

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 15 OCTOBER 2026

PRESENT: Mayor Cr G Harris (Chairperson), Cr R Cameron, P Culhane Cr V Flanagan, Cr A Meggitt, Cr S Peirce, Cr S Reynolds, Cr J Searl, Cr T Yallouris, Mr A Croke (Director Finance and Administration), Mr S Arkinstall (Acting Chief Executive Officer) Hugh 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

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

A special mention for Former Upper Lachlan Shire Mayors – Mrs Pam Kensit, Mr Brian McCormack OAM, Mr John Shaw OAM and Former General Manager John Bell were in attendance in the public gallery to farewell Mr Andrew Croke, Director Finance and Administration.

The Mayor Harris recognised Andrew Croke, Finance and Administration and read a short statement.

After 21.5 years of dedicated service, Andrew Croke is finishing up with Upper Lachlan Shire Council tomorrow.

Andrew has made a significant contribution to Council over more than two decades, providing valued service in Finance and Administration and supporting the organisation through the many changes and challenges that come with local government.

His commitment, experience and knowledge have been an important part of Council's operations, and his long-standing service is sincerely acknowledged and appreciated.

On behalf of Council, we thank Andrew for his 21.5 years of service and dedication to the organisation and the Upper Lachlan community. We wish him all the very best for the future and the next chapter of his journey.

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SECTION 2: APOLOGIES & LEAVE OF ABSENCE

193/26 **RESOLVED** by Cr Searl and Cr Flanagan

An apology was received by Ms A Waldron (Chief Executive Officer) who is on leave.

- CARRIED

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

Councillors who voted against:- Nil

SECTION 3: DECLARATIONS OF INTEREST

Nil

SECTION 4: CITIZENSHIP CEREMONY

Nil

SECTION 5: CONFIRMATION OF MINUTES

ITEM 5.1 **RESOLVED** by Cr Searl and Cr Flanagan
194/26

1. That the minutes of the Ordinary Council Meeting held on 17 September 2026 be adopted.
2. It was noted a correction of minutes on page 40 to say Clr S Peirce alternative Clr R Cameron for Southern Tablelands (Rural Fire Services) Zone Liaison Committee.
3. It was noted a change to resolution 160/26 has been updated to the below from the September meeting.

Updated to the below

RESOLVED by Cr Reynolds and Cr Meggitt that –

1. *The Chief Executive Officer as the returning officer declared Cr G Harris the successful Councillor elected as Mayor (with a 5 – 4 vote),*

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with that Councillor Harris then undertook the role of Meeting Chairperson.

- CARRIED

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

Councillors who voted against:- Nil

SECTION 6: PRESENTATIONS TO COUNCIL/PUBLIC

Nil

SECTION 7: MAYORAL MINUTES

ITEM 7.1 MAYORAL MINUTE

195/26 **RESOLVED** by Mayor Harris and Cr Cameron

1. That Council receive and note the activities attended by the Mayor for September and October.
2. It was noted some changes to the Mayoral minute from Mayor Harris.

6 October — Rye Park Wind Farm CCC meeting, by Teams – unable to attend.

A change of date

- Council meeting. (Should be 17 September)
- Meeting with the CEO. (Should be 18 September)

Added items

- 19 September — Taralga Spring Fair
- 6 October — Binda Progress Association
- 11 October — Dalton Bush Gymkhana

- CARRIED

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

Councillors who voted against:- Nil

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SECTION 8: CORRESPONDENCE

ITEM 8.1 CORRESPONDENCE FOR THE MONTHS OF SEPTEMBER AND OCTOBER

196/26 **RESOLVED** by Cr Searl and Cr Flanagan

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

1. Office of Local Government – Circular – 26-18 - Consultation Draft Model Code Conduct for Council Staff, Delegates and Committee Members.
2. Office of Local Government – Circular 26-19 – Completion of Evaluation Public Spaces (Unattended Property) Laws.
3. Office of The Hon. Paul Scully MP - Minister for Planning and Public Spaces - Mayor Paul Culhane (Upper Lachlan Shire Council) - Amendment to SEPP (Transport and Infrastructure) - 29 September 2026.

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

SECTION 9: LATE CORRESPONDENCE

Nil

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SECTION 10: INFORMATION ONLY

ITEM 10.1 DEVELOPMENT STATISTICS REPORT
197/26 RESOLVED by Cr Searl and Cr Peirce

1. Council receives and notes the report as information.

- CARRIED

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

Councillors who voted against:- Nil

ITEM 10.2-10.6 INFORMATION ONLY ITEMS
198/26 RESOLVED by Cr Searl and Cr Reynolds

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, A Meggitt, S
Peirce, S Reynolds, J Searl and
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Councillors who voted against:- Nil

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REPORTS FROM STAFF AND STANDING COMMITTEES

SECTION 11: ENVIRONMENT AND PLANNING

Mayor Harris and Cr Meggitt moved a foreshadowed amendment to defer Item 11.1 review of submissions received from the public exhibition of the amended DRAFT Upper Lachlan Housing strategy to the next Ordinary Council meeting to be held on 19 November 2026.

On being put to the meeting the motion was *lost*.

ITEM 11.1 REVIEW OF SUBMISSIONS RECEIVED FROM THE PUBLIC EXHIBITION OF THE AMENDED DRAFT UPPER LACHLAN HOUSING STRATEGY

MOVED by Cr Harris and Cr Meggitt that -

1. Council defer Item 11.1 review of submissions received from the public exhibition of the amended DRAFT Upper Lachlan Housing strategy to the next Ordinary Council meeting to be held on 19 November 2026.

- LOST

Councillors who voted for:- Crs R Cameron, G Harris A Meggitt and T Yallouris

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

ITEM 11.1 REVIEW OF SUBMISSIONS RECEIVED FROM THE PUBLIC EXHIBITION OF THE AMENDED DRAFT UPPER LACHLAN HOUSING STRATEGY

199/26 **RESOLVED** by Cr Flanagan and Cr Peirce

1. Receives and notes the submissions received during the public exhibition of the Amended Draft Upper Lachlan Housing Strategy 2026.
2. Endorses the responses to submissions contained in the Review of Submissions Round 2 Report.
3. Adopts the Upper Lachlan Shire Council Housing Strategy 2026.

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4. Authorises the CEO to make any minor administrative, formatting or typographical amendments to the Strategy prior to publication.
5. Publishes the adopted Upper Lachlan Housing Strategy 2026 on Council's website and notifies relevant stakeholders of its adoption.

- CARRIED

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

Councillors who voted against:- Crs R Cameron, A Meggitt and T Yallouris

ITEM 11.2 REVIEW OF SUBMISSIONS RECEIVED FROM THE PUBLIC EXHIBITION OF THE AMENDED DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

200/26 RESOLVED by Cr Searl and Cr Flanagan

1. Receives and notes the Review of Submissions Report;
2. Endorses the responses to submissions contained in the Review of Submissions Report;
3. Adopts the attached Upper Lachlan Shire Council Development Control Plan 2026 and specifies the date of the Plan to commence on 1 December 2026;
4. Authorises the CEO to make any minor administrative, formatting or typographical amendments to the Plan prior to publication.
5. Undertakes those actions required under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2020 to have the draft Development Control Plan 2026 commence.

- CARRIED

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

Councillors who voted against:- Nil

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SECTION 12: INFRASTRUCTURE DEPARTMENT

Nil

SECTION 13: FINANCE AND ADMINISTRATION

ITEM 13.1 PRESENTATION OF THE 2025/2026 ANNUAL REPORT

201/26 RESOLVED by Cr Searl and Cr Flanagan

1. Council resolves to adopt the Upper Lachlan Shire Council Annual Report for 2025/2026 in accordance with Section 428, of the Local Government Act 1993, Part 9, Division 7, of the Local Government (General) Regulation 2021 and other applicable legislation.
2. Council notify the Office of Local Government by providing a URL link to Council website.

- CARRIED

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

Councillors who voted against:- Nil

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ITEM 13.2 REFERRAL FOR AUDIT - 2025/2026 FINANCIAL STATEMENTS

202/26 RESOLVED by Cr Cameron and Cr Peirce

1. Council resolves that the 2025/2026 Financial Statements be referred for independent audit by the NSW Audit Office;
2. The Mayor, Deputy Mayor, Chief Executive Officer and Responsible Accounting Officer sign the Statement by Councillors and Management for the General Purpose and Special Purpose 2025/2026 Financial Statements;
3. The Chief Executive Officer be delegated the authority to authorise the Council 2025/2026 Financial Statements for issue immediately upon receipt of the Auditors Report and that they be presented to the public at the Ordinary Council Meeting on 19 November 2026.

- CARRIED

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

Councillors who voted against:- Nil

SECTION 14: CHIEF EXECUTIVE OFFICER

ITEM 14.1 UPDATE - EXPRESSION OF INTEREST FOR LEASE OF CAFE AT THE VISITOR INFORMATION CENTRE CROOKWELL

203/26 RESOLVED by Cr Flanagan and Cr Peirce

1. Note that no submissions were received for the Expression of Interest for the lease and operation of the café at the Crookwell Visitor Information Centre;
2. Endorse Council operating the café for an initial period of 12 months to establish the café as a going concern and develop an operating and trading history;
3. Allocate \$20,000 in capital expenditure funded from Council buildings reserve for additional café fit-out and equipment required to commence operations;
4. Allocate \$237,500 operational expenditure budget for additional staff to operate the café and purchase of stock in order to facilitate point 2;

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5. Note that the café is forecast to operate on a cost-neutral basis over the initial 12-month period, based on the assumptions outlined in this report Council allocate retail operating income budget of \$238,180 for café operations;
6. Receive a report following six months of operation detailing the café's financial and operational performance; and
7. Subject to the outcomes of the initial 12-month operating period, re-advertise an Expression of Interest for the lease and operation of the café, supported by the established trading history and operating information.

- CARRIED

Councillors who voted for:-

Crs P Culhane, R Cameron, V Flanagan, S Peirce and J Searl

Councillors who voted against:-

Crs G Harris, A Meggitt, S Reynolds and T Yallouris

Cr Simon Peirce left the meeting, the time being 11:35am

Cr Simon Peirce returned to the meeting, the time being 11:37am

Mayor Harris moved a foreshadowed motion that lapsed therefore the original motion became the resolution;

That Council:

1. Note that no submissions were received for the Expression of Interest for the lease and operation of the café at the Crookwell Visitor Information Centre.
2. Endorse Council operating a limited pool canteen (rather than a full café service) at the Crookwell Aquatic Precinct for the 2026/27 swimming pool season only, operating on weekends, school holidays and public holidays, providing a basic food and beverage offering primarily for pool users.
3. Allocate \$20,000 in capital expenditure, funded from the Council buildings reserve, for additional fit-out and equipment required to commence canteen operations.
4. Allocate \$80,000 in operational expenditure for temporary or casual staff and the purchase of stock to support the limited pool canteen operations described in point 2.
5. Note that the residual operational budget capacity that would have been required for full café operations under the original recommendation is not allocated under this resolution, and that \$150,000 of that residual capacity be transferred to the Buildings and Infrastructure Improvements Reserve for future allocation by Council to identified community or infrastructure projects.
6. Direct that the menu prioritise simple, affordable, pool-appropriate items (such as snacks, ice cream, soft drinks, coffee and light meals) targeted at swimming pool patrons rather than a full café menu aimed at Visitor Information Centre visitors or general passersby.

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7. Receive a report at the Ordinary Council Meeting prior to the end of the 2026/27 swimming pool season detailing the operational and financial performance of the pool canteen, together with options and recommendations for the future use or leasing of the café space.

SECTION 15: LATE REPORTS

Nil

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

ITEM 16.1 REPORTS FROM COMMITTEES FOR THE MONTHS OF SEPTEMBER AND OCTOBER

204/26 **RESOLVED** by Cr Searl and Cr Cameron

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

1. Collector Oval Committee AGM Minutes – 2 September 2026.
2. Breadalbane Hall Section 355 Committee Minutes – 20 September 2026.

- CARRIED

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

Councillors who voted against:- Nil

SECTION 17: NOTICES OF MOTION

ITEM 17.1 NOTICE OF MOTION - ADOPTING A PUBLICLY ELECTED MAYOR AND REDUCING COUNCILLORS FROM NINE TO SEVEN

205/26 **RESOLVED** by Cr Culhane and Cr Peirce

1. That Council add to its action list the request for a report on both the mechanisms as well as the pros vs cons of adopting a publicly elected Mayor, electoral wards and reducing the number of Councillors from 9 to 7.

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- CARRIED

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

Councillors who voted against:- Crs A Meggitt, S Reynolds and T Yallouris

Council took a short break for lunch the time being 12:00pm

Council returned to Chambers and resumed recording the time being 12:32pm

ITEM 17.2 **NOTICE OF MOTION - DATA CENTRES**
206/26 **RESOLVED** by Cr Culhane and Cr Searl

1. That the Mayor advocate at CRJO, Country Mayors Association (CMA), NSWLGA and State Parliament forums for data centres to be located where their service is required and not pushed into Regional NSW.

- CARRIED

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

Councillors who voted against:- Cr A Meggitt

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ITEM 17.3
207/26

NOTICE OF MOTION - EMPLOYMENT LAND STRATEGY
RESOLVED by Mayor Harris and Cr Meggitt that -

1. Council note that the NSW Employment Lands Development Monitor 2025 records 4.5 hectares of zoned employment land in the Upper Lachlan local government area as at January 2025, the lowest non-zero figure in the South East and Tablelands region.
2. Council note resolution 203/24 of 12 December 2024, which referred the Kensit Street, Crookwell industrial land investigation to the Tourism and Economic Development Advisory Committee and asked that Committee to consider the proposal in modified form and alternative sites across the Shire.
3. The Chief Executive Officer is to report to the Ordinary Meeting of 18 February 2027 with a proposed brief, program, timeline and indicative cost, and with funding options, including any named source in 2026/27 and a provision in the draft 2027/28 Operational Plan and Budget. No consultant is to be engaged until Council has resolved the funding.

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

Cr Culhane moved a foreshadowed motion that lapsed therefore the original motion became the resolution -

Council request

1. A strategic review of the best way to promote industrial development in Upper Lachlan be scoped out by the CEO and her planning staff before being undertaken;
2. Following on from the findings of any review council hold a workshop to discuss how best to implement the findings of the strategic review.

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ITEM 17.4
208/26

NOTICE OF MOTION - USE OF SMART GLASSES

RESOLVED by Cr Peirce and Cr Yallouris

1. That Upper Lachlan Shire Council implements a prohibition on the use of wearable smart glasses and similar devices capable of recording visual images and audio without the explicit consent or knowledge of the persons being recorded.
2. This prohibition is to apply strictly across all Council-owned, operated, or managed premises, including:
 - Shire public swimming pools, library, and all associated recreational facilities, change rooms, and sporting grounds.
 - Council workplaces, offices, depots, and administrative premises to protect the privacy and workplace safety of Council staff.
 - Council meetings, community forums, workshops, and official Shire-hosted public events.
3. That reasonable exemptions be permitted solely
 - For verified accessibility and assistive health purposes upon presentation of a medical certificate, or
 - Where prior written authorisation has been granted by facility management for official Council operations.

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

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209/26

RESOLVED By Mayor Harris and Cr Flanagan that -

1. Council extend the meeting by 30 minutes in line with Council Code of Meeting Practice in accordance with time limits.

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

ITEM 17.5

NOTICE OF MOTION - NSW GOVERNMENT FUNDING MODEL PROPOSAL

210/26

RESOLVED by Cr Peirce and Cr Cameron

That Upper Lachlan Shire Council: Strongly voice its Opposition to Proposed NSW Local Government Grants Commission Funding Methodology.

Further, that the Council:

1. Formally opposes the NSW Local Government Grants Commission's proposed draft methodology for distributing Commonwealth Financial Assistance Grants (FAGs).
2. Notes with grave concern that the proposed methodology would slash annual funding to many regional councils by millions of dollars, threatening their long-term fiscal viability.
3. Requests the Mayor and Chief Executive Officer (CEO) to immediately lobby neighbouring regional councils, the Local Government Association, and relevant State and Federal Government Ministers to strongly urge a reconsideration of the proposed funding changes.
4. Advocates for a funding model that aligns with fairer distribution principles, specifically addressing the historic decline of untied Financial Assistance Grants from 1.0% of Commonwealth taxation revenue in 1996 down to 0.49% in 2026–27.

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5. And if necessary, Council hire a consultant to analyse the changes in Financial Assistance Grants methodology with a view to challenging those changes in the strongest possible terms.

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

SECTION 18: QUESTIONS WITH NOTICE

Nil

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CLOSED COUNCIL ITEMS

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

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

211/26

RESOLVED by Mayor Harris and Cr Cameron

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

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

Council closed its meeting at 13:33pm and the public, staff and press left the chambers and live streaming ceased.

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212/26

RESOLVED by Cr Searl and Cr Cameron

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, A Meggitt, S Peirce, S Reynolds, J Searl and T Yallouris

Councillors who voted against:- Nil

Open Council resumed at 13:52pm live streaming returned to the public prior to the meeting closing.

Resolutions from the Closed Council Meeting

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

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SECTION 19: CONFIDENTIAL SESSION

ITEM 19.1 PROCUREMENT OF WHEEL LOADER

213/26

RESOLVED by Cr Flanagan and Cr Reynolds

1. Council purchase one Hitachi ZW 140/7 wheel loader for the sum of \$277,138.78 EX GST from Hitachi Construction Machinery.
2. Dispose of existing tractor (Plant No 308) through public auction.

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

ITEM 19.2 AWARD OF CONTRACT FOR ULSC HEAVY PATCHING PROGRAM 2026/27

214/26

RESOLVED by Cr Culhane and Cr Peirce

1. Council accept the quotation from Denrith Pty Ltd to undertake the ULSC Heavy Patching Program 2026/27, with a total price of \$646,020.15 incl GST.
2. Council delegate the Chief Executive Officer authority to execute the contract for engagement of Denrith Pty Ltd

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

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ITEM 19.3
215/26

AWARD OF CONTRACT FOR ULSC RESEAL PROGRAM 2026/27

RESOLVED by Cr Searl and Cr Peirce

1. Council accept the quotation from Downer EDi Works Pty Ltd to undertake the ULSC Bitumen Reseal Program 2026/27, with a total price of \$1,826,067.89.00 excl GST.
2. Council delegate the Chief Executive Officer authority to execute the contract for engagement of Downer EDi Works Pty Ltd

- CARRIED

Councillors who voted for:-

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

Councillors who voted against:- Nil

THE MEETING CLOSED AT 13:54pm

Minutes confirmed 19 NOVEMBER 2026

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Mayor