



# BUSINESS PAPER

## ORDINARY MEETING

Thursday 21 May 2026  
10:00 AM  
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**

14 May 2026

**Councillors**

Dear Members

### **Ordinary Meeting of Council**

Notice is hereby given that the next Ordinary Meeting of Council will take place on **Thursday 21 May 2026** in the **Council Chambers** commencing at **10:00 AM**.

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.”*

<b>1</b>	<b>NOTICE OF WEBCASTING/AUDIO RECORDING OF MEETING</b>	
<b>2</b>	<b>APOLOGIES AND LEAVE OF ABSENCE</b>	
<b>3</b>	<b>DECLARATIONS OF INTEREST</b>	
<b>4</b>	<b>CITIZENSHIP CEREMONY</b>	
	Nil	
<b>5</b>	<b>CONFIRMATION OF MINUTES</b> .....	<b>11</b>
5.1	Minutes of the Ordinary Meeting of Council of 16 April 2026	12
<b>6</b>	<b>PRESENTATIONS TO COUNCIL/PUBLIC</b>	
	Nil	
<b>7</b>	<b>MAYORAL MINUTES</b> .....	<b>25</b>
7.1	Mayoral Minute	26
<b>8</b>	<b>CORRESPONDENCE</b> .....	<b>29</b>
	Nil	
<b>9</b>	<b>LATE CORRESPONDENCE</b>	
<b>10</b>	<b>INFORMATION ONLY</b> .....	<b>31</b>
10.1	Development Statistics Report	32
10.2	Biosecurity Update	40
10.3	Water, Waste and Sewer Quarterly Report	44
10.4	Investments for the month of April 2026	48
10.5	Bank Balance and Reconciliation - April 2026	53
10.6	Rates and Charges Outstanding for the month of April 2026	54
10.7	Library Services 3rd Quarter Report 2025/2026	56
10.8	Council Fuel Supply Update	62
10.9	Action Summary - Council Decisions	65
<b>REPORTS FROM STAFF AND STANDING COMMITTEES</b>		
<b>11</b>	<b>ENVIRONMENT AND PLANNING</b> .....	<b>73</b>
11.1	Alcohol Free Zones	74
11.2	DA 126/2012.2 - Modification to Subdivision Stage 2	77

11.3	Review of Submissions Received from the Public Exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan	133
<b>12</b>	<b>INFRASTRUCTURE DEPARTMENT</b> .....	<b>139</b>
	Nil	
<b>13</b>	<b>FINANCE AND ADMINISTRATION</b> .....	<b>141</b>
13.1	Quarterly Budget Review Statements - 3rd Quarter 2025/2026	142
13.2	Review of Council Borrowings/Loans Policy	192
<b>14</b>	<b>CHIEF EXECUTIVE OFFICER</b> .....	<b>199</b>
	Nil	
<b>15</b>	<b>LATE REPORTS</b>	
<b>16</b>	<b>REPORTS FROM OTHER COMMITTEES, SECTION 355 COMMITTEES AND DELEGATES</b> .....	<b>201</b>
16.1	Reports from Committees for the months of April and May	202
<b>17</b>	<b>NOTICES OF MOTION</b> .....	<b>223</b>
17.1	Notice of Motion - Green Waste Collection and Fuel Supply	224
17.2	Notice of Motion - Limerick wind farm and other SSD - Preliminary Risk Assessment	226
<b>18</b>	<b>QUESTIONS WITH NOTICE</b> .....	<b>231</b>
18.1	Question with Notice - Fuel Supply Status	232
<b>19</b>	<b>CONFIDENTIAL SESSION</b> .....	<b>237</b>
19.1	Legal proceedings report	
19.2	Update on procurement of one multipurpose road maintenance truck	
19.3	Response to Notice of Motion - 16 October 2025 (191/25)	

**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**

- 1<sup>st</sup> Do I have private interest affected by a matter I am officially involved in?
- 2<sup>nd</sup> Is my official role one of influence or perceived influence over the matter?
- 3<sup>rd</sup> Do my private interest conflict with my official role?

Whilst seeking advice is generally useful, the ultimate decision rests with the person concerned.

## AGENCY ADVICE

Officers of the following agencies are available during office hours to discuss the obligations placed on Councillors, Officers and Community Committee members by various pieces of legislation, regulation and Codes.

<b>Contact</b>	<b>Phone</b>	<b>Email</b>	<b>Website</b>
Upper Lachlan Shire Council	(02) 4830 1000	<a href="mailto:council@upperlachlan.nsw.gov.au">council@upperlachlan.nsw.gov.au</a>	<a href="http://www.upperlachlan.nsw.gov.au">www.upperlachlan.nsw.gov.au</a>
ICAC	(02)8281 5999 Toll Free 1800463909	<a href="mailto:icac@icac.nsw.gov.au">icac@icac.nsw.gov.au</a>	<a href="http://www.icac.nsw.gov.au">www.icac.nsw.gov.au</a>
Office of Local Government	(02) 4428 4100	<a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>	<a href="http://www.olg.nsw.gov.au">www.olg.nsw.gov.au</a>
NSW Ombudsman	(02) 9286 1000 Toll Free 1800451524	<a href="mailto:nswombo@ombo.nsw.gov.au">nswombo@ombo.nsw.gov.au</a>	<a href="http://www.ombo.nsw.gov.au">www.ombo.nsw.gov.au</a>

## UPPER LACHLAN SHIRE COUNCIL

### COUNCILLORS DISCLOSURE OF A PECUNIARY INTEREST

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

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

#### Matter giving rise to pecuniary interest<sup>1</sup>

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

*[Tick or cross one box]*

---

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 16 April 2026 .....	12
---	----

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

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

---

**THE MAYOR DECLARED THE MEETING OPEN AT 10:01AM**

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

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

**49/26**                    **RESOLVED** by Cr Peirce and Cr Reynolds

1. That the apologies of Cr A Meggitt and Mr S Arkininstall (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, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**            Nil

**SECTION 3: DECLARATIONS OF INTEREST**

Nil

**SECTION 4: CITIZENSHIP CEREMONY**

Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**SECTION 5: CONFIRMATION OF MINUTES**

**ITEM 5.1**                    **RESOLVED** by Cr Searl and Cr Reynolds  
**50/26**

1. That the minutes of the Ordinary Council Meeting held on 19 March 2026 be adopted.

- 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 6: PRESENTATIONS TO COUNCIL/PUBLIC**

Nil

**SECTION 7: MAYORAL MINUTES**

**ITEM 7.1**                    **MAYORAL MINUTE**  
**51/26**                        **RESOLVED** by Mayor Culhane and Cr Peirce

1. That Council receive and note the activities attended by the Mayor for February and March.

- 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 8: CORRESPONDENCE**

Nil

**SECTION 9: LATE CORRESPONDENCE**

Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**SECTION 10: INFORMATION ONLY**

A Motion was moved by the Cr Searl and Cr Flanagan that –

1. In accordance with clause 9.3 (a) and (b) of the Council Code of Meeting Practice that Item 15.1 Late Report Council fuel supply update be considered at this April 2026 Council Ordinary Meeting, as the information is time sensitive and that the item be moved up in the order of business as it is an information only item.

On being put to the meeting the Motion was Carried.

**52/26**                    **RESOLVED** by Cr Searl and Cr Flanagan

1. In accordance with clause 9.3 (a) and (b) of the Council Code of Meeting Practice that Item 15.1 Late Report Council fuel supply update be considered at this April 2026 Council Ordinary Meeting, as the information is time sensitive and that the item be moved up in the order of business as it is an information only item.

- 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 10.1**                    **DEVELOPMENT STATISTICS REPORT**

**53/26**                    **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, S Peirce, S Reynolds, J Searl and T Yallouris

**Councillors who voted against:-**    Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**ITEM 10.2-10.6    INFORMATION ONLY ITEMS**

**54/26**

**RESOLVED** by Cr Peirce and Cr Flanagan

1. Council receive and notes Items 10.2-10.6 in the reports 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

**ITEM 15.1**

**COUNCIL FUEL SUPPLY UPDATE**

**55/26**

**RESOLVED** by Cr Peirce and Cr Reynolds

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

- 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**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**REPORTS FROM STAFF AND STANDING COMMITTEES**

**SECTION 11: ENVIRONMENT AND PLANNING**

**ITEM 11.1 FUEL RESERVES MANAGEMENT - KERBSIDE WASTE COLLECTION**

**56/26** **RESOLVED** by Cr Peirce and Cr Reynolds

1. Council cease the kerbside greenwaste collection service for an interim period to assist with the saving of fuel during the current period of uncertainty.
2. The reduction of this service level be reviewed periodically and re-introduced where the current challenges associated with fuel supply are alleviated.
3. The transfer station fees and charges associated with the disposal of domestic greenwaste (grass clippings, pruning's leaves and similar) not be levied, whilst the kerbside greenwaste collection service is not provided.
4. Council notify the public of the proposed changes with respect to the management of greenwaste.

- CARRIED

**Councillors who voted for:-** Crs P Culhane, V Flanagan, S Reynolds and J Searl

**Councillors who voted against:-** Crs R Cameron, G Harris, S Peirce and T Yallouris

As the Mayor held the casting vote the motion was passed therefore becoming the resolution.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**SECTION 12:      INFRASTRUCTURE DEPARTMENT**

**ITEM 12.1          PART ROAD CLOSURE - INTERSECTION OF HUME AND GROVENOR STREET, GUNNING**

**57/26                RESOLVED by Cr Cameron and Cr Peirce**

1. Resolve to subdivide a portion of the road reserve located at the intersection of Hume Street and Grovenor Street, Gunning, to create a separate lot and deposited plan.
2. Retain ownership of the newly created lot following subdivision.
3. Permit the use of the land by the NSW Rural Fire Service for the purpose of constructing and operating a fire station, subject to appropriate agreements being executed between the parties.
4. Classify the newly created lot as Operational Land pursuant to Section 31 (2) of the Local Government Act 1993 (NSW), noting that the land is to be used for a specific operational purpose associated with the construction and ongoing operation of a fire station, and that Council will undertake all necessary administration and statutory processes to give effect to this classification.

- 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 took a short break at 11:28am and paused live streaming to the public.

Council resumed at 11:48am live streaming returned to the public.

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**SECTION 13: FINANCE AND ADMINISTRATION**

**ITEM 13.1 INTEGRATED PLANNING AND REPORTING - DRAFT PLANS FOR PUBLIC EXHIBITION**

**58/26** **RESOLVED** by Cr Searl and Cr Peirce

1. Council, in accordance Sections 403-406, of the Local Government Act 1993, and Sections 8A-8C, of the Local Government Act 1993, place on public exhibition the following suite of draft plans:-

- Operational Plan 2026/2027;
- Delivery Program 2026/2027 – 2029/2030;
- Resource Strategy documents including:-
  - Long Term Financial Plan 2026 – 2035;
  - Infrastructure Plan 2026 – 2035;
  - Workforce Plan 2026/2027 – 2029/2030.

The public exhibition period is from Monday, 20 April 2026 to Monday, 25 May 2026 dates inclusive, with copies of each plan available for viewing at Council administration offices and libraries, available on Council's website and a link is provided to Council's Facebook Page.

- 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**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**ITEM 13.2**            **ADOPTION OF CODE OF MEETING PRACTICE**  
**59/26**                **RESOLVED** by Cr Searl and Cr Peirce

1. Council in accordance with Section 32 (1) (a) and (2), of the *Local Government Act 1993*, adopts the Code of Meeting Practice as publicly exhibited.

- 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

<https://upperlachlan.nsw.gov.au/council/governance/policies/>

**SECTION 14:        CHIEF EXECUTIVE OFFICER**

Nil

**SECTION 15:        LATE REPORTS**

**ITEM 15.1            COUNCIL FUEL SUPPLY UPDATE**

This item was addressed earlier in the meeting.



**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**61/26**                    **RESOLVED** by Cr Searl and Cr Flanagan

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

- CARRIED

**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 12:06pm and the public, staff and press left the chambers and live streaming ceased.

**62/26**                    **RESOLVED** by Cr Searl and Cr Peirce

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 12:20pm live streaming returned to the public prior to the meeting closing.

**Resolutions from the Closed Council Meeting**

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

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 GRADER**

**63/26** **RESOLVED** by Cr Cameron and Cr Peirce

1. Council purchase one Komatsu GD555-5 Grader for the total sum of \$384,780 EX GST from Komatsu.
2. Council trade in existing grader (Plant No 692) to Komatsu for the sum of \$144,000 Ex GST.

Note: Net price/changeover is \$240,780 Ex GST.

- 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**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 16 APRIL 2026**

---

**ITEM 19.2**            **DA 50/2025 - 3 MEMORY AVE CROOKWELL - REQUEST REVIEW OF SECTION 7.11 AND SECTION 64 DEVELOPER CONTRIBUTIONS**

**64/26**                **RESOLVED** by Cr Harris and Cr Cameron

1. Council accept an 80% reduction in s7.11 contributions for Stage 2 of the development.
2. Council accept the Works in Kind request associated with the stormwater works required by Condition 6 of DA 50/2025; and
3. Council decline the Works in Kind request associated with the extension of the footpath as required by Condition 8(ii) of DA 50/2025 based on these works being required to service the development.

- 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 12:23pm**

Minutes confirmed 21 MAY 2026

.....  
Mayor



## **7 MAYORAL MINUTES**

The following item is submitted for consideration -

7.1	Mayoral Minute	26
-----	----------------	----

---

## Mayoral Minutes - 21 May 2026

---

### ITEM 7.1                      Mayoral Minute

#### FILE REFERENCE    I26/105

#### April 2026

- 16 April 2026              Council Meeting  
RFS Southern Tablelands Zone leadership - Krystaal Hinds Meet and Greet with Councillors
- 17 April 2026              Meeting Hon. Anoulack Chanthivong MP regarding Goulburn Correctional Centre with Mrs Wendy Tuckerman, Goulburn-Mulwaree Mayor and Wingercarribee Mayor  
ABC Orange – Green Waste Interview  
ABC Interview – Jess McGuire
- 22 April 2026              Radio Interview 2GN
- 23 April 2026              ABC Morning News – TV Interview
- 24 April 2026              Radio Interview
- 25 April 2026              ANZAC Day events – Crookwell
- 29 April 2026              Radio Interview 2GN  
Community Reference Group – Energy Australia – Marulan Gas Fire
- 30 April 2026              Veolia Mulwaree Trust Grant Presentation

#### May 2026

- 2 May 2026                Crookwell Team Sorting Event
- 6 May 2026                Radio Interview 2GN
- 7 May 2026                Promotional Video: Services Australia  
Country Mayors Reception hosted by NSW Legislative Council President the Hon Ben Franklin MLC with CEO – Sydney
- 8 May 2026                Country Mayors Association Meeting - Skill Shortages and Labour solutions with CEO - Sydney  
Meeting with
- 13 May 2026                Radio Interview 2GN  
Quarterly Catch Up - SNSWLHD, local government, federal & state MPs

***Mayoral Minutes***

**MAYORAL MINUTE cont'd**

- |             |  |
|-------------|--|
| 14 May 2026 | Meeting with CEO   |
| 18 May 2026 | MPs and Mayors meeting: Expanding the NSW Strategic Benefit Payments Scheme to apply to councils - for Transgrid's HumeLink transmission lines – Tumut |
| 20 May 2026 | Radio Interview 2GN  |
| 21 May 2026 | Council Meeting  |



## **8           CORRESPONDENCE**

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



## **10 INFORMATION ONLY**

The following items are submitted for consideration -

10.1	Development Statistics Report	32
10.2	Biosecurity Update	40
10.3	Water, Waste and Sewer Quarterly Report	44
10.4	Investments for the month of April 2026	48
10.5	Bank Balance and Reconciliation - April 2026	53
10.6	Rates and Charges Outstanding for the month of April 2026	54
10.7	Library Services 3rd Quarter Report 2025/2026	56
10.8	Council Fuel Supply Update	62
10.9	Action Summary - Council Decisions	65

---

## Information Only - 21 May 2026

---

**ITEM 10.1**                      **Development Statistics Report**

**FILE REFERENCE**    **I26/104**

**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 April 2026 – 30 April 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 April 2026 – 30 April 2026.

### **REPORT**

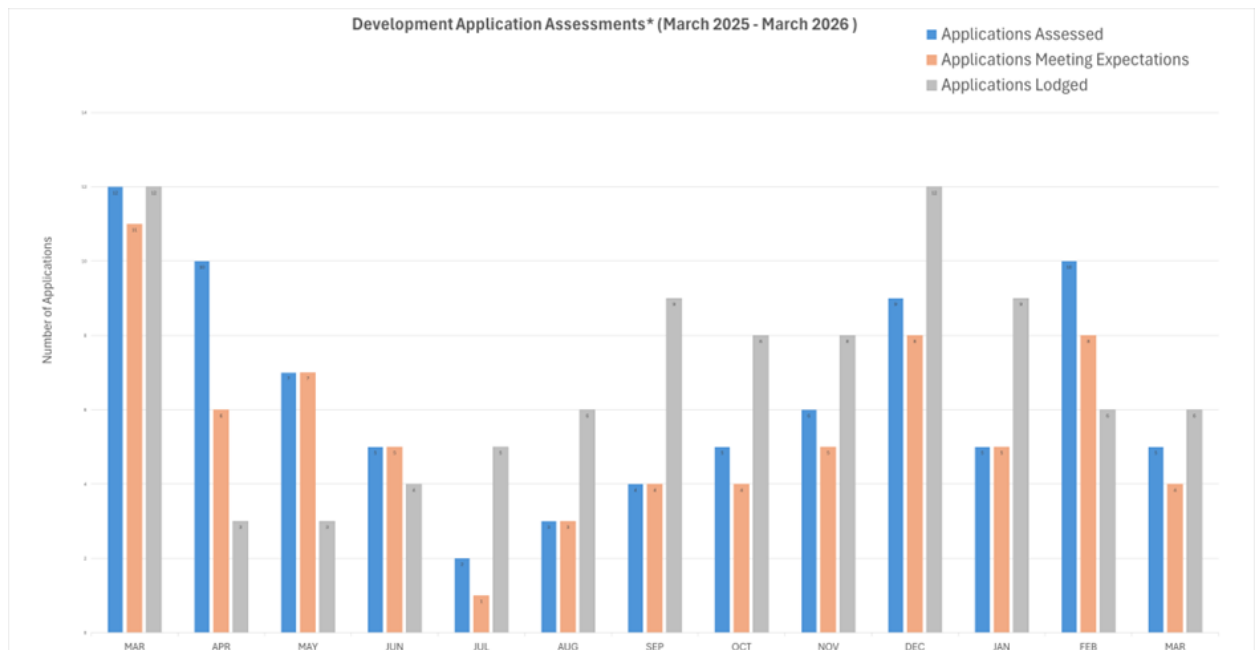
This report provides Council with an overview of the development control activities that have occurred in the period of 1 April 2026 – 30 April 2026. This report contains information detailing Upper Lachlan Shire Councils performance in relation to the NSW Planning Ministers Expectations for Development Application Assessments.

As identified in Figure 1, Council achieved the NSW Planning Ministers expectation of 105 days for 80% of applications determined in the month of March 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 are being maintained around 60 days. There has been an increase in actual per months assessment days as seen in Figure 3, this can be explained by the Christmas shut down period, Staff leave and an increase in application numbers over the Christmas 2025 period impacting turnaround times.

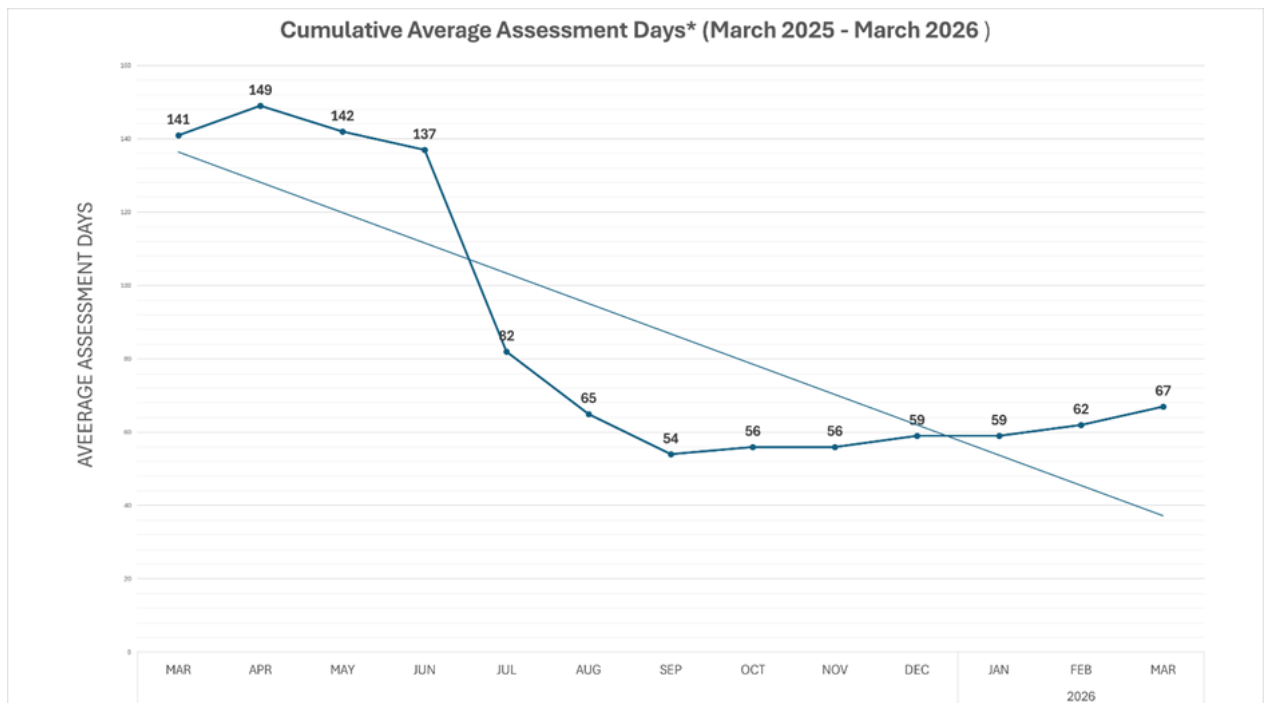
**Information Only**  
**DEVELOPMENT STATISTICS REPORT cont'd**

**Figure 1. Comparison of Applications Lodged/Assessed/Meeting Expectations (March 2025 to March 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.

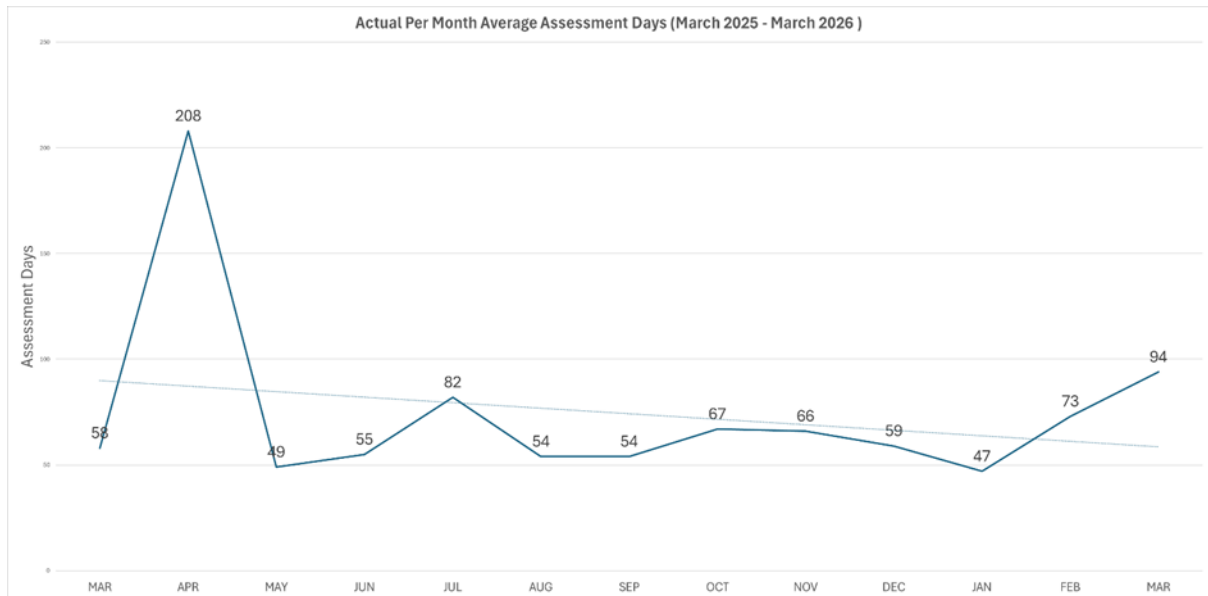
**Figure 2. Cumulative Average Assessment Days (March 2025 to March 2026\*).**



\* 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**

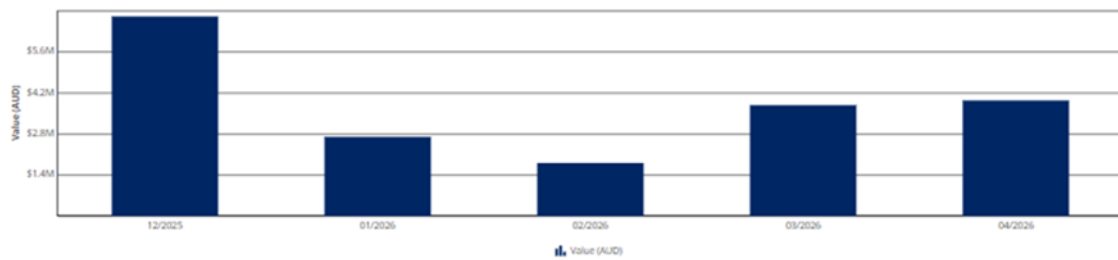
**Figure 3. Actual Per Month Average Assessment Days (March 2025 to March 2026\*).**



\* 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 (December 2025 to Present)**

~ Total estimated cost of development

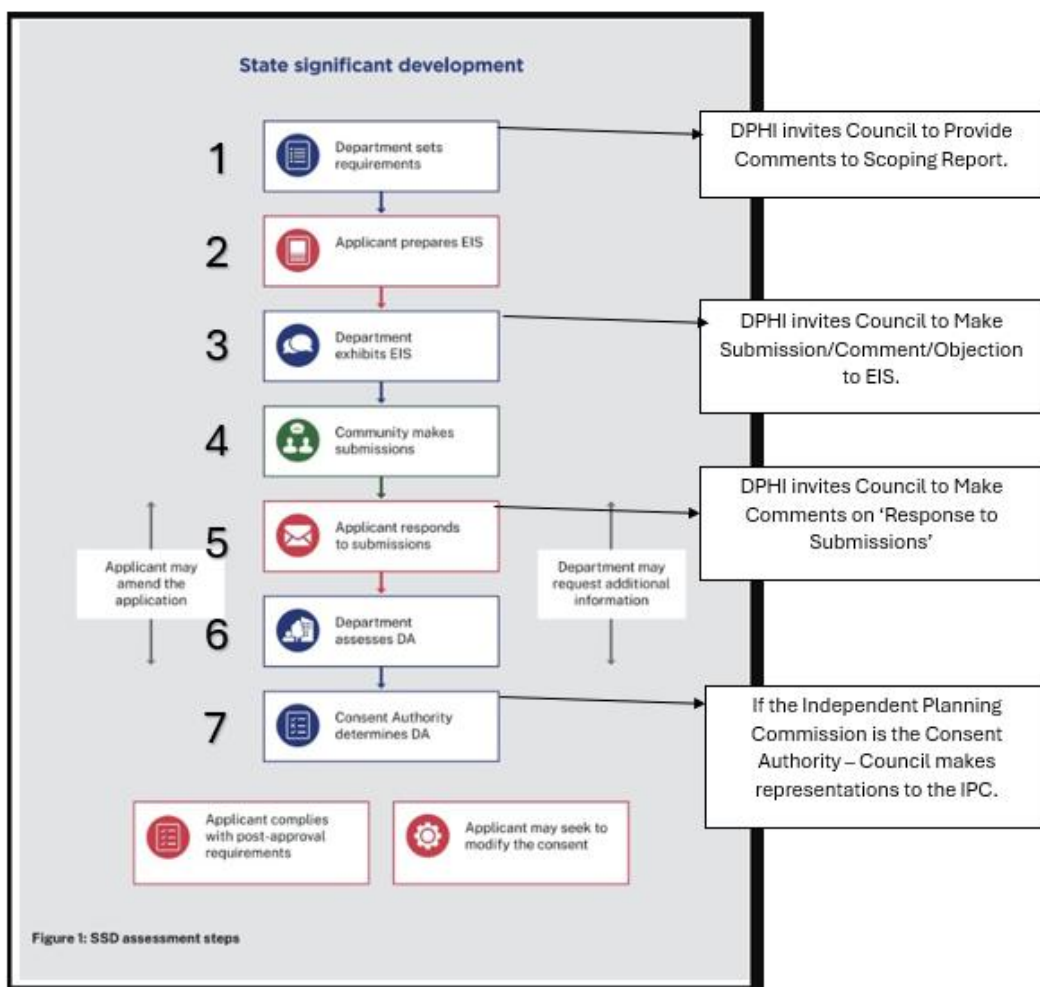


**Information Only**  
**DEVELOPMENT STATISTICS REPORT cont'd**

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

Project Name	Case ID	Engagement Type	Start Date	ULSC Status	Stage
Willvale Park Battery Energy Storage System	<a href="#">PAE-99882208</a>	Advice on SEARS	19/11/2025	EIS Advice Provided – 19 February 2025	3
Merino Solar Farm	<a href="#">PAE-102554206</a>	Provide Advice	18/12/2025	DRAFT EIS Response - 19 March 2025	1
Langley Vale Solar Farm	<a href="#">PAE-100680966</a>	Advice on SEARS	28/11/2025	DRAFT SEARS Response - 19 March 2025	2
Modification 3 Quarry Continuation and Stockpile Area Extension	<a href="#">PAE-92072963</a>	Advice on Modification Report	27/08/2025	RTS Provided. – 19 February 2026.	5
Wattle Creek Battery Energy Storage System	<a href="#">PAE-83708956</a>	Advice on EIS	8/05/2025	EIS Response Provided - 24 July 2025	5
Wattle Creek Solar Farm	<a href="#">PAE-83706707</a>	Advice on EIS	8/05/2025	EIS Response Provided - 24 July 2025	5
Bannaby Battery Energy Storage System	<a href="#">PAE-78998968</a>	Advice on SEARS	6/01/2025	Advice on SEARs provided – 13 January 2025.	2
Hanworth Battery Energy Storage System	<a href="#">PAE-78219019</a>	Advice on SEARS	27/11/2024	SEARS Response Provided – 11 February 2025.	2
Swallow Tail Battery Energy Storage System	<a href="#">PAE-78056497</a>	Advice on SEARS	21/11/2024	SEARs Response Provided – 17 December 2024.	2
Humelink	<a href="#">PAE-71046964</a>	Advice on RTS	21/05/2024	Determined.	7
Gunning Solar Farm	<a href="#">PAE-64586467</a>	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 1/04/2026 to 30/04/2026

Application Number	Date Submitted	Address	Proposal	Date Determined	Determination
<b>Development Application</b>					
10/2026/21/1	25 Feb 2026	57 Nicholson Circuit CROOKWELL	Dwelling	01 Apr 2026	Approved by Delegation
10/2026/9/1	28 Jan 2026	9 Graham Crescent CROOKWELL	Outbuilding	30 Apr 2026	Approved by Delegation
10/2026/35/1	26 Mar 2026	Woodhouselee Road WAYO	Outbuilding	02 Apr 2026	Returned
10/2026/37/1		Spring Street CROOKWELL	Alteration and Addition	07 Apr 2026	Returned
10/2026/38/1		1721 Golspie Road GOLSPIE	Dwelling	07 Apr 2026	Returned
10/2026/39/1		1121 Rhyanna Parish MUMMELL	Outbuilding	07 Apr 2026	Returned
10/2025/133/1	17 Dec 2025	52 Dalton Road GUNNING	Dwelling	07 Apr 2026	Approved by Delegation
10/2026/10/1	03 Feb 2026	29 Nicholson Circuit CROOKWELL	Outbuilding	09 Apr 2026	Approved by Delegation
10/2026/15/1	16 Feb 2026	Macarthur Street TARALGA	Dwelling	30 Apr 2026	Approved by Delegation
10/2026/20/1	03 Mar 2026	1121 Rhyanna Parish MUMMELL	Outbuilding	30 Apr 2026	Approved by Delegation

**Information Only**  
**DEVELOPMENT STATISTICS REPORT cont'd**

10/2026/33/1	19 Mar 2026	1 McIntosh Road CROOKWELL	Alterations and Additions	20 Apr 2026	Approved by Delegation
10/2026/40/1		682 Dalton Road GUNNING	Alterations and Additions	09 Apr 2026	Returned

**Total Applications: 12**

## Outstanding Development/Planning Applications

Lodged since 1/01/2010

Application Number	Submitted	Address	Proposal	Status	Net Days
--------------------	-----------	---------	----------	--------	----------

### Development Application

10/2025/105/1	04 Nov 2025	262 Goulburn Street CROOKWELL	Thirteen (13) Lot Torrens Title Subdivision	Request for Information	90
10/2025/124/1	12 Dec 2025	39-41 Goulburn Street CROOKWELL	Change of Use	Request for Information	3
10/2025/129/2	20 Apr 2026	24B Carrington Street CROOKWELL	Two (2) Lot Torrens Title Subdivision	Under Assessment	12
10/2025/136/1	23 Jan 2026	6 Biala Street GUNNING	Dwelling	Under Assessment	89
10/2025/137/1	08 Jan 2026	18 Chisholm Street TARALGA	Two (2) Lot Torrens Title Subdivision	Under Assessment	111
10/2026/6/1	28 Jan 2026	72 Grovenor Street GUNNING	Outbuilding	Under Assessment	81
10/2026/8/1	28 Jan 2026	120 Greenwich Meadows Road GREENWICH PARK	Alterations and Additions Outbuilding	Under Assessment	89

**Information Only**  
**DEVELOPMENT STATISTICS REPORT cont'd**

10/2026/14/1	16 Feb 2026	49 Tyrl Tyrl Road LAGGAN	Dwelling	Under Assessment	69
10/2026/17/1	23 Feb 2026	1 Church Street COLLECTOR	Outbuilding	Under Assessment	56
10/2026/19/1	02 Mar 2026	McDonald Street CROOKWELL	Fifty (50) Lot Torrens Title Subdivision & Drainage	Request for Information	37
10/2026/23/1	05 Mar 2026	12 Barry Place CROOKWELL	Detached Dual Occupancy & Strata Subdivision	Request for Information	38
10/2026/32/1	18 Mar 2026	16 Carr Street CROOKWELL	Dwelling	Request for Information	42
10/2026/36/1	10 Apr 2026	600 Felled Timber Road DALTON	Dwelling and Outbuilding	Under Assessment	16
10/2026/42/1	20 Apr 2026	50 Biala Street GUNNING	Dwelling	Under Assessment	3
10/2026/44/1	22 Apr 2026	2717 Sapphire Road WHEEO	Dwelling	Under Assessment	6
10/2026/45/1	27 Mar 2026	1721 Golspie Road GOLSPIE	Dwelling	Under Assessment	11
10/2026/46/1	23 Apr 2026	682 Dalton Road GUNNING	Alterations and Additions - Dual Occupancy	Under Assessment	6
10/2012/126/2	23 Apr 2026	41 East Street CROOKWELL	Subdivision - Modification	Under Assessment	21
10/2020/18/5	25 Mar 2026	43 Povey Place BREADALBANE	Outbuilding	Under Assessment	18

**Information Only**  
**DEVELOPMENT STATISTICS REPORT cont'd**

10/2024/80/4	17 Apr 2026	Range Road GRABBEN GULLEN	Modification - Telecommunication Facility	Under Assessment	4
--------------	-------------	------------------------------	---	------------------	---

Total Applications: 20

**RECOMMENDATION** That -

1. Council receives and notes the report as information.

**ATTACHMENTS**

Nil

---

## Information Only - 21 May 2026

---

**ITEM 10.2**                      **Biosecurity Update**

**FILE REFERENCE**    **I26/119**

**AUTHOR**                      **Coordinator Parks & Biosecurity**

### **ISSUE**

This report is to provide Council with an update on Biosecurity (Priority Weed) Control activities and an update on funding arrangements under NSW Government Weeds Actions Program.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

This report details the activities related to Biosecurity (Priority Weed) Control management for the 19 February 2026 and 4 May 2026.

Biosecurity (Priority Weed) control is a crucial part of maintaining the biodiversity and agricultural values in Upper Lachlan Shire Council.

Council undertakes activities associated with the South-East Weeds Action Program (SEWAP) as a Local Control Authority under the NSW Biosecurity Act 2015 (the Act) and in association with other NSW Government agencies.

### **REPORT**

#### **2025/2026 - Inspection Update**

Upper Lachlan Shire Council's (ULSC) Biosecurity Officers conducted a total of **270** inspections during the period of February 2026 to May 2026.

These inspections were carried out in the targeted areas of Bigga and Lerida to Collector. The inspectors primary focus was inspecting for Coolatai Grass (*Hyparrhenia hirta*), Gorse (*Ulex europaeus*) and Sticky Nightshade (*Solanum sisymbriifolium*) as Regional Priority Weeds.

In addition, inspectors looked for new and emerging and prohibited weeds such as Parthenium weed (*Parthenium hysterophorus*), Mexican Feather Grass (*Nassella tenuissima*), Boneseed (*Chrysanthemoides monilifera* subsp. *Monilifera*).

Blackberry, Serrated Tussock and St Johns Wort as considered widespread weeds are monitored during inspections with information provided to the property owners on control options.

**Information Only**  
**BIOSECURITY UPDATE** cont'd

ULSC currently sitting at a total of **810** inspections for the 25/26 financial year period. Upper Lachlan set a target of **800** inspections for the 2025/2026 financial year under the Weeds Action Program (WAP) Funding.

**2025/2026 Weeds Action Program Funding Applications**

To provide an update on Weeds Action Program (WAP) Funding.

Historically NSW Local Government Councils have retrospectively applied for WAP funding through the NSW State Government. However, the NSW State Government changed the approach to the funding process for the 2025/2026 period; Councils are now required to apply for funding for a four-year period.

As an overview of Upper Lachlan Shires funding application, the below money was requested for each financial year:

\$147,000 for 2025/2026  
\$151,260 for 2026/2027  
\$155,797 for 2027/2028  
\$160,469 for 2028/2029

The total application amount was for \$614,526 over 4 years with a 3% increase each year for CPI. These amounts were based on a proposed inspection target of 800 private property inspections and high-risk sites and pathway inspections and a Council contribution total of \$1,209,432 across the four years.

**2025/2026 to 2028/2029 Weeds Action Program Funding Offer**

Despite the total application from Council of \$614,526 requested over the four years, the funding deed offered from the Department was \$381,200 over the 4 years.

This results in an approximately \$95,000 a year allocation from the WAP Funding, a reduction of \$20,000 per annum from the 2024/2025 financial period.

Although the four-year funding amount was reduced by almost half from Councils application, the funding deed offered from the Department required the same number of inspections to be completed to receive the reduced funding.

Based on the significant reduction in proposed funding, Council staff have had to reconsider the proposed inspections targets and negotiate with the Department an alternate option to ensure Council can fulfill the inspections obligations under the deed and receive the necessary funding for the Weeds Action Program.

Council staff were able to negotiate the funding of \$381,200 over 4 years to remain the same. However, the number of property inspections to be carried out were reduced from 800 to 550.

The number of kilometres of Council contribution spraying was reduced from 2000kms to 1400kms.

The Council contributions offered for spraying was reduced by the dollar amount equal to the reduced 600 kms.

**Information Only**  
**BIOSECURITY UPDATE** cont'd

This approach has been taken to ensure with the reduced WAP funding and current budget forecasting, that the goals and targets of the Biosecurity team can be met.

**Challenges for 25/26-28/29**

Upper Lachlan is likely to face significant challenges around biosecurity in the next three years.

The biosecurity department is a team of 3. At the present time the team has one vacant position and one staff member on long service, operational decisions will need to be made in the coming months to ensure current staffing levels and budget constraints can be managed to ensure sustainability into the future.

Possible issues around staffing include;

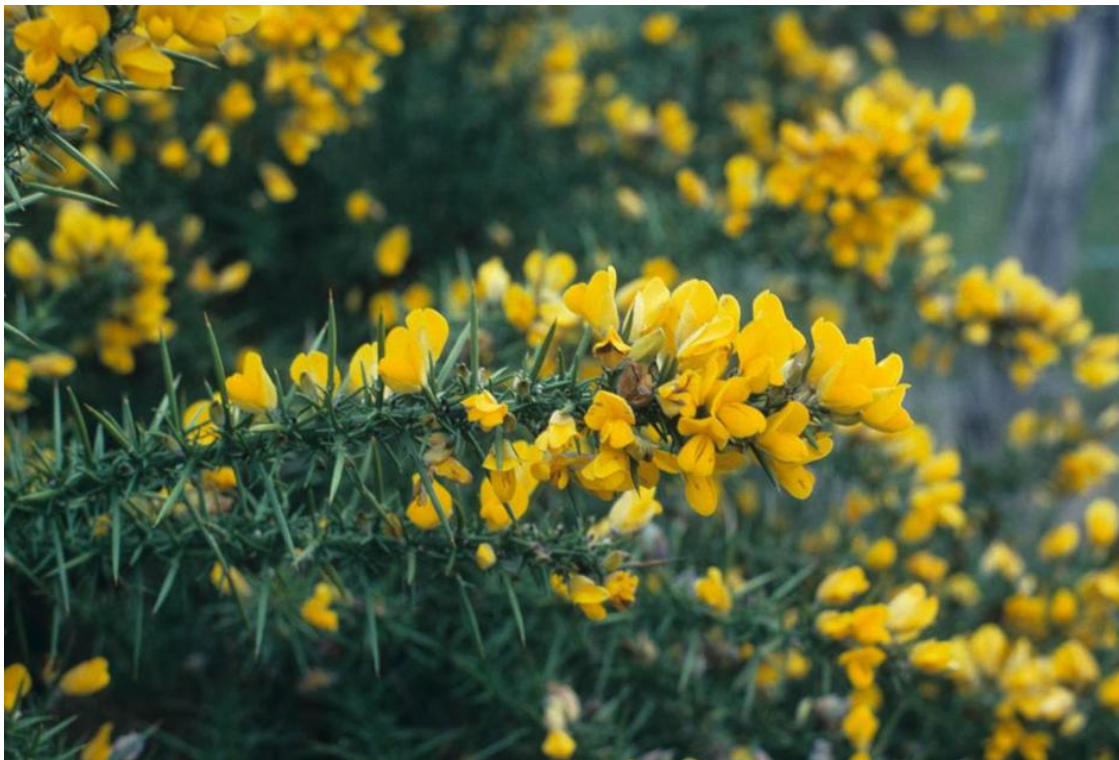
- Staff numbers required to achieve contractual inspection obligations.
- Staff numbers required to carry out general spraying, e.g. complaints.
- Staff numbers required to carry out obligated contribution spraying.

The cost per inspection continues to increase each year with salary increase fuel costs and educational materials.

As an example, the current price of a 20L drum of flupropanate (to treat serrated tussock) is between \$1500 and \$1800 and a 20L drum of woody week killer (to treat blackberry) is between \$650 to \$850.

**Focus Weed 2026/2027**

The biosecurity team will be focusing their inspections on Gorse and other new and emerging weeds that are winter flowering and easily recognisable.



***Information Only***  
**BIOSECURITY UPDATE cont'd**

**OPTIONS**

For information Only.

**FINANCIAL IMPACT OF RECOMMENDATIONS**

For Information Only.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

**ATTACHMENTS**

Nil

---

## Information Only - 21 May 2026

---

**ITEM 10.3**                      **Water, Waste and Sewer Quarterly Report**

**FILE REFERENCE**    **I26/121**

**AUTHOR**                      **Manager Water, Waste and Sewer**

### **ISSUE**

This quarterly report advises Council of Water, Waste and Sewer activities.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

Quarterly report on Water Sewer and Waste activities from February 2026 to April 2026.

### **REPORT**

#### **Sewer**

There was a reduction in sewer flows over the reporting period which can be contributed to reduced rainfall and infiltration. Effluent quality and licence limits continue to be monitored during the change of seasons and plant operations adjusted to suite. Effluent flows through Crookwell and Gunning have remained generally consistent with those over the same reporting period 12 months ago. Taralga flows have increased in the month of April.

The aerators within the Crookwell treatment plant are being replaced due to age, which will assist managing licence conditions associated with higher than expected ammonia levels. It is anticipated that these works will be completed by the end of May.

Gunning sewage treatment plant has also had issues with aging plant and the ability to remove sludge from the pasveer channel. Works are scheduled for May to replace the pumps associated with sludge removal.

Sewer chokes encountered can be contributed to tree roots with the recent choke encountered at Gunning resulting from materials including wet wipes blocking the mains at the Court House and Police Station.

## Information Only

### WATER, WASTE AND SEWER QUARTERLY REPORT cont'd

#### Sewer Treatment

Township	FEBRUARY 2026			MARCH 2026			APRIL 2026		
	Total Effluent Treated (kl)	Average Daily Flows (kl)	Rainfall (mm)	Total Effluent Treated (kl)	Average Daily Flows (kl)	Rainfall (mm)	Total Effluent Treated (kl)	Average Daily Flows (kl)	Rainfall (mm)
Crookwell	16121	575.8	77.5	16878	544.5	66	15094	503.1	23
Gunning	2912	104	53	3367	116.1	107.5	3121	104	9.5
Taralga	2971	106.1	50.5	4087	131.8	114	4454	148.5	10

#### Water

Council's water filtration/treatment plants produce volumes of water that are consistent with levels over the same reporting period last year. The Crookwell storage dam is sitting at approximately 90% capacity; Taralga is constant and the Gunning storage dam dropping with reduced water volumes being able to be extracted from the Lachlan River.

Water meter reads were completed across the Shire over the month of April, with works being programmed to replace old or damaged meters that were noted during this process.

Hydrant and stop valve inspections, cleaning and marking program commenced and will continue over the coming months.

Water and Sewer staff will be completing repair works in Gunning commencing on the 12<sup>th</sup> of May 2026 to replace old / faulty stop valves, which will repair the current leak on Yass Street and allow isolation of mains for future works and main breaks.

#### Water Treatment

Township	FEBRUARY 2026			MARCH 2026			APRIL 2026		
	Average Dam Level (%)	Average Daily Consumption (kl)	Total Production (kl)	Average Dam Level (%)	Average Daily Consumption (kl)	Total Production (kl)	Average Dam Level (%)	Average Daily Consumption (kl)	Total Production (kl)
Crookwell	89	997	27915	89	819.5	25404	91	794.7	23842
Gunning	89	342.8	9599	88	223	6913	92	254.1	7621
Taralga	30	97.9	2740	30	111.7	3462	30	125	3479

**Information Only****WATER, WASTE AND SEWER QUARTERLY REPORT cont'd**

<b>Water and Sewer Infrastructure Works</b>				
<b>Town</b>	<b>Crookwell</b>	<b>Gunning</b>	<b>Taralga</b>	<b>Dalton</b>
Water main breaks	2	0	0	0
Water main flushing	2			1
Water meter repairs	11	7	2	1
Water meter replacements/new installs	9	3	2	1
Water Service repairs/replacements	4	1	1	0
Stop valve/Hydrant inspections/repairs	300			
After hours calls - Water & Sewer	2	2	0	0
After Hours call outs Other	1			
Sewer chokes	6	2	0	N/A
Sewer access chamber inspections				N/A
Access chamber lid/conversion slab replacement				N/A
Bore inspections/maintenance/repairs				

**Waste**

Waste volumes collected and disposed of at Council's waste transfer stations has remained relatively constant over the reporting period. The domestic waste (red bin) presentation frequency has increased to greater than 90% collections, yellow bins (recycling) presentation has also increased throughout the reporting period.

Green bin (greenwaste) presentation has decreased over the reporting period, which is suggested as a resulting of the cooler seasons. Results for the green bins include the full month of April, including the additional collection for Crookwell on the 1<sup>st</sup> of May.

With the resolution of Council at its meeting of 16 April 2026 to cease greenwaste collection for an interim period as a result of concerns around fuel supply, staff have received a total of 30 complaints (approx. 1% of total number of services provided). A breakdown of where the complaints were received from is as follows:

- Crookell: 21
- Gunning: 1
- Taralga: 2

## Information Only

### WATER, WASTE AND SEWER QUARTERLY REPORT cont'd

The nature of complaints can be categorised in the following areas

- Inability to dispose of greenwaste at the transfer point;
- Greenwaste bins were full prior to the Council resolution on the 16<sup>th</sup> of April;
- Fees and charges associated with greenwaste disposal at the transfer stations
- Interpretation of socials put out from council;
- Lawn mowing businesses unable to dispose of clippings;
- Change collection to one day per month;
- Council cutting services to save money; and
- Where can greenwaste be disposed of.

#### WASTE COLLECTIONS AND TRANSFER STATIONS

	FEB 2026		MAR 2026		APR 2026				
	Loads	Tonnes	Loads	Tonnes	Loads	Tonnes			
Waste disposal at Woodlawn (Veolia)	24	267.42	30	341.4	25	269.74			
<b>KERB SIDE COLLECTIONS</b>	<b>BIN COUNT</b>	<b>%</b>	<b>TONNES</b>	<b>BIN COUNT</b>	<b>%</b>	<b>TONNES</b>	<b>BIN COUNT</b>	<b>%</b>	<b>TONNES</b>
(Red Lid) Waste bins collected	8222	84.59	60.27	9884	90.39	70.37	10093	92.30	70.44
(Yellow Lid) Recycle bins collected	3302	67.94	32.7	3886	79.96	34.56	4418	90.91	41.95
(Green Lid) Garden organics bins collected	1867	38.42	37.43	2753	56.65	59.14	1701	35.00	33.99
Missed bins	3		3		7				
Bins too heavy for collection	5		10		2				
<b>WASTE TRANSFER STATIONS</b>	<b>NO. VISITS</b>	<b>VOLUME</b>	<b>NO. VISITS</b>	<b>VOLUME</b>	<b>NO. VISITS</b>	<b>VOLUME</b>			
Crookwell	648	33.32	866	38.18	480	40.47			
Taralga	341	18.42	407	18.82	322	19.17			
Gunning	222	17.35	244	23.27	247	16.07			
Bigga	172	6.11	202	7.83	165	6.27			
Collector	50	5.31	78	5.14	43	2.21			
Tuena	Unknown	3.61	Unknown	5.43	Unknown	4.89			
<b>TOTAL</b>	<b>1433</b>	<b>84.12</b>	<b>1797</b>	<b>98.67</b>	<b>1257</b>	<b>89.08</b>			

#### 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 - 21 May 2026

---

**ITEM 10.4**                      **Investments for the month of April 2026**

**FILE REFERENCE**    **I26/101**

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

### **ISSUE**

Council Investment Portfolio Register as at 30 April 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 30 April 2026**

<b>Investment Institution</b>	<b>Type</b>	<b>Investment Face Value</b>	<b>Interest Rate</b>	<b>Term Days</b>	<b>Maturity Date</b>	<b>Interest Due</b>
CBA BOS	Call	\$500,000	2.85%	30	31-05-26	\$1,171.23
Bendigo Bank	TD	\$1,000,000	4.00%	252	06-05-26	\$27,616.44
Bendigo Bank	TD	\$1,000,000	3.98%	252	13-05-26	\$27,478.36
Bendigo Bank	TD	\$1,000,000	4.00%	252	20-05-26	\$27,616.44
IMB	TD	\$1,000,000	3.90%	252	27-05-26	\$26,926.03
CBA	TD	\$1,000,000	4.02%	253	03-06-26	\$27,864.66
IMB	TD	\$500,000	4.00%	245	10-06-26	\$13,424.66
Bank of Qld	TD	\$500,000	4.13%	238	17-06-26	\$13,464.93
IMB	TD	\$1,000,000	4.05%	231	24-06-26	\$25,631.51
Bank of Qld	TD	\$1,000,000	4.25%	230	30-06-26	\$26,780.82
Bank of Qld	TD	\$600,000	4.65%	90	07-07-26	\$6,879.45
CBA	TD	\$500,000	4.23%	231	08-07-26	\$13,385.34
CBA	TD	\$1,000,000	4.79%	84	08-07-26	\$11,023.56
CBA	TD	\$500,000	4.25%	231	15-07-26	\$13,448.63
IMB	TD	\$500,000	4.45%	189	22-07-26	\$11,521.23

**Information Only****INVESTMENTS FOR THE MONTH OF APRIL 2026 cont'd**

NAB	TD	\$1,000,000	4.15%	273	29-07-26	\$31,039.73
Bank of Qld	TD	\$1,000,000	4.95%	141	05-08-26	\$19,121.92
IMB	TD	\$1,000,000	4.85%	147	12-08-26	\$19,532.88
NAB	TD	\$1,000,000	4.10%	364	19-08-26	\$40,887.67
Bendigo Bank	TD	\$1,000,000	5.05%	154	26-08-26	\$21,306.85
CBA	TD	\$1,500,000	4.01%	364	02-09-26	\$59,985.21
NAB	TD	\$1,000,000	4.15%	365	09-09-26	\$41,500.00
NAB	TD	\$1,000,000	4.20%	301	16-09-26	\$34,635.62
NAB	TD	\$1,000,000	4.20%	364	23-09-26	\$41,884.93
Bendigo Bank	TD	\$1,000,000	5.20%	224	11-11-26	\$31,912.33
Bank of Qld	TD	\$1,000,000	4.30%	371	09-12-26	\$43,706.85
CBA	TD	\$1,076,000	4.58%	364	06-01-27	\$49,145.78
CBA	TD	\$1,000,000	4.52%	370	13-01-27	\$45,819.18
Bank of Qld	TD	\$500,000	4.50%	364	20-01-27	\$22,438.36
NAB	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
Bendigo Bank	TD	\$1,000,000	4.55%	364	03-02-27	\$45,375.34
Bank of Qld	TD	\$1,100,000	4.75%	371	10-02-27	\$53,108.90
Bendigo Bank	TD	\$1,000,000	4.60%	371	17-02-27	\$46,756.16
Bank of Qld	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
NAB	TD	\$500,000	4.80%	378	10-03-27	\$24,854.79
IMB	TD	\$1,000,000	4.80%	378	17-03-27	\$49,709.59
Bank of Qld	TD	\$1,500,000	4.97%	385	24-03-27	\$78,634.93
		<b>\$35,876,000</b>				<b>\$1,271,935.62</b>

*TD: Term Deposit**BOS: Commonwealth Bank Business Online Saver*

**Information Only**  
**INVESTMENTS FOR THE MONTH OF APRIL 2026 cont'd**

**Council Investment Performance:**

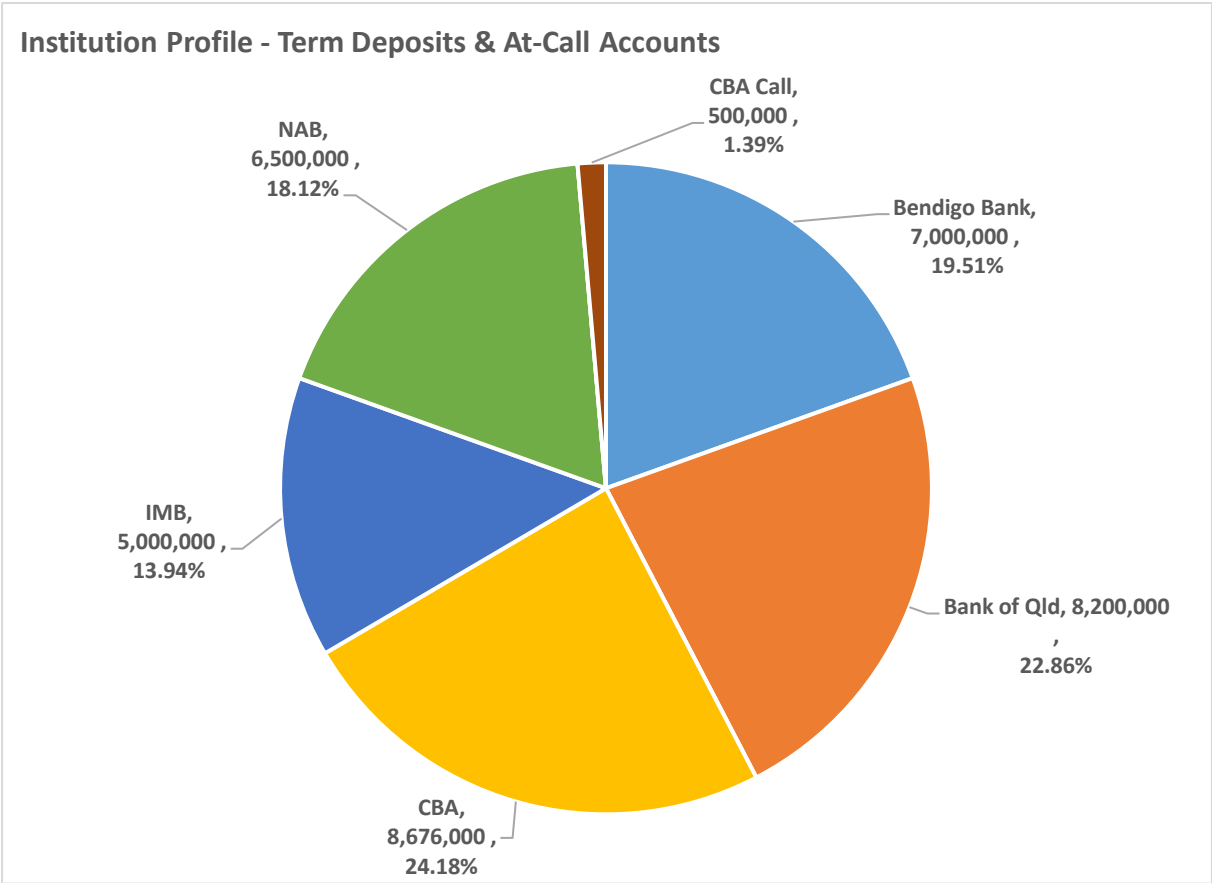
***Budget Comparison to 30 April 2026***

Interest on Investments Received YTD	\$1,297,632
Annual budgeted amount for all funds	\$1,350,000
Percentage of Interest Received YTD	96.12%
Percentage of Year Elapsed	83.29%
Average market interest rate (90-day BBSW)	4.37%
Average return on all investments	4.40%

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 30 April 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%.”*

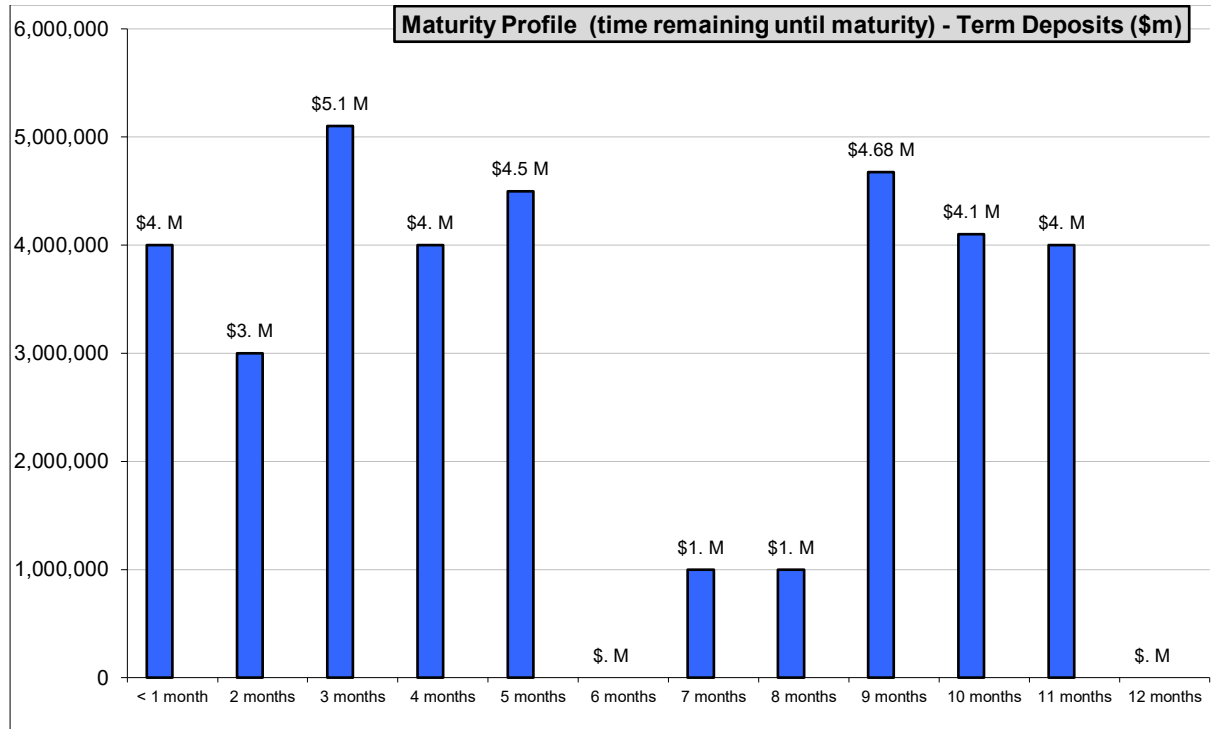


**Information Only**

**INVESTMENTS FOR THE MONTH OF APRIL 2026 cont'd**

**Investments - Maturity Profile as at 30 April 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 30 April 2026**

**Total Investments: \$ 35,876,000**

**Investments By Fund (Includes Restricted and Unrestricted Cash):**

Funds	(\$)
General Fund Reserves	\$19,801,631
Water Supply Fund Reserves	\$4,687,720
Sewerage Fund Reserves	\$8,876,165
Domestic Waste Management Fund Reserves	\$2,508,129
Trust Fund Reserves	\$2,355

***Information Only***

**INVESTMENTS FOR THE MONTH OF APRIL 2026 cont'd**

**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 - 21 May 2026

---

**ITEM 10.5**                      **Bank Balance and Reconciliation - April 2026**

**FILE REFERENCE**    **I26/102**

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

**ISSUE**

Statement of Bank Balance and Reconciliation as at 30 April 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 March 2026	145,192.95
Add: Receipts for April 2026	<u>4,259,950.39</u>
	4,405,143.34
Deduct: Payments for April 2026	<u>3,705,639.65</u>
<b>Balance as at 30 April 2026</b>	<b><u>699,503.69</u></b>
Balance as per Bank Statement 30 April 2026	810,615.65
Add: Outstanding Deposits	<u>144.60</u>
	810,760.25
Less: Unpresented Cheques/ EFTs	<u>111,256.56</u>
<b>Balance as at 30 April 2026</b>	<b><u>699,503.69</u></b>

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**    That -

1. Council receive and note the report as information.

**ATTACHMENTS**

Nil

---

# Information Only - 21 May 2026

---

**ITEM 10.6**                      **Rates and Charges Outstanding for the month of April 2026**

**FILE REFERENCE**    **I26/103**

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

**ISSUE**

Rates and Charges Outstanding Report to 30 April 2026.

**RECOMMENDATION**    That -

1. Council receive and note the report as information.

---

**BACKGROUND**

A Summary report of the Rates and Charges outstanding at 30 April 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:

<b>Description</b>	<b>30/04/2026</b>	<b>30/04/2025</b>	<b>30/04/2024</b>
Total % Rates and Charges Outstanding	17.31%	17.18%	17.81%
Total \$ Amount Rates and Charges Outstanding	\$2.93 million	\$2.76 million	\$2.65 million

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**    That -

1. Council receive and note the report as information.

**ATTACHMENTS**

1. <a href="#">↓</a>	Rates Collection by Category - May 2026	Attachment
----------------------	---	------------

***Rate Collection 2026 Year***

<b>Rating Categories</b>	<b>Levy Raised to date</b>	<b>Rates Received to 1 May 2026</b>	<b>Rates Outstanding to 1 May 2026</b>	<b>% Rates Outstanding 1 May 2026</b>
<b>Farmland</b>	6,201,731.17	5,128,966.69	1,072,764.48	<b>17.30%</b>
<b>Residential</b>	1,726,157.80	1,393,904.76	332,253.04	<b>19.25%</b>
<b>Rural Residential</b>	962,309.21	805,477.02	156,832.19	<b>16.30%</b>
<b>Business</b>	754,525.69	690,502.37	64,023.32	<b>8.49%</b>
<b>Mining</b>	2,372.10	1,779.30	592.80	<b>24.99%</b>
<b>Water</b>	1,423,574.87	1,158,399.21	265,175.66	<b>18.63%</b>
<b>Sewerage</b>	2,162,206.99	1,765,348.83	396,858.16	<b>18.35%</b>
<b>Domestic &amp; Comm Waste</b>	1,871,143.39	1,536,389.70	334,753.69	<b>17.89%</b>
<b>Rural Waste</b>	1,001,478.92	836,139.17	165,339.75	<b>16.51%</b>
<b>Storm Water</b>	51,027.12	41,453.81	9,573.31	<b>18.76%</b>
<b>**Arrears</b>	772,899.67	639,977.14	132,922.53	<b>17.20%</b>
<b>Credits</b>		252,152.11	-252,152.11	
<b>Overall Total Rates</b>	<b>16,929,426.93</b>	<b>14,250,490.11</b>	<b>2,678,936.82</b>	<b>15.82%</b>

Prepared by-----

Date-----

4/5/26

Authorised by-----

Date-----

5/5/26

Z:\Rates\2025-2026\Recs\%oust\_April 30 - 2026.xls

---

## Information Only - 21 May 2026

---

**ITEM 10.7**                      **Library Services 3rd Quarter Report 2025/2026**

**FILE REFERENCE**    **I26/113**

**AUTHOR**                      **Library Manager**

### **ISSUE**

This report provides a summary of the activities in the Upper Lachlan Shire Council libraries for the 3rd Quarter 2025/2026 as at 31 March 2026.

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

---

### **BACKGROUND**

Nil

### **LIBRARY USAGE:**

	<b>Crookwell</b>	<b>Gunning</b>
<b>Loans*</b>	2,531	1,372
<b>New Members</b>	44	16
<b>Internet Sessions</b>	711	216
<b>Wi-Fi Hours</b>	986	300
<b>Visitors</b>	4,212	2,196
<b>Hours open per week</b>	31.5	19

\*Quarterly loans do not include e-book, e-audio or e-magazines which are calculated annually.

### **OVERVIEW:**

Both Libraries had maintenance and upgrade works completed, with a new NBN internet connection and electricity point of access at Crookwell Library, and patch & painting work and plumbing upgrades completed at Gunning Library.

The new member drive ran across January and February, with prize hampers awarded at both branches.

### Feedback

- Library staff received positive feedback from the public this quarter, including:
  - "Thank you to the library staff who continue to create fun activities for our children in the community"
  - "I (Landcare Gunning) love collaborating with the library for event such as these. Always happy to do another one"
  - "This is such a lovely library. I remember coming here as a kid from GPS. What a lucky town to still have this establishment all these years later"

## **Information Only**

### **LIBRARY SERVICES 3<sup>RD</sup> QUARTER REPORT 2025/2026 cont'd**

- "Bianca and Sharon were so helpful with my iPhone. I was getting very anxious about it, and they helped me with everything."
- "This Library is homely and friendly. It's nice here."
- "This Library is nicely set out, with plenty of room."
- "Thank you for the excellent Paint a Suncatcher activity today. My two granddaughters really enjoyed it. It was a very clever choice as it accommodated such a wide range of ages and abilities."
- "This library feels like home, so comfortable and warm"
- "So glad the council has decided to spend some money of this heritage building that's such a big part of our community"
- "Thank you so much for all your wonderful assistance in helping this old woman navigate the world of passports, you have really helped me out. Don't know where I would be without you"
- "You girls are such wizards on Apples, thank you for all your assistance with my iPad"
- "Our children just love coming to Storytime, Lesley is great"
- "You people are really doing a great job. Any time I'm in here you're helping people"
- "This is a very good service, thank you so much"
- "D&D is the highlight of my week! I look forward to it"
- "What a lovely little library"
- "I just want to give a shout out to two council employees who went above and beyond ... and Susan from Crookwell Library who assisted me with signup and computer needs today. Upper Lachlan Shire Council sure is lucky to have such helpful passionate staff. A big thanks from me"
- "This week, Stage 2 enjoyed a wonderful visit to the town library ... A big thank you to our local library for an engaging and inspiring session!"

#### **EVENTS AND PROMOTION:**

##### **Online:**

- The monthly Library email newsletter has continued this quarter, being sent to more than 1,500 people each month.
- The Library's Facebook page was used to engage and inform members, with 154 posts on the page and local groups reaching almost 23,000 people on topics such as Library services and resources, new arrivals, events and activities, community engagement and outreach, and service interruptions.
- The Library continued to post to our Instagram page, with 34 posts made during the quarter reaching more than 8,000 people.
- The Library webpage displayed Recent Fiction, and New eBooks to Borrow from Home, as well as special displays on upcoming events and school holiday activities.

##### **Crookwell and Gunning Libraries:**

- The weekly Gunning Library Crafternoon had 37 people attending during the quarter to take part in a structured program of craft activities, including papercraft, knitting, crochet, and watercolour painting.
- Crookwell Library hosted the monthly Scrabble and Chat program, supported by the Friends of the Library. Ten people took part in this activity.
- Crookwell Library hosted two visits from the Digital Mentor, with six participants. Community interest has been expressed for visits to Gunning, which will occur as a trial next quarter.

## ***Information Only***

### **LIBRARY SERVICES 3<sup>RD</sup> QUARTER REPORT 2025/2026 cont'd**

- Both Libraries are hosting community book group meetings, with 16 participants at Gunning and ten at Crookwell.
- Crookwell Library hosted a nature journaling workshop, which was booked out. Nine people attended this session.
- Crookwell Library also hosted a session on exercises and staying active while ageing as part of the Seniors Festival, with two people attending. The planned Gunning Seniors Festival event had to be rescheduled to a later date.
- The new member drive was held in January and February, with more than 30 new members across the period. New member hamper prizes were awarded at both Crookwell and Gunning Libraries.
- Both libraries displayed new Library items in 'new book' displays throughout the Library, including on face-out shelving. Gunning Library also had special displays on various topics.
- Promotional articles and columns were published in the Upper Lachlan Gazette, Upper Lachlan Library Service Facebook page, Council Website, Council's Facebook page, the Library email newsletter, and local school newsletters.

#### **CHILDREN AND YOUNG PEOPLE:**

- The majority of regular activities were on hold due to the school holidays during January. Both Libraries ran summer school holiday activities:
  - Make a mini-beast mobile at Crookwell, with three participants.
  - Paint a suncatcher at Gunning, with five participants.
  - Warhammer 40K for teens and adults at Crookwell, with 13 participants.
  - Mini beast show at Crookwell and Gunning Libraries, with 27 participants at each location. This event was sponsored by the Friends groups at each Library.
  - Dungeons and Dragons at Crookwell, with 14 participants.
  - Wooden craft making at Gunning, with five participants.
  - Desktop basketball at Crookwell, with nine participants.
  - Citizen Science Biodiversity walk, partnering with Landcare at Gunning, with eight participants.
  - Australia Day craft table at Crookwell, with two participants.
- In this quarter 41 people attended Read and Rhyme at Gunning Library, with 84 people attending at Crookwell Library.
- Both Libraries hosted special Storytimes this quarter, including Sensory Storytime and Lunar New Year. At Gunning Library this quarter 50 people attended, with 51 people taking part at Crookwell Library.
- In this quarter 29 people attended the weekly Lego Club at Gunning Library, with 70 people attending Lego Club at Crookwell Library.
- Crookwell Library ran weekly Dungeons and Dragons sessions for teens and young adults with a total of 98 participants across the quarter.
- The tabletop gaming activity for older children and young teens continued at Gunning in February, with 10 children taking part. However, it will not continue to run in future due to lack of availability for the volunteer who was running the activity.
- Both Libraries ran the Big Summer Read summer reading club program. More than 150 packs were handed out, with children aged between 1 and 13 years reading 327 books over the holiday period. All children who read at least 5 books went in

## **Information Only**

### **LIBRARY SERVICES 3<sup>RD</sup> QUARTER REPORT 2025/2026 cont'd**

a National draw to win major prizes, and the children who read the most books at each Library also received book pack prizes.

- The following schools either visited the Library or had a visit from Library staff to read a book on robots and make their own balancing robot:
  - Bigga Public School
  - Binda Public School
  - Breadalbane Public School
  - Collector Public School
  - Crookwell Public School
  - Laggan Public School
  - Taralga Public School

SDN Preschool brought students each fortnight to visit the Library and read a book and complete a craft activity. Crookwell Public School also brought older classes to explore literacy in a new environment.

A total of 309 children engaged with the Library as part of outreach visits this quarter.

#### **COLLECTIONS, RESOURCES AND FACILITIES:**

##### **Collections**

- Biographies and non-fiction collections were weeded at both locations.
- New items were purchased based on patron suggestions, and to replace or obtain additional copies of popular titles. A suite of books aimed at older children with low literacy were also purchased.
- Relocated the local studies collection at Crookwell Library to a new location, for improved flow and access.

##### **Resources**

- Volunteers completed 37.25 hours of work in the Crookwell Library. This quarter volunteers assisted with shelving, stock rotation, creating children's craft examples, sorting children's activity resources, and the reservation pick list.
- The quarterly staff meeting was held on 19 February.
- In this quarter the Library Manager:
  - Attended Meetings
    - South East Zone BorrowBox consortia meeting
    - South East Zone Library meeting
    - Senior Management and Executive meeting
  - Managed Library Finances, Administration and Reporting
    - Completed 2026/2027 budget planning, including expenditure plans with GMC under the SLA, and increase of some fees and charges
    - Organised for Library staff to attend Verbal Judo difficult customer training
    - Provided feedback on the updated Customer Service Charter
    - Conducted secretariat work for the South East Zone
  - Organised Programs and Outreach, and Promotions
    - Spoke about the Citizen Science Corner and Citizen Science Walk event at an ALIA webinar
    - Contacted all local schools to organise term 1 and 2 outreach visits

## **Information Only**

### **LIBRARY SERVICES 3<sup>RD</sup> QUARTER REPORT 2025/2026 cont'd**

- Organised various events including Seniors Festival events, NAIDOC week activities, and additional Digital Mentor visits to Gunning, in response to community requests
- Invited members of the local RSL groups to attend the Libraries in the week before Anzac Day to support Anzac Day Storytimes. The Gunning RSL took up this opportunity
- Organised for book shop support of author talks coming up in June
- Began the process for starting a 1,000 books before Kindergarten program
- Presented Summer Reading Club prize winners with their prizes
- Presented New Member prize hamper at Crookwell
  
- Managed Library Systems and Technology
  - Followed up on Spydus issue and changes, and advised staff on these
  - Completed UAT testing for Spydus in anticipation of the switch to Azure server, and confirmed security setting changes
  
- Managed WHS
  - Attended the Psychosocial Risk Assessment workshop

#### **Facilities**

- Various minor IT issues were resolved, with some issues remaining under investigation.
- The electricity point of access at Crookwell Library was changed to the correct location. This means it will now be possible to install solar panels.
- Patch and paint work was completed at Gunning Library following the footing remediation works.
- Plumbing and stormwater work were also completed at Gunning, to deal with potential pipe leakage and gutter overflow.
- Two new Public PCs were installed at Crookwell Library.
- New public access catalogue PCs were selected and ordered. These will be installed at both branches next quarter and will include touch screens for easier access.
- Crookwell Library's internet connection was upgraded to 'Fibre to the Premises' NBN. Patrons have commented on the increased speed.
- Gunning Library's internet will be upgraded to a Starlink satellite connection. The required infrastructure should be installed next quarter.
- The kitchenette and other cabinets at Crookwell Library were upgraded.

#### **POLICY IMPACT**

Nil

#### **OPTIONS**

Nil

#### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

***Information Only***

**LIBRARY SERVICES 3<sup>RD</sup> QUARTER REPORT 2025/2026 cont'd**

**RECOMMENDATION**      That -

1. Council receive and note the report as information.

**ATTACHMENTS**

Nil

---

## Information Only - 21 May 2026

---

**ITEM 10.8**                      **Council Fuel Supply Update**

**FILE REFERENCE**    **I26/125**

**AUTHOR**                      **Chief Executive Officer**

### **ISSUE**

To provide Council with an update on current fuel supply conditions impacting operations and to outline how Upper Lachlan Shire Council's response aligns with broader local government sector experience.

**RECOMMENDATION**      That -

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

---

### **BACKGROUND**

Following the information provided at the 16 April 2026 Council meeting that across Australia continues to experience fuel supply constraints, particularly in relation to diesel availability, delivery reliability and cost implications.

### **REPORT**

Upper Lachlan Shire Council has been working closely with Country Mayors Association (CMA), Local Government NSW (LGNSW) and the Australian Local Government Association (ALGA) to advocate for fuel access for regional areas and fuel security for Local Government.

Through this collaborative approach, several consistent impacts have been identified across councils, including but not limited to;

#### Service Delivery Risk

- Potential disruption to waste collection, road maintenance and water/sewer services
- Increased vulnerability in regional areas reliant on bulk fuel deliveries

#### Financial Pressure

- Increased fuel costs due to supply constraints
- Exposure to spot purchasing and reduced contract certainty
- Increased cost of materials

#### Supply Chain Constraints

- Distribution challenges rather than absolute fuel shortages
- Competition for fuel across agriculture, freight and emergency services

## ***Information Only***

### **COUNCIL FUEL SUPPLY UPDATE cont'd**

#### Need for National Coordination

- Advocacy for councils to be recognised as essential service providers in fuel allocation frameworks

#### **Proactive Controls currently in place**

Council has developed a fuel shortage - operational business continuity plan and implemented several proactive operational controls.

#### Security Measures

- After-hours access to depot fuel bowsers suspended
- Pumps secured outside operational hours
- Increased monitoring of fuel usage and storage levels
- Reinforced site security (gates, access control, CCTV awareness)

#### Fuel usage prioritised for:

- Essential waste collection services
- Water and sewer operations
- Emergency response and essential infrastructure works

#### Fleet and Workforce Management

- Staff directed to ensure vehicles are fuelled during standard hours
- Reduction in non-essential travel
- Improved coordination of vehicle use across teams

#### Supply Chain Engagement

- Ongoing engagement with fuel suppliers regarding delivery schedules
- Monitoring of allocation limits (if applicable) and contingency planning

Further, Council resolved at its Ordinary Meeting held on 16 April 2026 to temporarily pause the kerbside green waste (garden waste) collection service in order to conserve fuel reserves for the continuation of essential services. The final green waste collection prior to the temporary suspension occurred on 1 May 2026.

#### **The current Status**

Council business operations have been significantly impacted by the current economic and geopolitical uncertainty arising from the conflict in the Middle East, including disruption to supply chains causing delays on certain materials such as PVC pipe and ongoing uncertainty of diesel delivery to Council fuel storage bowsers in Crookwell and Gunning works depots.

To date diesel supply has continued within agreed terms of the contract and there have been no instances of non-delivery, however this will not be guaranteed or notified until the day before delivery. In addition, financial impacts have been experienced with Council paying higher costs for bulk supply of unleaded fuel and diesel for both light and heavy plant fleets.

Council has also been charged and agreed to pay a fuel surcharge above agreed contract rate prices to plant hire contractors, bulk haulage suppliers, waste contractors, gravel services and freight suppliers which is monitored weekly by Council staff.

**Information Only**  
**COUNCIL FUEL SUPPLY UPDATE cont'd**

This surcharge has been applied above agreed contract rates and is monitored weekly by Council staff. The surcharge paid to suppliers has ranged between 6% and 15%, depending on fuel market conditions, the impact of the Federal Government's three-month fuel excise pause, and the subsequent reduction in fuel costs flowing through from April 2026.

It is important to note that there is now legislation regarding legal requirement to pay transportation costs associated with diesel cost impacts in line with the Fair Work Commission's first Road Transport Contractual Chain Order. Council and other government agencies are required to adhere to this determination and meet additional transportation costs of suppliers and contractors.

Council analysis has quantified in dollar terms the direct financial impact since the commencement of the conflict in the Middle East for the months of March and April 2026 has been \$133,134 spread across the Council business operations.

The costs breakdown is as follows;

- Fuel costs (both diesel and unleaded for light fleet, heavy fleet and RFS fleet) has increased by \$87,587 in the two months of data capture.
- The contract suppliers plant hire, bulk haulage, gravel win and crush services, freight, and waste centres transport contractors total increased cost for the two month period is \$45,547.

Whilst some of the impact of higher fuel prices will be absorbed by grant funded capital works programs, Council will continue to monitor the impact of the event on service delivery and subsequent increases in operational expenses.

**POLICY IMPACT**

Nil

**OPTIONS**

Nil

**FINANCIAL IMPACT**

As detailed in the body of the report.

**RECOMMENDATION** That -

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

**ATTACHMENTS**

Nil

---

## Information Only - 21 May 2026

---

**ITEM 10.9**                      **Action Summary - Council Decisions**

**FILE REFERENCE**    **I26/114**

**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: 18 September 2025**

165/25	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.	DFA	A report will be tabled to a Council Meeting by July 2026.
--------	--	-----	--

#### **Council Meeting: 16 October 2025**

174/25	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;</i>	DEP	Public exhibition closed on 3 December 2025.  Council has met with NSW Police on 2 April 2026, report to come back to future Council Meeting in 2026.
--------	--	-----	---

**Information Only**

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

	<p><i>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><b>Draft Upper Lachlan Development Control Plan.</b></p> <ol style="list-style-type: none"> <li>1. Council note the draft Upper Lachlan Development Control Plan.</li> <li>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></li> </ol> <p><i>Insert the below addition within Objectives</i></p> <p><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></p> <p><b>Standards</b></p> <p><i>The addition of the below standards:</i></p> <p><i>F. Development involving windfarms not only comply with separation guidelines between turbines but also justify any 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</i></p>	<p>DEP</p>	<p>Currently the Draft Upper Lachlan Development Control Plan has closed its Public Exhibition. Anticipated submissions to come back to May 2026 Council Meeting.</p>

**Information Only**

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

	<p><i>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><b>Draft Upper Lachlan Housing Strategy.</b></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>	DEP	Currently Draft Upper Lachlan Housing Strategy has closed its Public Exhibition. Anticipated submissions to come back to May 2026 Council Meeting.
204/25	<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>		
191/25	<p><b>Notice of motion - Disclosure of material facts in council planning certificates</b></p> <p>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>.</p> <p>2. Request that such advice address the following:</p>	DEP	<p>Department of Planning unable to provide legal advice on this matter, referred Council to the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Council have referred for legal</p>

**Information Only**

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

	<p>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;</p> <p>b) The point at which a proposed development or infrastructure project, not yet finally approved, becomes a matter requiring disclosure by Council; and</p> <p>c) The potential legal, financial, and reputational risks to Council should relevant material facts not be disclosed.</p> <p>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>		<p>advice and will report to a future Council Meeting.</p>
--	---	--	--

**Council Meeting: 19 February 2026**

<p>26/26</p>	<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"> <li>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.</li> <li>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"> <li>1. Sewerage and wastewater</li> <li>2. Water supply</li> <li>3. Electricity and power</li> </ol> </li> </ol>	<p>DEP</p>	<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**

	<p>4. Council infrastructure and services, including roads, stormwater, waste, community facilities, and emergency RFS access.</p> <p>3. That the assessment accounts for cumulative impacts, including approved and pending developments and both major and minor subdivisions.</p> <p>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.</p>		
--	--	--	--

**Council Meeting: 16 April 2026**

56/26	<p>1. Council cease the kerbside greenwaste collection service for an interim period to assist with the saving of fuel during the current period of uncertainty.</p> <p>2. The reduction of this service level be reviewed periodically and re-introduced where the current challenges associated with fuel supply are alleviated.</p> <p>3. The transfer station fees and charges associated with the disposal of domestic greenwaste (grass clippings, pruning's leaves and similar) not be levied, whilst the kerbside greenwaste collection service is not provided.</p> <p>4. Council notify the public of the proposed changes with respect to the management of greenwaste.</p>	CEO and DEP	<p>Implementation occurred from Monday 27 April 2026.</p> <p>Communication through Upper Lachlan Gazette, Social media and Councils website has occurred.</p>
57/26	<p>1. Resolve to subdivide a portion of the road reserve located at the intersection of Hume Street and Grovenor Street, Gunning, to create a separate lot and deposited plan.</p> <p>2. Retain ownership of the newly created lot following subdivision.</p> <p>3. Permit the use of the land by the NSW Rural Fire Service for the purpose of constructing and operating a fire station, subject to appropriate agreements being executed between the parties.</p>	DOI	Referred to Councillors solicitors for next stages of gazetting.

**Information Only**

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

	<p>4. Classify the newly created lot as Operational Land pursuant to Section 31 (2) of the Local Government Act 1993 (NSW), noting that the land is to be used for a specific operational purpose associated with the construction and ongoing operation of a fire station, and that Council will undertake all necessary administration and statutory processes to give effect to this classification.</p>		
58/26	<p>Council, in accordance Sections 403-406, of the Local Government Act 1993, and Sections 8A-8C, of the Local Government Act 1993, place on public exhibition the following suite of draft plans:-</p> <ul style="list-style-type: none"> <li>• Operational Plan 2026/2027;</li> <li>• Delivery Program 2026/2027 – 2029/2030;</li> <li>• Resource Strategy documents including:- <ul style="list-style-type: none"> <li>- Long Term Financial Plan 2026 – 2035;</li> <li>- Infrastructure Plan 2026 – 2035;</li> <li>- Workforce Plan 2026/2027 – 2029/2030.</li> </ul> </li> </ul> <p>The public exhibition period is from Monday, 20 April 2026 to Monday, 25 May 2026 dates inclusive, with copies of each plan available for viewing at Council administration offices and libraries, available on Council's website and a link is provided to Council's Facebook Page.</p>		<p>Public Notice placed on Council website, publicised in local gazette and Facebook and hard copies in offices and libraries for public exhibition period.</p>
59/26	<p>Council in accordance with Section 32 (1) (a) and (2), of the <i>Local Government Act 1993</i>, adopts the Code of Meeting Practice as publicly exhibited.</p>	CEO	<p>Policy placed on Council website.</p>
63/26	<ol style="list-style-type: none"> <li>1. Council purchase one Komatsu GD555-5 Grader for the total sum of \$384,780 EX GST from Komatsu.</li> <li>2. Council trade in existing grader (Plant No 692) to Komatsu for the sum of \$144,000 Ex GST.</li> </ol> <p>Note: Net price/changeover is \$240,780 Ex GST</p>	DOI	<p>Procurement process underway.</p>

**Information Only**

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

64/26	<b>DA 50/2025 - 3 MEMORY AVE CROOKWELL - REQUEST REVIEW OF SECTION 7.11 AND SECTION 64 DEVELOPER CONTRIBUTIONS</b> 1. Council accept an 80% reduction in s7.11 contributions for Stage 2 of the development. 2. Council accept the Works in Kind request associated with the stormwater works required by Condition 6 of DA 50/2025; and 3. Council decline the Works in Kind request associated with the extension of the footpath as required by Condition 8(ii) of DA 50/2025 based on these works being required to service the development.	DEP	Council has written to developer advising resolution on 16 April 2026.
-------	---	-----	--

**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	Alcohol Free Zones	74
11.2	DA 126/2012.2 - Modification to Subdivision Stage 2	77
11.3	Review of Submissions Received from the Public Exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan	133

---

## Environment and Planning - 21 May 2026

---

**ITEM 11.1**                      **Alcohol Free Zones**

**FILE REFERENCE**    **I26/115**

**AUTHOR**                      **Manager Planning & Regulatory Services**

### **ISSUE**

Following the Public exhibition period ending and Council Staff meeting with a representative from the Hume District Police. The purpose of this report is to seek Council's approval to re-establish the Alcohol-Free Zones (AFZs) within the Crookwell township of Upper Lachlan Shire Council for a period of up to 4 years from 1 July 2026 to 1 July 2030.

### **RECOMMENDATION**      That -

1. Council notes, there were no formal submission received during the public exhibition period between 3 November 2025 to 3 December 2025.
2. The Alcohol-Free Zones in Crookwell be re-established from 1 July 2026 to 1 July 2030.
3. The existing Alcohol-Free Zones signage be updated to include the re-established Alcohol-Free Zones dates of 1 July 2026 to 1 July 2030.
4. Informs the relevant Police Local Area District Commander, affected liquor licensees and other organisations of the original proposal and the adoption of the resolution.

---

### **Background**

To support police and rangers to manage alcohol related antisocial behaviour, Council Staff in 2025 have sought to re-establish the AFZs that were first established in Crookwell in 2009.

- The AFZs were originally established with the principal objective to prevent antisocial and criminal behaviour caused by the consumption of alcohol in public areas, to improve public safety.
- Council placed the proposed AFZs on exhibition between 3 November 2025 to 3 December 2025. During the public exhibition period, Council did not receive any formal submissions in relation to the proposal.
- Following public exhibition of the proposal, this report seeks to re-establish the six existing AFZs from 1 July 2026 to 1 July 2030 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;

## ***Environment and Planning***

### **ALCOHOL FREE ZONES cont'd**

*Zone 5:* Goulburn Lane between Roberts Street and Colyer Street;

*Zone 6:* Robertson Street between Laggan Road and Park Street.

- Council staff met with the Acting Inspector for the Hume District Mr. Vladimir Mijok and following this meeting it was recommended the former AFZs be re-established in their current locations for a period of four years.

### **FINANCIAL CONSIDERATIONS**

The 2025/26 operational budget does not include a specific budget item to replace or install signs; however, sufficient budget is available to adjust dates advertised.

### **GOVERNANCE AND RISK CONSIDERATIONS**

The establishment of AFZs are governed by sections 644, 644A, 644B, 644C, 646 of the *Local Government Act 1993* and the Ministerial Guidelines.

### **SOCIAL CONSIDERATIONS**

The recommendations in this report will have positive social outcomes for the community through providing police and rangers with a tool to enforce alcohol restrictions in locations with evidence of anti-social behaviour related to irresponsible street drinking.

Council is committed to ensuring that open spaces are high quality, safe, accessible and facilitate the healthy and active lifestyle that is important to Upper Lachlan Shire Council.

To improve public safety AFZs are established in public roads, footpaths and public carparks to reduce disruptive and anti-social behaviour, as well as alcohol-related crime in public places.

### **LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcome and Goal:

Our community is close-knit and safe – A.6 Plan for and address community safety and public health.

### **OPTIONS**

1. Endorse the establishment of the former/proposed Alcohol-Free Zones for a period of 4 years.

#### **Recommended.**

This option meets all legislative requirements of the Act.

2. Amend the establishment of the proposed Alcohol-Free Zones.

#### **Not Recommended.**

**Environment and Planning**  
**ALCOHOL FREE ZONES cont'd**

As this option will not be in line with the advice provided by the NSW Police and if implemented will require further Community Consultation.

3. Not proceed with the establishment of the proposed Alcohol-Free Zones.

This is not the preferred option as it would imply the termination of the AFZs.

**Not Recommended.**

**RECOMMENDATION** That -

1. Council notes, there were no formal submission received during the public exhibition period between 3 November 2025 to 3 December 2025.
2. The Alcohol-Free Zones in Crookwell be re-established from 1 July 2026 to 1 July 2030.
3. The existing Alcohol-Free Zones signage be updated to include the re-established Alcohol-Free Zones dates of 1 July 2026 to 1 July 2030.
4. Informs the relevant Police Local Area District Commander, affected liquor licensees and other organisations of the original proposal and the adoption of the resolution.

**ATTACHMENTS**

Nil

---

## Environment and Planning - 21 May 2026

---

<b>ITEM</b>	<b>DA 126/2012.2 - Modification to Subdivision Stage 2</b>
<b>DA NUMBER</b>	126/2012.2
<b>PROPOSAL</b>	<p>S4.55 Modification Application of approved development to amend the development consent granted by Upper Lachlan Shire, where the development will remain substantially the same as the development that was originally approved.</p> <p>The modification sought to the approved development is to reduce to overall lot numbers from 6 lots to 3 and increase the lot areas from 1,847m<sup>2</sup> (approx.) to 4,000m<sup>2</sup> (approx.).</p> <p>The overall development footprint and land use (residential) will remain unaltered.</p>
<b>ADDRESS</b>	Lot 2 DP1181560 - East Street, Crookwell
<b>APPLICANT</b>	R K Opie
<b>OWNERS</b>	R K & L M Opie
<b>MOD LODGEMENT DATE</b>	9 April 2026
<b>ORIGINAL DA DETERMINATION DATE</b>	21 March 2013
<b>APPLICATION TYPE</b>	Modification Application under Section 4.56
<b>CLAUSE 4.6 REQUESTS</b>	N/A
<b>KEY SEPP/LEP</b>	Upper Lachlan Local Environmental Plan 2010 Upper Lachlan Development Control Plan 2010
<b>RECOMMENDATION</b>	Approval
<b>PREPARED BY</b>	Director, Environment and Planning
<b>DATE OF REPORT</b>	7 May 2026

## **EXECUTIVE SUMMARY**

Council is in receipt of a modification application pursuant to Section 4.55 of the *Environmental Planning and Assessment Act 1979*, seeking consent to modify Development Approval 126/2012.

The original development application was approved on 21 March 2013 by Upper Lachlan Shire under delegation after assessment in accordance with the legislative requirements of the *Environmental Planning and Assessment Act 1979*.

The original approval comprised of an 11-lot residential subdivision to be constructed in two stages. Stage 1 involved the creation of a four-lot subdivision with one lot retaining the existing dwelling house and three new residential lots fronting and accessing Kialla Road. The three new lots had an area ranging from 1,658m<sup>2</sup> to 1,862m<sup>2</sup>.

Stage 1 of the approval has been constructed and completed with the subdivision being registered on 29 January 2024.

Stage 2 of the development incorporated six (6) residential lots fronting East Street. These lots were larger in area with lot areas exceeding 1,800m<sup>2</sup>.

The modification seeks to reduce the number of lots within Stage 2 from 6 to 3, increase the individual lot area from 1,847m<sup>2</sup> (approx.) to greater than 4,000m<sup>2</sup> (approx.) and manage effluent onsite.

The modification application (DA 126/2012.2) (Section 4.55 of the Act) is referred to Council for consideration based on the current Draft Upper Lachlan Housing Strategy and the request to utilise onsite sewage management systems for effluent management.

## **1. THE SITE AND LOCALITY**

### **1.1 The Site**

The site is located towards the southern end of East Street, Crookwell (refer to Figure 1).

The development is proposed to be situated on Lot 2 DP 1181560, also known as 41 East Street, Crookwell. The overall assessment includes Lot 4 DP1293934. This adjoins the lot on which the development is proposed and fronts Kialla Road, Crookwell.

**Figure 1: Locality Map**



## **1.2 The Locality**

The site is located within the R2 – Low Density Residential zone with a minimum lot size of 800m<sup>2</sup> as defined by the *Upper Lachlan Local Environmental Plan 2010*. The proposed development site is adjoined by open space/undeveloped land, with the adjacent lot (same property owner/assessment) comprising of the main residential premises including detached sheds, tennis courts, fenced paddocks, gardens and similar.

To the north the site adjoins an existing residential dwelling, to the east recreational space in the form of the Crookwell Golf Club and to the south undeveloped open space/land, however there is the potential for this to be developed for residential purposes (zoned R2 – Low Density Residential).

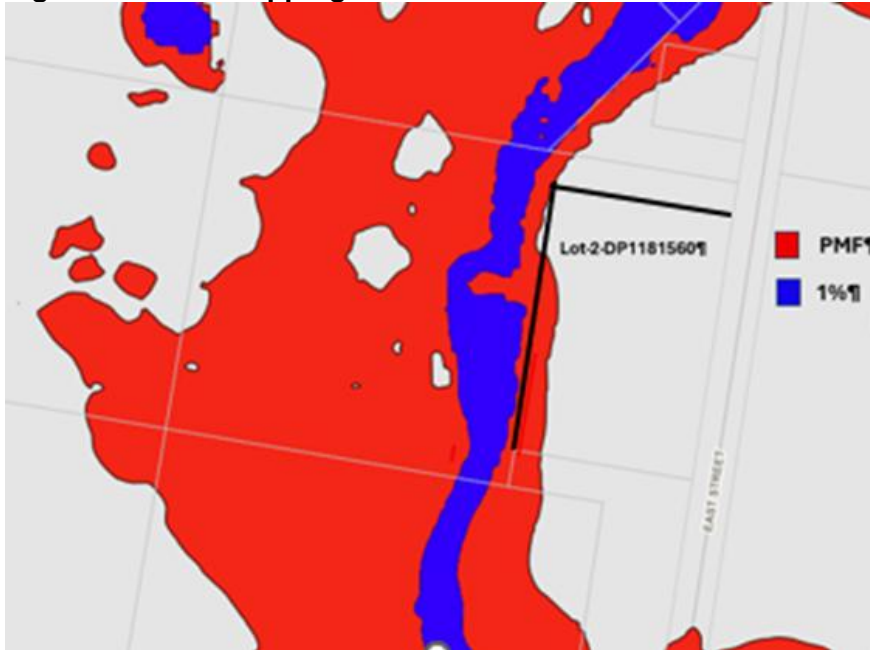
The site is able to be accessed from East Street with the existing road sealed with shallow table drains and no kerb and guttering.

The Upper Lachlan Shire's current Draft Housing Strategy proposes to maintain this area as R2 Low Density Residential zone and has listed the area as Priority 2 (of 4) and ranked 6 (of 11) for growth prioritisation. It is also noted that a potential residential development site to the south of the property is a long-term action for low density residential development (10+ years) (refer to Figures 8 and 9).

Based on the land constraints mapping there are sections of the overall existing lot that are constrained by flooding (refer to Figure 2). It is suggested that a small portion of the rear of the lots will be subject to the PMF, however the lots will not be subject to

flooding in an 1% flood event, which is the control event required to be considered under Council Floodplain Risk Management Plan and LEP.

**Figure 2: Flood Mapping from Council's Flood Plain Risk Management Plan**



The development site is not serviced by either of Council's water or sewer reticulation system. Both of these services are situated approximately 150m and 250m respectively from the development site (refer to Figure 3).

**Figure 3: Location of Council's Water and Sewer Reticulation System in Respect to Development Property**



**2. THE PROPOSAL AND BACKGROUND**

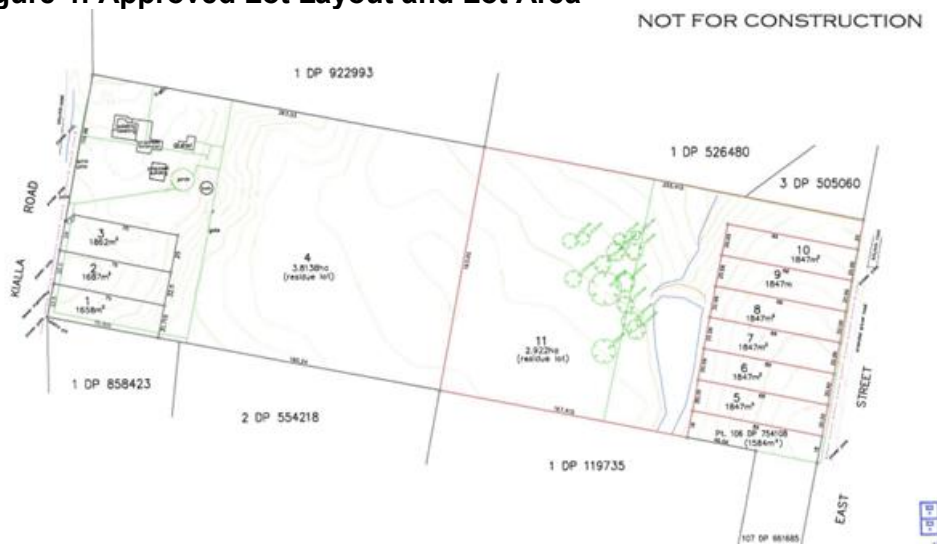
**2.1 The Proposed Modification**

The applicant seeks to modify the consent in the following way:

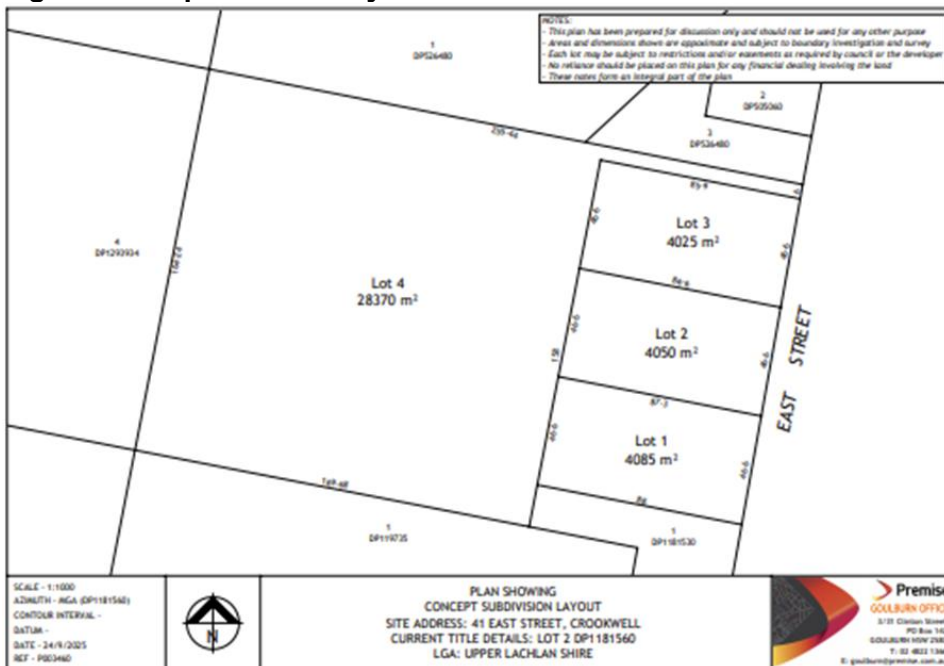
Proposed changes

- Reduced the lot numbers from six (6) to three (3);
- Increase the lot areas from approximately 1,800m<sup>2</sup> to approximately 4,000m<sup>2</sup>; and
- Utilise on-site sewage management in lieu of connecting to Council’s sewer reticulation system.

**Figure 4: Approved Lot Layout and Lot Area**



**Figure 5: Proposed Lot Layout and Lot Area**



**2.2 Proposed changes to conditions**

**Table 1: Proposed Changes to Conditions**

<b>Condition No.</b>	<b>Condition Requirements</b>	<b>Change Proposed</b>	<b>Reason for Change</b>
1	Except where otherwise permitted or required by conditions of development consent, the development shall be carried out generally in accordance with the approved information submitted in support of the development application and in support of any relevant application for a construction certificate, including the stamped approved development drawings referenced, <i>Subdivision Development of Lots 106 &amp; 109 DP754108</i> , sheets 1 and 2 of 2 sheets, prepared by CPC Land Development Consultants Pty Ltd, dated 19 Nov 2012, including any notations or amendments marked by Council in red.	Except where otherwise permitted or required by conditions of development consent, the development (Stage 2) shall be carried out generally in accordance with the approved information submitted in support of the development application and in support of any relevant application for a construction certificate, including the stamped approved development drawings referenced, Plan showing concept subdivision layout – Lot 2 DP1181560 as prepared by Premise (dated 14/09/2025), including any notations or amendments marked by Council in red.	To incorporated amended plans associated with the proposed modification.
3	No construction certificate shall be granted with respect to either stage one or stage two of the development unless details of all proposed and required subdivision work [as defined at section 4 (Definitions) of the <i>Environmental Planning and Assessment Act 1979</i> ] in that stage have been submitted to and approved by Council. In this regard:		
(d)	Each residential lot shall be provided with an independent connection to Council's reticulated sewerage service.	Lots 1-3 (Stage 2) shall manage all effluent by on-site sewage management systems, generally designed in accordance with the Land Capability Assessment as prepared by Franklin Consulting Australia Pty Ltd (dated 12 August 2025)	To ensure all effluent is managed in a appropriate manner.
(f)	There is currently no sewerage service available for connection of Lots 5-10 in Stage 2, which have frontage to East Street, and insufficient fall is available from these lots to Council's existing sewerage service. A reticulated sewerage service, together with a sewage pumping station and rising main, shall be provided to service these lots at no cost to Council. The rising main may discharge to Council's existing sewerage service at a manhole located on the Kialla Road	The registered plan of subdivision shall incorporate the following: <ul style="list-style-type: none"> <li>- Areas (envelopes) depicting where the effluent disposal areas are to be situated, which shall generally in keeping with the Land Capability Assessment as prepared by Franklin Consulting Australia Pty Ltd (dated 12 August 2025); and</li> <li>- A restriction on use of the land that shall incorporate a requirement for the property to connect to Council's reticulated</li> </ul>	

	<p>frontage of the land, or alternatively on Wade Street. The sewer reticulation shall be designed in accordance with the Sewer Code of Australia (WSA 02-2002) and the sewage pumping station shall be designed in accordance with the Sewerage Code of Australia (WSA 04-2005). The design should consider the potential future development of the residue lots in the development.</p>	<p>system when install/extended to service future development.</p>	
<p>(j)</p>	<p>Each lot shall be provided with a culvert and headwall access.</p>	<ul style="list-style-type: none"> <li>• The access driveways require the installation of a single line of pipe culverts for each driveway, consisting of a minimum of 3 × 375 mm reinforced concrete pipes with precast headwalls or equivalent. The pipes must be installed with appropriate cover and bedding, in accordance with the manufacturer's recommendations for the applicable design load and pipe class.</li> <li>• The location of each access driveway must be offset from existing infrastructure in front of the property. A minimum clearance of 1 m is required between the edge of the driveway and any existing assets, including light poles, trees and power poles.</li> <li>• The access driveways shall be constructed with a minimum 200mm consolidated thickness of approved gravel and a minimum width of 4.0m. The surface shall be finished with a concrete, bituminous wearing surface or other approved impervious surface.</li> <li>• Stormwater is to be directed to East Street where it will connect to Council's stormwater system. Additional works may be required to achieve adequate fall and ensure discharge to the north.</li> <li>• Each access is to provide a minimum setback of 5m between the road carriageway and any gate/boundary, where applicable.</li> </ul>	<p>To comply with Council's current property access requirements.</p>

**2.3 Development Data****Table 2: Development Data**

<b>Control</b>	<b>Approved Development</b>	<b>Proposal</b>	<b>Change</b>
Overall development area (Nil control)	11,082m <sup>2</sup>	12,160m <sup>2</sup>	Increase in in area by 9%
Overall lot numbers (Nil control)	6	3	Reduction in overall lot numbers
Minimum lot size	1,800m <sup>2</sup> (approx.)	4,000m <sup>2</sup> (approx.)	Increase in lot size/area
Connection to sewer reticulation system	Extend and connect to council's sewer reticulation system	On-site sewage management systems	Install
Land use	Residential	Residential	No change
Road access	East Street	East Street	No change
Supply of water	Council's water reticulation system	Council's water reticulation system	No change
Supply of electricity	Mains supply	Mains supply	No change
Stormwater management	Diverted to natural drainage line	Diverted to natural drainage line	No change

**2.4 Background: Details of Previous Approvals****Development Application 126/2012**

The original application was approved by Council on 21 March 2013 under delegated authority, subject to conditions of consent. The approved development was deemed consistent with the relevant provisions of the *Upper Lachlan Shire Local Environmental Plan 2010* and *Development Control Plan 2010*.

The approved development was for an 11 lot residential subdivision to be constructed in two stages: Stage 1 incorporating 3 residential lots fronting Kialla Road with an approximate area of 1,600-1,800m<sup>2</sup> per lot and the lot containing the existing dwelling house and associated infrastructure; Stage 2 incorporating 6 residential lots fronting East Street with an approximate area of 1,800m<sup>2</sup> per lot and a residual lot.

Copies of the approved plans and conditions of consent attached to this application are incorporated in Attachment 1 for Council's information.

**3. STATUTORY CONSIDERATION**

When determining a modification application, the consent authority must take into consideration the matters outlined in s4.55 of the EP&A Act in relation to modification of consents provisions, Section 4.15(1) of the EP&A Act in relation to matters for consideration for applications and Part 5 of the EP&A Regulation in relation to information requirements and notification. These matters are considered below.

**3.1 Section 4.55 of the EP&A Act**

Section 4.55 of the *Environmental Planning and Assessment Act 1979* states as follows:

- (2) **Other modifications** A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—
- (a) it is satisfied that the development to which the consent as modified relates is the same or substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and
  - (b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and
  - (c) it has notified the application in accordance with—
    - (i) the regulations, if the regulations so require, or
    - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
  - (d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

In regard to subclause (a), Council is satisfied that the development to which the consent as modified relates is substantially the same development for which consent was originally granted.

In order to establish if the development is substantially the same as what was granted consent, reference is made to the case of *Moto Projects (No.2) v North Sydney Council* [1999] NSW LEC 280, which provides the following judgement: “*The requisite factual finding obviously requires a comparison between the development, as currently approved, and the development as proposed to be modified.....*”

*‘ ....The comparative task does not merely involve a comparison of the physical features or components of the development as currently approved and modified where that comparative exercise is undertaken in some type of sterile vacuum. Rather, the comparison involves an appreciation, qualitative as well as quantitative, of the developments being compared in their proper contexts (including the circumstances in which the development is granted).*

The Land and Environment Court’s recent decisions in *Realize Architecture (1) and (2)* simplified the approach to modifying development consents, particularly when answering the ‘substantially the same’ test in s.4.55/4.56 of the *EPA Act*, and provided

support for 'balanced' assessments, allowing large changes to be approved via the s4.55/4.56 pathways. The Court's decision provided direction for Councils not to solely focus on the 'quantitative' (numerical) differences as they appear in isolation but to consider a holistic approach and also consider the 'qualitative' differences.

In determining this, information supporting the application supports the conclusion that the proposed modification can be considered essentially the same development and is summarised as follows:

- The proposed modification is essentially and materially the same development as the development consent;
- The proposed modification if approved, the development of the site will have the same essence as the approved development;
- The proposed modification alters the approved development without radical transformation; and as outlined below the qualitative and quantitative assessment, the proposed modification is essentially or materially the same as the approved development.

The quantitative assessment determined that:

- The proposed modification will result in a reduction in lot numbers from six (6) lot to three (3) lots;
- An increase in lot area as a result of the reduction in lot numbers, with lots increasing from 1,800m<sup>2</sup> (approx.) to 4,000m<sup>2</sup>(approx.); and
- The overall footprint of the development will remain relatively unaltered (refer to Figure 4 and 5).

If the proposed modification is approved, the land use on the site will continue to be residential comprising of three individual allotments (instead of six). The development site will remain relatively unaltered and function in essentially the same way, and no essential element of the development on the site is proposed to be changed in any material aspect.

Based on a quantitative assessment, it is considered that the proposed modification is essentially the same development as the approved development.

The qualitative assessment involves consideration of whether the key impacts of the proposed modification are substantially the same as those of the approved development.

The assessment undertaken in relation to the proposed modification takes into account, amongst others, the following impacts:

(a) Streetscape

The proposed modification, if approved, will result in a reduction of lots however will result in the same end land use, being residential. The larger lots, if and when developed, will lend themselves to dwelling house development and landscaped surrounds, which would not be significantly different from the approved development. It is suggested that the reduction in lot numbers and increase in lot

areas has the potential to lend itself towards a lesser impact from the approved development from a streetscape perspective.

The proposed development site and adjoining properties are zoned R2 – Low Density Residential in accordance with the *Upper Lachlan Local Environmental Plan 2010*. Accordingly, comparing the approved development and proposed modification in the context in which the development consent was granted, the proposed modification is substantially the same as the approved development from a streetscape perspective.

(b) Access/traffic

In relation to traffic generation the reduction in lot yield will result in a reduction in traffic movements. Based on Council's Development Control Plan there will be an estimated 10 traffic movements per day associated with a residential property. With the proposed modification this will reduce the potential traffic movements from 60 movements per day down to 30 movements per day. It is deemed that this change will result in a reduction in any potential impact and as such the proposed modification is substantially the same as the approved development from a traffic management perspective.

It is also noted that East Street was sealed in the last 5 years which occurred after the original development being approved. The sealed road assists with addressing and reducing any potential impact relating to dust generation.

Access and road construction requirements associated with the proposed modification will remain unaltered to those required for the approved development.

In comparing both the proposed modification and the approved development it is suggested that any potential impact will be reduced based on the decrease in traffic movements and East Street being sealed, therefore the proposed modification is considered substantially the same as the approved development from an access/traffic perspective.

(c) Land constraints

Land constraints associated with the property from a flood management perspective remain unaltered. The rear of the lots are the only section impacted by flooding, which remains unaltered between the proposed modification and approved development. The reduction of lot numbers does not impact upon any compliance requirements with respect to flooding.

Based on the overall development site not being altered and the area of the lots impacted by flooding being the same, the proposed modification is substantially the same as the approved development from a land constraint perspective.

(d) Essential services

The proposed modification will alter the method in which the approved development will manage effluent. The original approval required the development to connect to Council's sewer reticulation system with the modification now proposing to utilise on-site sewage management systems. The applicant has

submitted a report with the modification application advising that the sites are capable of managing the effluent onsite.

Council's original approval required the applicant to connect to the sewer reticulation system located at either Kialla Road or Warne Street with both these systems being located some 250m and 500m from the development site (refer to Figure 3). The Local Government Act 1993 enables Council to require existing properties located within 225m of a Council sewer reticulation system to connect. Council is also able to require future developments to extend its existing infrastructure to service development.

Clause 6.9 of the *Upper Lachlan Local Environmental Plan (2010)* requires allotments on which a dwelling house is to be erected to be appropriately serviced.

**6.9 Essential services**

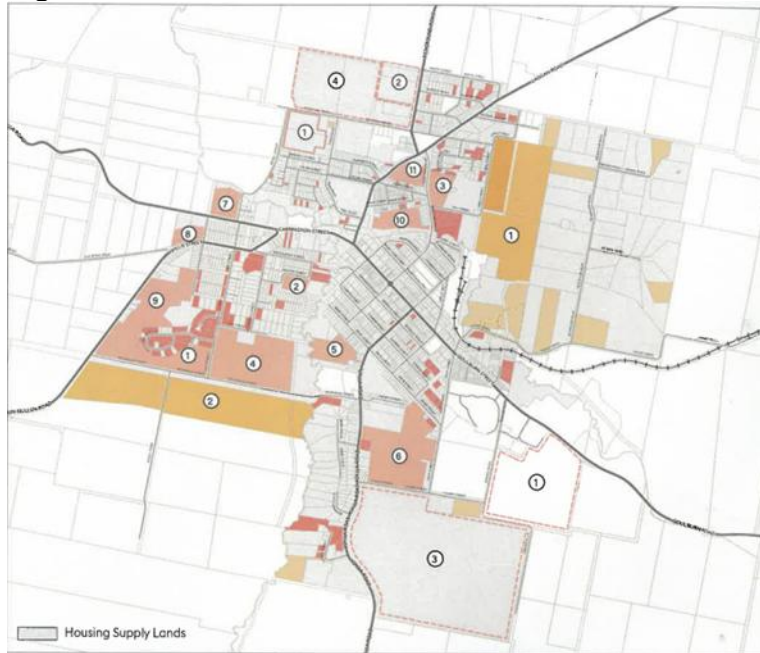
*Development consent must not be granted to development unless the consent authority is satisfied that those of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—*

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on-site conservation,*
- (e) suitable road access.*

This requirement does not stipulate the nature in which sewage is to be managed. Rather it simply indicates that the consent authority (Council) must be satisfied that it is able to be managed. A land capability assessment was submitted with the modification application (Franklin Consulting Australia Pty Ltd / Dated 12 August 2025) which indicated that *'effluent from the new dwelling entitlements will be managed on-site via a combination of a secondary treatment system (including disinfection) and effluent disposal through surface spray or sub surface drip irrigation'*.

Council's Draft Housing Strategy for Upper Lachlan incorporates a housing framework plan that guides future housing development with this development property being incorporated within the existing low density residential zone. Based on the prioritisation framework the development site is incorporated within a 'greenfield site' with a recommendation to retain, however at a lesser priority.

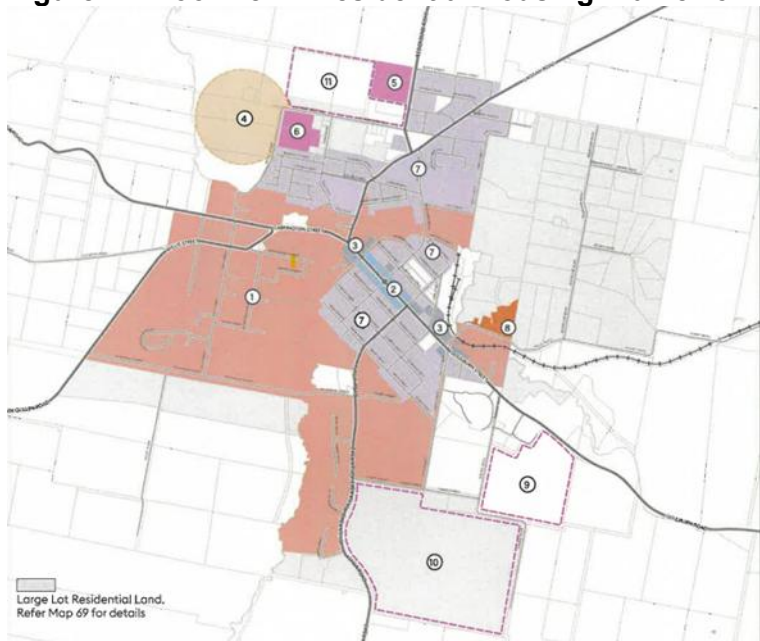
**Figure 6: Crookwell – Growth Prioritisation Framework**



It is also noted that this property is situated on the extremities of the Crookwell community with additional proprieties being considered for future upzoning for low density residential development.

These additional proprieties are considered as 'long term actions (10+ years) as shown in Figure 7.

**Figure 7: Crookwell – Residential Housing Framework Plan**



Based on the recommendation within the Draft Housing Strategy, the area in which the development site is situated is more aligned to medium to long term development and if and when this proceeds Council's sewer reticulation system would be extended to service all applicable development sites in a more economic and feasible manner.

Advice from Council's Water, Sewer and Waste Department indicated that the sewer mains servicing the Warne Street catchment are nearing capacity and the proposal would assist with managing the impact on Council's infrastructure.

The applicant has advised that they are willing to place a restriction on each property requiring connection to sewer if and when such is extended in closer proximity to the property.

Based on the modification proposal being considered materially the same as the approved development from a layout perspective and that the modification meeting the requirements of the LEP from a sewerage management perspective Council will need to consider whether the developer is required to extend the sewer infrastructure or not.

### **Reason for Approval**

The proposed modification retains the approval development footprint and land use, simply the manner in which residential development will alter.

A quantitative and qualitative comparison between the approved and the modified development relies on the compatibility of the subdivision within the local site context and the associated amenity impacts to the surrounding area. The context of the site is determined by the controls that are applicable to the land under the *Upper Lachlan Local Environmental Plan 2010* and *Development Control Plan 2010*, the characteristics of the locality (ie. topography and environmental factors) and approved and envisaged future residential development in the vicinity of the site. A review of these factors determined the site's context which the modification application fits.

The site is located in a R2 – Low density Residential zone on the outer edge of the Crookwell community. The eastern boundary of the property is situated directly opposite open space (RE1 – Public Recreation zone) in the form of a public golf course. In its current form, the modification provides an appropriate response to the context of the site meeting the required control in both the Upper Lachlan LEP and DCP. The modification involving the reduction in lot yield is considered reasonable.

### **3.2 Section 4.15 of the EP&A Act**

Section 4.15(1) of the EP&A Act contains matters which the consent authority must take into consideration in determining a development application and modification applications pursuant to Section 4.55(2), which are of relevance to the application.

These matters include the following, which are considered in detail in Attachment 2.

(a) *the provisions of—*

- (i) *any environmental planning instrument, and*
- (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) *any development control plan, and*

## **Environment and Planning**

### **DA1262012.2 – MODIFICATION TO SUBDIVISION STAGE 2 cont'd**

- (iii) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
- (v) (Repealed)  
that apply to the land to which the development application relates,
- (b) the significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

The site has been assessed as being suitable for the development in the original development consent. The modified development will remain substantially the same as the originally approved development and is considered to meet the relevant objectives and performance requirements in the *Upper Lachlan Local Environmental Plan 2010* and *Upper Lachlan Development Control Plan 2010*. Accordingly, the site remains suitable for the modified development.

### **3.3 Part 5 of the 2021 EP&A Regulation**

<b>Matter</b>	<b>Comment</b>	<b>Comply</b>
May be made by - (a) the owner of the land to which it relates, or (b) another person, with the consent of the owner of the land (CI 98(1))	The application has been made by R Opie being the owner of the land.	Y
Form approved by Planning Secretary and on portal (CI 99)	The application has been provided in accordance with the Regulation.	Y
Applicant details (CI 100(1)(a))	Provided on the NSW Planning Portal.	Y
Description of the development (CI 100(1)(b))	Provided in Section 2 of this Report.	Y
Address and title details (CI 100(1)(c))	Provided on the Portal and outlined in Section 1 of this Report.	Y
Description of the proposed modification (CI 100(1)(d))	Provided on the Portal and outlined in Section 2 of this Report.	Y
Whether to correct a minor error, mis-description or miscalculation, or some other effect (CI 100(1)(e))	The proposed modification is to modify the original consent under Section 4.56 to allow a reduction in lot numbers and an increase in lot size plus the use of OSSM system for the management of effluent.	Y
Description of the expected impacts of the modification (CI 100(1)(f))	There are unlikely to be any significant impacts resulting from the proposed modification given the reduction in lot numbers. Only configuration changes are proposed to the lot layout with the overall development footprint remaining unaltered. Any other impacts were considered in the original proposal, which was supported by Council.	Y
Undertaking that modified development will remain substantially same as development originally approved (CI 100(1)(g))	The modified development will remain substantially the same development as that originally approved. Refer to Section 3 of this Report.	Y
Owner's consent (CI 100(1)(i))	An undertaking has been provided on the Portal.	Y

Whether the application is being made to the Court (under section 4.55) or to the consent authority (under section 4.56) (CI 100(1)(j))	This Application is made to the consent authority pursuant to Section 4.56(1) of the EP&A Act.	Y
BASIX Certificate (CI 100(3))	The proposed modification does not involve a BASIX defined development.	NA
Qualified designer statement for residential apartment development (CI 102)	The proposed modification does not involve residential apartment development, and a qualified designer statement is not required.	NA
Notification and exhibition requirements (CI 105-112)	Refer to Section 4 of this report.	Y
Notification of concurrence authorities and approval bodies (CI 109) (to be undertaken by Council)	The modification application is not required to be referred to the relevant concurrence and approval bodies.	NA

## **4. REFERRALS AND SUBMISSIONS**

### **4.1 Agency Referrals and Concurrence**

The modification application was not required to be referred to external agencies due to the limited internal nature of the proposed modifications.

### **4.2 Council Referrals**

The application was discussed with Council's Infrastructure Department with required amendments to conditions being provided.

### **4.3 Public Notification**

The modification application was not required to be notified under Council's Community Participation Plan based on the modification being deemed not to have a significant adverse effect on neighbouring properties.

## **5. CONCLUSION**

This modification application has been considered in accordance with the requirements of the EP&A Act and the EP&A Regulation as outlined in this report. Following a thorough assessment of the relevant planning controls and the key issues identified in this report, it is considered that the application can be supported.

## **6. RECOMMENDED AMENDMENTS**

It is recommended that:

1. The modification application DA 126/2012.2 for modification to approved development to reduce the number of allotments from six (6) lot to three (3) lots and increase the lots sizes to greater than 4,000m<sup>2</sup> be approved pursuant to 4.55(2) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report as Attachment 3.
2. A notice of determination be prepared by Council following the determination of this modification application as per the following:

- Amend Condition 1 to read:

Except where otherwise permitted or required by conditions of development consent, the development (Stage 2) shall be carried out generally in accordance with the approved information submitted in support of the development application and in support of any relevant application for a construction certificate, including the stamped approved development drawings referenced, Plan showing concept subdivision layout – Lot 2 DP1181560 as prepared by Premise (Dated 14/09/2025) including any notations or amendments marked by Council in red.

- Amend Condition 3(d) to read:

Lot 1-3 (Stage 2) shall manage all effluent by on-site sewage management systems, generally designed in accordance with the Land Capability Assessment as prepared by Franklin Consulting Australia Pty Ltd (dated 12 August 2025).

- Amend Condition 3(f) to read:

The registered plan of subdivision shall incorporate the following:

- Areas (envelope) depicting where the effluent disposal areas are to be situated, which shall generally in keeping with the Land Capability Assessment as prepared by Franklin Consulting Australia Pty Ltd (dated 12 August 2025); and

The restriction on use of the land shall incorporate a requirement for the property to connect to Council's reticulated system when install / extended to service future development.

- Amend Condition 3(j) to read:

- The access driveways require the installation of a single line of pipe culverts for each driveway, consisting of a minimum of 3 × 375mm reinforced concrete pipes with precast headwalls or equivalent. The pipes must be installed with appropriate cover and bedding, in accordance with the manufacturer's recommendations for the applicable design load and pipe class.
- The location of each access driveway must be offset from existing infrastructure in front of the property. A minimum clearance of 1.0m is required between the edge of the driveway and any existing assets, including light poles, trees, and power poles.
- The access driveways shall be constructed with a minimum 200mm consolidated thickness of approved gravel and a minimum width of 4.0m. The surface shall be finished with a concrete, bituminous wearing surface, or other approved impervious surface.
- Stormwater is to be directed to East Street where it will connect to Council's stormwater system. Additional works may be required to achieve adequate fall and ensure discharge to the north.

**RECOMMENDATION**

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

**ATTACHMENTS**

1. <a href="#">↓</a>	21 May 2026 Council Paper Attachment - Attachment 1 - DA126.2012 Conditions of Consent	Attachment
2. <a href="#">↓</a>	21 May 2026 Council Paper Attachment - Attachment 2 - DA126.2012.2 - 4.15 Assessment	Attachment
3. <a href="#">↓</a>	21 May 2026 Council Paper Attachment - Attachment 3 - Amended Conditions of Consent	Attachment

f

## Notice of Determination of a Development Application

Issued under section 81 of the Environmental Planning and  
Assessment Act 1979

<b>Development application no</b>	126/2012
<b>Development application</b>	
Applicant name	Paul Bayliss CPC Land Development Consultants P/L
Applicant address	PO Box 70 GOULBURN NSW 2580
Land to be developed:	Lots 106 & 109 DP754108 50 Kialla Road CROOKWELL
Proposed development	Subdivision of land for the purpose of dwellings
<b>Determination made on (date)</b>	21 March 2013
Determination	Consent granted subject to the following conditions
Consent to operate from (date)	21 March 2013 <i>see note 1</i>
Consent to lapse on (date)	21 March 2018

f

**DETAILS OF CONDITIONS** (including section 94 conditions) See Note 2

**PART 1 - GENERAL CONDITIONS**

**The following conditions have been applied to ensure that the use of the land and /or the building is carried out in such a manner that it is consistent with the aims and objectives of the planning instrument affecting the land.**

**For the purpose of these conditions, the term ‘applicant’ means any person who has the authority to act on the development consent.**

- (1) Except where otherwise permitted or required by conditions of development consent, the development shall be carried out generally in accordance with the approved information submitted in support of the development application and in support of any relevant application for a construction certificate, including the stamped approved development drawings referenced, *Subdivision Development of Lots 106 & 109 DP754108*, sheets 1 and 2 of 2 sheets, prepared by CPC Land Development Consultants Pty Ltd, dated 19 Nov 2012, including any notations or amendments marked by Council in red.
- (2) The development consent does not permit any vegetation removal or earthworks not identified by an environmental planning instrument as exempt development or development permitted without development consent.

**PART 2 - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

**The following conditions of consent must be complied with prior to the issue of a construction certificate by the principle certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.**

- (3) No construction certificate shall be granted with respect to either stage one or stage two of the development unless details of all proposed and required subdivision work (as defined at section 4 (Definitions) of the Environmental Planning and Assessment Act 1979) in that stage have been submitted to and approved by Council. In this regard:
  - (a) Each residential lot shall be provided with an independent connection to Council’s reticulated water supply system.
  - (b) Lots 1-3 in stage one, with frontage to Kialla Road, can be serviced from the existing water main located on the opposite side of Kialla road. Council can undertake these water service connections on behalf of the developer at a cost to the developer of \$1817.00 per connection (under Council’s 2012/13 fees & charges).
  - (c) There is currently no water supply service available for connection of Lots 5-10 in stage two, which have frontage to East Street. A water mains extension will therefore be required to service these lots, at no cost to Council. The water main extension shall commence adjacent to the East & Wade Streets intersection, and extend approximately 270.0m to past the southern boundary of Lot 5. The pipeline shall be 100mm diameter class 12 (or higher) mPVC water main. Council can provide a quotation on request to undertake this water main extension on the developer’s behalf. At the time of consent, an indicative rate for water main extension is \$90.00 per metre. As these connections needn’t involve any road crossings, Council can undertake the required water service connections on behalf of the developer at a cost to the developer of \$1116.00 per connection (under Council’s 2012/13 fees & charges).
  - (d) Each residential lot shall be provided with an independent connection to Council’s reticulated sewerage service.
  - (e) Lots 1-3 in stage one, which have frontage to Kialla Road, can be serviced from the existing sewer main located along the immediate frontage of the lots. Council can undertake the

Page 2 of 8

f

work to provide sewer junction service connections on behalf of the developer, with the cost to be determined based upon a site specific quotation.

- (f) There is currently no sewerage service available for connection of Lots 5-10 in stage two, which have frontage to East Street, and insufficient fall is available from these lots to Council's existing sewerage service. A reticulated sewerage service, together with a sewage pumping station and rising main, shall be provided to service these lots, at no cost to Council. The rising main may discharge to Council's existing sewerage service at a manhole located on the Kialla Road frontage of the land, or alternatively on Wade Street. The sewer reticulation shall be designed in accordance with the Sewer Code of Australia (WSA 02-2002) and the sewage pumping station shall be designed in accordance with the Sewerage Code of Australia (WSA 04-2005). The design should consider the potential future development of the residue lots in the development.
  - (g) A plan of proposed stormwater management works, incorporating use of the natural watercourse traversing the land for the purpose of stormwater detention, shall be submitted to and – if satisfactory – approved by Council. Street stormwater drainage should be by way of table drains connecting to existing downstream systems.
  - (h) Kerb & gutter shall be provided at the land's Kialla Road frontage, along with bitumen sealing between the existing edge of the Kialla Road vehicle carriageway and the new kerb & gutter. The new kerb shall be designed to satisfactorily complement and integrate with the existing pavement and the existing drainage system.
  - (i) East Street, extending from the southernmost edge of its existing vehicle carriageway seal southwards for the land's full frontage, shall have its vehicle carriageway bitumen sealed at a width of 7.0m, with provision for a minimum verge width of 3.5m.
  - (j) Each lot shall be provided with a culvert and headwall access.
  - (k) Street lighting shall be provided to each of the land's Kialla Road and East Street frontages.
- (4) In accordance with the provisions of section 64 of the Local Government Act 1993 and section 306 of the Water Management Act 2000, contributions are required toward the provision of water, sewer and stormwater infrastructure in accordance with the Upper Lachlan Development Servicing Plan 2008 to financially assist in the provision of infrastructure identified as necessary as a result of the development.

No subdivision certificate shall be granted with respect to either stage one or stage two of the development unless the contributions set out below have been paid as applicable to that stage.

**ADVISING**

The current contributions under the Upper Lachlan Development Servicing Plan 2008 for water, sewer and stormwater infrastructure services are as follows (2012-2013):

Water supply Charge: \$3531.00 per vacant residential lot x 9 lots = \$31779.00  
 Sewerage Charge: \$3762.00 per vacant residential lot x 9 lots = \$33858.00

**TOTAL: \$7293.00 per vacant residential lot x 9 lots = \$65637.00**

These contributions are reviewed annually and the contribution rates are to be confirmed prior to payment.

f

**PART 3 - PRIOR TO COMMENCEMENT OF WORK**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any work on site.

- (5) Prior to commencing any subdivision work in either stage one or stage two of the development, the following provisions of the Environmental Planning and Assessment Act 1979 (the Act) shall be complied with:
  - (a) A construction certificate shall be obtained with respect to that stage in accordance with Section 81A (4) (a) of the Act.
  - (b) A Principal Certifying Authority shall be appointed and Council shall be notified of the appointment in accordance with Section 81A (4) (b) and (b1) of the Act.
  - (c) Council shall be notified in writing, at least two days prior to commencing any subdivision work, in accordance with Section 81A (4) (c) of the Act.
- (6) Effective erosion and sediment controls shall be installed prior to any subdivision work commencing. The controls shall prevent sediment entering drainage depressions and watercourses, and shall be regularly maintained and retained until works have been completed and groundcover established.

**PART 4 - DURING CONSTRUCTION**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

- (7) All subdivision works shall be carried out only between 7:00am and 6:00pm Mondays to Fridays inclusive, and on Saturdays between 7:00am and 1:00pm if inaudible on residential premises, otherwise between 8:00am and 1:00pm. No subdivision works shall take place on Sundays or public holidays.
- (8) At least **48 hours notice** shall be given to Council for inspection of any of the following components of subdivision work:
  - a. Roadworks
  - b. Sub-grade earthworks prior to gravel
  - c. Kerb & gutter completion
  - d. Gravel test results available
  - e. Compacted gravel base completed
  - f. Sealing completed

Any of the above components of subdivision work in either stage one or stage two of the development shall be completed prior to the issue of a subdivision certificate with respect to that stage.
- (9) Any alteration to natural surface contours shall not impede or divert natural surface water runoff so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.
- (10) Trucks entering and leaving the premises that are carrying excavated dusty materials, including clays, sands and soils, shall be covered at all times when not loading or unloading.
- (11) If any Aboriginal object or relic (as defined by Upper Lachlan Local Environmental Plan 2010) is uncovered or identified during subdivision work, such work shall cease immediately in the vicinity of the Aboriginal object or relic and the Department of Environment and Conservation and Pejar Aboriginal Land Council shall be contacted to arrange for assessment of the Aboriginal object or relic.

f

**PART 5 - PRIOR TO ISSUE OF THE SUBDIVISION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a subdivision certificate by the principle certifying authority. All necessary information to comply with the conditions of consent must be submitted with the application for subdivision certificate.

- (12) A subdivision certificate shall be applied for and granted with respect to each of stages one and two of the development, prior to registration of the relevant Plan of Subdivision with Land and Property Information New South Wales. A subdivision certificate will only be granted with respect to either stage one or stage two of the development if each condition of consent relevant to that stage has been satisfactorily addressed. Compliance with conditions shall be achieved either by completion of the required physical works, meeting requirements or compliance with Council procedures (eg. lodging a bond or bank guarantee for incomplete works).

*ADVISING – Council's current (2012/13) subdivision certificate application fee is \$310.00.*

- (13) Any subdivision certificate application shall be accompanied by the Final Plan of Subdivision together with at least five (5) copies and shall be submitted to Council. Location of all easements and/or other permanent improvements must be indicated on one print.
- (14) In accordance with the provisions of section 94 of the Environmental Planning and Assessment Act 1979, contributions are required toward the provision of community facilities and infrastructure in accordance with the Upper Lachlan Section 94 Contributions Plan 2007 to financially assist in the provision of community services and facilities identified as necessary as a result of the development.

No subdivision certificate shall be granted for either stage one or stage two of the development unless the contributions set out below have been paid as applicable to that stage.

ADVISING - The current contributions under the Upper Lachlan 94 Contributions Plan 2007 for residential lots for the 2012/13 financial year are as follows:

Road	\$8516.00 per vacant residential lot x 9 lots = \$76,644.00
Waste Management	\$468.00 per vacant residential lot x 9 lots = \$4212.00
Open Space & Recreation	\$739.00 per vacant residential lot x 9 lots = \$6651.00
Community Facilities	\$1280.00 per vacant residential lot x 9 lots = \$11,520.00
Emergency Services	\$590.00 per vacant residential lot x 9 lots = \$5310.00
Plan Administration	\$161.00 per vacant residential lot x 9 lots = \$1449.00
<b>TOTAL:</b>	<b>\$11,754.00 per vacant residential lot x 9 lots = \$105,786.00</b>

The above contributions are current at the time of consent and will be indexed at twelve monthly intervals in accordance with any increase in the Consumer Price Index (All Groups) Sydney following publication by the Australian Bureau of Statistics.

f

- (15) Electricity, in respect of each residential lot at high or low voltage, shall be:
- (a) Available in sufficient capacity from the existing high voltage distribution;
  - (b) Provided to each residential lot, and
  - (c) Covered by an easement(s) as required by and in favour of Country Energy on the final subdivision plan, centred on:
    - (i) Any existing power lines which cross the subdivision; and
    - (ii) Any proposed power lines, structures, stays etc which the developer is having constructed to provide electricity to the lots within the subdivision; and
    - (iii) Any proposed power lines for which the developer is not required to make a capital contribution, but which would be required to be constructed in the future to provide power to the boundary of each lot (staged and proposed developments).

- (16) No subdivision certificate shall be granted for either stage one or stage two of the development unless satisfactory written evidence has been provided to Council from Country Energy or a suitably authorised person that satisfactory arrangements have been made for the supply of electricity to each residential lot in that stage.

*ADVISING - The provision of power and other utilities should be achieved with no further clearing than is required for the establishment of the road access, i.e. power lines should be sited in/along clear access routes, or be placed underground with minimal disturbance to the native vegetation.*

- (17) Payment of any applicable fee for examination of engineering drawings, inspection of subdivision works and release of Final Plans.

*ADVISING - The current rate (2012/2013 financial year) under Council's fees and charges is \$135.00 per lot.*

- (18) If survey reveals that any public road encroaches on the subject land, the affected land shall be dedicated as public road.

- (19) Any bonded works in either stage one or stage two of the development shall be completed by the developer within 12 months of the date of release of the subdivision certificate relating to that stage, or Council shall utilise the bond monies to undertake the required outstanding works.

- (20) Each residential lot shall be provided with a telecommunications service.

- (21) No subdivision certificate shall be granted with respect to either stage one or stage two of the development unless satisfactory written evidence has been provided to Council from Telstra that satisfactory arrangements have been made for the supply of a telecommunications service to each residential lot in that stage.

- (22) Each residential lot shall be provided with an electricity supply service.

f

- (23) No subdivision certificate shall be granted with respect to the development, or any stage thereof, unless:
- (a) A detailed survey plan of the land has been submitted to and approved by Council that clearly and accurately defines any part(s) of the land located below the flood planning level (as defined by Upper Lachlan Local Environmental Plan 2010), and
  - (b) Council is satisfied that a restriction as to user under section 88B of the Conveyancing Act 1919 will be registered that will prohibit development for the purpose of residential accommodation on any part of the land located below the flood planning level.
- (24) No subdivision certificate shall be granted with respect to stage two of the development unless satisfactory evidence has been submitted to Council that subdivision (boundary adjustment) of Lot 106 DP754108 and Lot 107 DP661685, the subject of Upper Lachlan Shire Council subdivision certificate 19/2012 granted on 11 September 2012, has been registered with Land and Property Information NSW.

**PART 6 - ON-GOING**

nil

**PART 7 - AGENCY CONDITIONS**

nil

**ADDITIONAL NOTES/REQUIREMENTS AS YOUR PRINCIPLE CERTIFYING AUTHORITY (PCA)**

nil

**Dial Before You Dig**

Underground assets may assist in the area that is subject to your application. In the interest of health & safety and in order to protect damage to third party assets please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

**Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: **Telstra's Network Integrity Team** on Phone Number 1800810443.

f

**Other Approvals**

List *Local Government Act 1993* Approvals granted under s 78A (5) Nil

Approval bodies that have given general terms of approval in relation to the development, as referred to in section 93 of the Environmental Planning and Assessment Act 1979 (in the case of integrated development) Not applicable

**Rights of appeal**

Section 97 of the Environmental Planning and Assessment Act 1979 gives a right of appeal and a right to make an application for a review against the determination of the subject development application to the applicant.

The Environmental Planning and Assessment Act 1979 gives no right of appeal against the determination of the subject development application to an objector.

*\*Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to a development application for designated development determined by the consent authority after a public hearing held by the Planning Assessment Commission, or to the determination of the application.*

**Review of determination**

The applicant has the right to request a review of the determination of the subject development application under section 82A of the Environmental Planning and Assessment Act.

**Planning Assessment Commission**

The Planning Assessment Commission has not conducted a public hearing in respect of the subject development application.

**Signed**

Signature

On behalf of the consent authority

Name

Roland Wong  
Manager of Environment & Planning

Date

21 March 2013

**Note 1** where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.

**Note 2** clause 69A of the Regulation contains additional particulars to be included in a notice of determination where a condition under section 94 of the Environmental Planning and Assessment Act 1979 has been imposed.

Page 8 of 8

f



f

**EPA ACT 1979 – Section 4.15 Evaluation**

DA: 126/2012	Proposal: Amend the current approval (Stage 2) to reduce the number of allotments from 6 lots to 3, increase individual allotment size and manage effluent onsite.	
Lot/Sec/DP: Lot: 2 DP: 1181560	Property; 41 East Street CROOKWELL	
Site Inspection Date: 07 April 2026	Assessing Officer: Mr Simon Arkininstall	

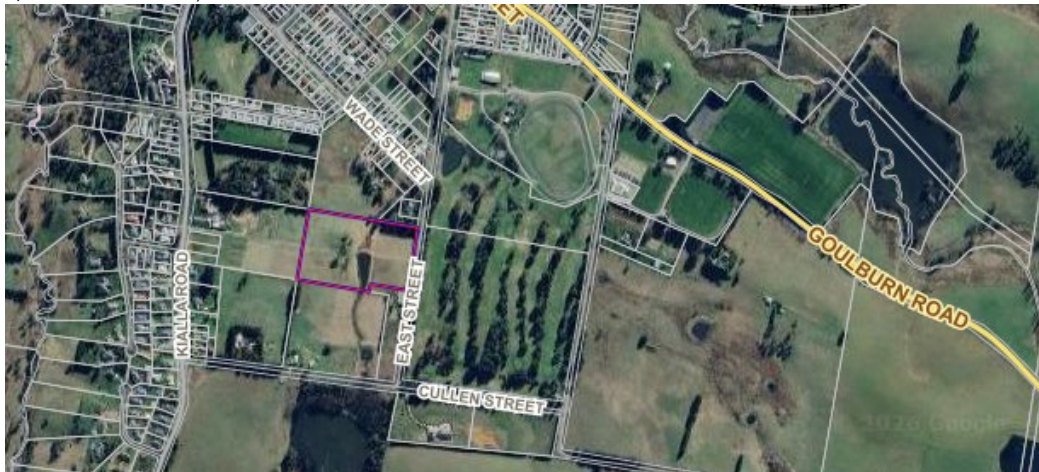
**Site and locality description:**

The site is relatively level grading to the rear towards a natural drainage line.

The site is clear of natural vegetation.

Surrounding properties undeveloped, open space to rear, recreational space opposite and dwelling to the north.

S/W TO east Street, East Street is sealed.

**Referral Required:**

	N/A	Date Sent	Date Received
Internal			
Infrastructure Department - Access & Stormwater		Y	Y
Infrastructure Department - W&S	NA		
H & B	NA		
Heritage - Heritage Advisor	NA		
External			
Water NSW	NA		
TfNSW (Transport for NSW)	NA		
RFS	NA		
Department of Planning, Industry & Environment (NRAR)	NA		
NSW Health	NA		
NSW Food Authority	NA		
Crown Roads	NA		
Other:	NA		

**Notification to Adjoining Property**

Notification Not required

Compliance with Community Participation Plan 2020 (adopted 20/02/2020)

In accordance with page 11 & 12 – considered notification not required.

REASONS: The proposed modification is not considered to have a significant adverse effect on neighbouring properties, when compared to the approved development based on a reduction in lot numbers.

Notification NA Date: \_\_\_\_\_ Expiry Date: \_\_\_\_\_

Compliance with Community Participation Plan 2020 (adopted 20/02/2020)

f

<i>In accordance with page 11 &amp; 12 - notification required.</i>			
<i>Submissions:</i>			
	<i>Name</i>	<i>Address</i>	<i>Comments</i>
1			
2			
3			
<i>S4.15(1)(d) Consideration of submissions made in accordance with the Act or the regulations.</i>			

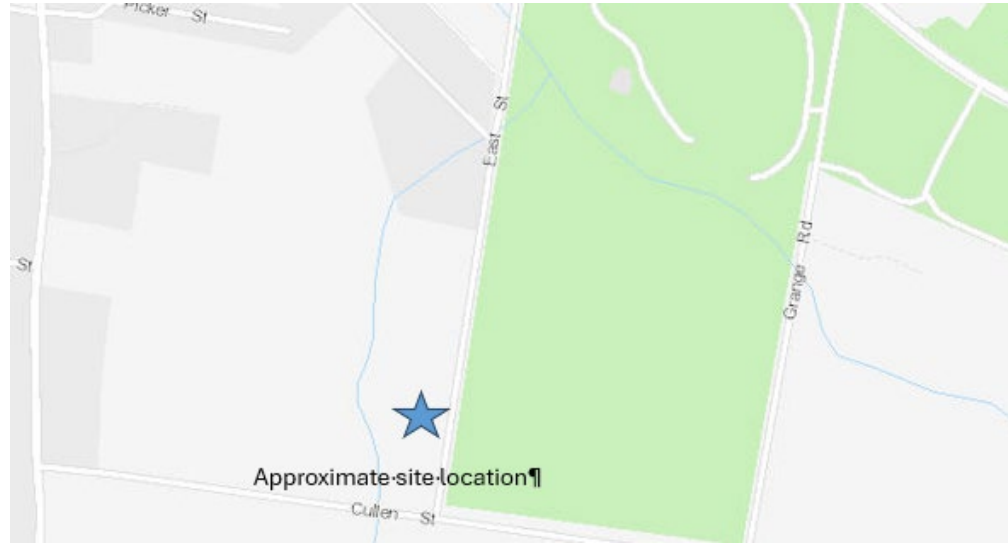
**Desk Top Assessment**

<i>Provisions prescribed by EP&amp;A Regulations</i>	Clause 92 (AS2601) - Demolition of Structures	NA – as modification does not incorporate any demolition works.
	Clause 93 Fire Safety Considerations (Change of use of an existing building):	NA – as modification does not incorporate a change of use
	Clause 94 Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building(s):	NA – as modification does not incorporate fire safety provisions associated with a building.
<b><i>S4.15(1)(a) (i) any environmental planning instrument:</i></b>	<p>SEPP's Applicable:</p> <ul style="list-style-type: none"> <li>- <a href="#">State Environmental Planning Policy (Biodiversity and Conservation) 2021</a> Noted - development is for residential purposes only</li> <li>- Chapter 2: Vegetation in non-rural areas The site is clear of native vegetation with no evidence of koala activity.</li> <li>- Chapter 3: Koala habitat protection 2020 Where Council is satisfied that the land is not potential koala habitat consent maybe granted</li> <li>- Chapter 4: Koala habitat protection 2021 Not applicable as Upper Lachlan Shire Council not marked with an '*' in Schedule 2.</li> <li>- Chapter 5: River Murray Lands Not applicable</li> <li>- Chapter 6: Bushland in urban area Not applicable as land located in rural area</li> <li>- Chapter 7: Canal estate development Not applicable</li> <li>- Chapter 8: Sydney Drinking Water Catchment Not applicable – located outside of the SWC</li> <li>- Chapter 9: Hawkesbury-Nepean River Not applicable</li> <li>- Chapter 10: Sydney Harbour Catchment Not applicable</li> <li>- Chapter 11: Georges River Catchment Not applicable</li> <li>- Chapter 12: Willandra Lakes Region World Heritage Property Not applicable</li> <li>- <a href="#">State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</a> Not BASIX applicable development</li> <li>- <a href="#">State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</a> Noted - the development is being assessed as a development application.</li> <li>- <a href="#">State Environmental Planning Policy (Housing) 2021</a> N.A.to this modification application</li> <li>- <a href="#">State Environmental Planning Policy (Industry and Employment) 2021</a></li> </ul>	

f

	<ul style="list-style-type: none"> <li>- <a href="#">Chapter 2: Western Sydney Employment Area</a> Not applicable</li> <li>- <a href="#">Chapter 3: Advertising and Signage</a> Not applicable as proposed modification will not involve advertising or signage.</li> <li>- <a href="#">State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</a> N.A. – <b>modification</b> does not incorporate residential apartment development as per the definition.</li> <li>- <a href="#">State Environmental Planning Policy (Planning Systems) 2021</a> N.A. – <b>modification</b> is associated with a residential subdivision only and not of State or Regional Significance.</li> <li>- <a href="#">State Environmental Planning Policy (Precincts – Central River City) 2021</a> N.A. –located outside of the nominated precincts.</li> <li>- <a href="#">State Environmental Planning Policy (Precincts – Eastern Harbours City) 2021</a> N.A. – located outside of the nominated precincts.</li> <li>- <a href="#">State Environmental Planning Policy (Precincts – Regional) 2021</a> N.A. – not located within an ‘activation’ precinct or within the nominated precincts.</li> <li>- <a href="#">State Environmental Planning Policy (Precincts – Western Parkland City) 2021</a> N.A. – located outside of the nominated precincts.</li> <li>- <a href="#">State Environmental Planning Policy (Primary Production) 2021</a> Noted – the modification is associated with a residential subdivision located in Ar2 – Low density residential zone with minimal impact on agricultural activity.</li> <li>- <a href="#">State Environmental Planning Policy (Resilience and Hazards) 2021</a> N.A. – the proposed modification site is not located within a nominated coastal zone</li> <li>- <a href="#">State Environmental Planning Policy (Resource and Energy) 2021</a> N.A. – proposed development is associated with a residential subdivision and does not incorporate mining, petroleum production or extractive industries.</li> <li>- <a href="#">State Environmental Planning Policy (Transport &amp; Infrastructure) 2021</a> N.A. – proposed development is associated with a residential subdivision and does not incorporate infrastructure and service facilities.</li> </ul> <p><b>REP’s Applicable:</b> <a href="#">South East and Tablelands Regional Plan 2036 – Upper Lachlan</a></p> <p><b>Priorities</b></p> <ul style="list-style-type: none"> <li>• Protect and enhance the area’s high environmental value lands, waterways and water catchments.</li> <li>• Protect important agricultural lands as resources for food security.</li> <li>• Protect the area’s valued heritage assets.</li> </ul> <p><b>Economy and employment</b></p> <ul style="list-style-type: none"> <li>• Capitalise on the area’s proximity to Canberra and Sydney to attract industry and investment, including using advances in technology to create smart work opportunities.</li> <li>• Promote the area as a destination and attract visitors from Canberra and Sydney.</li> <li>• Leverage the area’s existing expertise in renewable energy to foster innovative economic development opportunities.</li> <li>• Diversify the agriculture industry, including opportunities for value-added activities and access to national and international markets.</li> </ul> <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Support the rural lifestyle and the unique cultural and historic heritage of the area’s villages.</li> <li>• Support a variety of housing options and land developments to cater for an ageing population.</li> </ul> <p>COMMENTS: The modification remains consistent with the priorities through providing greater supply and choice, reduced environmental impact and growth.</p>
<i>Biodiversity Conservation Act 2016</i>	<p>The proposed construction area on the subject land is not identified as “sensitive land” on the Biodiversity Value Map <a href="https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap">https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap</a></p>

f



The site is not captured under the mapping.

Threshold:

<https://www.environment.nsw.gov.au/biodiversity/entryrequirements.htm>

**Area clearing threshold**

The area threshold varies depending on the minimum lot size (shown in the Lot Size Maps made under the relevant Local Environmental Plan (LEP)), or actual lot size (where there is no minimum lot size provided for the relevant land under the LEP).

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

The area threshold applies to all proposed native vegetation clearing associated with a proposal, regardless of whether this clearing is across multiple lots. In the case of a subdivision, the proposed clearing must include all future clearing likely to be required for the intended use of the land after it is subdivided.

**OUTCOME :**

The modification does not propose any clearing of vegetation therefore it will not exceed the 1ha threshold for Clearing. The development will not have a significant or irreversible impact on the environment.

BDAR not required for the proposed development.

**LEPs - Upper Lachlan Local Environmental Plan 2010:**

The application has been considered with regard to the relevant provisions of the ULLEP 2010 including:

Clause <a href="#">1.2 Aims of Plan</a>	The modification will meet the objectives of the LEP through the provision of a ranges of housing opportunities with minimal impact on rural activities.
Clause <a href="#">2.3 Zone objectives and Land Use Table</a> To provide for the housing needs of the community within a low density residential environment.	The modification will not alter this impact.

f

<ul style="list-style-type: none"> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To facilitate the orderly and economic development of land for residential purposes and associated urban activities.</li> <li>• To facilitate and promote the effective provision of affordable and suitable housing for varying household needs and community preferences.</li> <li>• To conserve and enhance buildings, landscape features and streetscape features that contribute to the character and identity of village areas.</li> <li>• To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors, and to reduce land degradation affecting the assets.</li> <li>• To maintain the built integrity of the area by enabling development that complements existing heritage buildings and features.</li> </ul>	<p>The modification will not alter this impact</p> <p>The modification will not alter this impact</p> <p>The modification will provide lot variety through the provision of larger allotments.</p> <p>The modification will reduce the impact on landscape character through a reduction in development density.</p> <p>The modification has the potential to reduce the impact upon the natural assets through a reduction in development intensity.</p> <p>The site is not heritage listed and there are no heritage listed items within close proximity to the site.</p>
Clause <a href="#">2.4 Unzoned land</a>	NA – Land zoned R2 -Low density development
Clause <a href="#">2.5 Additional permitted uses for particular land</a>	NA - land is not listed in Schedule 1.
Clause <a href="#">2.6 Subdivision—consent requirements</a>	Complies - application previously approved with current application being for a modification of the original consent.
Clause <a href="#">2.7 Demolition requires development consent</a>	NA – the modification does not involve the demolition of a structure.
Clause <a href="#">2.8 Temporary use of land</a>	NA – the modification is for a permanent land use – residential.
Clause 2.9 Canal estate development prohibited.	Noted – the modification does not incorporate canal estate development.
Clause <a href="#">3.1 Exempt development</a>	NA – modification is associated with an existing approved development therefore not exempt development.
Clause <a href="#">3.2 Complying development</a>	NA – modification is associated with an existing approved development therefore not complying development.
Clause 3.3 Environmentally sensitive areas excluded	Noted – refer to above comments.
Clause <a href="#">4.1 Minimum subdivision lot size</a>	Land zoned R2 with a minimum lot size of 800m <sup>2</sup> the modification proposes lot sizes of approx. 4,000m <sup>2</sup> .
Clause <a href="#">4.1AA Minimum subdivision lot size for community title schemes</a>	NA – the modification does not incorporate community title scheme.
Clause <a href="#">4.2 Rural subdivision</a>	NA – land zoned R2
Clause <a href="#">4.2A Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones</a>	NA – the modification does not incorporate strata subdivision
Clause <a href="#">4.3 Height of buildings</a>	Not Adopted
Clause <a href="#">4.4 Floor space ratio</a>	Not Adopted
Clause <a href="#">4.5 Calculation of floor space ratio and site area</a>	Not Adopted
Clause <a href="#">4.6 Exceptions to development standards</a>	NA – modification does not propose any variation to development standards.
Clause 5.1 Relevant acquisition authority	Noted
Clause 5.2 Development on land intended to be acquired for a public purpose.	NA – modification does not incorporate development on land proposed to be acquired for a public purpose.
Clause <a href="#">5.3 Development near zone boundaries</a>	Not adopted
Clause <a href="#">5.4 Controls relating to miscellaneous permissible</a>	NA – the modification does is not listed as a

f

<a href="#">uses</a>	miscellaneous use under this clause.
Clause 5.5 Controls relating to secondary dwellings on land in a rural zone	Not adopted
Clause 5.6 Architectural roof features	Not adopted
Clause 5.7 Development below mean high water mark	Not applicable
Clause <a href="#">5.8 Conversion of fire alarms</a>	NA – modification is associated with a subdivision.
Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster	Not adopted
Clause <a href="#">5.10 Heritage conservation</a>	The modification site is not captured under the heritage mapping nor is there a heritage item located in close proximity.
Clause <a href="#">5.11 Bush fire hazard reduction</a>	Noted – the modification is associated with an approved subdivision
Clause <a href="#">5.12 Infrastructure development and use of existing buildings of the Crown</a>	NA – the modification does not incorporate Crown Land.
Clause <a href="#">5.13 Eco-tourist facilities</a>	Not applicable
Clause <a href="#">5.14 Siding Spring Observatory—maintaining dark sky</a>	Not adopted
Clause <a href="#">5.15 Defence communications facility</a>	Not adopted
Clause <a href="#">5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones</a>	NA – the modification involves land zoned R2
Clause <a href="#">5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</a>	Not applicable
Clause 5.18 <a href="#">Intensive livestock agriculture</a>	NA – the modification does not incorporate nor located near intensive livestock activities.
Clause 5.19 <a href="#">Pond-based, tank-based and oyster aquaculture</a>	NA – the modification does not incorporate pond based, tank based or oyster aquaculture.
Clause 5.20 Standards that cannot be used to refuse consent—playing and performing music	NA – modification does not incorporate playing or performing music.
Clause 5.21 Flood planning	The modification does not propose to alter the proposed position of the rear boundary. The boundary will remain clear of the 1% flood level with a minor portion be captured within the PMF.  there is sufficient land area located within the modified lots to position a dwelling house outside of the flood mapped areas and access / egress can be obtain across East Street, being flood free.
Clause 5.22 Special flood considerations	The modification does not propose to alter the proposed position of the rear boundary. The boundary will remain clear of the 1% flood level with a minor portion be captured within the PMF.  there is sufficient land area located within the modified lots to position a dwelling house outside of the flood mapped areas and access / egress can be obtain across East Street, being flood free.
Clause 5.23 Public bushland	Not adopted
Clause 5.24 Farm stay accommodation	NA – modification does not incorporate farm stay accommodation.
Clause 5.25 Farm gate premises	NA – modification does not incorporate farm gate premises.
Clause <a href="#">6.1 Flood planning</a>	Repealed
Clause <a href="#">6.2 Biodiversity</a> (3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on— (a) a native ecological community, and	Having regard to the matters for consideration the modification will not result in an adverse impact on the biodiversity of the site

f

<p>(b) the habitat of any threatened species, populations or ecological community, and</p> <p>(c) a regionally significant species of fauna and flora or habitat, and</p> <p>(d) a habitat element providing connectivity.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or</p> <p>(b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>	
<p>Clause <a href="#">6.3 Land</a></p> <p>(3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development in relation to—</p> <p>(a) the geotechnical stability of the site, and</p> <p>(b) the probability of increased erosion or other land degradation processes.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or</p> <p>(b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>	<p>Having regard to the matters for consideration the modification will not result in an adverse impact on the land including soils of the site</p>
<p>Clause <a href="#">6.4 Water</a></p> <p>(3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on—</p> <p>(a) the water quality of receiving waters, and</p> <p>(b) the natural flow regime, and</p> <p>(c) the natural flow paths of waterways, and</p> <p>(d) the stability of the bed, shore and banks of waterways, and</p> <p>(e) the flows, capacity and quality of groundwater systems.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or</p> <p>(b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>	<p>Having regard to the matters for consideration the modification will not result in an adverse impact on the water, including water quality, flows and drainage lines of the site area</p>
<p>Clause <a href="#">6.5 Earthworks</a></p>	<p>With respect to the modification (subdivision) there will be no earthworks. Minor earthworks may result including those associated with fencing, extension of water mains or similar however these are considered minor and ancillary to the modification / development.</p>
<p>Clause <a href="#">6.6 Erection of dwelling houses on land in certain rural</a></p>	<p>NA – property is zoned R2</p>

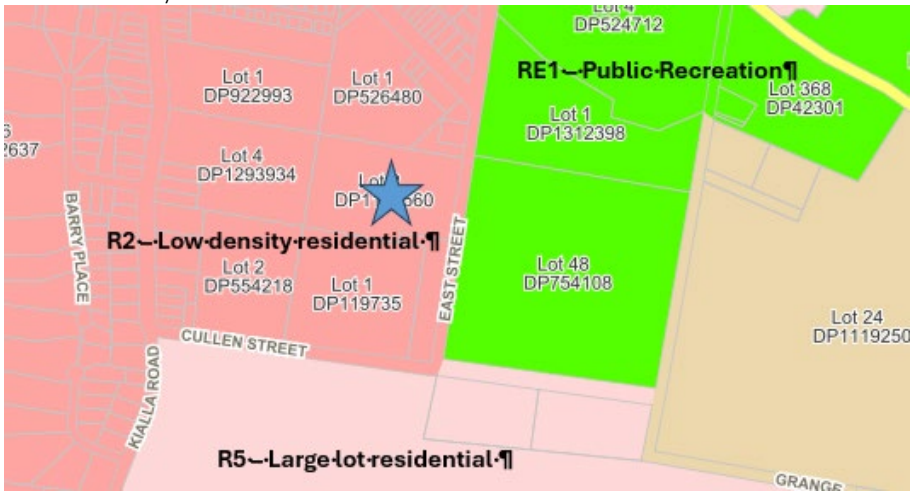
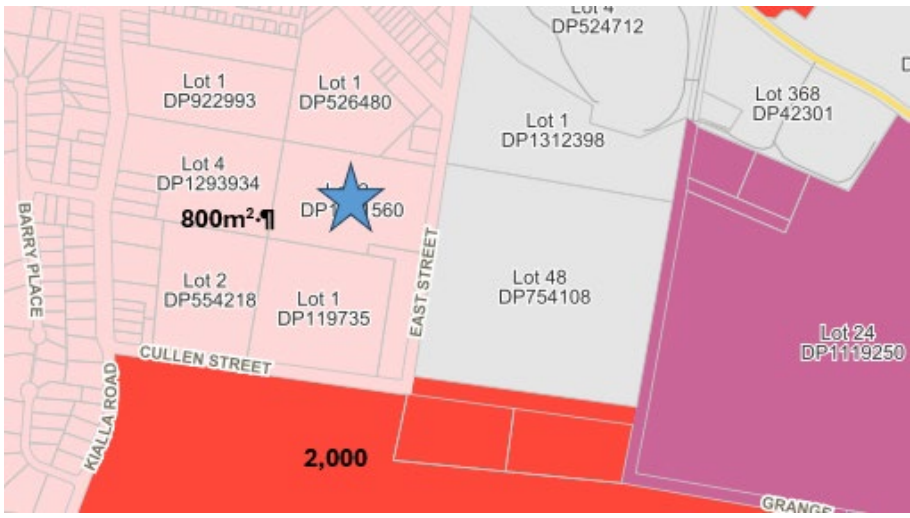
f

<a href="#">and environmental protection zones</a>	
Clause <a href="#">6.7 Dual occupancy development</a>	NA – modification is associated with a subdivision not dual occupancy.
Clause <a href="#">6.8 Multi dwelling housing developments</a>	NA – modification is associated with a subdivision not multi dwelling housing development.
Clause <a href="#">6.9 Essential services</a>	<p>Water supply – condition of consent will require extension of Council’s water reticulation system to service the development.</p> <p>Electricity – the development will be serviced by mains supply</p> <p>Stormwater – condition of consent will require stormwater to be diverted to East Street as per Infrastructure Departments comments.</p> <p>Access to the lots will be via East Street, which is a sealed and public road maintained by Council.</p> <p>The proposed modification will alter the method in which the approved development will manage effluent. The original approval required the development to connect to Council’s sewer reticulation system with the modification now proposing to utilise on-site sewage management systems. The applicant has submitted a report with the modification application advising that the sites are capable of managing the effluent onsite.</p> <p>Council’s original approval required the applicant to connect to the sewer reticulation system located at either Kialla Road or Warne Street with both these systems being located some 250m and 500m from the development site (refer to Figure 3). <i>The Local Government Act 1993</i> enables Council to require existing properties located within 225m of a Council sewer reticulation system to connect. Council is also able to require future developments to extend its existing infrastructure to service development.</p> <p>This requirement does not stipulate the nature in which sewage is to be managed. Rather it simply indicates that the consent authority (Council) must be satisfied that it is able to be managed. A land capability assessment was submitted with the modification application (Franklin Consulting Australia Pty Ltd / Dated 12 August 2025) which indicated that <i>‘effluent from the new dwelling entitlements will be managed on-site via a combination of a secondary treatment system (including disinfection) and effluent disposal through surface spray or sub surface drip irrigation’</i>.</p>
Clause <a href="#">6.10 Erection of dwelling houses on land in certain rural and residential zones</a>	NA – property is zoned R2
Clause <a href="#">6.11 Development in proximity of waste disposal facilities and sewerage treatment works</a>	NA – the property associated with the modification is positioned outside of the mapped buffer zone.
Clause <a href="#">6.12 Airspace operations</a>	NA – the modification and potential future residential development will not penetrate the

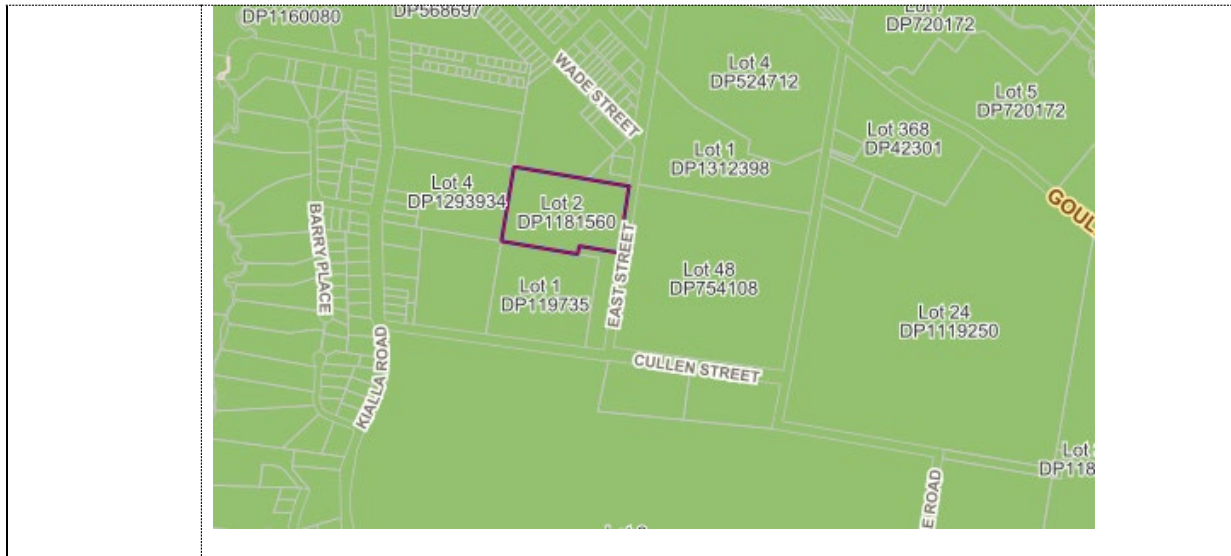
f

	Obstacle Limitation Surface.
Clause <a href="#">6.13 Development in areas subject to airport noise</a>	The modification and the location of the property is located approximately 3 – 4km from the aerodrome with potential noise impact being considered negligible.
<a href="#">Schedule 1 Additional permitted uses</a>	Noted – property not listed in schedule 1.
<a href="#">Schedule 2 Exempt development</a>	Noted - modification not considered exempt
<a href="#">Schedule 3 Complying development</a>	Noted – modification not considered complying
<a href="#">Schedule 4 Classification and reclassification of public land</a>	Noted – modification not being undertaken on or resulting in land being required to be classified as ‘public’.
<a href="#">Schedule 5 Environmental heritage</a>	Noted – property is not listed in or near a property containing or an item of environmental heritage.
<a href="#">Schedule 6 Pond-based and tank-based aquaculture</a>	Noted – modification is associated with a residential subdivision.

**Upper Lachlan Local Environmental Plan 2010:**

ZONE:	R2 – Low density residential 
Minimum Lot size:	800m <sup>2</sup> 
6.2 BIODIVERSITY	See the Biodiversity assessment above. The subject land is identified as “sensitive land” on the Natural Resource Sensitivity – Biodiversity Map. The development is considered satisfactory and has minimal impact on Clause 6.2.

f



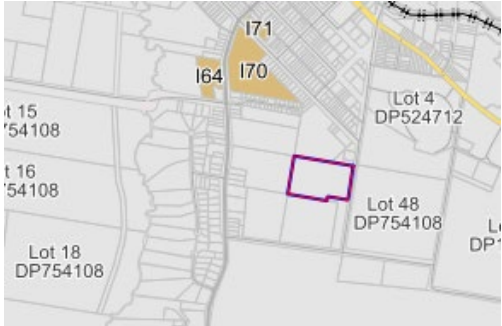
6.3 LAND The subject land is not identified as “sensitive land” on the Natural Resource Sensitivity – Land Map. The development is considered satisfactory and has no impact on Clause 6.3.



6.4 WATER The subject land is identified as “sensitive land” on the Natural Resource Sensitivity – Water Map. The development is considered satisfactory and has minimal impact on Clause 6.4.



f

CROWN ROAD / CROWN LAND	The proposed modification does not adjoin Crown land or a crown road, or rely upon a Crown Road for Access.
Dwelling Permissibility: The modification is for a subdivision that will permit residential development – permissible.	Objectives of the Zone: The modification meets the objectives of the DCP.
Erection of Advertising Structure: NA – the modification is for a subdivision and will not involve the erection of advertising signage.	Development Near Boundary: Noted
Heritage Item: The site does not contain a heritage item not will the proposed development impact upon a listed heritage item.	BASIX: NA as not a BASIX listed development.
	
Proposed Water Supply: Council's water reticulation system will be required to be extended to service the property as per conditions of consent	Proposed Sewer/Sewage: Refer to previous comments the modification proposes to manage effluent generated from future dwelling houses through OSSM systems.
Proposed Power Supply: Provided by mains	Proposed Stormwater: All stormwater will be conditioned to be disposed of in Council's system located in East Street.

**S4.15 (1)(a)(ii) - Any proposed environmental planning instrument that has been subject to public consultation – (draft SEPPs/REPs/LEPs):**

NA

Check online for draft SEPPs/REPs at - <http://planspolicies.planning.nsw.gov.au/index.pl?action=introduction>

**S4.15(1)(a)(iiia) - Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4:**

NA – no planning agreement has been entered into.

**S4.15(1)(a)(iii)- Any Development Control Plan (DCP) - Upper Lachlan Development Control Plan 2010:**

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

<b>2. Plan Objectives</b>	
2.1 Village/Residential Development Objectives	<i>The modification is deemed consistent with the objectives associated with residential development as it will result in providing additional residential development opportunities in an approved area, provide options around lot size, have minimal impact on agricultural activities based on its location and not detract from amenity of the area.</i>
2.2 Rural Development Objectives	NA – modification is associated with a residential subdivision in a R2 zone.
<b>4. General Development Controls</b>	
<b>4.1 Matters for consideration</b>	
4.1.1 Matters for consideration (General) <i>Development consent must not be granted to an application to carry out development on land within Zones RU1, RU2, RU4, RU5, R2, R5, B2,</i>	<i>The modification is proposed to amend an existing approved residential subdivision in a R2 zone.</i>

f

<p><i>B4, IN2, RE1, E2 and E3 unless the consent authority is satisfied that the matters under subclause (2) have been addressed.</i></p> <p><i>Relevant matters for consideration are:</i></p> <p><i>(a) the present use of the land for the purposes of agriculture and the potential of any land which is zoned RU1 or RU2 for sustained agricultural production, and</i></p> <p><i>(b) the impact of the development on the retention or embellishment of the rural character or environmental value of the land, and</i></p> <p><i>(c) the future recovery of known or prospective areas of valuable deposits of minerals, coal, petroleum, or extractive materials, and</i></p> <p><i>(d) the standard and capacity of public roads serving the land, and</i></p> <p><i>(e) the need for all-weather access to the development, and</i></p> <p><i>(f) the land capability (including soil resources and soil stability), natural constraints and hazards of the land to be subdivided in relation to the density of the allotments proposed to be created, and</i></p> <p><i>(g) whether the land can be economically serviced by reticulated sewer and water supply and the cost of providing, extending and maintaining public amenities and services, including electricity, to the development, and</i></p> <p><i>(h) the availability of an adequate reticulated water supply and, where such a supply is unavailable, the source and capacity of any alternate water supply intended to service the needs of the development, and</i></p> <p><i>(i) in unserviced areas:</i></p> <p><i>(i) the findings of a geotechnical report/permeability test to ascertain whether the land has adequate capability for onsite disposal of waste water and the potential impact of such disposal on any groundwater supplies used for drinking and domestic consumption (if located within the Sydney drinking water catchments, the findings of such a report must address Drinking Water Catchments Regional Environmental Plan No 1, and</i></p> <p><i>(ii) the results of a detailed analysis demonstrate the suitability for onsite disposal of wastes from the lots to be created, where that analysis has included consideration of: shape, ground cover, transpiration factors, the proximity of the proposed dwelling to drainage lines, the location of the proposed dwellings in relation to a proposed onsite wastewater disposal system and to each other, and the composition of the</i></p>	<p><i>Noted - the current zone is R2 with the land not being utilised for commercial agricultural pursuits. based on the location of the subject property any potential impact on agricultural activity is deemed acceptable.</i></p> <p><i>The proposed modification will not alter the impacts of the approved development</i></p> <p><i>The proposed modification will not alter the impacts of the approved development</i></p> <p><i>The modification application was referred to Council's Infrastructure Department for comments with relevant conditions of consent to be incorporated into the approval.</i></p> <p><i>East Street is a sealed road.</i></p> <p><i>The proposed modification will not alter the impacts of the approved development The report prepared by Franklin Consulting Australia Pty Ltd indicated to site is suitable for onsite effluent management.</i></p> <p><i>Mains power exists to the site</i></p> <p><i>Council's water reticulation will be required to be extended to the site. To ensure economic viability the modification proposed to manage future effluents generated by dwelling houses on site. To justify this proposal a report was prepared by Franklin Consulting Australia Pty Ltd confirming that the amended lot sizes are capable of catering for this amendment.</i></p> <p><i>Council's water reticulation will be required to be extended to the site through a condition of consent.</i></p> <p><i>Completed through report prepared by Franklin Consulting Australia Pty Ltd</i></p> <p><i>Completed through report prepared by Franklin Consulting Australia Pty Ltd</i></p>
---	---

f

<p>soil.</p> <p>(j) the availability of other utility services and social facilities having regard to the likely demand for those services or facilities and the cost of their provision, and</p> <p>(k) the implications of a future dwelling house on adjoining existing primary industry landuses, and</p> <p>(l) the impact on the rural and scenic character of the area.</p>	<p>Service are existing within the Crookwell community</p> <p>The modification site does not adjoin agricultural land. The modification will not increase any potential impact when considered against the approved development.</p> <p>The proposed modification will not increase the impact on the rural / scenic character of the area. Through a reduction in lot numbers and in turn development density it could be deemed that the impact as a result of the modification is lessened.</p>
<p>4.1.2 Matters for consideration (Subdivision)</p> <p>(1) Development consent must not be granted to the subdivision of land within Zones RU1, RU2, RU4, RU5, R2, R5, E2 and E3 unless the consent authority is satisfied that the following matters have been addressed.</p> <p>(a) Whether the ratio of depth to frontage of each proposed allotment is adequate, having regard to:</p> <p>(i) the purpose for which the allotment is intended to be used,</p> <p>(ii) minimising the creation of vehicular access points to main or arterial roads,</p> <p>(iii) the location of vehicular access points from the allotment in a safe position, and</p> <p>(b) Whether the subdivision will create or increase potential for ribbon development along any road, particularly a main or arterial road, and</p> <p>(c) The siting of roads in relation to topography, drainage and soil erodability.</p> <p>(2) Development consent must not be granted to the subdivision of land to which this plan applies unless the consent authority is satisfied that the applicant has made a submission addressing all relevant information having regard to following matters:</p> <p>(a) the primary purpose for which each allotment to be created is intended to be used, and</p> <p>(b) whether any allotment to be created is intended to be used primarily for the purpose of a dwelling, and</p> <p>(c) whether a dwelling is intended to be erected on any allotment to be created and the approximate location of any such dwelling.</p>	<p>The modification is proposed to amend and existing approved residential subdivision in a R2 zone.</p> <p>The modification will not alter the depth and increase the width of proposed lots.</p> <p>Area of lots sufficient to cater for a dwelling house and effluent disposal area.</p> <p>The modification resulting in a decrease in lot numbers from 6 to 3 will result in a decrease in access points off East Street. Infrastructure Dept review modification with no issues raised with respect to safety.</p> <p>The modification is located in a R2 zone and not result in ribbon development based on land / area configuration. Alos located on local road.</p> <p>Note East Street is existing – no internal roads.</p> <p>Modification use is same as approved development being for residential dwellings.</p> <p>Yes refer to above</p> <p>The modification proposes to increase lot areas creating additional space for erection of dwelling houses and effluent disposal areas.</p>
<p><u>4.2 Environment</u></p>	
<p>4.2.1 Tree and vegetation preservation</p>	<p>Noted – the modification will not result in the removal of trees / vegetation.</p>
<p>4.2.2 Waterways, water bodies and wetlands</p>	<p>Noted - the modification will not alter the position of the development or impact of the development on water bodies / wetlands.</p>
<p>4.2.3 Riparian corridors</p>	<p>Noted - the modification will not alter the position of the development or impact of the development on riparian corridors. No riparian corridors located on or immediately near the development site.</p>

f

4.2.4 Groundwater	Noted - the modification will not alter the position of the development or impact of the development on groundwater.
4.2.5 Well Head Protection Plans	Noted - the modification will not alter the position of the development or impact of the development on well heads. No known well heads within the immediate vicinity of the development site.
4.2.6 Biodiversity management	Noted - the modification will not alter the position of the development or impact of the development on biodiversity
4.2.7 Bushfire risk management	Noted - the modification will not alter the position of the development or impact of the development on bushfire management. Site not mapped as bushfire prone.

**BUSHFIRE PRONE LAND MAPPING**

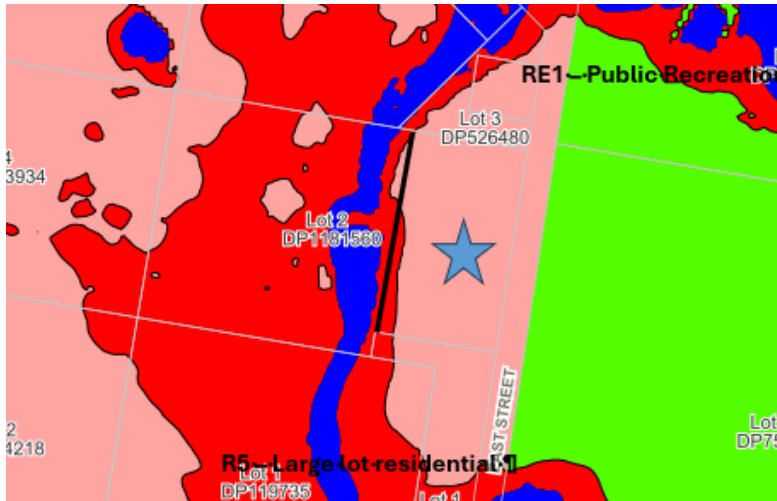
The site is not mapped as bushfire prone



<u>4.3 Design</u>	
4.3.1 Solar access	With the modification increasing the lot area there will be sufficient opportunity to design a dwelling house to take into consideration solar access.
4.3.2 Landscaping	Modification is for a subdivision - street trees to be included as part of conditions of consent
4.3.3 Disability standards for access	Noted - Modification relates to a subdivision not a building
4.3.4 Crime Prevention Through Environmental Design	Noted
<u>4.4 Heritage</u>	
4.4.1 European (non-Indigenous) heritage conservation	The modification incorporates a property that is not listed as heritage significant under the LEP nor is it located in close proximity to a heritage listed item. Impact on heritage items is deemed acceptable.
4.4.2 Indigenous heritage and archaeology	<i>There were no indigenous item identified on the proposed development site.</i>
4.5 Flooding and Stormwater	

**FLOOD MAPPING**

f



The LEP flood mapping indicates that a small portion at the rear of the proposed development lots will be subject to the PMF, however the overall development will not be impacted by the 1% flood – which is the control flood levels required to be considered. With both flood events there is sufficient area of lands on the proposed development lost to position a dwelling house outside of the flood zones.

4.5.2 Stormwater management	The modification was referred to Council's Infrastructure Department for consideration with a condition of consent being required to divert all stormwater to the East Street catchment.
4.5.3 Impacts on drinking water catchments	Noted – the modification site is not located within the SWC and is not deemed to have a significant impact on a drinking water catchment.
4.5.4 Overland Flow Paths	Noted – stormwater from the development will be required to be diverted to East Street for management. The proposed development will not have a significant impact on existing drainage corridors / watercourses.
<b>4.6 Traffic and Car Parking</b>	
4.6.1 Vehicular access and parking	The proposed modification will result in 3 residential allotments that will be able to provide sufficient parking for residential purposes.  The modification was provided to Council's Infrastructure Department for consideration of traffic impacts with relevant conditions of consent provided.
4.6.2 Roads and Traffic Authority (RTA) controlled roads	NA – the proposed development will be accessed by a local road
4.6.3 Heavy vehicle generation development – haulage routes	NA – modification is associated with a residential subdivision in a R2 zone and will not result in heavy vehicle generation.
4.7 Existing Use	NA – modification is not associated with an existing use.
4.8 Temporary events	NA – modification is for a residential subdivision (permanent use)
<b>5. Residential development</b>	
5.1 Subdivision Subdivision can only occur in accordance with the provisions of the LEP. The layout of the subdivision is responsive and creates local identity by: <ul style="list-style-type: none"> <li>- responding to site characteristics, setting, landmarks, places of cultural heritage significance and views, and</li> <li>- creating legible and interconnected movement</li> </ul>	The modification was assessed and is permitted in accordance with the LEP. The modification is located within an existing residential area and utilised the natural assets for design and opportunity

f

<p>and open-space networks.</p> <ul style="list-style-type: none"> <li>-Access for one dwelling via right of carriageway is to be a minimum of 4 metres in width (excluding traffic control devices)</li> <li>-Shared access for two or more dwellings is to be a minimum of 6.0 metres in width.</li> <li>-The layout of streets, lot and infrastructure responds appropriately to environmental features of the site or locality, by: <ul style="list-style-type: none"> <li>- following the natural topography,</li> <li>- minimising the need for earthworks,</li> <li>- minimising vegetation loss or the potential for adverse edge effects on remnant vegetation,</li> <li>- avoiding risks to human health and the environment from contaminated land,</li> <li>- maintaining natural drainage features and flood ways, and</li> <li>- maintaining wildlife corridors and habitat areas.</li> </ul> </li> </ul> <p>The development is integrated with the surrounding urban or rural environment, having regard to:</p> <ul style="list-style-type: none"> <li>- the layout and dimensions of streets and lots,</li> <li>- connections to surrounding streets and infrastructure networks,</li> <li>- provision for shared use of public facilities by adjoining communities, and</li> <li>- buffering of any existing or potential incompatible land uses nearby.</li> </ul> <ul style="list-style-type: none"> <li>-The street and lot orientation facilitates buildings which have improved energy efficiency through climate responsive siting and design.</li> </ul> <ul style="list-style-type: none"> <li>-The street and lot layout facilitates the provision of services, including water supply, sewage disposal, waste disposal, drainage, electricity and telecommunications, in a manner that: <ul style="list-style-type: none"> <li>- is efficient,</li> <li>- minimises risk of adverse environmental or amenity related impacts, and</li> <li>- minimises whole of life cycle costs for that infrastructure.</li> </ul> </li> </ul> <p>In a reconfiguration that involves the creation of a new street, streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> <li>- create an attractive and legible environment with a clear character and identity,</li> <li>- use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance,</li> <li>- enhance the safety, casual street surveillance, and comfort, and meet user needs,</li> <li>- complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour,</li> <li>- assist the integration with the surrounding</li> </ul>	<p>Access is direct of East Street</p> <p>Access to each individual development lot is off East Street</p> <p>The modification does not incorporate internal roads.</p> <p>The site is relatively level resulting in minimal earthworks</p> <p>The site is cleared and will not result in the loss of significant vegetation</p> <p>The site is not listed as contaminated or has a past use that is considered of concern.</p> <p>The modification will not alter existing drainage lines; these are located to the rear of the proposed development site on an adjoining property (proposed residual lot)</p> <p>The modification aligns with East Street and with a reduction in lot numbers any potential impact will be reduced.</p> <p>Noted - the modification will not result in a duplication of public facilities.</p> <p>Noted - no incompatible land use adjoins, adjoined by open space and future residential development.</p> <p>The increase in lot area will facilitate future dwelling house designs that can take into consideration energy efficiency.</p> <p>The modification will be required to be serviced by council's water reticulation system, mains power and telecommunications.</p> <p>The modification proposes to incorporate OSSM systems in lieu of Council sewer reticulation system based on the distance and requirement to extend.</p> <p>The modification included a report from Franklin Australia Consulting Pty Ltd confirming that the proposed development lots are suitable to cater for OSSM systems</p> <p>The modification will not result in new streets as all proposed development lots front East Street.</p> <p>.</p>
---	---

f

<p>environment,</p> <ul style="list-style-type: none"> <li>- provide for infiltration of stormwater runoff wherever practicable, and</li> <li>- minimise maintenance costs having regard to:</li> <li>- street pavement, parking bays and speed control devices,</li> <li>- street furniture, shading, lighting and utility installations, and</li> <li>- retention of existing vegetation, and</li> <li>- on street planting.</li> </ul> <p>-Lots created for residential purposes do not alienate or diminish the productivity of good quality agricultural land and are themselves protected from the potential adverse effects of rural uses.</p> <p>-Telecommunications</p>	<p><i>The modification is located in a R2 zone and does not adjoin agricultural land; any impact is deemed acceptable based on location.</i></p> <p><i>Noted – condition of consent.</i></p>																								
5.2 Residential	<p><i>Noted – the modification is for a residential subdivision and does not incorporate dwelling house design. The proposed layout of the subdivision will enable future dwelling house to be designed to address these requirements.</i></p>																								
<p>5.2 ULSC DCP ~ Residential – R2, RU5, R5 Noted: the modification is for a residential subdivision not the erection of a dwelling house. However, based on the lot reduction and increased lot area it is considered that the below controls will be able to be achieved if and when a dwelling house is proposed.</p>																									
<table border="1"> <thead> <tr> <th>Controls</th> <th>Proposed</th> <th>Required</th> <th>Compliance</th> </tr> </thead> <tbody> <tr> <td>Height</td> <td></td> <td>8.5m</td> <td>Noted</td> </tr> <tr> <td>Setbacks</td> <td></td> <td>6m 900mm</td> <td>Noted</td> </tr> <tr> <td>Private Open Space</td> <td></td> <td>10% with 5x5 m Directly accessible Generally flat (less than 5%) Preferably northerly</td> <td>Noted</td> </tr> <tr> <td>Privacy</td> <td></td> <td>2metres separation or windows of hab. Rooms not located directly adjacent.</td> <td>Noted</td> </tr> <tr> <td>Vehicular Parking</td> <td></td> <td>Garage no more than 50% Garage not forward of front building line</td> <td>Noted</td> </tr> </tbody> </table>		Controls	Proposed	Required	Compliance	Height		8.5m	Noted	Setbacks		6m 900mm	Noted	Private Open Space		10% with 5x5 m Directly accessible Generally flat (less than 5%) Preferably northerly	Noted	Privacy		2metres separation or windows of hab. Rooms not located directly adjacent.	Noted	Vehicular Parking		Garage no more than 50% Garage not forward of front building line	Noted
Controls	Proposed	Required	Compliance																						
Height		8.5m	Noted																						
Setbacks		6m 900mm	Noted																						
Private Open Space		10% with 5x5 m Directly accessible Generally flat (less than 5%) Preferably northerly	Noted																						
Privacy		2metres separation or windows of hab. Rooms not located directly adjacent.	Noted																						
Vehicular Parking		Garage no more than 50% Garage not forward of front building line	Noted																						
<b>6. Commercial development</b>																									
6.1 Commercial (B2 Local Centre and B4 Mixed Use Zones) – Crookwell	NA – modification is associated with a residential subdivision in a R2 zone.																								
6.2 Outdoor dining – footpath usage	NA – modification is associated with a residential subdivision in a R2 zone.																								
<b>7. Industrial development</b>																									
7.1 Industrial (IN2 Light Industrial Zone) – Crookwell	NA – modification is associated with a residential subdivision in a R2 zone.																								
<b>8. Rural development</b>																									
8.1 Agriculture	NA – modification is associated with a residential subdivision in a R2 zone.																								
8.2 Subdivision	NA – modification is associated with a residential subdivision in a R2 zone.																								
8.3 Rural Dwellings	NA – modification is associated with a residential subdivision in a R2 zone.																								
Rural Dwellings – RU1, RU2, RU4 NA – modification is located in a R2 zone.																									
<table border="1"> <thead> <tr> <th>Controls</th> <th>Proposed</th> <th>Required</th> <th>Compliance</th> </tr> </thead> <tbody> <tr> <td>Setbacks</td> <td>Front Side</td> <td>50m 10m</td> <td>NA</td> </tr> <tr> <td>Site Access</td> <td></td> <td>Lawful access</td> <td>NA</td> </tr> </tbody> </table>		Controls	Proposed	Required	Compliance	Setbacks	Front Side	50m 10m	NA	Site Access		Lawful access	NA												
Controls	Proposed	Required	Compliance																						
Setbacks	Front Side	50m 10m	NA																						
Site Access		Lawful access	NA																						

f

		All weather ROW to 1 lot only	
Water Supply		45,000L min	NA
Effluent disposal		OSSF Adequate Area Setbacks to boundaries and structures (see pg 66 of silver book) Buffer distance to rivers creeks etc	NA
Electricity Supply		Electricity Mains Alternate Supply	NA
Vegetation Retention		Sited away from veg	NA
Buffers		See Table 4 (pg 71 for list of required buffer distances)	NA
Temporary Occupation of Rural Shed		Max 12mths	NA
Temporary occupation of Caravan		To comply with tem occ. Of caravan policy	NA
8.4 Rural industries	NA – modification is associated with a residential subdivision in a R2 zone.		
8.5 Extractive industries	NA – modification is associated with a residential subdivision in a R2 zone.		
8.6 Chemicals	NA – modification is associated with a residential subdivision in a R2 zone. The modification will not incorporate storage of chemical or similar.		
<b>9. Special Development Types</b>			
9.1 Poultry farms	NA – modification is associated with a residential subdivision in a R2 zone.		
9.2 Animal boarding or training establishment, including boarding and/or breeding kennels for dogs and cats in rural areas	NA – modification is associated with a residential subdivision in a R2 zone.		
9.3 Highway Service Centres	NA – modification is associated with a residential subdivision in a R2 zone.		
9.4 Telecommunications	NA – modification is associated with a residential subdivision in a R2 zone.		
9.5 Wind farms	NA – modification is associated with a residential subdivision in a R2 zone.		
9.6 Public entertainment in rural zones	NA – modification is associated with a residential subdivision in a R2 zone.		
9.7 Advertising signage	NA – modification is associated with a residential subdivision in a R2 zone.		
9.8 Child care centres fronting classified roads	NA – modification is associated with a residential subdivision in a R2 zone.		
9.9 Development in Sydney's Drinking Water Catchments	NA – modification is located outside of the SWC.		
9.10 Any other development not specified in this Plan	NA – modification is associated with a residential subdivision in a R2 zone.		
<b>10. Engineering requirements</b>			
10.1 Utility services	Refer to previous comments - Water: modification will be conditioned to extend council's water reticulation system - Sewerage: OSSM - Telephone: condition of consent Electricity: mains, condition of consent.		
<u>10.2 Roads</u>			
10.2.1 Urban	Noted – existing road (East Street) is sealed with relevant conditions remaining unalter within the existng approval.		

f

10.2.2 Rural	NA - modification site zoned R2
10.2.3 Crown Roads	NA - the modification indicates that the site will be access from East Street, being a sealed road maintained by Council. Not a crown Road.
10.2.4 Unmaintained Council controlled Public Roads	NA – the modification indicates that the site will be access from East Street, being a sealed road maintained by Council.
10.3 Easements	Noted – there are no easements over the development site nor will the development result in a required easement.
10.4 Building over sewer	NA – the modification will not result in a structure being erected over council sewer.
10.5 Staging of development in expanded village areas and the provision of essential infrastructure	

**S4.15 (1)(b)-Likely impacts of the development:**

CONTEXT & SETTING	The modification dose not alter the location of the approved development. It will result in a reduction in lot numbers and an increase in lot area reducing the overall density of the development and potential visual impact. The location of proposed modification also lends itself to the visual setting overlooking the open space being the golf club.
ACCESS, TRANSPORT & TRAFFIC	The modification will result in a reduction of lot numbers and therefore a reduction in traffic movements and access points off East Street. East Street is sealed providing formal access to the proposed lots.
PUBLIC DOMAIN	The modification will not increase any potential impact on the public domain.
LANDSCAPING / CLEARING	The modification being for a subdivision will not result in the clearing of vegetation with the site already being cleared.
NOISE AND VIBRATION	The modification will not result in an adverse impact with respect to noise and vibration as it relates to the approved development being a subdivision only.
AIR QUALITY	The modification will not result in an adverse impact in the air quality within the immediate area based on the proposed end use being for residential development.
WASTE	Waste will be serviced through Council's kerb side collection – minimal impact
ENERGY	Noted – the modification is for a subdivision and will not have an adverse impact on energy requirements – site service by mains supply.
VIEWES	The modification will not have an adverse impacts on views or the vista based on its location. The reduction in lot numbers and therefore the reduction lot density has to potential to reduce the visual impact of the overall development.
SAFETY, SECURITY & CRIME PREVENTION (NSW POLICE SERVICE CHECKLIST)	Noted – the modification being for a subdivision resulting in increased lot areas will open space around potential residential buildings assisting in visual lines.
SOCIAL IMPACT IN THE LOCALITY	Any impact of the modification on social impact is deemed acceptable
ECONOMIC IMPACT IN THE LOCALITY	The modification has the potential to have appositve economic impact by creating lot variety, development and increase population within the community.
SITE DESIGN & INTERNAL DESIGN	The modification improves the overall design and reduces the impact of the approved development through lot reduction and layout.
FLORA & FAUNA	Noted – the modification is for a subdivision and will not result in the removal of any native vegetation with the site already being cleared.
NATURAL HAZARDS	Impact for a flooding perspective is considered acceptable – refer to prior comments.
TECHNOLOGICAL HAZARDS	Noted – the modification will not have a detrimental impact from a technology perspective.
CONSTRUCTION	Noted – the modification will have minimal impact from a construction perspective.

**S4.15 (1)(c) - The suitability of the site for the development**

- Does the proposal fit the locality      Yes
- Are the site attributes conducive to development:

**S4.15 (1)(e) -The public interest**



f

## Notice of Determination of a Development Application

Issued under section 81 of the Environmental Planning and  
Assessment Act 1979

<hr/>	
Development application no	<u>126/2012.2</u>
<hr/>	
<b>Development application</b>	
Applicant name	<del>Paul Bayliss</del> CPC Land Development Consultants P/L <b>Mr. R Opie</b>
Applicant address	<del>PO Box 70</del> GOULBURN NSW 2580 <b>50 Kialla Road</b> <b>CROOKWELL NSW 2583</b>
Land to be developed:	<del>Lots 106 &amp; 109 DP754108</del> <del>50 Kialla Road CROOKWELL</del> <b>Lot 2 DP1181560</b> <b>East Street Crookwell</b>
Proposed development	<b>Amend</b> subdivision of land for the purpose of dwellings
<hr/>	
<b>Determination</b> made on (date)	<del>21 March 2013</del> <b>21 May 2026</b>
Determination	Consent granted subject to the following conditions
Consent to operate from (date)	<del>21 March 2013</del> — <i>see note 1</i> <b>21 May 2026</b>
Consent to lapse on (date)	<del>21 March 2018</del> <b>21 May 2031</b>

f

**DETAILS OF CONDITIONS** (including section 94 conditions) See Note 2

**PART 1 - GENERAL CONDITIONS**

The following conditions have been applied to ensure that the use of the land and /or the building is carried out in such a manner that it is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term ‘applicant’ means any person who has the authority to act on the development consent.

~~(1) Except where otherwise permitted or required by conditions of development consent, the development shall be carried out generally in accordance with the approved information submitted in support of the development application and in support of any relevant application for a construction certificate, including the stamped approved development drawings referenced, *Subdivision Development of Lots 106 & 109 DP754108*, sheets 1 and 2 of 2 sheets, prepared by CPC Land Development Consultants Pty Ltd, dated 19 Nov 2012, including any notations or amendments marked by Council in red.~~

1. Except where otherwise permitted or required by conditions of development consent, the development (Stage 2) shall be carried out generally in accordance with the approved information submitted in support of the development application and in support of any relevant application for a construction certificate, including the stamped approved development drawings referenced, Plan showing concept subdivision layout – Lot 2 DP1181560 as prepared by Premise (dated 14/09/2025), including any notations or amendments marked by Council in red.

(2) The development consent does not permit any vegetation removal or earthworks not identified by an environmental planning instrument as exempt development or development permitted without development consent.

**PART 2 - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a construction certificate by the principle certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

- (3) No construction certificate shall be granted with respect to either stage one or stage two of the development unless details of all proposed and required subdivision work (as defined at section 4 (Definitions) of the Environmental Planning and Assessment Act 1979) in that stage have been submitted to and approved by Council. In this regard:
- (a) Each residential lot shall be provided with an independent connection to Council’s reticulated water supply system.
  - (b) Lots 1-3 in stage one, with frontage to Kialla Road, can be serviced from the existing water main located on the opposite side of Kialla road. Council can undertake these water service connections on behalf of the developer at a cost to the developer of \$1817.00 per connection (under Council’s 2012/13 fees & charges).
  - (c) There is currently no water supply service available for connection of Lots 5-10 in stage two, which have frontage to East Street. A water mains extension will therefore be required to service these lots, at no cost to Council. The water main extension shall commence adjacent to the East & Wade Streets intersection, and extend approximately 270.0m to past the southern boundary of Lot 5. The pipeline shall be 100mm diameter class 12 (or higher) mPVC water main. Council can provide a quotation on request to undertake this water main extension on the developer’s behalf. At the time of consent, an

f

indicative rate for water main extension is \$90.00 per metre. As these connections needn't involve any road crossings, Council can undertake the required water service connections on behalf of the developer at a cost to the developer of \$1116.00 per connection (under Council's 2012/13 fees & charges).

~~(d) Each residential lot shall be provided with an independent connection to Council's reticulated sewerage service.~~

(d) Lots 1-3 (Stage 2) shall manage all effluent by on-site sewage management systems, generally designed in accordance with the Land Capability Assessment as prepared by Franklin Consulting Australia Pty Ltd (dated 12 August 2025)

(e) Lots 1-3 in stage one, which have frontage to Kialla Road, can be serviced from the existing sewer main located along the immediate frontage of the lots. Council can undertake the work to provide sewer junction service connections on behalf of the developer, with the cost to be determined based upon a site specific quotation.

(f) There is currently no sewerage service available for connection of Lots 5-10 in stage two, which have frontage to East Street, and insufficient fall is available from these lots to Council's existing sewerage service. A reticulated sewerage service, together with a sewage pumping station and rising main, shall be provided to service these lots, at no cost to Council. The rising main may discharge to Council's existing sewerage service at a manhole located on the Kialla Road frontage of the land, or alternatively on Wade Street. The sewer reticulation shall be designed in accordance with the Sewer Code of Australia (WSA 02-2002) and the sewage pumping station shall be designed in accordance with the Sewerage Code of Australia (WSA 04-2005). The design should consider the potential future development of the residue lots in the development.

(f) The registered plan of subdivision shall incorporate the following:

- Areas (envelopes) depicting where the effluent disposal areas are to be situated, which shall generally in keeping with the Land Capability Assessment as prepared by Franklin Consulting Australia Pty Ltd (dated 12 August 2025); and
- A restriction on use of the land that shall incorporate a requirement for the property to connect to Council's reticulated system when install/extended to service future development.

(g) A plan of proposed stormwater management works, incorporating use of the natural watercourse traversing the land for the purpose of stormwater detention, shall be submitted to and – if satisfactory – approved by Council. Street stormwater drainage should be by way of table drains connecting to existing downstream systems.

(h) Kerb & gutter shall be provided at the land's Kialla Road frontage, along with bitumen sealing between the existing edge of the Kialla Road vehicle carriageway and the new kerb & gutter. The new kerb shall be designed to satisfactorily complement and integrate with the existing pavement and the existing drainage system.

(i) East Street, extending from the southernmost edge of its existing vehicle carriageway seal southwards for the land's full frontage, shall have its vehicle carriageway bitumen sealed at a width of 7.0m, with provision for a minimum verge width of 3.5m.

~~(j) Each lot shall be provided with a culvert and headwall access.~~

(j) The access driveways require the installation of a single line of pipe culverts for each driveway, consisting of a minimum of 3 x 375 mm reinforced concrete pipes with precast headwalls or equivalent. The pipes must be installed with appropriate cover and bedding, in accordance with the manufacturer's recommendations for the applicable design load and pipe class.

f

- The location of each access driveway must be offset from existing infrastructure in front of the property. A minimum clearance of 1 m is required between the edge of the driveway and any existing assets, including light poles, trees and power poles.
  - The access driveways shall be constructed with a minimum 200mm consolidated thickness of approved gravel and a minimum width of 4.0m. The surface shall be finished with a concrete, bituminous wearing surface or other approved impervious surface.
  - Stormwater is to be directed to East Street where it will connect to Council's stormwater system. Additional works may be required to achieve adequate fall and ensure discharge to the north.
  - Each access is to provide a minimum setback of 5m between the road carriageway and any gate/boundary, where applicable.
- (k) Street lighting shall be provided to each of the land's Kialla Road and East Street frontages.

- (4) In accordance with the provisions of section 64 of the Local Government Act 1993 and section 306 of the Water Management Act 2000, contributions are required toward the provision of water, sewer and stormwater infrastructure in accordance with the Upper Lachlan Development Servicing Plan 2008 to financially assist in the provision of infrastructure identified as necessary as a result of the development.

No subdivision certificate shall be granted with respect to either stage one or stage two of the development unless the contributions set out below have been paid as applicable to that stage.

**ADVISING**

The current contributions under the Upper Lachlan Development Servicing Plan 2008 for water, sewer and stormwater infrastructure services are as follows (2012-2013):

Water supply Charge: \$3531.00 per vacant residential lot x 9 lots = \$31779.00  
 Sewerage Charge: \$3762.00 per vacant residential lot x 9 lots = \$33858.00

**TOTAL: \$7293.00 per vacant residential lot x 9 lots = \$65637.00**

These contributions are reviewed annually and the contribution rates are to be confirmed prior to payment.

f

**PART 3 - PRIOR TO COMMENCEMENT OF WORK**

**The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any work on site.**

- (5) Prior to commencing any subdivision work in either stage one or stage two of the development, the following provisions of the Environmental Planning and Assessment Act 1979 (the Act) shall be complied with:
- (a) A construction certificate shall be obtained with respect to that stage in accordance with Section 81A (4) (a) of the Act.
  - (b) A Principal Certifying Authority shall be appointed and Council shall be notified of the appointment in accordance with Section 81A (4) (b) and (b1) of the Act.
  - (c) Council shall be notified in writing, at least two days prior to commencing any subdivision work, in accordance with Section 81A (4) (c) of the Act.
- (6) Effective erosion and sediment controls shall be installed prior to any subdivision work commencing. The controls shall prevent sediment entering drainage depressions and watercourses, and shall be regularly maintained and retained until works have been completed and groundcover established.

**PART 4 - DURING CONSTRUCTION**

**The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.**

- (7) All subdivision works shall be carried out only between 7:00am and 6:00pm Mondays to Fridays inclusive, and on Saturdays between 7:00am and 1:00pm if inaudible on residential premises, otherwise between 8:00am and 1:00pm. No subdivision works shall take place on Sundays or public holidays.
- (8) At least **48 hours notice** shall be given to Council for inspection of any of the following components of subdivision work:
- a. Roadworks
  - b. Sub-grade earthworks prior to gravel
  - c. Kerb & gutter completion
  - d. Gravel test results available
  - e. Compacted gravel base completed
  - f. Sealing completed

Any of the above components of subdivision work in either stage one or stage two of the development shall be completed prior to the issue of a subdivision certificate with respect to that stage.

- (9) Any alteration to natural surface contours shall not impede or divert natural surface water runoff so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.
- (10) Trucks entering and leaving the premises that are carrying excavated dusty materials, including clays, sands and soils, shall be covered at all times when not loading or unloading.
- (11) If any Aboriginal object or relic (as defined by Upper Lachlan Local Environmental Plan 2010) is uncovered or identified during subdivision work, such work shall cease immediately in the vicinity of the Aboriginal object or relic and the Department of Environment and Conservation and Pejar Aboriginal Land Council shall be contacted to arrange for assessment of the Aboriginal object or relic.

f

**PART 5 - PRIOR TO ISSUE OF THE SUBDIVISION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a subdivision certificate by the principle certifying authority. All necessary information to comply with the conditions of consent must be submitted with the application for subdivision certificate.

- (12) A subdivision certificate shall be applied for and granted with respect to each of stages one and two of the development, prior to registration of the relevant Plan of Subdivision with Land and Property Information New South Wales. A subdivision certificate will only be granted with respect to either stage one or stage two of the development if each condition of consent relevant to that stage has been satisfactorily addressed. Compliance with conditions shall be achieved either by completion of the required physical works, meeting requirements or compliance with Council procedures (eg. lodging a bond or bank guarantee for incomplete works).

*ADVISING – Council's current (2012/13) subdivision certificate application fee is \$310.00.*

- (13) Any subdivision certificate application shall be accompanied by the Final Plan of Subdivision together with at least five (5) copies and shall be submitted to Council. Location of all easements and/or other permanent improvements must be indicated on one print.
- (14) In accordance with the provisions of section 94 of the Environmental Planning and Assessment Act 1979, contributions are required toward the provision of community facilities and infrastructure in accordance with the Upper Lachlan Section 94 Contributions Plan 2007 to financially assist in the provision of community services and facilities identified as necessary as a result of the development.

No subdivision certificate shall be granted for either stage one or stage two of the development unless the contributions set out below have been paid as applicable to that stage.

ADVISING - The current contributions under the Upper Lachlan 94 Contributions Plan 2007 for residential lots for the 2012/13 financial year are as follows:

Road	\$8516.00 per vacant residential lot x 9 lots = \$76,644.00
Waste Management	\$468.00 per vacant residential lot x 9 lots = \$4212.00
Open Space & Recreation	\$739.00 per vacant residential lot x 9 lots = \$6651.00
Community Facilities	\$1280.00 per vacant residential lot x 9 lots = \$11,520.00
Emergency Services	\$590.00 per vacant residential lot x 9 lots = \$5310.00
Plan Administration	\$161.00 per vacant residential lot x 9 lots = \$1449.00
<b>TOTAL:</b>	<b>\$11,754.00 per vacant residential lot x 9 lots = \$105,786.00</b>

The above contributions are current at the time of consent and will be indexed at twelve monthly intervals in accordance with any increase in the Consumer Price Index (All Groups) Sydney following publication by the Australian Bureau of Statistics.

f

- (15) Electricity, in respect of each residential lot at high or low voltage, shall be:
- (a) Available in sufficient capacity from the existing high voltage distribution;
  - (b) Provided to each residential lot, and
  - (c) Covered by an easement(s) as required by and in favour of Country Energy on the final subdivision plan, centred on:
    - (i) Any existing power lines which cross the subdivision; and
    - (ii) Any proposed power lines, structures, stays etc which the developer is having constructed to provide electricity to the lots within the subdivision; and
    - (iii) Any proposed power lines for which the developer is not required to make a capital contribution, but which would be required to be constructed in the future to provide power to the boundary of each lot (staged and proposed developments).

- (16) No subdivision certificate shall be granted for either stage one or stage two of the development unless satisfactory written evidence has been provided to Council from Country Energy or a suitably authorised person that satisfactory arrangements have been made for the supply of electricity to each residential lot in that stage.

*ADVISING - The provision of power and other utilities should be achieved with no further clearing than is required for the establishment of the road access, i.e. power lines should be sited in/along clear access routes, or be placed underground with minimal disturbance to the native vegetation.*

- (17) Payment of any applicable fee for examination of engineering drawings, inspection of subdivision works and release of Final Plans.

*ADVISING - The current rate (2012/2013 financial year) under Council's fees and charges is \$135.00 per lot.*

- (18) If survey reveals that any public road encroaches on the subject land, the affected land shall be dedicated as public road.
- (19) Any bonded works in either stage one or stage two of the development shall be completed by the developer within 12 months of the date of release of the subdivision certificate relating to that stage, or Council shall utilise the bond monies to undertake the required outstanding works.
- (20) Each residential lot shall be provided with a telecommunications service.
- (21) No subdivision certificate shall be granted with respect to either stage one or stage two of the development unless satisfactory written evidence has been provided to Council from Telstra that satisfactory arrangements have been made for the supply of a telecommunications service to each residential lot in that stage.
- (22) Each residential lot shall be provided with an electricity supply service.

f

- (23) No subdivision certificate shall be granted with respect to the development, or any stage thereof, unless:
- (a) A detailed survey plan of the land has been submitted to and approved by Council that clearly and accurately defines any part(s) of the land located below the flood planning level (as defined by Upper Lachlan Local Environmental Plan 2010), and
  - (b) Council is satisfied that a restriction as to user under section 88B of the Conveyancing Act 1919 will be registered that will prohibit development for the purpose of residential accommodation on any part of the land located below the flood planning level.
- (24) No subdivision certificate shall be granted with respect to stage two of the development unless satisfactory evidence has been submitted to Council that subdivision (boundary adjustment) of Lot 106 DP754108 and Lot 107 DP661685, the subject of Upper Lachlan Shire Council subdivision certificate 19/2012 granted on 11 September 2012, has been registered with Land and Property Information NSW.

**PART 6 - ON-GOING**

nil

**PART 7 - AGENCY CONDITIONS**

nil

**ADDITIONAL NOTES/REQUIREMENTS AS YOUR PRINCIPLE CERTIFYING AUTHORITY (PCA)**

nil

**Dial Before You Dig**

Underground assets may exist in the area that is subject to your application. In the interest of health & safety and in order to protect damage to third party assets please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

**Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: **Telstra's Network Integrity Team** on Phone Number 1800810443.

f

**Other Approvals**

List *Local Government Act 1993* Approvals granted under s 78A (5) Nil

Approval bodies that have given general terms of approval in relation to the development, as referred to in section 93 of the Environmental Planning and Assessment Act 1979 (in the case of integrated development) Not applicable

**Rights of appeal**

Section 97 of the Environmental Planning and Assessment Act 1979 gives a right of appeal and a right to make an application for a review against the determination of the subject development application to the applicant.

The Environmental Planning and Assessment Act 1979 gives no right of appeal against the determination of the subject development application to an objector.

*\*Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to a development application for designated development determined by the consent authority after a public hearing held by the Planning Assessment Commission, or to the determination of the application.*

**Review of determination**

The applicant has the right to request a review of the determination of the subject development application under section 82A of the Environmental Planning and Assessment Act.

**Planning Assessment Commission**

The Planning Assessment Commission has not conducted a public hearing in respect of the subject development application.

**Signed**

Signature

On behalf of the consent authority

Name

Simon Arkinstall  
Director of Environment & Planning

Date

21 May 2026

**Note 1** *where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.*

**Note 2** *clause 69A of the Regulation contains additional particulars to be included in a notice of determination where a condition under section 94 of the Environmental Planning and Assessment Act 1979 has been imposed.*

Page 9 of 9

---

## Environment and Planning - 21 May 2026

---

**ITEM 11.3**                      **Review of Submissions Received from the Public Exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan**

**FILE REFERENCE**    **I26/129**

**AUTHOR**                      **Manager Planning & Regulatory Services**

### **ISSUE**

The purpose of this report is to provide Council with a summary of the submissions received during the public exhibition period of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan as well as to advise the main changes to the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan in response to submissions. Staff recommend the updated Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan be re-exhibited to enable further comments on the finalised draft documents.

**RECOMMENDATION**      That –

1. That Council notes the Upper Lachlan Housing Strategy and Development Control Plan Review of Submissions Report 2026.
2. That Council resolves to support the revisions to the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan for further public exhibition.
3. That Council place the Draft Upper Lachlan Housing Strategy, Draft Upper Lachlan Development Control Plan and Upper Lachlan Review of Submission Report 2026 on public exhibition for a minimum period of 56 days.
4. Upon completion of the exhibition period, a further report be provided to Council outlining any submissions received.
5. Accept the Fee Proposal of \$12,500 plus GST from Currajong – Planning, Property & Project Management Services to undertake the associate work for Re-exhibiting the Upper Lachlan Housing Strategy and Development Control Plan.
6. Approve the Allocation and Expenditure of \$12,500 plus GST of funding from Councils Section 7.11 Developer Contribution Plan (Upper Lachlan Development Contributions Plan 2007) – ‘Plan Administration’ reserves to fund the associated works.

---

### **BACKGROUND**

The Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan were placed on public exhibition from 27 October 2025 to 20 February 2026.

## ***Environment and Planning***

### **REVIEW OF SUBMISSIONS RECEIVED FROM THE PUBLIC EXHIBITION OF THE DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN cont'd**

The exhibition process involved the following:

- A copy of all exhibition documentation was made available for inspection at Upper Lachlan Shire Council's Customer Service Centre.
- A copy of all exhibition documentation was made available for download via Upper Lachlan Shire Council's website.
- The details of the public exhibition were advertised / promoted on Council's website and social media channels.
- Members of the Council Project Team participated in community drop-in-sessions at Collector, Crookwell, Gunning and Taralga.
- Direct invitations to review the exhibition documentation were sent to various government agencies.

As a result of the public exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan, Council received:

- Thirty-nine (39) written submissions to the Draft Upper Lachlan Housing Strategy, including seven (7) government agency submissions.
- Thirty-four (34) written submissions to the Draft Upper Lachlan Development Control Plan, including seven (7) government agency submissions.

The Upper Lachlan Review of Submissions Report 2026 includes all written submissions received as a result of public exhibition, as well as a planning response to each submission received. The names of submission makers have been redacted, where specifically requested.

## **REPORT**

The following main updates to the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan have been made to reflect the submissions received:

### **Draft Upper Lachlan Housing Strategy**

Chapter 02 Planning Policy Context - includes detail on the Flood Prone Land Policy 2023, Flood Risk Management Manual 2023 and Support for Emergency Management Planning Guidelines 2023.

Chapter 07 Housing Supply Needs Analysis - updates to supply and demand calculations for settlements as well as updates to mapping showing agricultural capability, biodiversity values, bush fire prone land and suitability of land surrounding each settlement.

Chapter 08 Housing Framework Plans - updates to Housing Framework Plans (Maps 65, 67, 68, 69 and 78) relating to proposed zoning and Minimum Lot Size (MLS) changes.

Chapter 09 Precinct Masterplans - updates to masterplans / housing framework plans relating to Urban Growth Area in Crookwell and Gunning.

## ***Environment and Planning***

### **REVIEW OF SUBMISSIONS RECEIVED FROM THE PUBLIC EXHIBITION OF THE DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN cont'd**

Chapter 10 Planning Priorities and Action - updated Planning Priority Actions relating to relating to renewable energy.

Various - Corrections of minor typographical errors, misdescriptions, map and infographics improvements (where necessary).

#### **Draft Upper Lachlan Development Control Plan**

Part B Subdivision - various changes to subdivisions standards relating to roads, footpaths and kerb and gutter and bus transport considerations.

Part B, C, E and F - have been amended to include off grid power options.

Part I.1 Biodiversity - a list of native plant species suitable for planting in the Upper Lachlan LGA has been included.

Part D.7 Electricity Generating Works - the preamble has been removed and references to 'wind farms' have been replaced with the words 'wind electricity generating works.'

Part H Heritage - has been updated to include the Gunning Railway Station precinct in Figure 8 Heritage Character.

Part I.2 Flood Risk Management - has been updated to include references to the Flood Prone Land Policy 2023, Flood Risk Management Manual 2023 and Support for Emergency Management Planning Guidelines 2023.

Various - references to NSW Design Guidance have been made (where relevant) and minor typographical errors, misdescriptions, map and infographics improvements have been corrected (where necessary).

#### **POLICY IMPACT**

Both the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan are important land-use planning documents. The recommendations of the Upper Lachlan Housing Strategy will form the basis for future revisions to the Upper Lachlan Local Environmental Plan 2010 as well as assist long-term decision making on infrastructure provision and environmental management issues. The Upper Lachlan Development Control Plan will assist in giving effect to the aims and objectives of the Upper Lachlan Local Environmental Plan 2010.

The Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan are being finalised in response to feedback received as a result of the public exhibition of the draft documents. Based on the amendments, it is proposed to re-exhibit the finalised Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan to allow interested parties to make further comments.

## ***Environment and Planning***

### **REVIEW OF SUBMISSIONS RECEIVED FROM THE PUBLIC EXHIBITION OF THE DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN cont'd**

Proposed summary of the next steps is provided below:

- Public exhibition of the updated Draft Upper Lachlan Housing Strategy, Draft Upper Lachlan Development Control Plan and the Upper Lachlan Review of Submissions Report 2026 for 56 days.
- Council to write / email all submission makers advising of the public re-exhibition of the updated Draft Upper Lachlan Housing Strategy, updated Draft Upper Lachlan Development Control Plan and Upper Lachlan Review of Submissions Report 2026 from for 56 days.
- Report back to Council in a future meeting on the review of any submissions received from public exhibition of the updated Draft Upper Lachlan Housing Strategy and updated Draft Upper Lachlan Development Control Plan, for adoption by Council.

## **OPTIONS**

1. Public exhibit the updated Draft Upper Lachlan Housing Strategy, Draft Upper Lachlan Development Control Plan and the Upper Lachlan Review of Submissions Report 2026 for 56 days.

### **Current Recommendation.**

2. Amend the proposed updated Draft Upper Lachlan Housing Strategy, Draft Upper Lachlan Development Control Plan and the Upper Lachlan Review of Submissions Report 2026 before re-exhibiting the documents.

### **Not Recommended.**

3. Not proceed with the exhibition of the proposed changes to the updated Draft Upper Lachlan Housing Strategy, Draft Upper Lachlan Development Control Plan and Upper Lachlan Review of Submissions Report 2026 from for 56 days.

### **Not Recommended.**

## **CONCLUSION**

This report outlines the submissions received from members of the community and government agencies during the public exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan. A recommendation is made for Council to re-exhibit the updated Draft Upper Lachlan Housing Strategy, updated Draft Upper Lachlan Development Control Plan and Upper Lachlan Review of Submissions Report 2026 to allow interested parties to make comments.

## **FINANCIAL CONSIDERATIONS**

The fee proposal provided by Currajong (Attachment 2), to undertake the re-exhibition of two the Plans will need to be funded through the funds collected through the Plan

***Environment and Planning***

**REVIEW OF SUBMISSIONS RECEIVED FROM THE PUBLIC EXHIBITION OF THE DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN cont'd**

Administration section of Upper Lachlan Development Contribution Plan 2007. This will be at a cost of \$12,500 plus GST.

**ATTACHMENTS**

Upper Lachlan Review of Submissions Report 2026.

**RECOMMENDATION** That -

1. That Council notes the Upper Lachlan Housing Strategy and Development Control Plan Review of Submissions Report 2026.
2. That Council resolves to support the revisions to the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan for further public exhibition.
3. That Council place the Draft Upper Lachlan Housing Strategy, Draft Upper Lachlan Development Control Plan and Upper Lachlan Review of Submission Report 2026 on public exhibition for a minimum period of 56 days.
4. Upon completion of the exhibition period, a further report be provided to Council outlining any submissions received.
5. Accept the Fee Proposal of \$12,500 plus GST from Currajong – Planning, Property & Project Management Services to undertake the associate work for Re-exhibiting the Upper Lachlan Housing Strategy and Development Control Plan.
6. Approve the Allocation and Expenditure of \$12,500 plus GST of funding from Councils Section 7.11 Developer Contribution Plan (Upper Lachlan Development Contributions Plan 2007) – ‘Plan Administration’ reserves to fund the associated works.

**ATTACHMENTS**

1. ➡	Currajong Fee Proposal - Upper Lachlan Shire Council - Public Exhibition	Appendix
2. ➡	Review of Submissions Report - DRAFT	Appendix



## **12      INFRASTRUCTURE DEPARTMENT**

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



## **13 FINANCE AND ADMINISTRATION**

The following items are submitted for consideration -

13.1	Quarterly Budget Review Statements - 3rd Quarter 2025/202	142
13.2	Review of Council Borrowings/Loans Policy	192

---

## Finance and Administration - 21 May 2026

---

**ITEM 13.1**                      **Quarterly Budget Review Statements - 3rd Quarter 2025/2026**

**FILE REFERENCE**    **I26/106**

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

### **ISSUE**

A Financial Summary and Key Performance Indicators report for the 3rd Quarter Budget Review in 2025/2026 is provided for Council endorsement.

**RECOMMENDATION**      That -

1. Council endorses the 3rd 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.

---

### **BACKGROUND**

This report details the financial summary and Key Performance Indicators for the 3rd Quarter Budget Review in 2025/2026. The Office of Local Government (OLG) has revised the mandatory reporting of Quarterly Budget Review Statement Guidelines for fund-specific reporting as well as consolidated fund reporting. There is now a quarter report for Developer Contributions. The mandatory reporting commenced the 1st Quarter 2025/2026.

### **REPORT**

The Quarterly Budget Review Statements are prepared for Upper Lachlan Shire Council in accordance with the Office of Local Government guidelines. The quarterly budget review statements should be read in conjunction with the Operational Plan performance summary report.

The Income and Expenses Budget Review Statement provide an overview of Council's operations for the 3rd Quarter of the 2025/2026 financial year. The following is a financial summary of the data as at 31 March 2026:-

1. Council has raised 73% of the operating budgeted income.
2. Council has expended 71% of the operating budgeted expenditure, (Note: this % includes actual expenditure and creditor commitments).
3. Capital grants and contributions income received is 42% of the revised budgeted capital income.
4. Council has expended 54% of the revised budgeted capital expenditure (Note: this percentage includes actual capital expenditure and creditor commitments) on asset acquisitions and renewals.

### **Budget Revotes**

On 19 June 2025, Council's Operational Plan resolved an original operating budget deficit, before capital grants and contributions, totalling \$2.922 million.

Since Council adopted the original budget, there were operational budget net revotes improvement in operational result projection for the 1st Quarter totalling \$34,000. After the 1st quarter revotes, the revised net operating budget shows a deficit result forecast totalling \$2.888 million, before capital grants and contributions.

In the second quarter, operational budget revotes have resulted in a net deterioration of \$193,000 in the operating result. In the third quarter there has been a net deterioration of \$643,000 in the operating result. As a result, the revised net operating budget now forecasts a deficit of \$3.724 million, before capital grants and contributions at 30 June 2026.

The operational and capital budget revotes of income and expenditure and transfer from reserves movements for the 3rd Quarter are all detailed in the attached Material Variations and Revotes Budget Review Statement.

### **Operational Budget Analysis**

Council's operational budget analysis (actuals to projected budget) is outlined in the Income and Expenses Budget Review Statements for each fund, as well as at the consolidated fund level.

The operational budget deficit has increased by \$643,000, a main contributor this quarter was due to the Federal Government announced reduction of \$379,000 in 2025/2026 allocation of Roads to Recovery grant program funding. Noted that the five year program total funding remains unchanged however distribution of funding in 2025/2026 and 2026/2027 financial years was reduced significantly in January 2026.

### **Capital Budget Analysis**

The Capital Budget Review Statement, for all funds, including accounts payable commitments is 54% complete year to date.

Note: Consolidated fund capital expenditure, excluding creditor commitments, is 40% of the revised capital budget at the end of the 3rd quarter.

Revisions to the adopted capital budget in the 3rd quarter include reworking a reduced Roads to Recovery works program removing Breadalbane Road project and replacing it with Rugby Road Dalton project with a lower cost and reduced scope of work to meet amended funding available. There was the completion of the Redground Road and Woodhouselee Road reconstruction improvement works, King Road kerb and gutter installation works, and Grabine Road gravel resheeting. In addition, completion of the Crookwell Reservoir Road water main works, Gunning Administration Building structural works, and Gunning library building works.

Works are well advanced for other capital works projects including; the plant fleet replacements, Crookwell dog pound works, Tablelands Way upgrade roadworks, and raised pedestrian crossing lighting program in towns.

## **Finance and Administration**

### **QUARTERLY BUDGET REVIEW STATEMENTS – 3<sup>RD</sup> QUARTER 2025/2026 cont'd**

#### **Cash flow**

Council's projected short-term liquidity position remains satisfactory, with total cash and investments held at 31 March 2026 totalling \$38.668 million.

By comparison, total cash and investments held at 31 December 2025 (2nd quarter) amounted to \$36.487 million. Total cash and investments held at 30 September 2025 (1st quarter) totalled \$39.709 million, while the cash and investments balance at 30 June 2025 was \$36.728 million.

The Cash and Investments Budget Review Statement detail the unrestricted cash, internal allocation reserve restrictions and external restricted reserves both in total and in movements to 31 March 2026.

Council cashflow was impacted negatively in the 2nd quarter with \$1.9 million in reimbursements outstanding from Transport for NSW relating to payment claims for State Road MR54 work orders and RMAP works. It is pleasing to report that those payment claims have been received in full in January and February 2026.

#### **POLICY IMPACT`**

Nil

#### **OPTIONS**

Nil

#### **FINANCIAL IMPACT OF RECOMMENDATIONS**

This quarter operational budget and capital income and expenditure budget revotes are in the attached reports that includes transfers from internal and external restricted reserves.

There is a QBRS Financial Overview summary page as a final page attachment providing summary detail of Net Operational Result by individual funds and also summary of Borrowings, Liquidity, Capital and Developer Contributions for the information of Council.

#### **RECOMMENDATION** That -

1. Council endorses the 3rd 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.

#### **ATTACHMENTS**

<a href="#">1.↓</a>	Quarterly Budget Review statements - QBR3	Attachment
<a href="#">2.↓</a>	Operational Plan KPI - 3rd Quarter 2025-2026	Attachment



## UPPER LACHLAN SHIRE COUNCIL

### Quarterly Budget Review Statement Budget review for the quarter ended 31 March 2026

#### Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulation 2021.

It is my opinion that the Quarterly Budget Review Statement for Upper Lachlan Shire Council for the quarter ended 31 March 2026 indicates that Upper Lachlan Shire Council's projected financial position at 30 June 2026 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: \_\_\_\_\_

Date: 08/05/2026

Ashan Hewage  
Chief Financial Officer

QBRS FINANCIAL OVERVIEW								
Upper Lachlan Shire Council								
Budget review for the quarter ended 31 March 2026								
DESCRIPTION	Previous Year	Current Year Original	Revised	Recommended changes	Projected	VARIANCE	ACTUAL	
	Actual	Budget	Budget	for council resolution	Year End (PYE)	ORIGINAL budget v PYE	YTD	
	2024/25 \$000's	2025/26 \$000's	\$000's	\$000's	2025/26 \$000's	2025/26 \$000's	2025/26 \$000's	
<b>Net Operating Result before grants and contributions provided for capital purposes</b>	General Fund	-9,519	-3,268	-3,403	-481	-3,884	-616	-375
	Water Fund	-460	-145	-169	-77	-246	-101	-200
	Sewer Fund	603	491	491	-85	406	-85	643
	Consolidated	-9,372	-2,922	-3,081	-643	-3,724	-801	68
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets	<b>Consolidated</b>	<b>11,775</b>	<b>8,821</b>	<b>13,234</b>	<b>1,044</b>	<b>14,278</b>	<b>5,456</b>	<b>11,096</b>
Borrowings	Total borrowings	5,818	5,256			5,256		5,502
	External restrictions	24,857	21,951	20,822	-399	20,423	-1,528	28,748
Liquidity	Internal Allocations	10,347	10,772	10,379	-845	9,534	-1,237	8,279
	Unallocated	1,524	1,525	1,525		1,525		1,641
	<b>Total Cash, Cash Equivalents and Investments</b>	<b>36,727</b>	<b>34,247</b>	<b>32,725</b>	<b>-1,244</b>	<b>31,481</b>	<b>-2,765</b>	<b>38,668</b>
Capital	Capital Funding	17,707	12,080	17,700	919	18,619	6,538	9,996
	Capital Expenditure	17,707	12,080	17,700	919	18,619	6,538	9,996
	<b>Net Capital</b>							

	Opening Balance	Total Cash Contributions Received	Total Interest Earned	Total Expended	Total Internal Borrowings (to)/from	Held as Restricted Asset	Cumulative balance of internal borrowings (to)/from
	As at 1 July 2025	As at this Q	As at this Q	As at this Q	As at this Q	As at this Q	As at this Q
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Developer Contribution		6,826	1,007	225	21		8,037
Total Developer Contributions		6,826	1,007	225	21		8,037

Income and Expenses Budget Review Statement											
Upper Lachlan Shire Council											
Budget review for the quarter ended 31 March 2026											
Consolidated Fund											
										Actual YTD%	75%
										Pay YTD%	72%
(Actual YTD figures include creditor commitments)											
Description	Previous Year	Current Year	Approved	Approved	Revised	Recommended	Projected	VARIANCE	ACTUAL	Actual to Projected	
	Actual	Budget	Review	Review	Budget	for council	Year End (PYE)	ORIGINAL budget v PYE	YTD	Budget	
	2024/25	2025/26	Q 1	Q 2		Q 3	2025/26	2025/26	2025/26	2025/26	
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	%	
<b>INCOME</b>											
Rates and Annual Charges	14,594	15,356			15,356		15,356		15,375	100%	
User Charges and Fees	9,869	6,946	(135)		6,811	900	7,711	765	6,562	85%	
Other Revenue	755	537		45	582	100	682	145	369	54%	
Grants and Contributions - Operating	11,875	16,349	(21)	150	16,478	(128)	16,350	1	9,493	58%	
Grants and Contributions - Capital	10,938	1,184	3,571	1,000	5,755	1,687	7,441	6,258	3,108	42%	
Interest and Investment Income	1,597	1,378			1,378		1,378		678	49%	
Net gain from disposal of assets				156	156		156	156	156	100%	
<b>Total Income from continuing operations</b>	<b>49,628</b>	<b>41,751</b>	<b>3,415</b>	<b>1,351</b>	<b>46,516</b>	<b>2,559</b>	<b>49,075</b>	<b>7,325</b>	<b>35,741</b>	<b>73%</b>	
<b>EXPENSES</b>											
Employee benefits and on-costs	13,967	14,563	(216)	(135)	14,212	227	14,439	(124)	9,892	69%	
Materials & Services	21,339	16,522	26	655	17,203	1,288	18,491	1,969	13,978	76%	
Borrowing Costs	407	223			223		223		108	48%	
Other Expenses	1,092	854		24	878		878	24	667	76%	
Net Loss from Disposal of Assets	1,048	767			767		767				
<b>Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets</b>	<b>37,853</b>	<b>32,929</b>	<b>(190)</b>	<b>544</b>	<b>33,283</b>	<b>1,515</b>	<b>34,798</b>	<b>1,868</b>	<b>24,645</b>	<b>71%</b>	
<b>Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets</b>	<b>11,775</b>	<b>8,821</b>	<b>3,605</b>	<b>807</b>	<b>13,234</b>	<b>1,044</b>	<b>14,278</b>	<b>5,456</b>	<b>11,096</b>		
Depreciation, amortisation and impairment of non financial assets*	10,209	10,560			10,560		10,560		7,920	75%	
<b>Operating result from continuing Operations</b>	<b>1,566</b>	<b>(1,739)</b>	<b>3,605</b>	<b>807</b>	<b>2,674</b>	<b>1,044</b>	<b>3,718</b>	<b>5,456</b>	<b>3,176</b>		
<b>Net Operating Result before grants and contributions provided for capital purposes</b>	<b>(9,372)</b>	<b>(2,922)</b>	<b>34</b>	<b>(193)</b>	<b>(3,081)</b>	<b>(643)</b>	<b>(3,724)</b>	<b>(801)</b>	<b>68</b>		
*Depreciation expense (Actual YTD) is an estimate and has not been processed for year-to-date.									<b>Actual Expense:</b>	23,047	94%
									<b>Committed Expense:</b>	1,598	6%
									<b>Total Expense:</b>	<b>24,645</b>	<b>100%</b>

Income and Expenses Budget Review Statement											
Upper Lachlan Shire Council											
Budget review for the quarter ended <b>31 March 2026</b>											
General Fund											
(Actual YTD figures include creditor commitments)											
Description	Previous Year	Current Year Original	Approved Changes	Approved Changes	Revised	Recommended changes	Projected	VARIANCE	ACTUAL	Actual to Projected	
	Actual	Budget	Review	Review	Budget	for council resolution	Year End (PYE)	ORIGINAL budget v PYE	YTD	Budget	
	2024/25	2025/26	Q 1	Q 2		Q 3	Result	2025/26	2025/26	2025/26	
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	%	
<b>INCOME</b>											
Rates and Annual Charges	11,572	12,219			12,219		12,219		12,218	100%	
User Charges and Fees	8,283	5,282	(135)		5,148	900	6,048	765	5,441	90%	
Other Revenue	663	537		45	582		582	45	369	63%	
Grants and Contributions - Operating	11,751	16,349	(21)	150	16,478	(344)	16,134	(215)	9,493	59%	
Grants and Contributions - Capital	10,798	1,074	3,571	1,000	5,645	1,687	7,331	6,258	2,821	38%	
Interest and Investment Income	982	870			870		870		664	76%	
Net gain from disposal of assets				156	156		156	156	156	100%	
<b>Total Income from continuing operations</b>	<b>44,049</b>	<b>36,331</b>	<b>3,415</b>	<b>1,351</b>	<b>41,097</b>	<b>2,243</b>	<b>43,339</b>	<b>7,009</b>	<b>31,162</b>	<b>72%</b>	
<b>EXPENSES</b>											
Employee benefits and on-costs	12,587	12,967	(216)	(135)	12,616	227	12,842	(124)	8,898	69%	
Materials & Services	18,947	14,705	26	655	15,385	810	16,195	1,491	12,288	76%	
Borrowing Costs	380	196			196		196		93	47%	
Other Expenses	1,080	847			847		847		661	78%	
Net Loss from Disposal of Assets	1,048	778			778		778				
<b>Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets</b>	<b>34,042</b>	<b>29,493</b>	<b>(190)</b>	<b>520</b>	<b>29,822</b>	<b>1,037</b>	<b>30,859</b>	<b>1,367</b>	<b>21,940</b>	<b>71%</b>	
<b>Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets</b>	<b>10,007</b>	<b>6,838</b>	<b>3,605</b>	<b>831</b>	<b>11,274</b>	<b>1,206</b>	<b>12,480</b>	<b>5,642</b>	<b>9,221</b>		
Depreciation, amortisation and impairment of non financial assets*	8,729	9,033			9,033		9,033		6,775	75%	
<b>Operating result from continuing Operations</b>	<b>1,279</b>	<b>(2,195)</b>	<b>3,605</b>	<b>831</b>	<b>2,241</b>	<b>1,206</b>	<b>3,447</b>	<b>5,642</b>	<b>2,447</b>		
<b>Net Operating Result before grants and contributions provided for capital purposes</b>	<b>(9,519)</b>	<b>(3,268)</b>	<b>34</b>	<b>(169)</b>	<b>(3,403)</b>	<b>(481)</b>	<b>(3,884)</b>	<b>(616)</b>	<b>(375)</b>		
*Depreciation expense (Actual YTD) is an estimate and has not been processed for year-to-date.									<b>Actual Expense:</b>	20,467	93%
									<b>Committed Expense:</b>	1,474	7%
									<b>Total Expense:</b>	<b>21,940</b>	<b>100%</b>

Income and Expenses Budget Review Statement										
Upper Lachlan Shire Council										
Budget review for the quarter ended 31 March 2026										
Water Fund										
									Actual YTD%	75%
									Pay YTD%	72%
(Actual YTD figures include creditor commitments)										
Description	Previous Year	Current Year Original	Approved Changes	Approved Changes	Revised	Recommended changes for council resolution	Projected Year End (PYE)	VARIANCE	ACTUAL YTD	Actual to Projected Budget
	Actual	Budget	Review	Review	Budget	Q 3	Result	ORIGINAL budget v PYE	2025/26	2025/26
	2024/25 \$000's	2025/26 \$000's	Q 1 \$000's	Q 2 \$000's	\$000's	\$000's	2025/26 \$000's	2025/26 \$000's	2025/26 \$000's	2025/26 %
<b>INCOME</b>										
Access Charges	1,341	1,383			1,383		1,383		1,388	100%
User Charges	1,185	1,328			1,328		1,328		780	59%
Fees	92					100	100	100		
Grants & Contributions - Operating	123					216	216	216		
Interest and Investment Income	222	182			182		182		6	3%
Net gain from disposal of assets		11			11		11			
<b>Total Income from continuing operations</b>	<b>2,963</b>	<b>2,904</b>			<b>2,904</b>	<b>316</b>	<b>3,220</b>	<b>316</b>	<b>2,174</b>	<b>68%</b>
<b>EXPENSES</b>										
Employee benefits and on-costs	776	949			949		949		559	59%
Materials & Services	1,723	1,148			1,148	393	1,541	393	1,114	72%
Borrowing Costs	22	22			22		22		2	11%
Water purchase charges										
Other Expenses	13	7		24	31		31	24	6	19%
Net Loss from Disposal of Assets										
<b>Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets</b>	<b>2,533</b>	<b>2,126</b>		<b>24</b>	<b>2,150</b>	<b>393</b>	<b>2,542</b>	<b>417</b>	<b>1,681</b>	<b>66%</b>
<b>Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets</b>	<b>430</b>	<b>778</b>		<b>(24)</b>	<b>754</b>	<b>(77)</b>	<b>678</b>	<b>(101)</b>	<b>493</b>	
Depreciation, amortisation and impairment of non financial assets*	889	923			923		923		693	75%
<b>Surplus / (Deficit) from continuing operations before capital amounts</b>	<b>(460)</b>	<b>(145)</b>		<b>(24)</b>	<b>(169)</b>	<b>(77)</b>	<b>(246)</b>	<b>(101)</b>	<b>(200)</b>	
Grants and Contributions - Capital	68	67			67		67		140	210%
<b>Surplus / (Deficit) from continuing operations after capital amounts</b>	<b>(392)</b>	<b>(79)</b>		<b>(24)</b>	<b>(103)</b>	<b>(77)</b>	<b>(179)</b>	<b>(101)</b>	<b>(60)</b>	
								<b>Actual Expense:</b>	1,577	94%
								<b>Committed Expense:</b>	104	6%
								<b>Total Expense:</b>	<b>1,681</b>	<b>100%</b>

\*Depreciation expense (Actual YTD) is an estimate and has not been processed for year-to-date.

Income and Expenses Budget Review Statement										
Upper Lachlan Shire Council										
Budget review for the quarter ended 31 March 2026										
Sewer Fund										
									Actual YTD%	75%
									Pay YTD%	72%
	(Actual YTD figures include creditor commitments)									
Description	Previous Year	Current Year Original	Approved Changes	Approved Changes	Revised	Recommended changes for council resolution	Projected Year End (PYE)	VARIANCE	ACTUAL YTD	Actual to Projected Budget
	Actual	Budget	Review	Review	Budget		Result	ORIGINAL budget v PYE	YTD	Budget
	2024/25 \$000's	2025/26 \$000's	Q 1 \$000's	Q 2 \$000's	\$000's	Q 3 \$000's	2025/26 \$000's	2025/26 \$000's	2025/26 \$000's	2025/26 %
<b>INCOME</b>										
Access charges	1,681	1,755			1,755		1,755		1,769	101%
User charges	400	336			336		336		341	101%
Liquid trade-waste charges										
Fees										
Grants and contributions - Operating										
Interest and Investment Income	393	327			327		327		9	3%
Net gain from disposal of assets										
<b>Total Income from continuing operations</b>	<b>2,474</b>	<b>2,417</b>			<b>2,417</b>		<b>2,417</b>		<b>2,118</b>	<b>88%</b>
<b>EXPENSES</b>										
Employee benefits and on-costs	605	648			648		648		435	67%
Materials & Services	670	669			669	85	754	85	576	76%
Borrowing Costs	5	5			5		5		13	247%
Other Expenses										
Net Loss from Disposal of Assets										
<b>Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets</b>	<b>1,280</b>	<b>1,322</b>			<b>1,322</b>	<b>85</b>	<b>1,407</b>	<b>85</b>	<b>1,023</b>	<b>73%</b>
<b>Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets</b>	<b>1,194</b>	<b>1,095</b>			<b>1,095</b>	<b>(85)</b>	<b>1,010</b>	<b>(85)</b>	<b>1,095</b>	
Depreciation, amortisation and impairment of non financial assets*	591	604			604		604		453	75%
<b>Surplus / (Deficit) from continuing operations before capital amounts</b>	<b>603</b>	<b>491</b>			<b>491</b>	<b>(85)</b>	<b>406</b>	<b>(85)</b>	<b>643</b>	
Grants and Contributions - Capital	72	44			44		44		147	336%
<b>Surplus / (Deficit) from continuing operations after capital amounts</b>	<b>675</b>	<b>535</b>			<b>535</b>	<b>(85)</b>	<b>450</b>	<b>(85)</b>	<b>789</b>	
								<b>Actual Expense:</b>	1,003	98%
								<b>Committed Expense:</b>	20	2%
								<b>Total Expense:</b>	<b>1,023</b>	<b>100%</b>

\*Depreciation expense (Actual YTD) is an estimate and has not been processed for year-to-date.

Capital Budget Review Statement												
Upper Lachlan Shire Council												
Budget review for the quarter ended 31 March 2026												
										Actual YTD%	75%	
										Pay YTD%	72%	
Capital Expenditure - Acquisition/Renewal of Assets (* includes commitments)												
Description	Previous Year	Current Year	Approved	Approved	Approved	Revised	Recommended	Projected	VARIANCE	ACTUAL	Actual to Projected	
	Actual	Original	Changes	Changes	Changes	Budget	changes	Year End (PYE)	ORIGINAL budget v PYE	YTD	Budget	
	2024/25	2025/26	Review	Review	Review	Review	for council	Result	2025/26	2025/26	2025/26	
	\$000's	\$000's	Q 1	Q 2	Q 3	\$000's	Q 3	\$000's	\$000's	\$000's	\$000's	%
<b>CAPITAL FUNDING</b>												
Rates & other untied funding	3,526	3,846	50	50		3,946		3,946	100	3,382	86%	
Capital Grants & Contributions	10,499	426	3,571	1,000		4,997	752	5,749	5,323	4,341	76%	
Operating Grants & Contributions	2,011	2,807				2,807	(379)	2,428		1,291	53%	
Reserves - External Restrictions	745	4,102				4,102	26	4,128	26	304	7%	
Reserves - Internally Allocated	452	305	672	91		1,068	520	1,588	1,283	680	43%	
New Loans												
Proceeds from sale of assets	474	595				595		595				
Unexpended Grants			185			185		185	185			
<b>Total Capital Funding</b>	<b>17,707</b>	<b>12,080</b>	<b>4,478</b>	<b>1,141</b>		<b>17,700</b>	<b>919</b>	<b>18,619</b>	<b>6,538</b>	<b>9,996</b>	<b>54%</b>	
<b>CAPITAL EXPENDITURE</b>												
WIP	3,952											
New Assets	7,437	3,013	3,537	1,021		7,570	778	8,348	5,335	4,659	56%	
Asset Renewal	5,691	8,451	942	120		9,513	141	9,654	1,203	5,022	52%	
Principal repayments	626	617				617		617		316	51%	
<b>Total Capital Expenditure</b>	<b>17,707</b>	<b>12,080</b>	<b>4,478</b>	<b>1,141</b>		<b>17,700</b>	<b>919</b>	<b>18,619</b>	<b>6,538</b>	<b>9,996</b>	<b>54%</b>	
<b>Net Capital Funding - Surplus /(Deficit)</b>												
										<b>Actual Expense:</b>	7,510	75%
										<b>Committed Expense:</b>	2,486	25%
										<b>Total Expense:</b>	<b>9,996</b>	<b>100%</b>

Cash and Investments Budget Review Statement										
Upper Lachlan Shire Council										
Budget review for the quarter ended 31 March 2026										
Description	Previous Year	Current Year	Approved	Approved	Revised	Recommended	Projected	VARIANCE	Reserve transfers	ACTUAL
	Actual 2024/25 \$000's	Budget 2025/26 \$000's	Changes Review Q 1 \$000's	Changes Review Q 2 \$000's	Budget \$000's	changes for council resolution Q 3 \$000's	Year End (PYE) Result 2025/26 \$000's	ORIGINAL budget v PYE 2025/26 \$000's	Actual 2025/26 \$000's	YTD 2025/26 \$000's
<b>Total Cash, Cash Equivalents &amp; Investments</b>	36,728	34,247	(986)	(536)	32,725	(1,244)	31,481	(2,765)	8,314	38,668
<b>EXTERNALLY RESTRICTED</b>										
Water Fund	3,582	3,611			3,611	(216)	3,395	(216)	713	3,893
Sewer Fund	7,179	5,779			5,779		5,779		2,043	7,822
Developer contributions - General	5,178	5,622	(4)		5,618		5,618	(4)	430	6,048
Developer contributions - Water	746	813			813		813		99	911
Developer contributions - Sewer	902	946			946		946		133	1,078
Specific purpose unexpended grants	4,141	2,629	(765)	(360)	1,504		1,504	(1,125)	4,080	5,584
Domestic waste management	2,252	1,722			1,722		1,722		955	2,677
Stormwater management	382	333			333		333		99	433
Wind farms community fund	310	310			310		310		(10)	300
Trust fund	185	185			185	(183)	2	(183)	183	2
<b>Total Externally Restricted</b>	<b>24,857</b>	<b>21,951</b>	<b>(769)</b>	<b>(360)</b>	<b>20,822</b>	<b>(399)</b>	<b>20,423</b>	<b>(1,528)</b>	<b>8,724</b>	<b>28,748</b>
<b>Cash, cash equivalents &amp; investments not subject to external restrictions</b>	<b>11,871</b>	<b>12,296</b>	<b>(217)</b>	<b>(176)</b>	<b>11,904</b>	<b>(845)</b>	<b>11,059</b>	<b>(1,237)</b>	<b>(410)</b>	<b>9,920</b>
<b>INTERNAL ALLOCATIONS</b>										
Employee entitlements	1,877	1,877			1,877		1,877		0	1,877
Plant and vehicle replacement	881	881		(21)	860	(520)	340	(541)	542	361
Carry over works	1,005	1,005	(164)	(85)	756		756	(249)	108	864
Deposits, retentions and bonds	307	307			307		307		(7)	300
Buildings and infrastructure improvements	1,697	1,697		(70)	1,627		1,627	(70)	595	2,222
Council houses capital works	63	63			63		63		(0)	63
Financial Assistance Grant prepayment	3,488	3,488			3,488		3,488		(2,337)	1,151
Gravel pit restoration	344	344			344		344		1	345
Information technology and equipment	293	198			198		198		82	280
Library cooperative	58	58			58		58		(0)	58
Sale of scrap metal	334	334			334	(265)	69	(265)	470	274
Asset renewal reserve		520	(52)		468	(60)	408	(112)	136	484
<b>Total Internally Allocated</b>	<b>10,347</b>	<b>10,772</b>	<b>(217)</b>	<b>(176)</b>	<b>10,379</b>	<b>(845)</b>	<b>9,534</b>	<b>(1,237)</b>	<b>(410)</b>	<b>8,279</b>
<b>Unallocated</b>	<b>1,524</b>	<b>1,525</b>			<b>1,525</b>		<b>1,525</b>		<b>117</b>	<b>1,641</b>

Developer Contributions Summary											
Upper Lachlan Shire Council											
Budget review for the quarter ended											
31 March 2026											
Purpose	Opening Balance	Developer Contributions Received			Interest Earned	Interest Earned	Interest Earned	Amounts Expended	Amounts Expended	Amounts Expended	Held as Restricted Asset
		Cash	Cash	Cash							
	As at 1 July 2025	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	As at this Q3
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Drainage											
Roads	3,584	68	82	369	38	39	41		12		4,209
Traffic facilities											
Parking											
Open space	210	8	7	31	2	2	3				263
Community facilities	736	14	12	53	8	8	8				839
Garbage disposal	168	5	5	19	2	2	2				203
Bushfire	329	7	6	24	3	4	4	4		5	367
Administration	151	2	2	7	2	2	2				166
<b>Total S7.11 Under plans</b>	<b>5,178</b>	<b>104</b>	<b>113</b>	<b>503</b>	<b>55</b>	<b>56</b>	<b>60</b>	<b>4</b>	<b>12</b>	<b>5</b>	<b>6,048</b>
S7.11 Not under plans											
S7.12 Levies											
S7.4 Planning agreements											
S64 Contributions	1,648	41		246	18	18	20				1,990
Other											
<b>Total Developer Contributions</b>	<b>6,826</b>	<b>145</b>	<b>113</b>	<b>749</b>	<b>73</b>	<b>73</b>	<b>79</b>	<b>4</b>	<b>12</b>	<b>5</b>	<b>8,037</b>

**UPPER LACHLAN SHIRE COUNCIL**  
**Material Variations and Revotes Budget Review Statement - 2025/2026**  
**Budget review for the quarter ended 31 March 2026**

Budget Capital Income and Expenditure - 3rd Quarter Revotes				
Activity GL #	Job Description	Revised Budget 2025/2026	Recommended changes	Projected Year End (PYE)
<b>Capital Expenditure</b>				
01.55916.9006.002	Rugby Road Bevendale - Black Spot Program (total grant funding \$1.809m, to be completed 2026/2027)		309,000	309,000
01.50209.5103.002	Breadalbane Road - road pavement rehabilitation (Roads to Recovery)	600,000	-600,000	
01.50022.1430.002	Sapphire Road - Gravel Resheeting (Roads to Recovery)	80,000	-36,717	43,283
01.50015.1430.002	Grabine Road - Gravel Resheeting (Roads to Recovery)	160,000	-7,889	152,111
01.50182.1430.002	Ladevale Road - Gravel Resheeting (Roads to Recovery)	80,000	-10,637	69,363
01.50029.1430.002	Golspie Road - Gravel Resheeting (Roads to Recovery)	80,000	-23,607	56,393
01.50162.5103.002	Woodhouselee Road - road pavement rehabilitation (Roads to Recovery)	524,884		524,884
01.50213.5103.002	Redground Road - road pavement rehabilitation (Roads to Recovery)	400,000		400,000
01.50206.1430.002	Rugby Road, Dalton - Gravel Resheeting (Roads to Recovery)		300,000	300,000
01.55915.9006.002	Sealing unsealed section on Wombeyan Caves Road (total grant funding \$1.64m, to be completed 2026/2027)		100,000	100,000
01.59000.4210.002	Plant replacement (prior year replacement program remaining)	1,349,500	520,000	1,869,500
01.33501.4250.999	Plant reserve - tranfer from reserve		-520,000	-520,000
01.55917.4101.002	Community Energy Upgrades Solar Grant Project (initial project commencement costs, to be completed 2026/2027)		10,000	10,000
01.55910.9160.002	Wombeyan Caves Road - Guard Rail Installation Guardrail (final project cost - grant funded)	400,000	260,000	660,000
01.55911.2860.002	Pedestrian Lighting to Raised Pedestrian Crossings (final project cost - grant funded)	487,000	73,000	560,000
02.02565.4130.002	Water Meter Reading Software (Water fund)		25,700	25,700
<b>Total - Capital Expenditure</b>		<b>4,161,384</b>	<b>398,850</b>	<b>4,560,234</b>

## UPPER LACHLAN SHIRE COUNCIL

## Material Variations and Revotes Budget Review Statement - 2025/2026

Budget review for the quarter ended 31 March 2026

Budget Operating Income and Expenditure - 3rd Quarter Revotes				
Activity GL #	Job Description	Revised Budget 2025/2026	Recommended changes	Projected Year End (PYE)
<b>Operating items</b>				
01.45000.2000.001	Animal Control - salaries	74,221	67,021	141,242
01.45000.2050.009	Animal Control - oncots	31,915	28,819	60,734
01.39200.2260.001	Crookwell Waste Recovery Centre Garbage Collection Contract Salaries & Wages (reserve funded)		2,000	2,000
01.39200.2260.002	Crookwell Waste Recovery Centre Garbage Collection Contract Creditors (reserve funded)	664,574	85,000	749,574
01.39200.2264.002	Crookwell Waste Recovery Centre Water Testing & Monitoring Creditors (reserve funded)	5,150	5,000	10,150
01.39200.2460.001	Crookwell Waste Recovery Centre Hazard Reduction Salaries & Wages (reserve funded)		5,000	5,000
01.39200.2463.002	Crookwell Waste Recovery Centre Attendant Staff Costs Creditors (reserve funded)	927	4,000	4,927
01.39200.2463.009	Crookwell Waste Recovery Centre Attendant Staff Costs Labour On-Costs (reserve funded)	134	24,000	24,134
01.39200.2461.002	Crookwell Waste Recovery Centre Covering & Compaction Landfill Creditors (reserve funded)	103,000	80,000	183,000
01.39200.2420.002	Waste Strategy Project - Reserve funded		60,000	60,000
01.78058.2103.001	Transgrid - Humelink Project Expenses Bannaby Road Heavy Patching / Salaries & Wages		100,000	100,000
01.78058.2103.002	Transgrid - Humelink Project Expenses Bannaby Road Heavy Patching / Creditors		632,000	632,000
01.78058.2103.004	Transgrid - Humelink Project Expenses Bannaby Road Heavy Patching / Plant		68,000	68,000
01.70001.1100.413	Private Works - Income User Charges & Fees / Transgrid - Humelink Project Revenue		-900,000	-900,000
01.35011.1700.997	LRCI Phase 3 grant income - final milestone payment		-240,697	-240,697
01.35012.1700.997	LRCI Phase 4 grant income - final milestone payment		-693,945	-693,945
01.24032.2304.002	Authority Asset Management System (reserve funded)		60,000	60,000
01.31248.1200.002	Regional Roads - correct allocation	185,606	-185,606	
01.30211.1600.281	Roads to Recovery - Income R2R	-1,924,884	378,850	-1,546,034
01.30301.1700.977	Rugby Road Bevendale - Black Spot Program (total grant funding \$1.809m, to be completed 2026/2027)		-309,000	-309,000
01.31001.1700.942	Capital Grants / TFNSW Road Safety Program Project		-100,000	-100,000
01.29501.1700.890	Community Energy Grants		-10,000	-10,000
01.31001.1700.941	Road Safety Program grant - Wombeyan Caves Road - Guard Rail Installation Guardrail		-260,000	-260,000
01.30801.1700.941	Pedestrian Lighting to Raised Pedestrian Crossings (Road Safety Program)		-73,000	-73,000
01.28000.2870.002	Library Subsidy Frant expenditure estimate correction	1,706	1,794	3,500
01.23001.1600.411	Operating Grants / Fresh Start Program		-35,000	-35,000
02.02000.2420.002	Integrated Water Cycle Management (IWCM) Strategy (Transfer from Reserves)		216,000	216,000
02.02001.1600.579	Crookwell Water - Dept Climate Change IWCM Grant		-216,000	-216,000
12.12000.2820.002	Taralga Water - Insurance claim	9,947	100,000	109,947
12.12001.1800.471	Taralga Water - Income Other income / Insurance Claim Income		-100,000	-100,000
02.02003.2341.002	Crookwell Water - Mains Operations & Maintenance Expenses / Creditors	35,020	40,980	76,000
11.11003.2341.002	Dalton Water - Mains Operations & Maintenance Expenses / Creditors		5,300	5,300
02.02007.2454.002	Crookwell Water - Treatment Chemicals / Creditors	76,838	15,162	92,000
02.02011.2453.002	Water Bores Energy Costs / Creditors	3,708	5,689	9,397
02.02007.2453.002	Crookwell Water - Treatment Energy Costs / Creditors	65,051	9,449	74,500
03.03007.2341.002	Crookwell Sewerage - Treatment Operations & Maintenance Expenses / Creditors	50,882	62,118	113,000
03.03006.2341.002	Crookwell Sewerage - Pumping Stations Operations & Maintenance Expenses / Creditors	18,952	23,048	42,000
<b>Total - Operating result from continuing Operations</b>		<b>-597,253</b>	<b>-1,044,018</b>	<b>-1,641,271</b>
<b>Net Operating Result before grants and contributions provided for capital purposes</b>		<b>-3,081,110</b>	<b>-642,624</b>	<b>-3,723,734</b>
<b>Grants and Contributions - Capital</b>		<b>5,754,800</b>	<b>1,686,642</b>	<b>7,441,442</b>
<b>Operating result from continuing Operations</b>		<b>2,673,690</b>	<b>1,044,018</b>	<b>3,717,708</b>

# UPPER LACHLAN SHIRE COUNCIL



## OPERATIONAL PLAN – KPI SUMMARY **2025/2026**

***31 March 2026***

**CSP STRATEGIC PILLAR – OUR COMMUNITY:  
PRINCIPAL ACTIVITY - HEALTH SERVICES, MEDICAL CENTRES, AGED, DISABLED AND COMMUNITY SERVICES**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Liaise with health care service providers within the Shire.	Facilitate leases for buildings.	1.1 - Support the retention of medical and health care facilities in the towns.	Achieved - Council owned buildings leased to health care service providers.
Support the NSW Government sponsored National Disability Insurance Scheme (NDIS).	Council review the Disability Inclusion Action Plan.	1.3 - Community services for young, aged, disabled, and people from diverse cultural backgrounds.	Achieved – Implementation of DIAP actions commenced.
Maintain a web based community directory.	Review annually.	1.6 - Social inclusion for all disparate communities.	Working Towards – community directory data being sourced and updated.

**CSP STRATEGIC PILLAR – OUR COMMUNITY:  
PRINCIPAL ACTIVITY - PUBLIC HALLS, CULTURAL SERVICES, COMMUNITY CENTRES AND MUSEUMS**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Review and implement Social and Community Plan for Council.	Report on actions each year in the Annual Report.	1.2 - Support provision of ageing population services and aged accommodation.	Not achieved.
Review and Implement Cultural Plan for Council.	Report on actions each year in the Annual Report.	1.3 - Community services for young, aged, disabled, and people from diverse cultural backgrounds. 1.5 - Protect all significant heritage sites to preserve the diverse history of the Shire.	Not achieved.  Working Towards – new grants applied for and draft heritage inventory finalised.

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Maintenance and management of Council public facilities.	Review Plans of Management every five years.	1.7 - Manage and upgrade Council's public buildings and community centres.	Not achieved - Plans of Management remain to be developed.

**CSP STRATEGIC PILLAR – OUR COMMUNITY:  
PRINCIPAL ACTIVITY - ANIMAL CONTROL**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Registration of companion animals.	Monthly report to Office of Local Government.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved.
Maintain an Impounding Register.	Statistics reported in Annual Report.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved.
Management of companion animal compliance including the provision of ranger services.	Respond to dog attacks within 24 hours. Respond to roaming dog requests within a business day. Respond to barking dog requests within two business days.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved – response times are dependent on available resources.

**CSP STRATEGIC PILLAR – OUR COMMUNITY:  
PRINCIPAL ACTIVITY - SWIMMING POOLS**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Provide supervision for safety of patrons.	Meet Practice Note – staff / patron ratio.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved.
Water quality testing.	Ensure daily water testing schedule during operating season is complete.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved.
Swimming pool patronage numbers and financial report.	Report annually to Council.	1.3 - Community services for young, aged, disabled, and people from diverse cultural backgrounds.	Working Towards – report to be provided at May 2026 Council Meeting.

**CSP STRATEGIC PILLAR – OUR COMMUNITY:  
PRINCIPAL ACTIVITY - SPORTING GROUNDS, PARKS AND GARDENS AND PUBLIC SPACES**

<b><u>KPI</u></b>	<b><u>Performance Measure</u></b>	<b><u>Delivery Program Actions</u></b>	<b><u>Performance Status</u></b>
Sports field maintenance and Playing Fields Committee meetings.	Report to Council annually.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Working Towards.
Prepare Plans of Management for land where Council is the trustee.	Categorise land and prepare Plans of Management.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Working Towards – staff developing plans of management for community land. Initial draft completed for Collector Oval and with Committee for feedback.
Towns and villages mowing and maintenance program and fire risk minimisation. Improve maintenance of public parks facilities.	Implement a service review for open space maintenance.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Working Towards - a Parks and Gardens Operational and Maintenance Program is being developed to guide town maintenance activities.
Complete annual inspection of all playgrounds.	Inspection of play equipment completed and action plan developed and implemented.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Working Towards – appropriate training for staff being arranged.  Independent auditor completed annual inspection program.

**CSP STRATEGIC PILLAR – OUR COMMUNITY:  
PRINCIPAL ACTIVITY - PUBLIC LIBRARIES**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Quarterly Reports for library services to Council.	Report to Council by deadline.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Working Towards - Quarterly Reports for both branch libraries are prepared within a month of the end of the quarter. Third quarter library report to be provided to May meeting. 50% complete.
Complete NSW State Library Return of Local Priority Grant Report and Statement of Library Operations.	Completed by State Library deadline.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved - Library Return submitted to NSW State Library by 10 October 2025. 100% complete
Increase Library membership in proportion to Shire population.	Run two membership drives throughout the year. Increase membership by 5%.	1.3 - Community services for young, aged, disabled, and people from diverse cultural backgrounds.	Working Towards - membership drive run during January and February 2026 and planned to be run in May 2026. 50% complete.
Improve community awareness of the benefits of Library membership and programs for children aged 0 to 5 years.	Provide three Child and Family Health Services in the Shire with baby Library packs.	1.3 - Community services for young, aged, disabled, and people from diverse cultural backgrounds.	Achieved - Library staff have prepared baby Library packs and distributed these to a total of five sites. Staff will continue to follow-up to replenish packs at each site as planned. 100% complete.

**CSP STRATEGIC PILLAR – OUR COMMUNITY:  
PRINCIPAL ACTIVITY - EMERGENCY SERVICES AND FIRE PROTECTION**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Maintain Section 7.11 Development Contributions Plan Register for each individual Bushfire Brigade.	Annual audit of Section 7.11 Register - Bushfire.	1.7 - Manage and upgrade Council's public buildings and community centres.	Working Towards – Section 7.11 Development Contributions Register reconciled and external audit completed to 30 June 2025. The Register is reconciled each month and reported each quarter to Council.
Complete review of EMPLAN and creation of Consequence Management Guides.	Report to Council every two years.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved – EMPLAN and Consequence Management Guides reviewed and endorsed at regional level in August 2023 and are reviewed and updated every 3 years with State Government agency input.
Council participate in CRJO South East NSW Resilience Framework project.	Report to Council on actions achieved.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved – report to be provided to a future 2026 Council Meeting.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY – TOWN PLANNING AND DEVELOPMENT CONTROL**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Prepare LEP amendments and submit to Department of Planning and Environment.	LEP Amendments utilising gateway approval.	2.2 - Promote environmentally sustainable developments (ESD).	Achieved – as required.
Review and monitor Local Environmental Plan, Development Control Plan and Local Strategic Planning Statement.	Undertake Strategic Planning Reviews.	2.2 - Promote environmentally sustainable developments (ESD).	Working Towards – development of Housing Strategy and review of DCP ongoing.
Review and implementation of Section 7.11 and Section 7.12 Development Contributions Plan.	Complete review of the contributions plans and policy.	2.4 - Pursue Section 7.12 Development Contributions payments for all State Significant - Designated Developments.	Working Towards – consultant engaged, and process ongoing.
Committees of Council operate to facilitate the Community Enhancement Fund (CEF) in conjunction with wind farm development company and community representation.	CEF funds distributed annually. Committees resourced to benefit target communities.	2.4 - Pursue Section 7.12 Development Contributions payments for all State Significant - Designated Developments.	Achieved.
Completion and issue of Section 10.7 Planning Certificates.	Complete within 10 days.	2.2 - Promote environmentally sustainable developments (ESD).	Achieved.
Completion of heritage listings LEP review, continue heritage advisory service and continue annual heritage grants program.	Finalise heritage study and amend LEP / DCP to incorporate additional heritage listings. Award new contract to engage Heritage Advisor.	2.2 - Promote environmentally sustainable developments (ESD).	Working Towards – draft heritage report completed.  Council Heritage adviser engaged.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY - BUILDING CONTROL AND COMPLIANCE**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Construction Certificate (CC) assessment and determination	Determine 80% of CC's within 40 days.	2.2 - Promote environmentally sustainable developments (ESD).	Not achieved – applications not determined within 40 days based on resourcing restrictions.
Development Application (DA) assessment and determination.	Determine 80% of DA's within 40 days.	2.2 - Promote environmentally sustainable developments (ESD).	Not achieved – applications not determined within 40 days based on resourcing and conflicting responsibilities.  Staff DA approval times at 100% meeting the State Government expectations.
Review planning charges for transition to cost recovery.	Review undertaken.	2.2 - Promote environmentally sustainable developments (ESD).	Working Towards – commenced as part of 2025/2026 Fees and Charges adoption.
Review delivery of pre-lodgement advice, education services and materials.	Review undertaken.	2.2 - Promote environmentally sustainable developments (ESD).	Achieved.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY - ENVIRONMENTAL SYSTEMS AND PROTECTION**

<b><u>KPI</u></b>	<b><u>Performance Measure</u></b>	<b><u>Delivery Program Actions</u></b>	<b><u>Performance Status</u></b>
Investigate and report environmental complaints in accordance with legislation.	Deal with complaints in accordance with Customer Service Charter.	2.1 - Address environmental degradation issues; i.e. noxious weeds control.	Achieved.
Drive sustainability in Council's business. Activate whole of Council commitment to sustainability and reduce greenhouse gases from Council's operations.	Deliver energy actions. Continue to implement energy reduction options across Council facilities and services.	2.2 - Promote environmentally sustainable developments (ESD).	Not achieved – Note that Council is working with CRJO in this space on an ongoing basis.  Council obtained funding for installation of solar at a number of Council facilities.
Participate in the Hilltops and Upper Lachlan Shire Councils drought resilience program in conjunction with NSW Reconstruction Authority.	Drought Resilience Plan implemented.	2.2 - Promote environmentally sustainable developments (ESD).	Achieved.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY - FOOD CONTROL AND INSPECTIONS**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Conduct food premise inspections of retailers and service providers.	Annual inspection of all food premises.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved.
Swimming Pool register and inspection program.	Ensure Swimming Pool Register is maintained.	1.8 - Encourage recreational and leisure activities while maintaining public safety standards.	Achieved.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY - BIOSECURITY (NOXIOUS WEEDS) INSPECTION AND CONTROL**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Provide reports to Council on Biosecurity private property inspections.	Inspection statistics reported to Council quarterly.	2.1 - Address environmental degradation issues, i.e. noxious weeds control.	Achieved.
Suppression of priority weeds on road reserves.	Roads to be surveyed annually and control work conducted.	2.1 - Address environmental degradation issues, i.e. noxious weeds control.	Achieved – roadside spraying works completed.
Complete annual weeds education program.	Weed information sessions held at Crookwell, Gunning and Taralga.	2.5 - Support land care initiatives to restore and beautify natural resources.	Working Towards – not applicable for this quarter.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY - WASTE CENTRES AND LANDFILLS**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Implement strategy for the Crookwell Waste Centre, including remediation and restoration.	Consultant to supply options for EPA and Council to complete works.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working towards – Consultant engaged.
Ensure best practice pricing based on cost recovery principles for all waste services and promotion of waste recycling.	Review and report to Council annually.	2.7 - Provide waste pickup service for towns and villages, and reduce the amount of waste going to landfills.	Achieved – services provided and DWMS charge reviewed annually and considered through the adoption of the Operational Plan.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY - DOMESTIC WASTE MANAGEMENT (DWM)**

<b><u>KPI</u></b>	<b><u>Performance Measure</u></b>	<b><u>Delivery Program Actions</u></b>	<b><u>Performance Status</u></b>
DWM service charge includes a disposal cost as a costed entity as part of the annual DWM reasonable cost calculation.	Review DWM services and charges annually.	2.7 - Provide waste pickup service for towns and villages, and reduce the amount of waste going to landfills.	Achieved.
Average number of garbage bin service collections (putrescible, recycling and green) missed per month and number of complaints received.	Less than 2% of weekly pickups.	2.7 - Provide waste pickup service for towns and villages, and reduce the amount of waste going to landfills.	Achieved.
Develop tender documentation for capping of Crookwell Landfill.	Finalise the Crookwell Landfill Closure Plan.	2.7 - Provide waste pickup service for towns and villages, and reduce the amount of waste going to landfills.	Working Towards - ongoing works continue at Crookwell waste facility for remediation with cap design being completed. Funding for new waste transfer station (WTS) and capping project assessed. Waste Strategy to be completed before WTS project started.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY - WATER SUPPLY SERVICES**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Carry out weekly water quality standard testing.	Complying water quality test samples.	2.6 - Improve water supply and sewer facilities to towns.	Achieved.
Review Integrated Water Cycle Management (IWCM) Strategy for the town water supplies.	Final IWCM strategy completed.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards – Council & NSW Public Works have completed the review of and preparation of the IWCM. Variation works started and aim to complete by December 2026.
Maintain Section 64 Development Contributions Plan Register.	Audited annually and review of Contributions Plan.	2.6 - Improve water supply and sewer facilities to towns.	Not achieved – supporting strategies / documentation required to be completed prior to being able to complete review.
Surplus Water Fund operating result.	Within 10% of budget.	2.6 - Improve water supply and sewer facilities to towns.	Not achieved - water supply fund had an operational deficit in past 4 financial years.

**CSP STRATEGIC PILLAR – OUR ENVIRONMENT:  
PRINCIPAL ACTIVITY - SEWER SERVICES**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Number of sewer chokes per month per five kilometres of mains.	Less than 5 per month.	2.6 - Improve water supply and sewer facilities to towns.	Working Towards.
Implement Trade Waste Policy.	Staff provided training in Trade Waste to enable implementation of Policy.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards – Trade Waste Policy adopted. Staff trained to review implementation.
Surplus Sewer Fund operating result.	Within 10% of budget.	2.6 - Improve water supply and sewer facilities to towns.	Achieved – Sewer fund had an Operating Surplus in past 4 financial years.
Maintain Section 64 Development Contributions Plan Register.	Audited annually and Contributions Plan reviewed.	2.6 - Improve water supply and sewer facilities to towns.	Achieved.
Sewer Treatment Plants comply with EPA conditions.	Satisfactory report from NSW EPA.	2.6 - Improve water supply and sewer facilities to towns.	Working Towards – Crookwell Sewer Treatment Plant (STP) upgrade projects to be completed and Gunning STP to have upgrades to existing systems to improve effluent Quality and comply with EPA.

**CSP STRATEGIC PILLAR – OUR ECONOMY:  
PRINCIPAL ACTIVITY - FINANCIAL SERVICES**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Council's Investment Policy and Investment Strategy.	Review biennially.	3.2 - Prudent financial management.	Achieved – Council's investments have been managed in accordance with the Investment Policy and achieved above BBSW return on investment. Review of policy is pending.
Maintain Employee Leave Entitlements (ELE) internal restricted cash reserves to fund leave as it becomes payable.	Cash reserve maintained.	3.1 - Ensure financial viability of Council.	Achieved – Council ELE internal cash reserve is 40% of total ELE expense based on employee age profile and accumulated leave entitlements accrued as at 30 June 2025.
Implementation of Council's Internal Audit Plan and report actions to Audit, Risk and Improvement Committee.	Complete 2 internal audits annually.	3.2 - Prudent financial management.	Working Towards – ARIC Committee met in March 2026. Internal Audit Charter endorsed by Council in September 2025. Internal audit supplier Crowe commenced Audit Assurance Mapping in February 2026.
Progressively complete Asset Fair Valuation for all asset classes.	Audited annually.	3.1 - Ensure financial viability of Council.	Working Towards - Infrastructure asset classes will be revalued at fair value by 30 June 2026. Valuation specialist Australis is on track to supply the valuations by due date.
Improve Long Term Financial Plan (LTFP) modelling.	10 year plan reviewed annually.	3.1 - Ensure financial viability of Council.	Achieved – Council adopted Long Term Financial Plan for the period 2025-2034 on 19 June 2025. LTFP was reviewed as part of the AEC Financial Sustainability Report commissioned by Council.
Accurate and timely Council budget reporting and review.	Quarterly Reports.	3.2 - Prudent financial management.	Achieved – provision of Quarterly Budget Review Statements and KPIs report to Council each quarter is completed within 2 months of end of the quarter.

<b>CSP STRATEGIC PILLAR – OUR ECONOMY: PRINCIPAL ACTIVITY - ADMINISTRATION AND CORPORATE SUPPORT</b>			
<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Manage Council's Accounts Payable and Purchasing systems.	70% of tax invoices are paid within credit terms.	3.1 - Ensure financial viability of Council.	Achieved – 75% of tax invoices were paid by Council in accordance with credit terms in the third quarter. 1,329 tax invoices were processed in the first quarter, 1,213 tax invoices processed in the second quarter and 1,251 processed in the third quarter.
Manage Council's Accounts Receivable system.	80% payment recovered within sixty days.	3.1 - Ensure financial viability of Council.	Achieved – 84.70% of sundry debtor invoices were recovered within 60 days of tax invoice date in the third quarter. 196 tax invoices were processed in the first quarter, 130 tax invoices processed in the second quarter, 85 tax invoices processed in the third quarter.
Council electronic document records management system (EDM) complies with State Records requirements. Training of users of records management system.	HP Content Manager (EDM) system upgrade.	3.1 - Ensure financial viability of Council.	Working Towards - Records Management Assessment Tool (RMAT) completed and lodged with NSW State Records in March 2026. The upgrade to EDM and staff training is pending.
Participate in Canberra Region Joint Organisation (CRJO) advocacy and resource sharing projects.	CRJO report annually to Council.	3.2 - Prudent financial management.	Achieved – Council staff continues to participate in governance, resilience, Regional CSP, internal audit, GMAG, procurement working group in CRJO.
Six monthly Stores Stocktakes with a proportion and value of inventory errors being minimised.	Audit of stores stock.	3.2 - Prudent financial management.	Working Towards – the two depot stores stocktakes are completed six monthly. The stores stocktakes was undertaken in the second quarter.

**CSP STRATEGIC PILLAR – OUR ECONOMY:  
PRINCIPAL ACTIVITY - GENERAL PURPOSE REVENUE AND RATES**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Proportion of rates accounts outstanding at year end.	Less than 5% outstanding.	3.2 - Prudent financial management.	Achieved – 5.07% rates and charges outstanding percentage as at 30 June 2025. Outstanding Rates reports provided each month to the Ordinary Council Meeting.
Completion of statutory certificates i.e. Section 603 Certificates.	95% completion rate within 5 days.	3.2 - Prudent financial management.	Achieved – 100% of Section 603 certificates were processed within the deadline in the second quarter. There were 110 Section 603 Certificates issued in first quarter, 108 Certificates issued in the second quarter and 90 certificates issued in the third quarter.
Completion and audit of Schedule - Permissible Rates Income Calculation.	Annual Completion by due date free of error.	3.2 - Prudent financial management.	Achieved – Permissible Rates Income audit completed for general rates levied for the year ended 30 June 2025.
Process land revaluations and monthly supplementary land valuations from the Valuer Generals Office.	Monthly reconciliation and signoff by management.	3.2 - Prudent financial management.	Achieved – all reconciliations signed and authorised in each quarter.
Levy Rates and Annual Charges and user charges in accordance with Local Government Act.	Annual income meets budget forecast.	3.2 - Prudent financial management.	Achieved - rates and annual charges income levied is in accordance with the budget projections, rates notices distributed on time.

**CSP STRATEGIC PILLAR – OUR ECONOMY:  
PRINCIPAL ACTIVITY - INFORMATION TECHNOLOGY**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Council's Information Technology Strategic Plan, Disaster Recovery Plan and Business Continuity Plan to be reviewed and updated.	Implement actions within specified timeframes.	3.1 - Ensure financial viability of Council.	Not achieved – IT Strategic Plan, Disaster Recovery Plan & BCP need reviewing and testing.
Implement Council PC (computers) replacement program on a four year rotational basis.	Annually install 100% of PC's scheduled.	3.1 - Ensure financial viability of Council.	Achieved.
Implementation of information technology capital works, i.e. new servers, software, databases and telecommunication upgrades.	Complete projects each year within budget estimate.	3.1 - Ensure financial viability of Council.	Achieved – in line with adopted budget.

**CSP STRATEGIC PILLAR – OUR ECONOMY:  
PRINCIPAL ACTIVITY - WORKFORCE (HUMAN RESOURCES AND WORK HEALTH AND SAFETY)**

<b><u>KPI</u></b>	<b><u>Performance Measure</u></b>	<b><u>Delivery Program Actions</u></b>	<b><u>Performance Status</u></b>
Deliver learning and development program.	ELMO training modules delivery for all staff.	3.4 - Assist facilitation of employment opportunities.	Working Towards – ELMO is yet to go live for all new and existing employees covering Induction, Cybersecurity and Public Interest Disclosure training. Some modules have been released, and additional training modules will continue to be released.
Conduct annual performance reviews for all employees.	Completed by 30 June each year.	3.4 - Assist facilitation of employment opportunities.	Achieved – the 2024/2025 employee performance reviews have been completed. Any wage increases have been processed. Future training needs are being tracked from completed appraisals. The 2025/2026 performance appraisals commence in April.
Review and implement the human resources four year strategy in Council's Workforce Plan.	Review Annually.	3.4 - Assist facilitation of employment opportunities.	Achieved – Council adopted the Workforce Plan on 19 June 2025. Review completed in March 2026 and draft Workforce Plan to be placed on public exhibition in April 2026.
Improve WHS leadership, accountability and awareness.	<ul style="list-style-type: none"> <li>- Include WHS on agenda for all team meetings.</li> <li>- Supervisors at all levels are trained in risk management.</li> <li>- Supervisors at all levels are trained in their roles and responsibilities.</li> </ul>	3.4 - Assist facilitation of employment opportunities.	Working Towards – Team meetings across the business are not consistently being undertaken, including WHS agenda items – remains to be addressed. WHS for Managers ELMO module has been assigned. Team Leaders have received roles and responsibilities training.

<b><u>KPI</u></b>	<b><u>Performance Measure</u></b>	<b><u>Delivery Program Actions</u></b>	<b><u>Performance Status</u></b>
All new employees to attend a Corporate Induction.	<ul style="list-style-type: none"> <li>- Corporate induction completed within two weeks of commencing.</li> <li>- Site WHS induction completed within two weeks of commencing.</li> </ul>	3.4 - Assist facilitation of employment opportunities.	Working Towards – ELMO WHS for Managers module has been rolled out. WHS module for other employees is yet to be released. All new employees receive corporate induction within two weeks of commencement. Site inductions being undertaken.
High risk work is managed.	<ul style="list-style-type: none"> <li>- SWMS for High Risk work are: - Developed, reviewed regularly - Staff are inducted.</li> <li>- Safe Work Instructions are: Developed - Reviewed regularly - Staff are inducted.</li> <li>-Safe Operating Procedures are: Developed - Reviewed regularly - Staff are inducted.</li> </ul>	3.4 - Assist facilitation of employment opportunities.	<p>Working Towards – 7 SWMS have been developed and staff inducted. Others yet to be completed/reviewed.</p> <p>Working Towards – Task documentation gap analysis is being undertaken. Safe Work Instructions are to be reviewed and staff inducted.</p> <p>Working Towards - Task documentation gap analysis is being undertaken which includes plant/equipment. Safe Operating Procedures are to be reviewed and staff inducted.</p>

<p>Hazard identification and risk controls implemented.</p>	<ul style="list-style-type: none"> <li>- All WHS hazards, incidents and near misses are reported, investigated and correction actions implemented.</li> <li>- Toolbox talks are carried out by all operational teams each day/change in task.</li> <li>- Routine inspections are carried out: Quarterly inspections – Executive Officers; Monthly inspections – Managers and Supervisors; Routine inspections – Health and Safety Leader.</li> </ul>	<p>3.4 - Assist facilitation of employment opportunities.</p>	<p>Achieved - corrective actions from reported hazards and incidents are followed up, control measures implemented and incidents finalised. Informal and formal investigations undertaken.</p> <p>Working Towards – toolbox talks are regularly undertaken, some inconsistencies remain to be rectified.</p> <p>Working Towards – Routine inspections are not being routinely undertaken across all business units and requires rectifying.</p>
<p>Improve workers WHS knowledge and capabilities.</p>	<ul style="list-style-type: none"> <li>- Ensure workers are trained and competent in the use of equipment, plant and machinery as applied to their role.</li> <li>- Workers are inducted in all relevant safe working procedures.</li> <li>- All workers receive WHS training.</li> </ul>	<p>3.4 - Assist facilitation of employment opportunities.</p>	<p>Achieved – workers are being trained and assessed for competency in the use of the relevant plant and equipment utilised in their role.</p> <p>Working Towards – Workers are receiving inductions into safe working procedures routinely.</p> <p>Working Towards – All new starters undertake an induction with Health &amp; Safety Leader upon commencement. WHS Compliance training being undertaken.</p>

**CSP STRATEGIC PILLAR – OUR INFRASTRUCTURE:  
PRINCIPAL ACTIVITY - ROADS, BRIDGES, FOOTPATHS, CYCLEWAYS AND KERB AND GUTTERING**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Implement Roads Hierarchy Classification in strategic planning of forward road programs.	Review Road Hierarchy annually.	4.3 – Bitumen sealing all urban streets in towns.	Working Towards – Roads Hierarchy has been developed through IMG asset data capture however has not been reviewed and finalised.
Completion of annual capital works expenditure program in accordance with budget allocation.	Complete 80% of works program annually.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10-year period.	Working Towards – Delivery of annual capital works program is ongoing.
Call and evaluate tenders for civil works, contract plant and labour hire, and capital works projects.	To review tenders every two years.	4.1 - Improve local road and regional road transport networks.	Working Towards – Civil Works and Truck and Plant Hire tenders are current. Winning and Crushing tender is being prepared. Bitumen Sealing RFQ's have been completed under Local Government Procurement Vendor Panel.
Gravel resheeting programme submitted to and adopted by Council in June each year.	Resheet every road in a 30 year cycle.	4.1 - Improve local road and regional road transport networks.	Working Towards – Gravel re-sheeting program continues. To achieve 30 year cycle Gravel Resheeting annual budget needs to be increased.

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Prepare Asset Management Plans for Roads.	Complete by 31 December 2025.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards - received draft condition assessment and valuation data for all transport assets. A ten-year capital and renewal work program will be developed upon receipt of the final data, followed by preparation of the Transport Asset Management Plan by 30 June 2026.
Road pavement construction program.	Complete within budget allocation and finalisation report completed.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards – delivery of annual capital works program is underway.
Complete the Tablelands Way MR256 road reconstruction and infrastructure improvement project.	Complete within budget allocation and project deadline.	4.9 - Transport link priority projects to State Parks including the Wombeyan Caves Road, Tablelands Way and Grabine Road reconstruction and upgrade to facilitate economic benefits to the region.	Working Towards – works are well advanced; the bridge structure and road approach works are completed at Curraweela. The Tablelands Way Stage 2 works are complete except for Line marking, Stage 3 Road works have started and planned to be completed in May 2026.
Review footpath replacement program.	Complete within budget allocation.	4.6 - Develop new and upgrade existing footpaths and cycleway networks.	Working Towards – footpath maintenance and replacement to be completed as per budget. Received draft condition assessment and valuation data for footpaths. A ten-year capital and renewal work program will be developed upon receipt of the final data.

**CSP STRATEGIC PILLAR – OUR INFRASTRUCTURE:  
PRINCIPAL ACTIVITY - STORMWATER AND DRAINAGE**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Stormwater Levy for all towns to assist in funding capital works improvements in the Shire towns.	Maintain an external restricted cash reserve.	4.7 - Upgrade stormwater and kerb and guttering in towns.	Achieved – The external restricted cash reserve is being maintained.
Implement Floodplain Risk Management Plan actions.	Implement activities identified in Plan, subject to budget allocation.	4.7 - Upgrade stormwater and kerb and guttering in towns.	Achieved - Improvements in flood emergency response planning. Increase public awareness of the risks of flooding in the Upper Lachlan community.  Implementation of a location-based severe weather warning and broadcasting system in Crookwell, Taralga, Collector and Gunning, as well as the installation and operation of a land-based flood-warning system for the village of Gunning has been completed.

**CSP STRATEGIC PILLAR – OUR INFRASTRUCTURE:  
PRINCIPAL ACTIVITY - QUARRIES AND GRAVEL PITS**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Prepare annual stocktake of gravel pits stock held and movements. Review quantity of gravel stock held for each gravel pit/quarry.	Complete by June each year. Audit annually.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards – the gravel stocktakes for 2025/2026 will be completed in June 2026.
Review gravel royalty payment pricing model and internal charge rate and procedures.	Review and update gravel royalty payment annually.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Achieved – internal gravel charge was reviewed and adopted in the 2025/2026 Operational Plan. Royalties have been updated at same time as gravel pit agreements.
Erect signage as warning of potential hazard at quarries where Council have Quarry Management agreements.	Signage installed.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Achieved – Signs erected. Quarry Management Plans have been developed and adopted by Council. Emergency management systems have been developed for Quarries.

**CSP STRATEGIC PILLAR – OUR INFRASTRUCTURE:  
PRINCIPAL ACTIVITY - PUBLIC CONVENIENCES AND AMENITIES**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Maintain public buildings and toilet facilities according to health requirements.	Weekly maintenance schedule undertaken.	4.4 - Develop town and CBD beautification programs.	Working Towards – maintenance schedule is in place, currently being completed by contractor and internal staff.

**CSP STRATEGIC PILLAR – OUR INFRASTRUCTURE:  
PRINCIPAL ACTIVITY - PUBLIC CEMETERIES**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Prepare Plans of Management for all Council controlled cemeteries.	Review every five years.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Not Achieved - the crown land identification process is not finalised, and Plans of Management are required to be developed.
Undertake cemetery maintenance activities according to the adopted works schedule.	Within 5% of budget allocation.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards – maintenance activities completed as per works plan.

**CSP STRATEGIC PILLAR – OUR INFRASTRUCTURE:  
PRINCIPAL ACTIVITY – HOUSING AND BUILDING MAINTENANCE**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Regular inspection of Council buildings to inform building maintenance management program.	Annual inspection program.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards – Inspections are being carried out when onsite for reactive repair works and any issues identified are being logged and prioritised. Annual inspection program still to be developed.
Annual maintenance and repair program derived from inspections.	Repairs completed within 60 days of notification.	1.7 - Manage and upgrade Council's public buildings and community centres.	Working Towards - Repairs and maintenance works are typically completed within 60 days. Proactive maintenance program still to be developed.

**CSP STRATEGIC PILLAR – OUR INFRASTRUCTURE:  
PRINCIPAL ACTIVITY - ENGINEERING AND WORKS SUPERVISION**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Provide or arrange engineering design of projects in the Operational Plan.	Complete at least 80%.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards – All projects requiring design in 2025/2026 program have been identified. Designs will be completed to align with planned delivery times.
Implementation and review of Asset Management Plan for all asset classes.	Assets reporting in accordance with OLG requirements.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards – Transport Asset Management Plan to be developed by 30 June 2026.
Coordinate the Local Traffic Committee Meetings.	Facilitate and attend all Local Traffic Committee Meetings.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Achieved – Local Traffic Committee Meetings are held quarterly and are facilitated and attended by Council staff at each meeting.

**CSP STRATEGIC PILLAR – OUR INFRASTRUCTURE:  
PRINCIPAL ACTIVITY - PLANT AND EQUIPMENT OPERATIONS**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Prepare a plant and equipment 10 year forward plan.	Review and update annually.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Achieved – Plant and Motor Vehicle Replacement Schedule have been prepared and reviewed annually.
Annual Plant Replacement schedule.	Replacement cost is within 5% of budget allocation.	4.2 – Infrastructure Plan is implemented for new capital works, asset renewal and upgrades covering a 10 year period.	Working Towards - Plant replacements are proceeding in accordance with Plant Replacement Schedule in the Operational Plan.
Achieve plant hire surplus each year.	Review annually adopted plant hire rates.	4.1 - Improve local road and regional road transport networks.	Achieved – Plant hire rates were reviewed and changes implemented.
Management of Council employee motor vehicle leaseback program.	Review annually.	4.1 - Improve local road and regional road transport networks.	Achieved – Leaseback program and agreement reviewed regularly. Review of leaseback fee will be implemented in July 2026.

**CSP STRATEGIC PILLAR – OUR CIVIC LEADERSHIP:  
PRINCIPAL ACTIVITY – GOVERNANCE**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Implement organisation structure in accordance with Local Government Act requirements.	Reviewed regularly and after local government election.	5.3 – Leadership and commitment to integrated planning and reporting.	Achieved – A new organisation structure was implemented by the CEO in September 2024. Council made no changes to structure at 18 September 2025 Council Meeting.
Council policy development and review.	Continual policy review and upgrade each year.	5.2 - Promote community engagement and involvement in decision making processes.	Working Towards – policies are reviewed each month. 13 policies were reviewed/approved by Council in the first three quarters.
Council Meeting Business Paper creation and distribution.	Released one week prior to meeting date.	5.2 - Promote community engagement and involvement in decision making processes.	Achieved – completed, meeting business papers are released one week prior to the meeting date.
Complete Council Annual Report.	Completed and sent to OLG by deadline each year.	5.2 - Promote community engagement and involvement in decision making processes.	Achieved – completed and sent to OLG by 31 October 2025.
Compliance with Office of Local Government Circulars and compliance with legislative and statutory amendments.	Circulars to be reviewed monthly.	5.3 – Leadership and commitment to integrated planning and reporting.	Achieved – circulars complied with and reported to Council as required by the Office of Local Government.
Councillor training program.	Support and deliver professional development training.	5.3 – Leadership and commitment to integrated planning and reporting.	Working Towards – Councillors inducted at the start of term followed by a professional development program. Councillors received training in October and November 2024 from LGNSW, OLG webinars available and attendance arranged in 2026.

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Embed Risk Management Framework into all business units of Council	Review and update Enterprise Risk Register that aligns with Council Risk Appetite.	5.3 – Leadership and commitment to integrated planning and reporting	Working Towards – An Enterprise Risk Management (ERM) Framework has been adopted and ERM is now a standing agenda item in Directorate meetings. An Enterprise Risk Register has been developed and is currently being updated to reflect the evolving risk environment. In conjunction with management training sessions.

**CSP STRATEGIC PILLAR – OUR CIVIC LEADERSHIP:  
PRINCIPAL ACTIVITY - TOURISM PROMOTION AND BUSINESS**

<b><u>KPI</u></b>	<b><u>Performance Measure</u></b>	<b><u>Delivery Program Actions</u></b>	<b><u>Performance Status</u></b>
Implement Upper Lachlan Destination Plan.	Review performance annually.	3.5 - Promote tourism opportunities.	Working Towards - implementation of the Destination Plan progressing strongly, with the Upper Lachlan region gaining greater visibility as a key part of the Southern Tablelands visitor offering. Marketing and promotional efforts have expanded, with consistent social media activity, increased cross-promotion through regional channels, and strengthened partnerships with the five Southern Tablelands Shires, Destination Southern and Destination NSW. A shared regional map featuring the five shires has been developed promoting regional connectivity. Ongoing support for tourism operators continues to encourage quality visitor experiences and local business growth.
Presentation of tourism function statistics and report to Council quarterly.	Increase in ATDW listings by 5% per Year, report on Visitor Centre visitation, report on caravan park visitation.	3.5 - Promote tourism opportunities.	Achieved – a report to Council is being received on a quarterly basis including visitation and caravan park bookings. Australian Tourism and Data Warehouse (ATDW) listings have been significantly increased.
Build Industry and Economic Development in the Shire.	Meet with community groups yearly, meet with new and established	3.5 - Promote tourism opportunities.	Working Towards - Engagement with local businesses and community groups continues to strengthen, identifying opportunities for growth and collaboration across the Shire.

<b><u>KPI</u></b>	<b><u>Performance Measure</u></b>	<b><u>Delivery Program Actions</u></b>	<b><u>Performance Status</u></b>
	businesses, engage with CRJO economic development committee, create industry newsletter.		Active participation in the CRJO Economic Development Committee provides valuable regional insight and alignment. The industry newsletter has been successfully established and distributed, sharing updates, funding opportunities, and success stories to support and connect local industries.
Prepare and distribute tourism publications; i.e. Destination Guide and guided walks. Distribute a monthly What's On promoting local events	Prepare and distribute a minimum of two new tourism publications per year. Monthly What's On.	3.5 - Promote tourism opportunities.	Achieved – the 2026/2027 Destination Guide is under construction with an estimated launch in late July to all Visitor Information Centres in NSW and ACT, local attractions and accommodation sites. Achieved - The What's On is being distributed monthly, as well as promotion of community events. Achieved - new brochures for local walks, attractions and experiences are being updated and created on a regular basis.

<b><u>KPI</u></b>	<b><u>Performance Measure</u></b>	<b><u>Delivery Program Actions</u></b>	<b><u>Performance Status</u></b>
Implement the Tablelands Destination Development Plan (TDDP) in conjunction with the Tablelands Councils, Destination Southern NSW and Destination NSW.	Review actions each quarter.	3.5 - Promote tourism opportunities.	Working Towards – 85% of the TDDP have been completed the NSW Visitor Economy Strategy (VES) 2035 has now been updated this will enable the TDDP to be refreshed once targets have been made clear by Destination NSW. A sound collaboration between the five shires is being achieved with a strong joint presence on social media and with Destination NSW. The Southern Tablelands Brand continues to be promoted. The Southern Tablelands continue to advocate the benefits of growing the economy to local government, industry and communities.
Business activity of the State Road MR54 RMCC contract and work orders to retain Transport for NSW accreditation.	Generate profit in accordance with contract limits.	3.2 - Prudent financial management.	Working Towards - RMCC work is being completed in accordance with contract conditions and profit is generated. State Road MR54 work orders continued in accordance with Transport for NSW requirements in the third quarter.

**CSP STRATEGIC PILLAR – OUR CIVIC LEADERSHIP:  
PRINCIPAL ACTIVITY - CARAVAN PARKS**

<b>KPI</b>	<b>Performance Measure</b>	<b>Delivery Program Actions</b>	<b>Performance Status</b>
Implement Crookwell caravan park user charges.	Cost neutral facility.	3.5 - Promote tourism opportunities.	Achieved – In 2024/2025 profit return achieved from caravan park operations. The Fees and Charges were adopted by Council in June 2025 for 2025/2026 financial year with market comparison and fee increases to match comparable facilities undertaken.
Tourism business unit manage day to day operations of Crookwell Caravan Park, implement and oversee improvements to caravan park facilities.	Continue to promote facility and seek external grant funding.	3.5 - Promote tourism opportunities.	Working Towards – Strong patronage continues at Crookwell Caravan Park, supported by completed site improvements, enhanced marketing and security upgrades. Ongoing promotion and planned new cabin accommodation will support future growth and increased visitation.

---

# Finance and Administration – 21 May 2026

---

**ITEM 13.2**                      **Review of Council Borrowings/Loans Policy**

**FILE REFERENCE**    **I26/107**

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

**ISSUE**

This report provides a recommendation for adoption of the reviewed Borrowings and Loans Policy for Councillors.

**RECOMMENDATION**      That -

1. Council adopt the reviewed Borrowings/Loans Policy.

---

**BACKGROUND**

Nil

**REPORT**

This report details the review of Borrowings/Loans Policy. The Policy is attached with minor amendments for Council’s review.

**POLICY IMPACT**

This is a review of an existing Council policy.

**OPTIONS**

Nil

**FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION**      That -

1. Council adopt the reviewed Borrowings/Loans Policy.

**ATTACHMENTS**

1. <a href="#">↓</a>	Borrowings and Loans Policy Review - May 2026	Attachment
----------------------	---	------------



## Upper Lachlan Shire Council

### Policy Update Cover

Date: 21/05/2026	Policy Title: Borrowings/Loans Policy
This cover sheet provides a summary of the proposed amendments to the attached Policy. Council initially adopted this policy in 2007. The policy was last updated on 16 June 2022.	
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"> <li>• Removed all references to General Manager and replaced them with Chief Executive Officer to describe the head of local government agencies in NSW.</li> <li>• Removed references to amended legislation or non-related legislation to this policy.</li> <li>• Clarified the policy guidelines and articulated that a decision to borrow funds for a stated project must be decided by Council and included in the Council Operational Plan.</li> </ul>	
Consultation(s): N/A	
<b>Internally cleared by</b>	
Position: Chief Executive Officer	Position: Chief Financial Officer Director of Finance and Administration

## Borrowings/Loans Policy

<b>POLICY:-</b>	
Policy Title:	Borrowings/Loans Policy
File Reference:	F10/618-016
Date Policy was adopted by Council initially:	27 September 2007
Resolution Number:	267/07
Other Review Dates:	16 September 2010, 15 May 2013, 15 August 2019 and 16 June 2022
Resolution Number:	355/10, 136/13, 209/19 and 124/22
Current Policy adopted by Council:	21 May 2026
Resolution Number:	XXX/26
Next Policy Review Date:	2029

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

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

## Borrowings/Loans Policy

---

### **OBJECTIVE**

To borrow funds in accordance with relevant legislative requirements and to provide a structured and disciplined approach to the supplementary financing of Upper Lachlan Shire Council's capital infrastructure improvements and asset renewals program over time through the use of loan monies.

That Council seeks to ensure that the Borrowings/Loans Policy is publicly transparent and meets business best practice including controls over identified risks.

### **POLICY FRAMEWORK**

This policy applies to all new and old borrowings from external funding institutions. Council borrowings are subject to statutory legal requirements including Sections 621-624, of the Local Government Act 1993 and Ministerial Borrowing Order signed by the Minister for Local Government.

The Local Government Act 1993 sets out the overarching ability to borrow but refers to the ability of the Minister of Local Government to impose restrictions and for security to be in accordance with regulations. Division 9 - Miscellaneous, Section 229-230, of Local Government (General) Regulation 2021, stipulates that the Chief Executive Officer is to notify the Director-General within seven days of any borrowings. The Regulations also specify that loans will be a charge on Council's income, loans may only be in Australian Currency and excludes offshore borrowing and sets limits for placement fees.

It is an annual requirement that the Minister determines each NSW Local Government Council's Borrowing Limit in accordance with Section 624, of the Local Government Act 1993. This requirement stipulates that all borrowings are approved by the Minister for Local Government prior to the drawdown of loan funds.

All proposed borrowings shall be included in Council's Operational Plan, as determined by Council, outlining what is the purpose of the borrowings, the amount to be borrowed and which fund the loans will be financed from.

Council apply to the Office of Local Government, completing a loan borrowing request return each year. If, during the year, Council is required to increase its proposed borrowings or change the purpose of the initial request, a Council Resolution must be passed prior to drawing down of any funds.

Council Chief Financial Officer is to call for loan interest rate written quotations from a minimum three financial institutions (Authorised Deposit Taking Institutions); including the provision of repayment schedules for interest and principal amounts, specifying the term of the loan, and any applicable fees.

Council Chief Executive Officer signs approval of the loan. All transactions, financial institution quotes and decisions are filed for audit and review purposes in accordance with Council's Records Management Policy.

---

Borrowings/Loans Policy

---

**CIRCUMSTANCES WHERE BORROWING WILL BE CONSIDERED**

The Council will consider borrowing money for the acquisition or construction of an asset where:-

- The asset to be acquired is a new addition to Council's asset base or replaces an existing asset with one that is significantly upgraded and has an economic life of greater than 20 years; or
- Alternative financing options for undertaking a project without borrowing have been investigated and proven less advantageous to the Council; or
- The income stream from the asset to be acquired or constructed exceeds the cost of borrowing over the life of that asset; or
- The index of the cost of acquisition or construction is increasing at a rate that exceeds the cost of borrowing i.e. to "save" for the acquisition or construction will result in the actual cost being greater than the cost of borrowing the money and acquiring it today.

As a rule, the benefits received from undertaking the borrowing should be greater, over the life of the borrowing, than the costs of borrowing.

Where the cost of using external funds acquired through borrowing, is greater than the forgone investment earnings on these funds that are surplus to current requirements, such funds should be used prior to seeking external funds.

**POLICY GUIDELINES**

1. Council is to have regard to long term and cumulative effects of their decisions. Accordingly, Council must exercise reasonable care and diligence that a prudent person would exercise when borrowing funds;
2. The Council recognises that loan borrowings play an important part in the local government financial structure for financing infrastructure projects, capital asset renewals and asset expansions;
3. The Council recognises that it is equitable to the ratepayers that the liability of a loan should be distributed over the period during which the people enjoy the benefits derived thereof. The principle of intergenerational equity is to be applied;
4. The Council adopts the principle of using loan moneys as a resource to fund the replacement and creation of infrastructure assets that have a long life expectancy;
5. The use of loan moneys may be used to fund capital expenditure that provides future service benefits. The principle of improving the valuation and pricing of social and ecological resources applies - the users of goods and services should pay prices based on the full life cycle costs,

---

**Borrowings/Loans Policy**

---

this particularly applies to the matching of debt profiles to infrastructure asset profiles;

6. In no circumstances shall Council borrow funds for recurrent expenditure or to fund operating budget expenditure annual maintenance activities;
7. Loan borrowings will be limited to a level where the ratio of net debt service costs (principal and interest) to operating income does not exceed 10%;
8. Council Chief Financial Officer shall ensure there is appropriate working capital available to carry out its strategic plan activities and any related borrowings program will be included within Council's identified Long Term Financial Plan;
9. Procedures and internal controls are to address risks and meet good business and best practice requirements;
10. The Council will only raise debt, by way of borrowings, after receiving the Minister for Local Government's approval, and after having first ascertained that there are no readily available unrestricted Council cash reserves;
11. Given the Council's preference for certainty, interest rate risk / exposure shall be managed by ensuring that the term of the loan will span at least 10 years with a preference for longer terms and varying the maturities so that no more than 15% of debt will mature in any one financial year;
12. Liquidity risk management refers to the timely availability of funds to the Council when needed without incurring penalty costs. Liquidity risk will be minimised by:-
  - Avoiding a concentration of debt maturity dates;
  - Adherence to the adopted Council Operational Plan; and
  - Maintaining an appropriate amount of accessible cash and investments or uncommitted credit lines to cover working capital requirements as they fall due.
13. Where appropriate the Chief Executive Officer may determine internal debt arrangements after approval is received from the Office of Local Government. Internal debt may include borrowing against future and current Section 7.11 and Section 7.12 Development Contributions Plans and Section 64 Development Contributions Plans;
14. In no circumstances shall Council borrow funds from the Trust Fund;
15. The accounting for borrowings must be in accordance with the Local Government Code of Accounting Practice and Financial Reporting Guidelines. Costs of borrowing will be allocated to the specific funds to which the borrowing directly relates.

**Borrowings/Loans Policy**

---

**RELEVANT LEGISLATION AND COUNCIL POLICIES**

The following legislation and Council policies that are relevant to this Policy include:-

- Local Government Act 1993;
- Local Government (General) Regulation 2021;
- State Records Act 1998;
- Ministerial Borrowing Order;
- Local Government Code of Accounting Practice and Financial Reporting;
- Council Long Term Financial Plan;
- Council Operational Plan; and
- Council Records Management Policy.

**VARIATION**

That Council reserves the right to vary the terms and conditions of this policy.

## **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 April and May	202
------	---	-----

**ITEM 16.1****Reports from Committees for the months of April and May****RECOMMENDATION:**

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

1. Stonequarry Cemetery Committee - Minutes from meeting held 15 April 2025.
2. Breadalbane Hall Section 355 Committee - Minutes from meeting held 12 April 2026.
3. Audit Risk and Improvement Committee - Minutes from meeting held 31 March 2026.

**ATTACHMENTS**

1. <a href="#">↓</a>	Stonequarry Cemetery Committee - Minutes from meeting held 15 April 2025	Attachment
2. <a href="#">↓</a>	Breadalbane Hall Section 355 Committee Minutes - 12 April 2026	Attachment
3. <a href="#">↓</a>	UNENDORSED - ARIC Meeting Minutes - ULSC - 31 March 2026.docx	Attachment

## The Minutes of the Stonequarry Cemetery Committee

Meeting Open 2:08pm 15.04.2025

**Present:** B. Moloney, Bruce & Margaret McGregor, Clr. Gregory Harris, Tim Dowsley, Michaelle Hore, Stephen Horn and Judith Matthews.

**Apologies:** Laurie Chalker and Maureen Long.

Mr Moloney began the meeting advising it had been sometime since the last meeting. In that time there had been some repairs. Blackberry spraying and weed work in the Cemetery Native Bushland Reserve, a new plank fitted to the picnic tables, hedge trimmed and the toilet door repaired after coming off its hinges in a windstorm.

### Toilet Door:

With the toilet door, all the existing door hinges had broken. These were replaced with more heavyduty hinges and the door was now back in operational condition, however the door was no longer lockable. There was discussion regarding fixing this issue or just having the door left unlocked and the general consensus was to have it left unlocked.

### Treasury Report:

The treasurer advised the repairs had a receipt of \$350.00 and the current bank balance is \$2100.65. There was a query regarding how the Committee had funds, and in answer to that the committee funds were gained from previously applied for and won grants along with some funds donated by locals for service done to headstones.

### Council upkeep of Cemetery:

There was discussion regarding the upkeep of the cemetery. Clr Harris believed it was mowed regularly during the cooler months when the grass was slow growing on a well managed basis, but during the warmer months when grass is growing quickly, that just as quickly the Council gets overwhelmed and it gets out of hand and sometimes is just mowed prior to internments. Also discussed was the over-spraying around headstones, leaving no grasses between and soil erosion occurring, leading to destabilisation of headstones. Prior to the start of the meeting, B. Moloney was able to show Clr Harris a particular headstone with this problem. It was also discussed by B. Moloney that the contacts at the Council regarding upkeep of the Cemetery had passed between different employees and departments on Council.

The committee has asked Clr Harris to find out - At Council what is the current maintenance policy for Stonequarry Cemetery with regard to mowing schedules and spraying around headstones and current contact person/department.

#### Pine Tree Removal:

There was a discussion regarding a large double trunk old pine tree growing among headstones behind the toilet block. The large tree is now causing damage to the headstones underneath and the committee agreed it needs removal.

Motion raised – Should an application be made for a Wind Farm grant to pay for removal of the pine tree - moved by Margaret McGregor and Seconded by Tim Dowsley. Motion passed.

Council approval will be required and discussion regarding finding a suitable Arborist – Tim mentioned recent works near Wombeyan Caves had a professional company operating there and they would be good and that a contact Mick would have this company's details.

#### Baxters Grave issue:

Small discussion regarding a mix up with the purchase of plot and then subsequent burial at a different/incorrect location within the cemetery. It will cost \$10K to remedy this issue. Council is not willing to cover this cost to correct. Family believes Mr Baxter should have the plot and the correct burial for what he paid for. This matter will need to be discussed further.

#### Cemetery Native Bushland Reserve:

Discussion, led by Stephen Horn, was had regarding the protection and upkeep of the Cemetery Native Bushland Reserve. As it holds unmarked graves and is a remnant native bushland of flora & fauna in an otherwise heavily cultivated area, it is really important to protect and care for it. There has been previous voluntary work with major investment of time and grant funds for weed removal (of Blackberry, Hawthorn, Broom and Periwinkle) a biodiversity study done along with replanting of native species, with involvement of the school and international voluntary organisations, but as the upkeep relied on volunteers to maintain at their cost, after sometime the area has again become weed infested and requires regained conservation efforts.

- Stephen Horn to present a plan of work and cost outlay to the committee with regard to addressing the issues of this area.

#### Presbyterian Section Marking of Graves:

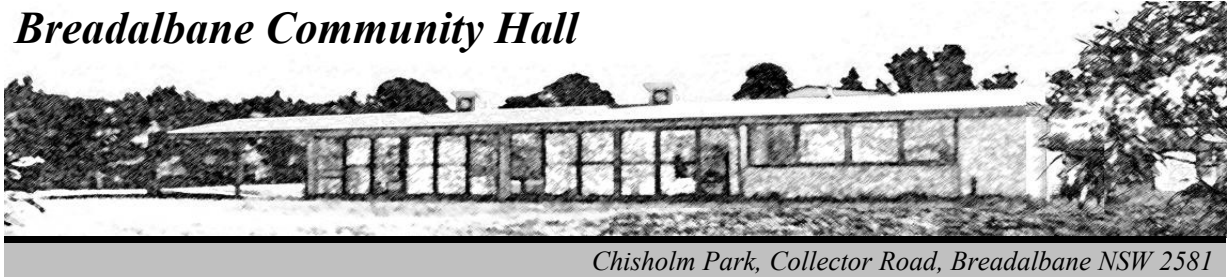
Judith Matthews has had an inquiry regarding marking of some unmarked graves in the Presbyterian section. She has the site: Row B 16,17,18. The family have advised if unable to be funded by others they will contribute/pay for the marking. Judith is going to research this further with looking at this area in the Cemetery after this meeting, further looking at the mapping (B Moloney advised where maps are currently located) and also possibly undertakers records. Installing marking pegs for cemetery rows was a suggestion that would help in these situations.

Next meeting will be the AGM.

Snow would like to thank Michaelle for taking the minutes today.

Meeting declared closed at 3:05pm 15.04.2025

## *Breadalbane Community Hall*



*Chisholm Park, Collector Road, Breadalbane NSW 2581*

### **BREADALBANE HALL GENERAL MEETING Minutes of Meeting Sunday 12<sup>th</sup> April, 2026 @ 10.00 am**

**PRESENT :** Sally Hoskins, Chrissie McLean, Matthew Streat, John Searl, Rachel Roberts, Libby Webster, Karen Ralley, Natalie Brennan

**APOLOGIES:** Sylvie Hayles

**MINUTES FROM LAST MEETING:** Minutes from last meeting 15<sup>th</sup> February, 2026 received and endorsed unanimously.

#### **BUSINESS ARISING FROM MINUTES:**

- Ducks on verandah – agreed as an ongoing problem that we need to go ahead with purchase of pressure hose for cleaning.

#### **TREASURER'S REPORT:**

Chrissie reported:

Everyday Account 200051570	\$1,791.63
Rewards Saver Account 20063842	50.22
Investment Account 200809838	6,259.94
	-----
<b>TOTAL</b>	<b>\$8,101.79</b>
<b>WORKING CAPITAL</b>	<b>\$1,841.85</b>

A deposit amount of \$6,259.94 was reinvested at 4.8% for 6 months into our investment a/c.  
Maturity date – 2/10/26

#### **CORRESPONDENCE:**

- Advised M. McCormack and Wendy Tuckerman's offices been in touch re updating them on our Anzac Service.

.../2

*Chair: Matthew Streat ph: 0415726859*

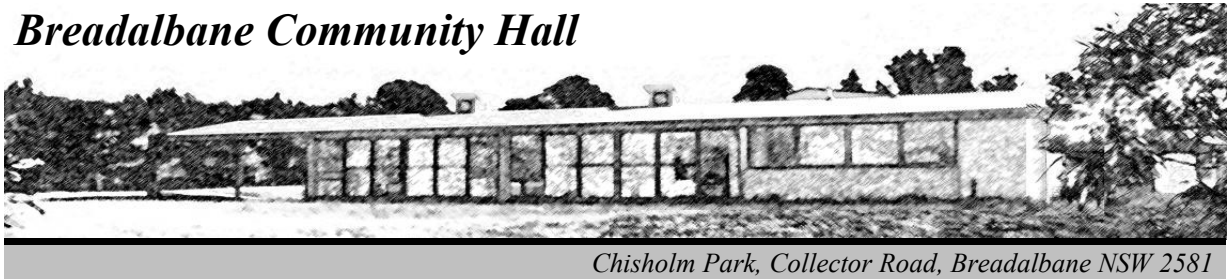
*Treasurer: Christine McLean p: 0407266736*

*Hall Manager: Karen Ralley p: 0410468595*

*Deputy Chair: Rachel Roberts 0414424740*

*Secretary: Sally Hoskins p: 0418 480109*

## *Breadalbane Community Hall*



*Chisholm Park, Collector Road, Breadalbane NSW 2581*

- 2 -

### **GENERAL BUSINESS:**

#### **1. Anzac Day Plans**

- Poem chosen “A Tribute to Anzac Day” by Ken Bunker to be read by Birralalee Scout Group.
- School pulled out of singing. Replacement song chosen is “And The Band Played Waltzing Matilda” by Eric Bogle.
- Selected soldier biography is - Pte Robert Ord McLean (Bob) read by Carina Doran, granddaughter.
- Matthew to give update on loan pine.
- Natalie to provide rosemary.
- Matthew sending programme to scouts and Darryl Johnson.
- Sally H – send programme to James Bell
- Scouts to do honour guard at wreath laying
- Rachel to do music. Matthew to provide loud speaker.
- Chrissie to do food – bacon, eggs, sausages, anzac biscuits, tea, coffee.
- Karen on welcome table.
- Karen, Sally M, Libby to read memorial names.
- Flag raised by LCDR Michael Copland, CSM
- Sally M pamphlet organization - 80 copies to be printed
- Working bee – Friday, 24<sup>th</sup> April @ 10.00 am

#### **2. Lawnmower Shed**

- Sally presented quote from Best Sheds and Brant/Australian Carpentry Services covering shed, preparation of ground, pouring of slab and building the shed for \$10,081.50.
- More quotes to come for May grant application.

#### **3. Plans for 2026**

- To be discussed next meeting.

#### **4. Term Deposit**

- Thank you to Chrissie for organizing term deposit.

#### **5. Hall Maintenance**

- Thankyou to Rachel for forwarding detailed letter and photos to Council re door/flyscreen maintenance plus problem with one female toilet.
- John Searl advised he has spoken to CEO who indicated we should formerly log above work as a work request to Council acknowledging her assent. Rachel to action.

### **OTHER BUSINESS :**

- Agreed gold coin donation for most community events at the Hall. However each event to be reviewed individually as to charging them.
- Hall Hire – Rachel advised you can now scan hall hire agreement and she will put a copy on noticeboard and on facebook page. Committee thanked Rachel for her efforts.

### **NEXT MEETING**

Sunday, 14<sup>th</sup> June, 2026 @ 3.00 pm

*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*



**CANBERRA REGION  
JOINT ORGANISATION**

*Regional leadership connecting our communities*

# **AUDIT RISK & IMPROVEMENT COMMITTEE MEETING MINUTES**

---

Tuesday, 31 March 2026  
11:30am to 2:15pm  
Microsoft Office Teams

---

**Upper Lachlan Shire Council**



### Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

Voting Members	
Independent Member	Stephen Coates (Chair)
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	Simon Arkinstall, Director Environment & Planning
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
Ernst & Young	Kemy Shoukat, Manager Assurance
Internal Audit Representatives	
Crowe Australasia	Amir Mousa, Senior Manager
Crowe Australasia	Brenton Maddock, Manager
Canberra Region Joint Organisation	
Canberra Region Joint Organisation	Sharon Houlihan, Executive Officer (CRJO shared arrangements officer)



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

### 1. Opening Meeting

The chairperson, Stephen Coates opened the meeting at 11:35am.

### 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 apology was noted:

- Ashan Hewage, Chief Financial Officer

### 4. Disclosures of Interests

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 03/26 - 01**

**The audit, risk and improvement committee endorsed the minutes of the meeting held 1 December 2025 as a true and correct record of the meeting, with one amendment to the minutes in item 8 being that committee member Cr Rob Cameron’s comments with respect to take up of electricity discounts related to ratepayers in Oberon Council.**



### 5.2 Outstanding Actions Register

**RESOLUTION ULSC 03/26 - 02**

The audit, risk and improvement committee noted the progress of completion of outstanding actions, that completed actions to be removed and outstanding actions followed up for review at 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 31/3/26	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 September 2025 ARIC meeting 1/12/25: Close out report to go to 18 December 2025 council meeting  <b>18/12/25 Council meeting report accepted service review outcomes – report is included at March 2026 ARIC meeting</b>  <b>Remove from actions list</b>
1/7/25 29/9/25 1/12/25 31/3/26	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  <b>30/3/26: Capex project work to be provided at June 2026 ARIC meeting</b>



Meeting Date	Description	Responsible Person	Target Date	Completion Date / Status Update
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	<b>Complete – updated ARIC terms of reference adopted at 18/12/25 Council Meeting</b>  Remove from actions list
1/7/25 29/9/25 1/12/25 31/3/26	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	<b>Will be updated following RFQ process and confirmation of budget for shared IA function</b>
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	<b>Complete – appointment of independent committee member resolved at 18/12/25 Council Meeting.</b>  Remove from actions list
1/7/25 29/9/25 1/12/25	Lead RFQ for external IA provider process of behalf of member councils, prepare request for	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



Upper Lachlan Shire Council ARIC Meeting Minutes  
 Tuesday, 31 March 2026  
 11:30am to 2:15pm  
 Microsoft Office Teams

Meeting Date	Description	Responsible Person	Target Date	Completion Date / Status Update
	quotation brief and provide to member councils and ARIC for review prior to undertaking RFQ via Local Government Procurement NSW			<p>directors 28/11/25, ARIC chair reviewed interview outcomes with evaluation panel 28/11/25, CRJO to conduct referee checks 2 &amp; 3/12/25, CRJO board to provide delegated authority to CRJO executive officer for post-procurement negotiation and contract award 5/12/25</p> <p><b>Procurement complete, Crowe Australasia is successful contractor, work commenced 20/2/26</b></p> <p>Remove from actions list</p>
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	<p><b>Complete – ARIC chair provided annual report and ARIC annual assessment on 18/12/25 to Council</b></p> <p>Remove from actions list</p>
1/7/25 29/9/25 1/12/25 31/3/26	ICT Manager’s report to next ARIC meeting to include (as well as general ICT update): - update on work underway regarding ‘Essential 8’ compliance plan including compliance risk minimisation actions - how ICT risks that exist before	ICT Manager	December 2025 ARIC meeting	<p>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.</p> <p>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.</p> <p>1/12/25: hold over to March 2026 ARIC meeting</p> <p>1/12/25: hold over to March 2026 ARIC meeting</p> <p><b>31/3/26: Report and attachments provided to 31 March ARIC meeting</b></p>



Upper Lachlan Shire Council ARIC Meeting Minutes  
 Tuesday, 31 March 2026  
 11:30am to 2:15pm  
 Microsoft Office Teams

Meeting Date	Description	Responsible Person	Target Date	Completion Date / Status Update
	compliance with 'Essential 8' level 1 is achieved are to be managed, and - list of administration log in pages / admin consoles and why higher than other Australian local government organisations			Remove from actions list
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  <b>30/3/26: Complete, updated calendar provided with meeting papers</b>  Remove from actions list



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

### 6. Audit, Risk and Improvement Committee Business

#### 6.1 ARIC Business Items Report

#### 6.2 ARIC Terms of Reference Signed (Chair to note format issue)

#### 6.3 ARIC Chair Report 2025 For Information

#### RESOLUTION ULSC 03/26 - 03

The audit, risk and improvement committee noted status of committee business actions included in the report from Canberra Region Joint Organisation Secretariat.

#### Discussed:

- CRJO Secretariat, Sharon Houlihan spoke to written audit, risk and improvement committee (ARIC) Business report
- Member Cr Rob Cameron advised a discrepancy between adopted ARIC terms of reference and ARIC Business Items Report with respect to length of term of non-voting councillor representative. Correct length of term confirmed by CRJO Secretariat prior to meeting as four years with an error noted in the adopted terms of reference. Committee, including member Cr Cameron decided not worthwhile correcting the terms of reference and council formally re-adopting, rather if councillor representative on the ARIC changes at mid-term mayoral elections then this will automatically be reflected in the ARIC membership.

**Action:** CRJO Secretariat to provide new appointment letters for independent committee members

### 7. Chief Executive Officers Report

#### RESOLUTION ULSC 03/26 - 04

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

#### Discussed:

- CEO Alex Waldron spoke to written CEO's report, highlighting:
  - Current vacancies include: Manager Information and Communication Technology with incumbent leaving to take up another position - CEO Alex thanked Jason Dinsmore for his work at council; Manager Human Resources after appointee from previous recruitment fell through
  - Emerging risk relates to fuel supply and cost including council not knowing until 1-2 days prior to fortnightly bulk fuel delivery if it will arrive. ULSC delivers much of its services in-house and owns its own large plant with 2 weeks' fuel supply maintained at council depots. CEO has directed that all light vehicles and trucks with fuel cards utilise service stations rather than council depots to refuel to conserve council's stored fuel. ULSC procures its fuel via Central NSW Joint Organisation which has quite a secure bulk haulage contract.
- Chair Stephen noted that a further issue for council to consider relates to the higher risk of fuel theft given increased cost of fuel



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

### 8. Internal Audit

#### 8.1 IA Contract Management Report

#### 8.2 Engagement Letter

#### 8.3 Amended Pricing Structure

#### 8.4 ULSC Crowe Internal Audit Status Report

#### 8.5 Assurance Map and Internal Audit Plan Memorandum of Audit Planning

#### 8.6 Payroll Memorandum of Audit Planning

#### 8.7 Crowe Australasia's Publications of Interest 'Curious Eyes'

#### 8.8 Crowe Australasia's December & January Cyber Watch

#### RESOLUTION ULSC 03/26 - 05

##### The audit, risk and improvement committee:

1. noted the status of transition to shared, outsourced internal audit function across Upper Lachlan Shire Council, Yass Valley Council, Goulburn Mulwaree Council and Canberra Region Joint Organisation from 20 February 2026 and commencement of the provision of internal audit services by Crowe Australasia,
2. noted the Canberra Region Joint Organisation's contract management report for the provision of internal audit services by Crowe Australasia, and
3. noted Crowe Australasia's internal audit status report.

##### Discussed:

- CRJO contract manager, Sharon Houlihan spoke to written contract management report and attachments
- Committee welcomed Crowe Australasia as internal audit provider and noted engagement letter and amended pricing structure
- For future meetings, internal audit coordinator, Ashan Hewage, will prepare internal audit report in conjunction with CRJO contract manager and Crowe Australasia

##### **Action: ULSC CFO / Internal Audit Coordinator to provide internal audit report for ARIC meetings with input from CRJO contract manager and Crowe Australasia internal audit provider**

- Crowe Australasia's Brenton Maddock spoke to Crowe's internal audit status report
- Committee endorsed Memorandum of Audit Planning (MAP) for Assurance mapping and 4-year Strategic Internal Audit Plan and MAP for payroll internal audit
- Member Rachel asked why payroll had been selected as first internal audit topic Response: Payroll was the next planned audit on the existing 4-year internal audit plan. Chair Stephen advised other councils undertaking payroll internal audit are having significant issues identified and considers it a worthwhile topic for internal audit
- Committee noted Crowe's 'Curious Eyes' report and Internal Audit Cyberwatch Update
- Member Rachel advised that NSW Independent Commission Against Corruption (ICAC) is about to release guidance on anti-corruption in capital works projects delivery

##### **Action: Crowe to include section on auditee's satisfaction in all internal audits and reviews reports**



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

### 9. External Audit Update

#### 9.1 Management Letter 2024/25

#### 9.2 External Audit Engagement Plan 2025/26

##### RESOLUTION ULSC 03/26 - 06

The audit, risk and improvement committee noted the verbal report from the external auditors and NSW Audit Office.

##### Discussed:

- Ernst & Young's Lee Hartwig spoke to 2025 management letter, highlighting:
  - Infrastructure, property, plant and equipment (IPPE) data validation - Director Finance and Administration Andrew Croke advised this is going well with full contingent of staff in assets team meaning assets register has been reviewed and improved, in particular transport and stormwater assets
  - Business continuity plan – Director Andrew indicated some delays mean that 30 June 2026 due date may not be achieved especially given upcoming departure of ICT Manager
- Member Rachel asked how council's position has changed on waste rehabilitation provision  
Response: budgeting for remediation works is a significant issue for council until changes by Environment Protection Authority, council hasn't allocated budget
- Ernst & Young's Kemy Shoukat spoke to 2026 annual engagement letter, highlighting:
  - Similar focus areas to previous year's audit being IPPE, valuations, grant income and management overrides of controls
  - No extraordinary meeting of ARIC will be required, review of draft financial statements prior to council approval and referral to external audit will occur at September ordinary ARIC meeting
- NSW Audit Office's Reiky Jiang spoke to NSW Auditor General's 2025 local government sector performance report, tabled in January 2026. The report summarises findings of 2025 audit of financial statements of councils, county councils and joint organisations and highlights five key areas of risk:
  - Financial sustainability
  - Internal controls
  - Capital projects delivery
  - Artificial intelligence, and
  - Cyber security
- The report also highlights new chapter 3 covering improvements and practical suggestions for councils and Reiky encouraged management to review the chapter.



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

### 10. Financial Management

#### 10.1 Finance CFO – DFA Report

#### 10.2 External Audit Tracker- Outstanding Improvements (separate spreadsheet)

#### 10.3 Internal Audit Tracker- Outstanding Improvements (separate spreadsheet)

#### 10.4 Quarterly Budget Review Statement

#### 10.5 Financial Sustainability and Services Review Report

#### RESOLUTION ULSC 03/26 - 07

The audit, risk and improvement committee received and noted the information in the chief financial officer's report.

#### Discussed:

- Director Finance and Administration, Andrew Croke, spoke to report, highlighting:
  - Other than if there is a major change to expected timing of financial assistance grant payment, expecting 2025-26 expenditure to be as budgeted
  - Road Maintenance Council Contracts (RMCC) payment now on track rectifying short term cash issue
  - Reduced employee costs from restructuring and service reviews starting to flow through
  - Reviewed fees and charges as per statutory requirements and to ensure GST correct
  - Closed out AEC report and reported to council and staff
- Member Bryce queried reason for \$193k net deterioration Response: higher cost of using a contractor as Human Resources Manager, cost of selling post office and write down of book value, and dam levies imposed by the state
- Chair Stephen asked if fees and charges are being increased Response: mixed, will stay the same for new pool until amenities in place, most are having a 3-4% increase based on CPI
- Chair Stephen asked about restricted and unrestricted cash Response: the unrestricted cash specifically related to delayed RMCC payments and was short-term only, not drawing down on internal reserves for other reasons
- Member Rachel queried reason for \$3m drop in materials and services compared to same time last year Response: there were some anomalies in materials Response: anomalies in materials and services where income was received upfront in one year and then continued to be expended over the following year, also natural disaster recovery projects affected this
- Member Rachel asked about the Civica undertaking Response: changing of business systems has resulted in change in general ledger structure and removing Alt Keys structure in Civica reporting system
- Member Rachel observed that council is well progressed on delivery of capital program



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

### 11. Risk & Compliance – Verbal Update

#### RESOLUTION ULSC 03/26 - 08

The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council risk & compliance verbal update.

#### Discussed:

- Enterprise risk management: risk register being worked on for key corporate risks and enterprise risk management is now a standing item on executive meetings (MANEX meetings)
- Member Rachel queried expected timing for roll out of next stage of enterprise risk management following risk register Response: next phase is proper identification and building staff and management understanding of 'risk owner' versus 'risk treatment owner'. Risk management business system is recommended.
- Chair Stephen asked when the ARIC will be able to get assurance that council's most significant risks are being managed Response: regular risk management reporting to MANEX is planned and copies of reports will be provided to ARIC meetings. Chair Stephen explained that the Risk Management and Internal Audit for Local Government in NSW Guidelines require councils to report to ARIC on risk management status of listed risk items.

**Action: Governance Manager to provide risk management reports to ARIC meetings from June 2026 onwards incorporating copies of MANEX risk management reports and status of risk management of risks listed in the Office for Local Government's Risk Management and Internal Audit for Local Government in NSW Guidelines**

- Legal matters: Supreme Court case coming up in April 2026 – Chamberlain vs Kiloren P/L, matter between two neighbours goes back to 2007, council installed a stormwater drain and plaintiff has issues with council's work. Second legal matter relating to a personal injury claim is scheduled for court in October 2026
- Member Rachel asked about subpoena process for personal injury claim Response: subpoena relates to preparation for court and seeking information

### 12. Governance Report

#### RESOLUTION ULSC 03/26 – 09

The audit, risk and improvement Committee received and noted the Upper Lachlan Shire Council governance report.



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

### 13. People & Culture

#### 13.1 Health & Safety Report

#### 13.2 Human Resources Report

##### RESOLUTION ULSC 03/26 - 09

The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council health and safety and human resources report.

##### Discussed:

- Director Finance and Administration, Andrew Croke, spoke to health and safety and human resources reports, highlighting:
  - No new work health and safety incidents since report
  - 13 vacancies in report however now down to 10, Human Resources Manager role recruitment interviews are next week with a positive response to advertising, recruitment for Records Management Officer has commenced
  - Industrial relations dispute regarding four positions resolved with agreed backpay outcome and no concerns from unions
- Member Cr Rob Cameron queried reason for significant jump in reported near misses and increase in other reports Response (Director Andrew): increased awareness raising, via toolbox meetings for example, has resulted in increased reporting, some reports relate to wilful damage at council facilities. Response (IT Manager Jason Dinsmore): 'DONE SAFE' business system rolled out which has increased awareness of how to report and provided for ease of reporting.

### 14. ICT & Cyber Security

#### 14.1 Essential 8 Update

#### 14.2 ICT Weekly Vulnerability Summary – Example

#### 14.3 External Penetration Test Report and Management Response

#### 14.4 Server Patching Rings Guide

##### RESOLUTION ULSC 03/26 - 10

The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council information technology & cyber security verbal update and attachments.

##### Discussed:

- IT Manager, Jason Dinsmore spoke to attachments, highlighting:
  - Council's compliance with the 'Essential 8' at Level 1 is at roughly 50% and expected to be at 100% by end of financial year



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

- Cyber NSW penetration retesting update: all matters addressed except two items which Civica needs to address
- Chair Stephen asked what council is aiming to achieve in 'Essential 8' compliance Response: asking around other Canberra Region and Central NSW Joint Organisations, it looks like most councils are aiming to achieve level 1 at a minimum. Chair Stephen noted this is the NSW target whereas in Queensland state government is aiming for level 2 or higher for departments with critical information such as the justice department. Crowe's Brenton Maddock advised that Office for Local Government guidance is for minimum level 1 plus mitigation strategy against level 2 and 3 risks

**Action: CRJO to ask ICT joint working group to map 'Essential 8' compliance targets of all councils and report to ARIC**

- Member Bryce asked queried if reason for not having an IT asset discovery tool in place relates to cost Response: council does know what IT assets it has but does not have an automated way of knowing what assets are deployed in the field which is the next stage of asset management maturity, issue is not so much cost as consideration as to extent of implementation – should tool be rolled out to include libraries, council chamber, depots, smaller offices and how much do we want to lock down additional assets?
- Member Bruce asked why recruitment for new IT Manager has not yet commenced Response (CEO Alex): it has commenced with review of position description complete and advertisement about to go out

## 15. Infrastructure & Assets

### 15.1 Civica Asset Management Module Implementation

### 15.2 Works in Progress February 2026

#### RESOLUTION ULSC 03/26 - 11

**The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council infrastructure & assets works in progress report to end February 2026.**

#### Discussed:

- Director Infrastructure, Kazi Mahmud spoke to infrastructure and assets works in progress report to end February as provided to council
- Chair Stephen asked if any delivery delays are putting council at risk of losing grant funding Response: no. Levy / dam project has changed from design and construct to construction contract given very high quoted cost which resulted in rescoping of funded project and only design to be delivered at this stage – grant funding agreement variation obtained



## Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

## 16. Improvement & Performance Reporting

### 16.1 Operational Plan KPI Update Quarter 2 2025/26

#### RESOLUTION ULSC 03/26 - 12

The audit, risk and improvement committee received and noted the Upper Lachlan Shire Council operational plans key performance indicators update.

#### Discussed:

- Chair Stephen asked if delayed operational plan projects will now not proceed Response: no, incomplete projects will carry over along with the budget for completion under next year's operational plan
- Member Bryce congratulated council on implementing a KPIs approach to operational plan reporting
- Member Cr Rob Cameron observed that the draft fees and charges document put up by officers is excellent as is the operational plan KPIs report – they are easy to read, searchable and to be commended

## 17. Meeting Recap

The Chair discussed with the ARIC any other matters related to the good administration of the Committee:

- Update on Report Calendar / Workplan

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:

- **any formal resolutions of the audit, risk and improvement committee:** nil beyond captured in 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 audits conducted this quarter, committee reviewed management letter from external audit of 2024-25 financial statements and annual engagement plan for external audit of 2025-26 financial statements
- **progress on the implementation of corrective actions:** corrective actions reviewed
- **opportunities for longer-term improvement:** nil beyond captured in minutes, on-point information provided to committee except on risk management which will need to commence from next meeting
- **any key opinions or 'take-outs' from the committee's meeting:** committee noted extraordinary amount of work that has gone into closing out the AEC report's recommendations and on financial sustainability in general



### Upper Lachlan Shire Council ARIC Meeting Minutes

Tuesday, 31 March 2026

11:30am to 2:15pm

Microsoft Office Teams

#### 18. Next Meeting

The next meeting is scheduled to be held 30 June 2026 via Microsoft Office Teams.

#### 19. 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.*

#### 20. Close

The chairperson closed the meeting at 1:20pm.

## **17 NOTICES OF MOTION**

The following items are submitted for consideration -

17.1	Notice of Motion - Green Waste Collection and Fuel Supply	224
17.2	Notice of Motion - Limerick wind farm and other SSD - Preliminary Risk Assessment	226

---

## Notices of Motion - 21 May 2026

---

### ITEM 17.1                      Notice of Motion - Green Waste Collection and Fuel Supply

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

That, following Resolution 56/26 made at its April 2026 meeting to “cease the kerbside green waste collection for an interim period to assist with the saving of fuel during the current period of uncertainty”, and that “ The reduction of this service level be reviewed periodically and re-introduced where the current challenges associated with fuel supply are alleviated”,

Council:

1. receives a report from the CEO each month until the green waste service is resumed, detailing the volume of fuel saved and subsequently stored to be available for critical services if Council’s fuel is not supplied as contracted;
2. receives a report from the CEO each month until the green waste service is resumed, detailing whether fuel supply uncertainty has actually resulted in non-delivery of contracted supply, and
3. receives a report from the CEO at or before its June meeting, detailing the periodic review process including factors that will be considered when deciding whether or not fuel supply challenges have been alleviated and the green waste service can be resumed.”

### **BACKGROUND**

The war between the United States and Iran has caused significant disruption to the global oil supply chain, and some uncertainty in Australian domestic fuel distribution. To ensure fuel is available for more critical services during this period of uncertainty, Council has paused the kerbside green waste collection service, undertaking to review the decision periodically and resume the service at a later time. This motion seeks to provide the community with an understanding of how the pause in this service will boost Council’s fuel reserves to ensure continued provision of essential services, and how decisions will be made to resume the service.

### **CHIEF EXECUTIVE OFFICER’S COMMENT**

This matter is subject to Council debate and resolution.

Councillors are advised that a report addressing Council’s fuel supply, associated cost implications and broader operational impacts is already contained within the Business Paper for consideration.

Council’s Business Continuity Plan already incorporates consideration of fuel supply availability and the continuation of operations within an established risk management

***Notice of Motion***

**GREEN WASTE COLLECTION AND FUEL SUPPLY cont'd**

framework. This includes service prioritisation measures aligned to fuel reserve thresholds and operational requirements for essential services.

The periodic review process regarding the temporary suspension of the green waste collection service will continue to take into account a range of factors, including fuel supply certainty, reserve levels, supply chain stability, operational impacts and advice or monitoring information provided by relevant government agencies in relation to the ongoing Middle East conflict and associated market impacts.

These matters are monitored on an ongoing basis to inform operational decision making and any future consideration regarding the reinstatement of suspended services.

It should be noted that the preparation of additional monthly reports would place a further and unnecessary drain on Council's already stretched operational resources and staff capacity, particularly during a period where priority is being given to the delivery and continuity of essential services.

**ATTACHMENTS**

Nil

---

## Notices of Motion - 21 May 2026

---

### ITEM 17.2                      Notice of Motion - Limerick wind farm and other SSD - Preliminary Risk Assessment

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

That Upper Lachlan Shire Council undertake a preliminary investigation, and that the General Manager provide a preliminary report to Council, regarding future potential risks to Council should the Limerick Wind Farm and other active SSD being developed, with specific reference to:

- Responsibilities of Council to protect the value of land through planning controls
- Responsibilities of Council to investigate a public nuisance complaint or order abatement
- Responsibility of Council to commission scenic or landscape assessments
- Responsibility of Council to manage local traffic impacts arising from wind farm construction and operation
- Exposure of Council should ratepayers suffer property diminution due to inappropriate wind farm development affecting land values and amenity expectations

### BACKGROUND

Litigation relating to **public nuisance, amenity impacts**, and **loss of enjoyment of land** has increased significantly in recent years.

### Relevant Case Law

- **NSW High Court – Hunt Leather v Transport for NSW [2025] HCA 53** The High Court found that substantial interference with the ordinary enjoyment of land can constitute actionable nuisance, even arising from major infrastructure projects.
- **Victorian wind farm nuisance cases**
  - *Bald Hills Wind Farm Pty Ltd v South Gippsland Shire Council* [2020] VSC
  - *Trist v Glenelg Shire Council* [2023] VSC 128
  - Moyne Shire Council – investigations into noise and shadow flicker
  - Corangamite Shire Council – investigations under the Public Health and Wellbeing Act 2008 (Vic)

## **Notices of Motion**

### **NOTICE OF MOTION - LIMERICK WIND FARM AND OTHER SSD - PRELIMINARY RISK ASSESSMENT cont'd**

These cases demonstrate that **local councils can be compelled to investigate**, respond to, or even abate nuisance impacts arising from wind turbine operations, regardless of whether the council approved the development.

Councils involved in these matters incurred **significant legal and expert investigation costs**.

#### **Legislative Context – Local Government Act 1993 (NSW)**

##### **Section 125 – Abatement of public nuisances**

“A council may abate a public nuisance or order a person responsible for a public nuisance to abate it.”

A “public nuisance” includes interference with the enjoyment of public or private rights, including noise, vibration, shadow flicker, traffic disruption, or any condition materially affecting the comfort and convenience of the public.

If the Limerick Wind Farm and other SSD proceed, Council may be required to:

- investigate complaints
- commission expert assessments
- issue orders
- or take enforcement action regardless of its lack of involvement in the approval process.

#### **General Commentary**

Upper Lachlan Shire Council has been repeatedly advised that the **Limerick Wind Farm is a State Significant Development**, and therefore Council has **no approval role**.

However, recent High Court and Supreme Court decisions, combined with statutory obligations under the Local Government Act, indicate that councils may still face:

- legal exposure
- investigative responsibilities
- enforcement obligations
- and reputational risks

A preliminary assessment of these risks is therefore prudent and necessary.

Given the scale of the Limerick Wind Farm and the concerns raised at recent community meetings across the Upper Lachlan LGA, it is appropriate that Council undertake a structured risk assessment at this time.

#### **CHIEF EXECUTIVE OFFICER’S COMMENT**

The enforcement of conditions of consent for State Significant Development (SSD) in New South Wales (NSW) is governed by *the Environmental Planning and Assessment Act 1979 (EP&A Act)*.

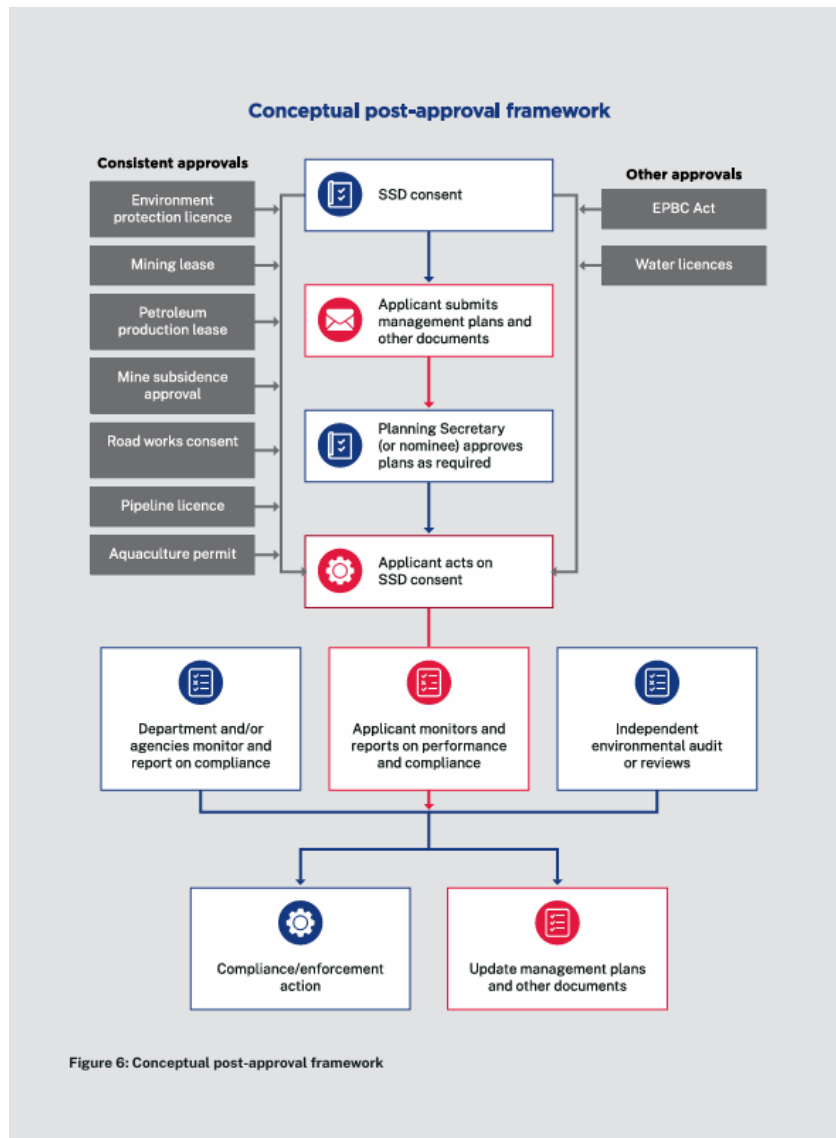
The NSW Government has developed and published State Significant Development Guidelines (March 2026) that provide a detailed explanation of each step associated with the State Significant Development process, including compliance.

**Notices of Motion**

**NOTICE OF MOTION - LIMERICK WIND FARM AND OTHER SSD - PRELIMINARY RISK ASSESSMENT cont'd**

The Department (including the Development Coordination Authority where relevant) is responsible for checking compliance with the conditions of any SSD development consent and taking regulatory action to ensure compliance where necessary. It also works closely with the government agencies responsible for ensuring compliance with any other approvals for the SSD project to ensure all compliance activities are properly coordinated.

Figure 6 (below) from the State Significant Development Guidelines (March 2026) provides an overview of the post-approval framework including compliance.



In some circumstances, the Department may decide to take regulatory action against an applicant to address any non-compliances with the conditions of the consent.

The Department has strong enforcement powers under the EP&A Act to support these regulatory actions and has developed clear policies and guidelines to ensure any actions taken are fair, reasonable and proportionate to the significance of any breaches.

The community is able to make complaints or raise concerns about the compliance of an SSD with the Department at any time via the Major Projects website. The

### ***Notices of Motion***

## **NOTICE OF MOTION - LIMERICK WIND FARM AND OTHER SSD - PRELIMINARY RISK ASSESSMENT cont'd**

Department will investigate these complaints thoroughly before providing feedback to the complainant on the findings of the investigation and whether any regulatory action was taken.

Council should always be cautious when comparing legislation from different states and it will differ along with the responsibilities between the various levels of government. As the issues raised predominantly requires a response based on legislative implications to provide the appropriate advice a legal opinion would be required to be obtained.

Council should exercise caution when comparing legislation across different Australian jurisdictions, noting that legislative frameworks, responsibilities and powers differ between states and across the various levels of government.

As the matters raised within the Notice of Motion predominantly relate to legislative interpretation and potential legal implications, it is considered that an appropriately informed response would require the obtaining of independent legal advice.

The Notice of Motion does not identify either a funding source or the quantum of funding required to obtain the requested legal advice, as required under Council's Code of Meeting Practice.

A preliminary estimate indicates that obtaining the requested legal advice would likely incur costs in excess of \$10,000, with no provision currently identified within the adopted 2025/2026 Operational Plan to accommodate this expenditure.

Given the current financial environment, including ongoing uncertainty and increased operational costs being experienced by Council as a result of the Middle East conflict and associated impacts on fuel and supply costs, it is not considered prudent to utilise unrestricted cash reserves for unbudgeted expenditure of this nature without further consideration and direction from Council.

It should also be noted that any opinion would be generic as it is unreasonable to address the questions raised specifically in relation to the Limerick Wind Farm as there is no known design details for which potential impacts could be measured. However, if an application were to be submitted Council has an opportunity to submit matters of concern through the SEARs process for consideration in the development of the Environmental Impact Statement at that relevant time juncture.

### **ATTACHMENTS**

Nil



## **18 QUESTIONS WITH NOTICE**

The following item is submitted for consideration -

18.1 Question with Notice - Fuel Supply Status 232

---

## Questions With Notice - 21 May 2026

---

**ITEM 18.1**                      **Question with Notice - Fuel Supply Status**  
**AUTHOR**                        **Councillor Terry Yallouris**

### **BACKGROUND**

Fuel supply update following last Council meeting.

#### **From Cllr Rob Cameron**

I, Cllr Terry Yallouris ask;

If the CEO could share the status on the fuel delivery, from my recollection we had received 100% of our allocation for the past 3 x fortnights, has this remained consistent since the last council meeting (April 2026)

#### **Response from Council CEO**

I can confirm that Council has continued to receive its scheduled bulk fuel deliveries, with the most recent delivery received on 12 May 2026. However, certainty regarding future fuel deliveries remains limited, with confirmation typically only being provided the day prior to scheduled delivery dates. This continues to present an ongoing operational risk to Council services and business continuity planning.

A detailed report addressing Council's current fuel supply position, associated cost implications and broader operational impacts is already contained within the Business Paper for Council's consideration.

### **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 Items 19.1, 19.2 and 19.3 in confidential session for the reasons indicated:

#### Item 19.1 Legal proceedings report

*This report is considered to be confidential in accordance with Section 10A(2g) of the Local Government Act, 1993, as it relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.*

#### Item 19.2 Update on procurement of one multipurpose road maintenance truck

*This report is considered to be confidential in accordance with Section 10A(2c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

*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.*

#### Item 19.3 Response to Notice of Motion - 16 October 2025 (191/25)

*This report is considered to be confidential in accordance with Section 10A(2g) of the Local Government Act, 1993, as it relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.*



## **19 CONFIDENTIAL SESSION**

The following items are submitted for consideration -

- 19.1 Legal proceedings report
- 19.2 Update on procurement of one multipurpose road maintenance truck
- 19.3 Response to Notice of Motion - 16 October 2025 (191/25)