELYAN CAVES	Dwelling	17 Feb 2026	Approved by Delegation
10/2025/134/1	08 Jan 2026	2042 Redground Road BINDA	nbn™ propose to install a new fixed wireless facility	19 Feb 2026	Approved by Delegation
10/2026/7/1		Chapel Street DALTON	Five (5) Lot Torrens Title Subdivision	04 Feb 2026	Returned
10/2026/11/1		Macarthur Street TARALGA	Dwelling	11 Feb 2026	Returned
10/2026/12/1		3365 Goulburn Road PEJAR	Temporary Event Facility	03 Feb 2026	Returned
10/2026/13/1		319 Woodhouselee Road WAYO	Outbuilding	10 Feb 2026	Returned
10/2026/18/1		57 Nicholson Circuit CROOKWELL	Dwelling	24 Feb 2026	Returned
10/2025/129/1	19 Dec 2025	24B Carrington Street CROOKWELL	Two (2) Lot Torrens Title Subdivision	17 Feb 2026	Approved by Delegation
10/2025/122/1	17 Dec 2025	11 Macarthur Street TARALGA	Change of Use - Group Home	05 Feb 2026	Approved by Delegation

Information Only
DEVELOPMENT STATISTICS REPORT cont'd

10/2025/127/1	17 Dec 2025	1 Martyn Street TARALGA	Dwelling	20 Feb 2026	Approved by Delegation
10/2025/89/1	16 Oct 2025	2 Old Station Creek Road CURRAWHEELA	Alterations and Additions	04 Feb 2026	Approved by Delegation
10/2025/118/1	05 Dec 2025	3 Clements Street CROOKWELL	Alterations and Additions	12 Feb 2026	Approved by Delegation
10/2025/123/1	03 Dec 2025	1178 Reids Flat Road BIGGA	Dwelling	10 Feb 2026	Approved by Delegation
10/2025/38/3	21 Jan 2026	161 Strathaird Lane TARALGA	Modification	04 Feb 2026	Approved by Delegation
10/2025/91/1	15 Oct 2025	14 Peelwood Road LAGGAN	Change of Use	19 Feb 2026	Approved by Council
10/2026/4/1	21 Jan 2026	2090 Taralga Road LAGGAN	Dwelling	26 Feb 2026	Approved by Delegation

Total Applications: 16

Outstanding Development/Planning Applications

Application Number	Submitted	Address	Proposal	Status	Net Days
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Development Application

10/2025/105/1	04 Nov 2025	262 Goulburn Street CROOKWELL	Thirteen (13) Lot Torrens Title Subdivision	Under Assessment	0
10/2025/121/1	10 Dec 2025	3 Marsden Street CROOKWELL	Dwelling	Under Assessment	61
10/2025/124/1	12 Dec 2025	39-41 Goulburn Street CROOKWELL	Change of Use	Under Assessment	3

Information Only
DEVELOPMENT STATISTICS REPORT cont'd

10/2025/133/1	17 Dec 2025	52 Dalton Road GUNNING	Dwelling	Under Assessment	54
10/2025/136/1	23 Jan 2026	6 Biala Street GUNNING	Dwelling	Under Assessment	30
10/2025/137/1	08 Jan 2026	18 Chisholm Street TARALGA	Two (2) Lot Torrens Title Subdivision	Under Assessment	52
10/2026/5/1	27 Jan 2026	60 Kialla Road CROOKWELL	Dwelling	Under Assessment	31
10/2026/6/1	28 Jan 2026	72 Grovenor Street GUNNING	Outbuilding	Under Assessment	31
10/2026/8/1	28 Jan 2026	120 Greenwich Meadows Road GREENWICH PARK	Alterations and additions Outbuilding	Under Assessment	30
10/2026/9/1	28 Jan 2026	9 Graham Crescent CROOKWELL	Outbuilding	Under Assessment	32
10/2026/10/1	03 Feb 2026	29 Nicholson Circuit CROOKWELL	Outbuilding	Under Assessment	30
10/2026/14/1	16 Feb 2026	49 Tyrl Tyrl Road LAGGAN	Dwelling	Under Assessment	10
10/2026/15/1	16 Feb 2026	Macarthur Street TARALGA	Dwelling	Under Assessment	18
10/2026/16/1	16 Feb 2026	102 Laggan Road CROOKWELL	Outbuilding	Under Assessment	15
10/2026/19/1	02 Mar 2026	McDonald Street CROOKWELL	Proposed subdivision to create 50 residential lots and a drainage	Exhibition	4
10/2026/20/1	03 Mar 2026	1121 Rhyanna Parish MUMMELL	Outbuilding	Under Assessment	1
10/2026/21/1	25 Feb 2026	57 Nicholson Circuit CROOKWELL	Dwelling	Under Assessment	8

Information Only
DEVELOPMENT STATISTICS REPORT cont'd

10/2019/90/3	07 Oct 2025	93 Kangaloolah Road BINDA	Dwelling	Under Assessment	142
10/2025/68/1	22 Aug 2025	2603 Cullerin Road GUNNING	Twenty-Three (23) Lot Torrens Title Subdivision	Under Assessment	96

Total Applications: 19

RECOMMENDATION That -

1. Council receives and notes the report as information.

ATTACHMENTS

Nil

Information Only - 19 March 2026

ITEM 10.2 **Investments for the month of February 2026**

FILE REFERENCE **I26/50**

AUTHOR **Director of Finance and Administration**

ISSUE

Council Investment Portfolio Register as at 28 February 2026.

RECOMMENDATION That -

1. Council receive and note the report as information.

BACKGROUND

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

REPORT

Investments to 28 February 2026

Investment Institution	Type	Investment Face Value	Interest Rate	Term Days	Maturity Date	Interest Due
CBA BOS	Call	\$1,250,000	2.85%	30	31-03-26	\$2,928.08
IMB	TD	\$1,000,000	4.10%	203	04-03-26	\$22,802.74
NAB	TD	\$1,000,000	4.05%	183	04-03-26	\$20,305.48
Bank of Qld	TD	\$1,000,000	4.06%	204	11-03-26	\$22,691.51
NAB	TD	\$1,000,000	4.05%	210	18-03-26	\$23,301.37
IMB	TD	\$1,000,000	4.05%	217	25-03-26	\$24,078.08
Bank of Qld	TD	\$1,000,000	4.05%	224	01-04-26	\$24,854.79
NAB	TD	\$1,100,000	4.05%	231	08-04-26	\$28,194.66
CBA	TD	\$1,000,000	4.05%	237	15-04-26	\$26,297.26
Bank of Qld	TD	\$1,000,000	4.00%	239	22-04-26	\$26,191.78
CBA	TD	\$1,000,000	4.03%	245	29-04-26	\$27,050.68
NAB	TD	\$1,000,000	4.00%	252	06-05-26	\$27,616.44
Bank of Qld	TD	\$1,000,000	3.98%	252	13-05-26	\$27,478.36
IMB	TD	\$1,000,000	4.00%	252	20-05-26	\$27,616.44
Bank of Qld	TD	\$1,000,000	3.90%	252	27-05-26	\$26,926.03

Finance and Administration

INVESTMENTS FOR THE MONTH OF FEBRUARY 2026 cont'd

NAB	TD	\$1,000,000	4.02%	253	03-06-26	\$27,864.66
Bendigo Bank	TD	\$500,000	4.00%	245	10-06-26	\$13,424.66
Bendigo Bank	TD	\$500,000	4.13%	238	17-06-26	\$13,464.93
CBA	TD	\$1,000,000	4.05%	231	24-06-26	\$25,631.51
NAB	TD	\$1,000,000	4.25%	230	30-06-26	\$26,780.82
Bank of Qld	TD	\$500,000	4.23%	231	08-07-26	\$13,385.34
IMB	TD	\$500,000	4.25%	231	15-07-26	\$13,448.63
CBA	TD	\$500,000	4.45%	189	22-07-26	\$11,521.23
IMB	TD	\$1,000,000	4.15%	273	29-07-26	\$31,039.73
Bendigo Bank	TD	\$1,000,000	4.10%	364	19-08-26	\$40,887.67
Bendigo Bank	TD	\$1,500,000	4.01%	364	02-09-26	\$59,985.21
Bank of Qld	TD	\$1,000,000	4.15%	365	09-09-26	\$41,500.00
CBA	TD	\$1,000,000	4.20%	301	16-09-26	\$34,635.62
Bendigo Bank	TD	\$1,000,000	4.20%	364	23-09-26	\$41,884.93
CBA	TD	\$1,000,000	4.30%	371	09-12-26	\$43,706.85
Bendigo Bank	TD	\$1,076,000	4.58%	364	06-01-27	\$49,145.78
Bendigo Bank	TD	\$1,000,000	4.52%	370	13-01-27	\$45,819.18
Bendigo Bank	TD	\$500,000	4.50%	364	20-01-27	\$22,438.36
IMB	TD	\$1,000,000	4.70%	364	27-01-27	\$46,871.23
CBA	TD	\$1,100,000	4.72%	362	27-01-27	\$51,493.26
NAB	TD	\$1,000,000	4.55%	364	03-02-27	\$45,375.34
CBA	TD	\$1,100,000	4.75%	371	10-02-27	\$53,108.90
NAB	TD	\$1,000,000	4.60%	371	17-02-27	\$46,756.16
NAB	TD	\$1,000,000	4.80%	371	24-02-27	\$48,789.04
CBA	TD	\$1,000,000	4.75%	378	03-03-27	\$49,191.78
Bendigo Bank	TD	\$500,000	4.80%	378	10-03-27	\$24,854.79
		\$38,626,000				\$1,281,339.32

TD: Term Deposit

BOS: Commonwealth Bank Business Online Saver

Finance and Administration
INVESTMENTS FOR THE MONTH OF FEBRUARY 2026 cont'd

Council Investment Performance:

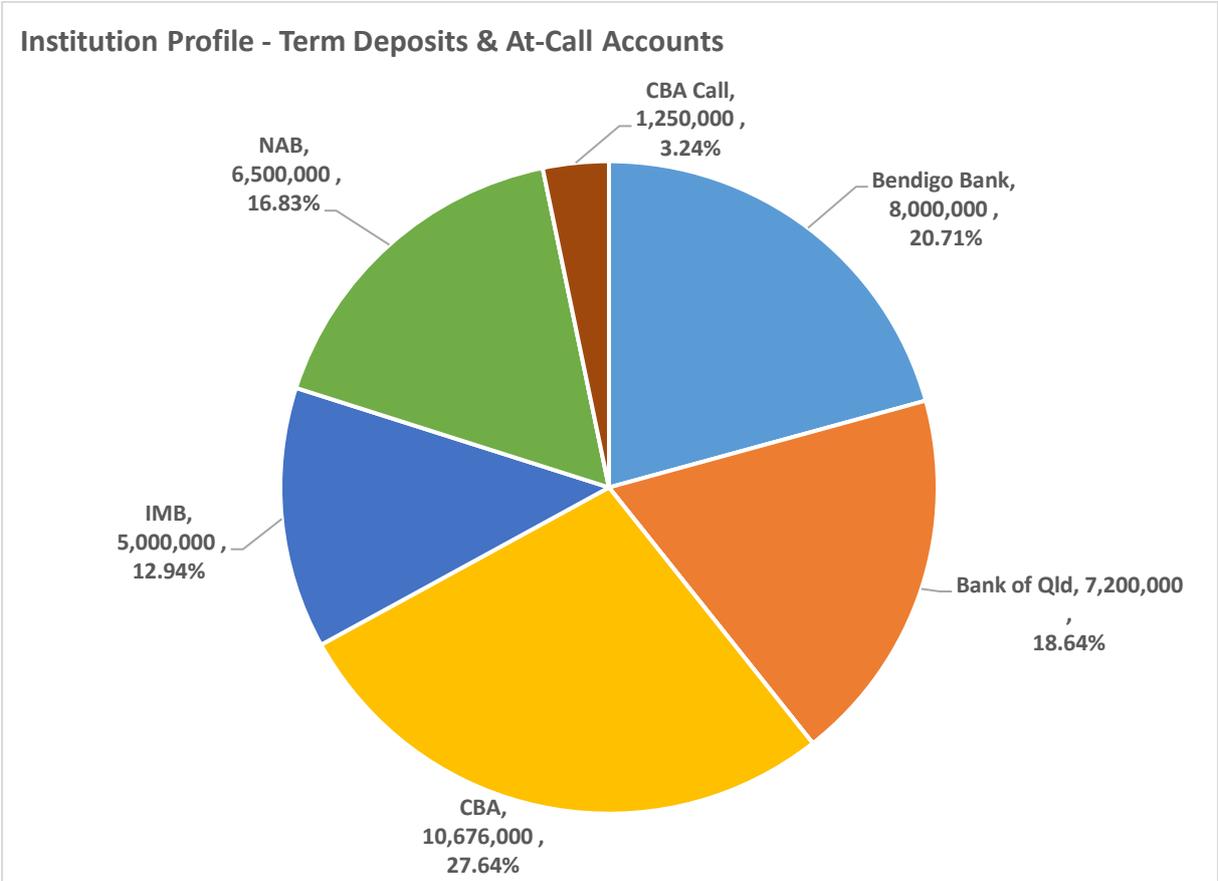
Budget Comparison to 28 February 2026

Interest on Investments Received YTD	\$1,024,526
Annual budgeted amount for all funds	\$1,350,000
Percentage of Interest Received YTD	69.35%
Percentage of Year Elapsed	66.58%
Average market interest rate (90-day BBSW)	3.99%
Average return on all investments	4.22%

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

Financial Institution Investments Profile as at 28 February 2026

The following chart shows the current distribution of Council’s investment portfolio between the authorised financial institutions used. The current distribution of funds between institutions complies with Council’s Investment Policy which states:
“The maximum percentage that may be held in term deposits with any one financial institution is 25% of the portfolio, and the maximum to be held in at-call accounts be no more than 15%.”

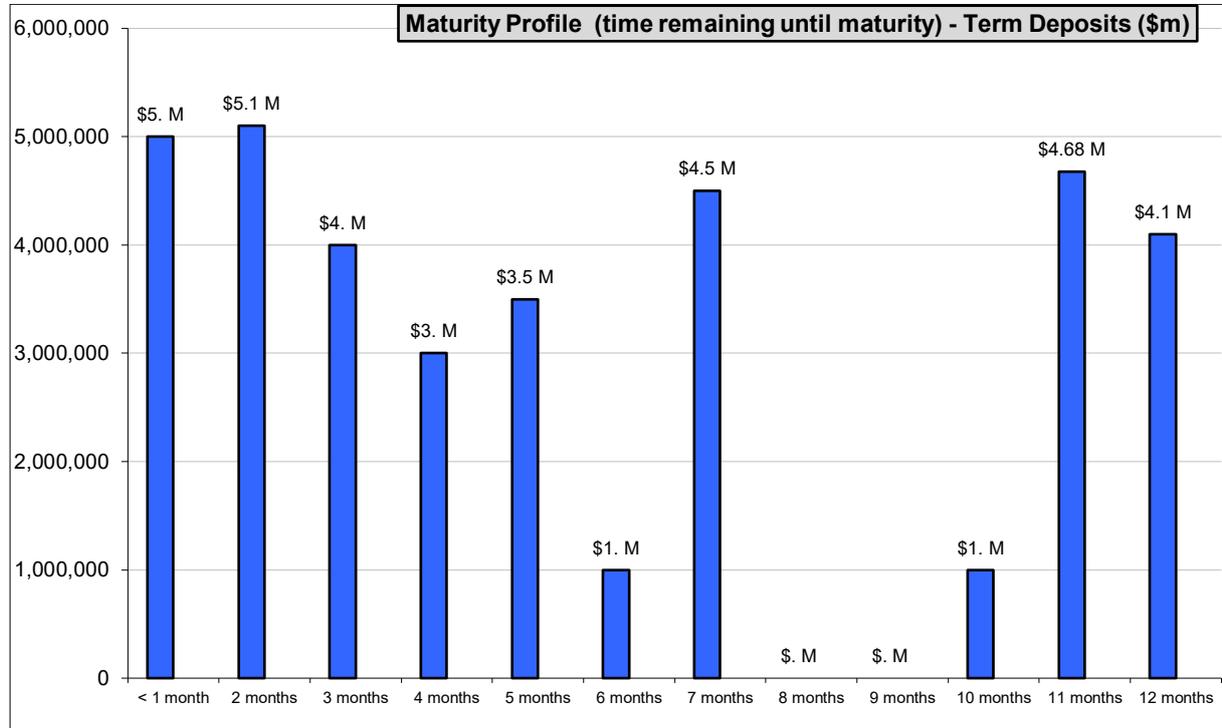


Finance and Administration

INVESTMENTS FOR THE MONTH OF FEBRUARY 2026 cont'd

Investments - Maturity Profile as at 28 February 2026

The following chart illustrates the maturity profile of investment portfolio showing the amount of time remaining until current term deposits mature. This demonstrates that Council's investing activities should meet future cash flow requirements.



Summary of Available Cash at 28 February 2026

Total Investments: \$ 38,626,000.00

Investments By Fund (Includes Restricted and Unrestricted Cash):

Funds	(\$)
General Fund Reserves	\$22,245,492
Water Supply Fund Reserves	\$4,795,407
Sewerage Fund Reserves	\$8,827,410
Domestic Waste Management Fund Reserves	\$2,755,336
Trust Fund Reserves	\$2,355

Finance and Administration

INVESTMENTS FOR THE MONTH OF FEBRUARY 2026 cont'd

POLICY IMPACT

Investments are in generally in accordance with Council's Investment Policy and Strategy. Investments with CBA currently represent 27.64% of the total investment portfolio, which is above the prescribed limit under Council's current policy and is purely a timing issue.

The CBA investment maturing on Wednesday, 11 March 2026 will be divested and reinvested with another financial institution to ensure the portfolio remains within the limits set under Council's Investment Policy.

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council receive and note the report as information.

ATTACHMENTS

Nil

Information Only - 19 March 2026

ITEM 10.3 **Bank Balance and Reconciliation - February 2026**

FILE REFERENCE **I26/49**

AUTHOR **Director of Finance and Administration**

ISSUE

Statement of Bank Balance and Reconciliation as at 28 February 2026.

RECOMMENDATION That -

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

BACKGROUND

Nil

REPORT

STATEMENT OF BANK BALANCE & RECONCILIATION

General Ledger Balance brought forward 31 January 2026	193,960.95
Add: Receipts for February 2026	<u>7,319,804.71</u>
	7,513,765.66
Deduct: Payments for February 2026	<u>7,095,123.49</u>
Balance as at 28 February 2026	<u>418,642.17</u>
Balance as per Bank Statement 28 February 2026	436,376.69
Add: Outstanding Deposits	<u>18,900.96</u>
	455,277.65
Less: Unpresented Cheques/ EFTs	<u>36,635.48</u>
Balance as at 28 February 2026	<u>418,642.17</u>

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council receive and note the report as information.

ATTACHMENTS

Nil

Information Only - 19 March 2026

ITEM 10.4 **Rates and Charges Outstanding for the month of February 2026**

FILE REFERENCE I26/51

AUTHOR **Director of Finance and Administration**

ISSUE

Rates and Charges Outstanding Report to 28 February 2026.

RECOMMENDATION That -

1. Council receive and note the report as information.

BACKGROUND

A Summary report of the Rates and Charges outstanding at 28 February 2026 is detailed.

REPORT

There is an attached report titled "Rate Collection 2026 Year" for the 2025/2026 financial year. A comparison of the rates and charges outstanding percentage to previous financial years is highlighted in the below table:

Description	28/02/2026	28/02/2025	29/02/2024
Total % Rates and Charges Outstanding	23.24%	23.71%	23.95%
Total \$ Amount Rates and Charges Outstanding	\$3.93 million	\$3.81 million	\$3.57 million

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council receive and note the report as information.

ATTACHMENTS

1. ↓	Rates by Year 2026 - March	Attachment
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Rate Collection 2026 Year

Rating Categories	Levy Raised to date	Rates Received to 3 March 2026	Rates Outstanding to 3 March 2026	% Rates Outstanding 3 March 2026
Farmland	6,201,731.17	4,802,921.47	1,398,809.70	22.56%
Residential	1,726,255.65	1,265,565.85	460,689.80	26.69%
Rural Residential	962,309.21	739,021.94	223,287.27	23.20%
Business	754,525.69	669,342.44	85,183.25	11.29%
Mining	2,372.10	1,779.30	592.80	24.99%
Water	1,423,574.87	1,061,693.55	361,881.32	25.42%
Sewerage	2,161,530.75	1,617,921.53	543,609.22	25.15%
Domestic & Comm Waste	1,870,669.88	1,410,363.69	460,306.19	24.61%
Rural Waste	1,001,478.92	772,870.94	228,607.98	22.83%
Storm Water	51,019.31	37,904.92	13,114.39	25.70%
**Arrears	772,899.67	614,531.70	158,367.97	20.49%
Credits		176,846.15	-176,846.15	
Overall Total Rates	16,928,367.22	13,170,763.48	3,757,603.74	22.20%

Z:\Rates\2025-2026\Recs\%oust_February - 2026

Information Only - 19 March 2026

ITEM 10.5 **Tourism and Economic Development Report - Updates**

FILE REFERENCE **I26/56**

AUTHOR **Coordinator Visitor Information Centre and Events**

ISSUE

This report provides a summary of the activities in the Upper Lachlan Shire Council Tourism and Economic Development Department and the Crookwell Visitor Information Centre (VIC) for December, January, and February 2026.

RECOMMENDATION That -

1. Council receive and note the report as information.

BACKGROUND

Nil

Visitors to Visitor Information Centre (VIC)

	Dec 2024	Dec 2025	Jan 2025	Jan 2026	Feb 2025	Feb 2026	Total (Dec 24, Jan, Feb 25)	Total (Dec, Jan, Feb26)
<i>Number of walk in visitors</i>	408	397	451	365	333	292	1192	1054
Local Residents	153	207	110	101	112	112	375	420
Goulburn	11	8	29	13	15	11	55	32
New South Wales	206	147	280	196	166	141	652	484
Victoria	6	8	4	15	6	4	16	27
Queensland	4	4	13	7	11	4	28	15
South Australia	0	2	1	1	0	0	1	3
Northern Territory	0	0	0	5	0	0	0	5
Australian Capital Territory	12	5	6	16	14	12	32	33
Western Australia	0	0	5	0	3	2	8	2
Tasmania	3	2	0	0	0	0	3	2
Overseas/International	13	14	3	11	6	6	22	31

OVERVIEW

Tourism activity across the Upper Lachlan Shire during this reporting period has focused on supporting local business, promoting community events, and continuing to strengthen the regions visitor economy. The Crookwell Visitor Information Centre

Information Only

TOURISM AND ECONOMIC DEVELOPMENT REPORT - UPDATES cont'd

welcomed 1054 visitors, continuing to play an important role as a gateway for travellers exploring the shire.

The Tourism team delivered the Shop our Shire promotion in the lead up to the festive season, encouraging residents and visitors to support local retailers and businesses. The initiative helped showcase the diversity of local offerings while reinforcing the value of shopping locally within our communities.

A highlight of the quarter was the Carols in the Park and Street Markets, which brought the community together to celebrate the festive season and attracted visitors to Crookwell for an evening of entertainment, markets and family-friendly activities.

The Tourism team also continued to strengthen the Shire's digital tourism presence through the Australian Tourism Data Warehouse (ATDW), with 183 active listings promoting local businesses, attractions and events as well as our social media platforms.

CARAVAN PARKS

GUNNING

- Both Barbour Park and Gunning Showground have continued to attract strong visitation over the past three months.
- These sites provide important support for local events and tourism activity, helping to drive visitation to the Gunning area and support nearby businesses.

CROOKWELL CARAVAN PARK

- Crookwell Caravan Park continues to experience strong repeat visitation, demonstrating its popularity with both returning and new guests.
- Visitor feedback has been positive, with reviews highlighting the park's convenient location, facilities, and friendly service.
- The park provides a key accommodation option for travellers exploring the Upper Lachlan Shire, supporting local tourism and contributing to the regional visitor economy.
- Future development plans are underway, including the addition of cabins, which will expand accommodation options, attract longer stays, and enhance the overall visitor economy.

VISITOR INFORMATION CENTRE

- The Visitor Information Centre (VIC) continues to support local producers through the sale and promotion of Southern Tablelands wines and locally made products, with additional destination and promotional merchandise introduced to further showcase the region.
- The What's on guide continues to be distributed across the Shire in both hard copy and the VIC's online mailing list and social media platforms, ensuring residents and visitors remain informed about upcoming events and activities.
- The VIC continues to promote local businesses, events and attractions through the website and social media platforms, helping to increase visibility for tourism operators and community events across the Upper Lachlan Shire.

Information Only

TOURISM AND ECONOMIC DEVELOPMENT REPORT - UPDATES cont'd

- The Upper Lachlan Destination Guide remains widely distributed, currently displayed in 54 Visitor Information Centres across New South Wales and the ACT, as well as 24 local accommodation providers and visitor locations, extending the reach of the Shire's tourism promotion. The Tourism Team are currently working on the 2026 / 2027 Destination Guide.
- Work is continuing toward the relocation of the Visitor Information Centre in the new facility, with planning underway to ensure a smooth transition that will enhance the visitor experience and provide a welcoming gateway to the Upper Lachlan Shire.

SOCIAL MEDIA PERFORMANCE

- The Tourism team continues to promote local businesses, events and visitor experiences across the Upper Lachlan Shire through its social media platforms.
- During the reporting period, social media content generated 46,800 views with 421 content interactions.

GRANTS

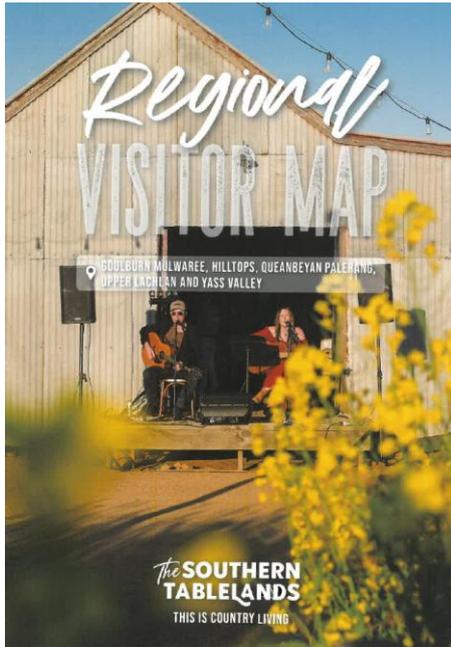
- The Tourism and Economic Development successfully secured funding through the Australia Day 2026 Grant Program, which supported local celebrations. The grant has now been fully acquitted.
- The Tourism and Economic Development Coordinator submitted a Youth Week 2026 grant application to support activities for young people within the Shire and is currently awaiting notification of the outcome.

EVENTS AND PROMOTION

- Upper Lachlan Tourism Team delivered the Carols in the Park and Street Market in December in partnership with the IGA and Upper Lachlan Gazette, providing a well-attended community event that supported local business and brought visitors to Crookwell during the festive season.
- The Tourism and Economic Development Coordinator met with Kelvin Le, Bush Bursary student, to support engagement with regional initiatives and discuss opportunities relevant to the Upper Lachlan community.
- The Tourism and Economic Development Coordinator met with representatives from the Crookwell Railway to explore opportunities for collaborative promotion and strengthening the visitor experience within the shire.

TOURISM

- The Tourism and Economic Development Coordinator met with Destination Southern NSW in January and February 2026 to discuss regional tourism promotion, collaboration opportunities and marketing initiatives that support the Upper Lachlan Shire.
- Southern Tablelands Steering Committee have created a Regional Visitor Map, highlighting the five shires and 20 places to explore.



ECONOMIC DEVELOPMENT

- The Tourism and Economic Development Coordinator attended Regional Youth Organisation meetings via Teams in December 2025 and February 2026 to remain engaged with regional youth initiatives and opportunities.
- Meetings were held with Regional Development Australia in December, January and February 2026 to discuss regional economic development opportunities and funding programs relevant to the Upper Lachlan Shire.
- The Tourism and Economic Development Coordinator met with a number of local business owners during the reporting period to discuss business support, promotion opportunities and local economic activity.
- The Tourism and Economic Development Coordinator met with Transgrid in January 2026.
- The Tourism and Economic Development Coordinator attended an Office of Youth meeting in February 2026 to remain informed about youth engagement programs and potential opportunities for the Shire.

COMMITTEE MEETINGS

- A meeting of the Tourism and Economic Development Section 355 Advisory Committee was held in January 2026.
- The Tourism and Economic Development Coordinator attended the Bigga Progress Association meeting in Bigga in February to maintain engagement with the community and discuss local priorities.

POLICY IMPACT

Nil

OPTIONS

Nil

Information Only

TOURISM AND ECONOMIC DEVELOPMENT REPORT - UPDATES cont'd

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council receive and note the report as information.

ATTACHMENTS

Nil

Information Only - 19 March 2026

ITEM 10.6 **Grants Report**

FILE REFERENCE **I26/57**

AUTHOR **Grants and Project Officer**

ISSUE

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

RECOMMENDATION That -

1. Council receive and note the report as information.

BACKGROUND

Nil

REPORT

The updated Grants Report Spreadsheet is an attachment to this report for Councillor information as of 6 March 2026.

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

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

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council receive and note the report as information.

ATTACHMENTS

1. ↓	Grants Report March 2026	Attachment
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Grants and Projects Report to Council March 2026

Grant Applications in progress											
Grantee	Cwealth or State	Project Dept	Due or Submitted	Project	Area	Council Contrib.	Other Contribution	Amount Requested	Subtotal	Project Cost	Comment/Progress
Youth Week Grants 2026	NSW	Tourism and Economic Development	15-Mar-26	Business Workshops for Youth 12-24 years	Shire wide	\$ 2,500		\$ 2,500	\$ 2,500	\$ 5,000	Application in progress
2026 Veolia Mulwaree Trust Community Grant - Round 1	Local	Tourism and Economic Development	18-Feb-26	Inclusive BBQ and Communal Facilities Crookwell Caravan Park	Crookwell	\$ 25,246		\$ 20,000	\$ 45,246	\$ 45,246	Application lodged
FRRR Small & Vital	NSW	Community	4-Dec-25	Building Safe Community Spaces: New fence Senior Citizens building	Crookwell	\$ 1,000	\$ -	\$ 6,000	\$ 7,000	\$ 7,000	Application unsuccessful
Regional Housing Strategic Planning Fund Round 4	NSW	Planning	12-Dec-25	Upper Lachlan Housing Strategy Infrastructure Implementation Plan	Crookwell Gunning	\$ 50,000	\$ -	\$ 150,000	\$ 200,000	\$ 200,000	Application lodged
Get NSW Active 2026-27	NSW	Infrastructure	12-Dec-25	Queen Street Binda Footpath	Binda	\$ -	\$ -	\$ 321,563	\$ 321,563	\$ 321,563	Application lodged
				Tait Street Crookwell Footpath	Crookwell	\$ -	\$ -	\$ 364,826	\$ 364,826	\$ 364,826	Application lodged
				Grovenor Street Gunning Footpath	Gunning	\$ -	\$ -	\$ 298,983	\$ 298,983	\$ 298,983	Application lodged
Black Spot Program	C	Infrastructure	30-Oct-25	Grabben Gullen Rd Safety Upgrades	Grabben Gullen	\$ -		\$ 779,000	\$ 779,000	\$ 779,000	Application lodged
	C	Infrastructure	30-Oct-25	Taralga Rd Safety Upgrades	Taralga	\$ -		\$ 1,289,000	\$ 1,289,000	\$ 1,289,000	Application lodged
Safer Local roads and Infrastructure (SLRP) Program - Tranche 4	NSW	Infrastructure	25-Sep-25	Backarm Road causeway upgrade	Backarm	\$ 66,471		\$ 265,884	\$ 332,355	\$ 332,355	Application Unsuccessful
				Breadalbane Road Upgrade	Breadalbane	\$ -	\$ 600,000	\$ 2,400,000	\$ 3,000,000	\$ 3,000,000	Application Unsuccessful
				Pejar Causeway	Pejar	\$ 68,750		\$ 275,000	\$ 343,750	\$ 343,750	Application Unsuccessful
				Range Road Safety Upgrades	Bannister	\$ 40,000	\$ -	\$ 160,000	\$ 200,000	\$ 200,000	Application Unsuccessful
				Wombeyan Caves Road Upgrade	Taralga		\$ 429,469	\$ 1,717,876	\$ 2,147,345	\$ 2,147,345	Application successful through Road Safety Program
				Grabine Road Culvert Upgrades	Bigga		\$ 552,740	\$ 2,210,960	\$ 2,763,700	\$ 2,763,700	Application Unsuccessful
Road Safety Program	NSW	Infrastructure	10-May-25	Warrataw Street Footpath	Crookwell			\$ 140,000	\$ 140,000	\$ 140,000	Application Successful
				Sealing unsealed section Wombeyan Caves Rd	Wombeyan Caves			\$ 1,640,000	\$ 1,640,000	\$ 1,640,000	Application Successful
				Orchard Street Taralga Footpath	Taralga			\$ 180,000	\$ 180,000	\$ 180,000	Not needed. Covered through remaining funds in previous Road Safety Program funding
				Lin Cooper Crookwell Footpath	Crookwell			\$ 196,000	\$ 196,000	\$ 196,000	Application Successful
Country Passenger 25/26	NSW	Infrastructure	19-Aug-25	Bannister Lane Bus Stop	Bannister	\$ -		\$ 20,000	\$ 20,000	\$ 20,000	Application lodged
Crookwell II Windfarm	NSW	Community	9-May-25	Aquatic Wheelchair	Shire	\$ -		\$ 45,747	\$ 8,425	\$ 8,425	Application Crookwell Lions Club; partner with ULSC - Successful. Wheelchair arrives 9 March. Ceremony arranged.
Floodplain Management Program	NSW	Infrastructure	11-Jun-25	Consistency Review of Floodplain Risk Management Study	Crookwell, Gunning, Taralga and Collector	\$ 66,666		\$ 133,334	\$ 200,000	\$ 200,000	Application Unsuccessful
TransGrid Community Partnerships Program	NSW	Water and Sewer	2-May-25	Rescue Ready Initiative Crookwell and Gunning Pools: Lifeguard equipment	Crookwell, Gunning	\$ -		\$ 4,015		\$ 4,015	Application Crookwell Lions Club; partner with ULSC - Successful
Safer Local roads and Infrastructure (SLRP) Program - Tranche 3	NSW	Infrastructure	7-May-25	Backarm Road causeway upgrade	Backarm	\$ 66,471		\$ 265,884	\$ 332,355	\$ 332,355	Application Unsuccessful
				Breadalbane Road Upgrade	Breadalbane	\$ -	\$ 600,000	\$ 2,400,000	\$ 3,000,000	\$ 3,000,000	Application Unsuccessful
				Pejar Causeway	Breadalbane						Application Unsuccessful
				Range Road Safety Upgrades	Bannister	\$ 40,000	\$ -	\$ 160,000	\$ 200,000	\$ 200,000	Application Unsuccessful
				Wombeyan Caves Road Upgrade	Taralga		\$ 429,469	\$ 1,717,876			Application Unsuccessful
Grabine Road Culvert Upgrades	Bigga		\$ 552,740	\$ 2,210,960			\$ 2,763,700	Application Unsuccessful			
Grant Projects Funded											
Grantee	Cwealth or State	Project Dept	Due or Submitted	Project	Area	Council Contrib.	Other Contribution	Amount Requested	Subtotal	Project Cost	Comment/Progress
Fresh Start Round 3	Cwealth	Infrastructure	8-Aug-25	Apprentice Carpenter	Shire	\$ -					Position recruited
Fresh Start Round 2	Cwealth	Infrastructure	31-Mar-25	Cadet Building Surveyor	Shire	\$ -					Position recruited
	Cwealth	Environment	31-Mar-25	Trainee Horticulture	Shire	\$ -					Position recruited

Grant Projects Funded											
Grantee	Cwealth or State	Project Dept	Due or Submitted	Project	Area	Council Contrib.	Other Contribution	Amount Requested	Subtotal	Project Cost	Comment/Progress
Fresh Start Round 1	Cwealth	Infrastructure	8-Nov-24	Apprentice Mechanic	Shire	\$ -					Position recruited
Community Energy Upgrade Fund R2	Cwealth	Council	13-Jun-25	Upper Lachlan Energy Upgrade Project	Upper Lachlan Shire	\$ 1,144,180		\$ 1,144,180	\$ 2,288,361	\$ 2,288,361	Project Manager appointed.
Australia Day Council	NSW	Tourism	18-Nov-25	Australia Day Crookwell Event	Crookwell		\$ -	\$ 10,000	\$ 10,000	\$ 10,000	Project complete and acquitted.
EV Destination Charging Round 3	NSW	Tourism & Economic Development	28-Mar-25	2 x 60W EV Charging Plugs & 2 x Parking Bays - Locations: 53 Yass St, Gunning; Warne St Crookwell Pool 1500W DC charger, 2 parking spots, one spot with AC 22kw charger for redundancy - 49/53 Bunnaby Street, Taralga	Gunning Crookwell	\$ -		\$ 300,000		\$ 300,000	Application Successful for Warne St Crookwell pool. In discussions with Karr.
Black Spot Program	C	Infrastructure	13-Dec-24	Rugby Road Safety Upgrades (5.3km from Bevendale Rd); widening the road, sealing the unsealed road, installing safety barrier, installing line marking and signage.	Bevendale	0		\$ 2,977,000	\$ 2,977,000	\$ 2,977,000	Application Successful. Interviews for Heritage Advisor arranged.
Safer Roads Program	NSW	Infrastructure	10-May-24	Pedestrian lighting for raised crossings	Shire wide			\$ 559,000	\$ 559,000	\$ 559,000	Project Complete.
				Guard rails on Wombeyan Caves Road	Wombeyan Caves			\$ 825,000	\$ 825,000	\$ 825,000	Road widening finished. Currently installing Guard Rail. Sealing of Road being completed now.
Local Government Heritage Grant 2025/2027	NSW	Planning	29-Jan-25	Mixed Heritage: - Heritage Assessments/Advice - Review Heritage DCP- Review of potential LEP listings/HCA- SoHS Assessments as required.	Upper Lachlan Shire	\$ 25,000		\$ 25,000	\$ 50,000	\$ 50,000	Application Successful. Interviews for Heritage Advisor arranged.
Changing Places Commonwealth Funding	C	MAAC	22-Mar-24	Changing Facilities within the MAAC Amenities Building	Crookwell	\$ 200,000		\$ 200,000	\$ 400,000	\$ 400,000	Request to extend project delivery time frame.
Office of Responsible Gambling - 2023/24 Infrastructure Grant Sport and Recreation	NSW	MAAC	18-Dec-23	Tiling of the Toddler and Program Pools at the Multipurpose Aquatic and Activity Centre	Crookwell	\$ 243,242		\$ 243,242	\$ 486,484	\$ 486,484	Tiling of toddler pool completed July 2024. Variation approved. Remaining funds to cover Solar installation.
Block Grant Transport NSW	NSW	Transport		Road Component (\$1,592k), Traffic Facilities (\$77k) and Supplementary component (\$123k).	Shire wide			\$ 1,792,000	\$ 1,792,000	\$ 1,792,000	Regional Road resealing is underway and ongoing. The remaining road component is for Regional Road Maintenance and is being expended as part of routine maintenance with heavy patching works on MR248W (Boorowa Road).
Disaster Ready Fund - Round 1 (Commonwealth)	C	Infrast	14-Feb-23	Gunning Flood Mitigation Works (Commonwealth approved \$1,377,631.58 with 2,631.58 allocated to NSW Reconstruction Authority for admin costs)	Gunning	\$ 350,000		\$ 2,400,000	\$ 2,750,000	\$ 2,750,000	Procurement of the design consultant complete, feasibility study for the levee completed. Variation has been approved to utilise the money to undertake the design, raising the house and Warrataw street stormwater works. The levee construction will have be undertaken under a different grant since the preliminary costs indicate the construction cost will be around \$7m. Completion date December 2026
Disaster Ready Fund - Round 1 (NSW Government)	NSW	Infrast									
Community Heritage Grants	C		2-Dec-22	ULSC Oral Aboriginal History Project	Shire wide	\$ -	\$ -	\$ 49,350	\$ 49,350	\$ 49,350	Seeking contacts for traditional stories and oral histories. Council met with Pejar LALC and they are amenable to the project. Council is currently working to meet with Onerwal LALC (new board started 1 June) and Cowra LaLC. Extension granted to 30 August 2025. New extension requested.
Stronger Country Communities Fund (Round 5)	NSW	MAAC	23-Sep-22	Program 1 Sustainable fit out for Crookwell Multi Aquatic Activity Centre	Crookwell	\$ -	\$ -	\$ 829,915	\$ 829,915	\$ 829,915	External and internal works on track to be completed in tandem with BLERF Fit out. Variation sought until 30 May 2026.

Grant Projects Funded											
Grantee	Cwealth or State	Project Dept	Due or Submitted	Project	Area	Council Contrib.	Other Contribution	Amount Requested	Subtotal	Project Cost	Comment/Progress
Local Roads and Community Infrastructure Grant - Phase 4	C	MAAC		Part A: Construction of Toddler Pool, plant and equipment	Crookwell		\$ -	\$ 1,203,040	\$ 1,203,040	\$ 1,203,040	Construction of Toddler pool, plant and equipment completed. Acquittal to be submitted
	C	Transport		Part B: Wheeo Road upgrade: 1.5km including clearing and grubbing, general earthworks and drainage, bitumen seal and line marking	Shire			\$ 450,000	\$ 450,000	\$ 450,000	Project completed.
	C	Transport		Part C: Sapphire Road pavement rehabilitation of 1km	Shire			\$ 243,945	\$ 243,945	\$ 243,945	Project completed.
Regional Emergency Road Repair Fund (Regional and Local Roads Repair Program)	NSW	Transport		Corrective Maintenance and Rehabilitation Works in the Shire between 1 January 2023 and 29 February 2024	Shire			\$ 8,364,154	\$ 8,364,154	\$ 8,364,154	Work plan submitted and approved by TfNSW. Project to be completed by June 2027.
NSW Planning Portal API Grant Program	NSW	Planning	9-Jun-22	ULSC Planning portal API augmentation, Integrating documents submitted over the planning portal into		\$ -	\$ -	\$ 80,000	\$ 80,000	\$ 80,000	Project complete and acquitted.
Local Roads and Community Infrastructure Grant - Phase 3	C	MAAC	5-Oct-21	Stage 2 MAAC Multi Purpose Aquatic and Activity Centre Amenities	Crookwell	\$ 1,200,000	\$ -	\$ 1,209,096	\$ 2,409,096	\$ 2,409,096	Insufficient funds to complete amenities. Funding redistributed to the pools. All work to be completed.
				Stormwater Projects	Gunning / Crookwell			\$ 355,055	\$ 355,055	Completed. Acquittal to be done	
				Gravel Re-sheeting	Shire			\$ 541,088	\$ 541,088	Completed. Acquittal to be done	
				Roslyn Road Rectification	Roslyn			\$ 303,857	\$ 303,857	Completed. Acquittal to be done	
Creative Capital Grant	NSW	Infra/Planning	8-Aug-22	Gunning Shire Hall Rejuvenation	Gunning	\$ 17,215	\$ 2,000	\$ 92,623	\$ 106,922	\$ 106,922	Disability Ramp and access pathway completed. Acquitted.
	NSW	Infra/Planning	11-Apr-22	Gunning Picture House Gallery Roof Restoration	Gunning	\$ 5,150	\$ 11,000	\$ 498,522	\$ 514,672	\$ 514,672	Work on the roof completed. Building inspection complete. To be acquitted.
		Infra/Planning	26-Oct-21	Gunning Court Room upgrade	Gunning	\$ 25,000	\$ 10,000	\$ 65,559	\$ 100,559	\$ 75,559	Disability Ramp and Stairs completed. Acquitted.
Veolia Mulwaree Community Grant	NSW	Infrastructure	14-Feb-25	Gunning Courtroom construction of Disability Ramp and Stairs	Gunning	\$ 24,247	\$ 24,556	\$ 20,000	\$ 68,803	\$ 68,803	Disability Ramp and Stairs completed. Acquitted.
Integrated Water Cycle Management		Planning	9-Jun-21	Delivery of an Integrated Water Cycle Management (IWC) Strategy for Upper Lachlan Shire Council.	Shire	\$ 116,365		\$ 349,096	\$ 465,461	\$ 465,461	Extension of variation grant to now expire May 2026. Groundwater and bore water testing complete, Gunning sewer modelling and 72 hour flow testing completed, and water modelling 75% complete council awaiting draft.
Bushfire Local Economic Recovery Fund (BLERF)	NSW	MAAC	28-Jan-21	Visitors Information Centre	Crookwell	\$ 150,000	\$ -	\$ 2,462,947	\$ 2,612,947	\$ 2,612,947	Fit out of VIC, including installation of substation will be completed 31 March 2026.
Veolia Community Grants		MAAC	24-Sep-24	Solar for VIC	Crookwell	\$ 33,000		\$ 32,251	\$ 65,251	\$ 65,251	Project to be completed by October 2025. Request for extension until 30 May 2026

Information Only - 19 March 2026

ITEM 10.7 Action Summary - Council Decisions

FILE REFERENCE I26/41

AUTHOR Chief Executive Officer

ISSUE
 Details are provided of action taken to implement Council Meeting decisions.

RECOMMENDATION That -
 1. Council receive and note the report as information.

BACKGROUND

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

REPORT

Summary sheet includes the following Council Resolutions:-

Council Meeting: 15 August 2024

130/24	1. Council resolve to investigate the closure of Road Reserve bounded by Wilton Lane, Grosvenor Street and the rail corridor at Gunning. 2. Council authorises the Chief Executive Officer to sign all necessary documents for closure of the Road Reserve bounded by Wilton Lane, Grosvenor Street and the rail corridor at Gunning should this be feasible.	DOI	Survey Completed. Linen Plan has been prepared. Road status enquiry being undertaken. Council solicitors have provided Council with a timeline update for this process which is likely to extend until the end of financial year 2025/2026. Letters issued notifying neighbours and authority parties on 27 February 2026.
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Council Meeting: 18 September 2025

<p>155/25</p>	<p>Planning Proposal - Lot 1 DP 1022597 and Lots 168, 169, 193, 194 and 195 DP 752042 - 43 Harley Road, Crookwell</p> <ol style="list-style-type: none"> 1. Council endorse the planning proposal to amend the Upper Lachlan Local Environmental Plan 2010: <ol style="list-style-type: none"> a) Partially amend land use zoning of Lot 1 DP1022597 and Lots 168, 169, 193, 194, & 195 DP 752042 – 43 Harley Road, Crookwell from R5 Large Lot Residential to R2 Low Density Residential, rezone SP2 Rail Infrastructure Facility zone to R5 Large Lot Residential b) Partially amend the minimum lot size of Lot 1 DP1022597 and Lots 168, 169, 193, 194, & 195 DP 752042 – 43 Harley Road, Crookwell from 2ha to 1000m2. 2. Forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI) requesting a Gateway determination. 3. Request delegation of Plan Making Authority, for this planning proposal. 4. Undertake agency consultation and public exhibition according to the requirements of the Gateway determination. 5. Should no objections be received, undertake the necessary actions to finalise the making of the Upper Lachlan Environmental Plan 2010. 	<p>DEP</p>	<p>Referred to Department of Planning, Housing and Infrastructure for Gateway Determination.</p> <p>Awaiting response from agency.</p>
<p>165/25</p>	<ol style="list-style-type: none"> 1. That Council undertake a review of Section 355 Committees to ascertain the scope and relevance of each committee's function in regard to exercising the functions of Council, and governance in relation to the Code of Meeting Practice, reporting to Council and any areas for improvement in compliance and operation. 	<p>DFA</p>	<p>A report will be tabled to a Council Meeting by July 2026.</p>

Council Meeting: 16 October 2025

<p>174/25</p>	<p>1. Council undertakes public consultation, in accordance with section 644A of the Local Government Act 1993 and the Ministerial Guidelines on Alcohol Free Zones 2009, in relation to: <i>The proposed re-establishment of the Alcohol-Free Zones in Crookwell (Zone 1: Goulburn Street between Laggan Road and East Street; Zone 2: Denison Street between Roberts Street and Colyer Street; Zone 3: Spring Street (Including parking spaces) between Cowper Street and Marsden Street; Zone 4: Roberts Street between Denison and Robertson Street; Zone 5: Goulburn Lane between Roberts Street and Colyer Street; Zone 6: Robertson Street between Laggan Road and Park Street.) for the period of 1 December 2025 to 30 November 2029. (outlined in the figures below of this report).</i></p>	<p>DEP</p>	<p>Public exhibition closed on 3 December 2025. Council awaiting response from agencies, to come back to future Council Meeting in 2026.</p>
	<p>Draft Upper Lachlan Development Control Plan. 1. Council note the draft Upper Lachlan Development Control Plan. 2. Council amend the Draft Development Control Plan part D.7.1 to Insert the below addition within the <i>Terms and Definitions</i> <i>“Electricity generation works including making, generating, storage or transmission”</i> <i>Insert the below addition within Objectives</i> <i>To ensure that electricity generating works are appropriately located so as not to create adverse impacts on rural lands as concerns the “scenic quality and landscape character” including watercourses, wetland and riparian areas, biodiversity, sensitivity receivers, public roads and the like.</i> Standards <i>The addition of the below standards:</i> <i>F. Development involving windfarms not only comply with separation guidelines between turbines but also justify any</i></p>	<p>DEP</p>	<p>Currently the Draft Upper Lachlan Development Control Plan has closed its Public Exhibition. Report to come back to a future Council Meeting in 2026.</p>

Information Only

ACTION SUMMARY - COUNCIL DECISIONS cont'd

	<p><i>increase in the proliferation and cumulative impact of wind turbines within the local government area of Upper Lachlan Shire.</i></p> <p><i>G. Developments must demonstrate broad community benefit by way of adequate financial contribution both through direct financial compensation to the Upper Lachlan Shire Council as well to its ratepayers inclusive but not limited to host land owners, over the full term of the development operation. This compensation to be a combination of the guidelines set out by Planning NSW and a voluntary planning agreement.</i></p> <p>3. The Draft Upper Lachlan Development Control Plan be placed on public exhibition in accordance with the requirements of the Upper Lachlan Community Participation Plan 2020 from 27 October 2025 to 21 November 2025.</p> <p>4. A further report be prepared for Council presenting the findings of public exhibition and recommendations for finalisation of the draft Upper Lachlan Development Control Plan.</p>		
180/25	<p>Draft Upper Lachlan Housing Strategy.</p> <p>1. Council notes the draft Upper Lachlan Housing Strategy.</p> <p>2. The Draft Upper Lachlan Housing Strategy be placed on public exhibition in accordance with the requirements of the Upper Lachlan Community Participation Plan 2020 from 27 October 2025 to 21 November 2025.</p> <p>3. A further report be prepared for Council presenting the findings of public exhibition and recommendations for finalisation of the Upper Lachlan Housing Strategy.</p> <p>Council extends the community consultation period associated with the Upper Lachlan Housing Strategy and Development Control Plan for a minimum of 28 days.</p>	DEP	Currently Draft Upper Lachlan Housing Strategy has closed its Public Exhibition. To come back to a future Council Meeting in 2026.
204/25			
191/25	<p>Notice of motion - Disclosure of material facts in council planning certificates</p>	DEP	Department of Planning unable to provide legal

Information Only

ACTION SUMMARY - COUNCIL DECISIONS cont'd

	<ol style="list-style-type: none"> 1. Seek formal advice from the NSW Department of Planning, Housing and Infrastructure, the Office of Local Government regarding Council's statutory obligations to disclose "material facts" in Section 10.7 Planning Certificates issued under the <i>Environmental Planning and Assessment Act 1979</i>. 2. Request that such advice address the following: <ol style="list-style-type: none"> a) In light of NSW Fair Trading's ruling that real estate agents and vendors are obliged to disclose material facts to prospective purchasers, whether a comparable obligation exists for councils when issuing Section 10.7 Certificates; b) The point at which a proposed development or infrastructure project, not yet finally approved, becomes a matter requiring disclosure by Council; and c) The potential legal, financial, and reputational risks to Council should relevant material facts not be disclosed. 3. Receive a report to Council outlining the advice obtained, with recommendations as to whether Council should adopt additional internal protocols, procedures, or disclosure practices to ensure compliance and safeguard Council's statutory responsibilities 		<p>advice on this matter, referred Council to the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Council are seeking independent advice and will report to a future Council Meeting.</p>
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Council Meeting: 20 November 2025

213/25	<ol style="list-style-type: none"> 1. That Council supports, in principle the exploration of the New South Wales Government developing a road transport link between the north-eastern part of the Upper Lachlan Shire and the Hume Motorway; 2. notes the development of such a road link would be a long term, strategic project beyond the resources of the Upper Lachlan Shire Council to bring to fruition and would necessarily involve several 	CEO	Mayor presented the concept at the March 2026 CRJO board meeting.
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Information Only**ACTION SUMMARY - COUNCIL DECISIONS cont'd**

	<p>other local governments, the state government, and many private and community stakeholders, and</p> <p>3. Approves the Section 355 Tourism and Economic Development advisory committee of Council further exploring the development of such a road link, including seeking Council's representatives to present to the members of the CRJO and other relevant joint organisations, as well as relevant industry bodies and to advise Council in due course."</p>		
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Council Meeting: 19 February 2026

09/26	1. A letter of congratulations be sent to Mr Angus Taylor MP for being appointed the Leader of the Opposition (Liberal Party Leader) on behalf of Council.	Mayor	Letter sent on 19 February 2026.
11/26	<p>DA 91/2025 (PAN-577217) - 14 PEELWOOD ROAD LAGGAN - CLAUSE 4.6 VARIATION - MINIMUM LOT SIZE</p> <p>1. Council grant approval to the Clause 4.6 of Upper Lachlan Shire Council LEP 2010 request to vary the minimum allotment size requirement of Section 6.10 of the Upper Lachlan Local Environmental Plan 2010 from 4,000m² to 944.6m²;</p> <p>2. The Department of Planning Housing and Industry be notified of the Council approval of the 4.6 variation under the Upper Lachlan Shire Local Environmental Plan 2010; and</p> <p>3. The application be approved generally subject to the attached conditions.</p>	DEP	DA has been issued.
15/26	<p>1. The report be received and noted.</p> <p>2. Council endorses the Submission made by Council staff (Attachment 1) to the Department of Planning, Housing and Infrastructure (DHPI) in relation to the Response to Submissions dated December 2025 prepared by Barina Quarry.</p>	DEP	Submission provided to Department of Planning, Housing and Infrastructure.
16/26	<p>1. The report be received and noted as information.</p> <p>2. Council endorses the matters raised within the report to form the basis of a</p>	DEP	Submission provided to Department of

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

	<p>submission to the Environmental Impact Statement for the proposed Willavale Battery Energy Storage System located at 20541 Hume Highway, Wollongorag by proponent X-Elio Willavale Park Pty Ltd.</p> <p>3. Upper Lachlan Shire Council support the submission made by Goulburn Mulwaree Council to the Department of Planning, Housing and Infrastructure to call upon them to consider a more thorough approach to considering the cumulative impact of State Significant Development across the Southern Tablelands. Additionally, Council seeks additional resources from the NSW Government to enable a more comprehensive and strategic approach to the consideration of the overall impact State Significant Development projects are having on the local community and its infrastructure.</p>		Planning, Housing and Infrastructure.
17/26	1. Council defers the Asset Management Policy subject to further review including referencing.	DOI	Policy to come back to 19 March 2026 Council Meeting.
18/26	1. Council adopt the Delivery Program Actions Report review for the six month period ended 31 December 2025	DFA	Action summary completed.
19/26	1. Council endorses the 2nd Quarter Budget Review Statements for 2025/2026 including revotes of income and expenditure to the Operational Plan; and 2. Council endorses the Operational Plan Performance Summary Report.	DFA	Budget Revotes updated in Civica Authority system. QBRS reported to OLG on 2 March 2026.
21/26	1. That Council write to Collector Oval Committee formally accepting the new office bearers – President Keith Fincham, Secretary Holly Fincham, Treasurer Charlie Reardon, and other nominated committee members.	CEO	Letter sent to committee accepting office bearers.
22/26	1. That Council write to Crookwell District Art Gallery formally accepting the new office bearers – President Susan Recsei, Secretary Darian Cameron, Treasurer John Shepherd,	CEO	Letter sent to committee accepting office bearers.

Information Only

ACTION SUMMARY - COUNCIL DECISIONS cont'd

	and other nominated committee members.		
23/26	1. 'That Council create a new Australia Day Awards category to recognise farming in the shire.'	CEO	Chairperson and Australia Day committee to discuss at a committee meeting inclusion and set up of this award.
24/26	<p>1. That the Council amend the Code of Meeting Practice as follows:</p> <p>Amendment to clause 4.5 Replace: "Applications to speak at the public forum must be received by three (3) business days before the date on which the public forum is to be held, and must identify the item of business on the agenda of the Council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item." with: "Applications to speak at the public forum must be received by the later of: (a) three (3) business days before the date on which the public forum is to be held; or (b) one (1) business day after the business papers for the meeting are published on the Council's website. Applications must identify the item of business on the agenda of the Council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item."</p> <p>Amendment to clause 4.12 Replace: "Approved speakers at the public forum are to register with the Council any written, visual or audio material to be presented in support of their address to the Council at the public forum, and to identify any equipment needs no more than three (3) days before the public forum." with:</p>	CEO	On Public exhibition until 6 April 2026, further report to be received at a future Council meeting for formal adoption.

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ACTION SUMMARY - COUNCIL DECISIONS cont'd

	<p>“Approved speakers at the public forum are to register with the Council any written, visual or audio material to be presented in support of their address to the Council at the public forum, and to identify any equipment needs by the later of:</p> <ul style="list-style-type: none">(a) three (3) business days before the public forum; or(b) two (2) business days after the business papers for the meeting are published on the Council's website.”		
25/26	<p>‘That Council invite AGL to make a presentation to Council at the Ordinary Meeting of Council on 19 March 2026 on the potential development of a Gas Fired Power Station in Dalton’</p>	Mayor	<p>Letter sent to AGL on 19 February 2026 inviting them to present to the March 2026 Council meeting. The presentation will no longer proceed at March Council Meeting.</p>
26/26	<p>Councils Environment and Planning directorate review the following 4 items and report back to Council on the practical implementation of the following proposed changes, noting quarterly changes as a quarterly report:</p> <ol style="list-style-type: none">1. Expand the current Council provided DA report to include a live, dynamic Infrastructure and Services Capacity Matrix Report. Capacity is a question that is asked during every assessment and would certainly be of valuable to us all if we have a live and dynamic version that would highlight all aspects that need to be considered and recorded.2. That the report quantify current and committed capacity as a percentage (%), identify remaining capacity and trigger points for upgrades, and address any risks.<ol style="list-style-type: none">1. Sewerage and wastewater2. Water supply3. Electricity and power4. Council infrastructure and services, including roads, stormwater, waste, community facilities, and emergency RFS access.3. That the assessment accounts for cumulative impacts, including approved	DEP	<p>A review to occur and come back to future Council meeting in line with the quarter.</p>

Information Only

ACTION SUMMARY - COUNCIL DECISIONS cont'd

	and pending developments and both major and minor subdivisions. 4. That this information be recognised as vital for Councillors and Council officers when assessing Development Applications, to ensure capacity thresholds and associated risks are identified early in the assessment process.		
29/26	1. Council purchase one Fuso Shogun FS86 fitted with Barry Burrows water tank for the sum of \$386,141.54 (GST Exclusive) from Daimler Trucks Canberra. 2. Dispose of existing truck (Council plant number 708) through public auction.	DOI	Procurement process is underway.

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council receive and note the report as information.

ATTACHMENTS

Nil

11 ENVIRONMENT AND PLANNING

The following items are submitted for consideration -

11.1	Request for Comment - Environmental Impact Statement – Merino Solar Farm (SSD-59155459) (State Significant Development)	78
11.2	Advice to Secretary's Environmental Assessment Requirements (SEARs) – Langley Vale Solar Farm (SSD-100679208) (State Significant Development)	84
11.3	DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 Cullerin Road, GUNNING - Clause 4.6 variation to minimum Lot size	92
11.4	Amnesty Day 2026	100

Environment and Planning - 19 March 2026

ITEM 11.1 **Request for Comment - Environmental Impact Statement – Merino Solar Farm (SSD-59155459) (State Significant Development)**

FILE REFERENCE **I26/44**

AUTHOR **Manager Planning & Regulatory Services**

ISSUE

The report seeks the endorsement of Council for the submission to the Environmental Impact Statement for the Merino Solar Farm proposal.

RECOMMENDATION That -

1. The report be received and noted as information.
2. Council endorses the matters raised within the report to form the basis of a submission to the Environmental Impact Statement for the proposed the Merino Solar Farm located at Tirrannaville and Gundry, approximately 6 km south of Goulburn within Goulburn Mulwaree Local Government Area.

BACKGROUND

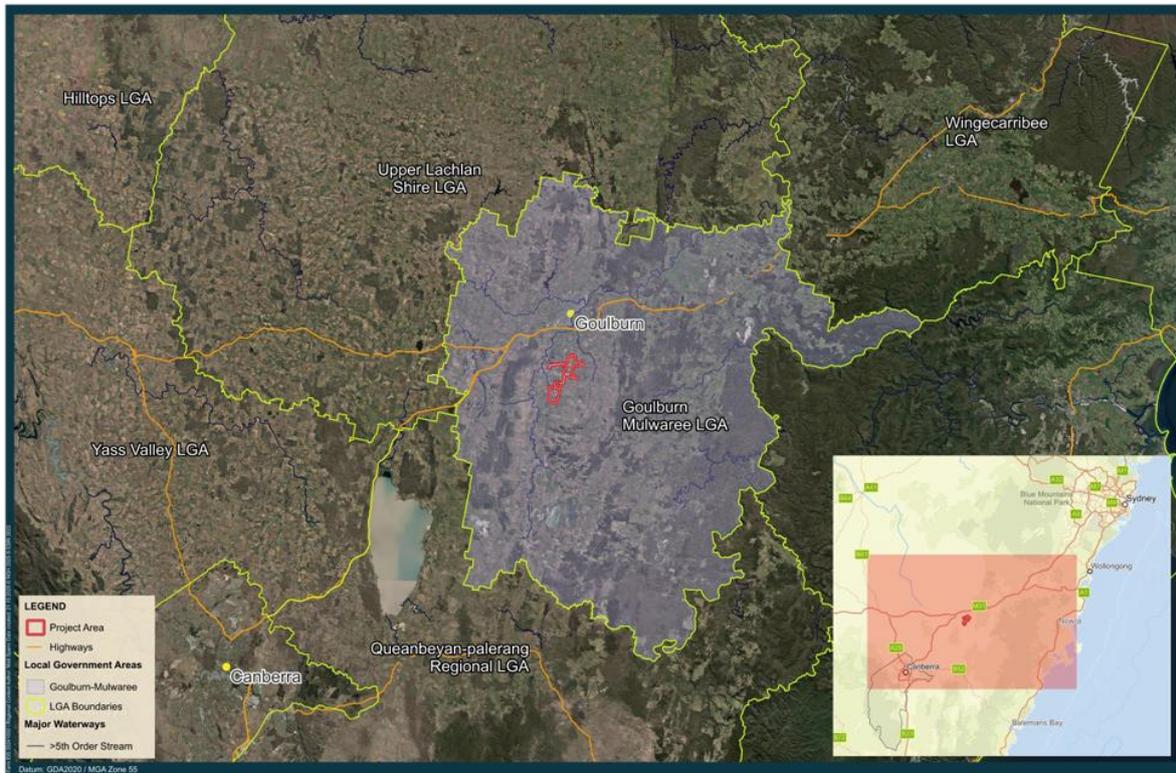
The Merino Solar Farm proposal is a State Significant Development (SSD) located at Tirrannaville and Gundry, approximately 6 km south of Goulburn within Goulburn Mulwaree Local Government Area. Given the proximity of the proposal to Upper Lachlan Shire Council (ULSC), ULSC is afforded the opportunity to make a submission in relation to the Environmental Impact Statement (EIS). Council Staff requested an extension outside the nominated exhibition period and have drafted a response to the EIS (Attachment 1), and then subsequently submitted the Submission noting the document required endorsement by Council at the March 2026 Council Meeting.

The Project proposed includes the construction, operation and eventual decommissioning of a 450MW alternating current (AC) solar farm that would be connected into the electricity grid.

During its operational life of approximately 35 years, it would provide electricity generation and storage, assisting the grid's transition to renewable energy sources, as fossil fuel electricity generation is retired. Key infrastructure components include approximately 870,000 photovoltaic solar panel modules, a 450MW / 1800MWhr Battery Energy Storage System (BESS) with 4-hour storage duration, an enclosed site substation as well as operations and maintenance buildings, internal tracks and perimeter fencing.

**Environmental and Planning
REQUEST FOR COMMENT - ENVIRONMENTAL IMPACT STATEMENT – MERINO
SOLAR FARM (SSD-59155459) (STATE SIGNIFICANT DEVELOPMENT) cont'd**

Figure 1. Proposed Site within the Goulburn Mulwaree Local Government Area.



A copy of the EIS has been attached. (Attachment 2).

A complete plan set and all associated documents can be found on the Planning Portal's project page, located here:

<https://www.planningportal.nsw.gov.au/major-projects/projects/willavale-park-battery-energy-storage-system>

KEY MATTERS FOR CONSIDERATION

Having regard to the documentation provided, Council staff have raised several concerns in relation to:

- Landscape and visual impacts
- Cumulative impacts across the region
- Accommodation and workforce pressures
- Biodiversity outcomes

This report outlines Council's staff assessment of the environmental impacts statement and makes recommendation for further considerations in relation to the proposal.

Landscape and Visual Impact

Scale and Scenic Character

The proposal comprises approximately 870,000 single-axis tracker panels across a footprint of approximately 767 hectares, within a broader project area approaching 1,000 hectares.

The scale of this development is substantial and will materially alter the rural landscape character of the Gundry Plain and surrounding agricultural vistas. The open, gently undulating grazing landscape currently provides:

- A distinctive rural character.
- Key view corridors from elevated locations.
- A transition landscape between Goulburn and the rural hinterland.
- An important scenic entry experience along Windellama Road.

The Landscape and Visual Assessment (LVA) conclude moderate-to-low impact in most character zones. However, Council considers the methodology to underestimate real-world experiential impact due to:

- Reliance on 2D photomontages without depth perception.
- Limited public viewpoint analysis.
- Technical errors and missing photomontages (R05, R30, R32).
- Limited cumulative visual modelling with other solar projects.

Cumulative Visual Impact

The cumulative impact with the proposed Gundry Solar Farm has not been robustly demonstrated. While sequential viewing is acknowledged, the assessment concludes impacts are “low” without detailed modelling of sequential corridor experience along Windellama Road.

Given the scale of both projects, the combined transformation of the rural landscape is likely to be significant and enduring over the 35-year operational life.

Council recommendations:

- An independent peer review of the Landscape and Visual Assessment be undertaken.
- Correction and reissue of Appendix D photomontages.
- Expanded cumulative modelling including all nearby renewable energy projects.
- On-site verification during DPHI inspection.

Agricultural Impact

The Agricultural Impact Assessment (AIA) confirms:

- Predominantly Class 5 land (with some Class 6 along creek lines);
- No State Significant or Biophysical Strategic Agricultural Land;
- Dominant grazing use, with limited winter cropping.

While the land is not State-significant agricultural land, it remains productive grazing country contributing to the local agricultural economy.

Environmental and Planning

REQUEST FOR COMMENT - ENVIRONMENTAL IMPACT STATEMENT – MERINO SOLAR FARM (SSD-59155459) (STATE SIGNIFICANT DEVELOPMENT) cont'd

Cropping Impact

The AIA identifies that:

- The site contributes 150–200 hectares of cropping annually.
- This represents 6–8% of total cropping area in the Goulburn Mulwaree LGA.

This reduction is regionally notable, particularly when considered cumulatively with other solar developments.

Solar Grazing Uncertainty

The viability of “solar grazing” is central to minimising agricultural loss. However:

- The AIA states it is unclear whether grazing will occur.
- Significant design adaptation would be required.
- Pasture improvement must occur pre-construction.
- Internal fencing, water systems and panel heights must support grazing.

Council recommendations:

Council strongly recommends that solar grazing be mandated as a condition of consent, including:

- Integrated grazing management plan.
- Pasture establishment program prior to panel installation.
- Protected wiring and panel clearances.
- Long-term agronomic oversight.

Biodiversity

The project proposes clearing approximately 64 hectares of native vegetation.

Council notes contradictions within the EIS regarding tree removal and shelterbelt retention.

More critically, Council is concerned that:

- There is no proposed undertaking for on-site biodiversity enhancement strategy.
- There is no clarity of a revegetation strategy across the remaining 700+ hectares.

Council recommendations:

Given the scale of the landholding, the proponent should be required to:

- Commit to landscape-scale habitat restoration.
- Enhance connectivity corridors.
- Establish revegetation zones.
- Provide visual screening vegetation.

Accommodation and Employment Impacts

The Accommodation and Employment Strategy understate cumulative regional impacts.

Environmental and Planning

REQUEST FOR COMMENT - ENVIRONMENTAL IMPACT STATEMENT – MERINO SOLAR FARM (SSD-59155459) (STATE SIGNIFICANT DEVELOPMENT) cont'd

When factoring in the below SSD:

- Wattle Creek BESS
- Boro Solar Farm
- Hanworth BESS
- Swallowtail BESS
- Bannaby BESS
- Blind Creek Solar
- HumeLink

Council recommendations:

- Dedicated accommodation coordination role.
- An investigation and monitoring of cumulative accommodation impacts.
- Mandatory local procurement reporting.

Water

Council advises that it has limited capacity to supply potable and non-potable water. Council is unable to guarantee the supply of water required and the cumulative impact of water usage required to facilitate all the SSD within the LGA and neighbouring LGA's.

Waste

The EIS for the proposal outlines waste management measures across the construction, operational, and decommissioning phases. Council raises concern regarding the waste impacts associated with this project and the significant cumulative waste impact of renewable energy developments in the LGA.

Proposal Overview

Based on the concerns raised above, this proposal:

- Is of unprecedented scale in this landscape.
- Has not adequately demonstrated cumulative visual impact mitigation.
- Relies on uncertain solar grazing assumptions.
- Understates cumulative accommodation and workforce pressures.

Accordingly, Council recommends that:

1. The Landscape and Visual Assessment be independently peer reviewed.
2. Solar grazing be mandated through enforceable conditions.
3. A biodiversity enhancement strategy be incorporated.
4. A comprehensive cumulative workforce and accommodation review be undertaken.

Conclusion

The scale and pace of SSD within the Region demands more than isolated, project by-project assessment. Coordinated oversight is required and without this, the cumulative

Environmental and Planning

REQUEST FOR COMMENT - ENVIRONMENTAL IMPACT STATEMENT – MERINO SOLAR FARM (SSD-59155459) (STATE SIGNIFICANT DEVELOPMENT) cont'd

impacts remain poorly managed. The matters raised within the submission will require a complex assessment by DPHI and Council staff have requested the issues be appropriately considered.

RECOMMENDATION That -

3. The report be received and noted as information.
4. Council endorses the matters raised within the report to form the basis of a submission to the Environmental Impact Statement for the proposed the Merino Solar Farm located at Tirrannaville and Gundry, approximately 6 km south of Goulburn within Goulburn Mulwaree Local Government Area.

ATTACHMENTS

1.	Attachment 1 - Merino Solar Farm - RFC - DRAFT Submission	Appendix
2.	Attachment 2 - Merino Solar Farm - EIS	Appendix

Environment and Planning - 19 March 2026

ITEM 11.2 **Advice to Secretary's Environmental Assessment Requirements (SEARs) – Langley Vale Solar Farm (SSD-100679208) (State Significant Development)**

FILE REFERENCE **I26/45**

AUTHOR **Manager Planning & Regulatory Services**

ISSUE

The report seeks the endorsement of Council for the submission to the SEARs for the proposed Langley Vale Solar Farm.

RECOMMENDATION That -

1. The report be received and noted as information.
2. Council endorses the matters raised within the report to form the basis of a submission to the Secretary's Environmental Assessment Requirements for the proposed Langley Vale Solar Farm at 721 Collector Road, Gunning, and 196 Lucks Lane, Lerida.

Background

Elgin Energy Pty Ltd (the Applicant) is proposing the construction, operation and decommissioning of the Langley Vale Solar Farm and BESS (the Project).

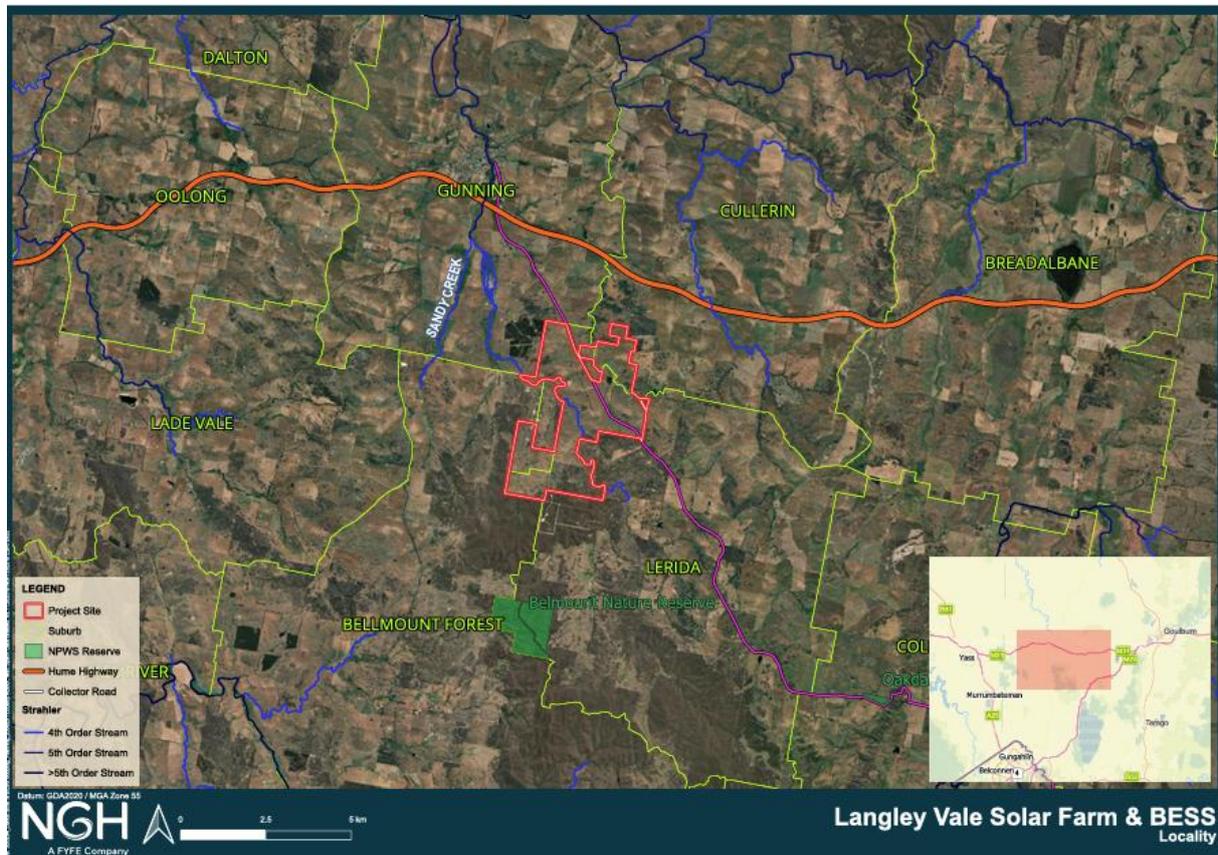
The Project is located across two private landholdings 721 Collector Road, Gunning, and 196 Lucks Lane, Lerida. The site is approximately 1,143 hectares (ha) and is located about 5km southeast of the township of Gunning, within the Upper Lachlan Shire Council Local Government Area (LGA) (refer to Figure 1).

The Project will have a capacity of approximately 250 megawatt (MW) Alternating Current (AC) and will connect into the national electricity network via the existing Transgrid 330 kV overhead transmission lines through a proposed onsite substation. The Project would include solar Photo Voltaic (PV) modules, trackers, piles, inverters, transformers, access roads, underground and above ground cables, onsite substations and associated operational facilities including a BESS with up to 500MW capacity and four hours of storage duration (up to 2000MWh).

Environmental and Planning

ADVICE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) – LANGLEY VALE SOLAR FARM (SSD-100679208) (STATE SIGNIFICANT DEVELOPMENT) cont'd

Figure 1. Project Site.



The Applicant has lodged a Scoping Report (Attachment 1) with Department of Planning, Housing and Infrastructure as part of the State Significant Development Assessment process. Upper Lachlan Shire Council has been provided an opportunity as part of the assessment process to provide input into the Secretary's Environmental Assessment Requirements (SEARs). Council staff have provided a draft submission (Attachment 2) raising the below matters to be included within the proposed SEAR's.

Key Matters for Consideration

Council Staff raised the following matters in relation to SEAR's:

It should be noted strong concerns have emerged regarding the cumulative impacts and absence of State-level coordination associated with the growing number of large-scale renewable energy projects that have been approved or are currently under assessment within the LGA and neighbouring LGAs.

While individual projects may appear manageable in isolation, their combined effects on housing availability, health services, workforce supply, road networks, landfill, water and waste services, and the environment can be substantial and compounding.

The EIS for this project must assess its contributions to region-wide pressures comprehensively and propose concrete strategies to mitigate them. Regional

Environmental and Planning

ADVICE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) – LANGLEY VALE SOLAR FARM (SSD-100679208) (STATE SIGNIFICANT DEVELOPMENT) cont'd

infrastructure and community wellbeing will be under unsustainable strain without a coordinated and transparent cumulative impact assessment process.

Council requests that the proponent and the NSW Government provide clear responses to the following two questions within the EIS:

- a. What are the cumulative environmental, social, and economic costs - and who bears them?
- b. What are the cumulative environmental, social, and economic benefits - and who reaps them?

Council seeks assurance that Upper Lachlan Shire Council communities do not disproportionately bear the costs of energy transition infrastructure while the benefits flow elsewhere.

It should not fall to individual councils or proponents to resolve region-wide challenges that are clearly structural and interlinked. The impacts of concurrent development - including dilapidation of roads, workforce shortages, housing displacement, and community fatigue - are not within the control or remit of a single proponent, nor can they be effectively mitigated through bilateral agreements alone.

A formalised regional impact framework, in line with its statutory obligations, is urgently required to manage cumulative impacts across the Southeast Region. Without this, regional communities will continue to shoulder disproportionate burdens while broader energy transition goals are pursued.

The scale and pace of development within the Southeast Region demands more than isolated, project-by-project assessment; it requires coordinated oversight. Upper Lachlan Shire Council urges the State Government to explain how it intends to take an active leadership role in orchestrating the rollout of concurrent renewable energy developments. Without a centralised coordination framework, cumulative impacts will remain poorly managed, placing undue pressure on regional communities. The State Government must ensure that agencies, proponents, and local councils are aligned through regional planning mechanisms, shared data platforms, and clear governance arrangements to avoid repeating planning failures.

1. Social and Economic Impacts

Council acknowledges the economic benefits outlined in the Scoping Report, including construction employment and local economic stimulus.

However, Council request that the EIS must address the following in detail:

1.1 Workforce, Housing & cumulative impacts

The region is already experiencing pressure from multiple concurrent renewable projects (wind, battery and solar). The EIS must provide:

- a. A cumulative workforce accommodation assessment (including all other SSDs in ULSC and neighbouring LGA's).

Environmental and Planning

ADVICE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) – LANGLEY VALE SOLAR FARM (SSD-100679208) (STATE SIGNIFICANT DEVELOPMENT) cont'd

- b. Impacts on local rental availability, short-term accommodation, and housing stress.
- c. Strategies to avoid displacement of residents or essential workers.
- d. Feasible commitments for worker accommodation locations and management.

Accommodation Requirements

Council strongly opposes the use of tourist and visitor accommodation for the construction workforce, as this infrastructure is critical to the region's visitor economy.

Publicly available accommodation is already limited; access to it must remain prioritised for tourists, service providers, and existing community needs.

Similarly, the Region's private rental market must not form part of the accommodation solution due to affordability pressures.

Council's preference is that temporary worker accommodation be aligned with Council's broader Housing Strategy and regional development goals, with options including:

- a. Legacy housing opportunities, such as medium-density housing.
- b. Trunk infrastructure investment to unlock greenfield housing supply.
- c. Dedicated workers' camps on Council-owned land, established near existing urban areas or villages

1.2 Community sentiment and social risk

The community has raised concerns about visual change, traffic, decommissioning responsibility, livestock interactions, and potential insurance/property value impacts.

Council requests that the EIS must address the following in detail:

- a. A full Social Impact Assessment (SIA), including social risk mitigation, engagement commitments, and ongoing monitoring.
- b. Assessment of project naming/identity issues to avoid confusion with local property names.
- c. Clear commitments regarding land rehabilitation, long-term asset ownership and decommissioning responsibilities.
- d. Whether it is appropriate a bond and or security remains in place to ensure decommissioning.

1.3 Community Benefit Sharing (CBS)

Council has a preferred policy framework under development for CBS and VPA administration. The Council requests that the EIS must:

- a. Outline the proponent's contribution options.
- b. Discuss alignment with Council's LGA-wide CBS program to ensure long term benefits.
- c. Engage in preliminary VPA discussions to ensure long term community outcomes.

Environmental and Planning

ADVICE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) – LANGLEY VALE SOLAR FARM (SSD-100679208) (STATE SIGNIFICANT DEVELOPMENT) cont'd

The financial value of community benefit will vary from project to project, however, the minimum community benefit threshold for Upper Lachlan is:

- \$850 per megawatt per annum for solar energy development for the life of the development (including future modified or recommissioned projects).
- \$1050 per megawatt per annum for wind energy development for the life of the development (including future modified or recommissioned projects).
- \$850 per megawatt of capacity for energy storage developments.

Note: Projects that do not deliver community benefits above these thresholds are likely to be considered not in the public interest.

2. Traffic and Transport

Council notes community concerns about heavy vehicle movements, dust, and road safety during construction.

The EIS must provide:

- a. A Traffic and Transport Impact Assessment (TTIA) addressing haulage routes, construction traffic volumes and cumulative project impacts.
- b. Road safety impacts on Collector Road and local intersections.
- c. Required upgrades under s138 of the Roads Act.
- d. The opportunity for Consultation with Transport for NSW and Council regarding standards, maintenance and cost responsibilities.
- e. Dust control, driver behaviour management, and construction timing protocols.

Roads

The proponent must also submit pre- and post-construction dilapidation reports for all affected public infrastructure. The initial report is to be completed after any road upgrades are finalised, with a follow-up report required once construction is concluded.

Any damage or defects identified must be rectified by the proponent prior to Council assuming responsibility for the upgraded infrastructure.

The TIA must also identify whether transport of over-dimension vehicles will require the removal and reinstatement of roundabout medians, centre islands, signage, or street furniture. Strong controls must be in place to ensure all such infrastructure is fully reinstated to its original condition and to Council's satisfaction.

Council further notes that some access roads may be inadequate for transporting large equipment or materials and may require widening, upgrades, or structural assessment of bridges and creek crossings for over-mass loads.

Early engagement with Council and TfNSW is essential in this regard.

3. Visual and Landscape Impact

Given the Project's proximity to non-associated receivers, Council requires:

- a. A detailed Landscape and Visual Impact Assessment (LVIA) with cumulative scenarios.

Environmental and Planning

ADVICE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) – LANGLEY VALE SOLAR FARM (SSD-100679208) (STATE SIGNIFICANT DEVELOPMENT) cont'd

- b. Assessment of glint and glare impacts for road users and neighbouring properties, as identified in community feedback.
- c. Visual simulations from key public viewpoints including Collector Road and Gunning Landscaping treatments, buffer zones, and screening measures.

Council requests that the visual and landscape assessment include a comprehensive photomontage of the development from all relevant viewpoints, prepared by a suitably qualified consultant.

The full visual impact of the project cannot be properly assessed without such visualisation Council also requests that the visual and landscape assessment include photomontages showing cumulative visual impacts.

These should include all approved and proposed projects in the area and be prepared by a qualified consultant.

4. Biodiversity, Land and Agricultural Impacts

Council notes the site contains woodland remnants, potential threatened ecological communities, hollow-bearing trees, riparian corridors, and SAll candidate species

Council request that the EIS must:

- a. Provide a full Biodiversity Development Assessment Report (BDAR).
- b. Address impacts to native vegetation, habitat connectivity and hollow-bearing trees.
- c. Ensure fencing does not increase kangaroo pressure or inhibit wildlife movement as raised by landholders.
- d. Assess suitability of agri-solar models for sheep grazing, addressing community concerns about livestock product integrity.
- e. Provide erosion, dust, and soil disturbance mitigation plans.

5. Water, Hydrology and Soil

Council request that the EIS must include:

- a. Assessment of surface water flows, riparian impacts and waterway protections.
- b. Construction-phase erosion and sediment control plans.
- c. A water supply strategy identifying sources, volumes and any requirements for licensing.
- d. These matters align with the general assessment need identified in the Scoping Report.

Water

Council requests that the EIS clearly identify the proposed source of construction water, along with the total volumes required for all construction phases.

Council advises that it currently has limited capacity to supply potable or construction water for this project, and no capacity during periods of drought.

Environmental and Planning

ADVICE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) – LANGLEY VALE SOLAR FARM (SSD-100679208) (STATE SIGNIFICANT DEVELOPMENT) cont'd

If the proponent intends to access any of Council water sources, either directly or via third parties, this must be formally negotiated and agreed with Council in advance.

6. Noise and Vibration

Council request that the EIS must include:

- a. Construction noise impacts on nearby communities, especially Gunning Village.
- b. Operational noise from inverters, transformers and BESS cumulative noise impacts with other renewable energy projects.

7. Hazards and Risks (incl. Bushfire & BESS Safety)

The community has raised strong concerns regarding fire risk and BESS safety.

Council request that the EIS must include:

- a. A Preliminary Hazard Analysis (PHA) for the BESS.
- b. A Bushfire Risk Assessment consistent with RFS guidelines.
- c. Fire management strategies, access requirements, and emergency response planning.
- d. Confirmation of panel materials, addressing avoidance of cadmium telluride or antimony-containing panels as requested by community members.

8. Heritage (Aboriginal and Historical)

Council request that the EIS must include:

- a. A full Aboriginal Cultural Heritage Assessment, including meaningful engagement with First Nations groups as outlined in Section 5.4 of the Scoping Report.
- b. A European heritage assessment, including any relics or landscape heritage values.

9. Waste Management

As Council advised during preliminary engagement, the LGA does not contain suitable facilities for large-scale infrastructure waste management.

The EIS must therefore include:

- a. A detailed construction and operational waste strategy.
- b. Evidence of access to appropriate licensed waste facilities outside the LGA.
- c. Clear protocols for waste minimisation, recycling and hazardous material handling.

If toilet facilities are required during the construction or operational phases, an On-Site Sewage and Wastewater Management (OSWWM) system must be installed. This system may also need to be decommissioned at the end of the operational period. A Section 68 Application is required for both the installation and operation of the OSWWM system.

10. Decommissioning and Rehabilitation

Community members have expressed concern about long-term responsibilities and rehabilitation expectations.

Environmental and Planning

ADVICE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) – LANGLEY VALE SOLAR FARM (SSD-100679208) (STATE SIGNIFICANT DEVELOPMENT) cont'd

Council request that the EIS must include:

- a. A Decommissioning and Rehabilitation Plan.
- b. Clarification of obligations during and after the 50-year project life, including asset transfer arrangements (e.g., substation handover to TransGrid).
- c. Commitments for soil capability restoration and infrastructure removal.

11. Cumulative Impact Assessment

In line with the Scoping Report and Council's concerns, the EIS must:

- a. Provide cumulative impact assessment across social, economic, traffic, visual, biodiversity and accommodation matters, consistent with the DPIE cumulative impact guidelines.

12. Engagement Requirements

Given the region's extensive experience with renewable energy development, Council expects:

- a. A detailed engagement plan with clear mechanisms for feedback, issues tracking, and ongoing communication.
- b. Continuous engagement with non-associated receivers, First Nations groups, Councillors, and local community groups as outlined by the proponent.
- c. Transparent updates on mitigation commitments and CBS/VPA negotiations.

Conclusion

The matters requested to be addressed above have been identified by Council staff as key considerations for Renewable Energy Proposals. Providing a response to SEAR's enables Council to provide input into the matters to be addressed within the SEARs process.

RECOMMENDATION That -

1. The report be received and noted as information.
2. Council endorses the matters raised within the report to form the basis of a submission to the Secretary's Environmental Assessment Requirements for the proposed Langley Vale Solar Farm at 721 Collector Road, Gunning, and 196 Lucks Lane, Lerida.

ATTACHMENTS

1.	Attachment 1 - Langley Solar Farm and BESS - Scoping Report	Appendix
2.	Attachment 2 - Langley Solar Farm and BESS - Response to SEARs	Appendix

Environment and Planning - 19 March 2026

ITEM	DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 CULLERIN ROAD, GUNNING - CLAUSE 4.6 VARIATION TO MINIMUM LOT SIZE
	Lot 1 DP 1311613 – 2603 Cullerin Road, Gunning Subdivision of land to create twenty-two (22) residential allotments
FILE	I26/55
ZONING	RU5 Village
DATE OF LODGEMENT	22 August 2025
APPLICANT	SRD Land Consultants Pty Ltd
OWNERS	McInerney & Willoughby Developers Pty Ltd
ESTIMATED VALUE	\$3,921,500.00
AUTHOR	Development Control Officer

SUMMARY REPORT

This matter is reported to Council as the application includes a Clause 4.6 request to vary the minimum lot size development standard for nine (9) of the proposed twenty-two (22) lots under the *Upper Lachlan Local Environmental Plan 2010*. In addition, two (2) submissions were received during the public exhibition period.

THE SITE

The subject site is legally described as Lot 1 DP 1311613 and is known as 2603 Cullerin Road, Gunning. The site is zoned RU5 Village and is located to the north-east of Gunning CBD. The allotment is irregular and generally triangular in shape with an area of approximately 5.67ha. The site is currently accessed via Cullerin Road.

The surrounding locality is characterised by detached dwelling houses on village and rural residential allotments, as well as agricultural land.

Environmental and Planning
DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 CULLERIN ROAD, GUNNING
- CLAUSE 4.6 VARIATION TO MINIMUM LOT SIZE cont'd



Image 1: The Site - Lot 1 DP 1311613 (Source: Council's internal program Pozi)

THE PROPOSED DEVELOPMENT

Development Application No. 68/2025 (PAN-559067) seeks development consent for subdivision of Lot 1 DP 1311613 – 2603 Cullerin Road, Gunning into twenty-two (22) residential allotments. Thirteen (13) of the proposed lots comply with the minimum lot size of 2,000m², while nine (9) lots do not meet the minimum lot size requirement.

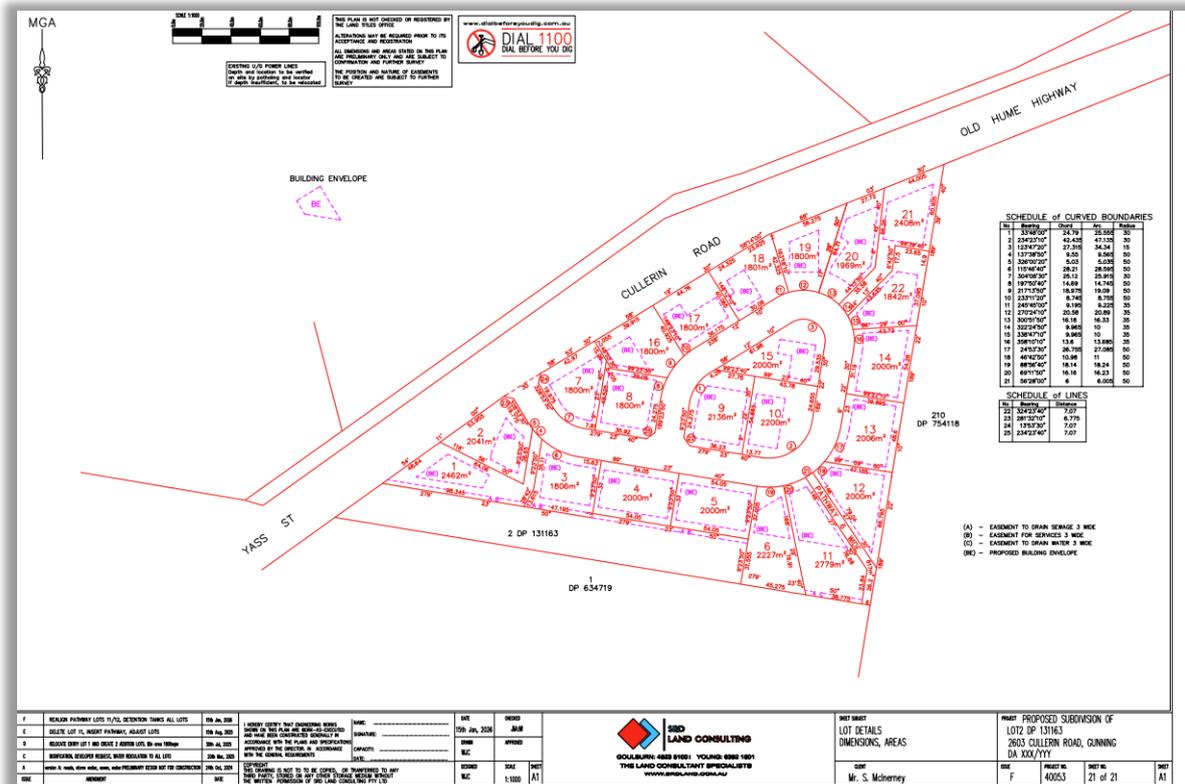


Image 2: Proposed Lot Layout

Environmental and Planning

DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 CULLERIN ROAD, GUNNING - CLAUSE 4.6 VARIATION TO MINIMUM LOT SIZE cont'd

The proposal seeks a variation to the development standard prescribed under Clause 4.1(3) of the *Upper Lachlan Local Environmental Plan 2010*, which requires that the size of any lot resulting from a subdivision of land to which the clause applies is not to be less than the minimum lot size shown on the Lot Size Map. The Lot Size Map identifies a minimum lot size of 2,000m² for the subject land.

Nine (9) of the twenty-two (22) proposed allotments require a variation to the minimum lot size control, these having a variation of less than 10%. Having regard to the number of allotments affected, it was considered appropriate for the application to be determined by Council. The NSW Planning and Environment Guide to Varying Development Standards (2023) provides guidance on the assessment and determination of development standard variations (refer to **Attachment 1**).

The proposed subdivision has an average lot size of approximately 2,037m², which generally aligns with the 2,000m² minimum lot size control under the *Upper Lachlan Local Environmental Plan 2010*.

Clause 4.6 Variation Request

Development within the Upper Lachlan Shire is regulated by the *Upper Lachlan Local Environmental Plan 2010 (LEP 2010)*, which establishes land use zones, permissible land uses and development standards that apply to land within the local government area.

Clause 4.6 of the LEP 2010 provides a mechanism that allows a consent authority to grant consent to development that contravenes a development standard where a written request has been submitted by the applicant.

Under Clause 4.6(3), development consent must not be granted unless the consent authority is satisfied that:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances; and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

The Applicant's written Clause 4.6 request (refer to Statement of Environmental Effects **Attachment 2**) addresses the matters required under subclause (3) of the LEP, as discussed below.

Proposed Lot	Proposed Area	Shortfall m2	Variation %
3	1,806m ²	194m ²	9.7%
7	1,800m ²	200m ²	10%
8	1,800m ²	200m ²	10%
16	1,800m ²	200m ²	10%
17	1,800m ²	200m ²	10%
18	1,801m ²	199m ²	9.95%
19	1,800m ²	200m ²	10%
20	1,969m ²	31m ²	1.55%
22	1,842m ²	158m ²	7.9%

Environmental and Planning

**DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 CULLERIN ROAD, GUNNING
- CLAUSE 4.6 VARIATION TO MINIMUM LOT SIZE cont'd**

The proposed variations are minor in nature, with all affected lots seeking a variation of 10% or less from the applicable minimum lot size development standard.

Strict compliance with the minimum lot size development standard is considered unreasonable and unnecessary in the circumstances as the objectives of the control are achieved notwithstanding the variation. The proposed lots remain of a substantial size, ranging from approximately 1,800m² to 1,969m², and are capable of accommodating a dwelling, ancillary structures and private open space consistent with the intended low-density residential character of the zone. The objective of the minimum lot size development standard is to ensure that lots are of sufficient size to accommodate development consistent with the zone while ensuring adequate servicing and amenity. The proposed variation continues to achieve this objective and is therefore considered satisfactory.

All proposed lots are able to be adequately serviced by reticulated water and sewer infrastructure (Refer to Attachment 5 – s415 Assessment), therefore the minimum lot size is not constrained by on-site wastewater management requirements. The proposed subdivision is consistent with the surrounding locality.

The variation will not result in adverse environmental, amenity or servicing impacts and will not compromise the objectives of the minimum lot size development standard or the zone. The proposal represents an appropriate and efficient use of serviced land within the locality.

The proposed subdivision has an average lot size of approximately 2,037m², which is consistent with the 2,000m² minimum lot size control under the *Upper Lachlan Local Environmental Plan 2010*. This demonstrates that the overall development outcome remains consistent with the intent and objectives of the minimum lot size standard.

Clause 4.6(6) of the *Upper Lachlan Local Environmental Plan 2010* restricts the ability of a consent authority to grant a variation to the minimum lot size development standard for subdivisions within certain zones. The clause prevents development consent being granted where a subdivision would result in two or more lots below the minimum lot size, or a lot that is less than 90% of the minimum lot size, within the specified zones.

The restriction applies to land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition, R5 Large Lot Residential, C2 Environmental Conservation, C3 Environmental Management and C4 Environmental Living.

The subject land is zoned RU5 Village, which is not listed within Clause 4.6(6). Therefore, the restrictions contained within this clause do not apply to the proposed subdivision and there is no limitations on the number of lots that may seek a variation to the minimum lot size development standard.

Environmental and Planning

**DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 CULLERIN ROAD, GUNNING
- CLAUSE 4.6 VARIATION TO MINIMUM LOT SIZE cont'd**

Submissions Summary

The application was notified in accordance with Council's Community Participation Plan to adjoining landowners from 28 August 2025 to 15 September 2025. Two (2) submissions were received during the notification period (refer to **Attachment 3**).

The submissions were forwarded to the Applicant, together with a request for additional information from Council dated 24 September 2025. The Applicant provided a response to the submissions on 17 November 2025 (refer to **Attachment 4**).

The two submissions that were received during this period, raised concerns generally relating to the items in the following table (Table 1).

Table 1: Summary of issues and response to submissions

Issues raised in submission	Planning Response
Classified Road and adjusting speed limit from 100km to 50km	<p>Cullerin Road is considered a classified road and as such the application was referred to Transport for NSW for comments. Transport for NSW reviewed the documents and had no objection to the proposed development.</p> <p>The road is currently subject to a 100 km/h speed limit. The proposed subdivision does not seek to alter the gazetted speed limit of the road but a condition of consent will be imposed (if approved) requiring the developer to request an extension to the existing 50km/h speed limit.</p> <p>The proposed development is required to provide safe vehicular access in accordance with relevant road design standards. Detailed access design and any required traffic management measures would be further considered at the Subdivision Works Certificate stage.</p>
Visual Impacts	<p>The proposed subdivision is consistent with the established rural-residential character of the locality. Lot sizes are generally large and any future dwellings would be subject to separate development application approval.</p> <p>Landscape design plans are required to be lodged prior to the issue of a subdivision works certificate and required details of proposed fencing and landscaping details. As such, the subdivision itself is not expected to result</p>

Environmental and Planning

**DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 CULLERIN ROAD, GUNNING
- CLAUSE 4.6 VARIATION TO MINIMUM LOT SIZE cont'd**

	<p>in unreasonable visual impacts within the surrounding area. Condition of consent requiring landscape plan and fencing details prior to the issue of a subdivision works certificate will be imposed (if approved).</p>
Kerb & Guttering requirements	<p>The proposed subdivision will be required to comply with Council's infrastructure and road construction standards to ensure appropriate drainage and road safety outcomes. These matters have been addressed through conditions of consent and detailed civil design submitted prior to the issue of a Subdivision Works Certificate.</p>
Stormwater	<p>Preliminary stormwater management design plans have been submitted with the development application and were satisfactory from Council's Works and Operations Department. Final Stormwater design submitted to Council for approval with the lodgement of a Subdivision Works Certificate. The development will be required to manage stormwater to ensure that runoff is appropriately controlled and does not adversely impact adjoining properties or the broader drainage network. Conditions of consent and detailed civil design are required to be submitted prior to the issue of a Subdivision Works Certificate.</p>
Infrastructure and capacities	<p>Prior to the issue of a Subdivision Works Certificate, detailed design and engineering plans are required to be submitted to Council for approval. The plans must demonstrate that adequate infrastructure services are available to support the proposed lots, including details of any required infrastructure augmentation. Conditions of consent have been imposed requiring water, sewer, electricity and telecommunications are available.</p>

The issues raised in the submissions do not warrant refusal of the application.

Environmental and Planning

**DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 CULLERIN ROAD, GUNNING
- CLAUSE 4.6 VARIATION TO MINIMUM LOT SIZE cont'd**

The application has been assessed in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*, including the provisions of the *Upper Lachlan Local Environmental Plan 2010* and the Upper Lachlan Development Control Plan 2010, together with relevant standards and policies. The application is recommended for approval subject to conditions. (refer to **Attachment 5** for Section 4.15 Assessment and **Attachment 6** for proposed conditions of consent).

POLICY IMPACT

Refer to 4.15 assessment for full policy assessment. Each 4.6 variation needs to be considered on the merits of the case as Clause 4.6 variations cannot be precedent-based.

Despite the proposed variation to the minimum lot size development standard, the application is considered to achieve the objectives of the RU5 Village zone and represents an appropriate use of serviceable land within the village. The proposed lot sizes remain capable of accommodating residential development consistent with the desired character of the locality. It is considered that the Clause 4.6 variation should be supported in this instance and therefore used to permit flexibility in applying the development standards (minimum lot size) when the variation will achieve a positive planning outcome.

The proposal is consistent with the objectives of the RU5 Village zone as it provides for residential development within the village boundary, utilises existing infrastructure and contributes to the orderly expansion of housing within Gunning.

Conditions are proposed to address community concerns including infrastructure, water and sewer, visual impacts and the proposed variation will not cause unreasonable adverse impacts to surrounding properties.

The Council has the following options in relation to this report:

1. Approve the application subject to conditions (see Attachment 6); **Recommended**; or
2. Approve the application subject to revised conditions; **Not Recommended**
3. Defer the application for further information or redesign; **Not Recommended**; or
4. Refuse the application. **Not Recommended.**

Pursuant to the *Environmental Planning and Assessment Act 1979*, a decision of the Council may be subject to a section 8.2 review or an appeal to the Court against the determination under section 8.7 of the Act.

The outcome of this application will be notified to submitters.

FINANCIAL IMPACT

There are no financial implications for Council associated with this report. Development contributions will be imposed as a condition of consent should the proposal be approved to contribute to the additional demands of waste, open space and roads.

Environmental and Planning

**DA68/2025 (PAN-559067) - LOT 1 DP 1311613 - 2603 CULLERIN ROAD, GUNNING
- CLAUSE 4.6 VARIATION TO MINIMUM LOT SIZE cont'd**

In the event of refusal, the applicant would have the right to appeal the decision to the Land and Environment Court, which may result in legal costs to Council.

RECOMMENDATION

It is recommended that the application be approved subject to the attached conditions.

ATTACHMENTS

1.	Attachment 1 - Guide to Varying Development Standards	Appendix
2.	Attachment 2 - Statement of Environmental Effects	Appendix
3.	Attachment 3 - Submission Register	Appendix
4.	Attachment 4 - Applicants Submissions Response	Appendix
5.	Attachment 5 - S4.15 Assessment	Appendix
6.	Attachment 6 - Proposed Conditions of Consent	Appendix

Environment and Planning - 19 March 2026

ITEM 11.4 **Amnesty Day 2026**

FILE REFERENCE **I26/58**

AUTHOR **Manager Water, Waste and Sewer**

ISSUE

This report will provide a summary of the waste quantities received by council at its waste facilities on the annual waste amnesty day.

RECOMMENDATION That -

1. For Information Only

BACKGROUND

The annual waste amnesty day was held in conjunction with the clean-up Australia Day on Sunday the 1st of March 2026.

REPORT

Council held the annual waste amnesty day on Sunday 1 March 2026. This was another productive day for the community with numbers through the gate slightly lower than in 2025 however, there was an increase in volume of waste dropped off at the transfer stations. Bigga had a significant increase in visits compared to previous years with 3 times last year's volume of visits reflected in waste disposed.

This year the waste attendants were checking licenses to ensure only Upper Lachlan Shire community members were allowed to participate for free. There were several out of region visitors turned away at Collector due to the customers not wanting to pay the gate fees.

The table below has a breakdown on visits and waste disposed of not including any recyclables as they cannot be weighed with current operations at the Transfer Stations. Mattresses were down on previous years with the one free mattress per household still in place.

There were several residents waiting for the amnesty day with loads of material, in particular scrap steel. This will be an education focus area for council as waste streams that are recyclable including scrap steel are accepted all year round for free and should be dropped off outside of the waste amnesty day to reduce congestion on the day of the event.

Environment and Planning
AMNESTY DAY 2026 cont'd

Waste Transfer Station	2026			2025		2024	
	Vehicle Trips	Mattresses	Total Waste Disposed in Tonnes	Vehicle Trips	Mattresses	Vehicle Trips	Mattresses
CROOKWELL	230	26	36.6	239	49	440	139
GUNNING	95	19	16.08	144	15	83	18
COLLECTOR	25	5	6.22	36	15	53	8
TARALGA	116	21	14.08	104	13	133	26
BIGGA	75	10	15.4	28	11	38	20
Total	541	81	88.38	551	103	747	211
Average weight per trip in kg	163.3			90.74		55.24	

POLICY IMPACT

Nil

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Cost of this year's amnesty day to Council is \$40,159.92.

RECOMMENDATION That -

1. For Information Only

ATTACHMENTS

Nil

12 INFRASTRUCTURE DEPARTMENT

The following item is submitted for consideration -

12.1	Review of Asset Management Policy	104
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Infrastructure Department - 19 March 2026

ITEM 12.1 **Review of Asset Management Policy**

FILE REFERENCE **I26/42**

AUTHOR **Director of Infrastructure**

ISSUE

A review of Council’s Asset Management Policy has been completed.

RECOMMENDATION That -

1. Council adopts the reviewed Asset Management Policy.

BACKGROUND

Nil

REPORT

This report details a review of Council’s Asset Management Policy. The policy is attached with amendments advised on cover page.

POLICY IMPACT

This is a review of an existing Council policy.

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council adopts the reviewed Asset Management Policy.

ATTACHMENTS

1. ↓	DRAFT - Review of Asset Management Policy - Adopted 19 March 2026- XXX-26 - Review 2029	Attachment
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Upper Lachlan Shire Council

Policy Update Cover

Date: 19 March 2026	Policy Title: Asset Management Policy
This cover sheet provides a summary of the proposed amendments to the attached Policy. Council initially adopted this policy in October 2009. The policy was last updated on 17 June 2021	
Sponsor: Director Infrastructure	Action required: Approval by Council
Reason for review/update: Council regularly reviews and update policies to ensure that they are current, fit-for-purpose and relevant to Council's operations. The attached policy has been reviewed and updated in line with this practice and the sponsor is now seeking your approval to implement this policy.	
Summary of the changes: The following amendments have been made to this Policy: <ul style="list-style-type: none"> • Removed all references to General Manager and replace them with Chief Executive Officer to describe the head of local government agencies in NSW. • Removed references to amended legislation or non-related legislation to this policy and modernised definitions and references to align with ISO 55001, IIMM, AIFMM. • Simplified the policy by replacing detailed operational procedures with a concise, strategic, ISO-aligned approach. • Revised the policy to include sustainability, climate resilience, and long-term environmental considerations. • Updated governance expectations by emphasising transparency, data quality, performance monitoring, and whole-of-life planning. • Simplified and streamlined roles and responsibilities by replacing detailed position-specific descriptions with a high-level governance, oversight, and operational framework, with stronger emphasis on risk and sustainability. • Clarified the governance role of Councillors within the Scope and Responsibilities sections to distinguish strategic oversight from operational responsibilities. • Incorporated the Asset Management Information System (AMIS) into the policy body to ensure consistency between the policy text and definitions. Removed the definition of "Useful Life of an asset", as it is not included in the policy body. • Introduced new performance indicators such as sustainability ratios, renewal funding ratio, and asset condition metrics. • Amended and omitted technical requirements from the policy such as inspection regimes, depreciation methodologies, and capital works prioritisation rules, as these will be included in asset management strategies and plans. 	
Consultation(s): Nil	
Internally cleared by	

Position: Chief Executive Officer	Position: Director Infrastructure
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ULSC Asset Management Policy
Adopted: 19 March 2026

POLICY:-	
Policy Title:	Asset Management Policy
File Reference:	F10/618-03
Date Policy was adopted by Council initially:	15 October 2009
Resolution Number:	418/09
Other Review Dates:	21 March 2013, 17 June 2021
Resolution Number:	31/13 and 88/21
Current Policy adopted by Council:	19 March 2026
Resolution Number:	XXX/26
Next Policy Review Date:	2029

PROCEDURES/GUIDELINES:-	
Date procedure/guideline was developed;	N/A
Procedure/guideline reference number:	N/A

RESPONSIBILITY:-	
Draft Policy developed by:	Director of Infrastructure
Committee/s (if any) consulted in the development of this Policy:	N/A
Responsibility for implementation:	Chief Executive Officer
Responsibility for review of Policy:	Director of Infrastructure

ULSC Asset Management Policy
Adopted: 19 March 2026

OBJECTIVE

This policy outlines Upper Lachlan Shire Council's approach to managing infrastructure assets in a sustainable and responsible manner to support current and future service delivery, consistent with the Upper Lachlan Community Strategic Plan. Council is committed to:

- Delivering safe, reliable and fit-for-purpose infrastructure that supports current service needs and future community growth through responsible long-term planning and investment.
- Adapting asset management practices to meet evolving community expectations, while integrating environmental sustainability, climate resilience and risk management into decision-making.
- Ensuring compliance with all relevant legislative, regulatory and policy requirements, and aligning asset management practices with recognised standards such as ISO 55001.
- Promoting transparency, accountability and continuous improvement through evidence-based planning, performance monitoring and strategic lifecycle management of assets.

SCOPE

This policy applies to all infrastructure assets under the care and control of Upper Lachlan Shire Council, excluding office furniture, IT equipment and other non-infrastructure items. It addresses the full lifecycle of infrastructure assets, including planning, acquisition, operation, maintenance, renewal and disposal.

This policy applies to all Councillors, staff, contractors and consultants involved in planning, managing or delivering services supported by Council infrastructure assets.

Councillors have a governance and stewardship role in relation to this policy. This includes adopting and reviewing the policy, considering asset management priorities in the context of community needs, and approving budgets and long-term financial plans that support the renewal, maintenance and delivery of infrastructure assets identified through Council's asset management processes.

Operational responsibility for implementing asset management activities rests with the Chief Executive Officer and Council staff.

This policy establishes Council's overarching framework and principles for asset management. The implementation of this policy will be supported by the Asset Management Strategy and associated Asset Management Plans, which provide the detailed processes, standards and actions required to give effect to this policy.

V4.19.03.26

ULSC Asset Management Policy
Adopted: 19 March 2026

PRINCIPLES

- Deliver agreed service levels by balancing cost, risk, and performance for long-term sustainability.
- Align asset management with Council's planning, governance, and financial frameworks.
- Manage assets using a whole-of-life approach to optimise value and service delivery.
- Integrate sustainability and risk management into all asset decisions.
- Maintain accurate asset data to support informed planning and operations.
- Ensure clear governance, roles, and staff capability in asset management.
- Follow transparent, accountable practices aligned with ISO 55001 principles.
- Promote continuous improvement through regular reviews of asset management performance.

POLICY STATEMENT

Council is committed to the sustainable and effective management of infrastructure assets to support the delivery of essential community services now and into the future. These assets represent a significant investment and are critical to economic activity, community wellbeing, and environmental sustainability.

Council owns and maintains a wide range of asset classes, including property, buildings, plant and equipment, roads, bridges, footpaths, drainage, recreation facilities, waste management facilities, parks and reserves, aerodrome, car parks, caravan parks, and water and sewerage infrastructure. These assets are fundamental to the region's social and economic infrastructure.

Through this policy, Council adopts a lifecycle approach to asset management, ensuring assets are planned, maintained, renewed, and, where appropriate, disposed of in a manner that is cost-effective, risk-aware, and aligned with community needs. Asset decisions are integrated with the Community Strategic Plan and Long-Term Financial Plan to ensure service delivery is both affordable and sustainable.

Council will maintain appropriate asset data systems, including an Asset Management Information System (AMIS), to support informed decision making across the asset lifecycle. AMIS will be used to capture, manage and analyse asset information such as condition, performance, risk, lifecycle costs and renewal needs, thereby supporting evidence-based planning and prioritisation.

The policy promotes transparency, accountability, and continuous improvement in asset planning and performance. It supports informed decision-making based on reliable data, risk management, and clear service level objectives.

Effective asset management enables Council to meet legislative responsibilities, respond to changing community expectations, and ensure that public infrastructure continues to deliver value over the long term.

V4.19.03.26

ULSC Asset Management Policy
Adopted: 19 March 2026

DEFINITIONS (Ref: ISO 5500X, IIMM, AIFMM)

Asset – A physical or non-physical entity that has value to the council, contributing directly or indirectly to service delivery and community outcomes.

Asset Life Cycle – All phases in the life of an asset, from planning, design, acquisition, operation, maintenance, renewal, and disposal.

Asset Management – The coordinated activities of an organization to realise value from assets, balancing cost, risk, and performance over the asset lifecycle.

Asset Management System - A framework of processes and resources enabling the council to achieve its asset management objectives consistently and sustainably.

Asset Management Information System (AMIS) – A system that captures, manages, and analyses asset data to support informed, strategic asset management decisions across the asset lifecycle.

Asset Management Strategy – A high-level plan that outlines how the council will implement asset management practices to achieve its objectives, balancing cost, risk, performance, and sustainability over the asset lifecycle.

Asset Management Plan – A detailed plan that outlines how a specific group of assets will be managed to deliver defined level of service in a sustainable, cost-effective way over the asset lifecycle. It includes demand forecasts, lifecycle activities, risks, and financial requirements.

Infrastructure Asset – A long-life physical asset that supports the delivery of essential public services, including transport, stormwater, water supply, sewerage, buildings, open space, and other community infrastructure.

Level of Service – The defined quality, function, and performance standard at which an asset or service is planned and delivered to the community. It reflects customer expectations, statutory requirements, and the Council's strategic objectives.

PERFORMANCE INDICATOR

Council will measure this policy's effectiveness using key indicators such as the asset sustainability ratio, condition ratings, and renewal funding ratio. Performance will also be tracked through completion of planned works, backlog reduction, improved data accuracy, and regular reviews to ensure alignment with asset management and financial plans, including Council's Long Term Financial Plan.

V4.19.03.26

ULSC Asset Management Policy
Adopted: 19 March 2026

RESPONSIBILITIES

Councillors (Governance & Stewardship)

- Provide strategic direction and stewardship of Council assets.
- Adopt and review asset management policies, strategies, and plans.
- Approve service levels and long-term funding.
- Monitor performance, risk, and sustainability outcomes.

Chief Executive Officer (CEO) / Executive Leadership (Strategic Oversight)

- Ensure implementation of this Policy.
- Provide resources, systems, and oversight to support effective asset management.
- Report performance and asset sustainability to Council.

Management & Staff (Operational Delivery)

- Deliver asset management activities in accordance with approved policies and plans.
- Maintain asset data and manage lifecycle activities.
- Identify and manage asset-related risks.

Council aims to create a positive risk management culture where risk management is integrated into all everyday activities and managing risks is an integral part of asset maintenance and management activities, good management practice and decision-making at Council.

It is the responsibility of every staff member and business area to observe and implement this policy in relation to asset management delivery and servicing of assets by implementing Council standard operating procedures.

V4.19.03.26

ULSC Asset Management Policy
Adopted: 19 March 2026

REFERENCES

Local Government Act 1993
Local Government (General) Regulation 2021
Roads Act 1993
Civil Liability Act 2002
Work Health and Safety Act 2011
Work Health and Safety Regulation 2017
Integrated Planning & Reporting (IP&R) Guidelines
Council Infrastructure Plan
Council Procurement Policy
Council Long Term Financial Plan
Council Risk Management Policy
Australian Accounting Standards
Local Government Code of Accounting Practice and Financial Reporting
International Infrastructure Management Manual (IIMM)
Australian Infrastructure Financial Management Manual (AIFMM)
ISO 5500X: Asset Management Standards
ISO 31000:2018 Risk Management Guidelines

VARIATION

Council reserves the right to vary or revoke this policy.

V4.19.03.26

13 FINANCE AND ADMINISTRATION

The following item is submitted for consideration -

13.1	Review of Disposal of Council Real Estate Policy	114
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Finance and Administration - 19 March 2026

ITEM 13.1 **Review of Disposal of Council Real Estate Policy**

FILE REFERENCE **I26/59**

AUTHOR **Director of Finance and Administration**

ISSUE

This is a review of the Disposal of Council Real Estate Policy.

RECOMMENDATION That -

1. Council adopts the reviewed Disposal of Council Real Estate Policy.

BACKGROUND

Nil

REPORT

This report details the review of the Disposal of Council Real Estate Policy. The Policy is attached for Council’s review and adoption.

POLICY IMPACT

This is a review of an existing policy of Council.

OPTIONS

Nil

FINANCIAL IMPACT OF RECOMMENDATIONS

Nil

RECOMMENDATION That -

1. Council adopts the reviewed Disposal of Council Real Estate Policy.

ATTACHMENTS

1. ↓	Disposal of Council Real Estate Policy - Date Adopted 19 March 2026 - Resolution XXX-26 Review 2029	Attachment
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Upper Lachlan Shire Council

Policy Update Cover

Date: 19 March 2026	Policy Title: Disposal of Council Real Estate Policy
This cover sheet provides a summary of the proposed amendments to the attached Policy. Council initially adopted this policy in 2006. The policy was last updated on 20 August 2020.	
Sponsor: Director of Finance and Administration	Action required: Approval by Council
Reason for review/update: Council regularly review and update policies to ensure that they are current, fit-for-purpose and relevant to Council's operations. The attached policy has been reviewed and updated in line with this practice and the sponsor is now seeking your approval to implement this policy.	
Summary of the changes: The following amendments have been made to this Policy: <ul style="list-style-type: none"> • Removed all references to General Manager and replaced them with Chief Executive Officer to describe the head of a local government agencies in NSW. • Removed references to amended legislation or non-related legislation to this policy. • Updated relevant titles and relevant parties' information. • Outlines that a decision to sell Council real estate must be made by a Council Meeting Resolution. 	
Consultation(s): N/A	
Internally cleared by	
Position: Chief Executive Officer	Position: Director of Finance and Administration

POLICY:-	
Policy Title:	Disposal of Council Real Estate Policy
File Reference:	F10/618-016
Date Policy was adopted by Council initially:	13 July 2006
Resolution Number:	181/06
Other Review Dates:	15 December 2011, 19 June 2014, 21 September 2017 and 20 August 2020
Resolution Number:	477/11, 171/14, 304/17 and 140/20
Current Policy adopted by Council:	19 March 2026
Resolution Number:	XXX/26
Next Policy Review Date:	2029

PROCEDURES/GUIDELINES:-	
Date procedure/guideline was developed:	N/A
Procedure/guideline reference number:	N/A

RESPONSIBILITY:-	
Draft Policy developed by:	Director of Finance and Administration
Committee/s (if any) consulted in the development of this Policy:	N/A
Responsibility for implementation:	Chief Executive Officer
Responsibility for review of Policy:	Director of Finance and Administration

ULSC Disposal of Council Real Estate Policy
Adopted 19 March 2026

OBJECTIVE

Council has real estate that on occasions it may seek to dispose of. This policy provides a coherent, transparent and accountable framework for the disposal of real estate ensuring compliance with ethical standards and relevant legislation.

1. POLICY STATEMENT

Real estate property that is no longer needed for operational purposes by Council and for which Council has no long term plans of utilisation, may be disposed of. The Chief Executive Officer holds delegated authority to approve the disposal of Council assets, excluding real estate property, which must be disposed of by way of a Council Meeting Resolution.

Disposal of real estate may provide one or more of the following benefits to Council:-

- (a) It earns immediate income for use in maintaining other assets;
- (b) It reduces operating costs, such as building or property maintenance, insurance, rates and depreciation expenses;
- (c) It prevents costs associated with the deterioration in the condition of an asset and remediation works;
- (d) It may increase the number of rateable properties in the Shire; and
- (e) It may provide land for economic development.

The disposal method chosen must promote fair and effective competition to the greatest possible extent, and disposals must be conducted in an ethical manner. The process of disposal is as important as the outcome as it reflects Council's level of commitment to fairness and equity.

2. APPLICATION

This policy applies to the disposal of all Council owned real estate. It does not cover the sale of land for recovery of unpaid rates as this is not Council owned land and does not cover disposal of other Council owned assets, such as items of plant and equipment.

3. DEFINITIONS

3.1 Council Real Estate

Real estate means any freehold or leasehold property owned by Council, whether or not it is vacant land or building, business premises or residential property that is classified as "Operational Land".

3.2 Community Land

Community Land means land that is classified as "Community Land" under Chapter 6, Division 1 and 2, of Part 2, of the Local Government Act 1993.

ULSC Disposal of Council Real Estate Policy
Adopted 19 March 2026

Community Land classification reflects the importance of the land to the community because of its use; i.e. includes crown land which Council is appointed as the Trustee, public parks and reserves are also examples of Community land. Community Land is intended for public access and use, or where other restrictions applying to the land create an obligation to maintain public access (such as a trust deed or land dedication).

Community Land dealings:-

- Council has no power to sell, exchange or otherwise dispose of community land;
- Council may grant a lease, or licence, or any other estate over the community land under certain provisions; and
- Council must have a Plan of Management for Community Land.

3.3 Operational Land

Operational Land means land that is classified as “Operational Land” under Chapter 6, Division 1, of Part 2, of the Local Government Act 1993.

Operational Land would ordinarily comprise land held as a temporary asset or as an investment, or land which facilitates the carrying out by Council of its functions, or land which may not be open to the general public. Operational Land does not have restrictions other than those that may apply to any piece of land and may be sold without the restrictions applied to Community Land.

4. THE DISPOSAL PROCESS

The disposal process for Council real estate is as follows:-

- (a) Council decision to dispose.
- (b) Estimate the value.
- (c) Factors to consider in disposal.
- (d) Select appropriate disposal method.
- (e) Effect disposal process.
- (f) Evaluate disposal process.

4 (a) COUNCIL DECISION TO DISPOSE

Before any real estate is disposed of, it is necessary to obtain Council approval to proceed with the disposal. The proposed disposal must be included in Council’s strategic integrated planning documents or a report that covers the reasons for recommending disposal will be presented to Council recommending a Council Resolution to dispose of real estate.

4 (b) VALUATION

All Council real estate offered for disposal, by whichever method, shall first be assessed by a Registered Real Estate Valuer and the assessment will determine the value of the asset. The valuation provided shall become the reserve price for the land, property or building.

The only exception to this requirement is situations where the price for lots has been fixed based on development costs and profit margins.

ULSC Disposal of Council Real Estate Policy
Adopted 19 March 2026

4 (c) FACTORS FOR CONSIDERATION

Considerations to be made at the commencement of the disposal process include:-

4.1.1 Conflict of Interest

- (a) Staff involved in the disposal must disclose to the Chief Executive Officer the actual or perceived conflicts of interest that may arise should they participate in the disposal process;
- (b) The disclosure must be recorded and procedures implemented by the Chief Executive Officer for the management and control of a conflict.

4.1.2 Other Factors

Apart from monetary value, the following factors must be considered:-

- (a) The current conditions in the property market;
- (b) Time considerations;
- (c) Council resources required to manage the disposal;
- (d) Costs associated with the different disposal methods, such as auctioneer's costs, administration costs etc;
- (e) Benefits of the different disposal methods;
- (f) Whether Council has an existing tenant occupying the property; and
- (g) Any encumbrance or caveat on the land.

4 (d) DISPOSAL METHODS

The disposal method chosen must be appropriate to the situation, and promote fair and effective competition to the greatest extent possible. Where practical, a competitive disposal method should be selected.

Disposal methods authorised by Council are:-

4.2.1 Public Tender

Tendering for the disposal of real estate is to be conducted as follows:-

- (a) Preparation of tender, including a list of the properties for sale, the conditions of the sale, the assessment criteria for evaluation of offers, and a closing time and place.
- (b) Public advertisement of the sale in a manner most likely to capture the anticipated market. This may involve advertising locally or nationally and electronically, and in newspapers.
- (c) Provide bidders with sufficient information to formulate a proper bid, including arrangements to inspect the property.

ULSC Disposal of Council Real Estate Policy
Adopted 19 March 2026

- (d) Ensure that bidders are dealt with equally, and that any changes or clarifications to the disposal arrangements are promptly communicated.
- (e) Close and evaluate tenders with the utmost probity in accordance with Tendering Guidelines and Regulations, the Local Government Act 1993 and Council related policies.
- (f) Accept the highest tender, wherever possible, provided that it meets or exceeds the reserve price.
- (g) Should the reserve price not be attained by tendering, a sale can be effected by either:-
 - (i) Revising the reserve price, or
 - (ii) Negotiating with the highest tenderer.
- (h) Seek Council endorsement of the decision.
- (i) Notify the successful tenderer in writing.
- (j) Notify the unsuccessful tenderers in writing.
- (k) Notify any existing tenants, if applicable.

4.2.2 Public Auction

Public auction maximises the opportunity for public participation in the disposal process and is the appropriate method when:-

- (a) There is a high level of public interest in the properties being offered;
- (b) Alternative disposal methods are unlikely to realise higher revenue; and
- (c) The costs associated with the auction can be justified in relation to the expected revenue from the sale.

The process for conducting the auction include:-

- (a) Obtain competitive quotes on a commission basis from potential real estate agents and auctioneers; or
- (b) Advertise for expressions of interest from accredited registered real estate agents and auctioneers;
- (c) Select a real estate agent or auctioneer based upon:-
 - (i) The commission rates;
 - (ii) Whether the auctioneer and agent is licensed;
 - (iii) The past performance and/or industry reputation;
 - (iv) The relevant experience (i.e. years, sales) meets the selection criteria.
- (d) Notifying auctioneer of the reserve price.

ULSC Disposal of Council Real Estate Policy
Adopted 19 March 2026

4.2.3 Sale by marketing with real estate agent

Council calls for an expression of interest from accredited registered real estate agents to market Council real estate for sale. Select a real estate agent based upon:-

- (i) The commission rates;
- (ii) Whether the agent is licensed;
- (iii) The past performance and/or industry reputation of agent;
- (iv) The relevant experience (i.e. years, sales) meets the selection criteria

The process includes:-

- (a) The real estate will be publicly advertised after agreement on a marketed sale price;
- (b) Offers to purchase will be received at any time by way of expression of interest by prospective purchaser to the appointed real estate agent;
- (c) Offers lower than the advertised price will be considered by Council Chief Executive Officer;
- (d) Any acceptance of sale price is approved by Council Chief Executive Officer under delegation from a Council Meeting Resolution.

4.2.4 Sale or Transfer to other Agencies

There may be occasions when Council may consider selling or transferring real estate to a community or charity organisation that is currently the tenant of that property.

The following factors must be considered in such cases:-

- (a) The revenue that could otherwise be realised through a sale or auction;
- (b) Savings in maintenance, insurances, rates, etc. that may be made;
- (c) The costs of donation or disposal compared to the benefits;
- (d) The credibility and reputation of the charity or organisation.

The following processes must be followed:-

- (a) The cost of the property transfer must be borne by the recipient;
- (b) All records of the process must be retained for audit purposes;
- (c) Council's contribution must be acknowledged by the recipient.

4.2.5 Sale or Transfer by Private Treaty

There may be occasions when Council may consider selling or transferring land by means of a private treaty.

The following processes must be followed:-

- (a) The cost of the land transfer and associated legal costs must be borne by the recipient;
- (b) A land valuation is to be provided for consideration of Council;
- (c) All records of the process must be retained for audit purposes.

ULSC Disposal of Council Real Estate Policy
Adopted 19 March 2026

4 (e) EFFECTING THE DISPOSAL

In effecting the disposal of Council real estate, the following procedure will be followed:-

4.3.1 Obtaining Approval

The decision to accept an offer to purchase a Council property must be by the Chief Executive Officer under delegation authority from a Council Meeting Resolution.

4.3.2 Property Transfer Costs

In general, property transfer and legal costs will be borne by the purchaser unless otherwise specified. On occasions the costs may be shared if the value of the property being transferred is high.

4.3.3 Informing Interested Parties

It is the responsibility of the Director Finance and Administration to inform relevant staff that a property has been disposed of, so that Council's insurers may be advised, and Council's Asset Register and Land Registers are updated.

4 (f) EVALUATION

The disposal of real estate may be reviewed by way of a service review to ascertain if it has achieved its desired outcome. An independent review may determine whether the disposal has:-

- (a) Achieved value for money;
- (b) Been carried out in a fair and effective manner;
- (c) Achieved a profit margin for each disposal;
- (d) Whether the valuation/s and the cost of administering the disposal were accurate; and
- (e) Adhered to tendering guidelines and Council policies.

5. NON-COMPLIANCE WITH THIS POLICY

Failure to comply with the terms of this policy may lead to disciplinary procedures being implemented against the responsible staff member. Any instances of corrupt conduct can lead to dismissal and/or criminal prosecution.

ULSC Disposal of Council Real Estate Policy
Adopted 19 March 2026

6. RELEVANT LEGISLATION AND COUNCIL POLICIES

- Local Government Act 1993;
- Local Government (General) Regulation 2021;
- State Records Act 1998;
- Government Information (Public Access) Act 2009;
- Independent Commission against Corruption Act 1988;
- A New Tax System (Goods and Services Tax) Act 1999;
- Tendering Guidelines for NSW Local Government;
- Council's Code of Conduct;
- Council's Code of Meeting Practice;
- Council's Code of Business Practice;
- Council's Integrated Plans; including Community Strategic Plan, Resourcing Strategy, Delivery Program and Operational Plan;
- Local Government Code of Accounting Practice and Financial Reporting;
- Fraud and Corruption Prevention Policy;
- Bribes, Gifts and Benefits Policy;
- Complaints Management Policy.

7. VARIATION

That Council reserves the right to vary the terms and conditions of this policy to ensure it meets the requirements of the relevant legislation.

14 CHIEF EXECUTIVE OFFICER

There were no items submitted for this section at the time the Agenda was compiled.

16 REPORTS FROM OTHER COMMITTEES, SECTION 355 COMMITTEES AND DELEGATES

The following item is submitted for consideration -

- | | | |
|------|--|-----|
| 16.1 | Reports from Committees for the months of February and March | 128 |
|------|--|-----|

ITEM 16.1**Reports from Committees for the months of February and March****RECOMMENDATION:**

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

1. Audit Risk and Improvement Committee - Minutes from meeting held 1 December 2025.
2. Collector Oval Section 355 committee - Minutes - 4 February 2026.
3. Breadalbane Hall Section 355 Committee – Minutes - 15 February 2026.
4. Gunning Shire Hall and Showground Section 355 Committee – AGM Minutes – 13 October 2025.
5. Binda Memorial Hall Committee Minutes from Meeting – 10 February 2026.
6. Crookwell Historical Society Minutes from meeting – 12 February 2026.

ATTACHMENTS

1. ↓	ARIC Meeting Minutes - ULSC - 1 December 2025	Attachment
2. ↓	Collector Oval Section 355 committee - Minutes - 4 February 2026	Attachment
3. ↓	Breadalbane Hall S355 Committee - Minutes - 15 Feb 2026	Attachment
4. ↓	Gunning Shire Hall and Showground s355 committee - AGM minutes 13 October 2025	Attachment
5. ↓	Binda Memorial Hall Committee Minutes from Meeting held - 10 February 2026	Attachment
6. ↓	Crookwell Historical Society meeting 12 February 2026	Attachment



**CANBERRA REGION
JOINT ORGANISATION**

Regional leadership connecting our communities

AUDIT RISK & IMPROVEMENT COMMITTEE MEETING MINUTES

Monday, 1 December 2025
1:45pm to 3:30pm
Microsoft Office Teams

Upper Lachlan Shire Council



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

Voting Members	
Independent Member	Stephen Coates (Chair)
Independent Member	Diana Hamono
Independent Member	Rachel Harris
Independent Member	Bryce McNair
Non-Voting Members	
Upper Lachlan Shire Council	Cr Rob Cameron, Deputy Mayor
Upper Lachlan Shire Council Representatives	
Upper Lachlan Shire Council	Alex Waldron, Chief Executive Officer
Upper Lachlan Shire Council	Andrew Croke, Director Finance and Administration
Upper Lachlan Shire Council	Kazi Mahmud, Director of Infrastructure
Upper Lachlan Shire Council	Ashan Hewage, Chief Financial Officer
Upper Lachlan Shire Council	John Abakah, Manager Governance
Upper Lachlan Shire Council	Jason Dinsmore, Manager Information Technology
Audit Office NSW Representatives	
Audit Office NSW	Reiky Jiang, Director Financial Audit Services
Ernst & Young	Irene Tzavaras, Partner
Ernst & Young	Lee Hartwig, Director
Canberra Region Joint Organisation	
Canberra Region Joint Organisation	Sharon Houlihan, Executive Officer (CRJO shared arrangements officer)
Canberra Region Joint Organisation	Hayley Chapman, Coordinator Corporate Services (Minutes Secretary)



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

1. Opening Meeting

The chairperson, Stephen Coates opened the meeting at 1:45pm.

2. Welcome & Acknowledgement of Country

The chairperson welcomed members and guests and made an acknowledgment of country.

“The Upper Lachlan Shire acknowledges the traditional custodians of this land, and we pay our respects to elders both past and present. We acknowledge the vital contribution that First Nations people and cultures have made and still make to the nation that we share, Australia.”

3. Attendance and Apologies

The chairperson called for any apologies.

The following apologies were received:

- Rachel Harris, Independent ARIC Member
- Irene Tzavaras, Ernst & Young
- Lee Hartwig, Ernst & Young
- Hayley Chapman, Minutes Secretary (minutes taken by Sharon Houlihan)

4. Disclosure of Interest

With reference to Chapter 14 Local Government Act 1993 and CRJO’s Code of Conduct, attendees are required to declare any conflicts of interest in the matters under consideration by the audit, risk and improvement committee at this meeting.

No conflicts of interest were declared.

5. Confirmation of Minutes

5.1 Confirmation of Previous Minutes

RESOLUTION ULSC 12/25 - 01

The minutes of the audit, risk and improvement committee meeting held 29 September were accepted and signed as a true and correct record of the meeting.



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

5.2 Outstanding Actions Register

RESOLUTION ULSC 12/25 - 02

The audit, risk and improvement committee noted the status of progress against outstanding actions, that completed actions be removed and outstanding actions followed up and completed for the next meeting.

Committee reviewed progress of outstanding actions from previous meetings and asked to remove completed or ongoing actions, as follows:

Meeting Date	Description	Responsible Person	Target Date	Completion Date / Status Update
17/9/24 27/11/24 1/4/25 1/7/25 29/9/25 1/12/25	Service review improvement status report to be provided to ARIC 6 monthly	Director Finance and Administration	From 2025 ARIC meetings onwards	1/7/25 ULSC provided report to July 2025 ARIC meeting noting that a consultant is preparing a service review status report linked to AEC Group report recommendations implementation. 29/9/25: Update provided to 29 September 2025 ARIC meeting 1/12/25: Close out report to go to 18 December 2025 council meeting
27/11/24 1/4/25 1/7/25 29/9/25 1/12/25	Include information on testing of incident response plan for cyber-attack in IT report to next ARIC meeting	Manager Information and Communications Technology	March 2025 ARIC meeting	1/4/25: No report provided - defer to next meeting 1/7/25: ULSC does not have an incident response plan for cyber attack specifically, business continuity plan is document to follow at present 29/9/25: Report to be provided to December ARIC meeting covering how the risk of cyber-attack is being managed, beyond the business continuity plan (within IT report) 1/12/25: report provided. Remove from actions list



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

Meeting Date	Description	Responsible Person	Target Date	Completion Date / Status Update
27/11/24 1/4/25 1/7/25 29/9/25 1/12/25	Include update on work underway regarding 'Essential 8' compliance plan including compliance risk minimisation actions to next ARIC meeting	Manager ICT	March 2025 ARIC meeting	1/4/25: No report provided - defer to next meeting 1/7/25: Council is still in the planning phase of working towards Essential 8 Level 1 compliance, approximately 50% requirements met, remaining 50% more difficult as require both process change and behaviour change, council is considering this KPI to decide if aiming for Essential 8 compliance or only up to level 2 compliance and not level 3. 29/9/25: Added column to Essential 8 report re progress and included prioritisation of actions. Report to be provided to the 1 December 2025 ARIC meeting. 1/12/25: Hold over to March 2026 ARIC meeting. Merge with ICT December report action item below
1/7/25 29/9/25 1/12/25	In future infrastructure project status reports include identification of projects at risk of non-/late/over budget delivery	Director Infrastructure	September 2025 ARIC meeting	29/9/25: This report will be included to the 1 December 2025 ARIC meeting 1/12/25: Hold over to March 2026 ARIC meeting
1/7/25 29/9/25 1/12/25	Schedule report for council adoption of updated ARIC terms of reference update to committee removing named committee chair and members	Director Finance and Administration	Before December 2025 ARIC meeting	29/9/25: Not yet due 1/12/25: Amended terms of reference will be reported to the 18 December 2025 council meeting for adoption
1/7/25 29/9/25 1/12/25	Provide updated ARIC and internal audit shared arrangements agreement reflecting new outsourced internal audit function for CEO/Directors consideration and signing	Sharon Houlihan, CRJO	December 2025 ARIC meeting	Will be updated following RFQ process and confirmation of budget for shared IA function



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

Meeting Date	Description	Responsible Person	Target Date	Completion Date / Status Update
1/7/25 29/9/25 1/12/25	On behalf of councils in shared arrangement, lead process for ARIC members review and re-appointment and/or appointment of new members, involving councils directors in the appointment process	Sharon Houlihan, CRJO	By end November	29/9/25: Not yet due. ULSC CEO recommended process to be agreed with other councils in shared arrangement. 1/12/25: Individual performance reviews of independent chairperson and members undertaken 7/11/25 with all recommended for further terms. Remove from actions list
1/7/25 29/9/25 1/12/25	Schedule report for council appointment of ARIC independent chair and members	Director Finance and Administration	December 2025 council meeting	29/9/25: Appointment of ARIC independent members to be resolved at 18 December 2025 council meeting
1/7/25 29/9/25 1/12/25	Lead RFQ for external IA provider process of behalf of member councils, prepare request for quotation brief and provide to member councils and ARIC for review prior to undertaking RFQ via Local Government Procurement NSW	Sharon Houlihan, CRJO	September 2025 ARIC meeting	29/9/25: RFQ being finalised, to go out to market following council and ARIC review, expected 3/10/25 1/12/25: RFQ went out via Vendor Panel on 11/11/25, closed for quotations 25/11/25, interviews of shortlisted responders undertaken by evaluation panel of all corporate services directors 28/11/25, ARIC chair reviewed interview outcomes with evaluation panel 28/11/25, CRJO to conduct referee checks 2 & 3/12/25, CRJO board to provide delegated authority to CRJO executive officer for post-procurement negotiation and contract award, expect contract execution by 1/2/26
1/7/25 29/9/25 1/12/25	Schedule annual ARIC report and ARIC annual assessment, by ARIC chair to council	Director Finance and Administration	December 2025	29/9/25: ARIC chair to present annual report and ARIC annual assessment to 18 December 2025 council workshop



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

Meeting Date	Description	Responsible Person	Target Date	Completion Date / Status Update
29/9/25 1/12/25	ICT Manager's report to next ARIC meeting to include (as well as general ICT update): ICT risks that exist before compliance with 'Essential 8' level 1 and how these risks are being managed in the interim; and list of administration log in pages and why higher than other Australian local government organisations	ICT Manager	December 2025 ARIC meeting	1/12/25: update report will be provided for the March 2026 ARIC meeting Merge with Essential 8 action item above
29/9/25 1/12/25	Update calendar to include months and years for quarterly meetings	Chair / Secretariat Stephen	Out of session	1/12/25: Chair to liaise with committee and council to finalise meeting dates, meeting dates for 2026 agreed, calendar to be updated to state March, June, September and December for each year rather than specific dates



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

6. Audit, Risk and Improvement Committee Business

6.1 ARIC Business Report

6.2 ARIC Meeting Dates

6.3 Internal Audit Update (covered at item 7 below)

RESOLUTION ULSC 12/25 - 03

The audit, risk and improvement committee:

1. discussed committee business items and required actions included in the report for the Canberra Region Joint Organisation and member councils under the shared arrangement agreement.
2. endorsed the meeting dates and schedule for 2026.

7. Internal Audit (attachment incorrectly included on agenda as item 6.3)

6.3 Internal Audit Update

LATE attachment- Evaluation Outcome Review Internal Audit Provider- 1 December 2025

RESOLUTION ULSC 12/25 – 04

The audit, risk and improvement committee, being responsible for functional oversight of the internal audit function:

1. reviewed the evaluation report for procurement of an internal audit service provider for Yass Valley Council, Upper Lachlan Shire Council, Goulburn Mulwaree Council and Canberra Region Joint Organisation being entities under a shared arrangement as permitted by the Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW, and
2. subject to positive referee checks, endorsed the Canberra Region Joint Organisation executive officer to proceed to contract negotiations with the preferred contractor and contract award on behalf of the entities in the shared arrangement, under financial delegation to be approved by the Canberra Region Joint Organisation board
3. noted progress towards establishment of the shared outsourced internal audit function across Upper Lachlan Shire Council, Yass Valley Council, Goulburn Mulwaree Council and Canberra Region Joint Organisation, and
4. noted that there have been no internal audits undertaken this quarter pending establishment of the shared outsourced internal audit function.



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

8. Chief Executive Officer Report

RESOLUTION ULSC 12/25 - 05

The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council CEO operations overview report update.

AGREED BY CONSENSUS

Discussed:

- CEO Alex Waldron spoke to the written report, highlighting:
 - Humelink and Transgrid negotiations: council has delegated the CEO to negotiate with Transgrid for proper funding of roads damaged during construction and maintenance
- ARIC Member Bryce: raised question regarding dealing with wind farms and community support, has consideration been given to providing electricity generated to locals at a reduced rate?

Response: for existing wind farms, voluntary planning agreements are old and cannot now be changed. For newer wind farm developments, have raised potential electricity discounts for locals - electricity is typically sold in advance, making it difficult to provide discounts later at agreements stage.

Cr Cameron noted anyone can apply for an electricity discount, but uptake has been low, which is unusual. Suggested the approach should be more fundamental rather than relying on ad hoc applications.

CRJO EO Sharon Houlihan spoke to advocacy underway to secure community benefit-sharing payments for councils from renewable energy developers and confirmed misunderstanding that council had already secured these payments. Council currently negotiates for developer contributions and infrastructure maintenance agreements which include payments but has not secured community benefits-sharing payments to be paid throughout the period of operation of infrastructure after development is complete.

- ARIC Chair Stephen: regarding the eleven vacant positions, this appears to be numerous, are any critical?

Response: most positions are now filled, some vacancies are due to 'churn' where staff move from one role to another.



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

9. Financial Management

9.1 ULSC Annual Report

9.2 External Audit Tracker – Outstanding Improvements (separate spreadsheet)

9.3 Internal Audit Cracker – Outstanding Improvements (separate spreadsheet)

9.4 Quarterly Budget Review Statement

9.5 Financial Statements 2024/25

9.6 NSW Audit Office Engagement Closing Report (considered under item 10)

RESOLUTION ULSC 12/25 – 06

That the audit, risk and improvement committee received and noted the information in the financial management report to 30 November 2025.

AGREED BY CONSENSUS

Discussed:

- Finance and Administration Director Andrew Croke and CFO Ashan Hewage spoke to the written reports, highlighting:
 - External audit management letter now issued and distributed as late attachment to committee, comprehensive management response
 - Business continuity plan simulation conducted
 - Infrastructure, property, plant and equipment (IPPE) data validation underway with full asset team now in place
- ARIC Member Bryce: acknowledged disappointment with financial result, given the hard work done to improve financial sustainability
 Response: financial result affected by federal financial assistance grant advance payment amount being much less than budgeted (this is impossible to find out at budget time so must be assumed) and write-down of IPPE items, change / improvement program continuing to be implemented.

10. External Audit Update

10.1 NSW Audit Office Management Letter (late attachment)

9.6 NSW Audit Office Engagement Closing Report

RESOLUTION ULSC 12/25 – 07



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

The audit, risk and improvement committee received and noted the NSW Audit Office Upper Lachlan Shire Council external audit verbal report update, audit engagement closing report and management letter.

Discussed:

- NSW Audit Office's Reiky Jiang and Ernst & Young's Lee Hartwig provided verbal report, highlighting:
 - Audit completed within statutory deadline
 - Management letter issued
 - Congratulations to management—no new items
- Cr Cameron: asked about government's response to Rural Fire Service inquiry regarding fleet, assets and property (released Friday)
- Response:
 - Government response largely noted; no significant changes, audit will be undertaken
 - Upper Lachlan Shire Council accounting position remains unchanged
- NSW Audit Office's local government sector report to NSW Parliament is being finalised for tabling in January 2026
- Two local government sector performance audits underway: long-term financial plans; and recovery grants program. ULSC not identified as one of the five councils being audited.

11. Governance Report

11.1 Compliance Framework

RESOLUTION ULSC 12/25 – 09

The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council Governance Report.

Discussed:

- Governance Manager John Abakah, spoke to the written report, highlighting:
 - Business continuity plan (BCP) activated
 - Comprehensive BCP review scheduled for next year, simulation exercise planned for next month
- Committee complimented council on the compliance framework summary—updates very helpful for assurance purposes
- ARIC Chair Stephen: asked about the implications of MANEX (management executive group)



Upper Lachlan Shire Council ARIC Meeting Minutes

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Microsoft Office Teams

approving the enterprise risk management without council considering risk appetite which is usual under the Office of Local Government's *Guidelines for Risk Management and Internal Audit for Local Government*

Response: confirmed enterprise risk management not yet considered by elected members, noted that the introduction of enterprise risk management at ULSC is new and MANEX prefers to become familiar and comfortable with the process before presenting it to the council

12. Infrastructure Update – Capital Projects

RESOLUTION ULSC 12/25 – 10

The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council infrastructure update – capital projects and noted the Works in Progress, Construction and Maintenance report to council.

Discussed:

- Infrastructure Director Kazi Mahmud spoke to the works in progress, construction, maintenance report to council
- ARIC Chair Stephen: asked about natural disasters and whether there is any risk of reimbursement claims not being approved or cash flow concerns

Response: claiming reimbursement as works are progressing; 90% completed, in previous years timeliness of approvals was problematic but this year council has signed tripartite agreement for upfront payments

13. Human Resources

13.1 Health & Safety Report

RESOLUTION ULSC 12/25 – 11

The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council Human Resources report update.

Discussed:

- Interviews held last week for Human Resources Manager position, currently filled by contractor until February to allow handover
- Other positions:
 - Information Systems Support Officer
 - Senior Assets Officer
 - Executive Assistant, Director
 - Fresh Start Program Apprentice Carpenter



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- Committee noted work health and safety insurance premiums are decreasing
- ARIC Member Diana: queried if there has been any impact for council regarding asbestos product recall in schools and early childhood care centres

Response: only very minor impact

14. Information, Communication and Technology Report

14.1 CHIPS Report ULSC Response

RESOLUTION ULSC 12/25 - 12

That the Audit, Risk and Improvement Committee receives and notes the Upper Lachlan Shire Council ICT report update.

Discussed:

- ICT Manager Jason Dinsmore spoke to the written report
- ARIC Member Diana: questioned why there were so many admin consoles
Response: all admin consoles relate to the visitor information centre.
- ARIC Member Bryce: noting that patches have been implemented to fix identified problems, why weren't they done routinely to prevent problems?
Response: patches are done regularly, but it is a 'cat-and-mouse' game and there will always be some patches
- ARIC Member Bryce: queried what ICT resources are in place
Response: all positions are filled, three staff: manager and two system support officers, some risks due to limited resourcing, which affects patching and undertaking improvements like Essential 8 recommendations.
- Committee acknowledged that ICT risks can't be fully addressed within affordable resourcing level therefore recovery plan, business continuity plan and cyber security policy are essential
- ARIC Chair Stephen: committee is grappling with assurance level around ICT risks, does council have a holistic approach to managing ICT risks or does it rely on NSW government reports?
Response: aiming for Essential 8 Level 1 compliance

15. Meeting Recap

ARIC has the following items to report to council in the ARIC quarterly report in addition to provision of a copy of the ARIC meeting minutes:



Upper Lachlan Shire Council ARIC Meeting Minutes

Monday, 1 December 2025

1:45pm to 3:30pm

Microsoft Office Teams

- *any formal resolutions of the audit, risk and improvement committee* **None other than contained in these minutes**
- *the committee's assessment of any audits conducted, including any breaches or deficiencies in controls that require an immediate response from the council* **No internal audits conducted this quarter pending transition to outsourced internal audit function**
- *progress on the implementation of corrective actions* **Progress of implementation of corrective actions from external and internal audits reviewed briefly, external audit management letter received**
- *opportunities for longer-term improvement* **None other than contained in these minutes**
- *any key opinions or 'take-outs' from the committee's meeting* **None other than contained in these minutes, continue with quarterly reporting for corrective actions and improvements tracker given outsourced internal audit commencing in 2026**
- ARIC Member Bryce: thanked council officers for the ULSC annual report and state of the shire which are very useful for independent committee members and asked if the state of the shire report could be updated
 Response: state of the shire report is required after each 4-year council term only
- ARIC Member Diana: acknowledged large volume of improvement work undertaken at Upper Lachlan Shire Council since ARIC commencement
- Cr Member Cameron asked chair to consider attending 18 December council workshop to present the ARIC annual report and annual assessment in-person
- ARIC Chair Stephen: special thanks to ARIC Member Diana for her three years of service, noting there has been a great uplift in meeting maturity over this time.

16. Next Meeting

The next meeting is scheduled to be held 31 March 2026 via Microsoft Office Teams.

17. Confidential Closed Session

The ARIC is required to move into closed session to deal with any items under s10 of the *Local Government Act 1993*.

No closed session was held.

18. Close

The chairperson closed the meeting at 3:11pm.

COLLECTOR OVAL COMMITTEE
GENERAL MEETING MINUTES 04/02/26

Date: 04/02/2026	Meeting Time: 5:30pm	Venue: Memorial Hall
Type of meeting	General Meeting	
Chairperson	Keith Fincham	
Secretary	Holly Fincham	
Treasurer	Charlie Reardon	
Returning Officer	John Searl	
Attendees	Holly Fincham, Hannah Carter, Keith Fincham, John Searl, Charlie Reardon, Andrew Chiswell, James McKay,	
Apologies		

Presidents Report

- Nothing specific to report on.
- On the cusp of completing a few tasks with renewed focus on visible outcomes.

Treasurer Report

Read Previous Minutes

- Confirmed

COLLECTOR OVAL COMMITTEE
GENERAL MEETING MINUTES 04/02/26

Agenda Item 1: - Draft Plan of Management		
Update		
Discussion	<ul style="list-style-type: none"> Review Draft Response to council 	
Conclusions	<ul style="list-style-type: none"> To share with committee current draft response and await review prior to submitting to council. 	
Resolution –	<u>Person Responsible</u>	Deadline

Agenda Item 2: - Hydrology Report		
Update		
Discussion	<ul style="list-style-type: none"> Provided update on Hydrology Report To begin within the next couple weeks. 	
Conclusions		
Resolution –	<u>Person Responsible</u>	Deadline

COLLECTOR OVAL COMMITTEE
GENERAL MEETING MINUTES 04/02/26

Agenda Item 3: - Cricket Nets		
Update		
Discussion	<ul style="list-style-type: none"> • New plan with portable nets. 	
Conclusions	<ul style="list-style-type: none"> • Confirmed we will be submitting funding request for portable nets. • Will also submit for bowling machine but on a separate submission in case it gets denied. 	
Resolution –	<u>Person Responsible</u>	Deadline

Agenda Item 4: - Temporary Reseeding		
Update		
Discussion	<ul style="list-style-type: none"> • Overview of plan. 	
Conclusions	<ul style="list-style-type: none"> • Bob & Hannah Carter to investigate and submit funding request for temporary reseeding. 	
Resolution –	<u>Person Responsible</u>	Deadline

COLLECTOR OVAL COMMITTEE
GENERAL MEETING MINUTES 04/02/26

Agenda Item 5: - Mower Service		
Update		
Discussion	<ul style="list-style-type: none"> Completed and paid. Can be removed from Agenda. 	
Conclusions		
Resolution –	<u>Person Responsible</u>	Deadline

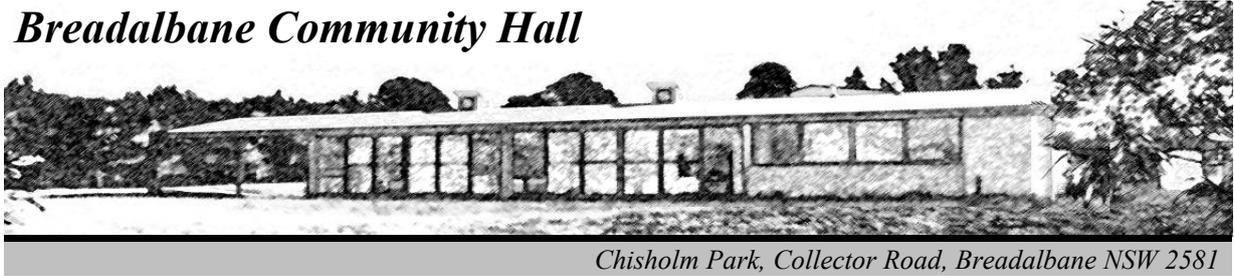
Agenda Item 6: - Master Plan		
Update		
Discussion	<ul style="list-style-type: none"> Discuss email from Simon Arkinstall. Advise on conversation with James re: Tennis Courts. Include 	
Conclusions	<ul style="list-style-type: none"> Presentation from James regarding Tennis Club updates. Awaiting draft plan on tennis courts from James and will liaise with Simon on Master Plan which will include playground and permanent cricket nets. 	
Resolution –	<u>Person Responsible</u>	Deadline

COLLECTOR OVAL COMMITTEE
GENERAL MEETING MINUTES 04/02/26

Agenda Item 7: Other Business??		
Update		
Discussion	<ul style="list-style-type: none"> Purchase of blower for shed to remove grass from mower? 	
Conclusions	<ul style="list-style-type: none"> Approved for purchase of blower from petty cash. 	
Resolution –	<u>Person Responsible</u>	Deadline

Date for Next Meeting	
Date:	29 th April @ 5:30pm
Meeting closed: 6:00 pm	

Breadalbane Community Hall



Chisholm Park, Collector Road, Breadalbane NSW 2581

BREADALBANE HALL GENERAL MEETING Minutes of Meeting Sunday, 15th February, 2026 @ 4.00 pm

PRESENT: John Searl, Sally Hoskins, Sylvie Hayles, Karen Ralley, Vanessa Edwards, Matthew Streat, Chrissie McLean, Libby Webster, Rachel Roberts

APOLOGIES : Sally McLean

MINUTES FROM LAST MEETING: Minutes from Annual General meeting Sunday, 9th November, 2025 received and endorsed unanimously.

TREASURER'S REPORT:

Everyday A/C (200051579)		\$2,246.33
Reward Savers (20063842)		50.22
Investment (200809838) due 2/4/2026		6,139.88
Balance b/f from 9/11/25:	\$	\$
12/11/25 ULSC		500.00
16/11/25 Whites Lawnmower service	256.00	
20/11/25 Green Pesky Hall spray	298.00	
8/12/25 Rachel raffle		20.00
22/12/25 Ronald Pugh Hall hire	350.00	
2/1/26 Cleaning refund Landcare	150.00	
2/1/26 Cleaning refund Pugh	150.00	
7/1/26 ORIGIN electricity	378.43	

CLOSING BALANCE 15/2/26 \$2,246.33

CORRESPONDENCE:

- Matthew advised message from Birralee Scout group re Anzac Day. To be discussed under General Business.

GENERAL BUSINESS:

1. Anzac Day Plans

- Saturday, 25th April, 2026 at 8.00 am
- MC : James Bell to be asked to be MC again (Sally H).
- Guest Speaker : Major Darryl Johnson (Matthew)
- Flag Raising: Representative from Birralee Scout Group (Matthew).
- Guard of Honour: Birralee Scout Group be asked to form Guard of Honour for wreath layers (as per 2025) (Matthew).
- Breadalbane School : Singing "In Flanders Fields" (Matthew)
- Selected Soldier Biography: Chrissie to follow up with her family.
- Printing of brochure – 80-100 copies
- Food : Bacon/egg rolls, fruit cups for 50, tea/coffee. Everyone to make a batch of Anzac Biscuits.

Chair: Matthew Streat ph: 0415726859

Deputy Chair: Rachel Roberts 0414424740

Treasurer: Christine McLean p: 0407266736

Secretary: Sally Hoskins p: 0418 480109

Hall Manager: Karen Ralley p: 0410468595

Breadalbane Community Hall



Chisholm Park, Collector Road, Breadalbane NSW 2581

- 2 -

2. Lawnmower Shed Update

- It was agreed to go for grants that become available in May.
- Matthew to get two quotes for shed.
- Sally M getting shed quote from Best Sheds.
- Matthew to approach ULSC for a letter of support for our grant application.
- Shed suggested size is 4.0/4.5 – 3.0 m with doors in middle for easy entrance of lawnmower.

3. Blinds Usage

- It was agreed that blinds not be used by hirers.
- Hiring lease form to be amended advising blinds unable to be lowered.
- Rachel reminded meeting she has blind handle.

4. Ducks on Verandah

- Rachel advised meeting that some sort of water bird making terrible mess on cement.
- It was agreed that the Hall needs to acquire a pressure cleaner as birds are an ongoing problem.
- Sally H to get quotes.

OTHER BUSINESS

1. Cleaning

- Vanessa requested that at least once a year we get professional cleaners to do all the windows.
- It was agreed that Matthew clean windows for Anzac Day.

2. Door Screens

- Rachel pointed out the door screens are at the end of their lives.
- Agreed to write to ULSC Building & Maintenance to request someone inspect them for advise on how they will be replaced. (Sally H).

3. Fire Extinguisher

- It was noted that fire extinguishers have been serviced and hung up on walls.
- Sally H to write to ULSC and advise above.

4. Fund Raising

- It was suggested we approach cyclist groups with the idea they might rent the Hall on their days. Matthew to find out who to approach and advise Vanessa who will follow up.

5. New Chairs

- It was agreed that we need new stacking chairs to replace old ones.

NEXT MEETING

Sunday meeting 12th April, 2026 @ 10.00 am

Chair: Matthew Streat ph: 0415726859

Treasurer: Christine McLean p: 0407266736

Hall Manager: Karen Ralley p: 0410468595

Deputy Chair: Rachel Roberts 0414424740

Secretary: Sally Hoskins p: 0418 480109

Gunning Shire Hall and Showground Advisory Committee (s.355)

Annual General Meeting

13 October 4.30pm

ULSC Council Chamber, Gunning

Minutes

1. Welcome and apologies

Present: Kelly Dowling (Chair), Michael Coley (Secretary), Melinda Murray, Melissa Primmer, John Storey, Doug Robertson, Peter O'Brien, Sue Hope, Karen Pirotta, Councillor Simon Peirce, Sami Southwell, Karen Chapple

Apologies: Belinda Cosgrove, Kathy Johnson (Deputy Chair)

2. Confirmation of the minutes of the annual general meeting, 2 December 2024. Minutes confirmed (Sue/Doug - carried)

3. Chair's report for 2024-25

Kelly presented her report (attached)

Chair's report received with thanks (John/Doug - carried)

4. Election of office bearers for 2025–26

Simon took the chair:

- Chair: Kelly Dowling nominated by Sue, seconded by Sami; Kelly accepted the nomination. There were no other nominations.

Kelly Dowling elected Chair for 2025-26

- Deputy Chair: the meeting thanked Kathy Johnson for being Deputy Chair for some years but who was no longer available.

Sue Hope nominated by Kelly, seconded by Michael; Sue accepted the nomination. There were no other nominations.

Sue Hope elected Deputy Chair for 2025-26

- Secretary: Michael Coley noted his general nomination as Secretary but stated while he accepted the nomination in principle, recent physical issues made taking minutes difficult.

Melissa Primmer agreed to take minutes for further meetings, working with Michael as Secretary.

5. Schedule of meetings for 2025-26

Agreed that the next meeting would be held on 1 December 2025. Meetings for 2026 are scheduled for March, June, September and December on the first Monday in each case.

6. Annual meeting close

The AGM closed at 4.50pm and was succeeded by an ordinary meeting, whose minutes are separate.

Binda Community Progress association and Binda memorial Hall Meeting 10/02/2026

Opened: 7.19 pm

Present: Lucy McDonald, Kathy and Dale Robertson, Dan and Kris Skelly, Carli Hanna, Donna Eddy, Scott and Belinda Sheperd, Daryl and Debbie White.

Apologies: Councillor Alex Meggitt, Nathan and Ann Robertson, Blake Robertson and Roxi Palmer

Previous Minutes: Read Lucy, 2nd Donna, Moved Dale

Business Arising:

- Email received back from council stating that they could not erect a set of rails at Ann Branson gateway, but we could approach My Aged Care, and they could do it for Ann. Lucy will reply to this email to ask why they aren't in a position
- Picket Fence – Daryl has rung the company, and we can save \$800 on freight if we go through a different freight company. Fence will cost \$8803.30 and Steve Alderman will donate \$500 towards putting in a gate down near the bus shelter.
- Hall toilet – Contact Browne's plumbing to fix
- Pete Benny Payment – AGM

Treasurers Reports: See attached

- Payment of \$1650 to be paid to radio station for Festival Broadcast

General Business:

- Pink Stumps Day raised \$1008.00 for the Glenn McGarth Foundation
- Water at the Hall – Debbie informed the meeting that the water at the hall is brown. The new tanks need to be installed ASAP. Book Brownny's Plumbing it to install
- Veolia Mulwaree Grants are open—check Soccerballs' toilet quote, get another quote, and consider applying for funding.
- Limerick Windfarm 2nd round Grants is open- Apply for these with Hall, Progress and Parks trust.

Working Bee: Remove old tanks at the hall Saturday the 29.06.26 @ ??

Next Meeting: AGM 31st March 2026 @ 7.00pm

Meeting Closed: 8.43 pm

Crookwell Historical Society meeting

Minutes 12th February 2026

Present: Ray Crocker, Ann Turner ,Glen Millar, Christine Marks, Marion Brace, Margaret Cummins.

Apologies: Marion Harrop, Julie Croker

Welcome back for another yea of research,

Minutes: of the December meeting were read and accepted by Ann seconded Marion.

Treasures Report

Balance \$3385,00

Glen moved Ann seconded reort be accepted.

War and Bigga books have been collected,

A new computer to be purchased, for , the office

Glen to get a computer for his treasury work

Printer ink and roll of brown Paper has been purchased.

Support letter was written for the railway museum to apply for a grant.

Marrion has made a start on the first newsletter

Christine is continuing cataloguing our books.

Meeting closed at 2.45

17 NOTICES OF MOTION

The following items are submitted for consideration -

17.1	Notice of Motion - Heritage listing - Bill's Water Trough	156
17.2	Notice of Motion - Heritage Considerations Cowper Street Crookwell	159

Notices of Motion - 19 March 2026

ITEM 17.1

Notice of Motion - Heritage listing - Bill's Water Trough

I, Councillor Vivienne Flanagan hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

1. 'That the Bills Water Trough, located in Robertson Street Crookwell, be referred to Council's Heritage Advisor for investigation and consideration for inclusion as an item of State or National significance.'

BACKGROUND

Members of the Crookwell community and the Crookwell and District Historical Society have, for some time, been advocating the Bills Water Trough be considered an item of historical significance. It is understood this consideration has been delayed due to the fact there has not been a Heritage Advisor contracted to Council.

The water trough, located in Robertson Street, replaced an earlier problematic trough located nearby in Spring Street. This trough was supplied to Council by donation from the trust fund set up under the terms of the wills of Annis and George Bill and is one of the later troughs to be supplied under the Trust. Around 7000 troughs were supplied and installed in Australia with the majority of these being installed in New South Wales and Victoria. Around 50 troughs were installed in other countries. Few remain.

The troughs are slowly disappearing from the landscape with the use of working horses dropping off due to mechanisation and the redevelopment of land. Troughs have also been modified with the plumbing removed. Research, recollection, and oral history shows there were other water troughs in Goulburn Street and surrounding streets.

As it stands; the Crookwell trough is now utilised as a garden bed and retains its original plumbing. This would seem to be an appropriate use as it removes the need for maintenance of the water to ensure it remains potable.

The troughs are a tangible symbol of the development and growth of interest in the welfare of working animals in Australia along with the development of the use of cast concrete which is now so familiar to the construction of our roads.

Wikipedia – Bills Water Troughs

[Bills horse troughs - Wikipedia](#)

Location of Bills Water Troughs (NOTE: last updated April 2015)

[Location list for Bill Troughs | Bills horse troughs](#)

Notice of Motion

HERITAGE LISTING – BILLS WATER TROUGH cont'd

CHIEF EXECUTIVE OFFICER'S COMMENT

Council is in the process of engaging a Heritage Advisor to replace the current vacant role. Funding for this role is offset through the annual heritage grant, which enables Council to seek heritage advice where required. A key item for the Heritage Advisor is to review the draft heritage listings incorporated in the Heritage Review as prepared by the former Heritage Advisor.

The Draft Heritage Review incorporates items proposed for heritage listing, which for Crookwell includes '*Bill's Horse Trough, Spring Street, Crookwell (adjacent to the Upper Lachlan Shire Council buildings).*'

Schedule 5 of the *Upper Lachlan Local Environmental Plan 2010* lists items of heritage significance within the local government area and will require amending in line with the *Environmental Planning and Assessment Act 1979* where additional items are proposed to be incorporated. To initiate this process a further report will be presented to Council for consideration on completion of the review of the Draft Heritage Review by the Heritage Advisor.

ATTACHMENTS

1. ↓	2026 March Bills Water Trough - Cr Flanagan	Attachment
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Notice of Motion

HERITAGE LISTING – BILLS WATER TROUGH cont'd

ATTACHMENTS

Crookwell Gazette – 14 February 1940

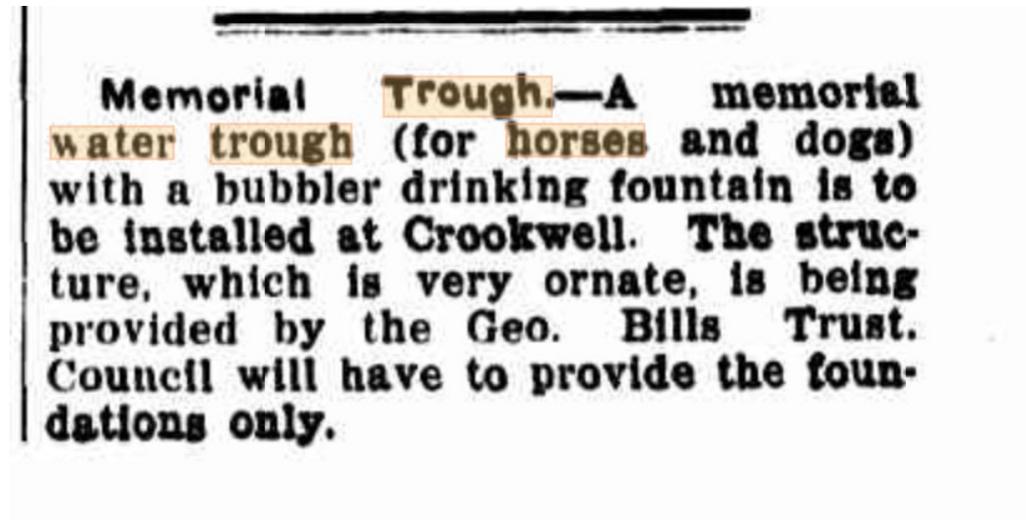


Photo Credit: Tim the Yowie Man - May 2023



Notices of Motion - 19 March 2026

ITEM 17.2 Notice of Motion - Heritage Considerations Cowper Street Crookwell

I, Councillor Vivienne Flanagan hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

1. That the existing streetscape located on the Southern side of Cowper Street and bound by Colyer and Spring Streets, is referred to Council's Heritage Advisor for consideration as a locally significant heritage item.
2. That any heritage investigation give consideration to future development and include protections:
 - to encourage the retention and conservation of facades of the houses including existing fencing,
 - to ensure any new subdivision and construction in the zone is consistent with the existing pattern of subdivision and construction (i.e. scale, materials and details of facades),
 - to ensure that any additions are of a form, scale, location and detailing compatible with the traditional typologies of Crookwell; and
 - that do not allow infill development of unsympathetic scale, form, materials or siting.

BACKGROUND

Building of the dwellings commenced at the end of the interwar period and early years of WW2. The close proximity of the houses and the tight construction timeframe is in response to forward planning by the former Crookwell Shire Council who encouraged consolidation of the township as part of planning for a future sewerage scheme.

When constructed, the fences and facades in this row of homes were unique to Crookwell. The brick uses is Crookwell brick and the fences and facades demonstrate the masterful use of concrete decorative elements by one person. The result is a style not replicated anywhere else and tied to the township and close proximity of Crookwell. Other examples of the use of decorative concrete in houses associated with the family of James "Philip" Kennedy include the Crookwell Neighbourhood Centre in Denison Street, 59 Denison Street, and Thurgoona on Grabben Gullen Road. There are other properties with the elements, however the number of properties is slowly diminishing.

A number of fences have been removed and facades updated over the decades between construction and today with the fence at 59 Denison Street recently being modified by replacing the cyclone mesh panels with cast iron style panels.

A failure to give consideration to heritage listing has potential to loose a streetscape unique and irreplaceable to Crookwell.

Notices of Motion

NOTICE OF MOTION - HERITAGE CONSIDERATIONS COWPER STREET CROOKWELL cont'd

CHIEF EXECUTIVE OFFICER'S COMMENT

Council is in the process of engaging a Heritage Advisor to replace the current vacant role. Funding for this role is offset through the annual heritage grant, which enables Council to seek heritage advice where required. A key item for the Heritage Advisor is to review the draft heritage listings incorporated in the Heritage Review as prepared by the former Heritage Advisor.

Clause 5.10 – Heritage Conservation of the *Upper Lachlan Local Environmental Plan 2010* requires staff to consider the impact of development on heritage listed items. For Upper Lachlan Shire these heritage items are listed in Schedule 5 of the *Upper Lachlan Local Environmental Plan 2010 (LEP 2010)*. Clause 5.10 is not considered as part of the assessment process where a building, structure, item or similar is not listed in Schedule 5.

To incorporate additional items in Schedule 5 the LEP 2010 is required to be amended in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*.

Depending on the type of development the State *Environmental Planning Policy (Exempt and Complying Codes) 2008* may be applicable. In these instances, the erection of fences and works to street frontages without development consent may be undertaken provided the exempt provisions are satisfied.

Council's draft DCP has identified, via mapping, a location of potential "Heritage Character" for each village, with an extract provided below of the Crookwell Heritage Character mapping. The inclusion of a potential Crookwell Heritage Character map highlights the potential significance to the community and also enables Council to consider potential heritage significance when a DA is lodged for consideration.

The mapped area will not exclude exempt and complying development as the DCP is not a matter for consideration unless the items are formally listed as heritage items via a LEP amendment.

Notices of Motion

NOTICE OF MOTION - HERITAGE CONSIDERATIONS COWPER STREET CROOKWELL cont'd

Figure 1. Crookwell Heritage Character Area – Draft DCP Extract



Council has the option to increase/enlarge the area to include the Southern side of Cowper Street between Spring and Collyer Streets (highlighted as a star) in Council's draft DCP. While this will not prevent exempt and complying development it will highlight Council's intention to review heritage listings in the highlighted areas.

The Draft Heritage Study is to be reviewed with a further report to be presented to Council for consideration. This will provide the opportunity to amend the LEP 2010 to incorporate items considered of heritage significance and/or heritage precincts.

ATTACHMENTS

Nil

18 QUESTIONS WITH NOTICE

The following item is submitted for consideration -

- | | | |
|------|---|-----|
| 18.1 | Question with Notice - Advise on Upgrade and Use of Amenities block at Gunning Endeavour Park Gunning | 164 |
|------|---|-----|

Questions With Notice - 19 March 2026

ITEM 18.1 **Question with Notice - Advise on Upgrade and Use of Amenities block at Gunning Endeavour Park Gunning**
AUTHOR **Councillor Simon Peirce**

BACKGROUND

I, Cllr Simon Peirce ask what process, compliance requirements, inspections, and works would need to be undertaken by the Gunning Showground and Shire Hall Committee (GSSC) Section 355 committee to bring the currently closed amenities block at Endeavour Park, Gunning, up to applicable Local Government and regulatory standards so that it can be reopened, lawfully used, and maintained by nominated community groups?

Further:

1. What specific legislative, public health, disability access, plumbing, building, and safety standards would apply?
2. Has a condition assessment or compliance audit of the facility been undertaken, and if so, can this be provided by Council?
3. Does Council have any estimated costs that would be associated with:
 - Required upgrades
 - Ongoing maintenance
 - Utilities and servicing
 - Insurance and risk compliance
4. What formal agreement (e.g. licence, lease, Section 355 Committee, or Memorandum of Understanding) would be required to enable named community groups to manage and maintain the facility?
5. What indicative timeframe would apply from decision to reopening, subject to funding?
6. Is council able to assist or support any grant opportunities currently available to support the required upgrade works by the GSSC Section 355?

The closure of this amenities block is having a significant impact on the operation of several events at the grounds, noting that the nearest alternative public amenities are located over 500 metres across the park. This distance presents practical and accessibility challenges for event organisers, patrons, and community groups.

Response from Council CEO

Questions With Notice

QUESTION WITH NOTICE - ADVISE ON UPGRADE AND USE OF AMENITIES BLOCK AT GUNNING ENDEAVOUR PARK GUNNING cont'd

The amenities building is located on the southwest section of the Gunning Showground with building being constructed around the 1980's (estimated from Council's asset register).

The amenities were closed in 2023/24 based on its inability to meet public health and safety guidelines predominantly due to the condition and construction of the building.

Council constructed new amenities on the Gunning Showground in 2024 that consists of 2 accessible toilets, three toilets in the male facilities, three toilets in the female facilities and an additional toilet in both change rooms. These facilities are located on the northern side of the reserve, approximately 230m from the amenities facilities being discussed.

Figure 1: Gunning Showground – Location of public amenities.



As indicated above the public amenities facilities were closed based on the condition of the building and the challenges associated with being able to maintain such building in a clean condition to ensure public health expectations were maintained.

There is no specific legislation that details the design requirements for free standing public amenities in NSW. When considering this type of construction relevant legislation and guidelines to be considered include;

- National Construction Code;
- AS 1428.1 – Design for Access and Mobility.
- Public Health Guidelines.

In summary the factors to be considered when designing and constructing free standing public amenities should include;

- privacy & safety;
- accessibility;
- inclusion;
- ease of hygiene and maintenance; and
- location.

Questions With Notice

QUESTION WITH NOTICE - ADVISE ON UPGRADE AND USE OF AMENITIES BLOCK AT GUNNING ENDEAVOUR PARK GUNNING cont'd

A full assessment to bring the facilities to a safe and acceptable standard has not been completed based on new facilities being constructed at the Showground and it deemed unnecessary to duplicate such facilities for limited use over a 12-month period. As indicated by the Gunning Shire Hall and Showground Advisory Committee (s355) the horse events are able to be catered for through the hire of portable toilets, which does incur an additional cost.

To determine the cost implications associated with bringing these facilities up to an acceptable standard, a full assessment of the structure would be required. The extent of the works would determine the financial, operational and time constraints.

The financial sustainability review undertaken by AEC as part of the Special Rate Variation process made a number of recommendations to improve Council's long term financial viability, with these recommendations including:-

'Explore opportunities to rationalise the land and facilitates assets that are used to deliver Council's services, including the rationalisation of the number of locations services are provided and considering a regional approach to service delivery rather than service in each location'

The duplication of public amenity assets on the showground would go against the intent of this recommendation, considering Council remains responsible for the maintenance of all its assets.

Council has an overarching policy with respect to Section 355 Committees, which outlines the general responsibilities associated with a s355 Committee. With respect to the Gunning Shire Hall & Showground Precinct Advisory Committee their role is;

'To provide advice with respect to the care, control, management and organisation of the Gunning Shire Hall and Showground Precinct in accordance with the requirements of the Local Government Act 1993 and Regulations, Council policies and within any funds that may be voted by Council from time to time.'

Council resolved at it meeting of 18 December 2025 *'That Council undertake a review of Section 355 Committees to ascertain the scope and relevance of each committee's function in regard to exercising the functions of Council, and governance in relation to the Code of Meeting Practice, reporting to Council and any areas for improvement in compliance and operation.'*

The review of the current Section 355 Committees should be completed prior to considering any potential changes to the current responsibilities which would need to be defined within a charter.

ATTACHMENTS

Nil

Chief Executive Officer's Statement

Confidentiality

Councillors and staff are reminded of their obligations in respect to the need for confidentiality and not disclose or otherwise misuse the information which is about to be discussed, failure to do so could result in a reference to the Pecuniary Interest and Disciplinary Tribunal and/or result in a prosecution in accordance with Sec. 664 of the Act for which the maximum penalty is \$5,500.

CONFIDENTIAL SESSION

Section 10A(2) of the Local Government Act, 1993 provides that Council may, by resolution, close to the public so much of its meeting as comprises the receipt or discussion of matters as listed in that section, or for any matter that arises during the course of business during the meeting that should be treated as confidential in accordance with Section 10(2) of the Act.

Council's Agenda for this meeting contains reports that meet the criteria specified in Section 10A(2) of the Act. To consider these reports in confidential session, Council can adopt the following recommendation:

RECOMMENDATION

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Item 19.1 in confidential session for the reasons indicated:

Item 19.1 Tender for Crookwell Caravan Cabins

This report is considered to be confidential in accordance with Section 10A(2d(i)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

This report is considered to be confidential in accordance with Section 10A(2d(ii)) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.

19 CONFIDENTIAL SESSION

The following item is submitted for consideration -

19.1 Tender for Crookwell Caravan Cabins