



Ordinary Meeting of Council

Wednesday 27 October 2021

4.00pm

Council Chambers

209 Comur Street, Yass

PRAYER:

All Stand:

Mayor: *Let us be still and remember the presence of God. As we commence our meeting let us together pray for guidance and help.*

All say together:

Almighty God, we ask your blessing upon this Council.

Direct and prosper our deliberations to the true welfare of Australia and the people of Yass Valley Amen.

FUTURE MEETINGS

November 2021

Wednesday 24th

4.00pm

Ordinary Meeting of Council

Ordinary Meeting of Council

A G E N D A

Open Forum

Page No.

Webcasting

This meeting is being webcast, a reminder to those in attendance that you should refrain from making any defamatory statements.

Acknowledgement of Country

I acknowledge that we are meeting on the ancestral land of the Ngunnawal people. I recognise the Ngunnawal as the traditional custodians and pay respect to the Elders of the community and their descendants.

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Nil

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The following matters are classified as CONFIDENTIAL and will be considered in the Closed Meeting of Council in accordance with Section 10A(2) as they deal with commercial, personnel and legal matters:

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Close of Meeting Time

Chris Berry
GENERAL MANAGER



Minutes of the Ordinary Meeting of Council

Wednesday 22 September 2021

4.00pm

Council Chambers

209 Comur Street, Yass

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Open Forum

Presentations to Council – Items on the Meeting Agenda

- Jodie Newall
Item 6.1 – Draft Filling Policy
- Paul Newall
Item 6.1 – Draft Filling Policy
- Fleur Flanery
Item 6.2 – DA210063 – Residential Subdivision, 3 Burrai Place, Yass
- Darren Manton
Item 6.2 – DA210063 – Residential Subdivision, 3 Burrai Place, Yass

Council Meeting - The Mayor declared the meeting open at 4.35 pm.

Present

Councillors Rowena Abbey, Mayor, in the chair, Cecil Burgess, Geoff Frost (via Zoom), Nathan Furry (via Zoom), Allison Harker (via Zoom), Jasmin Jones, Michael McManus (via Zoom), Mike Reid (via Zoom) and Kim Turner.

Also present were the General Manager – Chris Berry, Director Planning & Environment – Julie Rogers, Director Infrastructure & Assets – James Dugdell, Director Corporate & Community – Lynette Safranek and Corporate Planning & Executive Support Officer – Shirree Garland.

Acknowledgement of Country

1. Prayer

2. Apologies

Nil

3. Declaration of Interest/Disclosures

Councillor Turner declared a pecuniary conflict of interest in Item 9.3 – Hume Link Community Consultative Committee – Request for Council Representative and stated that he believed his interest would preclude him from voting.

Reason: Councillor Turner declared an interest as the Hume Link preliminary line is over a portion of his property. Potential compensation if same line is finally endorsed.

Councillor McManus declared a non-significant, non-pecuniary conflict of interest in Item 9.3 – Hume Link and stated that he believed his interest would preclude him from voting.

Reason: Councillor McManus declared an interest as he is an employee of Transgrid.

Councillor Jones declared a non-significant, non-pecuniary conflict of interest in Item 6.2 – DA210063 – Residential Subdivision, 3 Burrai Place, Yass and stated that she did not believe her interest would preclude her from voting.

Reason: Councillor Jones declared an interest as one of the submitters in opposition of the development has casually advertised with the business that she is a co-owner of.

Councillor Jones declared a non-significant, non-pecuniary conflict of interest in Item 9.3 – Hume Link Community Consultative Committee – Request for Council Representative and stated that she did not believe her interest would preclude her from voting.

Reason: Councillor Jones declared an interest as the proponent has casually advertised with the business that she is a co-owner of.

4. Confirmation of Minutes

RESOLVED that the minutes of the Ordinary Council Meeting held on 25 August 2021 covered by resolution numbers 164-185 inclusive, be taken as read and confirmed.

(Turner/Reid) 186

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

5. Mayoral Minute

6. Director of Planning & Environment Reports

6.1 DRAFT FILLING POLICY

SUMMARY

The draft Filling Policy has been exhibited and 12 submissions were received. It is recommended that the draft Policy be adopted.

MOTION

Adoption of the Policy be deferred pending Council facilitating a stakeholder forum, further investigation of options and a Policy review.

(Jones/Furry)

FOR: Councillors N Furry, J Jones, and K Turner

AGAINST: Councillors R Abbey, C Burgess, G Frost, A Harker M Reid and M McManus

FORESHADOWED MOTION

That the draft Filling Policy be adopted and that a stakeholder forum be held for further investigation and Council review in six months.

McManus/

Foreshadowed Motion becomes the Motion

RESOLVED that the draft Filling Policy be adopted and that a stakeholder forum be held for further investigation and Council review in six months.

(Frost/McManus) 187

FOR: Councillors R Abbey, C Burgess, G Frost, A Harker, M McManus and M Reid

AGAINST: Councillors N Furry, J Jones and K Turner

6.2 DEVELOPMENT APPLICATION NO DA210063 – RESIDENTIAL SUBDIVISION, 3 BURRAI PLACE, YASS

SUMMARY

To present a report on Development Application No 210063 for a 57 lot subdivision (including a super lot for future development and an open space lot) of Lot 1 DP 1185454, 3 Burrai Place, Yass. It is presented to Council as it attracted 15 submissions including a petition. Approval is recommended, subject to a Voluntary Planning Agreement for the open space.

RESOLVED that :

- 1. Development Consent be issued for a 57 lot subdivision of Lot 1 DP 1185454, 3 Burrai Place, Yass.***
- 2. The draft Voluntary Planning Agreement for the proposed open space be prepared.***
- 3. A further report be presented to Council on the draft terms of the Voluntary Planning Agreement.***
- 4. Upon dedication to Council the open space lot be classified as Community Land under the Local Government Act 1993.***

(Turner/McManus) 188

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

6.3 DEVELOPMENT APPLICATIONS NOS DA210162 & DA210168 - DWELLING HOUSE & STORAGE SHED, 30 MONTEM STREET, BOWNING

SUMMARY

To present the assessment of Development Application No. DA210162 for a manufactured dwelling house and Development Application No. DA210168 for a storage shed at 30 Montem Street, Bowning. The applications are presented to Council as the combined proposal involves a variation to the setback policy as the storage shed is forward of the building line set by the dwelling on two road frontages. The applications attracted no objections. Approval is recommended.

RESOLVED that :

- 1. Conditional Development Consent be issued for Development Application No. DA210162 for dwelling house at 30 Montem Street, Bowning.***
- 2. Conditional Development Consent be issued for Development Application No. DA210168 for storage shed at 30 Montem Street, Bowning.***

(Frost/Burgess) 189

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

6.4 RE-ESTABLISHMENT OF ALCOHOL FREE ZONE

SUMMARY

The *Local Government Act 1993* permits Council to establish an Alcohol Free Zone (AFZ). The last AFZ was established in March 2016 and expired in March 2020. It is recommended the AFZ be re-established in the Yass mainstreet.

RESOLVED that :

- 1. The proposed Yass Alcohol Free Zone be placed on public exhibition in accordance with the Local Government Act 1993 and Ministerial Guidelines on Alcohol Free Zones***
- 2. If no significant objections to the proposal are received, the Yass Alcohol Free Zone be established for a four year period as per the map in Attachment A of the report.***

(Furry/Jones) 190

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

7. Director of Infrastructure & Assets Reports

7.1 RIVERBANK PARK ADVENTURE PLAYGROUND - CONCEPT PLANS

SUMMARY

The purpose of this report is to seek approval for the public exhibition the two concept designs for the Riverbank Park adventure playground.

RESOLVED that the draft concept designs be placed on public exhibition, evaluated for preferred option and reported back to Council for adoption.

(Jones/Burgess) 191

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

7.2 TESLA ELECTRIC VEHICLE CHARGING STATION LOCATION

SUMMARY

This report provided a follow up to the 28 July 2021 Council Report seeking a location on Council land for the provision of a Tesla Supercharger Electric Vehicle charging station.

RESOLVED that :

- 1. The Tesla supercharger proposal for six carpark in the Yass Park and Ride (Option 3) be supported.**
- 2. The Tesla Superchargers be fitted with universal connections.**
- 3. The General Manager be approved to execute the licence agreements.**

(Turner/Jones) 192

FOR: Councillors R Abbey, C Burgess, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Councillor G Frost

7.3 YASS WATER TREATMENT PLANT UPGRADE PROJECT - DESIGN AND BUSINESS CASE PREPARATION UPDATE

SUMMARY

The Yass Water Treatment Plant Upgrade Project is an important and challenging project for the Yass Valley Council. Council requested bimonthly update reports be provided on the project. This report is the fourth update.

RESOLVED that :

- 1. The update report and work completed on the Water Treatment Plant Upgrade Project be noted.**
- 2. The decision made in July 2021 to proceed with the design and business case for Stages 2 and 3 based on the outcomes from the Peer Review be reaffirmed.**

(Frost/Reid) 193

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

8. Director of Corporate & Community Reports

8.1 INVESTMENT AND BORROWINGS REPORT - AUGUST 2021

SUMMARY

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments as of 31 August 2021. In accordance with paragraph (1)(b), it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

RESOLVED that the August 2021 Investment Report be noted.

(Turner/Reid) 194

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

8.2 ENVIRONMENTAL UPGRADE FINANCE TRIAL

SUMMARY

The purpose of this report is for Council to consider a proposal to offer Environmental Upgrade Agreements (EUA) to business and building owners within the Yass Valley area, under a two-year trial period through Better Building Finance, since offering Environmental Upgrade Finance comes at no financial cost, risk or liability to Council.

RESOLVED that :

- 1. The Environmental Upgrade Agreements within the Yass Valley local government area be supported.***
- 2. Better Building Finance be appointed to deliver streamlined Environmental Upgrade Agreements for a trial period of two years.***
- 3. The integration of Environmental Upgrade Agreements within Council's finance system be supported.***
- 4. Officers prepare a report to Council at the end of the two-year trial period on the performance of the Environmental Upgrade Agreements.***

(Reid/Jones) 195

FOR: Councillors R Abbey, C Burgess, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Councillors G Frost and N Furry

8.3 RATES & CHARGES DONATIONS POLICY

SUMMARY

To seek a direction on the continuation of the existing rates and charges donations for 2021/22 financial year.

RESOLVED that :

- 1. The current donation arrangements for the organisations included in the Rates & Charges Donations Policy continue to apply for the 2021/22 financial year.**
- 2. The Rates & Charges Donations Policy be reviewed by Council following the December 2021 Local Government Elections for application in the 2022/23 financial year.**

(Frost/Furry) 196

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

8.4 FRAUD & CORRUPTION CONTROL POLICY REVIEW

SUMMARY

The *Fraud & Corruption Control Policy* has been reviewed to ensure Council has a sound policy to prevent, detect, investigate, and recover from fraudulent and corrupt conduct. The revised version of the policy is consistent with Australian Standard 8001:2008 Fraud and Corruption Control.

RESOLVED that draft Fraud & Corruption Control Policy be adopted.

(McManus/Reid) 197

FOR: Councillors R Abbey, C Burgess, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Councillor G Frost

FORESHADOWED MOTION

That draft Fraud & Corruption Control Policy be adopted with the following inclusion to the Policy Principles Section:

“Council recognises the need for proper open and transparent democratic processes and for fraud and corruption measures not to unduly disrupt or impede the operation of effective representative government.”

Frost/

8.5 FLYING OF FLAGS POLICY REVIEW

SUMMARY

Good governance underpins the effective delivery of Council services to our community. Council policies are a key component of our governance framework and support the outcomes sought in the *Our Civic Leadership* strategic pillar within the *Tablelands Regional Community Strategic Plan 2016-2036*. Council policies are reviewed to ensure they remain fit for purpose. To that end, the *Flying of Flags Policy* has been reviewed and determined to be unnecessary.

RESOLVED that the Flying of Flags Policy be rescinded.

(Turner/Reid) 198

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

9. General Manager Reports

9.1 TENDER EVALUATION – FIXING LOCAL ROADS REHABILITATION STAGE 2 YVC.IA.32.2021

SUMMARY

This report provides advice and recommendations on the submission of tenders for the road rehabilitation of four local roads in the LGA funded under Stage 2 of the Fixing Local Road (FLR) Round 1 grant – Yass River Road Segment 5B & 6, Walls Junction Road Segment 3, Faulder Avenue Segment 2 and Good Hope Road Segment 9 under contract YVC.IA.32.2021.

RESOLVED that item be classified CONFIDENTIAL in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied.

(Turner/Reid) 199

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

9.2 TENDER EVALUATION - ROADSIDE SLASHING YVC.IA-34-2021

SUMMARY

Providing detailed information relating to tenders submitted for roadside slashing within the Yass Valley Local Government Area (LGA) for the period from October 2021 – June 2024 (three year panel contract) - Tender YVC.IA-34-2021.

RESOLVED that item be classified CONFIDENTIAL in accordance with Section 10A(2)(c) of the Local Government Act 1993, which permits the meeting to be closed to the public for REASON that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or purposes to conduct) business.

(Turner/Reid) 200

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

9.4 PETITION - DA210063 - RESIDENTIAL SUBDIVISION, 3 BURRAI PLACE, YASS

SUMMARY

Tabling a petition lodged in relation to Development Application for DA210063 – Residential Subdivision, 3 Burrai Place, Yass opposing the proposed development.

RESOLVED that the tabled petition on the DA210063 – Residential Subdivision, 3 Burrai Place, Yass be noted.

(Furry/Turner) 201

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

At 06:19 pm Councillors Turner and McManus left the Chambers.

9.3 HUME LINK COMMUNITY CONSULTATIVE COMMITTEE - REQUEST FOR COUNCIL REPRESENTATIVE

SUMMARY

To present a request from TransGrid seeking a Council representative for the HumeLink Community Consultative Committee (Yass Valley and Upper Lachlan).

RESOLVED that the Director Planning & Environment be nominated for the HumeLink Community Consultative Committee (Yass Valley and Upper Lachlan) until such time as the Council nominates a Councillor as the delegate.

(Furry/Reid) 202

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones and M Reid

AGAINST: Nil

At 06:27 pm Councillors Turner and McManus returned to the Chambers.

10. Notice of Motion

Nil

11. Questions with Notice

Nil

12. Minutes and Recommendations of Council Committees

Nil

13. Confidential Matters

RESOLVED that pursuant to Section 10A of the Local Government Act, 1993 the following items on the agenda be classified as CONFIDENTIAL and considered in the Closed Meeting of Council in accordance with Section 10A(2) of the Local Government Act for the reasons as specified:

13.1 Tender Evaluation – Fixing Local Roads Grant Program Round 1 - Rehabilitation Stage 2 YVC.IA.32.2021

Item 13.1 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.2 Roadside Slashing - Tender YVC.IA-34-2021

Item 13.2 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

(Jones/Turner) 203

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

Closed Council commenced at 6.28 pm.

13.1 TENDER EVALUATION – FIXING LOCAL ROADS GRANT PROGRAM ROUND 1 - REHABILITATION STAGE 2 YVC.IA.32.2021

SUMMARY

This report provides advice and recommendations on the submission of tenders for the road rehabilitation of four local roads in the LGA funded under Stage 2 of the Fixing Local Roads (FLR) Round 1 Grant – Yass River Road Segment 5B & 6, Walls Junction Road Segment 3, Faulder Avenue Segment 2 and Good Hope Road Segment 9 under contract YVC.IA.32.2021.

RESOLVED that :

- 1. The tenders submitted by Denrith Pty Ltd for Yass River Road Segment 5B & 6, Walls Junction Road Segment 3 and Faulder Avenue Segment 2 Stage 1 be accepted for a total cost of \$868,196.33, \$629,417.66 and \$461,123.77 respectively.***
- 2. The tender submitted by Lentro Earthworks for Good Hope Segment 9 Stage 1 be accepted for a total cost of \$459,081.82.***
- 3. \$310,000 be transferred from the Contributions Reserve to fund the estimated funding shortfall.***
- 4. The 2021/22 Operational Plan/Budget be modified to reflect the above recommendations to include \$310,000 of capital funds to cover \$310,000 capital expenditure.***

(Reid/Turner) 204

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

13.2 ROADSIDE SLASHING - TENDER YVC.IA-34-2021

SUMMARY

Providing detailed information relating to tenders submitted for roadside slashing within the Yass Valley Council Local Government Area (LGA) for the period from October 2021 – June 2024 (three year panel contract) - Tender YVC.IA-34-2021.

RESOLVED that the tender submitted by 'Triniem' under the Roadside Slashing Contract Tender YVC.IA-34-2021 to mow Yass and all village road verges be accepted for a total cost of \$110,110.00 per annum. That Council accept 'Triniem' schedule of rates as a panel contractor for the provision of mowing, brush cutting and spraying within Yass and villages.

(Burgess/Reid) 205

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

RESOLVED that the meeting move into Open Council.

(Harker/Frost) 206

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

Minutes of the Ordinary Meeting of Council held on 22 September 2021

AGAINST: Nil

Open Council resumed at 6.50 pm.

RESOLVED that the recommendations in Closed Council be adopted.

(Turner/Jones) 207

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid
and K Turner

AGAINST: Nil

The meeting closed at 6.51 pm.

6.1 OPEN SPACE STRATEGY & YASS MAIN STREET MASTERPLAN PROJECT COMMITTEES

SUMMARY

To provide the draft Terms of Reference for the projects committees for the Open Space Strategy and Yass Main Street Masterplan projects.

RECOMMENDATION

That:

- 1. The Terms of Reference for the Yass Valley Open Space Project Committee and Yass Main Street Advisory Committee be adopted.*
- 2. Nominations be sought for the community positions on the Yass Main Street Masterplan Project Committee.*
- 3. Invitations to participate in the projects be issued to those groups nominated in the Terms of Reference for the Yass Valley Open Space Project Committee and Yass Main Street Project Committee to participate.*

FINANCIAL IMPLICATIONS

Funding for both the Open Space Strategy and Main Street Masterplan projects is included in the 2021/22 Operational Plan.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Crown Land Management Act 2016*
- *Roads Act 1993*
- NSW Everyone Can Play Guidelines
- AS 1428 Australian Standard – Design for Access and Mobility
- Yass Valley Local Environmental Plan 2013
- Yass Valley Flood Risk Management Studies & Plans

REPORT

1. Open Space Strategy

The 2021/22 Operational Plan includes the Yass Valley Open Space Strategy project and resources to engage a consultant(s).

The objectives of this project are to:

- Ensure a more equitable distribution of high quality, accessible open space across the Yass Valley that is financially and environmentally sustainable
- Ensure Yass Valley's open space network is connected and encourages improved community health outcomes through active and passive recreation
- Establish and manage open space to protect natural, cultural or heritage values where present

This is the first time an Open Space Strategy has been undertaken for the Yass Valley, and an important element of this project will be reviewing the large number of open space assets within the Yass Valley. Over time, Council has become responsible for managing various Crown Reserves, as well as public

reserves created through subdivisions or transferred from other agencies. With changing demands and expectations of the community that is growing as well as the financial implications of owning and/or managing these assets, it is important that future decisions can be guided by a strategic context.

It is important that there is input and representation from across the Yass Valley, and as such a project committee is to be established to provide input and advice to the strategy. The draft Terms of Reference for the Open Space Strategy are included in **Attachment A**.

2. Yass Main Street Masterplan

The 2021/22 Operational Plan includes the following three planning projects to be undertaken:

- Yass Main Street Masterplan
- Bookham Main Street Masterplan
- Wee Jasper Main Street Masterplan

Resources to engage a consultant(s) for these projects are included in the current budget.

It is intended that Council will use the same consultant for the three projects allowing for consistency across the plans as well as greater value/economies of scale.

The masterplans for Bookham and Wee Jasper will be simple, with a focus on improvements within the road reserve (landscaping, street furniture), as well as linkages to adjacent Crown Land/open space. Due to the much smaller communities, it is anticipated that the community project working group functions will be undertaken by interested residents in Bookham and the Wee Jasper Community Association.

The large number of stakeholders and the complexity of issues for the Yass Main Street Masterplan necessitates Terms of Reference for a project committee and the basis on which people can nominate to participate, and the draft is included in **Attachment B**.

Quotes for both projects will be sought from suitably experienced consultants during November 2021, and nominations for the Committees will be sought now to ensure that the committees are operational when the projects commence.

STRATEGIC DIRECTION

Key Pillar	3.	Our Community
CSP Strategy	CO2	Encourage and facilitate active and creative participation in community life
Delivery Program Action	CO2.2	Ensure the community is well informed about its projects, policies and programs
Operational Plan Activity	CO2.2.1	Deliver Communication Engagement Plans

- ATTACHMENTS:**
- A. Open Space Strategy Project Project Committee Terms of Reference [↓](#)
 - B. Yass Main Street Masterplan Project Committee Terms of Reference [↓](#)



Terms of Reference
Yass Valley Open Space Project Committee

1	Name of Committee	Yass Valley Open Space Project Committee
2	Terms of Reference	<ul style="list-style-type: none"> To provide input and advice to Council and staff on the development of the Yass Valley Open Space Strategy To assist in determining recommendations and projects for the implementation of the strategy To act as champions of the project within the broader community
3	Policies and legislation the committee is required to comply with in addition to those set out in clause 5.3 of the standard constitution	<p><i>Local Government Act 1993</i></p> <p><i>Crown Land Management Act 2016</i></p> <p>NSW Everyone Can Play Guidelines</p> <p>Yass Valley Local Environmental Plan 2013</p> <p>Yass Valley Flood Risk Management Studies & Plans</p>
4	Maximum number and make-up of Committee members	<p>2 Councillors</p> <p>Up to 10 community members, to be comprised of:</p> <ul style="list-style-type: none"> Sports Council/committee Representative Yass Area Network of Landcare Representative Youth Representative (Yass Valley Resident between ages of 15-24) Murrumbateman Progress Association Representative Wee Jasper Community Association Representative Sutton & District Community Association Representative Gundaroo Community Association Representative Binalong Progress Association Representative Bowning Community Association Representative Bookham Community Representative
5	Council employees	<ul style="list-style-type: none"> Director Infrastructure & Assets Director Planning & Environment Manager Strategic Planning
6	Area assigned to committee and/or map	Yass Valley LGA (excluding Parkwood- Ginninderry Development)
7	Additional clauses or amendments to Standard Constitution or Schedule. To be listed in full – body of constitution not to be altered	N/A
8	Minimum number of meetings per annum	Minimum 2 meetings (Meeting to review Draft Strategy, and meeting to review submissions and draft prior to reporting to Council). Any other meetings as required during life of project.

version 0.1



Terms of Reference
Yass Main Street Project Committee

1	Name of Committee	Yass Main Street Project Committee
2	Terms of Reference	<ul style="list-style-type: none"> To provide input and advice to Council and staff on the development of the Yass main street masterplan To assist in determining recommendations and projects for the implementation of the masterplan To act as champions of the project within the broader community
3	Policies and legislation the committee is required to comply with in addition to those set out in clause 5.3 of the standard constitution	<p><i>Local Government Act 1993</i></p> <p><i>Roads Act 1993</i></p> <p>AS 1428 Australian Standard – Design for Access and Mobility</p> <p>Yass Valley Local Environmental Plan 2013</p> <p>Yass Flood Risk Management Study & Plan 2021</p>
4	Maximum number and make-up of Committee members	<p>2 Councillors</p> <p>2 members, to be comprised of:</p> <ul style="list-style-type: none"> Yass Valley Business Chamber Representative Yass and District Historical Society Representative <p>Up to 5 community members, to be comprised of:</p> <ul style="list-style-type: none"> 1 Yass Valley resident who has a lived experience with a physical disability and who can provide advice on access issues 2 small business owners who have operated in Yass for at least 5 years 2 residents who have lived in Yass Valley for at least 5 years <p>Nominations for the Community Member positions must state how they would fulfil the terms of reference.</p>
5	Council employees	<ul style="list-style-type: none"> Director Infrastructure & Assets Director Planning & Environment Manager Strategic Planning
6	Area assigned to committee and/or map	Yass Main street area as defined within project brief
7	Additional clauses or amendments to Standard Constitution or Schedule. To be listed in full – body of constitution not to be altered	N/A
8	Minimum number of meetings per annum	Minimum 3 meetings (Preliminary consultation meeting, meeting to review Draft Masterplan, and meeting to review submissions. Any other meetings as required during life of project.

version 0.1

6.2 DRAFT HOUSING ISSUES PAPER

SUMMARY

To present a draft Yass Valley Housing Issues Paper for feedback from community and stakeholders.

RECOMMENDATION

That feedback be sought on the draft Issues Paper, and that it be finalised if no substantial objections are received or substantial revisions to the paper are required

FINANCIAL IMPLICATIONS

Nil.

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- NSW Housing Strategy 2041
- South East & Tablelands Regional Plan 2036
- Yass Valley Settlement Strategy
- Yass Valley Community Engagement Strategy

REPORT

1. Background

The *Yass Valley Settlement Strategy* was adopted in 2017 by Council and sets out where development is to be directed to within the Yass Valley, as well as aspirational growth targets for Yass and Murrumbateman. Although it touched on opportunities for some housing renewal in Yass, it did not include a detailed review of the challenges and gaps in for housing in the Yass Valley.

Anecdotal information has been provided to Council over a number of years relating to gaps in the housing market, and the lack of housing affordability within the Yass Valley. While affordability is an issue for many regional areas- particularly associated with the COVID 19 pandemic, Yass Valley has some additional challenges which have exacerbated the problem.

Council's involvement and potential to influence housing outcomes, is largely confined to the private housing market. However, this Housing Issues Paper has been prepared to inform the forthcoming review of our *Yass Valley Settlement Strategy* and as the basis for advocacy to the NSW Government and support for relevant grant funding applications. It will also provide a resource for the development industry to understand the challenges and opportunities for providing alternative housing solutions in the Yass Valley.

2. Draft Issues Paper

The Issues Paper has been informed by 2011 and 2016 Census Data, sales and rental market data from PropTrack, as well as statistics relating to social housing, homelessness and domestic violence in the region. A forum was also held in January 2020 which identified a number of housing issues from a social and affordable housing perspective.

It outlines the housing challenges as they relate to the Yass Valley, and identifies the key issues along with recommendations for actions to be undertaken by Council.

Feedback will be sought from the stakeholders who attended the forum, as well as the wider community, on the housing challenges identified as well as the recommendations.

STRATEGIC DIRECTION

Key Pillar 1. Our Environment

CSP Strategy EN4 - Maintain a balance between growth, development and environmental protection through sensible planning

Delivery Program Action EN4.1 - Ensure Council's statutory planning instruments are up to date and reflective of the community needs

Operational Plan Activity EN4.1.5 - Complete the Housing Strategy

ATTACHMENTS: A. Draft Yass Valley Housing Issues Paper [↓](#)

yass valley council

the country the people

P (02) 6226 1477

A 209 Comur Street, Yass

PO Box 6 YASS NSW 2582

E council@yass.nsw.gov.au

www.yassvalley.nsw.gov.au

YASS VALLEY HOUSING ISSUES PAPER

Draft for comment

October 2021



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Introduction

In 2017, the Yass Valley Settlement Strategy was adopted by Council which sets out where development is to be directed to within the Yass Valley, as well as aspirational growth targets for Yass and Murrumbateman. Although it touched on opportunities for some housing renewal in Yass, it did not include a detailed review of the challenges and gaps in for housing in the Yass Valley.

Since then Council has made representations to the Minister for Social Housing, Minister for the Prevention of Domestic Violence and Sexual Assault, NSW Land and Housing Corporation (LAHC) and provided support to Anglicare's successful grant application under the Safe Places Program for Domestic Violence Emergency Accommodation.

Councils involvement and potential to influence housing outcomes, is largely confined to the private housing market. Anecdotal information has been provided to Council over a number of years relating to gaps in the housing market, and the lack of housing affordability within the Yass Valley. Council continues to advocate and provide feedback on the complex housing issues in the Yass Valley, most recently to the NSW Regional Housing Taskforce in 2021.

As such, this Housing Issues Paper has been prepared to inform the forthcoming review of our Yass Valley Settlement Strategy and as the basis for advocacy to the NSW government and support for relevant grant funding applications. It will also provide a resource for the development industry to understand the challenges and opportunities for providing alternative housing solutions in the Yass Valley.

Yass Valley Council recognises the traditional custodians of the land, the Ngunnawal people, and acknowledges the Elders of the community and their descendants.

Executive Summary

The objective of this Housing Issues Paper is to:

- identify the nature and extent of unmet housing needs in Yass Valley; and
- identify any gaps in the provision of housing in Yass Valley

A review of census data, housing trends from recent sales and rental data as well as preliminary stakeholder feedback on Yass Valley social and affordable housing in January 2020, reveals that Yass Valley has a distinct housing diversity and affordability issue. Affordability in the Yass Valley has been exacerbated due to the COVID 19 Pandemic during 2020-21, and the observations and recommendations will need to be considered in light of any new trends in the 2021 Census data.

This Issues Paper has identified the following key issues, together with recommendations for addressing the issues in the Yass Valley.

Key Issues:

- At the 2016 Census, 31% of Yass Valley household earned a high income (\$2500 or more per week) and 12.5% were low income households (less than \$650 per week). This is much higher than 14.6 % and 22% respectively for Regional NSW
- Housing diversity - 56% of the Yass Valley population are 1-2 person households, however only 13.4% of existing dwelling stock is 1-2 bedrooms
- For most areas of the Yass Valley (except for Yass and District), mortgage stress has decreased, whereas rental stress increased.
- Compared to Regional New South Wales, Yass Valley had a lower proportion of households in housing stress (5.3% compared to 9.8% in Regional NSW)
- In 2020, no very low, low or moderate income households could afford to buy a house (based on the median price) in Yass Valley, with only units being affordable in Yass and District for moderate incomes
- Between 2016 and 2020, the total number of rental listings (houses and units) in the Yass Valley has fallen from 271 to 82
- Significant increase in median rents in the Yass Valley between 2016 and 2020. Units increased by 24% to \$390 per week, and houses 35% to \$495. Yass and District was the most affordable area to rent in the Yass Valley, with Murrumbateman being the most expensive.
- House rental costs were only affordable to moderate-income households in the Yass and District area
- Rental prices of units were within affordability ranges of low and moderate income households, however the total number listed in 2020 was very low (14)
- No rentals were affordable for very low income households in 2020, and in the last five years, only 6 rental listings in the Yass Valley (0.6% of all rental listings) were affordable to very-low income households
- At the 2016 Census Yass Valley experienced negative net migration in age groups 55 years and older. While the locations included destinations such as Eurobodalla and Coffs Harbour, most migrated to the ACT which is likely to indicate a lack of suitable housing for this age group in the Yass Valley.
- There were 42 applicants on waiting list for social housing in Yass in 2020, with expected waiting times of 2-5 years. Of those on the waiting list, less than 5 were considered priority applicants
- In the Yass Valley, 46 people identified as homeless in the 2016 Census
- Within the NSW Southern NSW Family and Community Services District, the proportion of homeless people was 2% in 2016, while some districts located in the Greater Sydney area recorded between 12-20% of their population as homeless

Key recommendations:

- Finalise the Yass Valley Development Servicing Plan (DSP) and Integrated Water Cycle Management Plan (IWCM). Finalise the Yass Valley Water Strategy to investigate alternative water supplies to service proposed growth. This will allow Council to commence discussions with NSW Department Planning Industry & Environment (Water) as well as other stakeholders and elected members regarding feasibility. Securing an alternative water source will support housing development identified within the Settlement Strategy to be realised beyond that able to be serviced by the Yass Dam. This will provide greater certainty for landowners and for planning staff of future development potential to allow housing supply to be increased overall.
- Continue to advocate for and support the redevelopment of existing LAHC owned properties identified in the Yass Valley Settlement Strategy.
- Work collaboratively with local developers to increase the diversity of housing stock in Yass and Murrumbateman e.g. multi dwelling housing, tiny houses.
- Encourage developments to incorporate elements of the Liveable Housing Guidelines to increase accessible housing which allows ageing in place.
- Undertake a Yass Valley Housing Preference Survey to determine the types of housing Yass Valley residents, real estate agents, social housing providers and organisations would like to see into the future. Local developers could have a targeted survey regarding the types of housing products likely to be delivered in the short to medium term, together with suggestions on how housing gaps can be addressed.
- The Housing Preference Survey and this Issues Paper, together with the Integrated Water Management Cycle Plan and Yass Valley Water Strategy, would inform a review of the Yass Valley Settlement Strategy.
- Identify additional urban renewal sites (in addition to the LAHC owned properties) in the revised Yass Valley Settlement Strategy. These sites could be considered for smaller Minimum Lot Sizes to encourage infill redevelopment.
- Undertaking a review of Minimum Lot Sizes and Residential Zoning In Yass based on the revised Yass Valley Settlement Strategy (e.g. increase areas of R3 Medium Density Residential zone).
- Whenever input is requested for Secretary's requirements for Major Projects (e.g. Renewable Energy) in the Yass Valley, Council should be requesting proponents develop a workforce accommodation strategy for the duration of construction to explore alternative solutions and reduce pressure on the local rental housing market.
- Consider allocating a portion of Council owned residential land being disposed of, for social or affordable housing at below market rates. Expressions of interest could be sought from Community Housing Providers to deliver the product, with restrictions placed on title to ensure the purpose is protected in perpetuity.

Yass Valley Snapshot

The Yass Valley Local Government Area (LGA) covers approximately 4,000 square kilometres in south-eastern New South Wales, 60 kilometres north of Canberra and 280 kilometres south-west of the Sydney CBD. The Yass Valley LGA shares its boundary with the ACT, Queanbeyan-Palerang, Upper Lachlan, Hilltops, Cootamundra-Gundagai and Snowy Valleys LGAs.

The Ngunnawal people are the traditional custodians of the LGA and the area was first visited by Europeans in the early 1820s. Settlement by Europeans began in 1830, largely as a result of the agricultural potential of the area and its location on the route between Sydney and Melbourne.

The landscape of the Yass Valley is characterised by gently rolling hills and grassland plains in which are located the Murrumbidgee, Goodradigbee and Yass Rivers and the Burrinjuck Dam. The LGA includes five Nature Reserves, a State Conservation Area and part of the Brindabella National Park.

The LGA consists mainly of productive rural lands and rural residential properties. Rural production is predominantly related to wool and there are emerging agricultural industries in wine, alpaca studs, olives and berries. Tourism is also a significant industry for the Yass Valley, partly as a result of the proximity of Canberra and the Yass Valley's location on the main route between Sydney and Melbourne. Visitors are attracted to the area primarily to appreciate the region's food, wine, heritage, arts and culture.

The 2020 population of the LGA is currently estimated as 17,321. Yass is the major town and has a population of approximately 7,623. The villages in the LGA include Binalong, Bookham, Bowning, Murrumbateman, Gundaroo and Sutton. Yass has a well-established commercial centre, a district hospital, health services, primary schools, the LGA's only secondary school and a small TAFE campus. There are also primary schools in Binalong, Gundaroo and Sutton and one is planned for Murrumbateman.

The age composition is shown below in [Figure 1](#) with the largest age group being the parents and homebuilders group, 35-49 years.

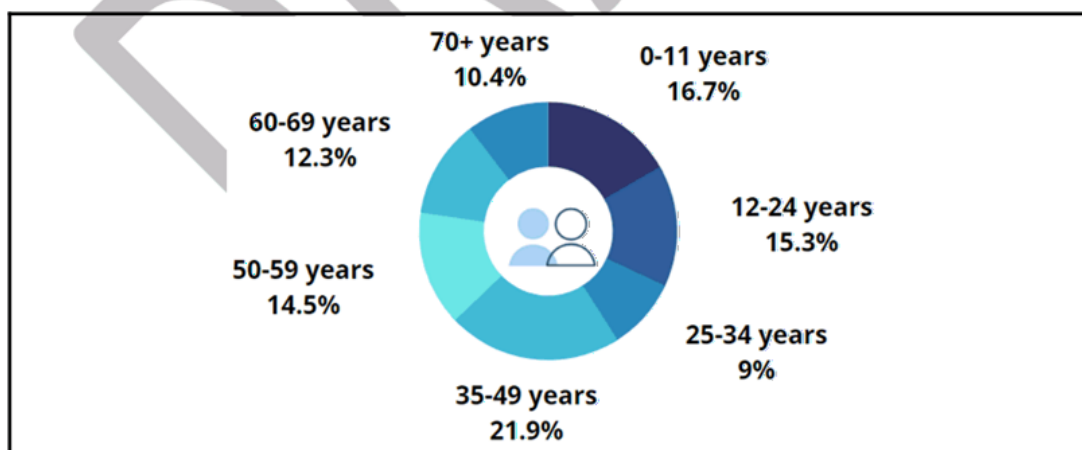


Figure 1: Yass Valley Age Composition (2016 Census)

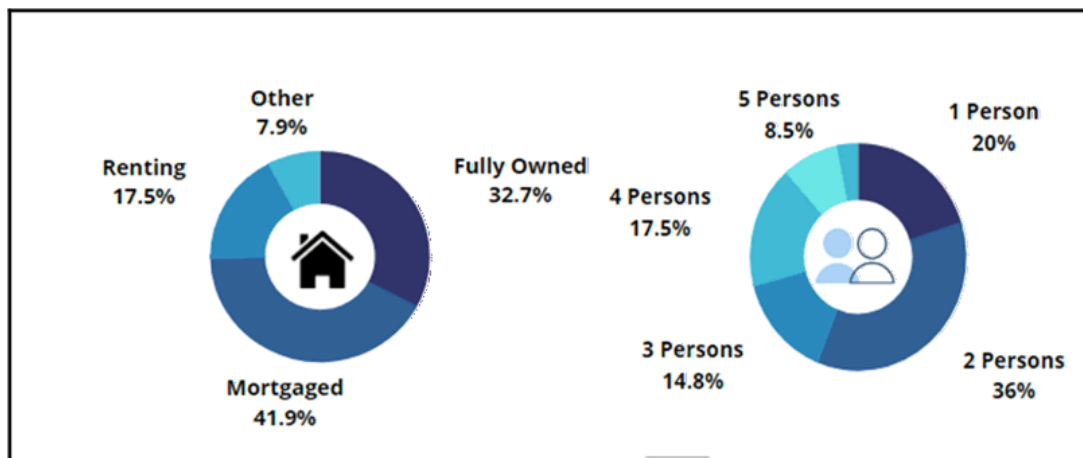


Figure 2: Yass Valley Housing Ownership
Yass Valley Household Composition
(2016 Census)

Figure 2 illustrates at the 2016 Census, the highest proportion of tenure was mortgaged, followed by fully owned. A significant proportion of Yass Valley households are 1 or 2 person in size.

The Yass Valley's proximity to the ACT and Canberra is a key factor relevant to all planning considerations for the LGA. This proximity provides opportunities and services to the LGA's residents – including employment opportunities and education and health services, amongst others. The proximity also represents a constraint, as it limits the scope for the development of many commercial and retail services in the LGA. In terms of housing, Yass Valley provides an attractive rural lifestyle and varied housing product (heritage character, larger lots) to that available in the ACT housing market.

To enable comparison and detailed assessment within the Yass Valley, demographic data is broken into smaller areas as shown in Figure 3 below.



Figure 3: Yass Valley – Small Areas (i.d)

State and Regional Planning Context

NSW Planning Context

The primary legislation for development in NSW, is the *Environmental Planning and Assessment Act 1979*. One of the objects of the Act is “to promote the delivery and maintenance of affordable housing”. Although the Act contains a provision to enable Council’s to prepare a development contributions plan for affordable housing, there are no other requirements to in relation to housing diversity or affordability.

In May 2021, the *NSW Housing Strategy 2041* was released. It seeks to address housing supply, diversity, affordability and resilience and the Action Plan for 2021-22 is:

- Priority Area 1—enabling access to and promoting the use of data and evidence based decision-making
- Priority Area 2—providing planning, regulation and guidelines to support the NSW Government housing objectives
- Priority Area 3—maximising the impact of government-owned land, investment or assets, and government-led development projects or funding to achieve the housing vision
- Priority Area 4—establishing a research agenda that invests in best practice and new ways of building and living
- Priority Area 5—working with local governments and communities to achieve the NSW Government housing objectives.

Any actions under these priority areas are unlikely to have any significant impact on housing in the Yass Valley in the short to medium term.

State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) and State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP) are for specific housing types such as seniors housing, boarding houses, supportive accommodation, build to rent housing as well as development carried out by or on behalf of the NSW Land and Housing Corporation. State Environmental Planning Policy No 21—Caravan Parks (SEPP 21) and State Environmental Planning Policy No 36—Manufactured Home Estates (SEPP 36) are also applicable. Application and relevance of these SEPPs in the Yass Valley has been minimal to date, confirmed by the lack of diversity in housing types.

Regional Planning Context

The South East & Tablelands Regional Plan 2036 sets the regional planning context for the Yass Valley. Direction 24 *Deliver greater housing supply and choice*

It outlines that “greater housing choice in existing centres is needed to cater for the decrease in the average household size. Planning will need to cater for a rise in the number of single person households, a decrease in the number of occupants in each household, more affordable housing, the needs of tourists and an ageing population.” The plan does not provide any tangible suggestions about how to influence the private market in the delivery of these types of housing.

Direction 25: *Focus housing growth in locations that maximise infrastructure and services* The plan encourages Council to “Focus future settlement to locations that:

- maximise existing infrastructure and services and minimise the need for new services;
- prioritise increased densities within existing urban areas; and

▪ prioritise new release areas that are an extension of existing strategic and local centres.”
This principle was embedded in the Yass Valley Settlement Strategy, and further work is being done through the Development Servicing Plan and Integrated Water Management Strategy and Plan being prepared.

Direction 26: *Coordinate infrastructure and water supply in a cross-border setting*

One of the Actions for this Direction was the development of a Regional Water strategy for Yass Valley and Queanbeyan Palerang, however this has not yet been completed by DPIE (Water).

Direction 27: *Deliver more opportunities for affordable housing* encourages facilitating greater variety of housing types and incentivising private investment in affordable housing.

Local Planning Context

The Yass Valley Settlement Strategy has been adopted by Council, endorsed by NSW DPIE and has the support of the ACT Government. The main themes within the strategy are:

- Environmentally, socially and economically sustainable settlements
- Growth will be focussed on existing towns and villages and settlement expansion, rather than isolated site land release or cross border sprawl.
- Water security is essential for growth
- Establish, strengthen and enhance the role, function and character of settlements
- Consistency with the South East and Tablelands Regional Plan 2036

The growth projections within the Settlement Strategy have not been duplicated within this paper, as the focus is on housing issues in the current housing market. The paper does touch on water security, which is a key consideration of future housing provision in the Yass Valley.

Social and Affordable Housing Forum

A forum was held with local housing stakeholders in January 2020, and identified a number of issues with meeting housing needs within the Yass Valley- with a particular focus on social and affordable housing issues.

Participants of the forum included representatives from Argyle Housing, Anglicare, NSW Family and Community Services (FACS), local real estate agents, St Vincent De Paul Society, Onerwal Local Aboriginal Land Council, a local land developer as well as Yass Valley Councillors and staff.

The following is a summary of Yass Valley housing issues raised at the forum:

- The definition of “homeless” not understood by many (not just rough sleepers)
- There is no crisis accommodation in Yass Valley
- There is no short-term accommodation in Yass Valley
- People in crisis accommodation need somewhere to exit to
- Transitional housing is not transitional unless there is somewhere to go to – its not an either/or
- There is no government commitment to increase public housing supply
- The stress is at the lower income end – previously this end was able to access housing with assistance but not now
- The drift into Yass is from western NSW as well as from Canberra
- Accommodation in Yass is too expensive (Murrumbateman even worse)
- A lot of accommodation is being taken up by wind farm workers. Landlords are getting used to high rental returns
- Emergency accommodation – ‘safety nets’ are disappearing
- The pattern of short stay escalates and becomes long term therefore reducing available supply
- Homeless older women and men are an emerging demographic
- Older women often have few resources, are single, ashamed or too old to obtain employment. They are “quite invisible”.
- Existing housing stock is quite old and designed for larger families
- Shared houses are NOT the answer
- Experiences of boarding houses are “not fantastic” – the owners typically just want to profit, which sets people back further. Usual residents have complex high needs and are vulnerable
- Apex-style units (Yass) are a good option. They are for people 60+ years, minimum rent is charged, residents have their own independent units but the environment is supportive.
- Emergency accommodation is needed for various groups in the Aboriginal community (example given of an Elder sleeping on a verandah)
- Many Aboriginal households prefer open plan style housing, and capacity to cook outside
- There are younger people in the community without domestic skills. Often disengaged and if they lose their job they lose their accommodation. Newstart does not provide sufficient income to meet their needs. Worried where they will sleep the next night.
- A targeted youth hostel with manager, support and living skills education program could be an option in Yass.

It was acknowledged that local government is limited in what it can do in the social and affordable housing area, however participants were keen to explore ways to collaborate to begin addressing housing issues in the Yass Valley.

Yass Valley Housing Affordability

For the purposes of this paper, housing affordability has been assessed by reviewing housing sales and rental market trends and the ability of Yass Valley residents to participate in the private market.

A measure related to housing affordability and the financial stability of residents regarding housing costs is "housing stress". Housing stress, in the form of mortgage and rental stress, is defined by the NATSEM (National Centre for Social and Economic Modelling) model as "households in the lower 40% of incomes who are paying more than 30% of their usual gross weekly income on home loan repayments or rent".

At the 2016 Census, 31% of Yass Valley household earned a high income (\$2500 or more per week) and 12.5% were low income households (less than \$650 per week). This contrasts with 14.6 % and 22% respectively for Regional NSW. It is also noted that Yass Valley SEIFA (Socio Economic Indexes for Areas) is 15th in NSW. With the exception of Kiama, all other LGA's ranked higher are metropolitan Sydney (mostly north shore).

While the income levels of existing residents have been considered, the property market in Yass Valley is heavily influenced by migration from the ACT. For the four years to June 2020, 631 people moved from the ACT to Yass Valley (i.d). Given the higher incomes of many ACT residents, this is a major driver of housing prices and the rental market. In addition, the internal regional migration that has been occurring due to COVID-19 will have also had an impact, however predictions on future residential and employment trends are impossible to make at this time, and this is not an issue exclusive to Yass Valley.

In Yass Valley, mortgage stress has decreased over time, whereas rental stress increased. Most parts of Yass Valley experienced decreases in mortgage stress in the 2011-2016 period, with Yass and District being the only area with a minor increase. Compared to Regional New South Wales, Yass Valley had a lower proportion of households in housing stress (5.3% compared to 9.8% in Regional NSW) (i.d).

Housing Market Trends

Data sourced from PropTrack shows that the number of sales (houses and units) in the Yass Valley has been relatively stable, on average 252 per year for the past five years. The changes in median values between 2016 and 2020 for each area are detailed in [Figure 4](#) below:

Area Name	Average annual sales (2016-2020)	Median property value 2016	Median property value 2020	Change in median property value (2016-2020)	Avg. annual % change in property value (2016-2020)
ACT peri-urban area	18	\$1,310,000	\$1,201,500	-\$ 108,500	-1.7%
Bowning-Bookham-Rural West	6	\$529,000	\$715,000	\$ 186,000	6.2%
Gundaroo and District	17	\$680,000	\$1,005,000	\$ 325,000	8.1%
Murrumbateman and District	58	\$790,000	\$900,000	\$ 110,000	2.6%
Yass and District	153	\$396,000	\$542,000	\$ 146,000	6.5%
Yass Valley Council Area	252	\$539,000	\$657,000	\$ 118,500	4.1%

Figure 4: Sales activity and median property values by Yass Valley- small area, 2016-2020 (i.d)

The median values for all residential property (houses and units) increased from \$539,000 in 2016 to \$657,000 in 2020, an average annual increase of 4.1%.

In addition to the changes in median property values, it is necessary to consider the various price points of properties to determine what buyers could afford on their incomes. Between 2018 and 2020, entry level house prices (lowest 25th percentile) across the Yass Valley increased by 23% from \$416,500 to \$514,000. As a result, it will be increasingly difficult for first home buyers to enter the market to purchase a house. Yass Valley unit prices did not increase to the same extent (only by 11%), and despite them only comprising a small number of total sales it does demonstrate that smaller units or dwellings are more affordable, and Council should explore ways to increase housing diversity/mix.

At all three price points (entry, median and upper) Yass Valley was higher than Regional NSW in 2018 and 2020, with the median house price being 23% higher than the Regional NSW median. This is clear evidence of the impact of our proximity to ACT on our housing market.

When reviewing 2020 market activity by small area, the following is observed:

- At all three price points, the ACT peri urban, Gundaroo and District, and Murrumbateman and District were higher than the overall Yass Valley price points, confirming that housing affordability is a significant issue in those areas.
- While entry and upper price points were lower in the Bowning-Bookham-Rural west area than the overall Yass Valley, there were very few sales each year, indicating it may still be difficult to enter the market in that area.
- The majority of sales occurred within Yass and District in 2020, and at all three price points it was lower than the overall Yass Valley, indicating housing affordability and availability is better in Yass than other areas.

Household Incomes v's Yass Valley Housing Prices

i.d analysed data based on income bands and what housing has been recently sold in the Yass Valley. Assumptions were made relating to interest rates, loan period etc, and the household income groups were defined as:

Very low-income households are households earning *less* than 50% of the Regional NSW median income. Their affordability range for a property is \$0 - \$198,785 in 2020.

Low-income households are households earning *more* than 50% but *less* than 80% of the Regional NSW median income. Their affordability range for a property is \$198,768 - \$318,059 in 2020.

Moderate income households are households earning *between* 80% and 120% of the Regional NSW median income. Their affordability range for a property is \$318,060 - \$477,083 in 2020.

Household income groups higher than the moderate group were not assessed.

The Yass Valley median house price increased beyond the affordability range for very low, low and moderate household incomes between 2018 and 2020. [Figure 5](#) below shows in 2020, no very low, low or moderate income households could afford to buy a house in Yass Valley, with only units being affordable in Yass and District for moderate incomes.

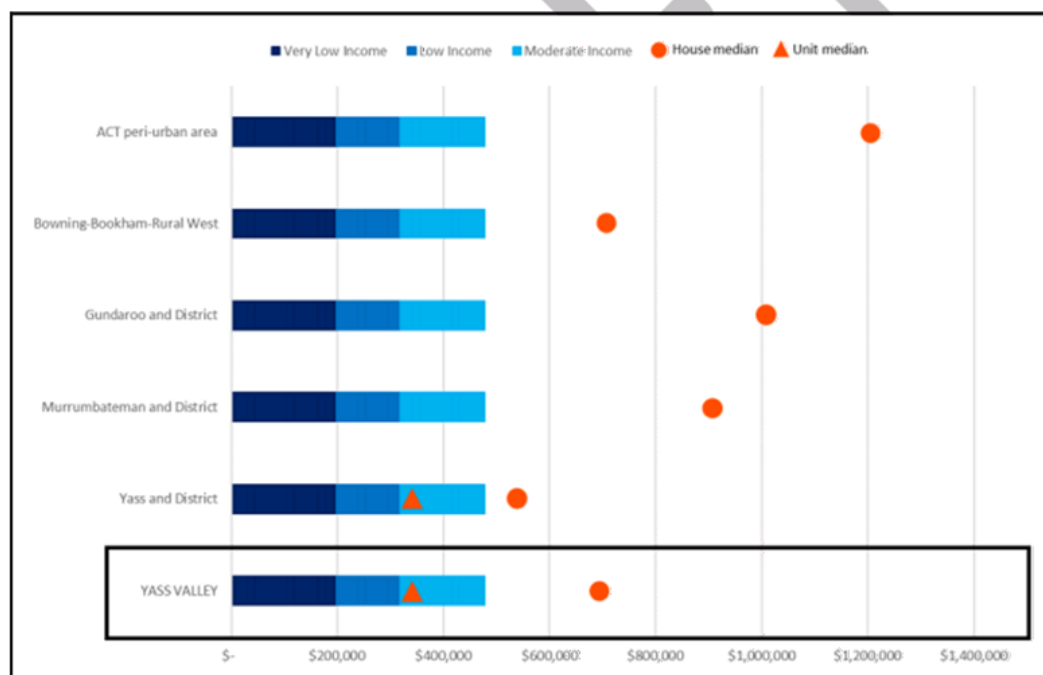


Figure 5: Affordability of property prices in Yass Valley (Houses and Units) 2020 (i.d)

The gap increased by 14% (i.d) during this time for moderate household incomes, with housing for this group becoming increasingly unaffordable.

Between 2016-2020, only 33 sales (2.4% of all sales) were affordable to very low-income households. 167 sales (12% of all sales) were affordable to low-income households. Most of these sales were located within Yass and District. 518 property sales in Yass Valley were affordable to moderate-income households, (37.2% of all sales) and these were located all across the Yass Valley.

In contrast, it was noted previously, that Mortgage Stress in the Yass Valley has decreased over the past two Census periods. This is likely due to the relatively high household income levels in the Yass Valley.

Yass Valley Rental Market

The rental market in the Yass Valley has been tight in the past, however an analysis of the trend between 2016 and 2020 demonstrates a steady decline in rental stock available, shown in [Figure 6](#) below. This rental pattern is particularly concerning when combined with increase house prices, as for those who financially cannot afford to buy a house, renting is the only option.

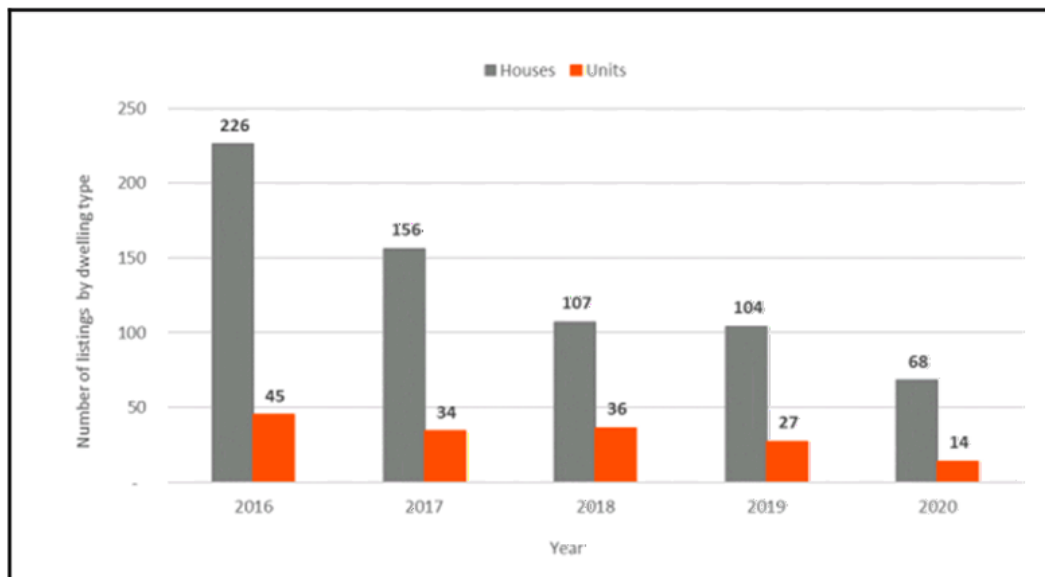


Figure 6: Number of rental listings in the Yass Valley 2016-2020 (i.d)

In addition to the decline in rental listings, there was a significant increase in the median rents in the Yass Valley between 2016 and 2020. Unit rent prices increased by 24% to \$390 per week, and house rent prices 35% to \$495. Yass and District was the most affordable area to rent in the Yass Valley, with Murrumbateman being the most expensive.

Price points within the Yass Valley rental market were reviewed, and all three price points (entry, median and upper) were higher in both 2018 and 2020 than Regional NSW, with renting being less affordable in the Yass Valley.

Household Incomes v's Yass Valley Rental Costs

To determine rental affordability, it was assumed that no more than 30% of gross household income is spent on rent. Accordingly, these are the affordability ranges:

Very low income households are households earning *less* than 50% of the Regional NSW median income. Their affordability range for a rental property is \$0-187 per week in 2020.

Low income households are households earning *more* than 50% but *less* than 80% of the Regional NSW median income. Their affordability range for a rental property is \$188-299 in 2020.

Moderate income households are households earning between 80% and 120% of the Regional NSW median income. Their affordability range for a rental property is \$300-449 per week in 2020.

As shown in [Figure 7](#) below, median house rental costs were only affordable to moderate-income households in Yass and District, which is also the area with the highest proportion of total annual rental listings in Yass Valley.

Although rental of units were within affordability ranges of low and moderate income households, the total number listed was very low (14), suggesting the demand or need is much higher than the supply.

Note that no rentals were affordable for very low income households in 2020, and in the last five years, only 6 rental listings in the Yass Valley (0.6% of all rental listings) were affordable to very-low income households.

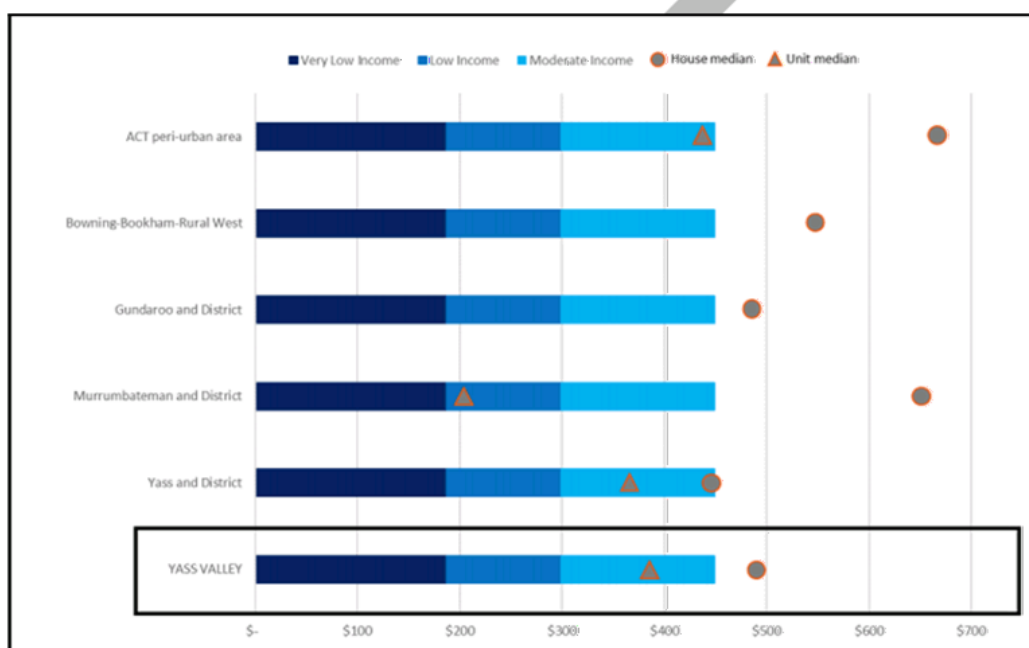


Figure 7: Rental affordability in Yass Valley 2020 (i.d)

Yass Valley Housing Challenges

The key influences on the supply, suitability and affordability of housing in the Yass Valley are discussed within this section.

Lack of Housing Diversity

Yass Valley has relatively homogenous housing mix, with only 4.9% of housing (2016 Census) being medium density, which is much lower than the rate of 16.8% average across Regional NSW for high and medium density development. 68.1% of dwellings are 3-4 bedrooms in size, with only 13.4% being 1-2 bedrooms (2016 Census).

The housing mix is relevant as although 56% of the Yass Valley population are 1-2 person households, only 13.4% of dwellings are 1-2 bedroom in size indicating that there is significant shortage of smaller dwellings to cater for the demand. It also indicates smaller houses are not available for older singles and couples to downsize to.

At the 2016 Census, Yass Valley experienced negative net migration in age groups 55 years and older. While there were destinations such as Eurobodalla and Coffs Harbour, most migrated to the ACT which is likely to confirm the lack of suitable housing for this age group in the Yass Valley. There is one supported aged care facility (Thomas Eccles) which can accommodate 82 people, and Linton Retirement Village has 49, 2-3 bedroom units. While this demographic is projected to increase in the Yass Valley, it is not at the same rate as other age cohorts.

There are no boarding houses, and the only caravan park in Yass is short stay only. Hume Park offers longer term accommodation, and while agreements/sub lease of sites can be negotiated it does not provide security of tenure and relies completely on private vehicles to access services and facilities due to the rural location.

Housing for people with a disability is currently in a state of transition nationally. While residents may currently be accommodated in residential aged care or social housing, the introduction of the National Disability Insurance Scheme (NDIS) includes a transition towards purpose built Specialist Disability Accommodation (SDA) and Supported Independent Living (SIL). The SDA scheme includes design standards as well as incentives for investment from the private sector. As such, a detailed assessment of housing needs of this section of the community has not been undertaken, although it should be noted that development consent was recently issued for a permanent group home development in Yass for 6 people with disabilities plus carers.

Secure Water supply

The Yass Valley Settlement Strategy is Council's adopted framework for where future growth is to be located as well as establishing a settlement framework. The projected growth of Yass and Murrumbateman can only be partially realised unless an alternative secure water source can be secured. In the absence of a finalised Regional Water Strategy (Murray and Murrumbidgee), Council has commenced work on a Yass Valley Water Strategy to investigate alternative water supplies to service proposed growth.

In addition, while Yass increased its water storage capacity by raising the dam wall, this needs to be complemented by an upgrade to its Water Treatment Plant to ensure that the water currently available can be treated and utilised for future growth. These issues are critical to resolve in order to increase housing supply overall within the Yass Valley.

Land constraints

Land that has constraints or environmental values may limit the ability of it to be developed, and undertaking the required assessments can add to the costs of developing the land, including the increased, sometimes conflicting requirements of legislation including planning for bushfire, flood planning and biodiversity conservation. For example, the increased evacuation requirements of the NSW State Emergency Service in a PMF (Probable Maximum Flood) event are a major obstacle for progressing residential development in towns and villages- most of which were historically located near a watercourse. In addition, with the exception of existing urban/developed areas of Yass and the Villages, all land has now been identified as bushfire prone. Undertaking the required constraints assessments as well as incorporating any additional design requirements adds to costs of housing delivery and therefore affordability.

Land banking

Yass has a number of larger 'greenfield' properties which have been zoned for development for long periods of time. Some landowners lack the knowledge, resources or desire to go through what is often viewed as a complicated development approval process, others have 'land banked' either for themselves or their future generation.

Short term accommodation

The shortage of rental accommodation has been exacerbated by people being employed on Major Projects in the Yass Valley region. During 2020 and 2021 there has been a large number of tradespeople working on the construction of wind farms, and approval has also been given for a number of other renewable energy and education projects in the region. The lack of rental accommodation is currently being supplemented by Motels, Hotels, Caravan Park and AirBNB's which are largely occupied by these employees, which then has a flow on impact to the region's tourism through lack of available tourist accommodation. This needs to be considered more appropriately as part of the assessment process of these major projects by the NSW government.

The implications of Major Projects on the Yass Valley rental market are significant when the total number of rental listings has been steadily declining as outlined earlier in this paper. Between 2016 and 2020, the total number of listings (houses and units) has fallen from 271 to 82, and anecdotally many of these currently accommodate people employed on these projects.

Shortage of Social Housing/Crisis Accommodation

There is a small number of properties in Yass which are owned by NSW LALC and managed by Community Housing Providers or as Aboriginal Community Housing. There were 42 applicants on waiting list for social housing in Yass as at 30 June 2020, with expected waiting times of 2-5 years. Of those on the waiting list, less than 5 were considered priority applicants who are in urgent need due to homelessness, family violence or mental health and who are unable to rent in the private market without financial assistance.

In comparison nearby Goulburn has a waiting list of 208 applicants (10 priority) and a waiting time of 5-10 years on 2 bedrooms, and 2-5 years on all other properties. In Queanbeyan, there is a waiting list of 281 (34 priority) and a waiting time of 5-10 years on all properties. While the waiting lists and times do not appear as dire for Yass as other allocation zones, it is likely that this masks the reality that many residents give up or do not even bother to apply due to the long waiting times, and the actual numbers wanting to access social housing are likely to be much higher.

The Yass allocation zone is within the Southern NSW District, and Figure 8 below clearly demonstrates the lack of 1-2 bedroom dwelling stock, and dwelling types other than detached housing (cottage) across social housing providers within the district.

Of the dwellings managed exclusively for Aboriginal people, it is also noted that the 4+ bedrooms stock is approximately half that of the 3 bedroom stock available. Aboriginal households are often much larger due to cultural values and kinship responsibilities of their extended families. If larger dwellings are unavailable to meet their needs, this is likely to result in overcrowding in households.

DCJ District		Tenancy managed by		Dwelling type		Number of bedrooms	
Southern NSW		(All)		(All)		(All)	
Tenancy managed by	Dwelling type	Studio/1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total	
Public housing (PH)	Unit	303	91	11		405	
	Villa	56	102	23		181	
	Townhouse	<5	56	<5		61	
	Cottage	<5	234	857	209	1,303	
	Sub-total	366	483	892	209	1,950	
Community housing (CH)	Unit	171	138	9	<5	319	
	Villa	8	42	20	<5	71	
	Townhouse	15	30	5	<5	51	
	Cottage	8	88	224	53	373	
	Sub-total	202	298	258	56	814	
Aboriginal Housing Office (AHO)	Villa		11	<5		13	
	Townhouse			<5	<5	<5	
	Cottage		<5	129	62	193	
	Sub-total		13	134	63	210	
Aboriginal Community Housing (ACH)	Unit	7	9	8	<5	27	
	Villa	<5	13	<5	<5	16	
	Townhouse		<5		<5	5	
	Cottage	8	20	141	78	247	
	Sub-total	16	46	150	83	295	

Figure 8: Southern NSW Social Housing Dwelling Profile June 2020 (DCJ)

Waiting times for social housing in Yass Valley and surrounding NSW are also likely to be increasing demand on the ACT social housing system – particularly if housing can be provided more quickly through that system, or is better quality than NSW. As of October 2021, there are 2,965 (207 priority) applicants on the ACT waiting list, with an average waiting time over 4 years, or 1 year for priority applicants. It should be noted that the ACT waiting lists have increased 6.5% in just over 6 months in 2021, likely due to the COVID-19 pandemic.

In Yass most of the properties have already or are reaching their end of useful life and are located on large properties which could be redeveloped with an increased dwelling density. The Yass Valley Settlement Strategy identified 28 properties owned by LAHC in Yass totalling 2.2 hectares for urban renewal. While they are owned by LAHC, most are managed by community housing providers such as Argyle. These properties were identified as there were multiple lots (adjacent) in the same ownership, and well located in terms of proximity to services. It was recommended that a smaller minimum lot

size be considered for these properties to encourage their redevelopment, and provide the option of a mix of social and private housing- which could also offset development costs. The NSW Housing 2041 Strategy identifies maximising the impact of government owned land to achieve its housing vision, and Council can continue to advocate and provide support to redevelopment occurring in Yass.

Family Violence and homelessness

The lack of temporary accommodation in the Yass Valley has been an ongoing issue, particularly for victims of family violence. Recorded incidents of domestic related assault have ranged between 26 to 34 per year for the period 2016-2020, and while the assault rate has remained relatively stable, the distance to the nearest accommodation means accessing it can be difficult. Providing accommodation for persons experiencing domestic violence within their community also allows continued support from family, friends, and access to schools and employment. To this end funding was secured by Anglicare in 2020 to construct six additional temporary accommodation units in Yass, to service the Yass-Goulburn region.

Under the ABS definition, a person is homeless if they do not have suitable accommodation alternatives and their current living arrangement:

- is in a dwelling that is inadequate;
- has no tenure, or if their initial tenure is short and not extendable; or
- does not allow them to have control of, and access to space for social relations

As such, homelessness does not just relate to those sleeping rough, but people staying temporarily with other households (couch surfing) or people living in overcrowded dwellings. In the Yass Valley, 46 people identified as homeless in the 2016 Census with a significant increase from 2011. Statistics provided by NSW DCJ for the period July 2020 - June 2021 indicates that in addition to those who are homeless, there was a significant number at risk of homelessness. The group which is most represented is adults aged 25-64, with 60% of all clients being female. 29% identified as Aboriginal or Torres Strait Islander.

Anecdotal evidence was also provided which indicates that single women over 55 years, are increasingly vulnerable to housing stress and homelessness in the Yass Valley. Reduced employment opportunities combined with fewer assets and superannuation if women have been primary carers are exacerbated if there is a relationship breakdown or serious health issue. These circumstances would be exacerbated if there is no affordable rental accommodation available in the Yass Valley, especially 1 or 2 bedrooms in size.

Within the wider NSW Southern NSW Family and Community Services District, the proportion of homeless people was 2% in 2016. The numbers are unlikely to accurately depict the scale of the problem as people staying temporarily with others may not wish to disclose they are homeless, or the situation could be temporary. Nevertheless, while homelessness is evident in the Yass Valley, some districts located in the Greater Sydney area recorded between 12-20% of their population as homeless in 2016 (Homelessness NSW).

Yass Valley Housing Opportunities

Where Council can influence the housing challenges outlined, recommendations have been proposed in this section.

Lack of Housing Diversity

While the housing products delivered in the Yass Valley are determined through the private development industry, Council can use this Issues Paper to raise awareness of market gaps and work with proponents to increase the diversity of housing stock in Yass and Murrumbateman e.g. multi dwelling housing, tiny houses.

In addition to the review of existing data, it would be useful to undertake a Yass Valley Housing Preference Survey to determine the types of housing Yass Valley residents, real estate agents, social housing providers and organisations would like to see into the future. Local developers could have a targeted survey regarding the types of housing products likely to be delivered in the short to medium term, together with suggestions on how identified housing gaps can be addressed.

The Housing Preference Survey and this Issues Paper, together with the Integrated Water Management Cycle Plan and Yass Valley Water Strategy, would inform a review of the Yass Valley Settlement Strategy. The Settlement Strategy could identify additional urban renewal sites (in addition to the LAHC owned properties) for smaller Minimum Lot Sizes to encourage infill redevelopment. A general review of Minimum Lot Sizes and Residential Zoning in Yass should also be undertaken.

It is also an opportunity to incorporate elements of the Liveable Housing Guidelines within the Yass Valley Development Control Plan to increase accessible housing principles in the design of new developments. Not only will this improve the accessibility of dwellings for residents as they age, it also caters for young families (pram access, bathroom layout), and for residents with temporary or permanent disabilities.

Secure Water supply

Council needs to finalise the Yass Valley Development Servicing Plan (DSP) and Integrated Water Cycle Management Plan (IWCM) as a priority. This will ensure Council's strategic planning for housing is integrated with its servicing capabilities.

In the absence of a Regional Water Strategy, finalising a Yass Valley Water Strategy is critical to investigate an alternative water supply to service proposed growth. This will allow Council to commence discussions with NSW Department Planning Industry & Environment (Water) as well as other stakeholders and elected members regarding feasibility and funding. Securing an alternative water source will support housing development identified within the Settlement Strategy to be realised beyond that able to be serviced by the Yass Dam.

Short term accommodation

Council continues to receive proposals for Major Projects within the Yass Valley. Our population growth, location adjacent to the ACT, access to the Hume, Federal and Barton Highways and our conditions for renewable energy generation indicates these projects are likely to continue. For other areas which have a larger rental market, this may not create the housing issue that it does here. As such, whenever Council input is requested for Secretary's requirements (SEAR's) for Major Projects in the Yass Valley, Council should be requesting that proponents develop a workforce accommodation strategy for the duration of construction to explore alternative solutions and reduce pressure on the local rental housing market.

Shortage of Social Housing/Crisis Accommodation

Council should continue to facilitate the assessment and approval where appropriate, of development applications from Community Housing Providers or Not for Profit groups. Affordable housing or social housing by a social or a not-for-profit affordable housing provider, is currently exempt from development contributions under the Yass Valley Development Contributions Plan 2018, and it is recommended that this continues.

Council has been advocating for transfer at no or low cost- the land titles from NSW LAHC properties that are currently managed by Community Housing Providers. Council should continue to advocate for and support the redevelopment of existing LAHC owned properties identified in the Yass Valley Settlement Strategy.

Council has commenced a number of reviews and projects on Council owned land. As part of these review, consideration could be given to allocating a portion of any residential land being disposed of, for social or affordable housing at below market rates. Expressions of interest could be sought from Community Housing Providers to deliver the product, with restrictions placed on title to ensure the purpose is protected in perpetuity.

References

- ACT Social Housing Waiting List October 2021 (ACT Department of Community Services)
https://www.communityservices.act.gov.au/hcs/services/social_housing/waiting_lists
- Homelessness in NSW by FACS District 2016 (Homelessness NSW)
<https://homelessnessnsw.org.au/wp-content/uploads/2021/03/Homelessness-in-NSW-by-FACS-districts-and-LGA-.pdf>
- Housing 2041: NSW Housing Strategy. (NSW Department of Planning, Industry and Environment)
<https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/A-Housing-Strategy-for-NSW>
- Housing Affordability in Yass Valley May 2021. i.d. informed decisions. Prepared for Yass Valley Council.
- Linton Village- Retirement Living, Yass <https://rslifecare.org.au/location/retirement-villages/yass-linton-village/>
- Liveable Housing Guidelines <https://livablehousingaustralia.org.au/>
- NSW Local Government Area Crime Statistics- Yass Valley 2016-2020 (NSW Bureau of Crime statistics and Research)
https://www.bocsar.nsw.gov.au/Pages/bocsar_crime_stats/bocsar_lgaexceltables.aspx
- Providing Supported Independent Living (NDIS) <https://www.ndis.gov.au/providers/housing-and-living-supports-and-services/supported-independent-living>
- Southern NSW Social Housing Dwelling Profile June 2020 (NSW Department of Communities and Justice)
https://public.tableau.com/app/profile/facs.statistics/viz/Social_Housing_Residential_Dwellings/Dashboard

6.3 PLANNING PROPOSAL - 2402 SUTTON ROAD, SUTTON

SUMMARY

To present the outcomes of the consultation for the Planning Proposal seeking an amendment to the *Yass Valley LEP 2013* by amending the land use zoning and minimum lot size for 2402 Sutton Road, Sutton. It is recommended that the Planning Proposal be endorsed and an amendment be made to the *Yass Valley LEP 2013*.

RECOMMENDATION

That:

- 1. The Planning Proposal – 2402 Sutton Road, Sutton (PP.2019.02) be adopted*
- 2. The opinion of the NSW Parliamentary Counsel's Office (PCO) be sought as to whether the amendment to the Yass Valley LEP 2013 can legally be made*
- 3. The amendment to the Yass Valley LEP 2013 be made as a local plan-making authority*

FINANCIAL IMPLICATIONS

Resources for the assessment of Planning Proposals are provided for in the 2021/22 Operational Plan - Fees and Charges.

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- *Yass Valley Local Environmental Plan 2013*
- *Yass Valley Settlement Strategy 2017*
- *Sutton Village Master Plan 2016*
- *Sutton Floodplain Risk Management Study & Plan 2016*

REPORT

1. Background

A Planning Proposal for 2402 Sutton Road, Sutton to amend the land use zoning and minimum lot size was submitted in May 2019. In September 2019 Council endorsed the Planning Proposal to proceed to Gateway determination.

The site has an area of 30.12ha. The site abuts Sutton Road to its west and McLaughlins Creek to its east and southeast, a Yass River tributary runs along the northern part of the site flowing from west to east. The confluence of the Yass River with McLaughlins Creek is located adjacent to the north-eastern corner of the site (refer **Figure 1**).



Figure 1: Site Location

2. Planning Proposal

The Planning Proposal, endorsed by Council in September 2019, was to:

- Amend the land use zoning from RU1 Primary Production and RE1 Public Recreation to part R2 Low Density Residential and part E4 Environmental Living
- Amend the minimum lot size from 40ha to 5000m² for R2 Low Density Residential and to 2.5ha for E4 Environmental Management

A Gateway determination was requested from the Department of Planning, Industry & Environment (DPIE) on 9 October 2019. DPIE requested that Council consult with the Biodiversity & Conservation Division (BCD), Transport for NSW (TfNSW) and State Emergency Services (SES) around flooding and traffic.

A Cumulative Flood Impact Assessment identified the impact of a flood event to the Sutton Village and its surroundings assuming the proposed development of 2155 Sutton Road (Keir), 2090 Sutton Road (Cartwright), 2402 Sutton Road (Grubbs) and 91 East Tallagandra Lane (Sutton Village Estate). On the basis of this assessment and the concerns of the BCD and SES, it was determined that the Planning Proposal be amended to reduce any flood impact and entry/exit issues in a Probable Maximum Flood event.

The revised Planning Proposal (refer **Attachment A**) incorporated the comments of DPIE, BCD, TfNSW and SES and included the following:

- Amended the land use zoning from RU1 Primary Production and RE1 Public Recreation to part R2 Low Density Residential and part E3 Environmental Management
- Amended the minimum lot size from 40ha to 2,000m² for R2 Low Density Residential noting that clause 6.12 (Development on certain land in Gundaroo and Sutton in Zone R2 Low Density Residential) of the *Yass Valley LEP 2013* indicates a minimum lot size of 5,000m² if reticulated sewerage is not provided
- Amended the minimum lot size of the E3 Environmental Management zone to be 4ha

3. Gateway Determination

DPIE issued a conditional Gateway determination (refer **Attachment B**) on 30 June 2021.

4. Public Exhibition

The Planning Proposal was publicly exhibited from 26 July to 23 August 2021 via Council's website, Facebook, newsletters and notification to the Sutton & District Community Association. Adjoining and adjacent landholders were notified via letter.

Three submissions were received (refer **Attachment C**).

5. Public Submissions

The main issues raised by the submissions and the planning response are discussed as follows.

5.1 Ownership and Management of E3 Environmental Management Land

It was submitted that the land along McLaughlins Creek should remain zoned RE1 Public Recreation for public access and recreation. Concern was raised that the rezoning of this land to E3 Environmental Management will mean that it will be owned and managed privately as a result of any subdivision.

Response:

The subject site is privately owned and at no time has it been in public/Crown ownership. Part of the site was recommended to be zoned RE1 Public Recreation in the *Town & Villages Studies 2010* to connect to Crown land to the south for public access. This part of the site was zoned RE1 Public Recreation in the *Yass Valley LEP 2013*. Council does not have plans to acquire this land due to limited resources to manage additional land assets, nor has it determined to acquire land along the Yass River.

It is important to note that a management plan will be required as part of any Development Application for subdivision for management of the riparian land along McLaughlins Creek.

5.2 Residential Development in a High Flood Hazard Zone

A submission has indicated that dwellings and effluent disposal areas will be developed in a high flood hazard zone especially at the southern end of the site. The boundaries of the land proposed for development should be realigned so the proposed development can be free from flood hazards.

Response:

A detailed subdivision design will be required at the Development Application stage in the planning process. The Planning Proposal indicates the building envelopes and effluent treatment areas in the R2 Low Density Residential and E3 Environmental Management zones are able to be located out of the high flood hazard zone and riparian buffer.

However, the proposed lot that has the Yass River tributary flowing through it is within the high flood hazard zone wherein earthworks are proposed to ensure the building envelope and effluent treatment areas are out of the high flood hazard zone.

5.3 Development Contribution for Sutton Bypass

A submission suggests that as the proposed development will generate 50-100 vehicle trips daily and the site directly abuts Sutton Road, a special development contribution should be collected towards the Sutton Bypass.

Response:

The *Yass Valley Development Contributions Plan 2018* collects contributions under s7.12 *Environmental Planning & Assessment Act 1979* which can be spent on projects that are identified in the Infrastructure Schedule. The Sutton bypass is not been identified in the Schedule.

5.4 Connectivity between the Proposal and the Village

The submission states that a pedestrian connection between the existing village and the site was proposed in the *Sutton Village Masterplan 2016* but is not identified in the Planning Proposal. This connection should be provided for better connectivity of the site with the village.

Response:

The proposal to connect the site with the exiting village was linked to the acquisition of land along McLaughlins Creek by Council. Council has no plan to acquire the land along the Creek and as such the pedestrian link will not be pursued.

5.5 Inconsistency of Minimum Lot Size

A submission stated that the proposed minimum lot size of 2,000m² should be consistent with the minimum lot size in the *Sutton Village Masterplan 2016* (as it has been adopted for all similar development in Sutton).

Response:

It should be noted that there is no proposal for lots of 2,000m² to be created. This change was requested by DPIE to ensure consistency with land that has been recently rezoned to R2 Low Density Residential in Gundaroo and Sutton.

Adding the provisions of Clause 6.12 (Development on certain land in Gundaroo and Sutton in Zone R2 Low Density Residential) to the subject site will mean that as it will not be connected to a reticulated sewerage scheme and the minimum lot size would still be 5,000m². It also requires a minimum area of 10,000m² for dual occupancies, which would otherwise not be required under the *Yass Valley LEP 2013*.

5.6 Intersection Design

A submission raised a concern that a Traffic Impact Assessment (TIA) should have been required with the Planning Proposal as it may require a design of the intersection that may not be economically viable for the developer.

Response:

It is not Council's responsibility to evaluate the economic viability of a development. The developer will have to satisfy the requirement of TfNSW for the intersection design should a Development Consent be issued for the subdivision.

5.7 Impact on the Water Availability

A concern was raised that the larger lots of the proposed development may get water extraction licences for bore water. This may impact the availability of water to other properties especially landowners undertaking agricultural activities on their land. This pressure may increase when all land rezoned is developed.

Response:

Access to groundwater does not form part of this proposal. In addition Council is not the regulatory authority for groundwater extraction, however this would form part of considerations of any Development Application.

5.8 Land Use Conflicts

Potential land use conflict with neighbouring agricultural land was raised. Conflicts such as farming activities at dawn/night such as tractor noise, torchlight illumination, radio used by workers, loud voices while workers talking on mobile phones and/or chemical use impacting on residential water sources were identified.

Response:

DPI Agriculture have advised that mitigation measures should be put in place to reduce the adverse impact of land use conflict and would be considered as part of any future Development Application assessment.

6. Agencies Submissions

The Gateway determination required consultation with nominated stage agencies, with eight of the 10 agencies providing responses. (refer **Attachment D**).

6.1 Transport for NSW

TfNSW does not have any objection to the Planning Proposal but any future DA is to be accompanied by a TIA where advice regarding the intersection design and access to the development can be provided.

Response:

Noted.

6.2 Biodiversity & Conservation Division

The site does not have significant biodiversity value due to its history of agricultural use. The riparian corridor is not mapped as High Environmental Value land, however a portion in the north-eastern corner of the site is mapped on the NSW Biodiversity Values Map indicating that it may have biodiversity values. Therefore, a Voluntary Planning Agreement (VPA) is recommended between Council and the Proponent to ensure that the lots zoned E3 Environmental Management, are managed pursuant to a funded Riparian Rehabilitation Plan.

Retention of Yellow Box trees in the south-western road corridor is also recommended.

The site is affected by flooding and the northern and eastern end of the site is within high hazard floodways. An appropriate zone (e.g. W1 Natural Waterway or E3 Environmental Management) should be applied to the land for effective management of flood and the riparian corridor.

Response:

A VPA will be considered at the Development Application stage if considered appropriate. The Yellow Box trees can be retained as a condition of any Development Consent wherein a detailed assessment of the significance, health and condition of these trees will be done.

Land affected by the high hazard floodway is proposed to be zoned E3.

6.3 State Emergency Services

The SES indicate that the Planning Proposal considers relevant Ministerial Section 9.1 Directions, including 4.3 – Flood Prone Land and the *NSW Flood Prone Land Policy* as set out in the *NSW Floodplain Development Manual 2005*.

Response:

The Planning Proposal is consistent with the *NSW Flood Prone Land Policy* and a detailed submission considering the flood impacts has been made by the Biodiversity & Conservation Division who has no objection to the Planning Proposal.

6.4 Water NSW

WaterNSW only owns and manages Burrinjuck Dam within our Council and the site is upstream of the Dam. The site is not within the Sydney Drinking Water Catchment therefore s9.1 Direction 5.2 Sydney Drinking Water Catchment and *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* do not apply.

Response:

Noted.

6.5 Heritage NSW

Heritage NSW recommends that an Aboriginal Cultural Heritage Assessment (ACHAR) be completed along with consultation with the Aboriginal community early in the planning process to identify Aboriginal cultural heritage values and how this may constrain future development.

Response:

Clause 5.10 *Yass Valley LEP 2013* relates to the protection and conservation of Aboriginal places of heritage significance and Aboriginal objects. Any future Development Application will require an ACHAR and consultation with the Aboriginal community.

6.6 NSW Health

NSW Health does not have any objections subject to any future development being conducted in accordance with the submitted land capability and groundwater reports.

Response:

Noted.

6.7 DPI Agriculture

Cropping land is identified on adjoining properties and impacts from spray drift, dust and noise from the cropping activities may cause land use conflicts. The interface issues will need to be addressed and a mitigation strategy developed (buffers may be one such strategy). The *Living & Working in Rural Areas Handbook 2017* recommends a distance of 300m between cropping land and residential development to mitigate the adverse impact of cropping.

Response:

The matter will be addressed at the subdivision application stage.

6.8 TransGrid

TransGrid has confirmed that the site is not subject to their transmission line easement therefore no property issues are to be addressed in the Planning Proposal.

Response:

Noted.

6.9 Natural Resources Access Regulator

No submission received.

6.10 Education NSW

No submission received.

7. Conclusion

In regard to the Planning Proposal at this stage, Council can:

- **Reject** the proposal
- **Modify** the proposal
- **Adopt** the proposal as exhibited.

The Planning Proposal meets the Gateway conditions, is consistent with the Ministerial Direction 9.1 and complies with the relevant State Government and Council strategies, policies and guidelines. The technical assessment of the Planning Proposal and advice received from the State agencies has not raised any significant or critical issues warranting rejection or modification. Most of the concerns raised in the submissions are matters that can be dealt with at the Development Application stage should the Planning Proposal be approved.

STRATEGIC DIRECTION

Key Pillar 1. Our Environment

CSP Strategy EN4 - Maintain a balance between growth, development and environmental protection through sensible planning

Delivery Program Action EN4.1 - Ensure Council's statutory planning instruments are up to date and reflective of the community needs

Operational Plan Activity EN4.1.1 – Complete the comprehensive development control plan

ATTACHMENTS:

- A. Revised Planning Proposal (*Under Separate Cover*) [⇒](#)
- B. Gateway Determination [↓](#)
- C. Public Submissions [↓](#)
- D. Agencies Submissions [↓](#)



Planning,
Industry &
Environment

PP_2019_YASSV_002_00/IRF21/2419

Mr Chris Berry
General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

Dear Chris

Planning proposal PP_2019_YASSV_002_00 to amend Yass Valley Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on date in respect of the planning proposal to rezone land for urban development and environmental protection at 2402 Sutton Road, Sutton.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Land, 3.1 Residential Zones, 3.4 Integrated Land Use and Transport and 6.3 Site Specific Provisions are justified in accordance with the terms of the Directions. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that Council does not intend acquiring or maintain the land for public recreation. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 2.3 Heritage Conservation, 4.3 Flood Prone Land and 5.10 Implementation of Regional Plans. Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft

and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely



30 June 2021

Sarah Lees
Director Southern Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template



Gateway Determination

Planning proposal (Department Ref: PP_2019_YASSV_002_00): to rezone land for urban development and environmental protection at 2402 Sutton Road, Sutton.

I, the Director Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Yass Valley Local Environmental Plan (LEP) 2013 to rezone land for urban development and environmental protection at 2402 Sutton Road, Sutton should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
2. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - DPIE Biodiversity and Conservation
 - DPI Agriculture
 - Heritage NSW
 - NSW State Emergency Services
 - Natural Resources Access Regulator
 - NSW Health
 - NSW Water
 - Transport for NSW
 - NSW Department of Education
 - TransGrid

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination expiring on 30 June 2022.

Dated 30th day of June 2021.



**Sarah Lees, Director Southern Region
Local and Regional Planning
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**

Submission 01

Arif Yasin Chohan

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 9 August 2021 6:48 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#304]

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name * [REDACTED]

Address * 
[REDACTED]
Sutton, NSW 2620
Australia

Email * [REDACTED]

Phone Number * [REDACTED]

What item are you making a submission on? * Planning Proposal 2402 Sutton Road, Sutton

Submission *

Comment on proposed rezoning at 2402 Sutton Road (PP2019.02)

Generally, the proposal appears consistent with the intent of the Sutton Village Master Plan.

However there are some issues which require the proposal to be amended:

The ownership and management of the E3 lands appear to privatise lands previously identified for public recreation. The previous zoning as public recreation indicated the preferred use of these lands for public access and enjoyment – this is no longer the case for the E3 lands which are now to be subdivided for private use. Lands along the creek corridor should be zoned to guarantee public access and environmental protection. These could be common land under a subdivision arrangement.

The residential zoning appears to allow for building and effluent disposal footprints within High Flood hazard areas

(southern end of development shown in Fig 14). The boundary of the residential zoning should be adjusted to prevent residential development on flood-prone land.

The proposed area to be zoned residential is based on 2,000sqm lot sizes. This should be adjusted to consider the requirement for 5,000sqm lots.

Other matters:

This rezoning is a traffic generating development that will generate 50 to 100 vehicle movements each day through Sutton Village. A development contribution should be made towards the proposed Sutton Village bypass as a condition of the rezoning.

The indicative subdivision layout does not allow for connectivity to the existing village as required by the Master Plan. Provision should be made for a pedestrian connection from North St to the creek corridor and the proposed road network within the development.

Thank you for the opportunity to comment on this proposal

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Sutton & District Community Association Inc.

PO Box 7404
SUTTON NSW 2620

Dear Yass Valley Council

Comment on the proposed re-zoning of 2402 Sutton Road Sutton 2620

Thank you for the opportunity to comment on this Proposal. This submission, by the Sutton and District Community Association, focusses just on facts rather than the wishes of sections of the Sutton community.

The most important issue is minimum lot size. The current Planning Proposal seeks a minimum lot size of 2000sqm (square metres) and on page 27 claims that the proposition is (quote) "consistent with the recommendations of the Sutton Master Plan 2017". Clearly this is not the case, given that the Sutton Master Plan mandates a minimum lot size of 5000sqm.

It is worth noting that the minimum lot size recently endorsed for the Cartwright (Woodbury Ridge Estate) Development is 5000sqm, which is consistent with the Sutton Master Plan.

Another inconsistency with the Sutton Master Plan 2017 is the lack of a link, presumably a pedestrian link, from the proposed new development area to North Street in Sutton village. Such a link has already been identified in the Sutton Master Plan to provide a connection to allow future residents to walk (or cycle) to the village shops without having to risk using Sutton Road and the culvert.

The link would also serve a safety purpose, an additional way for residents to escape the area if there were a major fire or other dangerous situation.

Page 22 of the Planning Proposal acknowledges safety concerns regarding the proposed Development's access road joining onto Sutton Road within a 100km/h speed zone.

Quote: It is acknowledged that a Traffic Impact Assessment will be required at development application stage. TfNSW have concurred with this approach.

What happens if the Traffic Impact Assessment finds that the planned intersection is too dangerous to implement? This is a factor that could negatively impact of the economic viability of the whole Proposal and would be better settled at the early planning stage.

The Sutton community has raised some other issues, including the ownership of E3 lands which appears to privatise land previously identified for public recreation. Another is the residential zoning to allow some building and effluent disposal footprints within the High Flood hazard areas (southern end of the development shown on Figure 14). These two issues are not unimportant but could be settled during the Development Application stage.

Finally, a general comment for Yass Valley Council. This re-zoning would be a traffic-generating development which could generate 50 to 100 extra vehicle movements per day through Sutton Village. This is yet another reason to look with urgency at the proposal for a Sutton Village bypass (already identified at item 2.6, page 5 of the Sutton Master Plan 2017).

Your faithfully



Mark Burgess
President
Sutton and District Community Association

[REDACTED]

Sutton

NSW 2620

8 September 2021

The General Manager

Yass Valley Council

Yass

NSW

Subject: **PP 2019.02 Planning Proposal for Rezoning**

[REDACTED] rezoning proposal, I would like to make a submission for the Council's consideration whilst making a decision on this application.

Whilst I am supportive of the application in principle, this area is essentially and predominantly a farming area, and in my case, I carry out an intensive horticultural activity that this proposed development could directly impinge on or affect the present mode of operations. I would like the following points to be considered:

Water use and allocation for farm use

I have a present approval of water use for my vegetable growing operations. I do not see the effect of this proposed rezoning on my operations considered by any hydrological study. There is mention of some of the larger blocks possibly getting approved bores by the NSW Water but no details of how this could affect the available water within the aquifers, especially considering the other proposed development by the Brinkmeyers, Cartwright and Keirs.

Farming activity and night time work

My present activity involves staff working at night with torch and head lights. As the proposed subdivision has blocks that will have houses close to my operations, I envisage some possible complaints from future residents about stray illumination from my workers. In addition to the light issue, the night-time use of tractors generates noise that could be disturbing to sensitive residents, and especially those with babies and toddlers, or the elderly. The workers also sometimes use radios whilst picking produce to break their boredom and the monotonies nature of the work and speak on their phones loudly. They also start work at 4 or 5 am some mornings, driving the noisy tractors and trailers and this could disturb some of the proposed residents.

I have the need to use diesel pumps for my irrigation needs. This is required to be done at all hours, including sometimes right through the night.

Chemical Use and Spraying

As a horticultural activity I have the need to use chemicals and carry out spraying using machinery and tractors. Some of this spraying is done during the night requiring powerful and hi-beam lights. Same concern as the previous point. Whilst any use of chemicals is done in accordance with best practice and approved chemical use requirements, there could be perception by some overzealous residents of chemical drift or affecting their roof water intake and similar.

Semi-trailers coming in to the property and traffic hazard

I have the need for delivery of farm inputs as well as the pickup of my produce. This requires semi-trailers to enter and leave my property. It seems to me that the proposed access road from Sutton Road is too close to my property driveway and could be a possible cause for concern during peak traffic periods. Prior to the recent road works in 2017/2018 period when the Sutton Road between East Tallangatta and the McLeish's property was upgraded, the road level was the same as my drive way and the road verge. Semitrailers entering my property were able to smartly get off the road onto the verge and then reverse into my property. Since this road upgrade the road level has been raised at least 80 cms and this prevents the semi-trailers to use the verge anymore. I have raised this during the road works as well as immediately subsequent to the road upgrade completion in numerous phone calls. I was assured that the Project Manager for this works will look into the issue and visit the site and discuss the concerns with me. This has not happened and there have been a few near misses already. I am concerned that the proposed subdivision will only compound this issue.

Drainage and Flooding

During heavy rain periods, my property has been flooded at least 5 times in the last 10 years. I have discussed with the Council's Engineers some years back and a site visit was also made. I am concerned that this will be made worse with this proposed development unless the water coming from the west of Sutton Road is taken care of.

Whilst not a directly related to this development, I have raised the issue of two and possibly three culverts that were enlarged as part of the recent road upgrade mentioned above that is now offloading the water directly into my property. This has not been investigated and mitigated and over the last two planting seasons I have suffered considerable crop losses. This water needs to be redirected away from my land and taken to the Yass River along the access road between my property and McLeish's.

This proposed development could accentuate this problem if the considerable water coming from upper East Tallangata Lane and the land surrounding is not considered.

Dust Issue

I have the need to plough and work my land. During periods of wind there will be dust which will be carried onto the neighbouring properties. I also need to drive vehicles pulling trailers as well as other vehicles that generate considerable dust during the hot and dry summer months.

These are some of the issues that should be considered as part of the evaluation of this proposed subdivision. I am happy to be contacted [redacted] for any further information or assistance if required.

Yours sincerely,

[redacted]



Transport
for NSW

SWT19/00081
MM

9 August 2021

Yass Valley Council
PO Box 6
Yass NSW 2582

Attention: Arif Yasin Chohan

PP18-7968 – PROPOSED PLANNING PROPOSAL, YASS VALLEY LEP, LOT 1 DP119459, SUTTON ROAD, SUTTON.

I refer to your correspondence regarding the subject Planning Proposal which was referred to the Transport for NSW (TfNSW) for assessment and comment.

From review of the information provided it is understood that the proposal as per documentation prepared by Elton Consulting dated 4 June 2021 represents a modification of the previous planning proposal referred from Yass Valley Council. TfNSW provided comments in respect to the previous documentation by correspondence dated 10 September 2020. The content of the previous submission remain valid in respect the revised plans subject to the following comments.

- The revised proposal now represents a potential of 29 allotments for rural residential purposes. The revised concept plan identifies 1 new intersection to Sutton Road to be located clear of the flood affected land.
- The submitted documentation provides a preliminary concept for the subdivision and an indicative location for the proposed intersection with Sutton Road but acknowledges the need for any future Development Application (DA) to be supported by a Traffic Impact Assessment (TIA) to allow for an informed assessment of the application.
- The documentation submitted with any future DA shall also include a detailed and dimensioned concept plan for the required intersection treatment.

Based on the abovementioned changes and the content of the previous submission dated 10 September 2020 TfNSW would raise no objection to the rezoning as proposed however request that any future DA and supporting document address the issues outlined in both this correspondence and previous correspondence from TfNSW dated 10 September 2020.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Transport for NSW (South West Region), Maurice Morgan, phone [REDACTED].

Yours faithfully



Maurice Morgan
Team Leader, Development Services South

Transport for NSW

193-195 Morgan Street Wagga Wagga NSW 2650 | PO Box 484, Wagga Wagga NSW 2650
W transport.nsw.gov.au | ABN 18 804 239 602



Planning,
Industry &
Environment

Arif Yasin Chohan

Our ref: DOC21/659417-2

Your ref: PP.2019.02

Strategic Planner

Yass Valley Council

209 Comur St, Yass, NSW, 2582

Subject: Referral – Planning Proposal p 2402 Sutton Rd, Sutton

We refer to the subject Planning Proposal to amend the *Yass Valley Local Environmental Plan 2013* to rezone land for urban development and environmental protection at 2402 Sutton Rd, Sutton. The Biodiversity Conservation Division (BCD) was referred this Planning Proposal on 16 July in accordance with the gateway determination issued by the NSW Department of Planning Industry and Environment pursuant to section 3.34(2) of the *Environmental Planning and Assessment Act 1979 (NSW)*.

Flooding

As the proposed development area is affected by flooding, it will need to be considered in accordance with the NSW Government's Flood Prone Land Policy as set out in the NSW Floodplain Development Manual, 2005 (FDM 2005), and Councils Yass Valley LEP 2013. As the planning proposal is altering the zoning of flood prone land section 9.1 direction 4.3 also applies.

Based on the information provided, the rezoning of a high hazard floodway running west to east along the northern border of the Subject Land to residential appears inconsistent with section 9.1 direction 4.3. It is recommended that an appropriate and considered width and zoning (e.g. W1 or E3) of the floodway and thus re-schematisation of the R2 zoning occur to facilitate flood management and riparian outcomes.

Further as the site is subject to flooding and becomes isolated in relatively frequent events as identified in the Sutton Floodplain Risk Management Study and Plan 2016, we recommend consultation with emergency service agencies to ensure consideration of their emergency response requirements prior to rezoning.

Biodiversity

The biodiversity constraints of the site are minor due to the long history of agricultural land use. While the riparian corridor is not mapped as High Environmental Value land, a portion in the north eastern corner of the Subject Land it is mapped on the NSW Biodiversity Values Map indicating that it may have biodiversity values (see **Figure 1**).

BCD therefore recommends the use of a Voluntary Planning Agreement between Council and the Proponent to ensure that the lots zoned E3 Environmental Management, are managed pursuant to a funded Riparian Rehabilitation Plan (RRP), which would include as a minimum -

- Criteria/goals for successful management
- Costed actions to achieve management goals over at least a 10-year time frame, including -



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- Re vegetating with native plant species from a riparian Plant Community Type (eg. containing canopy species such as *Eucalyptus camaldulensis*, *E. blakleyi* or *E. viminalis*)
- Targeted weed control
- Erosion control in degraded areas
- Fencing to exclude stock to a minimum 20 m buffer from waterway top of bank
- Mulching and jute matting
- Ongoing, annual monitoring of native and exotic vegetation
- Annual maintenance

This approach is consistent with Ministerial Planning Direction 2.1(4), which states 'A *planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas*'. It is also consistent with the Sutton Village Master Plan which allocates the McLaughlin Creek area as a '20-hectare public open space area' and recognises the riparian area as an important natural asset.

The RRP should apply to both McLaughlin Creek and the unnamed waterway running west to east along the northern border of the Subject Land. The voluntary planning agreement can be entered into as a condition of development consent in accordance with Section 93I(3) of the *Environmental Planning and Assessment Act 1977* (NSW).

Finally, BCD recommends the retention of the planted Yellow Box trees in the southwestern road corridor. Ministerial Planning Direction 5.10(4) states that Planning Proposals must be consistent with the Regional Plan. Direction 14 in the South East and Tablelands Regional Plan 2036 states that '*the avoid minimise and offset hierarchy will be applied to areas identified for new or more intensified development*'. The trees along the southwestern may provide nesting and foraging habitat both now and into the future for the Superb Parrot (see **Figure 1**). This habitat feature should therefore be avoided.

Please refer to **Figure 1** for further detail about nearby biodiversity values.

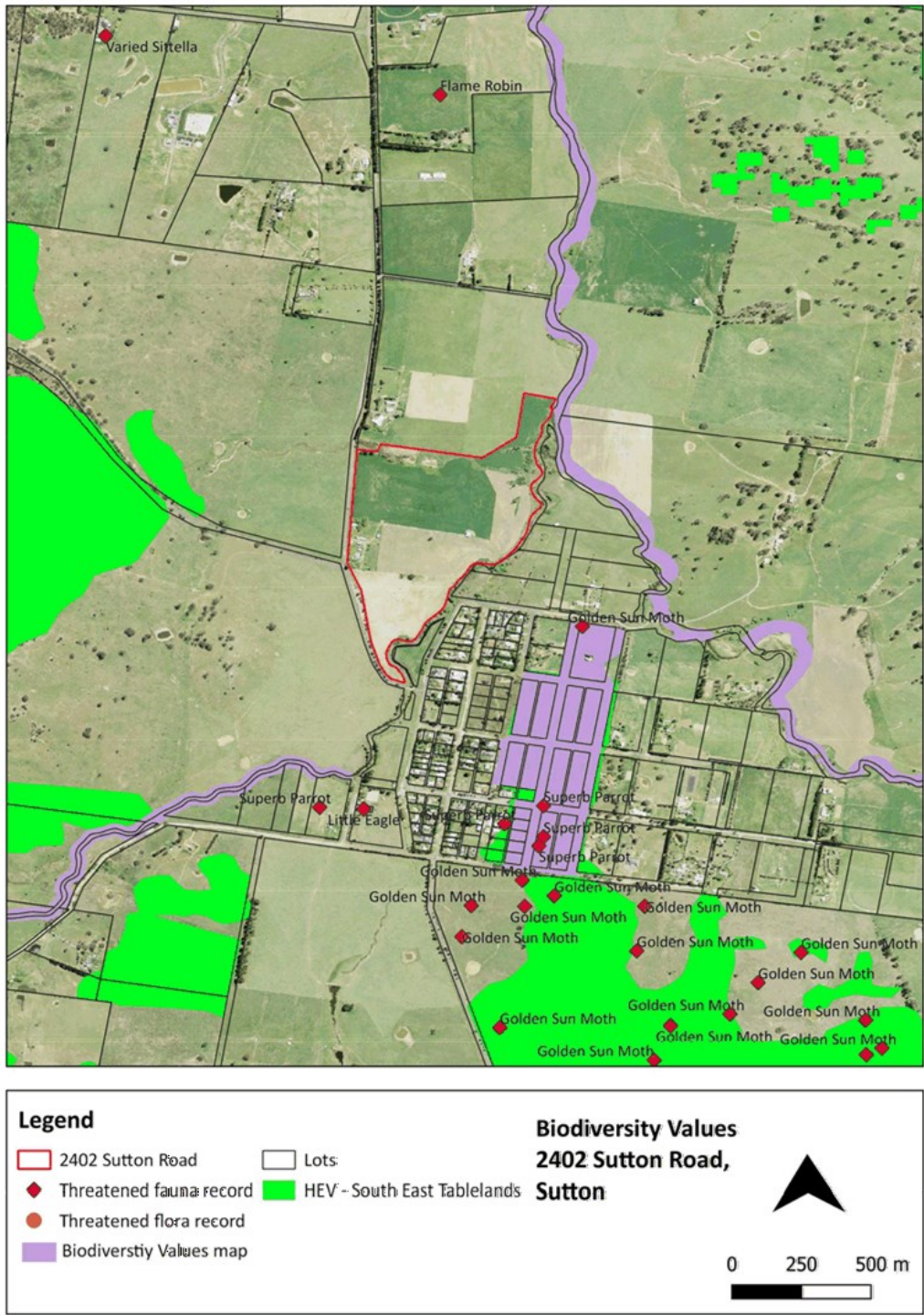
Yours sincerely,



ALLISON TREWEEK
Senior Team Leader, Biodiversity and Conservation, South East

Enclosure: Figure 1 – Nearby biodiversity values to 2402 Sutton Rd, Sutton

Figure 1 – Nearby biodiversity values to 2402 Sutton Rd, Sutton





Our Ref: ID 1418

Your Ref:

27th July 2021

Mr Arif Chohan
Yass Valley Council

via email: AChohan@yass.nsw.gov.au

Dear Mr Chohan,

PLANNING PROPOSAL FOR 2402 SUTTON ROAD, SUTTON

Thank you for the opportunity to provide comment on the Planning Proposal for 2402 Sutton Road, Sutton.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms, and tsunamis in NSW. This role includes, planning for, responding to, and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The consent authority will need to ensure that the planning proposal is considered against the relevant Ministerial Section 9.1 Directions, including 4.3 – Flood Prone Land and is consistent with the NSW Flood Prone Land Policy as set out in the NSW Floodplain Development Manual, 2005 (the Manual). Attention is drawn to the following principals outlined in the Manual which are of importance to the NSW SES role as described above:

- Zoning should not enable development that will result in an intolerable increase in risk to life, health or property of people living on the floodplain.
- Risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood.
- Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised flooding on evacuation routes.



STATE HEADQUARTERS

93 - 99 Burrelli Street, Wollongong 2500

PO Box 6126, Wollongong NSW 2500

P (02) 4251 6111

F (02) 4251 6190

www.ses.nsw.gov.au



- In the context of future development, self-evacuation of the community should be achievable in a manner which is consistent with the NSW SES's principles for evacuation.
- Future development must not conflict with the NSW SES's flood response and evacuation strategy for the existing community.
- Evacuation must not require people to drive or walk through flood water.
- Development strategies relying on deliberate isolation or sheltering in buildings surrounded by flood water are not equivalent, in risk management terms, to evacuation.
- Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.
- The NSW SES does not support the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.

Due entirely to the need to meet priorities dictated by legislated responsibilities, the NSW SES is not able to assess any detailed development proposal or to work with developer's consultants in preparing any such proposal.

Please feel free to contact me on [redacted] or via email at nswses.riskreduction@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence.

Yours sincerely,



Maria Frazer
Co-Ordinator Planning
NSW State Emergency Service



Department of
Primary Industries

OUT21/10907

Mr Chris Berry
General Manager
Yass Valley Council
PO Box 6
Yass NSW 2582
Council@yass.nsw.gov.au

Attention: Arif Yasin Chohan

Dear Mr Berry

**Planning Proposal – Sutton Village extension
Yass Valley Shire Local Environmental Plan 2013**

Thank you for your correspondence dated 16 July 2021 requesting NSW Department of Primary Industries – Agriculture (NSW DPI) comments on the proposed amendment to the Yass Valley Local Environmental Plan 2013 (YVLEP 2013) for the residential extension of Sutton Village, NSW.

It is understood that the planning proposal is for the rezoning of the subject land from RU1 Primary Production and RE1 Public Recreation to R2 Lot Density Residential development and E3 Environmental Management. It is also noted that the R2 zone will comprise 26 lots of 2000m² in area to allow for minimal growth of the village in accordance with the Yass Valley Settlement Strategy 2017. The E3 zone is to provide for larger environmental management lots with dwelling entitlements 4ha in area, the configuration of which is yet to be determined.

NSW DPI has assessed the Elton report, dated June 2021 on the proposed rezoning and considers that the proposal aligns with many of the state, regional and local strategic planning policies and strategies including: the Yass Valley Settlement Strategy 2017, Sutton Village Master Plan 2017, Yass Valley Local Strategic Planning Statement, 2019, and South East Tablelands Regional Plan 2036. Additionally, there is no biophysical strategic agricultural land identified on the subject site. NSW DPI does not therefore have any objections in principle to the proposed rezoning.

However, it is also noted that there is cropping land to the north of the proposed R2 zone and to the west of the proposed E3 zone. Impacts from spray drift, dust and noise from harvesting and other cropping activities may cause land use conflicts. The report however does not address the impacts of agricultural activities on the proposed residential development. The interface issues between residential and cropping activities will need to be addressed with a view to developing a mitigation strategy. The use of buffers may be one such strategy. The Living and Working in Rural Areas handbook, 2017 recommends a distance of 300m between cropping land and residential development. As that distance would significantly reduce the area of land for residential allotments, the proponent may need to consider other options. DPI would be happy to work with Council to inform a suitable mitigation strategy.

NSW Department of Primary Industries - Agriculture
Locked Bag 21, Orange NSW 2800 | 105 Prince St, Orange NSW 2800
Email: landuse.ag@dpi.nsw.gov.au | www.dpi.nsw.gov.au | ABN: 19 948 325 463



Department of
Primary Industries

Should you require clarification on any of the information contained in this response, or for assistance with a mitigation strategy, please contact Wendy Goodburn, Agricultural Land Use Planning Officer, on [redacted] or by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely



13/8/21

Tamara Prentice
Manager, Agricultural Land Use Planning

NSW Department of Primary Industries - Agriculture
Locked Bag 21, Orange NSW 2800 | 105 Prince St, Orange NSW 2800
Email: landuse.ag@dpi.nsw.gov.au | www.dpi.nsw.gov.au | ABN: 19 948 325 463



PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
www.waternsw.com.au
ABN 21 147 934 787

26 July 2021

Arif Chohan
Strategic Planner
Yass Valley Council
PO Box 6
YASS NSW 2582

Contact: *Stuart Little*
Telephone:
Our ref: *D2021/82016*

Dear Mr Chohan

PLANNING PROPOSAL – (PP.2019.02) – 2402 Sutton Rd, SUTTON

I refer to your email and letter of 16 July 2021 concerning a Planning Proposal for 2402 Sutton Rd, Sutton (Lot 1 DP 119459). The site is currently unsewered and is bordered by McLaughlins Creek and its junction with Yass River in the east.

WaterNSW understands the Planning Proposal involves rezoning approximately 30 hectares of land and amend the minimum lots size (MLS) of the new R2 zone to 2,000 m². However, through proposed mapping changes, the land will become subject to the provisions of clause 6.12 of the *Yass Valley Local Environmental Plan 2013* (YLEP) which imposes a 5,000 m² MLS for lots on unsewered R2 zoned land at Sutton, ensuring that this larger lot size will apply until such time the land can be serviced with sewer and water.

Within the Yass Valley Local Government Area (LGA), WaterNSW owns and manages Burrinjuck Dam. The subject site lies well upstream of Lake Burrinjuck. The site also falls outside the Sydney Drinking Water Catchment (SDWC) and therefore beyond the scope and responsibilities of WaterNSW with respect to the operation of s9.1 Direction 5.2 Sydney Drinking Water Catchment and State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011. However, Council may wish to take into account the following comments to help assist the Proposal and help protect water quality in the area and flowing downstream into Lake Burrinjuck.

- Figures 1, 13 and 14 would benefit by a scale bar. The Proposal would also benefit by clearly stating that the subdivision layouts in the figures are based on the site being unsewered and being afforded 5,000 m² MLS (as required by clause 6.12 of the YLEP) rather than representing a 2,000 m² MLS layout as being given through changes to the lot size maps.
- The expected lot yield is approximately 29 lots (26 Lots R2 Zones and 3 lots E3 Zone) based on the land being unsewered. It is unclear what lot yield is expected under a R2 zoning regime if the area becomes serviced.
- The Planning Proposal states that it includes cl 6.12 "as amended" (p.17). However, the clause included in the Planning Proposal reflects the current wording of clause 6.12 of the LEP without any apparent amendments. Are additional amendments to the actual clause proposed?
- The Proposal relies upon the existing provisions of clause 6.12 to ensure that the 5,000 m² MLS applies for the duration that the site is unsewered. Clause 6.12 also required that that dual occupancy development on unsewered land is required to have a MLS of 10,000 m². Council may also wish to extend this dual occupancy provision to so that secondary dwellings also require a MLS on 10,000 m².

- We support the call-up of cl 6.12(4) which restricts development consent from being issued unless the consent authority is satisfied that the development is designed, sited and will be managed to avoid contamination of groundwater.

If you have any questions regarding the issues raised in this letter, please contact Stuart Little at

[REDACTED]

Yours sincerely

[REDACTED]

ALISON KNIHA
Catchment Protection Planning Manager



Our ref: DOC21/598221

Mr Chris Berry
General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

Attention: Mr Arif Chohan, Strategic Planner

Planning Proposal – 2402 Sutton Road, Sutton

Dear Mr Berry

Thank you for the opportunity to comment on the planning proposal for 2402 Sutton Road, Sutton under *Yass Valley Local Environmental Plan (LEP) 2013*.

I understand that the proposed amendments to the LEP affecting the subject site include:

- Rezoning the subject site from RU1 Primary Production and RE1 Public Recreation to R2 Low Density Residential and E3 Environmental Management
- Applying a minimum lot size (MLS) of 2,000m² and 4ha respectively
- Amending the Lot Size Map to show a 2,000m² MLS for that part of the site to which clause 6.12 will apply.

The planning proposal has been reviewed and the following comments are provided:

Aboriginal cultural heritage considerations under the *National Parks and Wildlife Act 1974*

We advise Council that an assessment under the 2010 *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* is not considered an archaeological assessment or substitute for a comprehensive Aboriginal cultural heritage assessment report. The due diligence process does not adequately assess the impacts of this planning proposal on Aboriginal cultural heritage as required by Ministerial Direction 2.3. This is because without Aboriginal community consultation the extent of the impacts on Aboriginal objects and heritage values through the planning proposal and future development is not known.

An Aboriginal cultural heritage assessment and consultation with the Aboriginal community, needs to occur early in the planning process to identify Aboriginal cultural heritage values that may occur within the proposal area and establish how this may constrain future development.

Heritage NSW recommends that a comprehensive Aboriginal cultural heritage assessment is needed and should inform this planning proposal. Early assessment provides the best opportunity to identify and protect Aboriginal cultural heritage values. It also provides certainty to all parties about any future Aboriginal cultural heritage management requirements.

The requirement for a full assessment to be prepared at the planning proposal stage is consistent with the directions and actions of the South East and Tablelands Regional Plan being:

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

- Direction 23 - Protect the region's heritage
- Action 23.1 Undertake and implement heritage studies, including regional Aboriginal cultural heritage studies, to inform local strategies.
- Action 23.2 - Consult with Aboriginal people and the broader community to identify heritage values at the strategic planning stage
- Action 23.3 - Conserve heritage assets during local strategic planning and development.

It is important that any management, mitigation and conservation mechanisms are developed at the planning proposal stage to help mitigate the cumulative impact of development in this region on Aboriginal cultural heritage.

State and local heritage considerations under the *Heritage Act 1977*
As delegate of the Heritage Council

Based on the information provided, we have reviewed the planning proposal against our records and do not believe that there are any identified impacts on items listed on the State Heritage Register. In relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of 'relics' and any subsequent management required under the *Heritage Act 1977*, they should do so.

General Comments

Prior to finalisation of the proposal, Council should be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>) and the Aboriginal Heritage Information Management System (<https://www.heritage.nsw.gov.au/protecting-our-heritage/record-aboriginal-sites/>).

If you have any questions please contact Andreana Kennedy, Senior Heritage Policy Officer, Strategic Relationships and Planning at Heritage NSW, Department of Premier and Cabinet by phone on [REDACTED] or email at [REDACTED]

Yours sincerely



Rochelle Johnston
Manager, Heritage Act Programs
As delegate of the Heritage Council of NSW
and
For Heritage NSW

9 August 2021

Arif Yasin Chohan

From: Tabitha Holliday (Murrumbidgee LHD)
Sent: Thursday, 7 October 2021 10:50 AM
To: Arif Yasin Chohan
Subject: Doc 470208 RE: REMINDER YVC Referral NSW Health - Planning Proposal - 2402 Sutton Road, Sutton

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Good morning Arif

I apologise for not getting back to you on this one. As you could well understand the pandemic has been our highest priority.

I have reviewed the supporting information this morning, more specifically those documents relating to the capability of the land to cater for appropriate on – site sewage management that will not create a public health impact.

So long as the planning proposal is undertaken in accordance with the following documents, I do not have any additional comment:

- Land capability and related issues for rural residential subdivision, prepared by Peter Fogarty of Soil and Land Conservation Consulting (August 2003, update January 2019)
- Groundwater impact assessment report prepared by John Franklin Consulting Australia Pty Ltd, January 2020 (specifically those matters listed under point *iv. Any appropriate measures to avoid, minimise or mitigate of the development* on page 9)

If you have any questions please do not hesitate to contact me.

Kind regards,

Tabitha Holliday

Environmental Health Officer | **Murrumbidgee & Southern NSW Local Health Districts**
Public Health Unit - Goulburn



Visit the [NSW Health website](https://www.health.nsw.gov.au) for the latest information on COVID-19.

Arif Yasin Chohan

From: Lauren Player on behalf of Easements&Development <Easements&Development@transgrid.com.au>
Sent: Wednesday, 28 July 2021 12:30 PM
To: Arif Yasin Chohan
Cc: Easements&Development
Subject: 2021-355 YVC Referral TransGrid - Planning Proposal - 2402 Sutton Road, Sutton
Attachments: Attachment A_Planning Proposal_ June 2021.pdf

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Hi Arif,

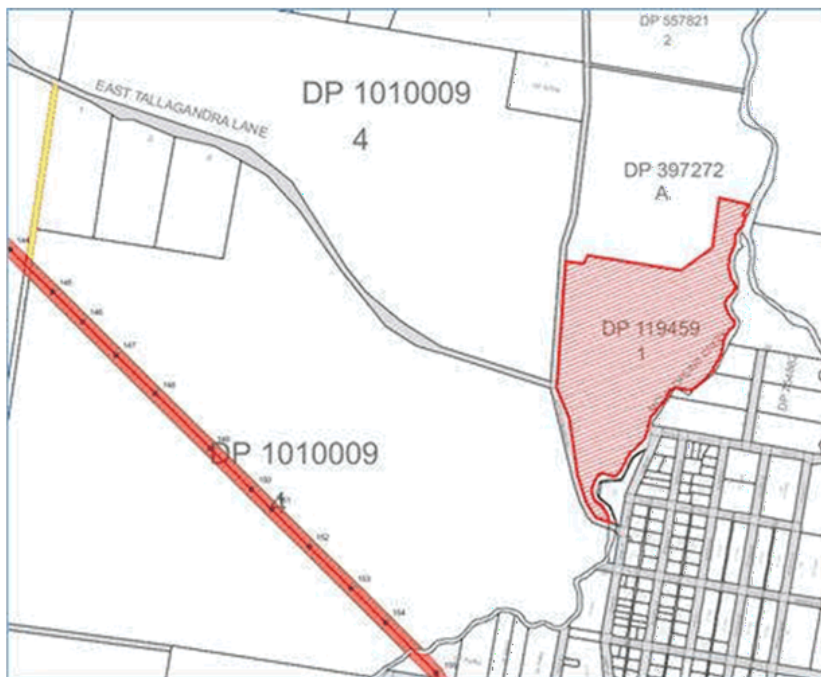
TransGrid Reference Number: 2021-355

Proposal: Yass Council – LEP Amendment Request - Planning Proposal 2402 Sutton Road, Sutton

Thank you for referring the Planning Proposal to TransGrid for review.

Please be advised of the following:

Using the land reference contained therein, I have confirmed that the subject site is not subject to our transmission line easement, as shown in the TSS extract below.



There are therefore no property issues to address in respect of this proposed development.

If you have any questions, please do not hesitate to contact our team.


Kind regards,

Lauren Player

Enquiry Services Coordinator | Network Planning and Operations

Transgrid | 200 Old Wallgrove Road, Wallgrove, NSW, 2766

T:

E:  W: www.transgrid.com.au

From: Arif Yasin Chohan

Sent: Friday, 16 July 2021 4:47 PM

To: Easements&Development <Easements&Development@transgrid.com.au>

Subject: YVC Referral TransGrid - Planning Proposal - 2402 Sutton Road, Sutton

Importance: High

Dear Sir/Madam,

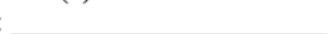
Please find attached Council's referral request for Planning Proposal – 2402 Sutton Road, Sutton.

Should you wish to clarify anything, please feel free to contact me.

Kind regards,
Arif

Arif Yasin Chohan | Strategic Planner | **Yass Valley Council**

P: +61 (0)2 6226 1477

E:  | W: www.yassvalley.nsw.gov.au

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6.4 ENERGY FROM WASTE INFRASTRUCTURE PLAN

SUMMARY

To present correspondence from Goulburn Mulwaree Council concerning the State Government's *Energy from Waste Infrastructure Plan* and the proposal for energy from waste precinct at Tarago.

RECOMMENDATION

That:

1. *The State Government be requested to undertake an urgent review be undertaken of the Energy from Waste Infrastructure Plan before any applications for specific Energy from Waste proposals are lodged or determined based on:*
 - *A robust evaluation of the technology used in any existing facilities in addressing any adverse impacts (especially emissions)*
 - *A cost benefit analysis of the best technology facility in comparison to other energy generating alternatives*
 - *Identifying potential sites and evaluating their suitability based on the preferred technology*
 - *Use of an Environmental Impact Assessment process to evaluate specific proposals and a merits based review process for those aggrieved by the assessment outcomes*
2. *The Minister for Environment and Local Member for Goulburn be advised of Council's determination.*

FINANCIAL IMPLICATIONS

Nil

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- *Energy from Waste Implementation Plan.*

REPORT

Council has received correspondence from Goulburn Mulwaree Council regarding the State Government's *Energy from Waste Infrastructure Plan* and the proposal for energy from waste precinct at Tarago (refer **Attachment A**).

Goulburn Mulwaree Council have expressed their opposition to the proposal at Tarago and indicate that the emission plumes will impact on the Yass Valley communities of Sutton, Gundaroo and the residents residing to the east of the Local Government Area.

The *Energy from Waste Infrastructure Plan* (refer **Attachment B**) prepared by the Environmental Protection Authority (EPA) details the approach by the State Government to establishing energy from waste facilities and locations in regional NSW.

Energy from waste facilities are used extensively throughout Europe with some 450 incinerators currently operating (e.g. Germany, United Kingdom, Sweden). They are also used in Japan and the United States.

Energy from waste facilities are capable of providing baseload electrical power. In addition, they reduce the dependency on landfill operations.

However, there are community concerns with energy from waste facilities e.g.

- Toxic emissions

- Increasing greenhouse gases
- Inefficient (large amounts of waste for small amounts of energy)
- Not a renewable energy source

If energy from waste facilities are to be supported, community concerns especially those relating to emissions, must be addressed. The EPA should be evaluating existing overseas operations to establish the best technology to minimise these impacts. Once this has been established then appropriate locations can be identified and evaluated for their suitability. The current EPA approach appears to be based on the establishment of the sites before determining the appropriateness of the technology.

A cautious approach should be taken before energy from waste facilities are supported based on:

- A robust evaluation of the technology used in any existing facilities in addressing any adverse impacts (especially emissions)
- A cost benefit analysis of the best technology facility in comparison to other energy generating alternatives
- Identifying potential sites and evaluating their suitability based on the preferred technology
- Use of an Environmental Impact Assessment process to evaluate specific proposals and a merits based review process for those aggrieved by the assessment outcomes

It is recommended that representations be made to the Local Member, Minister for the Environment and the State Government for an urgent review of the *Energy from Waste Infrastructure Plan* before any applications for specific proposals are lodged.

STRATEGIC DIRECTION

Key Pillar	1. Our Environment
CSP Strategy	EN4 - Maintain a balance between growth, development and environmental protection through sensible planning
Delivery Program Action	EN4.2 - Ensure development application assessment is thorough and efficient
Operational Plan Activity	EN4.2.1 - Determine applications for development for local activities

- ATTACHMENTS:**
- A. Goulburn Mulwaree Council Letter [↓](#)
 - B. Energy from Waste Infrastructure Plan [↓](#)



OFFICE OF THE GENERAL MANAGER

Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580
t (02) 4823 4444
e council@goulburn.nsw.gov.au
www.goulburn.nsw.gov.au

29 September 2021

Chris Berry
General Manager
Yass Valley Shire Council
PO Box 6
YASS NSW 2582
chris.berry@yass.nsw.gov.au

Dear Chris

Subject: NSW Government Energy from Waste Infrastructure Plan

At its meeting held on the 21 September 2021 Council resolved the attached resolution in regards to NSW Government Energy from Waste Infrastructure Plan.

As you can see from the resolution, this Council and this community have expressed its total opposition to any waste to energy project being established in this region. The environmental and human, animal and biodiversity impacts are enormous and widespread. We know that the emissions plume from this plant will have a direct effect on Yass Valley residents in particular the residents of Sutton, Gundaroo and the residents residing to the east of your LGA. Although the NSW Chief Scientist has established guidelines and outcomes which could achieve the cleanest emission in the world, it still does not alter the fact that this type of plant has not been proven in Australia to meet all standards. The reality is that if the technology is so clean and good then why is the plant not being built at the source of the waste in Sydney? I noted the recent media coverage that both Sydney and Blacktown Councils have celebrated that these plants are being built away from their local government areas. We have taken their comments to mean that it's ok to place these toxic emissions in Regional NSW – but keep them away from our people.

You may be aware that Veolia Pty Limited are proposing to establish a Waste to Energy plant at their Woodlawn Facility at Tarago. We are seeking the support of the Yass Valley Council to oppose this proposal by Veolia. We will happily supply any information about these waste to energy plants as you need, noting that the majority of information we have secured has been via the internet. Little information is available from Veolia at this time.

We expect that the NSW Government's Department of Planning will receive and place on public exhibition, before Christmas, the Environmental Impact Statement for this project. We will notify you when this occurs.

We seek that the Yass Valley Council gets involved in this consultation process and opposes this energy to waste proposal because the effect on the good people of your region will be significant and long lasting.

If you have any queries please don't hesitate to call me.

Yours faithfully

Warwick Bennett
General Manager
Phone (02) 4823 4486
Email council@goulburn.nsw.gov.au

15.2 NSW Government Energy from Waste Infrastructure Plan

That:

1. The report by the General Manager on the NSW Government Energy from Waste Infrastructure Plan be received.
2. Council states its total opposition to waste to energy or waste incineration facilities in the Goulburn Mulwaree Local Government area. Council's position is to ensure that environmental and public health outcomes are the number one priority.
3. The Council places on public record that, regardless of the inclusion of the Southern Goulburn Mulwaree Precinct, it did not have any direct input into the development of the NSW Government Energy from Waste Infrastructure Plan.
4. Council requests the State Government to undertake an immediate review of the Chief Scientists Report on Energy from Waste dated May 2020 (as reviewed November 2020).
5. Further to Council's policy statement made at the ordinary Council meeting on 15th June 2021 and the recently released Energy from Waste Infrastructure Plan, Council undertakes the following action:
 - a. Council writes to both the Minister of Environment and Minister of Planning requesting that prior to any EIS relating to the Veolia Advanced Recovery Centre (i.e. Waste to Energy) proposal finalised, that the SEARs be amended to include a requirement to address the review of the Chief Scientists report dated May 2020 (as reviewed November 2020) that has established more stringent conditions than other leading jurisdictions in the world in terms of environmental and public health outcomes.
 - b. Council strongly requests that if the proposal does proceed to public exhibition that the consultation process be a minimum of 3 months (90 days) on the following basis:
 - ☐ The technology and type of development is new and untested in Australia;
 - ☐ Much of the required information, particularly in relation to site specific requirements and studies, will be contained in the EIS, therefore Council, the community and any relevant Stage Agencies will need time to digest the information, carry out their own reviews and prepare a comprehensive submission; and
 - ☐ The development, if approved, will have a lifespan of many decades. In comparison, a 3 month exhibition/submission period is minor and should be facilitated in order to provide certainty to the community and demonstrate the transparency of the process.
 - c. Council requests that any forthcoming EIS relating to the Veolia Advanced Recovery Centre proposal must contain all technical reports that will be relied upon by both Veolia and the Department of Planning, Industry and Environment in the assessment and determination of the proposal in order to promote transparency and demonstrate to the community that the proposal will meet the anticipated new worldwide environmental and public health benchmarks.
 - d. The Department of Planning requires Veolia to provide an independent review of Veolia's stated reference plant, being the Waste to Energy Plant in Staffordshire, United Kingdom built in 2014. The review to cover plant inputs, emission outputs and the effect those emissions have had, and projected to have, on the environment, public health and the surrounding community.
6. The General Manager prepare a paid advertisement for the Tarago Times setting out Council's position on the Veolia Advanced Recovery Centre project proposal.
7. The General Manager commence discussions with neighbouring Councils and the ACT Government seeking their support in opposing the establishment of waste to energy facilities in the region.

Energy from Waste Infrastructure Plan

Supporting the NSW Waste and Sustainable
Materials Strategy 2041

September 2021



Energy from Waste Infrastructure Plan 2041

The NSW Government supports thermal energy recovery as a residual waste management option where it can deliver positive outcomes for the community while protecting human health and the environment.

Recovering energy from waste can be a legitimate and necessary residual waste management option where it delivers positive outcomes for the community and the environment. The NSW Government supports energy recovery where it makes sense to do so and where it is used to manage genuine residual waste – not as an alternative to waste reduction or recycling.

Through the NSW Waste and Sustainable Materials Strategy 2041 (the Waste Strategy), the NSW Government committed to adopting a strategic approach to the role of thermal energy recovery from waste in NSW to ensure it protects human health and the environment, and supports the transition to a circular economy.

This Infrastructure Plan guides strategic planning for future thermal energy from waste facilities to ensure infrastructure is located in areas that best address the state's waste management needs until 2041, and where it maximises efficiencies for waste innovation, management and energy recovery.

This Infrastructure Plan provides certainty and transparency to industry and the community on how the NSW Government will facilitate the establishment and operation of energy from waste infrastructure to manage genuine residual waste.

Recovering energy from waste

What is energy from waste?

Waste can be thermally treated to recover the embodied energy in that material.

The energy can be recovered as heat or as a solid, liquid or gaseous fuel. These outputs can be used to generate electricity or used directly in machinery, vehicles and industrial processes.

The thermal treatment of waste provides an opportunity to recover the embodied energy from waste, offset the use of 'dirtier' or less 'environmentally sound' energy sources and avoid methane emissions from landfill. However, these outcomes depend on ensuring that energy recovery proposals:

- represent the most efficient use of the resource
- adequately manage the risks of harm to human health or the environment, and
- maximise the environmental, social and economic benefits to communities.

The NSW *Energy from Waste Policy Statement* (the Policy Statement) sets out the technical criteria that apply to energy from waste facilities in NSW.



Not all facilities undertaking the thermal treatment of waste are captured by the Policy Statement or this Infrastructure Plan. Certain activities are excluded as they are not considered to be undertaking genuine energy recovery or there are other regulatory frameworks which apply. These activities are detailed in the Policy Statement.

Facilities that only thermally treat lower risk 'eligible waste fuels' as listed in Part 3 of the Policy Statement and defined in the Eligible Waste Fuels Guidelines, including biomass and residues (also referred to as biomaterial), are excluded from this Plan. They will continue to be permitted across NSW if they comply with planning and environmental legislation and policies.

Information on the regulatory frameworks that apply to energy from waste in NSW, including the Policy Statement, are on the Environment Protection Authority [website](#) and the Department of Planning, Industry and Environment [website](#).

The role of energy from waste in managing future residual waste

Over the next 20 years, waste volumes in NSW are forecast to grow from 21 million tonnes in 2021 to nearly 37 million tonnes by 2041. At the current rates of generation and recycling, the putrescible landfills (which accept household waste) servicing Greater Sydney are likely to reach capacity within 15 years. The non-putrescible landfills (which accept inert commercial and construction wastes) will reach capacity by 2030. In some regional areas, such as Coffs Harbour and Port Macquarie, landfill capacity is likely to be reached by 2030.¹



Strategically located residual waste infrastructure is urgently needed, coupled with education, programs and infrastructure that drive waste out of landfill and into the circular economy.

Analysis shows that a mix of potential infrastructure solutions are needed to meet the State's residual waste needs. The Waste Strategy recommends a limited number of energy from waste facilities, as well as extra landfills and 'dirty Material Recovery Facilities' to manage residual waste in NSW.²

It identified that by 2030 one large-scale energy from waste facility may be required to service the Greater Sydney region and by 2040 an extra three large-scale energy from waste facilities may be needed. In the Hunter and Northern Rivers regions, the Waste Strategy identified either extra landfill capacity or a medium-scale energy-from-waste facility would be needed to manage waste from those regions.³

Energy from waste principles

The NSW Government has identified principles to guide strategic planning needs for energy from waste infrastructure to ensure such projects protect the environment and human health into the future and maximise efficiencies for waste innovation, management and energy recovery.

Three principles will guide future energy from waste infrastructure in NSW and improve certainty to industry around acceptable locations and facilities. These principles will ensure NSW is taking a precautionary approach to managing the social and human health risks of energy from waste, and that energy from waste is strategically planned to provide the highest public value.

Energy from waste in NSW must:

1. improve certainty to communities and industry around acceptable locations and facilities
2. adhere to the precautionary principle where there is a greater risk of harm to human health due to proximity to high population areas (now and in the future), and in areas where there are regular exceedances to air quality standards from existing sources
3. maximise efficiencies in infrastructure, waste management, innovation and energy recovery.

All energy from waste facilities, regardless of their location, must comply with the Policy Statement, including demonstrated supply of feedstock in accordance with the resource recovery criteria. The Policy Statement was revised in June 2021 on the advice of the Chief Scientist and Engineer and sets out the most rigorous environmental controls in the world.

The Policy Statement also requires proponents of energy from waste facilities to provide effective information and public consultation about their proposals. Proponents need to engage in genuine dialogue with the community by providing accurate and reliable information. Operators of an energy from waste facility need to be 'good neighbours', particularly if they are near a residential setting and where there are workers in other nearby facilities.

¹ NSW Waste and Sustainable Materials Strategy – 2041 p.11

² Ibid p. 21

³ Ibid p. 21

Improving certainty to communities and industry

Setting priority infrastructure areas will provide long term certainty on where energy from waste will be permitted in NSW. Aligned with the **20-Year Vision for Regional NSW**, this Plan will enable businesses and communities to have confidence to invest, hire and thrive. The establishment of energy from waste in the right locations ensures communities will be well placed to attract investment opportunities and benefit from improved transport and freight infrastructure, secure and sustainable access to energy, opportunities for education and training, and have a stable business environment⁴.

It is critical that the number and capacity of energy from waste facilities in NSW is strategically managed by the NSW Government so it does not exceed the forecast volume of residual waste. To fail to do so would risk creating stranded assets due to a lack of residual feedstock or lead to an oversupply of energy from waste facilities requiring more residual waste than is available. This could undermine higher priority waste management options and the social and economic benefits these provide to NSW.

Setting priority infrastructure areas will ensure energy from waste is in areas aligned with community and economic need. This includes activating job and economic potential in towns and aligning recycling and waste management priorities in the 20-Year Vision for Regional NSW to support growing regional centres⁵.



Adhering to the precautionary principle

Protecting human health and the environment is a fundamental objective. The NSW Government is taking precautionary steps to restrict energy from waste from parts of NSW to protect human health and air quality. This will ensure new industries, such as energy from waste, are not contributing unnecessarily to health impacts from air quality across NSW.

Managing human health risk in high density and growing populations

NSW is expected to grow on average by over 100,000 people each year until 2041 and is expected to reach 10.6 million people.

By 2036, Greater Sydney's population will grow to approximately 6.6 million. Two-thirds of Greater Sydney's population growth is expected to occur in Greater Western Sydney, where the population is expected to reach 3 million. The regional NSW population is expected to increase by 400,000 to 3.5 million.

Urban growth is increasing the spatial extent of human induced emissions and exposing more people to the impacts of adverse air quality. There is a need to avoid the exposure of high population centres in NSW to new sources of air emissions and take precautionary approaches for all regional communities, especially those that may be more vulnerable to air quality impacts.

Populations can still experience health impacts when emissions are below the national standards, and for some common air pollutants, there is no safe threshold of impact. It is becoming challenging to comply with the national standards in NSW due to the growing population, tighter national air quality standards and the impacts of climate change. From a population health perspective, even where pollution levels are held constant, health impacts from air pollution are likely to increase over time, simply due to an increase in the number of people exposed due to population growth.

⁴ 20-Year Vision for Regional NSW p.4.

⁵ Ibid p.9

Maximising efficiencies

The Waste Strategy outlines the key actions governments, industry and the community need to take to make the transition to a circular economy. Co-locating energy from waste facilities with other resource recovery and waste operations facilitates the circular economy, reduces additional transport between waste management processes and contributes jobs and economic growth in our regions.

Regional precincts that are located on arterial transport routes have enormous potential to become circular economy precincts, where energy recovery sits at the centre of a network of complementary industries that can create jobs and drive innovation.

Reducing the emissions generated throughout the waste management lifecycle also supports the Government’s commitment of transitioning to a low carbon economy in the *Net Zero Plan 2031*. Energy from waste can play a role in reducing emissions where waste is demonstrated to be a cleaner fuel or

feedstock than what would otherwise be used in a manufacturing or industrial process (for example, by replacing coal or liquid-based petroleum fuels).

Strategic planning for future energy from waste in NSW

The Waste Strategy plans to locate the right infrastructure in the right place to recover, reuse and extend the life of most waste materials. This includes strategic investment in, and planning for, infrastructure to create new jobs, and funding to drive innovation and investment in waste technologies.

While energy from waste facilities have been identified as a part of the State’s residual infrastructure needs, their location needs to be strategically planned to ensure they meet the State’s waste management demands into the future and maximise the innovation, energy and waste management opportunities in NSW.

The locations should:



Priority infrastructure areas

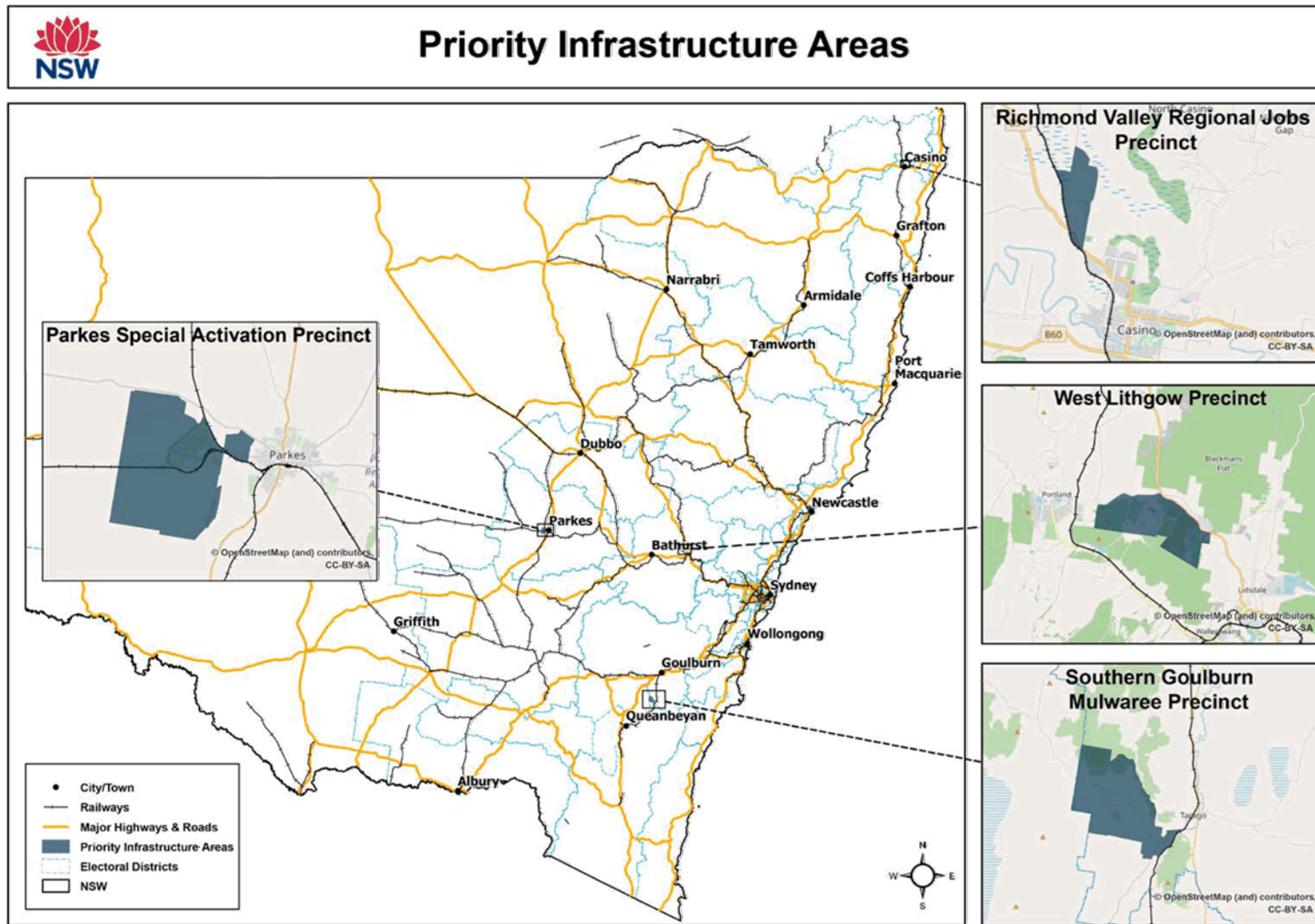
The NSW Government supports energy from waste where it is strategically located to provide the highest public value. This means the establishment and operation of energy from waste infrastructure in areas of NSW that best address long term waste management needs and satisfy social, economic and environmental needs.

To give effect to the energy from waste principles and improve certainty to industry around acceptable locations and facilities, thermal energy from waste facilities must only be established, or permitted to operate, in these four identified priority infrastructure areas or by the exception listed as follows:

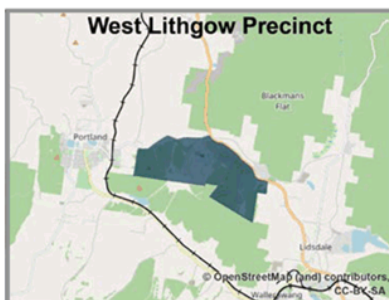
Energy from Waste Priority Infrastructure Areas

1. West Lithgow Precinct
2. Parkes Special Activation Precinct
3. Richmond Valley Regional Jobs Precinct
4. Southern Goulburn Mulwaree Precinct, or
5. at facilities that use waste, or waste-derived, feedstock to replace less environmentally sound fuels (including coal or petroleum-based fuels) thermally treated (or approved to be thermally treated) at the site, and the energy produced from the waste is used predominantly to power the industrial and manufacturing processes on-site, rather than exporting that energy to the grid.





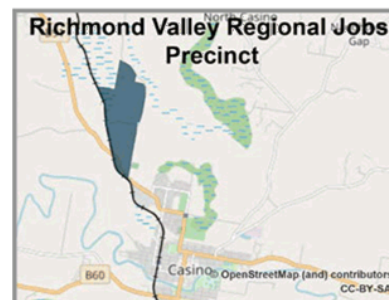
These four priority infrastructure areas will best deliver on the waste management needs of NSW into the future and the principles of this Infrastructure Plan for these reasons:



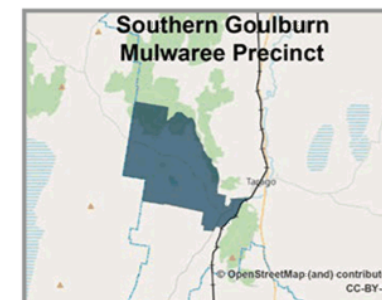
1. The existing facilities in the **West Lithgow/Wallerawang precinct** and associated infrastructure will be able to service Greater Sydney and surrounds and utilise existing energy and transport infrastructure and will provide regional jobs and economic growth to Lithgow.



2. The **Parkes Special Activation Precinct** sits alongside the Inland Rail route – a 1,700 km freight network that will connect Victoria, NSW and Queensland – which could provide an opportunity to efficiently service the waste management needs of NSW. The NSW Government has already begun a market-sounding exercise and will continue working with proponents to identify opportunities for energy from waste development in this precinct. This is also supported by the NSW Government's Master Plan for the precinct.

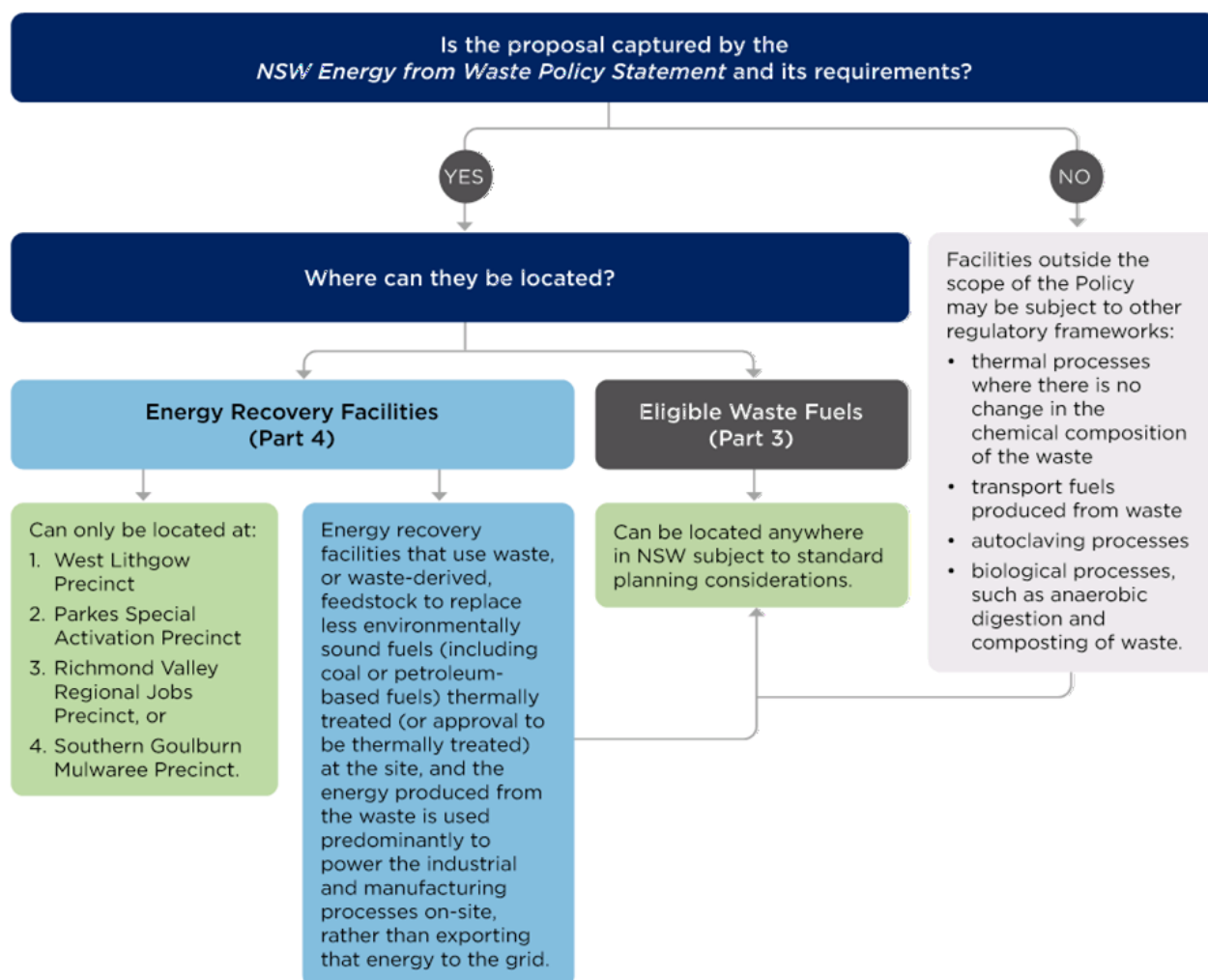


3. The **Richmond Valley Regional Jobs Precinct** could service the waste management needs of northern NSW and catalyse opportunities to create new jobs in the energy and waste management sector. This aligns with actions being taken under the NSW Government's Regional Development Framework.



4. The **Southern Goulburn Mulwaree Precinct** and associated infrastructure is co-located and integrated with other resource recovery, waste management and renewable energy generation and has existing infrastructure in place to import waste from Greater Sydney and other regional locations.

Exemptions are provided across all of NSW where the use of waste or waste-derived feedstock replaces coal or petroleum-based fuels – or a less environmentally sound fuel – to generate energy at a site, and where that energy is then used predominantly to power an industrial or manufacturing process on-site, rather than exporting electricity to the grid.



Future needs for energy from waste

The NSW Government will assess the need for additional energy from waste capacity by 2025, and again by 2030, in line with the Waste Strategy targets.

If required, additional energy from waste priority infrastructure areas will only be considered where it meets the principles set out in this Plan within the following areas:

- former mine sites
- former thermal electricity generation sites
- Special Activation Precincts (SAPs)
- Regional Jobs Precincts, or
- at facilities that use waste or waste-derived feedstock to replace less environmentally sound fuels (including coal or petroleum-based fuels) thermally treated (or approved to be thermally treated) at the site, and the energy produced from

the waste is used predominantly to power the industrial and manufacturing processes on-site, rather than exporting that energy to the grid.

This will ensure future thermal energy from waste infrastructure in NSW continues to protect the environment and human health and maximises efficiencies for waste innovation, management and energy recovery.

Requirement to comply with environmental and planning laws

Any proposals within the priority infrastructure areas will still be required to comply with current planning and environmental legislation and policies. The assessment process considers all relevant legislation, policies and plans, specialist advice from government agencies or other technical experts, feedback and submissions made by stakeholders, and the applicant's response to these.

This process requires applicants to prepare an Environmental Impact Statement to address all the issues and studies required by the Planning Secretary's Environmental Assessment Requirements (SEARs) which are developed in consultation with, and on advice from, stakeholders, including local councils and state government agencies. Submissions are invited from the community, local council and government agencies during public consultation on the Environmental Impact Statement.

Under the Policy Statement, proposals must:

- meet current international best practice techniques, including emissions controls
- use technologies that are proven, well understood and capable of handling the waste inputs
- meet technical, thermal efficiency and resource recovery criteria
- undertake monitoring with real-time feedback.

If approved, the planning consent and environment protection licence set out the conditions for operating, monitoring and reporting. The environment protection licence can require additional studies or programs of work to be undertaken.

Action plan

This plan lists the actions the NSW Government will deliver to give effect to this Energy from Waste Infrastructure Plan.



Actions		Indicative timings
Revisions to the NSW Energy from Waste Policy Statement	On the advice of the NSW Chief Scientist and Engineer, changes are required to ensure NSW has the strictest air emissions standards in the world	Delivered in June 2021
Release the NSW Waste and Sustainable Materials Strategy	Sets out the key objectives and actions underpinning NSW's transition to a circular economy.	Delivered in June 2021
Improve information on the application of the NSW Energy from Waste Policy statement	Publication of Guide to NSW Energy from Waste Framework	September 2021
	Changes to planning instruments	October 2021
Progress changes to legislation to hardwire the strategic planning needs and improve the consistency of laws that apply to energy from waste	Amendments to various environmental and planning legislation	Late 2021 – early 2022

Published by:

NSW Environment Protection Authority

4 Parramatta Square

12 Darcy Street, Parramatta NSW 2150

Locked Bag 5022, Parramatta NSW 2124

Phone: +61 2 9995 5000 (switchboard)

Phone: 131 555 (NSW only – environment information and publications requests)

Fax: +61 2 9995 5999

Email: info@epa.nsw.gov.au

Website: www.epa.nsw.gov.au

TTY users: phone 133 677, then ask for 131 555

Speak and listen users: phone 1300 555 727,
then ask for 131 555

Report pollution and environmental incidents:

Environment Line: 131 555 (NSW only) or

info@epa.nsw.gov.au

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Front cover photo: Garbage truck and residential bins.

Page 6 photo: Transfer truck unloading waste, landfill operations. Photo: Evolving Images/EPA.

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6.5 DEFERRED DEVELOPMENT AND HEADWORKS CONTRIBUTIONS

SUMMARY

To provide a status report on the current arrangements for deferred development and headworks contributions in Yass Valley.

RECOMMENDATION

That the report on deferred development and headworks contributions be noted and a further report be presented at the end of the 2021/22 financial year

FINANCIAL IMPLICATIONS

Payment of levied contributions is delayed until later in the development process.

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- Yass Valley Development Contributions Plan 2018
- Yass Valley Heavy Haulage Contributions Plan 2021
- Development Servicing Plan – Sewerage
- Development Servicing Plan - Water

REPORT

Deferred payments for development and headworks contributions are permitted under Council's Development Contributions Plans and Development Servicing Plans.

In December 2016 Council determined that a report be presented outlining the status of any deferred payment arrangements for contributions and headworks. It should be noted that any request for deferral of payments are reported to Council for determination.

The following details deferred contributions and headworks arrangements:

1. SELX (saleyards), Development Consent No DA 6-2014, 1652 Yass Valley Way, Yass

Contribution deferred	Arrangements	Due	Status
Road impacts	To be paid in 5 equal instalments of \$43,532.80 commencing on 8 August 2016 Note: Provision included for CPI increases and interest payments	<ul style="list-style-type: none"> • 1st instalment 8.8.2016 • 2nd instalment 8.8.2017 • 3rd instalment 8.8.2018 • 4th instalment 8.8.2019 • 5th instalment 8.8.2020 	Paid in full.

Note: The contribution toward the feasibility report for a new saleyards was due within 12 months of the first sale undertaken at the facility. The first sale occurred on 18 August 2016 and this debt was due to be settled by 18 August 2017. Payment was received in September 2016.

2. Abode Hotel (motel), Development Consent No DA 92-2016, 37 Rose Street, Murrumbateman

Contribution deferred	Arrangements	Due	Status
Sewer	To be paid as a sewerage levy of \$2.27/Kl for 15 years commencing following the issue of an Occupation Certificate	<ul style="list-style-type: none"> • 1st instalment 6.3.18 • 2nd instalment 6.3.19 • 3rd instalment 6.3.20 • 4th instalment 6.3.21 	Payments are being made through the water billing cycle and are up to date.

	<p>Note: Planning Agreement drafted on basis of 15 year time frame but Council provided some flexibility with this period and amount of levy.</p>	<ul style="list-style-type: none"> • 5th instalment 6.3.22 • 6th instalment 6.3.23 • 7th instalment 6.3.24 • 8th instalment 6.3.25 • 9th instalment 6.3.26 • 10th instalment 6.3.27 • 11th instalment 6.3.28 • 12th instalment 6.3.29 • 13th instalment 6.3.30 • 14th instalment 6.3.31 • 15th instalment 6.3.32 	
Water	<p>To be paid as a water levy of \$4.90/KI for 15 years commencing following the issue of an Occupation Certificate</p> <p>Note: Planning Agreement drafted on basis of 15 year time frame but Council provided some flexibility with this period and amount of levy</p>	<ul style="list-style-type: none"> • 1st instalment 6.3.18 • 2nd instalment 6.3.19 • 3rd instalment 6.3.20 • 4th instalment 6.3.21 • 5th instalment 6.3.22 • 6th instalment 6.3.23 • 7th instalment 6.3.24 • 8th instalment 6.3.25 • 9th instalment 6.3.26 • 10th instalment 6.3.27 • 11th instalment 6.3.28 • 12th instalment 6.3.29 • 13th instalment 6.3.30 • 14th instalment 6.3.31 • 15th instalment 6.3.32 	Payments are being made through the water billing cycle and are up to date.

3. Rossi Yass Pty Ltd (subdivision), Development Consent No DA 101-2013, 134 Rossi Street, Yass

Contribution deferred	Arrangements	Due	Status
Water	<p>Planning Agreement for \$13,465/lot (total \$228,905)</p> <p>Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)</p>	<ul style="list-style-type: none"> • Sale of lot or • By 26 January 2019 	Paid in full.
Sewer	<p>Planning Agreement for \$6,237/lot (total \$112,655)</p> <p>Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)</p>	<ul style="list-style-type: none"> • Sale of lot or • By 26 January 2019 	Paid in full.
Opens space, community facilities, traffic management and administration	<p>Planning Agreement for \$7,215/lot (total \$122,655)</p> <p>Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)</p>	<ul style="list-style-type: none"> • Sale of lot or • By 26 January 2019 	Paid in full.

4. Vine Church (church), Development Consent No DA 130-2012, 11472 Wee Jasper Road, Yass

Contribution deferred	Arrangements	Due	Status
Traffic management	<p>Planning Agreement for 10 equal payments of \$920.70 (total \$9,207)</p> <p>Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)</p>	<ul style="list-style-type: none"> • 1st instalment 1.7.18 • 2nd instalment 1.7.19 • 3rd instalment 1.7.20 • 4th instalment 1.7.21 • 5th instalment 1.7.22 • 6th instalment 1.7.23 • 7th instalment 1.7.24 • 8th instalment 1.7.25 • 9th instalment 1.7.26 • 10th instalment 1.7.27 	<ul style="list-style-type: none"> • Instalments for 2018, 2020 and 2021 have been paid. • Payment for the 2019 being clarified.

5. CRK Holdings Pty Ltd (subdivision), Development Consent No DA 208-2011, 62 Cobham Street, Yass

Contribution deferred	Arrangements	Due	Status
Water	<p>Planning Agreement for \$13,137/lot (total \$52,549)</p> <p>Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)</p>	<ul style="list-style-type: none"> • Issue of DA or • Sale of lot or • By 13 November 2018 	Paid in full.
Sewer	<p>Planning Agreement for \$6,085/lot (total \$18,255)</p> <p>Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)</p>	<ul style="list-style-type: none"> • Issue of DA or • Sale of lot or • By 13 November 2018 	Paid in full.
Opens space, community facilities, traffic management and administration	<p>Planning Agreement for \$7,094/lot (total \$28,375)</p> <p>Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)</p>	<ul style="list-style-type: none"> • Issue of DA or • Sale of lot or • By 13 November 2018 	Paid in full.

6. Yass Industrial Park Pty Ltd, Development Consent No DA 283-2014, Yass Valley Way, Yass

Contribution deferred	Arrangements	Due	Status
Water	Planning Agreement for \$12,504/lot (total \$287,592) Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)	<ul style="list-style-type: none"> • Issue of DA for use of land, • Sale of lot, or • Within 10 years 	One payment made for DA165280 (approved the use of a lot within the subdivision)
Sewer	Planning Agreement for \$5,792/lot (total \$93,216) Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)	<ul style="list-style-type: none"> • Issue of DA for use of land, • Sale of lot, or • Within 10 years 	One payment made for DA165280 (approved the use of a lot within the subdivision)
Traffic	Planning Agreement for \$8,592/lot (total \$197,616) Note: Provision included for CPI increases and interest payments (determined by Council in accordance with s566 <i>Local Government Act 1993</i>)	<ul style="list-style-type: none"> • Issue of DA for use of land, • Sale of lot, or • Within 10 years 	One payment made for DA165280 (approved the use of a lot within the subdivision)

It is important to note that when a Consent is issued with a requirement for development contributions to be paid to Council these payments are not due immediately. Contributions are usually payable prior to the issue of a Construction Certificate, Subdivision Certificate or prior to the commencement of physical works on the site. Consent conditions of a Development Application identify the quantum of contributions payment at the time of issue however, the amount due will be adjusted to reflect the current charges at the time of payment or in the case of deferrals any conditions (such as indexation or interest rate) that may be imposed by a Council resolution. Both cases ensure that there is no financial penalty to the community by a delayed payment.

STRATEGIC DIRECTION

Key Pillar 1. Our Environment

CSP Strategy EN4 - Maintain a balance between growth, development and environmental protection through sensible planning

Delivery Program Action EN4.2 - Ensure development application assessment is thorough and efficient

Operational Plan Activity EN4.2.1 - Determine applications for development for local activities

ATTACHMENTS: Nil

6.6 VARIATIONS TO DEVELOPMENT STANDARDS QUARTERLY REPORT

SUMMARY

Reporting on development standard variations approved in the third quarter (July – September) of 2021.

RECOMMENDATION

That the report on approved development variations for the third quarter of 2021 be noted.

FINANCIAL IMPLICATIONS

Resources for development assessment are provided for in the current Operational Plan.

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2000*
- *Yass Valley Local Environmental Plan 2013*
- *Yass Valley Local Environmental Plan (Parkwood) 2020*
- *Planning Circular PS-20-002 Variations to Development Standards (5 May 2020)*

REPORT

Development Applications involving variations to development standards may be made under clause 4.6 of the *Yass Valley Local Environmental Plan 2013* and *Yass Valley Local Environmental Plan (Parkwood) 2020*. Variations to development standards must be accompanied by a written submission and the Secretary's concurrence cannot be assumed by a Council delegate if the development contravenes a numerical standard by greater than 10% or the variation is to a non-numerical standard.

Clause 4.6 of the Local Environmental Plans have requirements for the assessment of variations to the development standards and *Planning Circular PS 20-002 Variations to Development Standard* details the assumed concurrence, governance and reporting requirements for Council. Any variations approved are reported quarterly to the Department of Planning, Industry & Environment (DPIE), detailed in a publicly available online register on Council's website and must be presented to Council on a quarterly basis. Monitoring of these variations enables the DPIE and Council to determine whether development standards are appropriate, or whether changes are required.

The variations to development standards approved by Council or its delegate during third quarter (July – September 2021) are included in **Attachment A**.

ATTACHMENTS: A. Variations Data Report - 3rd Quarter of 2021 [📄](#)

6.6 Variations to Development Standards Quarterly Report
Attachment A Variations Data Report - 3rd Quarter of 2021

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Description of Development	Environmental planning instrument	Zoning of land	Development standard to be varied	Extent of variation	Determination	Date DA determined dd/mm/yyyy
DA210089	4	1048081		56	Hercules Street	Murrumbateman	2582	Three lot subdivision	Yass Valley LEP 2013	R2 Low Density Residential	Clause 4.1 - Minimum Lot Size 6,500m ²	4.46%	Approved	4/09/2021

7.1 FIXING LOCAL ROADS GRANT PROGRAM - ROUND 3

SUMMARY

An offer for grant funding has been received to value of \$2,996,875 under the NSW Fixing Local Roads (FLR) Grant Program Round 3 for sealing of the first 5 kilometres of Back Creek Road Gundaroo commencing from the intersection with Gundaroo/Sutton Road.

RECOMMENDATION

That:

1. *The grant for \$2,996,875 under the NSW Fixing Local Road Grant Program Round 3 be accepted for the sealing of 5km of Back Creek Road Gundaroo commencing from the intersection with Sutton/Gundaroo Road*
2. *A \$428,125 Council contribution, as required by the grant approval, be allocated from the Contributions Reserve.*
3. *The 2021/22 Operational Plan/Budget be modified to include \$500,000 of capital grant funds to cover \$500,000 capital expenditure*
4. *The pre-paid grant funding in excess of the 2021/22 expenditure be transfer to the Unexpended Grants Reserve for re-allocation to the project as part of 2022/23.*

FINANCIAL IMPLICATIONS

The total estimated cost for Stage 1 of sealing Back Creek Road is \$3,425,000.

Council has received a grant under the NSW Fixing Local Roads (FLR) Program Round 3 for \$2,996,875.

Council contribution for the project (\$428,125), will be funded from the Contribution Reserve, which has a current available balance of \$1.7M

The 2021/22 net operating result before grants and contributions provided for capital purposes it outlined in the Quarter 1 Budget review report which includes this amendment to the budget. After Revotes, Quarter 1 budget adjustments and budget amendments outside of the quarter budget review process, the net operating result before grants and contributions provided for capital purposes is a deficit of \$349k.

It is proposed that all work for his project will be completed prior to 30 June 2023.

Project expenditure is expected as follows:

- 2021/22 – \$500,000
- 2022/23 - \$2,925,000

Grant payments will be received as follows:

- 2021/22 - 70% (\$2,097,813) after agreements signed.
- 2022/23 - 30% (\$899,062) after construction completed and final report submitted and audited by TfNSW.

Council's contribution from the Contribution Reserve is expected as follows:

- 2021/22 – \$0;
- 2022/23 - \$428,125.

REPORT

Fixing Local Roads Grant Program is an initiative funded by the State Government which is specifically designed to help regional and rural councils carry out vital repair work and reduce the maintenance backlog on local roads

This program is unique in that it is specifically aimed at providing funding to councils to repair, maintain and seal local roads whereas most previous funding programs were premised on asset upgrades with a particular emphasis on improving freight connectivity. The program objective is to support well-maintained, reliable and safe roads and to assist Councils to sustainably manage their assets. It is noted that the Fixing Local Roads (FLR) Grant Program funding is to supplement Council's current programs.

Council has previously been successful in obtaining road project funding under FLR Rounds 1 and 2 and is currently delivering these projects to the community

The State Government has allocated \$153M towards roads projects under FLR Round 3. The guidelines for Round 3 include the following requirements:

- Projects must be associated with local roads only i.e. State, Regional and Crown Roads are ineligible for funding
- Construction must commence within 6 months of an agreement signed
- Construction completion must be within 2 years of an agreement being signed
- Projects must be maintenance driven including seal an unsealed road however excludes bridge/low level crossing upgrades
- For single road projects, a maximum State contribution funding limit of \$3M has been set per council application
- For multiple road projects, a maximum State contribution funding limit of \$1M has been set per council application

In July 2021 Council submitted one funding applications under the FLR Program Round 3 for Stage 1 of sealing Back Creek Road, Gundaroo. The application was prepared utilising Council's asset management software and after considering local access requirements, annual and long term maintenance, and user feedback.

Council has recently been advised that it has application has been successful and it recommended that Council accepts the grant offer and sources its contribution funding requirements from Contribution Reserve.

It is noted that after allowing for the impact of the Council elections that the likely delivery program will be:

- 2021/22 – preliminaries (survey, geotech, REF, detail design), appointment of contractors, construction commencement (primarily tree removal);
- 2022/23 – earthworks, pavement, sealing, lines, signs etc.

It is also noted that Stage 2 sealing of Back Creek Road (from end Stage 1 to Yass River Road) and an upgrade of the low level crossing will be the subject of a future grant application (e.g. Fixing Country Roads - Round 6 due to open in 2021) and will be subject to a future Council report.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Deliver annual program for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: Nil

7.2 REQUEST TO LEASE PART ROAD RESERVE - SOUTHWELL ROAD, WALLAROO

SUMMARY

To provide Council details on submissions received for the partial public road closure of Southwell Road, Wallaroo road reserve adjacent to 225 Southwell Road.

RECOMMENDATION

That:

1. *The unused part of Southwell Road adjacent to No 225 is not deemed to be surplus to requirement but is prepared to enter into a temporary short term lease with the applicant*
2. *All submitters be thanked and advised of the decision*

FINANCIAL IMPLICATIONS

Option 1 – will generate minor annual leases fees in accordance with the current Fees and Charges in the Operational Plan and no additional expenditure.

Option 2 – will not generate additional expenditure or income i.e. net zero impact on councils' 2021/22 Operational Plan.

Option 3 – will not generate any additional income however it will generate expenditure of \$10,000 for the partial road reserve closure that will be funded by Council's Revenue budget.

POLICY & LEGISLATION

- *Roads Act 1993*
- *Roads Regulation 2018*

REPORT

1. Background

Recently the ownership of 225 Southwell Road, Wallaroo changed. Council has received a request from the new owner to lease part of the Southwell Road road reserve adjacent to their property. A Locality Plan of the section of road reserve is included in **Attachment A**. Subsequently it was identified that the owner had already installed a new fence that enclosed part of the road reserve. Discussions with the landowner indicated that the existing boundary fence was in poor condition and the owner only wanted to install a fence once. Staff subsequently agreed for the fence to remain in place until the lease application was processed and a determination made in relation to a lease.

Southwell Road has a variable width road reserve. From the intersection with Wallaroo Road to Brooklands Avenue the road reserve is a standard 20m wide. The remainder of the Southwell Road road reserve is 30m wide.

Council staff have review the request and deemed that the additional 10m of road reserve may be surplus to current need and suitable for consideration for leasing.

2. Notification

In accordance with the *Road Act 1993* and *Roads Regulation 2018* the proposed road lease was notified to all adjacent landowners and six submissions were received (refer **Attachment B**) the issues raised in the submissions can be summarised as follows:

- Revegetation of road reserve preferred
- Object to road reserve being lease to adjoining owner

- Fencing installed is illegal

An assessment of the request and the response to the issues raised in the submissions is as follows.

2.1 Revegetation Proposal

The Ginninderra Catchment Group suggest the unused section of road reserve be used as a revegetation project rather than leasing to the adjoining owner. This proposal has support from several other submitters. Unfortunately, this proposal includes a number of conditions that is contrary to the *Roads Act 1993* and *Road Regulation 2018*, including:

- Requesting a lease with a party that is not an adjacent property owner
- Requesting a 10 year lease (maximum short term lease is 5 years)
- Requesting exclusive use of the site (not possible for a public road)

2.2 Leasing

Under the *Roads Act 1993* and *Road Regulation 2018* there is provision for an adjoining landowner to lease and manage a road reserve area provided it is not required for road purposes.

Council has previously permitted unused road reserves or parts or an unused road reserve to be used and managed by an adjoining owner (e.g. garden area, Bywong Street, Sutton).

2.3 Illegal Fencing

It is acknowledged that the fencing was installed without permission. Under the Roads Act legislation there is provision for an adjoining owner to encroach on a road reserve without permission however they must remove the encroachment if directed by the Roads Authority. As with many works that are undertaken without permission, the person responsible is given the opportunity to seek an approval to formalise the encroachment of the road reserve however if the request is rejected the owner will be directed to remove the fencing.

3. Options

Based on the submissions and the legislative requirements there are four options to deal with the concerns raised:

- **Option 1** - Refuse the lease application – advise the applicant that based on the submissions received Council will not enter into a partial lease for the unused section of the Southwell Road road reserve and request the adjacent land owner remove the fencing.
- **Option 2** - Lease the Unused Road Reserve to the applicant (owner of 225 Southwell Road).
- **Option 3** - Commence a partial road closure of the unused section of Southwell Road adjacent to No. 225) to enable it to be classified as operational land. This will then enable the land to be leased to an alternate party for other purposes.
- **Option 4** – Refuse the lease application (as per Option 1) then provide permission for the Ginninderra Catchment Group to carry out works in the specific area of the road reserve to complete their proposed revegetation project.

Option 1 provides no benefit to the local community and is not recommended.

Option 3 will result in a small section of Council operational land along the edge of a road reserve that will require additional allowances being made for access to the property at 225 Southwell Road as well as requiring additional administration to lease for a long term to the local Ginninderra Catchment Group and is not recommended.

Option 4 will provide the Ginninderra Catchment Group with the opportunity to complete the revegetation task which will address some of the concerns with limited remnant bushland within the Wallaroo area however it poses challenges in the management of the area, particularly in relation to bushfire safety and protection of the works if there is no lease arrangement in place as the area can be freely used by all based on the freedoms available in the *Roads Act 1993*. A suitable

agreement for a trial period of 10 years could be considered to determine if the process can be effective.

Option 2 provides the simplest management option of the land in the road reserve and is the normal process for the use of unused road reserves.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.3 - Review asset management plans

ATTACHMENTS: A. Proposed lease location - 225 Southwell Road [↓](#)
B. Responses to public notification [↓](#)

ATTACHMENT A - PROPOSED LEASE AREA – 225 SOUTHWELL ROAD



Submission 1

Attachments:

Alternative Proposal by Ginninderra Catchment Group
SE LLS Letter of Support for GCG 26.08.2021.pdf; GCG Proposal to Create Southwell
Road Green Reserve Issue 1.1 of 7 Sep 21 (1).pdf

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Dear Council,

Please find attached our proposal for an alternative use of this Road Reserve, adjacent to 225 Southwell Road, Wallaroo.

Also attached is a copy of a letter of support from SE LLS, which we understand has already been supplied directly to you by SE LLS.

Please feel free to contact me if you have any questions.

Many Thanks,
Kat



Kathryn McGilp
Catchment Coordinator
Ginninderra Catchment Group
0402 671 368

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'Wallaroo Greening Reserves Project'

Proposal to Create Roadside Green Spaces Utilising Surplus Yass Valley Council Land



Photo source: <https://www.rfaustralia.com.au/increasing-landscape-function-with-fertility-building-trees-on-farms/>



Photo source: Superb Parrot @ Southwell Road, Wallaroo



'Wallaroo Greening Reserves Project'

Proposal to Create Roadside Green Spaces Utilising Surplus Yass Valley Council Land

Background

Yass Valley Council has recently identified a section of roadside verge on Southwell Road, Wallaroo, as surplus to its needs. This site is now available for lease to the adjacent landholder or use by the community for an agreed purpose of merit. The Shire, potentially, has other portions of land which may also be suitable for similar revegetation.

Proposal

Ginninderra Catchment Group (GCG), with the support of South East Local Land Services (LLS), Wallaroo Landcare Group and interested locals, propose to Yass Valley Council (YVC) that GCG be given exclusive use of the identified surplus land for a minimum of 10 years to enable its revegetation to create a bird and small vertebrate-friendly green zone.

Objectives

The revegetation will provide:

- a portion of land of sufficient size to create a long-term wildlife friendly environment;
- a linking corridor to Greening Australia/Landcare projects on Southwell Road and the nearby Terrestrial Biodiversity protection zones;
- a link to nearby isolated paddock trees and pockets of remanent Box Woodland in Brooklands Road and further north on Southwell Road properties and Wallaroo Road;
- a potential addition to the Terrestrial Biodiversity characterisation of the area;
- a linking corridor to the substantial planting zones on the perimeter of the proposed Wallaroo Solar Farm, should that proceed;
- an additional cooler, carbon-absorbing zone to the landscape; and



- enhanced visual amenity to the gateway routes to the Brooklands Road Wineries.

Orientation to the site

The land is situated approximately 6km west of the Village of Hall and is accessible by road (vehicle, cycle, horse-riding or walking) from the Barton Highway via Wallaroo Road and then either Gooromon Ponds Road or Southwell Road. The land identified as surplus stretches approximately 770m from the junction of Southwell Road and Brooklands Road in the north, to the corner of Southwell Road and Gooromon Ponds Road in the south, and is mostly 10m wide with a wider Southern section. It would exclude the area in front of the residence at 225 Southwell Road. It is approximately 0.83 hectares (2 acres) in total size. It is 1.2km from Ginninderra Creek, at its closest point. The images below progress from the general area orientation to the Village of Hall down to the site-specific location.



Figure 1 - Village of Hall and other Belconnen Suburbs



Figure 2 - Southwell Road Reserve – General location - Roadside verge 770m x 10m, excluding the portion in front of the residence at 225 Southwell Road (blue shading)



Figure 3 - Southwell Road Reserve - marked as surplus land (image from YVC Website)



Terrestrial Biodiversity

The area's Terrestrial Biodiversity overlay is provided at Annex A. It shows that there is substantial opportunity to augment the existing Terrestrial Biodiversity characteristics of the nearby landscape.

Nearby Projects of Note

Properties north of the proposed site have existing Greening Australia Projects (in yellow on the below image) and other revegetation works that would be mutually supportive of the birdlife targeted for the proposed Southwell project site.



Figure 4 - Nearby Greening Australia Projects

Bird and Vertebrate Species of Interest

The bird and small vertebrate species of interest for this development are listed at Annex B.

Planting Plan

A detailed planting plan will be developed with the assistance of expertise available within LLS, Landcare and GCG. A broad list of species known to be endemic to the Ginninderra Catchment is at Annex B. This will be further discussed with representatives of the Wallaroo Rural Fire Service to ensure that species selection minimises fire risk to nearby property and life. The availability of plant stock at time of planting will influence species selection. Bird-attracting shrubs will be preferred, with trees that are likely to have good long-term nesting hollow potential. LLS have recommended a planting rate of 250 plants / ha. This rate is what is recommended for tree lanes, as it gives greater density, while allowing ground-cover to thrive underneath.



Project Plan

A project plan would be developed to progress the project from approval by Council to proceed, through establishment of the plot and its sustainment as a viable on-going community and environmental resource. Important to commencement of on-site work will be timing of access the site, with Council needing to confirm and facilitate access to the site, which has recently been fenced off. The current wet winter and resultant ground moisture may allow planting relatively late into Spring, and while it may be possible to plant through this coming Summer if conditions allow, more likely will be planting next Autumn.

Resource Requirements

A detailed resource estimate (short, medium and long term) is at Annex C. Key inclusions of this are:

- plant stock,
- protective screens and stakes,
- water,
- labour,
- fertiliser,
- weed control measures, and
- planting tools and implements.

The plot does not require fencing, with the main threat species in this area being feral deer, which could encroach on the plot irrespective of fencing.

Interested locals will be volunteering labour and equipment to assist in both establishment and sustainment. Involvement will also be sought from the wider Wallaroo and Hall community.

Other Planning Factors

Fire and Fire Hazard

Until very recently the land was un-kept and grassed, but it has recently been mown by the new owner of 225 Southwell Road. The Wallaroo Rural Fire Brigade is located 3.2km away and the Brigade may be able to assist with periodic, as required, hazard reduction in consultation with the GCG and



Landcare. Subject to the planting design and stage of growth, periodic slashing may also be useful.

Information Boards

In time, information boards may be used to help interested visitors to the area to help identify plant and animal species.

Site Activity Coordination

It is expected that the site will benefit from local custodianship. Subject to community consultation and the seeking of additional local volunteers to establish and then assist sustainment, the members of Wallaroo Landcare will provide site coordination and liaison with YVC and LLS.



Kathryn McGilp
Catchment Coordinator
Ginninderra Catchment Group
0402 671 368

6 September 2021



Figure 5 - Photo source: Eastern Spinebill @ Southwell Road, Wallaroo



Figure 6 - Photo source: Friarbird @ Southwell Road, Wallaroo

Terrestrial Biodiversity



Figure 7 - Terrestrial Biodiversity as marked in green infill

source - <https://www.planningportal.nsw.gov.au/spatialviewer/>

Target Species

Birds:	
Short-term (think within the first few years)	Plus Longer-term
<ul style="list-style-type: none"> - Thornbills - Willie Wagtails - Grey Fantails - Silvereyes - Red Wattlebirds - Weebills - Superb Fairy-wrens - White-plumed honeyeaters - Firetails - Finches - Superb Parrots (seed plants) - Fairbirds - Plus others 	<ul style="list-style-type: none"> - Dusky Woodswallow - Pardalotes - Nesting trees for (think 10+ years) <ul style="list-style-type: none"> o Magpies o Magpie larks o - Nesting Hollows (think 50+ years) for: <ul style="list-style-type: none"> o Rosellas o Superb Parrots
Small vertebrates: <ul style="list-style-type: none"> - Bearded Dragon - Bluetongue - Legless Lizard varieties - Brushtail Possums - Microbats varieties - Skink varieties - Plus others 	
Invertebrates: <ul style="list-style-type: none"> - Native bees - Worms and microbes 	

Resource Requirements

	Site Preparation	Site Plantings and Establishment	Years 1 – 3 from site establishment		Year 4 - onwards		
			Hot dry Season	Shoulder Season	Hot dry Season	Shoulder Season	
Plant stock	Selection	250/ha.					
Protective screens and stakes		Tree guards, preferably resistant to feral deer. Shrub guards. Stakes to suit.					
Water		Yes	Yes	Maybe	Yes, check	No	
Labour	Yes: Spraying Ripping/Post-holes for trees (depending on tree stock size).	Yes	Yes				
Fertiliser	Buy	Yes			Check		
Weed control measures	Spray adjacent to hole locations	Yes	Yes		Check		
Planting tools and implements	Planters and/or post-hole auger.		Periodic, as required/ recommended targeted slashing.		Periodic, as required/ recommended targeted slashing.		

Ginninderra Catchment Species List (Extract)

<u>Trees</u>	<u>Shrubs</u>
<i>Acacia dealbata</i> (Silver Wattle) <i>Acacia mearnsii</i> (Black Wattle) <i>Acacia melanoxylon</i> (Blackwood) <i>Acacia parramattensis</i> (Parramatta Wattle) <i>Acacia pravissima</i> (Ovens Wattle) <i>Acacia implexa</i> (Hickory Wattle) <i>Acacia rubida</i> <i>Allocasuarina verticillata</i> (Droopin She Oak) <i>Callitris endlicheri</i> (Black Cypress Pine) <i>Casuarina cunninghamiana</i> (River Oak) <i>Eucalyptus blakelyi</i> (Blakely's Red Gum) <i>Eucalyptus bridgesiana</i> (Apple Box) <i>Eucalyptus dives</i> (Broad Leaved Peppermint) <i>Eucalyptus goniacalyx</i> (Bundy) <i>Eucalyptus nortonii</i> (Mealy Bundy) <i>Eucalyptus macrorhyncha</i> (Red Stringybark) <i>Eucalyptus mannifera</i> (Brittle Gum) <i>Eucalyptus melliodora</i> (Yellow Box) <i>Eucalyptus polyanthemus</i> (Red Box) <i>Eucalyptus rossii</i> (Scribbly Gum) <i>Eucalyptus rubida</i> (Candlebark) <i>Eucalyptus viminalis</i> (Manna Gum) <i>Exocarpus cupressiformis</i> (Native Cherri)	<i>Acacia genistifolia</i> (Early Wattle) <i>Acacia gunnii</i> (Ploughshare Wattle) <i>Acacia lanigera</i> (Box Leaved Wattle) <i>Bursaria spinosa</i> (Sweet Bursaria) <i>Cassinia aculeata</i> (Dolly Bush) <i>Cassinia longifolia</i> (Shiny Cassinia) <i>Cassinia quinquefaria</i> <i>Daviesia mimosoides</i> (Bitter Pea) <i>Desmodium varians</i> <i>Dillwynia phyllicoides</i> (Parrot Pea) <i>Dillwynia sericea</i> (Egg and Bacon) <i>Dodonea viscosa</i> (Hop Bush) <i>Gompholobium huegelii</i> <i>Grevillea alpina</i> <i>Hakea decurrens</i> (Bushy Needlewood) <i>Hovea linearis</i> <i>Indigofera adesmiifolia</i> <i>Indigofera australis</i> (Australian Indigo) <i>Kunzea ericoides</i> (Burgan) <i>Kunzea parvifolia</i> (Small Leaved Kunzea) <i>Leptospermum continentale</i> (Prickly Tea Tree) <i>Leptospermum multicaule</i> (Silver Tea Tree) <i>Mirbelia oxylobioides</i> (Mountain Mirbelia) <i>Persoonia rigida</i> (Rigid Geebung) <i>Pomaderris angustifolia</i> <i>Pultenaea procumbens</i> (Egg and Bacon)

Note: To be discussed with Wallaroo Rural Fire Brigade

South East Local Land Services

PO Box 10

Yass NSW 2582

Tel: 02 6118 7700

www.southeast.lls.nsw.gov.au

26 August 2021

To Yass Valley Council,

South East Local Land Services (LLS) letter of support for the Ginninderra Catchment Group (GCG) Wallaroo Greening Reserves Project.

South East LLS supports the proposal being put forward to Yass Valley Council by the Ginninderra Catchment Group to revegetate a corridor adjacent to 225 Southwell Road, Wallaroo.

Road-side vegetation corridors are an important natural asset in the Yass Valley, allowing endangered species such as the Superb Parrot and other woodland birds to move throughout the landscape. Vegetation corridors such as the one being proposed are important in the landscape for their ability to connect larger patches of vegetation and other natural corridors that already exist on public and private land.

It is the recommendation of South East LLS that this site be planted to a rate of 250 plants per ha, comprising of 40% eucalypts and 60% wattles and shrubs. This should include a minimum of 4 different box/gum tree species and 5 different mid-layer species. Plants and seeds used within the project area should consist of local native species, endemic to the Yass Valley area.

If this revegetation project goes ahead, it is highly recommended that the site is NOT grazed for a period of 10 years, to allow the plants to establish and to be able to withstand grazing pressure in the future.

If Yass Valley Council approve the proposal being put forward by the Ginninderra Catchment Group, South East LLS will consider providing funding for the tubestock and small guards, with the Ginninderra Catchment Group planting the trees and shrubs.

For further information please do not hesitate to contact me on 0438 452 109 or melissa.henry@lls.nsw.gov.au

Yours sincerely,

Melissa Henry
Senior NRM Advisor – Boorowa / Yass



Local Land Services

www.lls.nsw.gov.au

We help secure the future of agriculture and the environment for NSW communities.

Submission 2

Attachments: Proposed road verge lease.docx; SE LLS Letter of Support for GCG 26.08.2021.pdf;
GCG Proposal to Create Southwell Road Green Reserve Issue 1.1 of 7 Sep 21 (1).pdf

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Hope you are continuing safe and well in this time of heightened danger for Yass.

We enclose our submission which supports the alternative proposal by Ginninderra Catchment Group.
We also enclose the GCG Proposal and a supporting letter from South- East Local Land Services

Kind regards

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Proposed lease – Part Road Reserve adjacent to 225 Southwell Road Wallaroo

In support of alternative community-benefit proposal from Ginninderra Catchment Group, backed by South East Local Land Services, Wallaroo Landcare and individual residents.

We thank you for the opportunity to comment.

Should public land benefit community or individual? Council has a choice:

- Lease the road verge to an individual landowner, and so validate his pre-emptive enclosing of this two acres of public land, or
- Make the 2 acres available to the GCG to re-vegetate, as it is of sufficient size to create a wildlife-friendly zone, of benefit to the whole community and furthering Council's Vision to protect the rural nature of the Shire.

Wallaroo is zoned RU1 for Primary Production. It is a particularly lovely stretch of countryside and, with wise decisions, there is opportunity to preserve and regenerate attractive wildlife habitat. The community has volunteered to provide the labour, plantings and expertise to manage and deliver on a project to do that at no cost to Council.

Projects such as the one proposed benefit Yass Valley and its residents in three ways.

1. They provide an attractive environment for residents and visitor alike.
2. They provide an ambient which attracts clientele to home enterprises.
3. They reinforce a sense of community where all of us take ownership of our common land and its biodiversity.

We urge Council to assert its values by assigning the land in question to the Ginninderra Catchment Group community project.



'Wallaroo Greening Reserves Project'

Proposal to Create Roadside Green Spaces Utilising Surplus Yass Valley Council Land



Photo source: <https://www.rfaustralia.com.au/increasing-landscape-function-with-fertility-building-trees-on-farms/>



Photo source: Superb Parrot @ Southwell Road, Wallaroo



'Wallaroo Greening Reserves Project'

Proposal to Create Roadside Green Spaces Utilising Surplus Yass Valley Council Land

Background

Yass Valley Council has recently identified a section of roadside verge on Southwell Road, Wallaroo, as surplus to its needs. This site is now available for lease to the adjacent landholder or use by the community for an agreed purpose of merit. The Shire, potentially, has other portions of land which may also be suitable for similar revegetation.

Proposal

Ginninderra Catchment Group (GCG), with the support of South East Local Land Services (LLS), Wallaroo Landcare Group and interested locals, propose to Yass Valley Council (YVC) that GCG be given exclusive use of the identified surplus land for a minimum of 10 years to enable its revegetation to create a bird and small vertebrate-friendly green zone.

Objectives

The revegetation will provide:

- a portion of land of sufficient size to create a long-term wildlife friendly environment;
- a linking corridor to Greening Australia/Landcare projects on Southwell Road and the nearby Terrestrial Biodiversity protection zones;
- a link to nearby isolated paddock trees and pockets of remanent Box Woodland in Brooklands Road and further north on Southwell Road properties and Wallaroo Road;
- a potential addition to the Terrestrial Biodiversity characterisation of the area;
- a linking corridor to the substantial planting zones on the perimeter of the proposed Wallaroo Solar Farm, should that proceed;
- an additional cooler, carbon-absorbing zone to the landscape; and



- enhanced visual amenity to the gateway routes to the Brooklands Road Wineries.

Orientation to the site

The land is situated approximately 6km west of the Village of Hall and is accessible by road (vehicle, cycle, horse-riding or walking) from the Barton Highway via Wallaroo Road and then either Gooromon Ponds Road or Southwell Road. The land identified as surplus stretches approximately 770m from the junction of Southwell Road and Brooklands Road in the north, to the corner of Southwell Road and Gooromon Ponds Road in the south, and is mostly 10m wide with a wider Southern section. It would exclude the area in front of the residence at 225 Southwell Road. It is approximately 0.83 hectares (2 acres) in total size. It is 1.2km from Ginninderra Creek, at its closest point. The images below progress from the general area orientation to the Village of Hall down to the site-specific location.



Figure 1 - Village of Hall and other Belconnen Suburbs



Figure 2 - Southwell Road Reserve – General location - Roadside verge 770m x 10m, excluding the portion in front of the residence at 225 Southwell Road (blue shading)



Figure 3 - Southwell Road Reserve - marked as surplus land (image from YVC Website)



Terrestrial Biodiversity

The area's Terrestrial Biodiversity overlay is provided at Annex A. It shows that there is substantial opportunity to augment the existing Terrestrial Biodiversity characteristics of the nearby landscape.

Nearby Projects of Note

Properties north of the proposed site have existing Greening Australia Projects (in yellow on the below image) and other revegetation works that would be mutually supportive of the birdlife targeted for the proposed Southwell project site.



Figure 4 - Nearby Greening Australia Projects

Bird and Vertebrate Species of Interest

The bird and small vertebrate species of interest for this development are listed at Annex B.

Planting Plan

A detailed planting plan will be developed with the assistance of expertise available within LLS, Landcare and GCG. A broad list of species known to be endemic to the Ginninderra Catchment is at Annex B. This will be further discussed with representatives of the Wallaroo Rural Fire Service to ensure that species selection minimises fire risk to nearby property and life. The availability of plant stock at time of planting will influence species selection. Bird-attracting shrubs will be preferred, with trees that are likely to have good long-term nesting hollow potential. LLS have recommended a planting rate of 250 plants / ha. This rate is what is recommended for tree lanes, as it gives greater density, while allowing ground-cover to thrive underneath.



Project Plan

A project plan would be developed to progress the project from approval by Council to proceed, through establishment of the plot and its sustainment as a viable on-going community and environmental resource. Important to commencement of on-site work will be timing of access the site, with Council needing to confirm and facilitate access to the site, which has recently been fenced off. The current wet winter and resultant ground moisture may allow planting relatively late into Spring, and while it may be possible to plant through this coming Summer if conditions allow, more likely will be planting next Autumn.

Resource Requirements

A detailed resource estimate (short, medium and long term) is at Annex C. Key inclusions of this are:

- plant stock,
- protective screens and stakes,
- water,
- labour,
- fertiliser,
- weed control measures, and
- planting tools and implements.

The plot does not require fencing, with the main threat species in this area being feral deer, which could encroach on the plot irrespective of fencing.

Interested locals will be volunteering labour and equipment to assist in both establishment and sustainment. Involvement will also be sought from the wider Wallaroo and Hall community.

Other Planning Factors

Fire and Fire Hazard

Until very recently the land was un-kept and grassed, but it has recently been mown by the new owner of 225 Southwell Road. The Wallaroo Rural Fire Brigade is located 3.2km away and the Brigade may be able to assist with periodic, as required, hazard reduction in consultation with the GCG and



Landcare. Subject to the planting design and stage of growth, periodic slashing may also be useful.

Information Boards

In time, information boards may be used to help interested visitors to the area to help identify plant and animal species.

Site Activity Coordination

It is expected that the site will benefit from local custodianship. Subject to community consultation and the seeking of additional local volunteers to establish and then assist sustainment, the members of Wallaroo Landcare will provide site coordination and liaison with YVC and LLS.



Kathryn McGilp
Catchment Coordinator
Ginninderra Catchment Group
0402 671 368

6 September 2021



Figure 5 - Photo source: Eastern Spinebill @ Southwell Road, Wallaroo



Figure 6 - Photo source: Friarbird @ Southwell Road, Wallaroo

Terrestrial Biodiversity



Figure 7 - Terrestrial Biodiversity as marked in green infill

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26 August 2021

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If this revegetation project goes ahead, it is highly recommended that the site is NOT grazed for a period of 10 years, to allow the plants to establish and to be able to withstand grazing pressure in the future.

If Yass Valley Council approve the proposal being put forward by the Ginninderra Catchment Group, South East LLS will consider providing funding for the tubestock and small guards, with the Ginninderra Catchment Group planting the trees and shrubs.

For further information please do not hesitate to contact me on 0438 452 109 or melissa.henry@lls.nsw.gov.au

Yours sincerely,

Melissa Henry
Senior NRM Advisor – Boorowa / Yass



Local Land Services

www.lls.nsw.gov.au

We help secure the future of agriculture and the environment for NSW communities.

Submission 3

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

Address *

Email *

Phone
Number *

What item are you making a submission on? * Proposed lease – Part Road Reserve adjacent to 225 Southwell Road Wallaroo

Submission *

Dear Council,

We object to the proposed lease of the partial roadside reserve alongside 225 Southwell Road, Wallaroo, to the adjacent landholder, as it will deny public access to this public land (he has already installed a fence around it) and prevent its use for community benefit. Instead, we support Council making this land available to a community project, particularly Ginninderra Catchment Group's (GCG's) proposal to revegetate the land. This revegetation proposal will enhance and link the Greening Australia projects already underway elsewhere along Southwell Road, as well as others in the area. The project would mirror earlier successful Landcare planting projects along the Wallaroo Road verges and would also provide important assistance in linking those sites.

We understand the proposed lease of the land to the landholder at 225 Southwell Road will only accrue a few hundred dollars in fees to the Shire as a 'cost recovery' payment, with all the benefit derived solely by the landholder. The landholder has plenty of other farmland in the district and the lease would not provide anything

more than additional grazing area.

On the other hand, the revegetation project will deliver significant long-term community and environmental benefit. The proposed GCG revegetation project, as a box land-focused planting, will help to redress the loss of nearby box woodlands and the loss of habit and shelter to a variety of bird and small vertebrates. It will also enhance the image of Wallaroo as a clean and beautiful countryside, housing wineries, B&Bs and farms.

Leasing the site to the landholder would directly prevent any such community and environmental project occurring at that site, ie they are mutually exclusive, as revegetation projects of this nature cannot be grazed for 10 years.

Supporting the GCG proposals presents YVC with an opportunity to give tangible support to local environmental groups in their efforts; it will give the local community a safe and rewarding project to be involved in at a time when community engagement is difficult; the project could be actioned quickly (within approx. 6 months); and it already has funding commitments and support from Local Land Services. We would encourage the landholder at 225 Southwell Road to support the GCG proposal as it will also deliver benefit to his aspect and microclimate, at no cost to him.

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Submission 4

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

Address *

Email *

Phone
Number *

What item are you making a submission on? *
Road Reserve 225 Southwell Road

Submission *

Whilst this does not directly impact our property, I find it hard to believe that this fencing was moved illegally and no penalty imposed. I object on the basis it was done first and too hard to rectify – so a simple lease agreement to solve matter. Should be made to put fence back to proper boundary then apply as everyone else would have to to move fence line. Precedence has been set – we have area on Wallaroo Road/Southwell Road intersection we could fence to our property too – perhaps we should just do it then apply for us just to lease it. To do something illegal then plead forgiveness after seem to be the way these days – especially for this applicant who has DA's in progress where Yass Council cannot adequately monitor ongoing conditions will be met.

Where does it end – perhaps we put second dwelling on property then plead ignorance and get approval after?

Solution – move fence back to original position – then apply for what they want – then if approved – fence area.

Amounts to theft of Government land. Can someone tell me what happens if owner of the land defaults or goes

broke and property sold. Who rectifies this fence line and bears the cost – Yass Council? Mortgagee Bank?, new owner?

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Submission 5

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Good morning

I write to support the proposal by the Ginninderra Catchment Management Group to revegetate this reserve. Road side vegetation provides a significant contribution to biodiversity and as roads are widened and settlement expands terrestrial plant and animal biodiversity declines. This is an opportunity to replace some of that loss through a proposal put forward by the CM Group and supported by the Local Land Services and local residents. Replanting and maintaining this area and keeping it free from grazing for the first decade will contribute to patches and corridors which allow species to move around the landscape on public and private land. It will link to the Terrestrial Biodiversity Protection Zones and provide habitat for native including endangered species such as the Superb Parrot. The fact that locals are prepared to undertake the planting and look after the land is also important as it shows community support for enhancing our environment.

I also strongly support the proposal as being in the public interest in contrast to providing a ratepayer with a relatively low cost private benefit.

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Submission 6

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

Address *

Email *

Phone
Number *

What item are you making a submission on? * Unused Part Road Reserve adjacent to 225 Southwell Road, Wallaroo.

Submission *

Given that this is public land it would be nice to see it remain as such and enhanced through an active plan to increase biodiversity in the area rather than it being used for grazing only.

Putting in a range of trees and shrubs would enhance the amenity of the area and provide a regenerative native wildlife corridor enabling more bird life and native fauna to have a safe space to either live or transition through.

It would also provide a link to a number of greening Australia projects close by and benefit all those who use southwell/brooklands/gooromon ponds roads, including cyclists and tourists visiting the vineyard and other businesses.

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7.3 PERMANENT ROAD CLOSURE TELEGRAPH CLOSE

SUMMARY

Development Consent DA135127 has been issued for the subdivision of 42 Bellevale Road, Yass, Lot 1 DP1272213. Council has received a modification request for Consent DA135127, which includes Permanent Road Closure of Telegraph Close.

RECOMMENDATION

That:

1. *The road closure of Telegraph Close, Yass be approved.*
2. *The road closure process be commenced and notification be undertaken in accordance with the Roads Act 1993.*
3. *The closed road be dedicated as Operational Land under the Local Government Act 1993 and be sold to the adjacent landowner at the unimproved land value.*
4. *The General Manager and Mayor be authorised to sign documentation associated with the partial road closure.*

FINANCIAL IMPLICATIONS

All costs associated with the road closure are to be met by the Landowner in accordance with Council's Fees and Charges.

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2000*
- *Roads Act 1993*
- *Local Government Act 1993*

REPORT

Development Consent DA135127 has been issued for the subdivision of 42 Bellevale Road, Yass (Lot 1 DP1272213) which includes the construction of a new road within the proposed road reserve of Telegraph Close. This is a four stage Development Consent and Stages 1, 2 and 3 are complete.

The Telegraph Close road reserve has already been transferred to Council as Public Road.

Council has been approached with a request of Modification of DA135127 which includes the permanent road closure of previously approved road construction of Telegraph Close and a reduction in the final stage from five lots to four lots as shown below.

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Deliver annual program for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: Nil

7.4 PERMANENT PARTIAL ROAD CLOSURE OF OLD YASS BOOROWA ROAD, KANGIARA

SUMMARY

To advise of an application for a part road closure of Old Yass Boorowa Road Kangiara.

RECOMMENDATION

That:

1. *The part road closure of Old Yass Boorowa Road, Kangiara be approved*
2. *The road closure process, including notification, be commenced in accordance with the Roads Act 1993*
3. *The closed road be dedicated as Operational Land under the Local Government Act 1993 and sold to the adjacent land owner of 377 Tangmangaroo Road, Kangiara in accordance with Council's Property Acquisition & Disposal Policy*
4. *The General Manager and Mayor be authorised to sign all documentation associated with the partial road closure*

FINANCIAL IMPLICATIONS

All costs associated with the road closure will cover by Road Closure application fees.

POLICY & LEGISLATION

- *Roads Act 1993*
- *Local Government Act 1993*
- *Assets - Sale of (Funds) Policy*
- *Property Acquisition & Disposal Policy.*

REPORT

A request has been received from an adjoining landowner to close part of Old Yass Boorowa Road, Kangiara, which runs off Tangmangaroo Road (refer map below).



Proposed Road Closure Red Highlighted

The reasons submitted in the request for closure include general security issues with illegal shooters, often with dogs, and trespassers being the main reason.

The road reserve is no longer required by Council and closure and sale to the adjoining landholder is recommended.

The adjoining landowner currently has lease arrangements in place for portions of land with CWP Renewables Pty Ltd, Banjo Wind Farm development. CWP Renewables Pty Ltd, currently have a lease on the Road Reserve which is proposed to be closed and have indicated that the lease for the Road Reserve would transfer to the new owner should the road be closed.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Deliver annual program for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: Nil

7.5 YASS VALLEY DEVELOPMENT CONTRIBUTIONS PLAN 2018 - REVIEW OF OPERATION

SUMMARY

The *Yass Valley Development Contributions Plan 2018* has now been in operation since 27 March 2019. Council staff have recently undertaken a review of the operations of the Plan and will recommended a number of administrative changes to improve the operations and accountability built into the Plan.

RECOMMENDATION

That the Yass Valley Development Contributions Plan 2018 be amended to incorporate the administrative changes identified in this report and placed on public exhibition.

FINANCIAL IMPLICATIONS

The administrative changes will not change the amount of funds collected by the plan and have a no impact on the 2021/22 Operational Plan and budget.

However, the administrative changes will improve accountability within the plan by:

- Allow for review of projects cost over time
- Increasing the value of projects identified that can be funded under the Plan to allow for the multiplier effect of grant funding (up to 8: 1)
- Improve the accountability of expenditure under the plan by identifying how and when projects are delivered and how the Plan assisted with funding the delivery of an allowable project

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*

REPORT

The *Yass Valley Development Contributions Plan 2018* has now been in operation since 27 March 2019.

Council staff from the Strategic Planning and Infrastructure & Assets Directorates have recent completed a review of the Plan in relations to it operations.

This review has identified a number of administrative changes that will improve the operations and accountability built into the Plan which will be recommended for adoption by Council. These are:

1. All references to the former *Heavy Haulage Section 94 Plan 2006* and draft *Heavy Haulage Plan 2018* be replaced by *Yass Valley Heavy Haulage Development Contributions Plan 2021*
2. Section 3.1 be amended to show the correct names of the surrounding LGA's e.g. Gundagai changed to Cootamundra-Gundagai Regional Council
3. Section 1.2 be amended by including the following wording:

Appendix A is to be administratively reviewed and updated:

 - *Annually (after adoption of the Operational Plan) for projects funded by the Plan*
 - *Bi-annually (after adoption of the Operation Plan) for changes in projects, alternate/contributing funding sources, estimated cost of project cost etc*
4. Table 1.1 - Works Schedule to be replaced with the following table, which allows for additional projects that are likely to satisfy State and Federal grant criteria and the impact of the grant multiplier effect (up to 8:1).

Public Facilities	Estimated Cost	Amount to be funded by the Plan	
		100%	Supported by Grants
Pathways	\$3,865,000	\$3,865,000	\$1,682,500
Community Facilities	\$3,100,000	\$3,100,000	\$1,550,000
Open Space & Recreation	\$2,630,000	\$2,630,00	\$1,515,000
Roads	\$53,803,000	\$53,803,000	\$6,689,750
Totals	\$63,398,000	\$63,113,000	\$11,437,250

5. An updated Appendix A

A copy of the revised Appendix A – Infrastructure Schedule for the *Yass Valley Development Contributions Plan 2018* is included in **Attachment A**.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Deliver annual program for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: A. Appendix A Yass Valley Development Contributions Plan 2018 (Updated October 2021) [↓](#)

7.5 Yass Valley Development Contributions Plan 2018 - Review of Operation
Attachment A Appendix A Yass Valley Development Contributions Plan 2018 (Updated October 2021)

Appendix A - Infrastructure Schedules - Update October 2021														
Item No.	Asset Classification	Program	Project	Work Program		Strategic Justification	Time Period	Estimated Cost	Draw on Reserve		Program Status			
				Asset ID & Segment No.	Area serviced				100% Funded	Supported by Grant Funding	Constructed (Yes/No)	FF completed	Actual Cost	Actual Draw on Reserves
P 1	Pathways	PAMP - Shared Pathways	Dutton Street - Rossi Street to Riverbank Park	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 30,000	\$ 30,000	\$ 35,000				
P 2	Pathways	PAMP - Shared Pathways	Waroo Road / Cornar Street - Brown Street to Adie Street	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 20,000	\$ 20,000	\$ 30,000				
P 3	Pathways	PAMP - Shared Pathways	Waroo Road / Cornar Street - Pett Street to Brown Street	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 40,000	\$ 40,000	\$ 20,000				
P 4	Pathways	PAMP - Shared Pathways	Dutton Street - Mearns Street to Rossi Street	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 40,000	\$ 40,000	\$ 20,000				
P 5	Pathways	PAMP - Shared Pathways	Rossi Street - Weemlah Street to Dutton Street	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 50,000	\$ 50,000	\$ 25,000				
P 6	Pathways	PAMP - Shared Pathways	Rossi Street - 126 Rossi Street to Weemlah Street	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 25,000	\$ 25,000	\$ 12,500				
P 7	Pathways	PAMP - Shared Pathways	Rossi Street - Irvine Drive to 126 Rossi Street	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 25,000	\$ 25,000	\$ 12,500				
P 8	Pathways	PAMP - Shared Pathways	Rossi Street - Horton Drive to Irvine Drive	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 30,000	\$ 30,000	\$ 15,000				
P 9	Pathways	PAMP - Shared Pathways	Yass River - Warrumbululah Street to Rossi Street	N/A	Yass	PAMP adopted by Council 2017	1-5	\$ 70,000	\$ 70,000	\$ 35,000				
P 10	Pathways	PAMP - Shared Pathways	Howell Street - Connection from existing blue path to Howell Street	N/A	Yass	PAMP adopted by Council 2017	6-10	\$ 50,000	\$ 50,000	\$ 25,000				
P 11	Pathways	PAMP - Shared Pathways	Hume Street - Mount Street to Hope Street	N/A	Yass	PAMP adopted by Council 2017	6-10	\$ 50,000	\$ 50,000	\$ 25,000				
P 12	Pathways	PAMP - Shared Pathways	Hume Street - Hope Street to Pollux Street	N/A	Yass	PAMP adopted by Council 2017	6-10	\$ 80,000	\$ 80,000	\$ 40,000				
P 13	Pathways	PAMP - Shared Pathways	Hume Street - Pollux Street to Orion Street	N/A	Yass	PAMP adopted by Council 2017	6-10	\$ 80,000	\$ 80,000	\$ 40,000				
P 14	Pathways	PAMP - Shared Pathways	Hume Street - Grampian Street to Mount Street	N/A	Yass	PAMP adopted by Council 2017	6-10	\$ 50,000	\$ 50,000	\$ 25,000				
P 15	Pathways	PAMP - Shared Pathways	Rossi Street - Church Street to Cornar Street	N/A	Yass	PAMP adopted by Council 2017	6-10	\$ 40,000	\$ 40,000	\$ 20,000				
P 16	Pathways	PAMP - Shared Pathways	Pett Street - Church Street to Cornar Street	N/A	Yass	PAMP adopted by Council 2017	11-15	\$ 40,000	\$ 40,000	\$ 20,000				
P 17	Pathways	PAMP - Shared Pathways	Grampian Street - Glebe Street to Caravan Park Entrance	N/A	Yass	PAMP adopted by Council 2017	11-15	\$ 30,000	\$ 30,000	\$ 15,000				
P 18	Pathways	PAMP - Shared Pathways	Hercules Street - Middle Street to Camp Street	N/A	Murrumbidgee	PAMP adopted by Council 2017	1-5	\$ 40,000	\$ 40,000	\$ 20,000				
P 19	Pathways	PAMP - Shared Pathways	Hercules Street - Camp Street to West Street	N/A	Murrumbidgee	PAMP adopted by Council 2017	1-5	\$ 40,000	\$ 40,000	\$ 20,000				
P 20	Pathways	PAMP - Shared Pathways	West Street - Hercules Street to North Street	N/A	Yass	PAMP adopted by Council 2017	11-15	\$ 70,000	\$ 70,000	\$ 35,000				
P 21	Pathways	PAMP - Shared Pathways	Hercules Street - West Street to Merriman Place	N/A	Murrumbidgee	PAMP adopted by Council 2017	6-10	\$ 80,000	\$ 80,000	\$ 40,000				
P 22	Pathways	PAMP - Shared Pathways	Hercules Street - Merriman Place to Cemetery	N/A	Murrumbidgee	PAMP adopted by Council 2017	6-10	\$ 40,000	\$ 40,000	\$ 20,000				
P 23	Pathways	PAMP - Shared Pathways	Victoria Street - Sutton Primary School to Bywong St	N/A	Rest LGA	PAMP adopted by Council 2017	1-5	\$ 50,000	\$ 50,000	\$ 25,000				
P 24	Pathways	PAMP - Shared Pathways	Victoria Street - Bywong St to Recreation Ground	N/A	Rest LGA	PAMP adopted by Council 2017	1-5	\$ 55,000	\$ 55,000	\$ 27,500				
P 25	Pathways	PAMP - Shared Pathways	Queen Street - Fitzroy Street to Richmond Street	N/A	Rest LGA	PAMP adopted by Council 2017	6-10	\$ 40,000	\$ 40,000	\$ 20,000				
P 26	Pathways	Sutton Master Plan 2017	Construct granite pedestrian path within Quartz Street road reserve	N/A	Sutton	Sutton Master Plan 2017	1-5	\$ 60,000	\$ 60,000	\$ 30,000				
P 27	Pathways	Gundaroo Master Plan 2017	Construct granite pedestrian path linking Rosamund Street - Yass River - Lind Street - Sundbuck Park	N/A	Gundaroo	Gundaroo Master Plan 2017	1-5	\$ 100,000	\$ 100,000	\$ 50,000				
P 28	Pathways	Tourism and economic development	Construct Winery Trail	N/A	Murrumbidgee	Tourism and economic development	1-5	\$ 2,500,000	\$ 2,500,000	\$ 1,000,000				
							Total	\$ 3,865,000	\$ 3,865,000	\$ 1,682,500				

7.5 Yass Valley Development Contributions Plan 2018 - Review of Operation
Attachment A Appendix A Yass Valley Development Contributions Plan 2018 (Updated October 2021)

Appendix A - Infrastructure Schedules - Update October 2021																
Work Program										Draw on Reserve		Program Status				
Item No.		Asset Classification	Program	Project	Asset ID & Segment No.	Area serviced	Strategic Justification	Time Period	Estimated Cost	100% Funded	Supported by Grant Funding	Constructed (Y/N/%)	FY completed	Actual Cost	Actual Draw on Reserves	
		Community Facilities	2017 Murrumbidgee Recreation Grounds strategy	New Community Hall	N/A	Murrumbidgee	2017 Murrumbidgee Recreation Grounds strategy	1-5	\$2,500,000 Stage 1 - \$1,000,000 Stage 2 - \$1,500,000	\$	2,500,000	\$	1,250,000			
C	1	Community Facilities	2018 Draft amenities program	New public Toilets	N/A	Bowling	2018 Draft amenities program	6-10	\$	300,000	\$	300,000	\$	150,000		
C	2	Community Facilities	2018 Draft amenities program	New public Toilets	N/A	Bowling	2018 Draft amenities program	6-10	\$	300,000	\$	300,000	\$	150,000		
								Total	\$	3,100,000	\$	3,100,000	\$	1,500,000		
O	1	Open Space and Recreation	2017 Park & Playground Strategy	Construct new cat 1 playground estate	N/A	Murrumbidgee	2017 Park & Playground Strategy	6-10	\$	80,000	\$	80,000	\$	40,000		
O	2	Open Space and Recreation	2017 Park & Playground Strategy	Connection Park New Side	N/A	Yass Town	2017 Park & Playground Strategy	1-5	\$	60,000	\$	60,000	\$	30,000		
O	3	Open Space and Recreation	2017 Walker Park Strategic Plan	New LED lights	N/A	Yass Town	2017 Walker Park Strategic Plan	1-5	\$400,000 Stage 1 - \$200,000 Stage 2 - \$200,000	\$	400,000	\$	200,000			
O	4	Open Space and Recreation	2017 Walker Park Strategic Plan	Irrigation to level 4	N/A	Yass Town	2017 Walker Park Strategic Plan	6-10	\$	80,000	\$	80,000	\$	40,000		
O	5	Open Space and Recreation	2017 Walker Park Strategic Plan	Irrigation pipeline from Yass River	N/A	Yass Town	2017 Walker Park Strategic Plan	1-5	\$	250,000	\$	250,000	\$	125,000		
O	6	Open Space and Recreation	2017 Walker Park Strategic Plan	car park solar lighting	N/A	Yass Town	2017 Walker Park Strategic Plan	1-5	\$	80,000	\$	80,000	\$	40,000		
O	7	Open Space and Recreation	2017 Murrumbidgee Recreation Grounds strategy	Irrigation of Oval	N/A	Murrumbidgee	2017 Murrumbidgee Recreation Grounds strategy	1-5	\$	150,000	\$	150,000	\$	75,000		
O	8	Open Space and Recreation	2017 Murrumbidgee Recreation Grounds strategy	Oval lighting	N/A	Murrumbidgee	2017 Murrumbidgee Recreation Grounds strategy	1-5	\$	200,000	\$	200,000	\$	100,000		
O	9	Open Space and Recreation	2017 Murrumbidgee Recreation Grounds strategy	Witness Stations	N/A	Murrumbidgee	2017 Murrumbidgee Recreation Grounds strategy	6-10	\$	90,000	\$	90,000	\$	25,000		
O	10	Open Space and Recreation	2018 Draft Sutton rec ground strategy	led Oval Irrigation	N/A	Sutton	2018 Draft Sutton rec ground strategy	1-5	\$	150,000	\$	150,000	\$	75,000		
O	11	Open Space and Recreation	2018 Draft Sutton rec ground strategy	led Oval lighting	N/A	Sutton	2018 Draft Sutton rec ground strategy	1-5	\$	150,000	\$	150,000	\$	75,000		
O	12	Open Space and Recreation	2018 draft Gundaroo Rec ground Strategy	led Oval lighting	N/A	Gundaroo	2018 draft Gundaroo Rec ground Strategy	1-5	\$	200,000	\$	200,000	\$	100,000		
O	13	Open Space and Recreation	Gundaroo Masterplan	Upgrade Let Street - Yass River Picnic Area	N/A	Gundaroo	Gundaroo Masterplan	1-5	\$	40,000	\$	40,000	\$	20,000		
O	14	Open Space and Recreation	Gundaroo Masterplan	Entrance avenue plantings either side of the two village arrival points	N/A	Gundaroo	Gundaroo Masterplan	1-5	\$	20,000	\$	20,000	\$	10,000		
O	15	Recreation	Sutton Masterplan	Entrance avenue plantings either side of the two village arrival points	N/A	Sutton	Sutton Masterplan	1-5	\$	20,000	\$	20,000	\$	10,000		
O	16	Open Space and Recreation	2017 Walker Park Strategic Plan	Grandstand seating	N/A	Yass Town	2017 Walker Park Strategic Plan	1-5	\$	100,000	\$	100,000	\$	50,000		
O	17	Open Space and Recreation	2017 Walker Park Strategic Plan	Accessibility ramp from level 2 - level 3	N/A	Yass Town	2017 Walker Park Strategic Plan	1-5	\$	100,000	\$	100,000	\$	50,000		
O	18	Open Space and Recreation	2017 Murrumbidgee Recreation Grounds strategy	New amenities building	N/A	Murrumbidgee	2017 Murrumbidgee Recreation Grounds strategy	1-5	\$	500,000	\$	500,000	\$	250,000		
								Total	\$	2,630,000	\$	2,630,000	\$	1,315,000		

7.5 Yass Valley Development Contributions Plan 2018 - Review of Operation
Attachment A Appendix A Yass Valley Development Contributions Plan 2018 (Updated October 2021)

Appendix A - Infrastructure Schedules - Update October 2021															
Work Program										Draw on Reserve		Program Status			
Item No.	Asset Classification	Program	Project	Asset ID & Segment No.	Area serviced	Strategic Justification	Time Period	Estimated Cost	100% Funded	Supported by Grant Funding	Constructed (Yes/No)	FY completed	Actual Cost	Actual Draw on Reserves	
R 1	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Narimna Road from intersection Barton Highway to Ch6000	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 2,500,000	\$ 2,500,000	\$ 312,500					
R 2	Roads	Road Rehabilitation Program - Rural	Road widening and safety improvements of Narimna Road from Ch6000 to Murrumbidgee Road	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 1,500,000	\$ 1,500,000	\$ 187,500					
R 3	Roads	Road Rehabilitation Program - Rural	Road widening and safety improvements of Shingle Hill Way from Sutton Road to Federal Highway	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 1,000,000	\$ 1,000,000	\$ 125,000					
R 4	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Haking Road Segment 7	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 400,000	\$ 400,000	\$ 50,000					
R 5	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Yass River Road Segment 10b, 6	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 870,000	\$ 870,000	\$ 108,750					
R 6	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Maroon Avenue Segment 2	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 715,000	\$ 715,000	\$ 89,375					
R 7	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Walls Junction Road Segment 3	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 630,000	\$ 630,000	\$ 78,750					
R 8	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Casack Place Segment 1	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 525,000	\$ 525,000	\$ 65,625					
R 9	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Foulmer Avenue Segment 2 Stage 1	N/A	Yass	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 465,000	\$ 465,000	\$ 58,125					
R 10	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Good Hope Road Segment 9	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 460,000	\$ 460,000	\$ 57,500					
R 11	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Dog Trap Road Segment 8	N/A	Rest LGA	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	1-5	\$ 340,000	\$ 340,000	\$ 42,500					
R 13	Roads	Timber Road Bridge Replacement Program	Replace Bango Lane road bridge with a concrete structure	N/A	Rest LGA	Draft Road Bridge Upgrade Plan	1-5	\$ 400,000	\$ 400,000	\$ 50,000					
R 14	Roads	Concrete Road Bridge and low level road crossing Program	Replace low level road crossing Shingle Hill Way at Yass River with raised concrete bridge including realignment of road	N/A	Rest LGA	Draft Road Bridge Upgrade Plan	1-5	\$ 3,500,000	\$ 3,500,000	\$ 437,500					
R 15	Roads	Concrete Road Bridge and low level road crossing Program	Replace low level road crossing Narimna Road with raised concrete bridge	N/A	Rest LGA	Draft Road Bridge Upgrade Plan	1-5	\$ 1,500,000	\$ 1,500,000	\$ 187,500					
R 16	Roads	Concrete Road Bridge and low level road crossing Program	Replace low level road crossing Back Creek Road with raised concrete bridge	N/A	Rest LGA	Draft Road Bridge Upgrade Plan	1-5	\$ 1,000,000	\$ 1,000,000	\$ 125,000					
R 17	Roads	Concrete Road Bridge and low level road crossing Program	Replace low level road crossing Tallaganda Lane with raised concrete bridge	N/A	Rest LGA	Draft Road Bridge Upgrade Plan	6-10	\$ 800,000	\$ 800,000	\$ 100,000					
R 18	Roads	Concrete Road Bridge and low level road crossing Program	Replace low level road crossing Yass River Road (Booths Crossing) with raised concrete bridge	N/A	Rest LGA	Draft Road Bridge Upgrade Plan	6-10	\$ 1,500,000	\$ 1,500,000	\$ 187,500					
R 19	Roads	Concrete Road Bridge and low level road crossing Program	Replace 2 low level road crossings on Greenwood Road with raised concrete bridge	N/A	Rest LGA	Draft Road Bridge Upgrade Plan	6-10	\$ 1,000,000	\$ 1,000,000	\$ 125,000					
R 20	Roads	Concrete Road Bridge and low level road crossing Program	Replace Buckmaster Bridge on Yass River Road	N/A	Rest LGA	Draft Road Bridge Upgrade Plan	6-10	\$ 3,000,000	\$ 3,000,000	\$ 375,000					
R 21	Roads	Sealing Unsealed Road Program	Stage 1 of sealing Back Creek Road - from intersection Gundaroo Road to Ch3500	N/A	Rest LGA	Council's Unsealed Road Sealing Program as modified	1-5	\$ 3,500,000	\$ 3,500,000	\$ 437,500					
R 22	Roads	Sealing Unsealed Road Program	Stage 2 of sealing Back Creek Road - from Ch3500 to Yass River Road	N/A	Rest LGA	Council's Unsealed Road Sealing Program as modified	1-5	\$ 3,500,000	\$ 3,500,000	\$ 437,500					
R 23	Roads	Sealing Unsealed Road Program	Stage 1 of sealing Tallaganda Lane - from Ch2000 to Ch6000	N/A	Rest LGA	Council's Unsealed Road Sealing Program as modified	1-5	\$ 3,500,000	\$ 3,500,000	\$ 437,500					
R 24	Roads	Sealing Unsealed Road Program	Stage 2 of sealing Tallaganda Lane - from Ch6000 to Murrumbidgee Road	N/A	Rest LGA	Council's Unsealed Road Sealing Program as modified	1-5	\$ 3,500,000	\$ 3,500,000	\$ 437,500					
R 25	Roads	Sealing Unsealed Road Program	Stage 1 of sealing Yass River Road - Segments 12&13	N/A	Rest LGA	Council's Unsealed Road Sealing Program as modified	6-10	\$ 1,400,000	\$ 1,400,000	\$ 175,000					
R 26	Roads	Sealing Unsealed Road Program	Stage 2 of sealing Yass River Road - Segments 14&15	N/A	Rest LGA	Council's Unsealed Road Sealing Program as modified	6-10	\$ 1,400,000	\$ 1,400,000	\$ 175,000					
R 27	Roads	Road Rehabilitation Program - Rural	Haking Road - Segment 6	350-6	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 590,000	\$ 580,000	\$ 72,500					
R 28	Roads	Road Rehabilitation Program - Rural	Yass River Road - Segment 2	2480-2	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 640,000	\$ 630,000	\$ 78,750					
R 29	Roads	Road Rehabilitation Program - Rural	Yass River Road - Segment 4	2480-4	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 580,000	\$ 570,000	\$ 71,250					
R 30	Roads	Road Rehabilitation Program - Rural	Mountain Creek Rd - Segment 9	2400-9	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 580,000	\$ 570,000	\$ 71,250					
R 31	Roads	Road Rehabilitation Program - Rural	Mountain Creek Rd - Segment 10	2400-10	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 580,000	\$ 570,000	\$ 71,250					
R 32	Roads	Road Rehabilitation Program - Rural	Mountain Creek Rd - Segment 325	2800-32-5	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 500,000	\$ 500,000	\$ 62,500					
R 33	Roads	Road Rehabilitation Program - Rural	Marked Tree Road - Segment 3	1392-3	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 590,000	\$ 570,000	\$ 71,250					
R 34	Roads	Road Rehabilitation Program - Urban	Grampian Street Globe to Hume	1000-2	Yass	Pavement Management System to optimise road network condition	6-10	\$ 500,000	\$ 500,000	\$ 62,500					
R 35	Roads	Road Rehabilitation Program - Urban	Grampian Street - Hume to Ford	1000-3	Yass	Pavement Management System to optimise road network condition	6-10	\$ 90,000	\$ 90,000	\$ 11,250					
R 36	Roads	Road Rehabilitation Program - Rural	McIntosh Circuit - Segment 1	1450-1	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 600,000	\$ 490,000	\$ 58,750					
R 37	Roads	Road Rehabilitation Program - Rural	Walls Junction Road - Segment 2	370-2	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 550,000	\$ 540,000	\$ 67,500					
R 38	Roads	Road Rehabilitation Program - Rural	Walls Junction Road - Segment 45	370-4-5	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 400,000	\$ 400,000	\$ 50,000					
R 39	Roads	Road Rehabilitation Program - Rural	Full Rehabilitation of Foulmer Avenue Segment 2 Stage 2	N/A	Yass	Pavement Management System to optimise grant availability - focus on heavy vehicle connectivity	6-10	\$ 900,000	\$ 900,000	\$ 112,500					
R 40	Roads	Road Rehabilitation Program - Rural	Foulmer Avenue - Segment 35	35	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 400,000	\$ 400,000	\$ 50,000					
R 41	Roads	Road Rehabilitation Program - Rural	Good Hope Road - Segment 8b	950-8b	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 400,000	\$ 400,000	\$ 50,000					
R 42	Roads	Road Rehabilitation Program - Rural	Good Hope Road - Segment 3b	3b	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 475,000	\$ 460,000	\$ 56,250					
R 43	Roads	Road Rehabilitation Program - Regional	Sutton Road - Segment 25	2162-25	Rest LGA	Pavement Management System to optimise road network condition	6-10	\$ 800,000	\$ 800,000	\$ 100,000					
R 44	Roads	Sutton Master Plan	Construct Byways Street between Victoria and Middle Streets	N/A	Sutton	Sutton Master Plan 2017	1-5	\$ 130,000	\$ 130,000	\$ 16,250					
R 45	Roads	Road Resealing Program - Urban	Adèle Street - Corner to Crags	100-1	Yass	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					

7.5 Yass Valley Development Contributions Plan 2018 - Review of Operation
Attachment A Appendix A Yass Valley Development Contributions Plan 2018 (Updated October 2021)

Appendix A - Infrastructure Schedules - Update October 2021															
Work Program										Draw on Reserve		Program Status			
Item No.	Asset Classification	Program	Project	Asset ID & Segment No.	Area serviced	Strategic Justification	Time Period	Estimated Cost	100% Funded	Supported by Grant Funding	Constructed (Yes/No)	FY completed	Actual Cost	Actual Draw on Reserves	
R 46	Roads	Road Resealing Program - Rural	Archer Close - Segment 1	138-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 40,000	\$ 40,000	\$ 5,000					
R 47	Roads	Road Resealing Program - Rural	Walney Creek Road - Segment 1	290-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 48	Roads	Road Resealing Program - Rural	Walney Creek Road - Segment 2	290-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 49	Roads	Road Resealing Program - Rural	Walney Creek Road - Segment 6	290-6	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 1,500	\$ 1,500	\$ 188					
R 50	Roads	Road Resealing Program - Rural	Casuarina Lane - Segment 1	400-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 51	Roads	Road Resealing Program - Rural	Charlans Place - Segment 1	482-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					
R 52	Roads	Road Resealing Program - Rural	Cykadeale Close - Segment 1	515-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 40,000	\$ 40,000	\$ 5,000					
R 53	Roads	Road Resealing Program - Rural	Craig Close - Segment 1	609-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 35,000	\$ 35,000	\$ 4,375					
R 54	Roads	Road Resealing Program - Rural	Darmody Place - Segment 1a	640-1a	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					
R 55	Roads	Road Resealing Program - Rural	Darmody Place Segment 1b	640-1b	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 20,000	\$ 20,000	\$ 2,500					
R 56	Roads	Road Resealing Program - Urban	David Street - Cork to Morning	2543-1	Gundroo	Pavement Management System to optimise road network condition	1-5	\$ 30,000	\$ 30,000	\$ 1,250					
R 57	Roads	Road Resealing Program - Urban	David Street - Morning to Lute	2543-2	Gundroo	Pavement Management System to optimise road network condition	1-5	\$ 15,000	\$ 15,000	\$ 1,875					
R 58	Roads	Road Resealing Program - Rural	Dicks Creek Road - Segment 1	690-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 60,000	\$ 60,000	\$ 7,500					
R 59	Roads	Road Resealing Program - Rural	Dicks Creek Road - Segment 2	690-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 60,000	\$ 60,000	\$ 7,500					
R 60	Roads	Road Resealing Program - Rural	Dicks Creek Road - Segment 3S	690-3S	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 30,000	\$ 30,000	\$ 3,750					
R 61	Roads	Road Resealing Program - Urban	Droosery Drive - Cocks Hill to eds	692-1	Yass	Pavement Management System to optimise road network condition	1-5	\$ 30,000	\$ 30,000	\$ 3,750					
R 62	Roads	Road Resealing Program - Urban	Dutton Street - Merhan to Rossi	740-2	Yass	Pavement Management System to optimise road network condition	1-5	\$ 20,000	\$ 20,000	\$ 2,500					
R 63	Roads	Road Resealing Program - Urban	Dutton Street - Rossi to end	740-3	Yass	Pavement Management System to optimise road network condition	1-5	\$ 15,000	\$ 15,000	\$ 1,875					
R 64	Roads	Road Resealing Program - Urban	Dutton Street - Merhan to Rossi	740-4	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 30,000	\$ 30,000	\$ 1,250					
R 65	Roads	Road Resealing Program - Rural	Good Hope Road - Segment 1	950-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 66	Roads	Road Resealing Program - Rural	Greenwood Road - Segment 5	1022-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 67	Roads	Road Resealing Program - Rural	Greenwood Road - Segment 6	1022-6	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 68	Roads	Road Resealing Program - Rural	Greenwood Road - Segment 7	1022-7	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 1,500	\$ 1,500	\$ 188					
R 69	Roads	Road Resealing Program - Urban	Hutton Drive - Rossi to end	1095-1	Yass	Pavement Management System to optimise road network condition	1-5	\$ 20,000	\$ 20,000	\$ 2,500					
R 70	Roads	Road Resealing Program - Rural	Henderson Lane - Segment 3	1108-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 71	Roads	Road Resealing Program - Rural	Henderson Lane - Segment 4	1108-4	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 72	Roads	Road Resealing Program - Rural	Isabel Drive - Segment 3S	1400-3S	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					
R 73	Roads	Road Resealing Program - Rural	Lakeview Drive - Segment 1	1245-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 74	Roads	Road Resealing Program - Urban	Lead Street - Church to Cornu	1260-6	Yass	Pavement Management System to optimise road network condition	1-5	\$ 35,000	\$ 35,000	\$ 4,375					
R 75	Roads	Road Resealing Program - Urban	Lead Street - Cornu to Crago	1260-7	Yass	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 76	Roads	Road Resealing Program - Urban	McDonald Street - Cornu to Wambo	1350-1	Yass	Pavement Management System to optimise road network condition	1-5	\$ 15,000	\$ 15,000	\$ 1,875					
R 77	Roads	Road Resealing Program - Urban	McDonald Street Wambo to Shaw	1350-2	Yass	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 78	Roads	Road Resealing Program - Urban	McDonald Street - Shaw to Brennan	1350-3	Yass	Pavement Management System to optimise road network condition	1-5	\$ 20,000	\$ 20,000	\$ 2,500					
R 79	Roads	Road Resealing Program - Rural	Mijana Lane - Segment 1	2536-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 65,000	\$ 65,000	\$ 8,125					
R 80	Roads	Road Resealing Program - Rural	Mijana Lane - Segment 2S	2536-2S	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 81	Roads	Road Resealing Program - Urban	McKenzie Avenue - Hutton to end	1445-1	Yass	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					
R 82	Roads	Road Resealing Program - Urban	Merhan Street - Cornu to Dutton	1460-6	Yass	Pavement Management System to optimise road network condition	1-5	\$ 35,000	\$ 35,000	\$ 4,375					
R 83	Roads	Road Resealing Program - Rural	Mountain Creek Rd - Segment 19	1600-19	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 84	Roads	Road Resealing Program - Rural	Mountain Creek Rd - Segment 32S	1600-32S	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625					
R 85	Roads	Road Resealing Program - Rural	Mulligans Flat Road - Segment 6S	1060-6S	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 40,000	\$ 40,000	\$ 5,000					
R 86	Roads	Road Resealing Program - Rural	Mulligans Flat Road - Segment 7	1060-7	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 60,000	\$ 60,000	\$ 7,500					
R 87	Roads	Road Resealing Program - Rural	Mulligans Flat Road - Segment 9	1060-9	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 60,000	\$ 60,000	\$ 7,500					
R 88	Roads	Road Resealing Program - Rural	Murray Grey Place - Segment 1	1605-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					
R 89	Roads	Road Resealing Program - Urban	Nicholls Drive - Grand Junction to Field	1675-1	Yass	Pavement Management System to optimise road network condition	1-5	\$ 5,000	\$ 5,000	\$ 625					

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Work Program										Draw on Reserve		Program Status			
Item No.	Asset Classification	Program	Project	Asset ID & Segment No.	Area serviced	Strategic Justification	Time Period	Estimated Cost	100% Funded	Supported by Grant Funding	Constructed (Yes/No)	FY completed	Actual Cost	Actual Draw on Reserves	
R 90	Roads	Road Resealing Program - Urban	Nicholls Drive - Reid to Haddon	1675-2	Yass	Pavement Management System to optimise road network condition	1-5	\$ 5,000	\$ 5,000	\$ 625					
R 91	Roads	Road Resealing Program - Urban	Nicholls Drive - Haddon to Thane	1675-3	Yass	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 92	Roads	Road Resealing Program - Urban	Nicholls Drive - Thane to end	1675-4	Yass	Pavement Management System to optimise road network condition	1-5	\$ 5,000	\$ 5,000	\$ 625					
R 93	Roads	Road Resealing Program - Urban	Nicholls Drive - Clayton to Lumsdane	1675-7	Yass	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 94	Roads	Road Resealing Program - Urban	Pritchett Street - Melhan to Rossi	1880-5	Yass	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					
R 95	Roads	Road Resealing Program - Rural	Red Hill Road - Segment 2	1948-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 80,000	\$ 80,000	\$ 10,000					
R 96	Roads	Road Resealing Program - Urban	Roussel Street - Cork to Manning	2551-1	Gundaroo	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 97	Roads	Road Resealing Program - Urban	Roussel Street - Lute to Myrick Tree	2551-3	Gundaroo	Pavement Management System to optimise road network condition	1-5	\$ 20,000	\$ 20,000	\$ 2,500					
R 98	Roads	Road Resealing Program - Urban	Ross Street - Pritchett to Church	1990-2	Yass	Pavement Management System to optimise road network condition	1-5	\$ 15,000	\$ 15,000	\$ 1,875					
R 99	Roads	Road Resealing Program - Urban	Ross Street - Irvine to Horton	1990-7	Yass	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 100	Roads	Road Resealing Program - Urban	Ross Street - Horton towards Shearby	1990-8	Yass	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 101	Roads	Road Resealing Program - Rural	Pyllip Drive - Segment 1	2032-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 102	Roads	Road Resealing Program - Rural	Santa Gertrudis Place - Segment 1	2035-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					
R 103	Roads	Road Resealing Program - Rural	Shingle Hill Way - Segment 1	2075-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 104	Roads	Road Resealing Program - Rural	Shingle Hill Way - Segment 3	2075-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 105	Roads	Road Resealing Program - Rural	Shingle Hill Way - Segment 4	2075-4	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 106	Roads	Road Resealing Program - Rural	Shingle Hill Way - Segment 5	2075-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 107	Roads	Road Resealing Program - Rural	Shingle Hill Way - Segment 6	2075-6	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 108	Roads	Road Resealing Program - Rural	Shingle Hill Way - Segment 7	2075-7	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 109	Roads	Road Resealing Program - Rural	South Street - Segment 2	2110-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 40,000	\$ 40,000	\$ 5,000					
R 110	Roads	Road Resealing Program - Rural	The Vineyards Road - Segment 1	2525-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 65,000	\$ 65,000	\$ 8,125					
R 111	Roads	Road Resealing Program - Rural	The Vineyards Road - Segment 2	2525-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 65,000	\$ 65,000	\$ 8,125					
R 112	Roads	Road Resealing Program - Rural	Valance Drive - Segment 1	2290-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 40,000	\$ 40,000	\$ 5,000					
R 113	Roads	Road Resealing Program - Rural	Wine Close - Segment 1	2317-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 35,000	\$ 35,000	\$ 4,375					
R 114	Roads	Road Resealing Program - Rural	Wargalla Road - Segment 155	2100-15-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 115	Roads	Road Resealing Program - Rural	Wells Place - Segment 1b	2563-1b	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 116	Roads	Road Resealing Program - Rural	Wells Place 1c	2563-1c	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 117	Roads	Road Resealing Program - Rural	Woolgala Road - Segment 1	2440-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 118	Roads	Road Resealing Program - Rural	Woolgala Road - Segment 25	2440-2-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 30,000	\$ 30,000	\$ 3,750					
R 119	Roads	Road Resealing Program - Urban	Worth Street - Mont to end	2400-1	Yass	Pavement Management System to optimise road network condition	1-5	\$ 15,000	\$ 15,000	\$ 1,875					
R 120	Roads	Road Resealing Program - Rural	Yass River Road - Segment 56	2480-56	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 121	Roads	Road Resealing Program - Rural	Yass River Road - Segment 38	2480-38	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125					
R 122	Roads	Road Resealing Program - Rural	Yass River Road - Segment 5	2480-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 123	Roads	Road Resealing Program - Rural	Black Range Road - Segment 11	280-11	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 124	Roads	Road Resealing Program - Rural	Black Range Road - Segment 12	280-12	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875					
R 125	Roads	Road Resealing Program - Rural	Black Range Road - Segment 135	280-13-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 5,000	\$ 5,000	\$ 625					
R 126	Roads	Road Resealing Program - Rural	Black Range Road - Segment 3	280-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 50,000	\$ 50,000	\$ 6,250					
R 127	Roads	Road Resealing Program - Rural	Baloney Creek Road - Segment 1	290-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625					
R 128	Roads	Road Resealing Program - Rural	Baloney Creek Road - Segment 2	290-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625					
R 129	Roads	Road Resealing Program - Rural	Bowring Road - Segment 1	365-1	Bowring	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625					
R 130	Roads	Road Resealing Program - Urban	Bowring Road - Red Hill to Playfair	365-5	Bowring	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 131	Roads	Road Resealing Program - Urban	Bowring Road - Playfair to Short	365-6	Bowring	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 132	Roads	Road Resealing Program - Urban	Bowring Road - Short to Silver	365-8	Bowring	Pavement Management System to optimise road network condition	1-5	\$ 10,000	\$ 10,000	\$ 1,250					
R 133	Roads	Road Resealing Program - Urban	Bowring Road - Silver to Montem	365-9	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 15,000	\$ 15,000	\$ 1,875					

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Item No.	Asset Classification	Program	Project	Asset ID & Segment No.	Area serviced	Strategic Justification	Time Period	Estimated Cost	100% Funded	Supported by Grant Funding	Constructed (Yes/No)	FF completed	Actual Cost	Actual Draw on Reserves
R 134	Roads	Road Resealing Program - Rural	Brooklands Road - Segment 1	2524-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 135	Roads	Road Resealing Program - Rural	Brooklands Road - Segment 2	2524-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 136	Roads	Road Resealing Program - Rural	Brooklands Road - Segment 35	2524-3-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 15,000	\$ 15,000	\$ 1,875				
R 137	Roads	Road Resealing Program - Rural	Broughton Circuit - Segment 1	1847-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875				
R 138	Roads	Road Resealing Program - Rural	Broughton Circuit - Segment 2	1847-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875				
R 139	Roads	Road Resealing Program - Rural	Broughton Circuit - Segment 3	1847-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 25,000	\$ 25,000	\$ 3,125				
R 140	Roads	Road Resealing Program - Rural	Caves Road - Segment 3	560-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 141	Roads	Road Resealing Program - Rural	Caves Road - Segment 4	560-4	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 142	Roads	Road Resealing Program - Rural	Caves Road - Segment 6	560-6	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 20,000	\$ 20,000	\$ 2,500				
R 143	Roads	Road Resealing Program - Rural	Childswa Road - Segment 1	490-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 144	Roads	Road Resealing Program - Rural	Childswa Road - Segment 2	490-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 145	Roads	Road Resealing Program - Rural	Childswa Road - Segment 3	490-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 146	Roads	Road Resealing Program - Rural	Childswa Road - Segment 4	490-4	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 147	Roads	Road Resealing Program - Rural	Childswa Road - Segment 5	490-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 148	Roads	Road Resealing Program - Rural	Childswa Road - Segment 6	490-6	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 149	Roads	Road Resealing Program - Rural	Childswa Road - Segment 7	490-7	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 150	Roads	Road Resealing Program - Rural	Childswa Road - Segment 8	490-8	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 151	Roads	Road Resealing Program - Rural	Childswa Road - Segment 9	490-9	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 152	Roads	Road Resealing Program - Rural	Clydeville Close - Segment 1	515-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 35,000	\$ 35,000	\$ 4,375				
R 153	Roads	Road Resealing Program - Rural	Cooks Hill Road - Segment 2	2485-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875				
R 154	Roads	Road Resealing Program - Rural	Cooks Hill Road - Segment 3	2485-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875				
R 155	Roads	Road Resealing Program - Rural	Cooks Hill Road - Segment 5	2485-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875				
R 156	Roads	Road Resealing Program - Rural	Cooks Hill Road - Segment 8a	2485-8a	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 40,000	\$ 40,000	\$ 5,000				
R 157	Roads	Road Resealing Program - Rural	Coolalie Road - Segment 1	550-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 158	Roads	Road Resealing Program - Rural	Coolalie Road - Segment 2	550-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 159	Roads	Road Resealing Program - Rural	Coolalie Road - Segment 5	550-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 160	Roads	Road Resealing Program - Rural	Coolalie Road - Segment 6	550-6	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 161	Roads	Road Resealing Program - Rural	Coolalie Road - Segment 75	550-7-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 35,000	\$ 35,000	\$ 4,375				
R 162	Roads	Road Resealing Program - Rural	Dicks Creek Road Segment 1	690-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875				
R 163	Roads	Road Resealing Program - Rural	Dicks Creek Road - Segment 2	690-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 55,000	\$ 55,000	\$ 6,875				
R 164	Roads	Road Resealing Program - Rural	Dicks Creek Road Segment 35	690-3-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 30,000	\$ 30,000	\$ 3,750				
R 165	Roads	Road Resealing Program - Rural	Dog Trap Road - Segment 12	710-12	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 166	Roads	Road Resealing Program - Rural	Dog Trap Road - Segment 3	710-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 167	Roads	Road Resealing Program - Rural	Dog Trap Road - Segment 4	710-4	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 168	Roads	Road Resealing Program - Rural	Dog Trap Road - Segment 5	710-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 169	Roads	Road Resealing Program - Rural	Dog Trap Road - Segment 6a	710-6a	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 20,000	\$ 20,000	\$ 2,500				
R 170	Roads	Road Resealing Program - Rural	Dog Trap Road - Segment 8	710-8	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 171	Roads	Road Resealing Program - Rural	Dog Trap Road - Segment 9	710-9	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 172	Roads	Road Resealing Program - Rural	Dorset Drive - Segment 1	715-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 173	Roads	Road Resealing Program - Rural	East Tallagandra Lane - Segment 1	2190-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 174	Roads	Road Resealing Program - Rural	East Tallagandra Lane - Segment 2	2190-2	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 175	Roads	Road Resealing Program - Rural	East Tallagandra Lane - Segment 3	2190-3	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 90,000	\$ 50,000	\$ 6,250				
R 176	Roads	Road Resealing Program - Rural	East Tallagandra Lane - Segment 5	2190-5	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				
R 177	Roads	Road Resealing Program - Rural	Keira Road - Segment 1	1200-1	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$ 45,000	\$ 45,000	\$ 5,625				

7.5 Yass Valley Development Contributions Plan 2018 - Review of Operation
Attachment A Appendix A Yass Valley Development Contributions Plan 2018 (Updated October 2021)

Item No.	Asset Classification	Program	Work Program				Strategic Justification	Time Period	Estimated Cost	Draw on Reserve			Program Status			
			Project	Asset ID & Segment No.	Area serviced					100% Funded	Supported by Grant Funding	Constructed (Yes/No)	FY completed	Actual Cost	Actual Draw on Reserves	
R 178	Roads	Road Resealing Program - Rural	Mountain Creek Rd - Segment 25	1809-25	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$	45,000	\$	45,000	\$	5,625			
R 179	Roads	Road Resealing Program - Rural	Mountain Creek Rd - Segment 7	1802-7	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$	60,000	\$	60,000	\$	7,500			
R 180	Roads	Road Resealing Program - Rural	Cakey Creek Road - Segment 25	2534-25	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$	45,000	\$	45,000	\$	5,625			
R 181	Roads	Road Resealing Program - Urban	Pullax Street - Lardlaw to Glebe	1880-1	Yass	Pavement Management System to optimise road network condition	1-5	\$	25,000	\$	25,000	\$	3,125			
R 182	Roads	Road Resealing Program - Urban	Pullax Street Glebe to Hume	1880-2	Yass	Pavement Management System to optimise road network condition	1-5	\$	40,000	\$	40,000	\$	5,000			
R 183	Roads	Road Resealing Program - Urban	Pullax Street - Hume to Ford	1880-3	Yass	Pavement Management System to optimise road network condition	1-5	\$	15,000	\$	15,000	\$	1,875			
R 184	Roads	Road Resealing Program - Urban	Pullax Street - O'Brien to Porell	1880-5	Yass	Pavement Management System to optimise road network condition	1-5	\$	10,000	\$	10,000	\$	1,250			
R 185	Roads	Road Resealing Program - Rural	Red Gum Drive - Segment 1	1945-1	Yass	Pavement Management System to optimise road network condition	1-5	\$	35,000	\$	35,000	\$	4,375			
R 186	Roads	Road Resealing Program - Rural	Shawbury Crescent - Segment 1	2070-1	Yass	Pavement Management System to optimise road network condition	1-5	\$	45,000	\$	45,000	\$	5,625			
R 187	Roads	Road Resealing Program - Rural	Wargella Road - Segment 10	2329-10	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$	45,000	\$	45,000	\$	5,625			
R 188	Roads	Road Resealing Program - Rural	Wargella Road - Segment 12	2329-12	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$	50,000	\$	50,000	\$	6,250			
R 189	Roads	Road Resealing Program - Rural	Wargella Road - Segment 6	2320-6	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$	45,000	\$	45,000	\$	5,625			
R 190	Roads	Road Resealing Program - Rural	Wargella Road - Segment 7	2320-7	Rest LGA	Pavement Management System to optimise road network condition	1-5	\$	45,000	\$	45,000	\$	5,625			
Total									\$	53,809,000	\$	53,809,000	\$	6,489,750		
Grand Total									\$	63,398,000	\$	63,113,000	\$	11,437,250		

7.6 WALKER PARK - REQUEST FOR ANNUAL USAGE FEE WAIVER

SUMMARY

Council has received a request from Yass United Rugby League Football Club Inc. and Yass Touch Football Association to waive current annual usage charge fees to the value of \$10,250. This is in-lieu of costs of field remediation work activities which have been incurred by their respective organisations at the Walker Park Sporting complex Yass.

RECOMMENDATION

That:

1. *The work undertaken for ground renovation at Walker Park by Yass United Rugby League Football Club & Yass Touch Football Association to the value \$10,250 be acknowledged and the clubs be thanked for their continued contribution to the development of sporting fields for their benefit as well as the benefit for the whole community*
2. *An audit of service levels for all Council managed community sporting facilities and recalculation of user fees and charges be undertaken in early 2022 prior to setting Council's Operational Plan*

FINANCIAL IMPLICATIONS

The annual user fee for Yass United Rugby League Football Club is \$1,845 and the fee for Yass Touch Football is \$3,850. A fee waiver would need to be approved for two years to cover this request if approved.

Council currently recovers approximately \$20,000 from all user groups of all sporting fields.

POLICY & LEGISLATION

Nil.

REPORT

1. Walker Park Playing Field Upgrades

In 2019, Yass United Rugby League Football Club (YURLFC) and Yass Touch Association (YTA) proposed a plan to Council staff to improve the playing surfaces at Walker Park, predominantly field 1 (Jim Beck Oval). They provided an independent report and proposal from a green keeping professional, Living Turf, to upgrade the playing surface through a targeted fertilising and weed spraying programme along with renovation and topdressing. The proposal had a total cost of approximately \$26,000 for chemicals and labour. Council would also be required to provide the 100 tonne of sand for topdressing which was not included in the estimate.

The works were commenced by staff within the allocated 2019/20 operational budget of \$12,000 for fertilisation and weed spraying. However, the total budget for the project was never agreed by Council and no additional budget allocation was made to complete all works. Prior to the topdressing and renovation, a decision was made not to proceed with the remainder of the program due to the extensive unapproved funding required to complete the works. Council had completed 5 months' work from a 12 month programme. This would have resulted in a sub optimal outcome, however the fields would have remained in a condition similar to previous years.

YURLFC and YTA subsequently paid to continue work on the program. A request has been received from YURLFC and YTA to waiver \$10,250 from current outstanding annual user fees to offset the work that was completed at their request. Commentary within the request (refer **Attachment A**) refers to other costs incurred by users to improve the facilities they use at the site as part of the wider capital works programme.

2. Walker Park Capital Works Program

Council was approached in 2017 by Yass United Rugby League Football Club Inc (YURLF) and the Canberra Region Rugby League (CRRL) regarding facility upgrading at Walker Park to allow finals games to be played at the site. CRRL indicated it would be necessary to have covered grandstand facilities, commentator and camera facilities, individual referee's rooms, upgraded lights and other site facilities.

Council staff applied for grant funding through NSW Government 'Stronger Country Communities fund' and the Commonwealth Government Australian Sports Commission. More than a million dollars was successfully received through Commonwealth & NSW State Government grant funding, approximately \$20,000 dollars donated from Walker Park user groups along with approximately \$500,000 dollars funding provided through Council reserves towards the projects. This combined funding contributed toward building a new grandstand (including a commentator's box and camera platform), sports field lighting for the whole site (4 full sized football fields), referees' rooms, disabled toilet, car parking and accessible pathways. All capital improvements proposed have been either completed or are currently being finalised this year and the project has taken over 2 years to achieve.

STRATEGIC DIRECTION

Key Pillar	4. Our Infrastructure
CSP Strategy	IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed
Delivery Program Action	IN4.1 - Develop and maintain new and existing recreational and community assets to address our communities needs in a sustainable manner
Operational Plan Activity	IN4.1.1 - Maintenance of sporting fields and playgrounds in accordance with user group needs

ATTACHMENTS: A. YURFC Fee Reimbursement Request [↓](#)



YASS UNITED RUGBY LEAGUE FOOTBALL CLUB INC

PO BOX 215, YASS NSW 2582

ABN 45 642 543 694

Mr Chris Berry

General Manager,

Yass Valley Council

Dear Chris,

As you are aware the amount of money being expended by Yass United Rugby League Football Club (YURLFC) on the new grandstand and main playing field at Walker Park is substantial. It can be broken down to the components below: -

1. Main Oval playing surface \$10,250 (YURLFC & Yass Touch)
2. Grandstand P.A. System \$13,000 (YURLFC)
3. The fitting out of both commentary boxes, including packing, cladding and painting \$5000 (YURLFC)
4. New Goal Posts \$5000 (Canberra Raiders)

Yass United Rugby League Football Club is happy to help with the completion of the grandstand as this will give the Yass Valley Council and residents of Yass Valley a first-class sporting facility after many years of indecision and neglect.

It is our understanding that Yass Valley Council stopped funding the surface restoration of the main playing field midway through an agreed restoration programme in February 2021, then cancelled the work all together, leaving a half prepared playing surface. Yass Touch Football and YURLFC stepped in to complete the work (with Yass Valley Council's knowledge and consent) so that the members of both clubs and the public would have a safe and playable surface for the coming seasons.

With this in mind we are asking Yass Valley Council, for the amount expended to complete the work, to be forgiven in the form of annual fees, or by negotiation with all parties concerned.

This is made up of: - 1. \$3850 Yass Senior Touch Association

2. \$6400 Yass United Rugby League Football Club

Hoping this meets with Yass Valley Council approval.

Yours Faithfully

Tim Clayton 
President YURLFC

Will Collins
President Yass Touch Association

7.7 CORONATION PARK MIRACLE SLIDE

SUMMARY

To make a determination on the miracle slide that was removed from Coronation Park in 2019.

RECOMMENDATION

That:

1. *Yass High School be thanked for their work to date to convert the miracle slide into an art piece*
2. *The miracle slide be disposed of and a history board be installed at Coronation Park*

FINANCIAL IMPLICATIONS

As the grant funding has been finalised, costs would need to be allocated from the 2021/22 Operational budget.

POLICY & LEGISLATION

Nil.

REPORT

1. Background

In 2019 Council removed the miracle slide at Coronation Park as part of the upgrade to the play equipment. As part of the Council resolution the slide was to be converted into a smaller artistic display to be installed at Coronation Park with a history board of past information installed alongside it (refer **Attachment A**).

Yass High School had volunteered to complete this task in which the slide was delivered to the school in 2019. The school provided Council with partially developed concepts (refer **Attachment B**) of what the slide could be converted into. The decision of the preferred design was due for approval by Council in 2020 but was disrupted by the COVID-19 pandemic.

Council in 2021 has been notified in writing by Yass High School that they are now unable to complete the project as previous students have since moved on COVID restrictions have prevented further work on the project.

2. Options

2.1 Option 1: Dispose of Slide/ Display History Board

Council dispose of the miracle slide (currently located at the High School) and install a History Board at Coronation Park in its replacement highlighting the history and significance of the slide within the community.

Associated Costs	Estimated Cost
Dispose of Slide	\$2,500
Develop context for History Board	\$800
Supply & Install History Board	\$2,000
OPTION ONE TOTAL COST:	\$4,300 (approx)

2.2 Option 2: Expression of Interest to Public to convert slide to Artistic Display

Advertise within the community an Expression of Interest for an individual/group to continue with the concepts from the High School and convert the slide into an artistic piece for display. This does not include the cost of completing the artwork if a commission is requested by the artist. This will require the slide to be made inoperable and unplayable unless the artist can ensure it complies with the relevant Australian Standards for playground equipment safety.

Associated Costs	Estimated Cost
Advertising – Expression of Interest	\$200
Relocation of Slide	\$3,000
Installation of Artistic piece	\$2,800
Update existing History Board (design attached)	\$1,000
OPTION TWO TOTAL COST (less any commissions):	\$7,000 (approx)

2.3 Option 3: Dispose of Slide

Council dispose of the slide and accept this report against Councils previous resolution.

Associated Costs	Estimated Cost
Dispose of Slide	\$2,500
OPTION THREE TOTAL COST:	\$2,500 (approx)

3. Recommendation

Based on the three options, the community significance, associated project risks and the current restrictions in place under the NSW Public Health Order have been evaluation and recommend that the best solution would be option one - dispose of the slide and install a history board.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed

Delivery Program Action IN4.1 - Develop and maintain new and existing recreational and community assets to address our communities needs in a sustainable manner

Operational Plan Activity IN4.1.1 - Maintenance of sporting fields and playgrounds in accordance with user group needs

ATTACHMENTS: A. History Board Draft Design [↓](#)
B. Yass High School Concept Designs [↓](#)

Coronation Park Miracle Slide

The Coronation Park Miracle slide was generously donated and installed by the Yass Apex Club in 1980 and was repaired and maintained over the years by the members. The Miracle slide was a local icon that provided hours of entertainment for adults and children, local and visiting, for almost 40 years.

After the playground and slide were updated in 2020, students from Yass High School undertook a project to recycle this piece of history and create a public art piece that could be installed at the park and enjoyed by the community for many more years to come.





8.1 RATES ARREARS

SUMMARY

This report provides Council with an update on rate arrears as at 30 September 2021. Rate arrears totalled \$1,241,261.36 as of 30 June 2021 and has been reduced to \$1,027,357.95 as of 30 September 2021, being a reduction of \$213,903.41 or 17.23 %.

RECOMMENDATION

That the report on rates arrears be noted.

FINANCIAL IMPLICATIONS

Nil.

POLICY & LEGISLATION

- Debt Recovery Policy

REPORT The rate arrears as at 30 June 2021 was \$1,241,61.36. This has been reduced by payments and totals \$1,027,357.95 as at 30 September 2021. There are seven (7) properties with arrears from 2015/16 included in the outstanding prior year balance which are being sold at auction on 17 November 2021.

In July 2021, a total of \$18,984,021.44 rates, charges, and interest were issued, with 33.64% paid in the first quarter of the 2021/22 financial year (refer Table 1 below).

Table 1: Rates, Charges, and Interest as at 30 September 2021

	Rates and Charges (including interest)	Amount Paid (July to Sept 2021)	Percentage Paid	Balance Outstanding
Arrears at 30/6/2021	\$1,241,261.36	\$213,903.41	17.23%	\$1,027,357.95
Billed since 1/7/21	\$18,984,021.44	\$6,385,671.60	33.64%	\$12,598,349.84
TOTAL	\$20,225,282.80	\$6,599,575.01	32.63%	\$13,625,707.79

STRATEGIC DIRECTION

Key Pillar 5. Our Civic Leadership

CSP Strategy CL4 - Actively investigate and communicate funding sources and collaboration opportunities

Delivery Program Action CL4.1 - Monitor and distribute information from government agencies relating to funding opportunities

Operational Plan Activity CL4.1.1 - Distribute grant opportunities to community groups

ATTACHMENTS: Nil

8.2 INVESTMENT AND BORROWINGS REPORT - SEPTEMBER 2021

SUMMARY

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments as of 30 September 2021. In accordance with paragraph (1)(b), it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

RECOMMENDATION

That the September 2021 Investment Report be noted.

FINANCIAL IMPLICATIONS

The investment portfolio assists with Council's cash flow and funding of projects identified in the Operational Plan.

POLICY & LEGISLATION

- s625 *Local Government Act 1993*
- Clause 212 *Local Government (General) Regulation 2005*
- Investment Policy

REPORT

1. Comments on Economic Climate

The RBA continues to hold the cash rate at 0.10%.

During September, global economic data was mixed. Some data remains strong, while other indicators surprised to the downside. This suggests that the initial boost to growth from the re-opening may have run its course. Retail sales and consumer confidence were weaker than expected in the US. This was similar in Europe and further signs of slowing Chinese growth.

While global growth looks to be moderating, inflationary pressures remain persistent. However, banks maintain that the current inflationary pressures will prove to be temporary.

Australian economic data released during September pointed to the impact of the lockdowns in Greater Sydney, and other Australian cities and regions. Sharp falls in retail sales, employment, and business activity surveys suggest that Q3 GDP will plummet, as analysts had feared.

The RBA remains optimistic that activity will recover quickly in 2022 once restrictions are eased. RBA Governor Lowe repeated the statements that he does not expect to raise interest rates until 2024 and said that he was puzzled why market pricing pointed to the RBA hiking rates in 2022.

Surveys of business and consumer confidence supported the RBA's optimism about the potential for a quick recovery. This was on the back of governments releasing their plans for re-opening.

Source: TCorp Economic commentary – September 2021

Summary of Movements in Council Investments for the Month of September 2021

Opening Balance 1 August 2021		\$23,200,000
Less Investments redeemed:		\$1,000,000
ME Bank	\$1,000,000	

Plus Investments placed:		\$3,500,000
JUDO Bank	\$1,000,000	
JUDO Bank	\$1,500,000	
Macquarie	\$1,000,000	
Closing Balance 31 August 2021		\$25,700,000

Valuations of Council investments are detailed in **Attachment A**.

2. Council Loans

Council has four loans with balance owing as of 30 June 2021 of \$15.46m. The table below provides loan details. Indicative repayments for 2021/22 are shown for both principal and interest, for all current loans. Balances will not change monthly as the most frequent repayment cycle is quarterly.

	Balance as at 30 June 2021	Projected Balance as at 30 June 2022	Interest rate	Comment	Principal 2021/22	Interest 2021/22
General Loan	\$ -	\$ -	-	-	\$ -	\$ -
Sewer - CBA Loan for Sewer Infrastructure	\$ 3,778,024	\$ 3,593,096	4.82% Fixed	Payable over 20 years, fully repaid in 2035/36	\$ 184,928	\$ 178,809
Water - NAB Dam wall	\$ 8,611,093	\$ 8,275,818	6.96% Fixed	Total loan over 30 years. Fixed rate period of 10 years to Aug 2022, to be renegotiated at that time	\$ 335,274	\$ 607,414
Water - Yass to Murrumbateman water supply (Tcorp)	\$ 1,988,019	\$ 1,761,055	2.55% Fixed	Payable over 10 years, fully repaid in 2029	\$ 226,964	\$ 48,536
Water main and pump station upgrades (Tcorp)	\$ 1,086,237	\$ 962,226	2.55% fixed	Payable over 10 years, fully repaid in 2029	\$ 124,011	\$ 26,519
TOTAL LOANS	\$ 15,463,373	\$ 14,592,195			\$ 871,177	\$ 861,278

STRATEGIC DIRECTION

Key Pillar 5. Our Civic Leadership

CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community

Delivery Program Action CL1.6 - Maximise Council's ability to generate income

Operational Plan Activity CL1.6.3 - Review commercial activities to ensure Council is maximising returns

ATTACHMENTS: A. Investment Report - September 2021 [↓](#)

8.2 Investment and Borrowings Report - September 2021

Attachment A Investment Report - September 2021

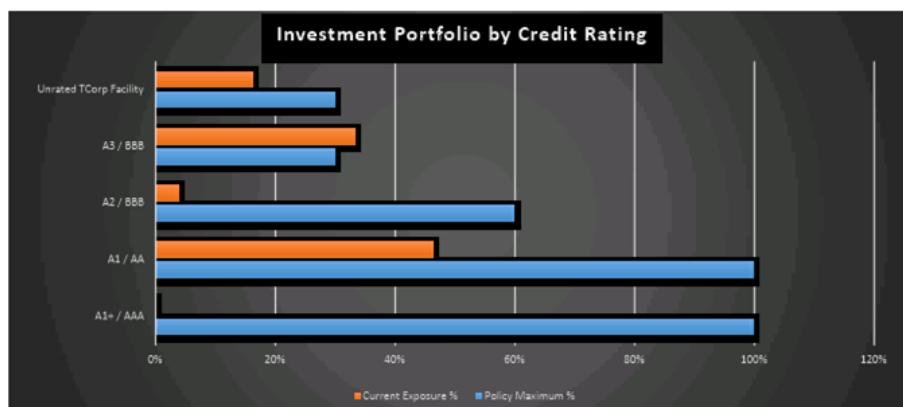
a) Council Investments as at 30 September, 2021

Investment Type	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
Cash Working Accounts						
NAB Working Account ¹	4,418,272.48	A1/AA	n/a	n/a	at call	0.25%
Tcorp Strategic Cash Facility ²	5,874,722.17	unrated	n/a	n/a	at call	0.65%
	10,292,994.65					
Term Deposits < 12 Months						
NAB Term Deposit	2,700,000.00	A1/AA	27/09/21	25/04/22	210	0.28%
NAB Term Deposit	2,000,000.00	A1/AA	30/08/21	29/11/21	91	0.25%
BOQ	1,400,000.00	A2/BBB	30/09/21	31/03/22	182	0.33%
AMP	2,000,000.00	BBB+	05/08/21	05/07/22	334	0.75%
AMP	2,000,000.00	BBB+	01/12/20	01/12/21	365	0.75%
AMP	1,000,000.00	BBB+	15/07/21	11/01/22	180	0.50%
ME	1,000,000.00	BBB+	02/07/21	28/01/22	210	0.45%
JUDO Bank	1,000,000.00	A3/BBB-	23/09/21	22/03/22	180	0.53%
JUDO Bank	1,500,000.00	A3/BBB-	06/09/21	06/09/22	365	0.80%
Bendigo Bank	1,500,000.00	BBB+	06/09/21	08/03/22	183	0.20%
Macquarie	1,000,000.00	BBB+	08/12/20	03/11/21	330	0.50%
Macquarie	1,000,000.00	BBB+	06/09/21	08/03/22	183	0.40%
CBA	2,100,000.00	A1/AA	28/04/21	25/10/21	180	0.34%
CBA	2,000,000.00	A1/AA	31/05/21	30/11/21	183	0.33%
CBA	1,500,000.00	A1/AA	21/09/21	19/01/22	120	0.26%
CBA	2,000,000.00	A1/AA	10/08/21	07/02/22	181	0.30%
	25,700,000.00					
Total Short Term	35,992,994.65					
Investment Property						
Hawthorn - Current Fair Value	4,350,000.00	Revalued March 2020				

1. The NAB account balance shown above includes deposits at month end not processed to Council's financial system and excludes cheques that have not been presented.
2. Tcorp Strategic Cash Facility is an allowable investment under the Ministerial Order.

b) Investment Exposure by Credit Rating Type

S&P Rating (or equivalent)	Policy Maximum %	Current Exposure %	Current Investment \$
A1+ / AAA	100%	0.00%	-
A1 / AA	100%	46.45%	16,718,272.48
A2 / BBB	60%	3.89%	1,400,000.00
A3 / BBB	30%	33.34%	12,000,000.00
Unrated TCorp Facility	30%	16.32%	5,874,722.17



c) Exposure to a Single Institution

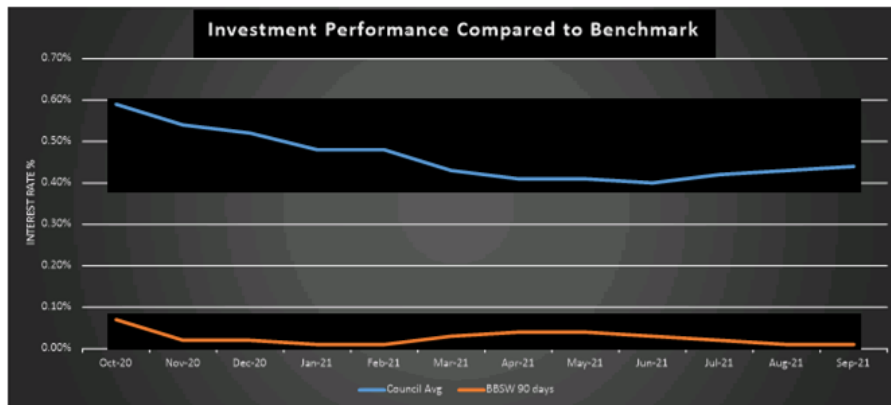
Institution	S&P Rating	Policy Maximum %	Current Exposure %	Current Investment \$
NAB	A1/AA	100%	25.33%	9,118,272.48
AMP	BBB	60%	13.89%	5,000,000.00
IMB	A3	30%	0.00%	-
CBA	A1/AA	100%	21.12%	7,600,000.00
BOQ	A2/BBB	60%	3.89%	1,400,000.00
Macquarie	BBB	60%	5.56%	2,000,000.00
Judi Bank	A3/BBB-	30%	6.95%	2,500,000.00
ME	BBB	60%	2.78%	1,000,000.00
Bendigo	BBB	60%	4.17%	1,500,000.00
TCorp	unrated	30%	16.32%	5,874,722.17

d) Investment Portfolio Performance

UBS 90 day bank bill index

Investment Performance vs Benchmark

	Investment Portfolio return (%pa)	Benchmark: BBSW 90 day Bank Bill Index (source RBA)
1 month average	0.44%	0.01%
3 month average	0.43%	0.01%
6 month average	0.42%	0.03%
12 month average	0.46%	0.03%



8.3 1ST QUARTER BUDGET REVIEW 2021/22

.SUMMARY

This report represents the first 2021-22 Quarterly Budget Review Statements (QBRS) for the period 1 July to 30 September 2021. Council's projected year end net operating result before capital is expected to decrease from a budgeted surplus of \$32k to a budgeted deficit of \$349k for 2021/22 financial year.

RECOMMENDATION

That:

1. *The Quarterly Budget Review Statements adjustments, as detailed in the attachments, be adopted and the relevant income and expenditure budget adjustments be approved.*
2. *In accordance with the Local Government (General) Regulation (NSW) Clause 203 (2)(a), Council's financial position as at 30 September 2021 is satisfactory, having regard to revised projected estimates of income and expenditure, and the original budgeted income and expenditure.*

FINANCIAL IMPLICATIONS

The details of Council's projected year end net operating result before capital changes for the 2021/22 financial year are contained within the following report.

POLICY & LEGISLATION

- *Local Government Act 1993; Local Government General Regulation 2005; Office of Local Government 2010 QBRS Guidelines.*

REPORT

1. Background

In accordance with Clause 203 (Budget Review Statements and Revision of Estimates) *Local Government (General) Regulations 2005*:

- (1) Not later than 2 months after the end of each quarter, the responsible accounting officer of a Council must prepare and submit to the Council a budget review statement that shows, by reference to the estimate of income and expenditure set out in the Council's Revenue Policy included in the Operational Plan for the relevant year, a revised estimate of the income and expenditure for that year.
- (2) A budget review statement must include or be accompanied by:
 - (a) A report as to whether or not the responsible accounting officer believes that the statement indicates that the financial position of the Council is satisfactory, having regard to the original estimate of income and expenditure; and
 - (b) If that position is unsatisfactory, recommendation for remedial action.

In accordance with Clause 211 (Authorisation of expenditure) *Local Government (General) Regulations 2005*:

- (1) A council, or a person purporting to act on behalf of a council, must not incur a liability for the expenditure of money unless the council at the annual meeting held in accordance with subclause (2) or at a later ordinary meeting:
 - (a) has approved the expenditure, and
 - (b) has voted the money necessary to meet the expenditure.

2. Budget Review

This Quarterly Budget Review Statement (QBRs) presents a summary of Council's financial position at the end of the first quarter for the financial year ended 30 June 2022.

The quarterly budget review process is the mechanism through which Council and the community are informed of Council's progress against the Operational Plan (annual budget), together with recommendations for changes and reasons for any budget variations.

The QBRs details appear as **Attachment A** and has been produced in accordance with the guidelines and standards issued by the Office of Local Government.

Council is provided with a breakdown of the budget and actuals by functional/service unit and key performance indicators (financial ratios).

2.1 Summary

Council's original budgeted operational revenue was \$43.429M. After the first quarter budget review, and a number of budget adjustments outside of the QBRs process, Council is now expecting operational revenue of \$49.095M. The majority of this is due to additional capital grant funding opportunities being secured.

Council's original operational expenditure budget of \$31.727M has increased slightly to \$31,905M predominantly due to carry forward of works not completed in the previous financial year totally \$299K.

Council's capital budget had also increased from \$17.779M to \$36.19M due to additional grant funds secured for additional works, along with capital works being carried forward into this financial year of approximately \$12M.

2.2 Operational Budget Result

As a result of this budget review, Council's projected year end net operating result before capital is expected to decrease from a budgeted surplus of \$32K to a budgeted deficit of \$349K for 2021/22. The primary driver of this result is due to operational works funded from Council's general revenue carried over into 2021/22. Below are a few items included in this criterion:

- \$74,420 Strategic Planning
- \$21,000 Mainstreet lighting (Christmas)
- \$174,500 ICT improvements
- \$18,500 WHS system upgrade

2.3 Capital Budget Result

As a result of this budget review, Council's anticipated expenditure on capital items is expected to increase by \$18.4M for 2021/22. This is primarily due to capital works being carried forward into 2021/22 of approximately \$12M and additional grant funding of \$5M allowing for additional capital works to be undertaken.

STRATEGIC DIRECTION

Key Pillar	5. Our Civic Leadership
CSP Strategy	CL1 - Effect resourceful and respectful leadership and attentive representation of the community
Delivery Program Action	CL1.4 - Be compliant, more efficient and effective
Operational Plan Activity	CL1.4.2 - All regulated compliance is adhered to

ATTACHMENTS: A. Quarter 1 Budget Review Statement as at 30 September 2021. [↓](#)

Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

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Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

30 September 2021

It is my opinion that the Quarterly Budget Review Statement for Yass Valley Council for the quarter ended 30/09/21 indicates that Council's projected financial position at 30/6/22 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: 5/10/2021

Tracy Sligar
Responsible Accounting Officer

8.3 1st Quarter Budget Review 2021/22
Attachment A Quarter 1 Budget Review Statement as at 30 September 2021.

Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Income & Expenses Budget Review Statement

Budget review for the quarter ended 30 September 2021

Income & Expenses - Council Consolidated

(\$000's)	Original Budget 2021/22	Approved Changes					Revised Budget 2021/22	Variations for this Sep Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs					
Income											
Rates and Annual Charges	18,472						18,472			18,472	18,566
User Charges and Fees	6,571						6,571			6,571	1,117
Interest and Investment Revenues	230						230			230	16
Other Revenues	456						456			456	29
Grants & Contributions - Operating	5,189						5,189	(203)	2	4,986	1,099
Grants & Contributions - Capital	11,670		5,169				16,839	700	1	17,539	2,496
Net gain from disposal of assets	458						458			458	93
Share of Interests in Joint Ventures	-						-			-	
Other income	383						383			383	78
Total Income from Continuing Operations	43,429	-	5,169	-	-	-	48,598	497		49,095	23,494
Expenses											
Employee Costs	13,118						13,118	55	4	13,173	2,778
Borrowing Costs	1,181						1,181			1,181	124
Materials & Services	10,437	285					10,722	(176)	3	10,546	1,771
Depreciation	6,006						6,006			6,006	-
Other Expenses	985	14					999			999	157
Total Expenses from Continuing Operations	31,727	299	-	-	-	-	32,026	(121)		31,905	4,830
Net Operating Result from Continuing Operation	11,702	(299)	5,169	-	-	-	16,572	618		17,190	18,664
Discontinued Operations - Surplus/(Deficit)							-			-	-
Net Operating Result from All Operations	11,702	(299)	5,169	-	-	-	16,572	618		17,190	18,664
Net Operating Result before Capital Items	32	(299)	-	-	-	-	(267)	(82)		(349)	16,168

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 30/09/2021 and should be read in conjunction with the total QBRs report

8.3 1st Quarter Budget Review 2021/22
Attachment A Quarter 1 Budget Review Statement as at 30 September 2021.

Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Income & Expenses Budget Review Statement

Budget review for the quarter ended 30 September 2021

Income & Expenses - Council Consolidated

(\$000's)	Original Budget 2021/22	Approved Changes					Revised Budget 2021/22	Variations for this Sep Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRS	Sep QBRS	Dec QBRS	Mar QBRS					
Income											
Governance	-	-	-	-	-	-	-	-	-	-	-
Administration	15,714	-	-	-	-	-	15,714	-	-	15,714	12,090
Public Order & Safety	260	-	-	-	-	-	260	-	-	260	13
Health	144	-	-	-	-	-	144	-	-	144	6
Environment	3,910	-	-	-	-	-	3,910	-	-	3,910	3,134
Housing & Community Amenities	1,297	-	-	-	-	-	1,297	(3)	-	1,294	401
Water Supplies	4,844	-	2,543	-	-	-	7,387	-	-	7,387	2,502
Sewerage Services	2,491	-	-	-	-	-	2,491	-	-	2,491	2,441
Recreation & Culture	2,053	-	-	-	-	-	2,053	-	-	2,053	16
Transport & Communication	11,283	-	2,626	-	-	-	13,909	500	-	14,409	2,319
Economic Affairs	1,433	-	-	-	-	-	1,433	-	-	1,433	572
Total Income from Continuing Operations	43,429	-	5,169	-	-	-	48,598	497		49,095	23,494
Expenses											
Governance	370	-	-	-	-	-	370	-	-	370	36
Administration	6,766	194	-	-	-	-	6,960	-	-	6,960	1,166
Public Order & Safety	1,297	-	-	-	-	-	1,297	-	-	1,297	299
Health	-	-	-	-	-	-	-	-	-	-	-
Environment	4,448	10	-	-	-	-	4,458	55	-	4,513	735
Community Services & Education	-	-	-	-	-	-	-	-	-	-	-
Housing & Community Amenities	2,367	74	-	-	-	-	2,441	24	-	2,465	468
Water Supplies	4,216	-	-	-	-	-	4,216	-	-	4,216	551
Sewerage Services	1,931	-	-	-	-	-	1,931	-	-	1,931	183
Recreation & Culture	2,286	-	-	-	-	-	2,286	-	-	2,286	411
Transport & Communication	6,337	-	-	-	-	-	6,337	(200)	-	6,137	744
Economic Affairs	1,709	21	-	-	-	-	1,730	-	-	1,730	237
Total Expenses from Continuing Operations	31,727	299	-	-	-	-	32,026	(121)		31,905	4,830
Net Operating Result from Continuing Operations	11,702	(299)	5,169	-	-	-	16,572	618		17,190	18,664
Discontinued Operations - Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-	-
Net Operating Result from All Operations	11,702	(299)	5,169	-	-	-	16,572	618		17,190	18,664
Net Operating Result before Capital Items	32	(299)	-	-	-	-	(267)	(82)		(349)	16,168

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/09/2021 and should be read in conjunction with the total QBRS report

Yass Valley Council

Quarterly Budget Review Statement

for the period 01/07/21 to 30/09/21

Income & Expenses Budget Review Statement

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	Fixing Local Roads Round 3 for \$500k and \$200k of the Block grant to be reallocated from funding operating expenditure to funding capital works
2	\$200k of Black grant moved from funding operational expenditure to funding capital works. \$3k of unspent grant for Hands on for Less Waste to be refunded back to grant provider
3	\$55k for workers compensation insurance
4	\$200k reallocated from operating expenditure to capital expenditure, inline with reallocation of grant funds. Approx \$30k allocated from unexpended grants to cover the final expenditure incurred from the online planning portal grant funds.

Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Capital Budget Review Statement

Budget review for the quarter ended 30 September 2021

Capital Budget - Council Consolidated

('\$000's)	Original Budget 2021/22	Approved Changes					Revised Budget 2021/22	Variations for this Sep Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry	Other than	Sep	Dec	Mar					
		Forwards	by QBRs	QBRs	QBRs	QBRs					
Capital Expenditure											
New Assets											
- Plant & Equipment	47	19					66	-		66	7
- Land & Buildings	198	1,637	55				1,890			1,890	443
- Roads, Bridges, Footpaths	1,000	942	1,782				3,724	(28)	1	3,696	31
- Stormwater	-	42					42			42	9
- Water Supply Network	1,112	128	2,593				3,833			3,833	5
- Sewerage Network	-	848					848			848	351
- Other Open Space / Recreational Assets	1,785	152					1,937	(6)	2	1,931	54
- Waste	60	19					79			79	24
Renewal Assets (Replacement)											
- Plant & Equipment	1,566	469					2,035	-		2,035	573
- Land & Buildings	15	290					305			305	-
- Roads, Bridges, Footpaths	9,755	5,383	1,154				16,292	693	1	16,985	1,138
- Stormwater	-	-					-			-	-
- Water Supply Network	760	903					1,663			1,663	93
- Sewerage Network	610	80					690	150	3	840	12
- Other Open Space / Recreational Assets	-	626					626			626	355
- Waste	-	480					480			480	-
Loan Repayments (Principal)	871						871			871	295
Total Capital Expenditure	17,779	12,018	5,584	-	-	-	35,381	809		36,190	3,390
Capital Funding											
Rates & Other Untied Funding	798	1,504					2,302			2,302	
Capital Grants & Contributions	12,207		5,169				17,376	700	4	18,076	2,496
Reserves:											
- External Restrictions/Reserves	3,517	9,169	360				13,046	109	5	13,155	801
- Internal Restrictions/Reserves	799	1,345	55				2,199			2,199	
New Loans							-			-	
Receipts from Sale of Assets											
- Plant & Equipment	458						458			458	93
Total Capital Funding	17,779	12,018	5,584	-	-	-	35,381	809		36,190	3,390
Net Capital Funding - Surplus/(Deficit)	-	-	-	-	-	-	-	-		-	-

This statement forms part of Councils Quarterly Budget Review Statement (QBRs) for the quarter ended 30/09/2021 and should be read in conjunction with the total QBRs report

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Budget Variations being recommended include the following material items:

[illegible]

8.3 1st Quarter Budget Review 2021/22
Attachment A Quarter 1 Budget Review Statement as at 30 September 2021.

Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Cash & Investments Budget Review Statement

Budget review for the quarter ended 30 September 2021

Cash & Investments - Council Consolidated

(\$000's)	Opening Balance 2021/22	Approved Changes						Revised Balance 2021/22	Variations for this Sep Qtr	Notes	Projected Year End Result	Actual YTD figures
		Original Budget	Carry Forward	Other than by QBRs	Sep QBRs	Dec QBRs	Mar QBRs					
Externally Restricted ⁽¹⁾												
Unexpended Grants	5,198	-	(5,054)					144	11	1	155	155
Water Supplies	3,751	(1,144)	(296)					2,311			2,311	2,311
Sewerage Services	4,073	345	(928)					3,490			3,490	3,490
Waste Management	2,711	474	(499)					2,686	(55)	2	2,631	2,631
Stormwater Management	231	58	(28)					261			261	261
S64 Water	3,002	-	(100)					2,902			2,902	2,902
S64 Sewer	1,082	-	-					1,082	(150)	3	932	1,082
Heavy Haulage	1,384	-	-					1,384			1,384	1,384
S7.11 Yass Valley Council Area	4,722	(33)	(2,292)	(310)				2,087			2,087	2,087
Total Externally Restricted	26,154	(300)	(9,197)		-	-	-	16,347	(194)		16,153	16,303
(1) Funds that must be spent for a specific purpose												
Internally Restricted ⁽²⁾												
Plant & Vehicle Replacement	1,949	(381)	(319)					1,249			1,249	1,249
Employee Leave Entitlement	820	-	-					820			820	820
Binalong Pool	22	(10)	-					12			12	12
Comur Street Rehabilitation	20	-	-					20			20	20
Infrastructure	1,453	(166)	(646)					641			641	641
Local Government Elections	134	(130)	-					4			4	4
Murrumbateman S355	123	-	-					123			123	123
Quarry Rehabilitation	106	-	-					106			106	106
Roads	369	50	-					419			419	419
Victoria Park	621	(60)	(231)					330			330	330
Electricity Savings Reserve	97	-	-					97			97	97
General Revenue Carry Forward	1,777	-	(1,783)					(6)	6	4	-	-
Total Internally Restricted	7,491	(697)	(2,979)		-	-	-	3,815	6		3,821	3,821
(2) Funds that Council has earmarked for a specific purpose												
Unrestricted (ie. available after the above Restricti	42	997	12,176		-	-	-	13,215	-		13,525	15,869
Total Cash & Investments	33,687							33,687	(188)		33,499	35,993

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 30/09/2021 and should be read in conjunction with the total QBRs report

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Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Cash & Investments Budget Review Statement

Comment on Cash & Investments Position

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$35,992,995

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 30/09/21

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual balances held as follows:

\$ 000's

Cash at Bank (as per bank statements)
Investments on Hand

4,418
31,575

Reconciled Cash at Bank & Investments

35,993

Balance as per Review Statement:

35,993

Difference:

-

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

1 Adjustment to reserve balances due to changes in unexpended grants as at 30 June 2021 as late invoices came in.

2 \$55k to cover workers compensation costs for the Waste business unit

3 Funding from Sewerage s64 reserve for proposed upgrade to the Sewerage Pump Station.

4 Adjustment to reserve balances due to changes in general revenue carried forward as at 30 June 2021 as late invoices came in.

8.3 1st Quarter Budget Review 2021/22

Attachment A Quarter 1 Budget Review Statement as at 30 September 2021.

Yass Valley Council

Quarterly Budget Review Statement for the period 01/07/21 to 30/09/21

Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 30 September 2021

(\$000's)	Current Projection		Original Budget 21/22	Actuals Prior Periods	
	Amounts 21/22	Indicator 21/22		20/21	19/20

NSW Local Government Industry Key Performance Indicators (OLG):

1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	- 807	-2.6 %	7.67 %	-1.35 %	12.08 %
Operating Revenue (excl. Capital Grants & Contributions)	31,098				

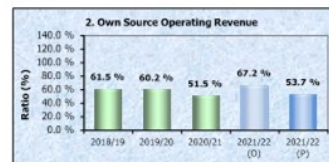
This ratio is projecting a result below the benchmark of -2.6%. This is due to adjustments to the budget to bring in additional capital grant funding and costs associated with carry forward work.



2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	26,112	53.7 %	67.15 %	51.50 %	60.23 %
Total Operating Revenue (incl. Capital Grants & Cont)	48,637				

This ratio is sitting below the benchmark primarily due to substantial grant income budgeted for.



3. Unrestricted Current Ratio

Current Assets less all External Restrictions	36,880	3.68	0.00	3.36	1.39
Current Liabilities less Specific Purpose Liabilities	10,035				

This ratio hasn't been calculated for the original budget. Council is sitting just above the benchmark of >1.5 times. This is due to a reduction in our liabilities and external restrictions as work progresses through the year.



Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Contracts Budget Review Statement

Budget review for the quarter ended 30 September 2021

Part A - Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
Hewatt Civil Pty Ltd	Nanima Road Rehabilitation	1,100,000	01/07/21	6 months	Y	
Divalls T/as Denrith Pty Ltd	Yass Valley Heavy patching	1,500,000	01/07/21	3 years	Y	
Norman McMahon Patches T/as Patches Asphalt	Resealing	2,500,000	01/07/21	3 years	Y	
Yass Valley Earthworks	Yass Learn to Ride Centre	100,360	01/08/21	3 months	Y	
Wstech Engineering Pty Ltd	Supply & delivery of bulk skip bins	60,000	01/09/21	4 months	Y	

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

Yass Valley Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	13,211	Y
Legal Fees	-	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Expenditure included in the above YTD figure but not budgeted includes:

Details

8.4 LIBRARY OVERDUE FINES

SUMMARY

This report provides a discussion of the growing trend in public libraries to cease charging overdue fines and provides an argument for the abolishment of overdue fines for the Yass Valley Library.

RECOMMENDATION

That all current overdue fines be waived and charging overdue library fees be discontinued

FINANCIAL IMPLICATIONS

Library fines have not been included in the library's annual operating budget prior to 2017. There are currently 1,400 overdue library fees amounting to \$8,252 for the period 2017 to 2021.

POLICY & LEGISLATION

Nil

REPORT In May 2017 Council determined to support a trial period of suspension of overdue library fines for the period 1 July 2017 to 31 December 2017. Due to changes in staff and management, the suspension of overdue fines is still in effect today.

Libraries are accessible and inclusive community spaces. There is a world-wide trend for the abolishment of library fines in a bid to remove barriers to bring people back to the library, as well as encourage others who avoid the service in fear of accruing fines. Removing library fines makes our library service more accessible to all, in particular the most vulnerable in our communities. Over 30 NSW library services have removed overdue fines in recent times. The Australian Library and Information Association (ALIA) Australian Public Library Alliance (APLA) statement on fines for overdue items in Australian public libraries supports the removal of overdue fines on the grounds that:

- Library fines undermine one of the core principles of public libraries - the provision of free and universal access to information
- The people who can least afford to pay fines are often the ones who need the library service the most
- There is no evidence that overdue fines encourage meaningful compliance
- Library fines create a disproportionate administrative burden on staff

The full statement can be found at <https://www.alia.org.au/alia-australian-public-library-alliance-apla-statement-fines-overdue-items-australian-public>.

At the 2019 New South Wales Public Library Association (NSWPLA) annual general meeting, a motion was unanimously endorsed that Councils support removing library overdue fines based on the following explanation:

- **Historical context:** Library fines were introduced as an incentive for clients to return their library items promptly. This, in theory, would allow the items to be circulated more frequently. Library items were expensive, did not go out of date quickly, and remained on library shelves for lengthy periods. Fines were a way of imposing social responsibility
- **Modern context:** Library items are currently more affordable, go out of date quickly, and have a shorter library shelf life. Online catalogues mean clients can easily reserve items and there is less need to maintain books on the shelves for browsing. Modern clients are often time poor, balancing work, life, and family responsibilities. Renewing library items is not a high priority for these clients. In addition, social norms around accumulating library fines have changed

Prior to 2017, while Yass was still under the Southern Tablelands Regional Library Service, fines for outstanding items were collected via the distribution of an informal notice. Invoices for the outstanding fines were not sent and there is no formal link between Amlib, the Library Management System (LMS) used at the time, and finance management systems at Yass Valley Council. This is still the case today with the library's new LMS and Magiq systems. The implementation of a library fine collection module could be quite costly.

By removing the barrier of fines, we believe that it has increased the recovery of our assets and have a positive effect on the resource budget. It is unclear how much could be recovered in this way but evidence from other libraries has found this to be substantial. Libraries world-wide who have removed overdue fees have reported on seeing an increase in membership, circulation, and recovery of long overdue or lost items. Although there may be a small direct negative financial impact in revenues, this is offset in savings in administration processes, increased staff availability, and access for the community. Removal of overdue fines offer a significant enhancement to the service appeal and removing a barrier that prevents some from accessing or returning to the service.

There are benefits to staff wellbeing and safety as negative interactions are significantly reduced with staff no longer having to explain and collect fines. It also removes the embarrassment that some patrons may feel when they are told they have an overdue fine – an issue that staff are particularly aware of with young mothers and older patrons who may be living with dementia.

In place of charging overdue fines, Yass Valley Library Service are using a system of temporary restrictions on membership as a lever. This would enable the library service to:

- Maintain capacity to recover costs for lost items
- Use more cost effective and reliable electronic communications
- Use restrictions on membership as the lever for incentivising compliance

To achieve this, the library is limiting borrowing rights of members if one or more items are overdue for more than 28 days; and actively informing, engaging, and educating library users about the shared responsibility for the collection, and the fact that the responsible return of items is expected.

Success is measured by the reduced number of long overdue items and loans (physical); increased number of visits (physical customer feedback); and active membership numbers. This method incentivises borrowers and provides those who cannot afford fines with a genuine alternative for accessing library resources without fear of unaffordable charges. We support equal access to resources and services for all the community regardless of their ability to pay.

Removing overdue fines from the Council's fees and charges we bring the service into line with best practice reflected in worldwide trends and initiatives, provide greater access for all the community, reduce staff workload and stress, encourage library use and membership, increase resources recovery, create a more equitable service not based on ability to pay, increase staff capacity for interaction rather than transaction service delivery, and enhance the library and Council's image.

STRATEGIC DIRECTION

Key Pillar	3. Our Community
CSP Strategy	CO1 - Facilitate and encourage equitable access to community infrastructure and services, such as health care, education and transport
Delivery Program Action	CO1.1 - Provide an accessible library service to all of the community
Operational Plan Activity	CO1.1.1 - Implement programs at the library for all of our community

ATTACHMENTS: Nil

9.1 TENDER EVALUATION - MURRUMBATAMAN ROAD SAFETY UPGRADE - YVC.IA.36.2021

SUMMARY

This report provides advice and recommendations on the submission of tenders for the Murrumbateman road Safety Upgrade, funded by the Federal Government Black Spot 2021/22 grant program, under contract YVC.IA.36.2021.

RECOMMENDATION

This item be classified CONFIDENTIAL in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied

FINANCIAL IMPLICATIONS

The budget for the tendered works is \$660,000 which is fully funded by the Black Spot grant. No further funds are expected to be required for this project. Council has previously resolved to receive this grant and it has now been placed in Council's 2021/22 Operational Plan and budget.

POLICY & LEGISLATION

- Local Government Act 1993

REPORT

1. Background

Council manages an extensive road network of over 1,200km throughout the Local Government Area (LGA). Council has received funding under the Federal Governments Blackspot Grant funding 2021/22 program, and intends to undertake specialised works to improve road safety.

Murrumbateman Road will be the first location under this round of funding. The section of road commencing 1.7km and concluding 4.3km west of the Nanima Road intersection, has been identified and supported for various safety upgrades.

The works will include shoulder widening on curves, audio tactile centre and edge line marking throughout the length of the project, construction of clear zones and the installation of flexible barriers in key locations.

2. Tender

Tenders were called on 17 September 2021 and closed on 11 October 2021. Two (2) tenders were received from the following organisations:

Organisation	Address
Denrith Pty Ltd	182 Carrick Road, Goulburn NSW 2580
Guideline ACT Pty Ltd	16B Bass Street, Queanbeyan NSW 2620

A report on the tender evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Deliver annual program for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: Nil

9.2 TENDER EVALUATION - SAFETY AROUND SCHOOLS - YVC.IA.37.2021

SUMMARY

This report provides advice and recommendations on the submission of tenders for the Safety around Schools project funded by the Federal and State Governments Road Safety Program, School Zone Infrastructure Sub Program, under contract YVC.IA.37.2021.

RECOMMENDATION

This item be classified CONFIDENTIAL in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied.

FINANCIAL IMPLICATIONS

The following projects are fully funded under the Federal and State Governments Road Safety Program, School Zone Infrastructure Sub Program:

- Rossi Street, Mt Carmel – estimated cost - \$64,000
- Grand Junction Road, Berinba – estimated cost - \$213,306
- Lot Street, Gundaroo Public School - estimated cost - \$64,000

The following projects are fully funded under the 2021/22 NSW Block Grant Program

- Sutton pedestrian refuge -Bywong Street, Sutton - \$60,000

POLICY & LEGISLATION

- *Local Government Act 1993*

REPORT

1. Background

Council has received funding under the Federal and State Governments Road Safety Program, School Zone Infrastructure Sub Program, and intends to undertake several school safety projects in the LGA. The following safety upgrades have been identified at 4 local schools:

Project	Location	Details
Sutton pedestrian refuge	Bywong St, Sutton	Construct pedestrian refuge, kerb ramps and extend pathway to edge of road to connect with existing pathways
Gundaroo School parking upgrades	Lot St, Gundaroo	Install pedestrian refuge, upgrade existing carpark including adding a disabled carpark, construct a shared pathway and create a 'kiss and drop' zone
Berinba School connectivity upgrade	Morton Ave – Church St, Yass	Construct 450m shared pathway and two pedestrian refuges from Morton Ave to Church St to linking with existing paths
Mt Carmel School Crossing upgrade	Rossi Street, Yass	Upgrade the existing school crossing

2. Tender

Tenders were called on 17 September 2021 and closed on 11 October 2021. One (1) tender was received from the following organisation:

Organisation	Address
Denrith Pty Ltd T/A Divalls	17090 Hume Highway, Goulburn NSW 2580

A report on the tender evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Deliver annual program for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: Nil

9.3 TENDER EVALUATION - BANGO BRIDGE REPLACEMENT - YVC.IA.25.2021 & RFT2021/31

SUMMARY

This report provides advice and recommendations on the submission of tenders for the Bango Bridge Replacement project, funded by the Fixing Country Bridges grant program and Yass Valley Council, under contract YVC.IA.25.2021 and RFT2021/31.

RECOMMENDATION

This item be classified CONFIDENTIAL in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied

FINANCIAL IMPLICATIONS

Council received funding of \$288,000 under the Fixing Country Bridges grant program and allocated a \$50,000 contribution to create a total budget of \$338,000, which has already been included in the 2021/22 Operational Plan and budget.

POLICY & LEGISLATION

- Local Government Act 1993
- Clause 178 Local Government (General) Regulation 2021

REPORT

1. Background

Council manages an extensive road network of over 1,200km throughout the Local Government Area (LGA). Council has received funding under the NSW Governments Fixing Country Bridges (FCB) grant funding program, and intends to replace the timber bridge on Bango Lane with a concrete structure to improve the serviceability of the road and improve safety. The current bridge is in poor condition and has reached the end of its useful life.

A condition of this funding was that Cootamundra-Gundagai Regional Council (CGRC) and Yass Valley Council (YVC) undertook a joint procurement.

Bango Bridge Replacement YVC.IA.25.2021 has been undertaken as part of a joint procurement with Gundagai Cootamundra Regional Council (GCRC) RFT2021/21, for the Replacement of six Timber Road Bridges by way of a Design & Construction contract.

The joint procurement is based on the replacement of six timber bridge structures with reinforced concrete bridge structures, to be delivered as six separable portions by way of a design and construct tender. The works also include the demolition and disposal of the existing bridge structures.

CGRC and YVC have entered into a MOU to jointly tender for appropriately qualified contractors to undertake the replacement of six timber bridge structures with reinforced concrete bridge structures, per the table below. It is noted that CGRC is the lead Council in the procurement process, chairperson of the Steering Committee, Convenor of the Tender Evaluation Panel and author of the Tender Evaluation Report.

All six bridges located in both CGRC and YVC Local Government Areas and are shown below:

Council	Bridge
Cootamundra-Gundagai	Lucerndale Road Bridge-1, #157 Adelong
Cootamundra-Gundagai	Lucerndale Road Bridge-2, #158 Adelong
Cootamundra-Gundagai	Carrs Road bridge #134 Darbalara
Cootamundra-Gundagai	Brawlin Road bridge #380
Cootamundra-Gundagai	Burra Road bridge #126
Yass Valley	Bango Lane bridge

2. Tender

Tenders were called on 26 September 2021 and closed on 13 October 2021. Five conforming tenders were received from the following organisations:

Organisation	Address
Bridge and Marine Engineering Pty Ltd	18 Sawmill Circuit, Hume, ACT 2620
Fulton Hogan Industries Pty Ltd	5 Keevers Place, Kembla Grange NSW 2526
GC Civil Contracting Pty Ltd	58-60 Doyle Avenue, Unanderra NSW 2526
Nelmac Pty Ltd	120 Bells Flat Road, Yackandandah VIC 3749
TOBCO	Level 17, 40 Mount Street, North Sydney NSW 2060

A report on the tender evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Deliver annual program for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: Nil

9.4 PROCUREMENT EVALUATION - COMMERCIAL WASTE COLLECTION VEHICLE - YVC-IA-14-2021

SUMMARY

This report provides advice on the recent Request for Quotation for Contract YVC - IA - 14 – 2021, Supply and Delivery of a 14T Commercial Waste Collection truck.

RECOMMENDATION

This item be classified CONFIDENTIAL in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

FINANCIAL IMPLICATIONS

The quoted price falls within the budgeted estimate for replacement of this item. The new vehicle will be funded by a non-maintained operating lease over five years, which has an estimated cost similar to the current lease or direct procurement via the Fleet Reserve. The procurement has been included in the Commercial Waste section of the Operational Plan. Ongoing maintenance, repairs and other running costs are captured in the annual fleet maintenance budget.

POLICY & LEGISLATION

- Local Government Act 1993
- Local Government (General) Regulation 2005
- Procurement Policy

REPORT

1. Background

The existing Isuzu FSR with Bucher Municipal 11m³ body (P0245) has been identified as per the ten Year Fleet Replacement Plan to be replaced during the 2021/22 Financial Year.

This particular procurement represents the replacement Commercial waste collection vehicle to this machine.

This Vehicle is used in delivery of the Annual waste collection program and currently operates six days per week.

2. Quotations

The RFQ was advertised to six pre-approved Suppliers on the Vendorpanel platform using the established Local Government Procurement Contract(s) for Specialised Trucks and Bodies (NPN1.15-2) and Trucks for Local Government (Aust) (NPN04-13).

Quotes were called on 9 April 2021 and closed on 7 May 2021. A total of 12 quotes were received from the following organisations:

Organisation	Address
Isuzu Australia Pty Ltd + Bucher Municipal	2 Lorn Road Queanbeyan, 2620 NSW
Isuzu Australia Pty Ltd + Superior Pak	2 Lorn Road Queanbeyan, 2620 NSW

Isuzu Australia Pty Ltd + Garwood	2 Lorn Road Queanbeyan, 2620 NSW
Isuzu Australia Pty Ltd + HYVA	2 Lorn Road Queanbeyan, 2620 NSW
Hino Motor Sales Pty Ltd + Bucher Municipal	12 Wycombe St Queanbeyan East, 2620 NSW
Hino Motor Sales Pty Ltd + Superior Pak	12 Wycombe St Queanbeyan East, 2620 NSW
Hino Motor Sales Pty Ltd + Garwood	12 Wycombe St Queanbeyan East, 2620 NSW
Hino Motor Sales Pty Ltd + HYVA	12 Wycombe St Queanbeyan East, 2620 NSW
Fuso Truck and Bus + Manco	20 Ashford Ave Milperra, 2214 NSW
Fuso Truck and Bus + Bucher Municipal	156 Uriarra Road Queanbeyan, 2620 NSW
Fuso Truck and Bus + Superior Pak	156 Uriarra Road Queanbeyan, 2620 NSW
Fuso Truck and Bus + HYVA	156 Uriarra Road Queanbeyan, 2620 NSW

A report on the procurement evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN6 - Implement safe, accessible, and efficient management and recycling options for general waste, green waste, and sewage

Delivery Program Action IN6.2 - Provide an efficient and sustainable waste service

Operational Plan Activity IN6.2.1 - Operation of domestic and commercial waste collection

ATTACHMENTS: Nil

9.5 LAIDLAW STREET SEWAGE PUMP STATION

SUMMARY

Providing information and seeking approval for a proposal to make provisions in the new sewage pump station (Yarrah SPS1) to be constructed as part of the Stage 1 Yarrah development to allow for future decommissioning of the Laidlaw Street Sewage Pump Station.

RECOMMENDATION

This item is classified CONFIDENTIAL in accordance with Section 10A(2)(c and di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

FINANCIAL IMPLICATIONS

Discussed in the confidential report.

POLICY & LEGISLATION

- Local Government Act 1993

REPORT

1. Background

To service Yarrah Stage 1 development (Development Consent No DA180013), a new sewage pump station (Yarrah SPS1) is required and will be constructed by the developer (WMD Holding Ltd).

The existing Laidlaw Street SPS which is in the vicinity of Yarrah SPS1, across the disused railway line, was constructed in the 1970s. It includes an ageing asbestos cement (AC) rising main to pump the sewage across Yass Valley Way towards Grampian Street. The AC rising main is vulnerable to breaks and remains a risk in the future disruptions. The Laidlaw Street SPS is also due for upgrade works to ensure it is fully compliant with EPA requirements.

There is an opportunity to decommission existing Laidlaw Street SPS by transferring sewage via a gravity link main to Yarrah SPS1 and consolidate these two pump stations into one new SPS and rising main. This will eliminate the need for operation and maintenance of an additional SPS and overcome future risks associated with an ageing asbestos cement (AC) rising main across Yass Valley Way.

The confidential report details the work required by the developer and council in delivering the project.

STRATEGIC DIRECTION

Key Pillar	4. Our Infrastructure
CSP Strategy	IN6 - Implement safe, accessible, and efficient management and recycling options for general waste, green waste, and sewage
Delivery Program Action	IN6.1 - Provide and operate a quality sewer network. Cater for growth and quality enhancements that address the community needs
Operational Plan Activity	IN6.1.1 - Operate and maintain sewerage assets and monitor their performance as required by DPIE Water and NSW EPA

ATTACHMENTS: Nil

9.6 LOCAL GOVERNMENT ELECTION 2021

SUMMARY

The declaration of the 2021 Local Government Election clashes with the current scheduled Council meeting date. It is recommended that the December 2021 Council meeting not be held and a Council meeting be held on 12 January 2022.

RECOMMENDATION

That:

1. *The 15 December 2021 Council meeting be cancelled and a Council meeting be held on 12 January 2022 for the purposes of taking the oath of office, electing a Mayor and Deputy Mayor, filling vacancies in the first 18 months, delegations and the appointments to any internal committees.*
2. *The General Manager be delegated all Mayoral delegations, other than those excluded by the Local Government Act 1993, with effect 8am 4 December 2020 until the conclusion of the first Council meeting after the 2021 Local Government Election.*

FINANCIAL IMPLICATIONS

Nil

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Code of Meeting Practice*

REPORT

The NSW Electoral Commission has recently updated the timelines for the upcoming Local Government Elections i.e.

Date	Activity
22 November 2021	Pre-poll voting period opens
3 December 2021	Close of pre-poll voting period
4 December 2021	Election day (8am–6pm)
17 December 2021	Return of completed postal vote certificates (6pm)
21–22 December 2021	Conduct of distribution of preferences
21–23 December 2021	Declaration of results

The timing of the election will prevent Council from holding its scheduled meeting in December 2021.

The first scheduled meeting in 2022 is not until 23 February 2022 approximately seven weeks after the election.

All Councillor positions (including the Mayor and the Deputy Mayor) will be vacated on Election Day. Under the current Code of Meeting Practice there is no provision for the General Manager to call an Extraordinary Meeting.

With no Mayor in place between Election Day and the first meeting of the newly elected Council it is recommended that all Mayoral delegations, other than those matters not permitted to be delegated under the *Local Government Act 1993*, be extended to the General Manager until the Mayoral election has taken place. There is a requirement for Council to elect its Mayor and Deputy Mayor no later than 13 January 2022.

To enable a new Council to be functional as soon as practical following the election it is recommended that the December 2021 meeting be cancelled and a Council Meeting be held on the 12 January 2022 to conduct the oath of office, elect the Mayor and Deputy Mayor, filling vacancies in the first 18 months, delegations and the appointments to any internal committees.

STRATEGIC DIRECTION

Key Pillar 5. Our Civic Leadership

CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community

Delivery Program Action CL1.4 - Be compliant, more efficient and effective

Operational Plan Activity CL1.4.6 - Conduct the Local Government elections in accordance with relevant legislation

ATTACHMENTS: Nil

9.7 CHRISTMAS/NEW YEAR OPENING HOURS

SUMMARY

To present a report on the Christmas/New Opening Hours for 2021/22 and the arrangements for various Council services.

RECOMMENDATION

That all Council services be closed from close of business on Thursday 23 December 2021 until Tuesday 4 January 2022, other than the following:

- *Swimming Pools – open other than Christmas Day and Boxing Day*
- *Yass Valley Information Centre - open other than Christmas Day*
- *Waste Transfer Stations – open other than Christmas Day and New Year's Day*
- *Waste Collections – collections scheduled for Christmas Day will be collected on an alternate day with customers advised in the week prior to Christmas. Collections on other public holidays will proceed as normal*
- *Roads and Maintenance Services– skeleton crews will be maintained to attend to service needs and emergencies*
- *Water and Wastewater - skeleton crews will be maintained to attend to service needs and emergencies*
- *Duty Officer – an on-call duty officer will be maintained over the entire period*

FINANCIAL IMPLICATIONS

Slight reduction in employee leave entitlements

POLICY & LEGISLATION

- Christmas/New Year Opening Hours & Council Meetings Policy

REPORT

With Christmas Day this year falling on Saturday under Council's *Christmas/New Year Opening Hours & Council Meetings Policy* the organisation will be:

- Closed at 12pm Friday 24 December 2021, and
- Re-open on Tuesday 4 January 2022

There will be no Council meeting in December 2021 due to the Local Government Elections.

Friday 24 December 2021 is also a major Rostered Day Off (RDO) for many staff and others will take time off to travel.

There have been considerable disruptions with the organisation's opening hours throughout 2021 due to COVID restrictions. Staff have continued to work either remotely from home or coming into the workplace and demonstrated their adaptability throughout this period to ensure a continuation of services to the community. Staff have implemented various alternate service delivery models to continue providing services (such as click and collect, on line meetings).

With the easing of restrictions from 1 December 2021 there will be a return to more usual conditions for services and activities along with increased opportunities for travel.

The Christmas/New Year period is a time when staff are encouraged to take a break, enjoy some time with family and for many to travel to celebrate the festive season with families and friends. It is also a time when residents also take a break and the number of inquiries to Council are minimal.

To recognise the efforts of all staff throughout the COVID restrictions it is suggested that this year Council operations close at close of business on Thursday 23 December 2021 and reopen on Tuesday 4 January 2022.

Usual Council services that open over this closure period (such as swimming pools, visitor information centre, waster transfer stations and on call duty officers) will continue as per the Council policy.

As the outcomes of the Local Government elections are scheduled to be finalised by 23 December 2021, arrangements will be made for successful candidates to attend the administration building on 24 December 2021 to provide their initial contact details, complete administrative forms and pick up their information packs ahead of inductions commencing in the first week of the new year. This can be provided by a small number of corporate and executive staff.

Under this proposal Council services over Christmas/New Year Period will be as follows:

Swimming Pools	Open other than Christmas Day and Boxing Day
Council Administration	Closed between close of business on 23 December 2021 to 4 January 2022
Yass Valley Library	Closed between close of business on 23 December 2021 to 4 January 2022
Yass Valley Information Centre	Open other than Christmas Day
Waste Transfer Stations	Open other than Christmas Day and New Year's Day
Waste Collections	Collections scheduled for Christmas Day will be collected on an alternate day with customers advised in the week prior to Christmas. Collections on other public holidays will proceed as normal
Roads and Maintenance Services	Skeleton crews will be maintained to attend to service needs and emergencies
Water and Wastewater	Skeleton crews will be maintained to attend to service needs and emergencies
Duty Officer	An on-call duty officer will be maintained over the entire period

STRATEGIC DIRECTION

Key Pillar 5. Our Civic Leadership

CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community

Delivery Program Action CL1.5 - Improve Council's operating performance (operating performance ratio)

Operational Plan Activity CL1.5.2 - Undertake a program of service reviews to ensure that services are delivered in the most cost effective and efficient manner

ATTACHMENTS: Nil

9.8 YASS WATER TREATMENT PLANT UPGRADE: STAGE 1 CONSTRUCTION - PROJECT MANAGEMENT SUPPORT

SUMMARY

This report provides information on the project management support required for the Yass Water Treatment Plant Upgrade Stage 1 Construction.

This item is classified CONFIDENTIAL in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it

FINANCIAL IMPLICATIONS

In December 2018 Council accepted a grant of \$1,200,000 for preparing a detailed design and final business case under the State Government's Restart NSW Housing Acceleration Fund (HAF) for the Yass Murrumbateman – Water Quality Improvement Project.

The scope and staging for the project has changed since December 2020 and the delivery of the upgrade works is a three-stage process.

Budget has been allocated in the 2019/20, 2020/21 and 2021/22 financial years for \$1.2M. Due to additional scope for the Stage 1 works additional funding request is included in the Draft Operational Plan for 2021/22.

Funds for *Yass Water Treatment Plant Upgrade: Stage 1 Construction* are allocated in the FY2021/22 for \$2.534M.

POLICY & LEGISLATION

- *Local Government Act 1993*
- Procurement Policy

REPORT

In August 2019 Hunter H2O was engaged for the preparation of design and business case for the Yass WTP Upgrade based on a single stage delivery model. Since December 2020, the upgrade of the Yass Water Treatment Plant is being progressed in three stages:

- Stage 1: Early Works package including installation of bubble plume aeration at Yass Dam, upgrade of Raw Water Pump Station, and urgent works at Yass Water Treatment Plant
- Stage 2: Major treatment plant upgrades
- Stage 3: Rehabilitation of selected existing treatment plant process units

Delivery of Stage 1 works will occur in conjunction with the development of stages 2 and 3 and requires seamless integration between the stages as such an alternate delivery model has been chosen to deliver stage 1. Detailed design and project management for the construction is required to ensure the stage 1 upgrades are delivered in accordance with the needs of stage 2 and 3 works and the desired construction timelines.

As Hunter H2O prepared the design and business case for stage 1 and is preparing the design and business case for stage 2 and 3, a proposal was sought for the changed delivery model.

A report on the proposal evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN5 - Ensure high quality water supply options for the towns in the region

Delivery Program Action IN5.1 - Council to supply quality water, cater for growth and quality enhancements that addresses the community needs

Operational Plan Activity IN5.1.4 - Carry-Out 'urgent' works at Yass Water Treatment Plant (WTP) to reduce the risks to water quality and supply (Stage 1)

ATTACHMENTS: Nil

12.1 MINUTES OF THE AUDIT, RISK & IMPROVEMENT COMMITTEE HELD ON 28 SEPTEMBER 2021

REPORT

The minutes of the Audit, Risk & Improvement Committee meeting held on 28 September 2021 are included in **Attachment A**.

From these minutes there were no items which covers a matter that:

- Requires expenditure not provided for in the current Operational Plan
- Involves a variation to a Council policy
- Is contrary to a previous decision or position of Council
- Relates to a matter which requires Council to form a view or adopt a position
- Deals with a matter of specific interest

RECOMMENDATION

That the minutes of the Audit, Risk & Improvement Committee meeting held on 28 September 2021 be noted.

ATTACHMENTS: A. Audit, Risk & Improvement Committee Minutes 28 September 2021 [!\[\]\(05be7c7a8995decd503647c99211f7c2_img.jpg\)](#)



Minutes of the Audit, Risk and Improvement Committee Meeting

Tuesday 28 September 2021

5.30pm

Council Chambers

209 Comur Street, Yass

**Minutes of the Audit, Risk and Improvement Committee Meeting held
on 28 September 2021**

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**Minutes of the Audit, Risk and Improvement Committee Meeting held
on 28 September 2021**

Present

Andrew Hannan – Chair (via Zoom), Mitchell Fleming (via Zoom), Cr Rowena Abbey – Mayor (via Zoom)

Also Present

Chris Berry – General Manager, Lynette Safranek – Director Corporate & Community, Tracy Sligar – Chief Financial Officer (via Zoom), Eve De Wet & Chaitanya Mawji – Deloitte (via Zoom), Lisa Berwick & Mubashshir Hassan – Audit NSW (via zoom)

1. Apologies

Apologies were received from Natasha Bourke and Cr Allison Harker

2. Declarations of Interest

Nil

3. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Audit, Risk and Improvement Committee Meeting held on 29 June 2021 be taken as read and confirmed.

(Hannan/Abbey)

4. Status Reports

4.1 INTERNAL AUDIT STATUS REPORT - DUE MANAGEMENT ACTION

SUMMARY

This report serves to update the Committee on management progress in addressing due management actions from the following internal audit reviews:

1. IA Review of Compliance Management Systems (October 2020)
2. IA Review of Governance Standards of Council Committees (March 2021)
3. IA Review of Business Continuity Management Framework (June 2021)

COMMITTEE DECISION

That the status report on due management actions be noted.

(Fleming/Abbey)

**Minutes of the Audit, Risk and Improvement Committee Meeting held
on 28 September 2021**

4.2 COMPLIANCE MANAGEMENT SYSTEM

SUMMARY

To present a report on the management response to the internal audit of the compliance management system.

COMMITTEE DECISION

That the management responses to internal audit of compliance management arrangements be noted.

(Fleming/Abbey)

4.3 FINANCIAL MANAGEMENT REPORT (AS AT 31 AUGUST 2021)

SUMMARY

This report serves to inform the Committee of Financial Management activities up to 31 August 2021, including the progress of the 2020/21 Annual Financial Statements preparation and update on progress of addressing audit issues identified in the management letter.

COMMITTEE DECISION

That the Financial Management update report be noted.

(Hannan/Fleming)

**4.4 MANAGEMENT LETTER ON THE INTERIM PHASE OF THE AUDIT FOR THE YEAR
ENDED 30 JUNE 2021**

SUMMARY

The Management Letter on the Interim Phase of the Audit has been received from the Audit Office as a result of the interim audit performed for the 2020/21 Financial Year. The issues raised and Council's Officers responses are included for information.

COMMITTEE DECISION

That the report on the Management Letter for the Interim Phase of the Audit for the year ending 30 June 2021 be noted.

(Fleming/Abbey)

**Minutes of the Audit, Risk and Improvement Committee Meeting held
on 28 September 2021**

4.5 DRAFT 2020/21 ANNUAL FINANCIAL STATEMENTS

SUMMARY

The draft 2020/21 Annual Financial Statements are provided for the information of members.

COMMITTEE DECISION

That the draft 2020/21 Annual Financial Statements be noted.

(Fleming/Abbey)

5. Confidential Matters

Nil

6. Outstanding Management Actions

The following outstanding management actions be addressed and presented to the next meeting:

- An annual review of the 4 Year Internal Audit Plan be undertaken and an updated Internal Audit Plan presented to the next meeting
- A review of IT software, data quality and integration of systems be presented to the next meeting.

7. Next Meeting

Date of next meeting to be advised.

Chair, Andrew Hannan expressed his gratitude and thanks to Councillors Abbey and Harker and to staff for their positive and proactive approach in working with the Committee. Mitchell Fleming also thanked Councillors and staff for their assistance and noted that it had provided a valuable insight to Council operations.

Rowena Abbey, Mayor thanked the three external members for their invaluable contribution to Council.

The meeting closed at 6.50pm

12.2 MINUTES OF THE YASS SOLDIERS MEMORIAL HALL COMMITTEE HELD ON 7 OCTOBER 2021

REPORT

The minutes of the Yass Soldiers Memorial Hall Committee meeting held on 7 October 2021 are included in **Attachment A**.

From these minutes there are two items which covers a matter that:

- Requires expenditure not provided for in the current Operational Plan
- Involves a variation to a Council policy
- Is contrary to a previous decision or position of Council
- Relates to a matter which requires Council to form a view or adopt a position
- Deals with a matter of specific interest

The Committee, following consideration of the Memorial Hall Dilapidation Report, recommend that Council submit an expression of interest be lodged under the NSW Creative Capital Program to cover the cost of refurbishment and redevelopment of the Hall. In addition, the Committee suggested other grant opportunities be pursued in the event the Creative Capital Program grant is unsuccessful.

RECOMMENDATION

That the minutes of the Yass Soldiers Memorial Hall Committee meeting held on 7 October 2021 be noted and the following recommendation be adopted:

Item 5.3

That an EOI be lodged with NSW Government, under the Creative Capital Program to cover the cost of refurbishment and redevelopment of the Yass Soldiers Memorial Hall, noting the EOI closes on 3 November 2021

Item 5.4

That Council apply for other grant funding opportunities should the major funding EOI through the Creative Capital Program application be unsuccessful

ATTACHMENTS: A. Yass Soldiers Memorial Hall Committee Minutes 7 October 2021 [↓](#)



Minutes of the Yass Soldiers Memorial Hall Committee Meeting

Thursday 7 October 2021

2.30pm

Council Chambers

209 Comur Street, Yass

Minutes of the Yass Soldiers Memorial Hall Committee Meeting held on 7 October 2021

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Minutes of the Yass Soldiers Memorial Hall Committee Meeting held on 7 October 2021

Present

Committee present:

Cr G Frost (Chair), Cr K Turner, N Turner, J Ward, A Cameron, A McCarthy, J Scanes, S Neuhaus,

Also in attendance:

J Duggell (Director), C Berry (GM), T Stevens, H Ranyard, P Hodge, Yass Valley Council.

A Holmes, P Crisp, G Reid, J Davidson.

1. Apologies

Nil

2. Declarations of Interest

Cr Frost noted a non-pecuniary declaration of interest as he is President of Yass FM.

N Turner declared he was a member of the RSL who had lodged a submission for accommodation in the Yass Memorial Hall.

A McCarthy declared he was a member of the Yass Historical Society, Yass Music Club and Yass Rotary, although he was attending as an independent representative.

3. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Yass Soldiers Memorial Hall Committee Meeting held on 26 November 2020, be taken as read and confirmed.

*(McCarthy/Scanes)
Carried*

3(a). Notes from Meeting – 4 February 2021

Notes of the Yass Soldiers Memorial Hall Committee meeting held on 4 February 2021 and correspondence be noted and distributed to members.

4. INWARDS CORRESPONDENCE

Letters of support for the EOI to be submitted for the Creative Capital Grant, due 3 November 2021, received from:

- Alfred McCarthy - Rotary
- Peter Crisp – Yass Music Club
- George Reid
- Yass Repertory
- Edward Storey

COMMITTEE DECISION

That the notes of the Yass Soldiers Memorial Hall Committee Meeting held on 4 February 2021, and correspondence received be noted.

*(Scanes/Cameron)
Carried*

Minutes of the Yass Soldiers Memorial Hall Committee Meeting held on 7 October 2021

5. Status Reports – Memorial Hall Dilapidation Report

5.1 MEMORIAL HALL DILAPIDATION REPORT – EMERGENCY SAFETY WORKS

SUMMARY

To provide the Committee with the Special Purpose Inspection Dilapidation Report as prepared by Peak Consulting. The Report is attached as **Attachments A & B**.

James Dugdell (Director) provided a briefing to the Committee on the Yass Soldiers Memorial Hall Dilapidation Report. This report looked at fire safety, electrical, roof, building structure, sub-floor and BCA compliance.

Summary of remedial works needing to be addressed:

Roof defects	\$416,000.00
Window defects	\$130,416.00
Brick cracking	\$59,136.00
Balcony waterproofing	\$13,860.00
Floor repairs	\$27,256.00
Electrical	\$145,860.00
Plumbing, drainage & sewerage	16,262.00
Asbestos	\$65,049.00
Fire safety	\$114,048.00
Plastering & painting	\$44,370.00
Timber flooring	\$29,568.00
TOTAL COST	\$1,061,825.00

A critical safety statement identified the recalled electrical RCD's which make the building unsafe. These are immediate works and are currently being addressed by Yass Valley Council, commencing on the week beginning 11 October 2021. This will enable continued use of the Memorial Hall.

The Committee were made aware that the roof, electrical and fire safety would be priority if the Major Creative Capital Grant funding application was unsuccessful and alternative sources of funding were to be applied for.

COMMITTEE DECISION

That the report be noted and the decision recorded.

***(Scanes/Cameron)
Carried***

5.2 RELOCATION OF HISTORICAL SOCIETY ARCHIVES

Before any roof works can begin, the Yass Historical Society Archives will need to be relocated out of the Memorial Hall.

The committee discussed possible options but at this stage there was no forthcoming alternative location. Further investigation and communication will be required with the Yass Historical Society with developments in the future.

**This is page 3 of 6 of the minutes of a meeting of
Yass Valley Yass Soldiers Memorial Hall held on the above date**

Minutes of the Yass Soldiers Memorial Hall Committee Meeting held on 7 October 2021

ACTION:

That Council to liaise with Yass Historical Society regarding timeframes when and as they become available depending on funding and safety aspects.

5.3 CREATIVE CAPITAL PROGRAM GRANT OPPORTUNITIES

A Creative Capital Program grant opportunity of up to \$5 Million is available which would be able to fund the repair and upgrade of the Yass Soldiers Memorial Hall. An EOI would need to be submitted by 3 November 2021.

The committee decision was to apply for the full amount up to \$5 Million dollars with the inclusion of a detailed plan for any refurbishment/redevelopment to support the submission. As a Tier 1 Council specified in the guideline no monetary co-contribution is required.

RECOMMENDATION TO COUNCIL

That an EOI be lodged with NSW Government, under the Creative Capital Program, to cover the cost of refurbishment and redevelopment of the Yass Soldiers Memorial Hall, noting the EOI closes on 3 November 2021.

*(Turner/McCarthy)
Carried*

5.4 OTHER FUNDING OPPORTUNITIES

A secondary, smaller grant is available for \$250,000 which could be applied for if the EOI for the Creative Capital Program Grant was unsuccessful. It may be possible that other funding opportunities may present to do repairs in separate stages as funds permit.

RECOMMENDATION TO COUNCIL

That Council apply for other grant funding opportunities should the major funding EOI through the Creative Capital Program application be unsuccessful.

5.5 WORKING GROUP

The Committee could assist Council and to consider how we go about building the EOI and more importantly assist with the information and support required to complete and invitation to submit a Creative Capital Grants application should the EOI progress to the next round.

The Committee listed a number of community groups which could be consulted to offer support for the EOI and the grant application if successful in being invited to partake in lodging an application. Discussions around which groups could possibly provide co-contributions (cash or in kind) to enhance opportunities in securing the grant.

Current user groups and potential user groups should form part of the consultation group. The future use of the building also needs to be considered, including new users that could provide future sources of income.

The Committee also needs to consider the scope of the grant and overall works. What should be included in the grant application and what other items would we like in addition to fixing the building fabric.

Initial list of groups which could for part of a working group for consultation with the community in development of a future grant application/s.

Minutes of the Yass Soldiers Memorial Hall Committee Meeting held on 7 October 2021

Yass Arts	Rotary Yass
Yass Repertory	Apex Club
Yass Writers Group	Onerwal Local Aboriginal Land Council
View Club	Yass CWA
Irish Festival Committee	Yass U3A Group
Yass Historical Society	Yass High School
Street Beat Dance	Yass Primary Schools
Yass RSL Sub Branch	Current members of YSMH S355 Committee
Yass Can Assist	Yass FM 100.3

COMMITTEE DECISION

That a working group be established, with current and potential users of the Yass Soldiers Memorial Hall, to support the Council with its Creative Capital Program grant EOI and possible Grant Application..

*(McCarthy/Cameron)
Carried*

5.6 YASS SOLDIERS WAR MEMORIAL HALL S355 COMMITTEE

The current S355 Committee members encourage local community groups to submit letters of support for the EOI and grant application process. These letters should detail what purpose the group would use the Yass Soldiers Memorial Hall for, and the specific requirements that each group would like in the building to enable improved use of the hall facility. It would be beneficial to gather this support from current and potential users of the Memorial Hall.

COMMITTEE DECISION

That the existing Committee encourage interested community groups to submit letters of support for Council's Creative Capital Program grant EOI.

*(Scanes/McCarthy)
Carried*

6. Next Meeting

Nil.

Working Group to meet as and when required pending Council resolution.

The meeting closed at 4.05pm.

13 CONFIDENTIAL MATTERS

RECOMMENDATION

THAT pursuant to Section 10A of the Local Government Act, 1993 the following items on the agenda be classified as CONFIDENTIAL and considered in the Closed Meeting of Council in accordance with Section 10A(2) of the Local Government Act for the reasons as specified:

13.1 Laidlaw Street Sewage Pump Station

Item 13.1 is confidential in accordance with section s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.2 Tender Evaluation - Murrumbateman Road Safety Upgrades - YVC.IA.36.2021

Item 13.2 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.3 Tender Evaluation - Safety Around Schools - YVC.IA.37.2021

Item 13.3 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.4 Tender Evaluation - Bango Bridge Replacement - YVC.IA.25.2021 & RFT2021/31

Item 13.4 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.5 Procurement Evaluation - Commercial Waste Collection Vehicle - YVC-IA-14-2021

Item 13.5 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.6 Yass Water Treatment Plant Upgrade: Stage 1 Construction - Project Management Support

Item 13.6 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

