



Ordinary Meeting of Council

Thursday 23 June 2022

4.00pm

Council Chambers

209 Comur Street, Yass

**ATTACHMENTS TO REPORTS
ITEMS UNDER SEPARATE COVER**

Ordinary Meeting of Council

Attachments to Reports Items Under Separate Cover

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6.1 Development Application DA210220 - Holiday Cabin Additions (Deck) - 5 Micalong Close, Wee Jasper
Attachment A Locality Plan

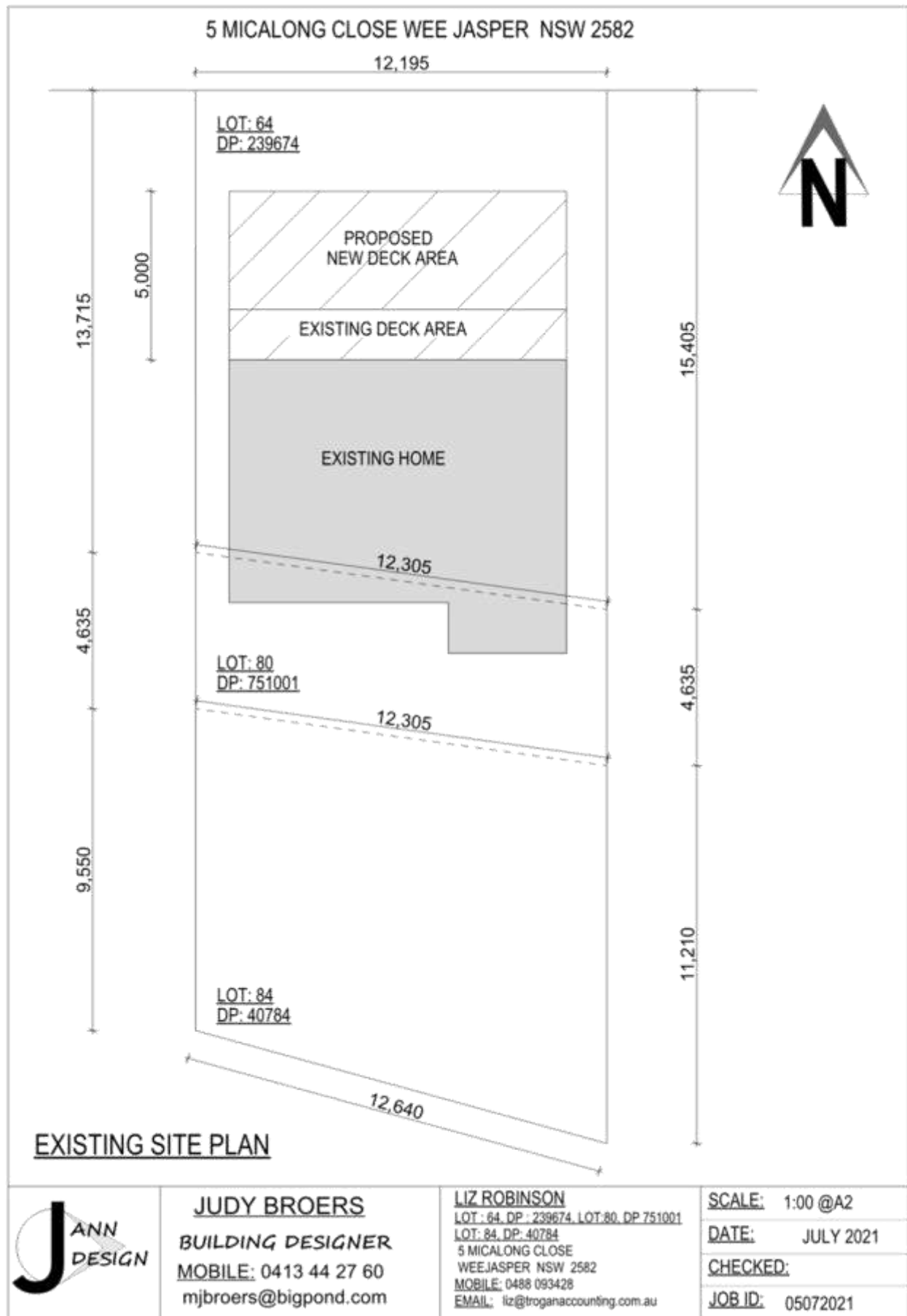


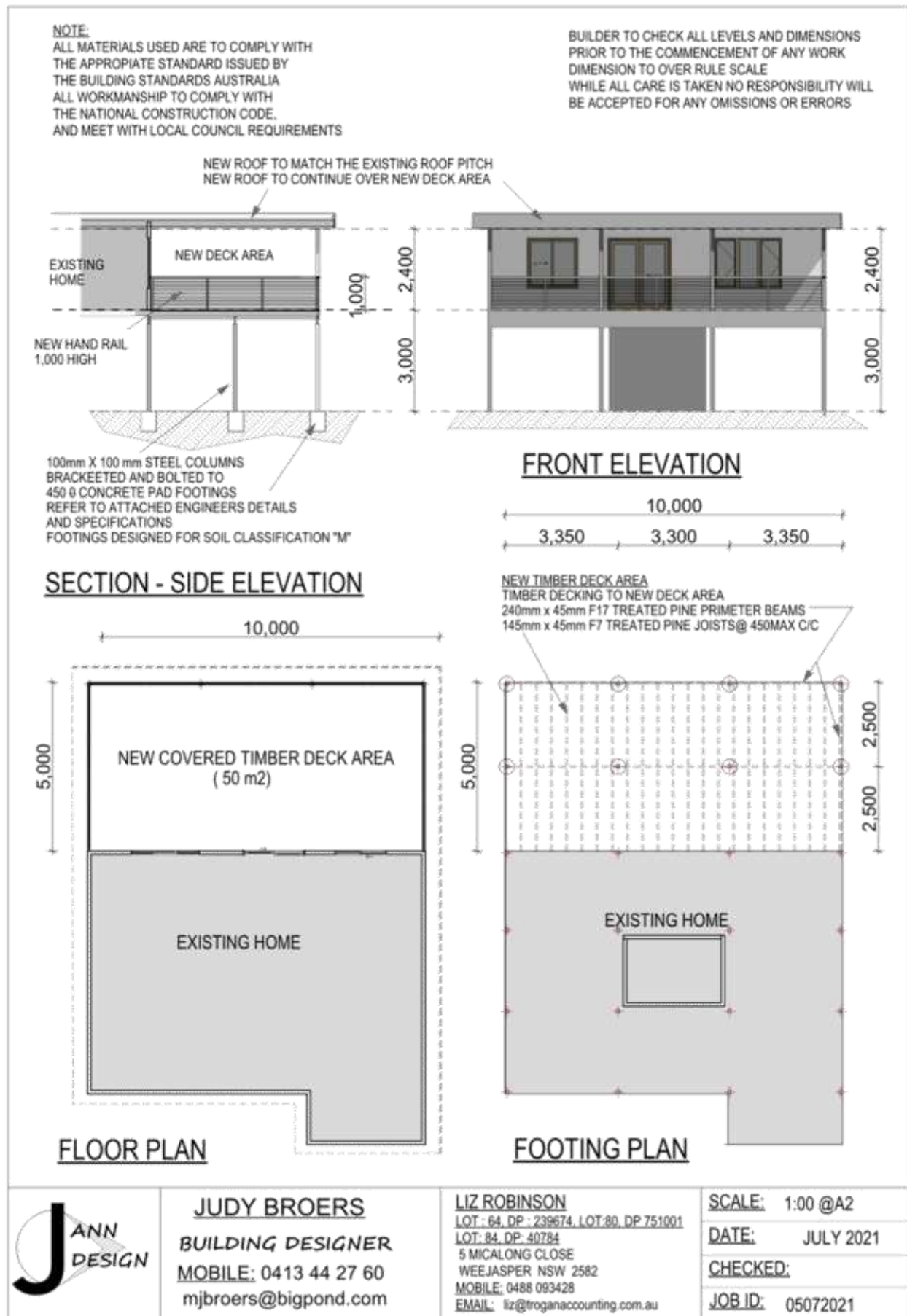
Yass Valley Council
PO Box 6
300 Gellie Street
YASS NSW 2582
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Important Notice!
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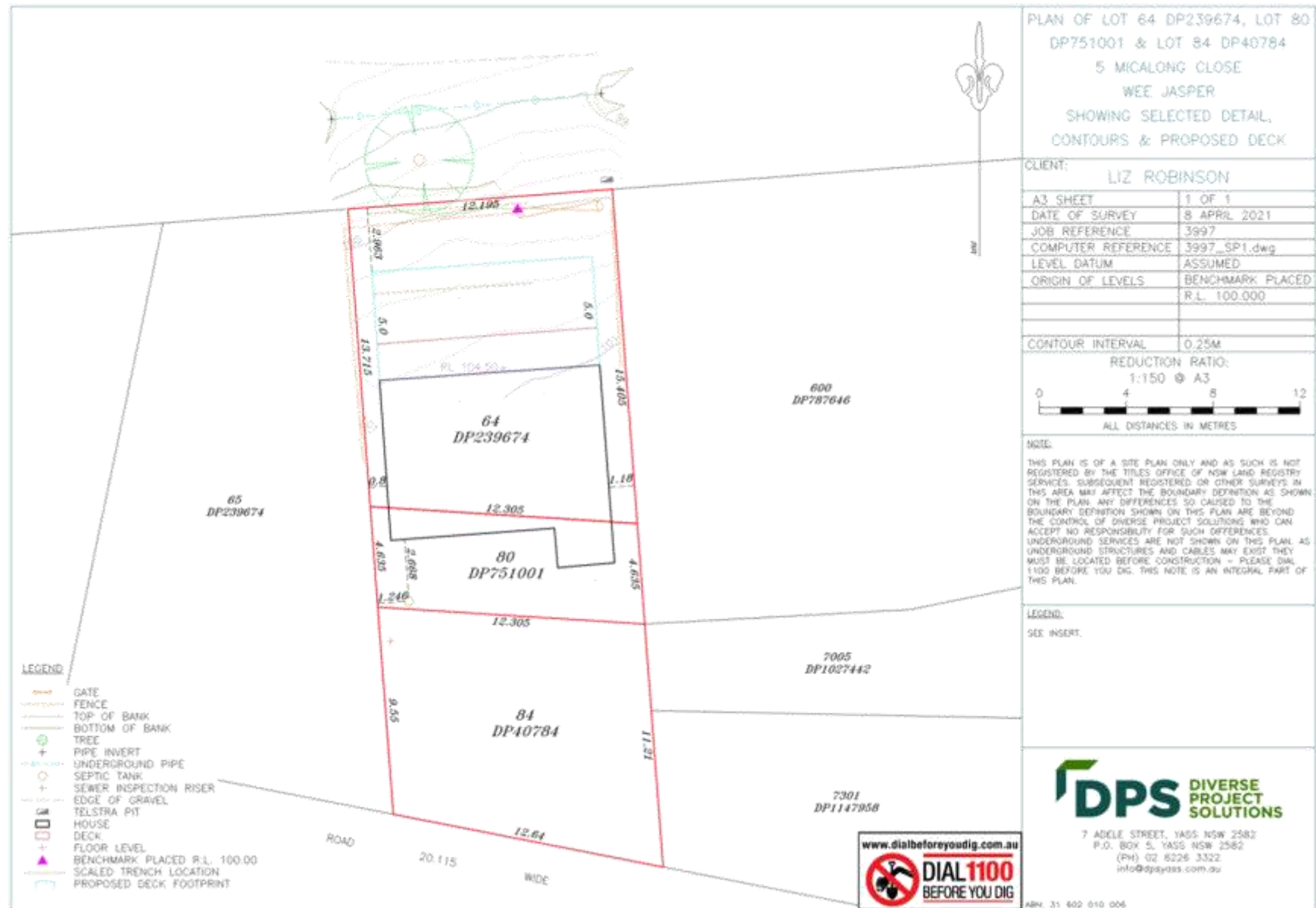
Drawn by: John Rogers
Project/Ref: 050494 / WCA Item 10
Date: 20/06/2012 10:51 AM

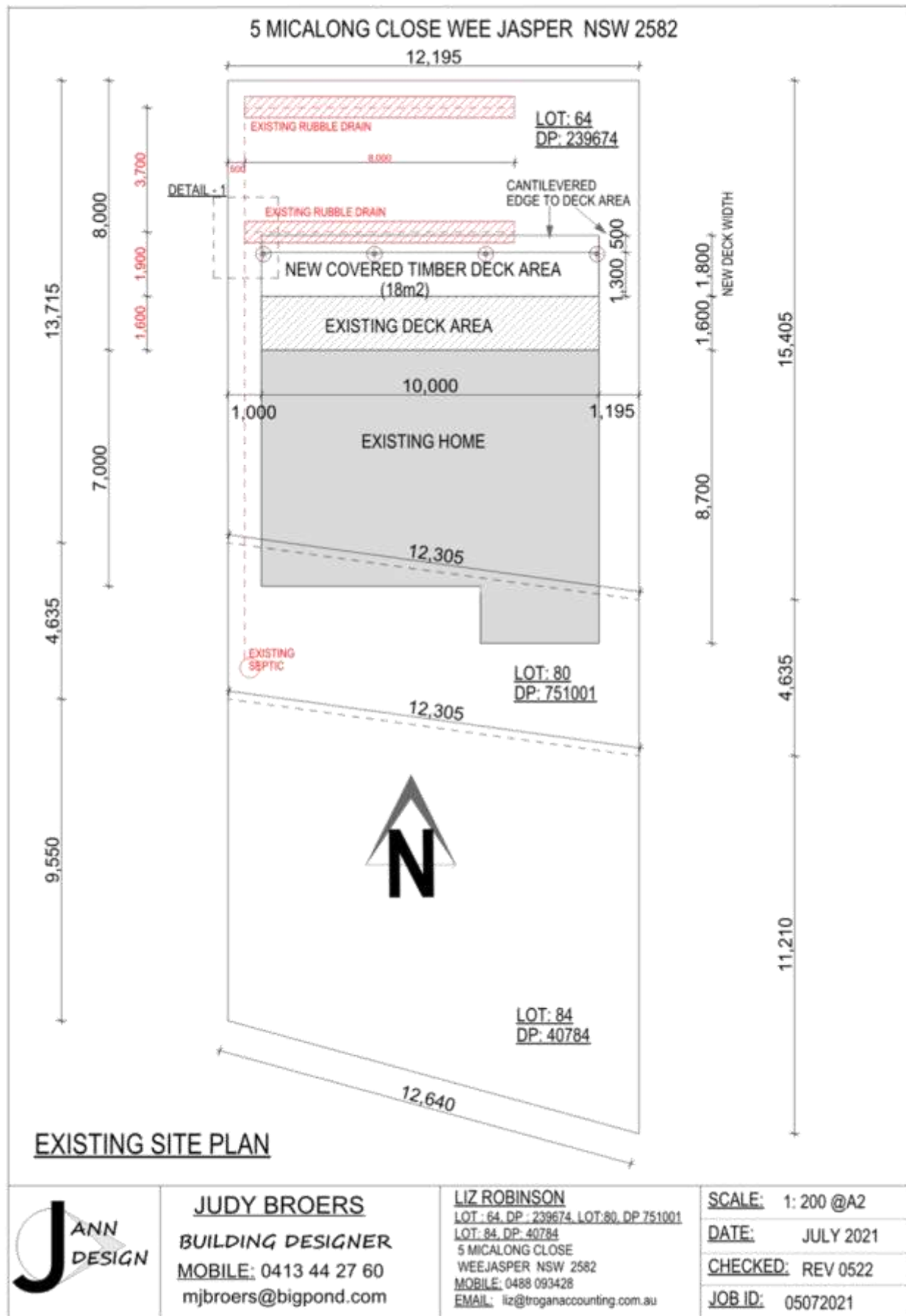
5 Micalong Close
Map Scale: 1:1343 at A4

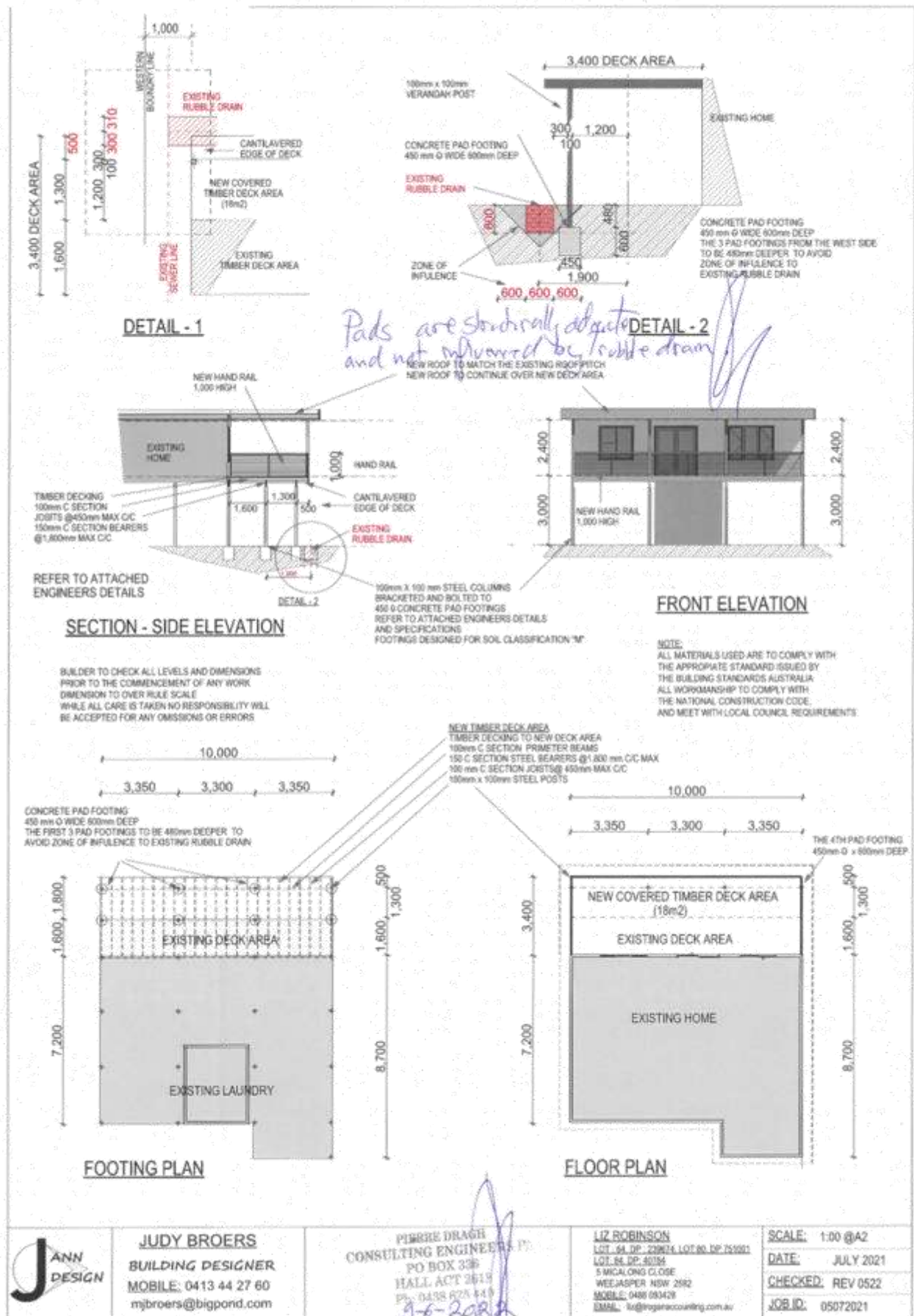


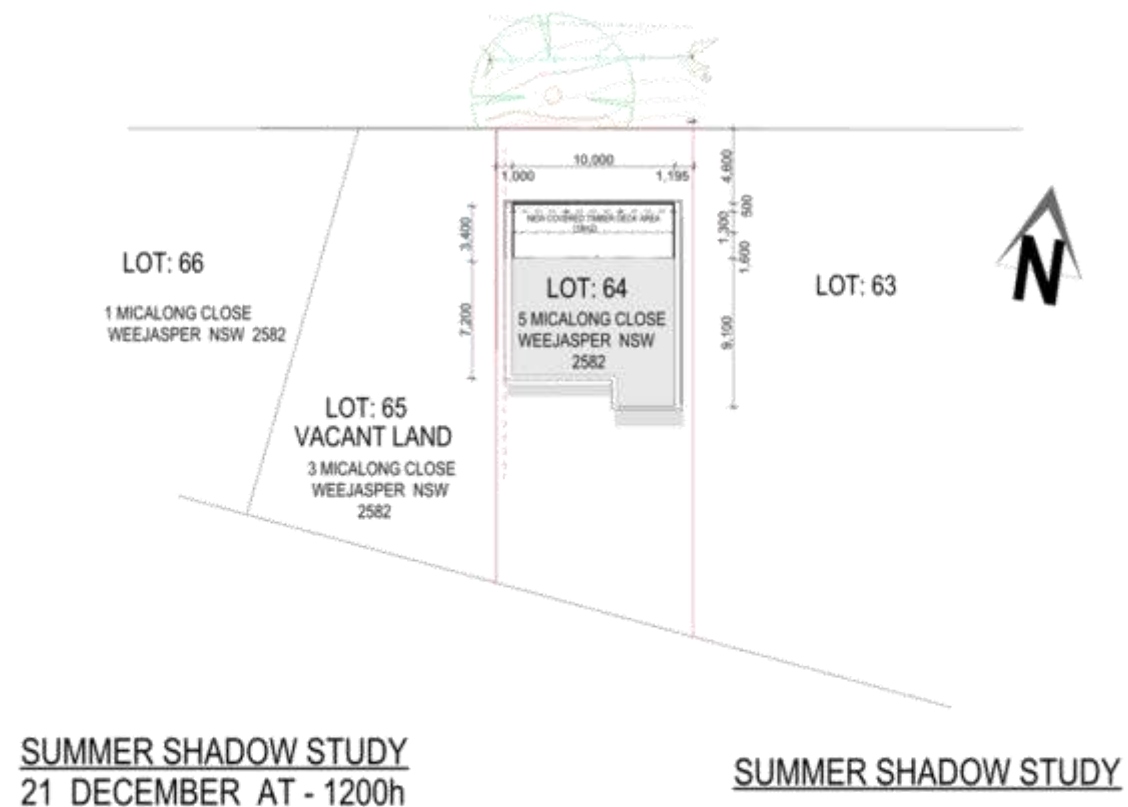
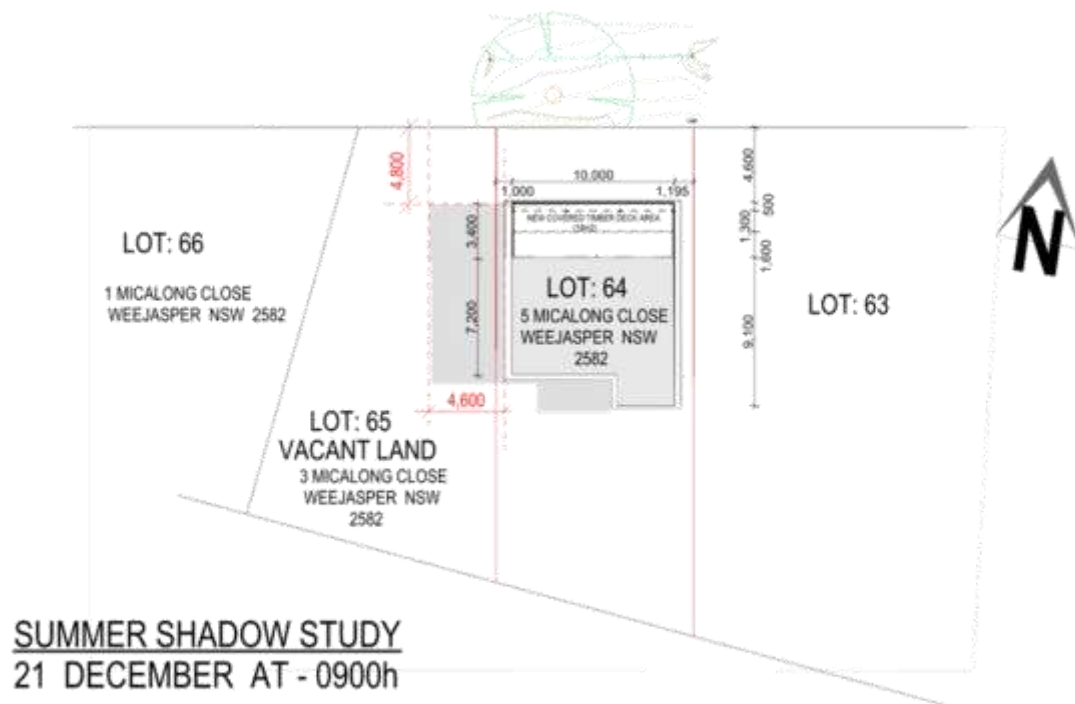


6.1 Development Application DA210220 - Holiday Cabin Additions (Deck) - 5 Micalong Close, Wee Jasper
Attachment B Original Plans





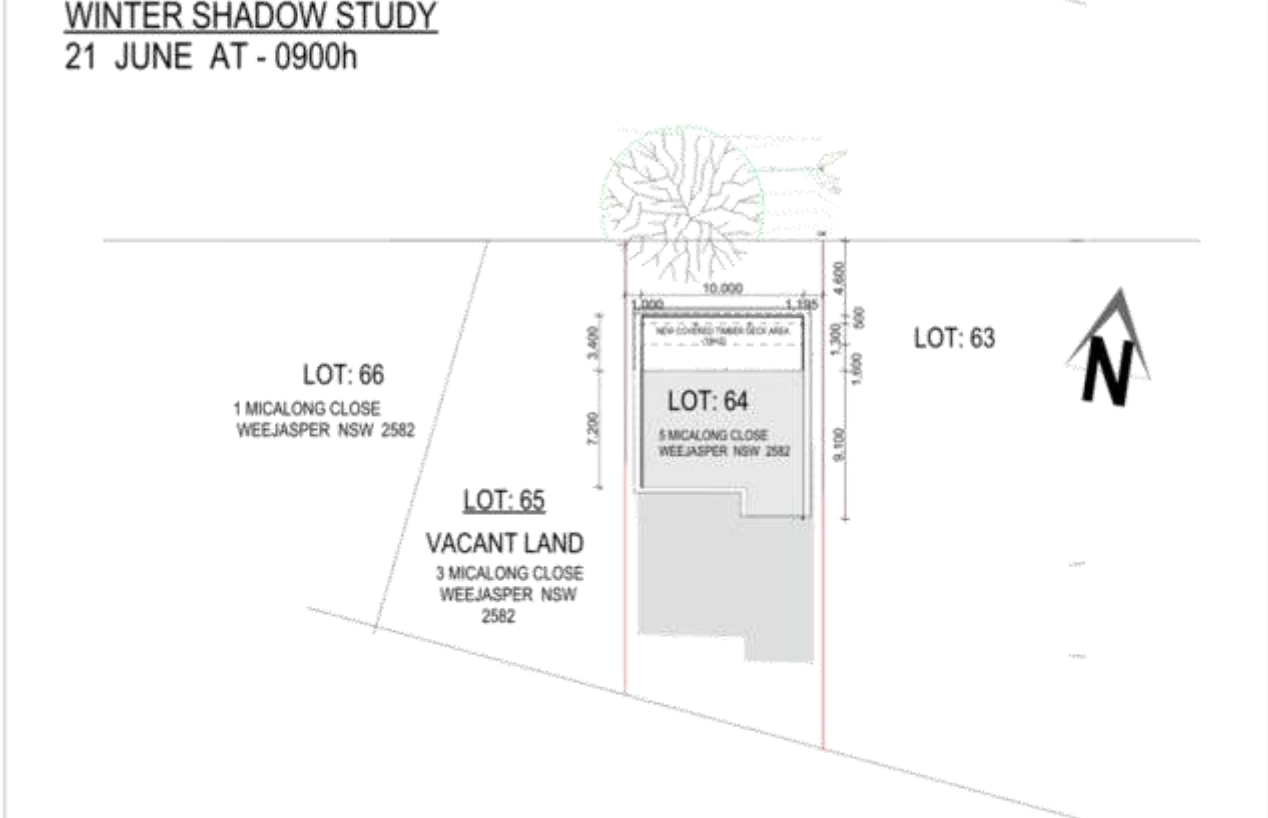
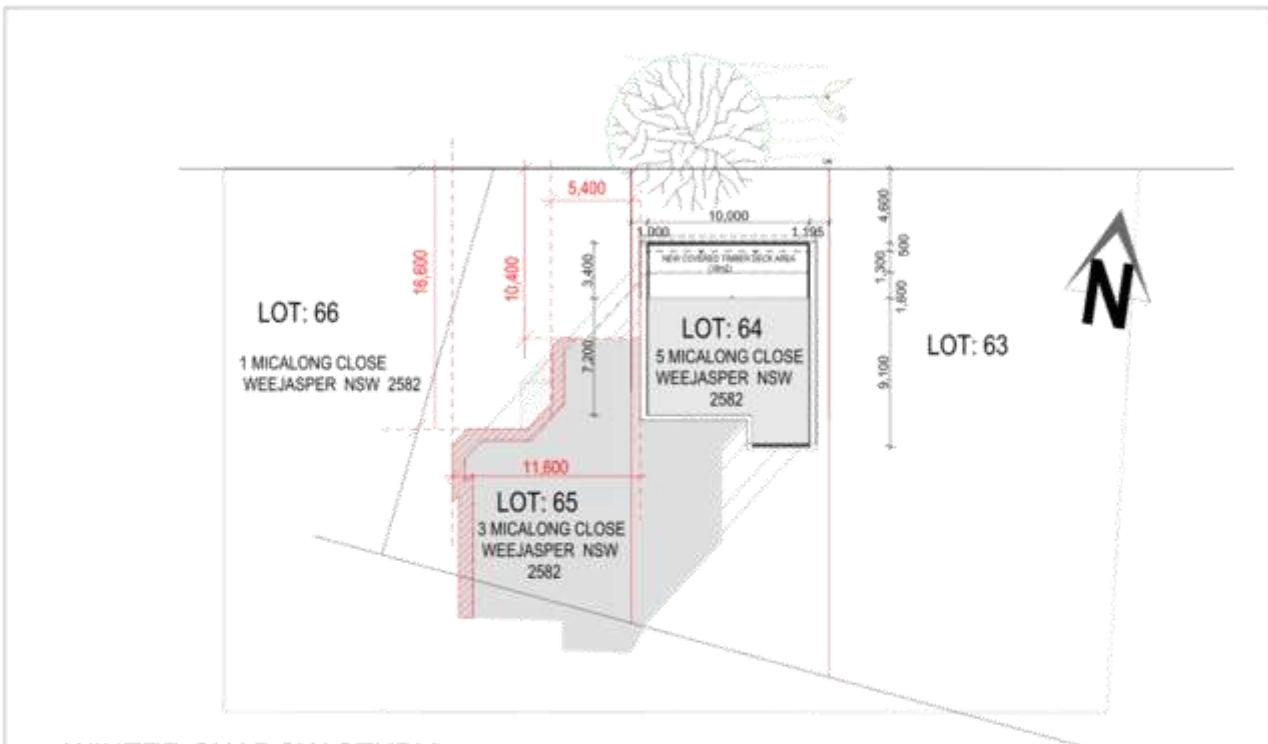




JUDY BROERS
BUILDING DESIGNER
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LIZ ROBINSON
LOT: 64 DP: 239674 LOT: 60 DP: 751001
LOT: 34 DP: 40784
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WEEJASPER NSW 2582
MOBILE: 0456 060428
EMAIL: liz@iroganaccounting.com.au

SCALE: 1:200 @A2
DATE: JULY 2021
CHECKED: REV 0522
JOB ID: 05072021



<p>JANN DESIGN</p> <p>JUDY BROERS BUILDING DESIGNER MOBILE: 0413 44 27 60 mjbroers@bigpond.com</p>		<p>LIZ ROBINSON LOT: 64, DP: 239674, LOT: 60, DP: 751001 LOT: 34, DP: 40784 5 MICALONG CLOSE WEEJASPER NSW 2582 MOBILE: 0456 060428 EMAIL: liz@roganaccounting.com.au</p>		<p>SCALE: 1:200 @A2</p> <p>DATE: JULY 2021</p> <p>CHECKED: REV 0522</p> <p>JOB ID: 05072021</p>
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Original Proposal Submission #1

DA210220 - 5 Micalong Close, Wee Jasper



Re: DA210220 - 5 Micalong Close, Wee Jasper
Construct an extension of the existing deck

Dear Sir/Madam,

[REDACTED]
[REDACTED] I am contacting you regarding the Development application "DA210220 – 5 Micalong Close, Wee Jasper, Construct an extension of the existing deck".

[REDACTED]
[REDACTED] I must lodge my objection to the proposal and query some of its content. After reading carefully over all documents presented for this application, including the "Statement of Environmental Effects", "Full set of Architectural Plans" and "Pre lodgement Application form", there are some elements of the information provided that need clarification.

The original purpose of the land release for "the Micalong Estate" was to provide small parcels of land within the Wee Jasper Valley area to allow residents (many fishermen at the time) to erect a dwelling within the boundaries of their allotted block that could accommodate basic needs and more importantly did not impose on the natural beauty of the surrounding environment. Number 5 and Number 7 are two of the original dwellings within the street and at the time of construction were advised to keep the front borders of each dwelling a reasonable distance from the front boundary and in alignment with each other as not to visually impede on each property. The only other two dwellings on the southern section of the street were erected 10 years apart, with number 1 being on a corner block being in the same alignment and number 11 being brought forward to allow for drainage of trenches within the back section of this block. The deviation to number 11 front building alignment in relation to the existing dwellings was mandatory due to new council requirements for sewage maintenance (the occupants of number 11 wanted to have the front of the dwelling in line with the other dwellings on that side of the street but were not allowed).

The blocks within the street are all small in area and therefore should complement each other when available. By progressing with the proposed extension of the deck at Number 5, it will have an overbearing presence in relation to:

- street scape, as it will be approximately 2 metres from the front boundary, across 10 metres of the 12metre wide block, at an elevation of 5.5 metres in height
- a visual impedance and disturbance to number 7 as it will extend 5 metres north of the existing building line of both premises at an elevated height of 5.5 metres

DA210220 - 5 Micalong Close, Wee Jasper

In reference to the Architectural Plans:

- It does not provide a distance to the east or west boundary alignment of the block from the existing/proposed dwelling
- It does not provide a distance to the north boundary alignment of the block from the proposed extension of the deck

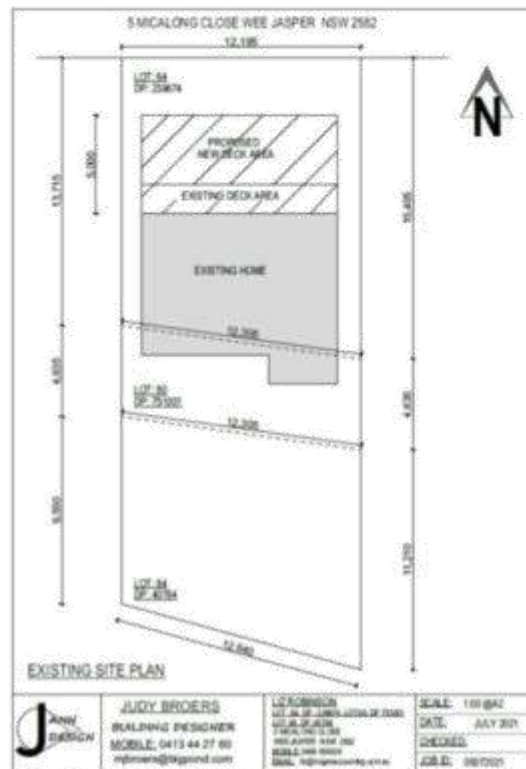


Figure 1.2 Proposed Site Plan (Source: J ANN DESIGN, 2021)

In reference to the Statement of Environmental Effects:

- **Section 1.2 Site and location** – figure 1.1 location map is **incorrect** in relation to the proposed development, the red grided area does not reflect Number 5 Micalong Close



Figure 1.1 Location Map (Source: NSW Government Spatial Map Viewer 2021)

DA210220 - 5 Micalong Close, Wee Jasper

- **Section 1.2 Proposed Development**

Paragraph 3 - *"The extension will sit within the canopy of surrounding established trees and will not impact on the visual amenity of the streetscape or visually impose on neighbouring properties"*

- Not one tree within "the canopy of surrounding trees" are within the boundaries of number 5.
- It will drastically impede on the amenity (definition: pleasantness or attractiveness of a place) with respect to the streetscape and the visual intrusiveness into neighbouring properties



Paragraph 4 – *"The deck extension takes into consideration existing sewer lines/trenches, established trees, and existing variable building street frontages along Micalong Close."*

- No evidence provided for existing sewer trenches within number 5
- Define "consideration" with relation to building street frontages and the history of the street

DA210220 - 5 Micalong Close, Wee Jasper

- **Variation of Policy: Building Line – Rural and Rural Residential Land**
- 4.1 Rural Residential Class 1(a) Buildings (page 16)

Lot size	Front setback	Side and Rear Setback
0.2ha to 0.49ha	10m	5m

Paragraph 1 – “The building envelope itself already sits closer than the 10 metres specified by the standard”

- All dwellings were required to be set back from front boundary by a certain distance with a further encroachment being detrimental to surrounding occupants



Paragraph 2 – “The position of the recommended structure also considers the privacy of the neighbours by retaining substantial existing trees to screen the structure.”

- The existing trees are not within the boundaries of number 5 and privacy will be impacted due to the overdemanding height (5.5 metres), overall length (10 metres) and projection forward of the existing building alignment (5 metres)

DA210220 - 5 Micalong Close, Wee Jasper

Paragraph 3 – *“The deviation to the policy is considered to be a minor variation when compared to the surrounding property setbacks. The proposal offers an achievable outcome for the location of the development and the extension would not look out of place or vary significantly from what currently exists in the streetscape. It is of the opinion that due to the minor variation required to satisfy the ‘Building Line Policy for Rural and Rural Residential Land (DA-POL-08)’ it is deemed appropriate that the minimum front setback is reduced to reflect the proposed plan.”*

- It is not a minor deviation, it is a major one compared to the 2 nearest surrounding properties
- It does vary significantly from what currently exists in the streetscape
- ‘Building Line Policy for Rural and Rural Residential Land (DA-POL-08)’ is there for a reason to stop development encroachment



- **Environmental Planning and Assessment Act 1979 (page 17)**
2.2 THE LIKELY IMPACTS OF THE DEVELOPMENT – *“The construction of a new shed on the subject lot is expected to lay the foundation for more efficient utilization of the land and it is expected to contribute in varying degrees to the local economy.”*
 - No beforementioned of a **“new shed”** being constructed

DA210220 - 5 Micalong Close, Wee Jasper

2.3 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT – “The proposed alterations are consistent and compatible with the surrounding land uses of Micalong Close and the Wee Jasper district”

- The proposal is not consistent with the surrounding land uses of Micalong Close where a **50sq. metre** deck imposes on surrounding properties so close to the front boundary of the property

3. CONCLUSION – “This application seeks to extend the existing deck to be consistent with surrounding residences”

- As stated earlier, it is **NOT** consistent with surrounding properties
- “meets the relevant objectives of the RU1 Primary Production zone.”
 - It does **NOT** meet - 2. POLICY OBJECTIVE To provide setback guidelines for the erection of dwelling houses and ancillary structures on rural and rural residential land.
- “Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved, whilst achieving an environmentally sustainable development that is compatible with and sympathetic to surrounding properties.”
 - It is not compatible to surrounding properties.
 - It certainly is not sympathetic when consideration is taken into account of the overdemanding visual presence it will have into surrounding properties and the streetscape itself

████████████████████ I strongly object to the application “DA210220 – 5 Micalong Close, Wee Jasper, Construct an extension of the existing deck” due to the above-mentioned reasons. In my opinion, the proposed application does not complement a variety of issue stated and it would have a long-lasting effect if a precedence of this nature was to be given building approval. The rural character of Micalong Close would be affected immensely by the construction of such a behemoth and serious consideration needs to be given to the existing nature of the properties and people that currently reside there.

I eagerly wait for your reply.

Yours Sincerely,

████████████████████
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████████████████████
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████████████████████

Original Proposal Submission #2

Dear Ryan,

-

I am emailing you about the development application DA210220 at 5 Micalong Close, Wee Jasper.

-

Unfortunately, my husband and I are [REDACTED]

-

[REDACTED] The parcel of land at 3 Micalong, between the development application site and our property, is vacant, which is why we have an interest in this matter.

-

I am hoping to be able to access the report that will be issued on Friday, 29 April 2022 via the link you provided in your email to [REDACTED] copied below. Unfortunately, I did not receive any form in my copy of the email to register any objections or comments. I am hoping you can accept this email in lieu to save time.

-

There are a couple of issues of concern to my husband and I with respect to this development application:

-

1. The property between 5 Micalong and our property at 1 Micalong, is vacant. That property, 3 Micalong, is owned by someone living in London, when I checked last year. That person was and may still be interested in selling. Being immediate neighbours whose land may be affected by this development, the owner of that property should be given the right of responding to the development plans. It may well affect resale value of that land because it would likely affect the location of any dwelling slated for the parcel of land at 3 Micalong. That parcel is quite small and so the development application would very likely affect the siting of any prospective building.

-

2. Changes to the deck area at number 5 Micalong will affect the level of privacy our property currently enjoys because there is no dwelling or screen between us other than trees on our property. There is no screen at 3 Micalong, either natural or man-made, to preserve our privacy. It would be appropriate to have that at 3 Micalong, particularly if the development is being considered and allowed.

-

Despite a clear impact in terms of casting shadows, blocking light and privacy with respect to our property, my husband and I were never consulted about this development application. We learnt about it from our neighbour, [REDACTED]

-

3. I am not confident that the fence line of 5 Micalong Close is consistent with title held on that property. I have discussed this with the owner, Liz, last year. The fence line between 5 Micalong and 3 Micalong exceeds the title deed of both properties. As a result, I am far from confident that the siting of the front fence line at 5 Micalong is accurate. Any set back needs to be properly sited. I respectfully request that a reputable surveyor be engaged to properly ascertain the boundaries of 5 Micalong before any work progress on that site to ensure that development work on that site accords with actual title holdings. The fences currently in place that I see from my house at 1 Micalong clearly do not correspond to the property held but exceed that parcel of land significantly on the west and south sides. While the site of the front fence may be perfect, I am not confident it is and have reason to question it. Any development work at the front of the property (north) needs to be in accord with the title held, not exceed it. I would like that to be clearly and transparently resolved before work proceeds. This is a basic requirement of renovation work and one I have always applied. Being in Wee Jasper, out of sight of most planning authorities, does not mean fences can exceed land boundaries. Accurately sited fences make good neighbours, whether living in the country or city.

-

These are my key concerns, which I hope can be relayed to the members of council involved in this decision.

-
I can be contacted via [REDACTED] I am happy to discuss this matter further via phone,
email or Zoom.

-
Issues I have raised in the past with Yass Council, including the state of the road last year, were handled professionally and well so I have every confidence in your processes. Of course, it is difficult being away at a time like this, not able to represent our interests at home and [REDACTED] Our place in Wee Jasper is our sanctuary and writing cottage. We have pictures of the gorge and our kids enjoying our shack there with their friends on our walls [REDACTED] and we look at them when the going gets tough, it helps knowing we have that to come back to, so it's up to us to also look after the place we cherish. Even if it may not seem special to anyone else, it is to us.

-
I look forward to your response and wish you and the team at Yass council well.

-
Kind regards,

-
[REDACTED]

-
[REDACTED]

-
-
-
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-
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-
-
-

Amended Proposal Submission #1

From: [REDACTED]
Sent: Wednesday, 18 May 2022 8:25 AM
To: [Jeremy Knox](#)
Cc: [REDACTED]
Subject: Re: DA210220 - Amended Proposal - Invitation for Comment - 5 Micalong Close
Attachments: DA210220 - Amended Plans - 5 Micalong Close_Redacted.pdf;
DA210220 - Original Plans - 5 Micalong Close_Redacted.pdf;
DA210220 - NN Letter Amended Proposal - 5 Micalong Close.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Jeremy, thank you for circulating the proposed amended plan to extend the deck at 5 Micalong Close, Wee Jasper 2582.

Dimensions require confirmation

I've had a look at the plan and would like to confirm the exact dimensions of the revised deck structure. On the left of the drawing in red appear to be revised dimensions of 1.6 plus 1.9 metres which means the deck inclusive with catilevered edge will now be 3.5 metres from the wall of the house.

On the right side of the drawing, dimensions are given as 1.6m for existing deck, then 1.3m and .5m which is 1.8m not 1.9m.

Grateful if the actual intended dimensions could be clarified given controversy over this proposed deck in the past. I would be good to have intention completely unambiguous.

Streetscape & Blocking of Morning Light

My previous objections regarding this deck being overblown compared to surrounding buildings remain.

My previous objections regarding blocking of morning light to our deck where we frequently have breakfast and brunch remain. It is a significant impost on our property.

Request for Surveyor

My request for a qualified and reputable surveyor to survey boundaries of 5 Micalong to ensure site of renovation is firmly within land parcel and other aspects of the property are firmly within land parcel remains. I am disputing the boundaries of that property now. This is based on having measured the boundaries to the West and South, which are not accurate - land enclosed is not owned by the parties proposing this change.

Request for sun and shadow drawings

My request for drawings of sun and shadows extending to our family's property as a result of this rather large deck remains.

Impact on community relationships due to lack of personal consultation

I reiterate that we were never consulted about the initial proposed deck that had been planned to extend 5m from the house wall despite a clear impact on our privacy and light, despite there being ample opportunity to do so. We do not consider the proposal to have been progressed in good faith with neighbouring properties, which has damaged relationships in a small community that is used to relying on each other and trusting one another implicitly, including during fire seasons.

Grateful if you could please consider my objections when progressing this revision. Prior to progressing, however, I urge clarification of the actual dimensions of the deck given the drawing seems to lack consistency.

With my thanks for your consultation and gratitude for work of Yass Council in this matter.

[REDACTED]

On Tuesday, 17 May 2022, [REDACTED] wrote:

Thanks Jeremy - have received your email & will have a look at the amended proposal.

[REDACTED]

On Tuesday, 17 May 2022, 01:16:57 pm GMT+11, Jeremy Knox <jknox@yass.nsw.gov.au> wrote:

Good afternoon,

Section 4.15 Evaluation

Summary of Application

Development Application No.	DA210220
Type of Development	Local Development
Development Site	Lot 64 DP 239674 5 Micalong Close, Wee Jasper
Description of Development	Holiday cabin additions (new deck)

Integrated Development

Legislation	Yes	N/A
Coal Mine Subsidence Compensation Act 2017 s 22	<input type="checkbox"/>	✓
Fisheries Management Act 1994 s 144, S201 S205. S219,	<input type="checkbox"/>	✓
Heritage Act 1977 s 58	<input type="checkbox"/>	✓
Mining Act 1992 ss 63, 64	<input type="checkbox"/>	✓
National Parks and Wildlife Act 1974 s 90	<input type="checkbox"/>	✓
Petroleum (Onshore) Act 1991 s 16	<input type="checkbox"/>	✓
Protection of the Environment Operations Act 1997 ss 43(a), 47 and 55, ss 43(b), 48 and 55, ss 43(d), 55 and 122	<input type="checkbox"/>	✓
Roads Act 1993 s 138	<input type="checkbox"/>	✓
Rural Fires Act 1997 s 100B	<input type="checkbox"/>	✓
Water Management Act 2000 ss 89, 90, 91	<input type="checkbox"/>	✓

Comments

Section 4.15 – Matters for Consideration

Provisions of any environmental planning instrument

State Environmental Planning Policy (SEPP)	<p>Where a SEPP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the instrument • Complies with development standards contained in the instrument • Satisfies the requirements of the instrument • Meets the relevant concurrence, consultation and/or referral requirements.
<p><u>Comment</u></p> <p>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</p> <p>Clause 5 of the SEPP (BASIX) 2004 stipulates that this policy applies to the whole of New South Wales. BASIX affected development includes the erection of a dwelling or alterations with a cost of more than \$50,000. The nominated cost of works is \$40,000, accordingly SEPP (BASIX) 2004 is not applicable to this proposal.</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>Chapter 4 of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.</p> <p>The site is not listed on Councils contaminated land register, nor does the site support any contaminating land uses or activities. Accordingly, the current state of the site is suitable to support the development and no remediation is required</p>	
Local Environmental Plan (LEP)	<p>In considering the provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP), is the proposed development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Consistent with the aims and objectives of the land use zone • Permissible in the land use zone • Consistent with all relevant clauses within the LEP • Complies with development standards in the LEP.
<p><u>Comment</u></p> <p>Below is an assessment of the application pursuant to the relevant clauses of the YVLEP.</p>	
Clause 2.3 Zone and zone objectives	The land is zoned RU1 Primary Production and is generally consistent with the objectives of the zone.
Clause 2.3 Land Use Table	The proposed development is permitted with consent in the zone.
Clause 4.1 Minimum subdivision lot size	Not applicable – no subdivision proposed
Clause 4.1B Subdivision using average lot sizes	Not applicable – no subdivision proposed
Clause 4.1C Additional requirements for subdivision in certain rural zones	Not applicable – no subdivision proposed

Clause 4.1D Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5	Not applicable – no dual occupancy or multi dwelling housing development proposed
Clause 4.2B Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones	Not applicable – no new dwelling proposed
Clause 4.3 Height of buildings	No maximum LEP height of building applicable to the site.
Clause 4.4 Floor space ratio	No maximum LEP FSR applicable to the site.
Clause 4.6 Exceptions to development standards	Not applicable – no clause 4.6 variation proposed.
Clause 5.4 Controls relating to miscellaneous permissible uses	Clause 5.4 controls not applicable to the proposed development.
Clause 5.10 Heritage conservation	The site is not listed as containing any heritage item, nor is the site located within a heritage conservation area.
Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	Not applicable – no subdivision proposed
Clause 6.1 Earthworks	Only minor earthworks are required in the form of footings and site preparation. The proposed earthworks will likely have minimal impact on surrounding lands in terms of drainage, soil stability, waterways or environmentally sensitive receivers. In the event the application is approved by Council, conditions to manage sediment and excavation are recommended.
Clause 6.2 Flood planning	The site is not mapped as being flood prone.
Clause 6.3 Terrestrial biodiversity	The development site area to the front of the dwelling is not mapped as containing high value terrestrial biodiversity. No native vegetation removal is proposed. The proposed works will not result in an adverse impact to native flora or fauna or ecological processes. Some minor pruning of trees could be required through construction.
Clause 6.4 Groundwater vulnerability	The proposed works will not result in any adverse effects or increase the groundwater vulnerability potential of the site or surrounding lands.
Clause 6.5 Riparian land and watercourses	There are no areas within the subject land that have been identified as affecting riparian lands, watercourses or groundwater.

Clause 6.6 Salinity	There are no areas within the subject land that have been identified as being affected by dryland salinity nor being highly erodible soils.
Clause 6.7 Highly erodible soils	The site is not mapped as containing highly erodible soils. Notwithstanding, there is a moderate fall from south to north on the site. In the event the application is approved by Council, it is recommended conditions are imposed requiring structural certification of the deck to ensure there is no risk to life or property.
Clause 6.8 Essential services	Essential services are available to the site, satisfying the provisions of this clause.
Clause 6.9 Development within a designated buffer area	Not mapped within the designated buffer area.
Clause 6.10 Development on land intended to be acquired for Barton Highway duplication	Not land mapped as being required for the Barton Highway extension.
Other relevant clause	Nil.

Proposed environmental planning instrument that is or has been subject of public consultation and has been notified to the consent authority

Primary Matters	Specific Consideration
Draft Environmental Planning Instrument	Where a draft environmental planning instrument is applicable to the proposed development, is the development: <ul style="list-style-type: none"> • Consistent with the aims and objectives of the draft instrument • Complies with development standards contained in the draft instrument • Satisfies the requirements of the draft instrument • Meets the relevant concurrence, consultation or referral requirements to address the provisions of the draft instrument
<u>Comment</u> Nil applicable to the proposal.	

Any development control plan

Primary Matters	Specific Consideration
Development Control Plan (DCP)	Where a DCP is applicable to the proposed development, is the development: <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Satisfies the requirements of the DCP
<u>Comment</u>	

Nil applicable to the proposal.	
Contributions Plans	Are contributions under the Yass Valley Developer Contribution Plan 2018 and/or the Yass Valley Heavy Haulage Contribution Plan 2021 applicable to the proposed development?
<u>Comment</u> Development contributions will only be payable if the cost of works exceeds \$100,000.	

Planning agreement entered into or a developer has offered to enter into under s7.4 of the Act

Primary Matters	Specific Consideration
Planning Agreement or Draft Planning Agreement	Details of Agreement
<u>Comment</u> Nil.	

Prescribed Matters – Environmental Planning and Assessment Regulation

Primary Matters	Specific Consideration
Environmental Planning and Assessment Regulation 2000	<p>The following matters under the <i>Environmental Planning and Assessment Regulation 2000</i> have been considered:</p> <ul style="list-style-type: none"> • AS 2601 when demolition is involved • The Low Rise Housing Diversity Design Guide for Development Application (July 2020) for a manor house or multi dwelling housing (terraces) • Fire safety provisions for a change of building use for an existing building • Provisions for temporary structures • Compliance with the Building Code of Australia if a building upgrade required
<u>Comment</u> Nil outside of the matters discussed in this report.	

Likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Primary Matters	Specific Consideration
Context and setting	<p><u>Context</u> Compatibility of the development with:</p> <ul style="list-style-type: none"> • scenic qualities and features of the landscape

	<ul style="list-style-type: none"> • character and amenity of the locality and streetscape • scale (bulk, height, mass) form, character, density and design of development in the locality • previous existing land uses and activities in the locality <p>Setting</p> <p>Impact of the development on adjacent properties in terms of:</p> <ul style="list-style-type: none"> • the relationship and compatibility of adjacent land uses • sunlight access (overshadowing) • visual and acoustic privacy • views and vistas • edge conditions such as boundary treatments and fencing
<p>Comment</p> <p>The proposed development does not have an adverse impact on the context and setting. As detailed in this assessment, the setback, size, bulk and scale with the revised proposal are now considered to be suitable.</p> <p>The revised development will not have unreasonable or any significant adverse impact on the streetscape or character.</p> <p>Shadow diagrams for the revised proposal have been submitted and demonstrate that it will not have an overshadowing impact on neighbouring.</p> <p>The impact on privacy has been considered and it has been determined that the proposed deck extension will not have an adverse impact. There is existing vegetation between the proposed deck and adjoining cabins which affords privacy protection. Furthermore, there is already an existing deck to the front of the 5 Micalong Close cabin, with the extension by a further 1.8m not significantly changing the potential for privacy impacts (i.e. privacy impact of current deck vs. proposed deck).</p> <p>Refer to further discussion in Council report.</p>	
Access, transport and traffic	<p>Consideration of access, transport and traffic and the proposed development:</p> <ul style="list-style-type: none"> • The proposed development and Council's Roads Standards Policy • The volume of traffic generated from the proposed development and capacity of the local and arterial road network • Availability of public transport • Any traffic management study submitted • Provision of vehicle parking spaces • Compliance with relevant standards for on site car parking provisions for compliance with relevant standards • The proposed or existing location of vehicular access to the site
<p>Comment</p> <p>No change to access or traffic generation.</p>	
Utilities	<p>Consideration of utilities and the proposed development:</p> <ul style="list-style-type: none"> • Utilities are either existing and capable of supporting the proposed development or capable of being extended to service the site • Where onsite sewage management is proposed it has been accompanied by a report prepared by an appropriate consultant demonstrating the suitability of the site for on-site effluent disposal
<p>Comment</p> <p>The proposed development will not have an adverse impact on the provision of utilities in the locality.</p>	

<p>It has been identified that a trench for the onsite sewage management system (septic) is located immediately in front of the existing deck. The guidelines usually require a 3m buffer distance from buildings or property boundaries for these trenches. The proposal is seeking a further variation to this buffer distance. An assessment has indicated that the variation to the buffer distance can be supported, subject to it being demonstrated that the location of the footings in relation to the trench will not adversely affect the structural integrity of the trench or that the trench will adversely affect the structural integrity of the footings. Refer to further discussion on onsite sewage management system in the Council report.</p>	
Heritage	<p>Impact of the proposed development on heritage significance of the site, adjacent properties and/or a heritage conservation area:</p> <ul style="list-style-type: none"> • Consideration of impact on items, landscapes, areas, places, relics and practices • Consideration of the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site
<p><u>Comment</u></p> <p>The site is not listed as containing any heritage item, nor is the site located within a heritage conservation area.</p> <p>The site could contain Aboriginal objects and areas of cultural heritage, however no AHIMS search or due diligence assessment has been provided by the applicant. Noting however the minor area of surface disturbance, the protection of Aboriginal objects could be managed through conditions if the application is approved by Council.</p>	
Water	<p>Impact of the proposed development on conservation of water:</p> <ul style="list-style-type: none"> • water supply sources • treatment, reuse and disposal of waste water and runoff • drainage, flow regimes, flooding on-site, up and downstream and in the catchment flood plain • groundwater tables
<p><u>Comment</u></p> <p>The applicant has not addressed how stormwater or run-off from the additional roof and hardstand areas will be managed. This can be managed via any conditions of consent.</p> <p>Water supply resources are available to the site.</p>	
Soils	<p>Impact of the development on soils:</p> <ul style="list-style-type: none"> • soil qualities - erodibility, permeability, expansion/contraction, fertility/productivity, salinity, sodicity, acidity, contaminants • instability - subsidence, slip, mass movement • the movement, formation, use and management of soils • soil erosion and degradation • remediation of contaminated soils
<p><u>Comment</u></p> <p>The dwelling building area is not mapped as containing sensitive or contaminated soils.</p>	
Air and Microclimate	<p>Impact of the development on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants.</p>
<p><u>Comment</u></p> <p>No ongoing impact to air quality or dust emissions will occur under the proposed development.</p>	

Flora and Fauna	<p>Impact of the proposed development on:</p> <ul style="list-style-type: none"> wilderness areas and national parks wildlife corridors and remnant vegetation the relationship of vegetation to soil erosion/stability and the water cycle weeds, feral animal activity, vermin and disease <p>Outcomes of an assessment under the <i>Biodiversity Conservation Act 2016</i> considers:</p> <ul style="list-style-type: none"> whether the development will result in serious and irreversible impacts whether a BDAR is required where a BDAR is required, whether it is considered satisfactory
<p><u>Comment</u></p> <p>No native vegetation or habitat will be removed to facilitate construction of the deck. Accordingly, the proposed development does not trigger entry into the Biodiversity Offset Scheme as:</p> <ul style="list-style-type: none"> Proposed development does not involve clearing of more than 1ha of native vegetation; The site is not located on land identified on the Biodiversity Values Map; The impact will not exceed the test of significance. 	
Waste	<p>Impact of the proposed development on waste:</p> <ul style="list-style-type: none"> solid, liquid and gaseous wastes and litter the generation, collection, storage and disposal of waste
<p><u>Comment</u></p> <p>The proposed development will not generate ongoing solid, liquid and gaseous wastes.</p>	
Energy	<p>Impact of the proposed development on energy:</p> <ul style="list-style-type: none"> the overall energy needs of the development the measures employed to save energy - passive design, solar lighting and heating, natural ventilation, shading elements, insulation, high thermal mass building materials, energy efficient appliances and machinery the use of renewable and non-polluting energy sources? energy needs in producing building/structural materials? energy use by-products and waste <p>Where relevant the development also complies with the Building Sustainability Index (BASIX).</p>
<p><u>Comment</u></p> <p>The cost of works for the proposed development is below \$50,000, accordingly SEPP BASIX does not apply to the proposal. The works are minor, therefore design measures for energy efficiency are not applicable in this instance.</p>	
Noise and Vibration	<p>Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts.</p>
<p><u>Comment</u></p> <p>The proposed extensions will have no ongoing mechanical acoustic impacts on neighbouring properties.</p>	

Natural Hazards - Geological	Risks to people, property and the physical environment as a result of geologic/soil instability - subsidence, slip, mass movement has been considered.
<u>Comment</u> <p>The site is not mapped as containing highly erodible soils. Notwithstanding, there is a moderate fall from south to north on the site. If the application is approved by Council, it is recommended conditions are imposed requiring structural certification of the deck to ensure there is no risk to life or property.</p>	
Natural Hazards - Flooding	<p>Where the development is located on land identified as flood affected:</p> <ul style="list-style-type: none"> • Compliance with the relevant Flood Risk Management Plan in accordance with the information submitted with the application or • The addition of conditions which require compliance with the relevant Flood Risk Management Plan or the Building Code of Australia.
<u>Comment</u> <p>The site is not mapped as being flood prone.</p>	
Natural Hazards - Bushfire	<p>Where the development is located on land identified as bushfire prone:</p> <ul style="list-style-type: none"> • Compliance with Planning for Bushfire Protection 2019 (however in accordance with s.8.3.2 of <i>Planning for Bushfire Protection 2019</i> there are no bushfire protection requirements for <u>class 10a buildings located more than 6 metres from a dwelling</u> in bushfire prone areas); or • If it is integrated development it has been referred to the RFS in accordance with s100B Rural Fires Act 1997.
<u>Comment</u> <p>The site is mapped as being partially bushfire prone, containing remnants of native grasses and nearby fragmented trees. Council's bushfire referral officer identified the additions as being classified as BAL-12.5. The proposed development is considered acceptable in terms of bushfire risk subject to conditions, if approved by Council.</p>	
Technological Hazards	<p>Does the development present risks from:</p> <ul style="list-style-type: none"> • industrial and technological hazards • land contamination and remediation <p>Where potential land contamination has been identified an assessment must be provided determining whether the:</p> <ul style="list-style-type: none"> • The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive, or • The land is not contaminated, or • The land is contaminated and remediation is proposed prior to the proposed use
<u>Comment</u> <p>Nil technological hazards.</p>	
Safety, Security and Crime Prevention	The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity.

<p><u>Comment</u></p> <p>The proposed development is for minor building works, therefore there would be no risk in terms of crime or security for the site or surrounds.</p>	
<p>Social impact in the locality</p>	<p>Whether the development is likely to have social benefits in the locality in terms of:</p> <ul style="list-style-type: none"> • community facilities and links • the interaction between the new development and the community
<p><u>Comment</u></p> <p>The proposed development may result in adverse social outcomes for the locality with regard to the built form impacts to the streetscape and character as outlined in other sections of this report.</p>	
<p>Economic impact in the locality</p>	<p>Whether the development is likely to have economic benefits in terms of:</p> <ul style="list-style-type: none"> • employment generation • economic income • generating benefits for existing and future businesses
<p><u>Comment</u></p> <p>The development will generate ongoing and short-term employment opportunities during the construction phase. However, there would be no ongoing economic benefit from the development.</p>	
<p>Site and internal design</p>	<p>The development is generally sensitive to environmental conditions and site attributes including:</p> <ul style="list-style-type: none"> • the size, shape and design of allotments, easements and roads • the proportion of the site covered by buildings • the positioning of buildings • the size (bulk, height, mass), form, appearance and design of buildings • the amount, location, design, use and management of private and communal open space • landscaping <p>The development is unlikely to affect the health and safety of the occupants in terms of:</p> <ul style="list-style-type: none"> • inadequate lighting, ventilation and insulation • inadequate building fire risk prevention and suppression • inappropriate building materials and finishes • inappropriate common wall structure and design • lack of access and facilities for the disabled
<p><u>Comment</u></p> <p>The proposed development as amended is now much more reasonable and does not have any significant adverse impacts by way of site and design.</p> <ul style="list-style-type: none"> • The revised setback is now considered to be suitable, particularly noting inconsistent setback pattern of Micalong Close. • The revised proposal is now considered to be acceptable and compatible with the streetscape and character. • Shadow diagrams have been provided and demonstrate the proposed development will not have an overshadowing impact. <p>Refer to further discussion in the Council report.</p>	

Construction	<ul style="list-style-type: none"> The proposed development has provision for compliance with the Building Code of Australia (as amended) and relevant Australian standards The impacts of construction activities can be managed and suitable conditions have been included in the development consent.
<p>Comment</p> <p>The proposed development could comply with the BCA/NCC through conditions, if resolved to be approved by Council.</p>	

The suitability of the site for the development

Primary Matters	Specific Consideration
Compatibility with existing development in the locality	<p>The proposal is compatible with existing development in the locality as:</p> <ul style="list-style-type: none"> Utilities and services available to the site are adequate for the development The development will not lead to unmanageable transport demands Transport facilities are adequate in the area The locality contains adequate recreational opportunities and public spaces to meet the needs of the development The air quality and microclimate are appropriate for the development No hazardous land uses or activities nearby Ambient noise levels are suitable for the development The site is not critical to the water cycle in the catchment The proposal is compatible with the existing built environment
<p>Comment</p> <p>The proposed development as amended is compatible with the existing development in the locality. Refer to further discussion in the Council report.</p>	
Site conduciveness to the development	<p>The subject site is conducive with the proposed development as :</p> <ul style="list-style-type: none"> The site is suitable for the proposed development The site is either not subject to natural hazards including flooding, tidal inundation, subsidence, slip, mass movement, and bushfires or where it is these risks have been adequately managed The slope of the land is suitable for the proposed development The proposal is compatible with conserving the heritage significance of the site The soil characteristics on the site is appropriate for development (Saline / Sodic / Acidic) The development is compatible with protecting any critical habitats or threatened species, populations, ecological communities on the site The site is not prime agricultural land and the development will not unduly prejudice future agricultural production The development will not unduly prejudice the future use of the site Cut and fill is a suitable development option for the site
<p>Comment</p> <p>There are no environmental constraints, heritage significance or natural hazards that preclude the proposed development.</p>	

Any submissions made in accordance with this Act of the regulations

Primary Matters	Specific Consideration
Public Submissions	Community consultation was undertaken in accordance with Council's Community Engagement Strategy. Where submissions have been received, the issues raised have been considered and are summarised in the comments below.
<u>Comment</u> Council received three submissions across the original and the amended proposal, and these are in addressed in the Council report.	
Submissions from Public Authorities	Where relevant submissions received from Government or Public Authorities have been considered with any issues raised being resolved, addressed by conditions of consent/general terms of approval or are considered not relevant to the development
<u>Comment</u> No submissions from public authorities were sought under the proposal.	

The public interest

Primary Matters	Specific Consideration		
Government (Federal, State and Local) and Community Interests	<p>Government and community interests have been considered and are satisfied as:</p> <ul style="list-style-type: none">• The proposed development complies with the Council Policies identified as applicable in the <u>schedule below</u>. Where a variation to this policy has been supported details have been included in the comments.• The proposed development is generally consistent with any relevant planning studies and strategies• Covenants not imposed by council have been set aside for the purpose of this assessment• The proposal generally complies with all other covenants, easements, restrictions and agreements that have an bearing on the proposal• Issues raised in public meetings and inquiries have been considered. Where relevant more detail has been provided under the heading public submissions.• It is unlikely that the development will have a detrimental effect on the health and safety of the public		
<p><u>Comment</u></p> <p>The proposed development as amended is not contrary to the public interest.</p>			
Council Policies	Policy	Code	Applicable
	Building Line – Rural and Residential Land	DA-POL-8	Yes
	Building Line – Urban	DA-POL-4	No

	Building Over Sewer Mains	SEW-POL-1	No
	Development Assessment and Decision Making	DA-POL-18	Yes
	Filling Policy	DA-CP-22	No
	Holiday Cabins – Micalong Creek Subdivision	DA-POL-3	Yes
	Kerb and Gutter Construction	ENG-POL-4	No
	Non-Urban Fencing	DA-POL-12	No
	Off-Street Car Parking	ENG-POL-8	No
	Provision of Electricity Supply and Telecommunications Service for Subdivisions	DA-POL-17	No
	Road Naming	RD-POL-6	No
	Road Standards	RD-POL-9	No
	Temporary Accommodation	DA-POL-2	No
	Truck and Transport Depots in Rural Areas	DA-POL-11	No
	Water Supply in Rural Areas and Villages	WS-POL-2	No

Comment

Building Line – Rural and Residential Land DA-POL-8

Council's *Building Line – Rural and Rural Residential Land Policy* would usually apply to land zoned RU1 Primary Production and requires a 10m front setback and 5m side setback for a lot of this size. The Applicant has requested a variation to this policy in their supporting documentation. However, the circumstances of Micalong Close are unique in that whilst the land is zoned RU1 Primary Production and the policy would usually apply, the lot sizes are significantly smaller and the setting different. In this regard, it is not considered suitable to strictly apply the policy and the setback should be instead assessed on a merit basis.

Refer to further discussion on setbacks in the Council report.

Holiday Cabins – Micalong Creek Subdivision DA-POL-3

Parts of Wee Jasper have been identified as a location for 'holiday cabins', including the site. The objective of this policy is to provide guidelines for the construction of 'holiday cabins' on land contained within the Plan of Subdivision being incorporated in part Portions 51 and 77 within the Parish of Wee Jasper.

The proposal complies with the control in the policy which limits the size of the holiday cabin (including decks) to no more than two-thirds of the site area.

Subject to the dwelling being used for holiday purposes, there is no contravention of this policy.

Development Assessment and Decision Making DA-POL-18

The application has been referred to Council for determination as the proposal involves policy variation and there were unresolved submissions received.

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DA210220 – Draft Conditions – 5 Micalong Close

Part A General Conditions

1. Consent is granted generally in accordance with the plans and details submitted to Yass Valley Council (Council) with the Development Application. The plans and details have been stamped and attached to this consent. The development must be carried out in accordance with the stamped plans or as modified by these conditions.
2. **Work must not commence until a Construction Certificate has been issued.**

The conditions in Part B of this consent must be satisfied before a Construction Certificate can be issued.

If Council is the Principal Certifier the Construction Certificate application must be lodged on the NSW Planning Portal.

The Construction Certificate certifies that work completed in accordance with approved plans, specifications and/or standards will comply with the relevant requirements of the following:
 - *Environmental Planning and Assessment Act 1979 (EP&A Act)*
 - *Environmental Planning and Regulation 2000 (EP&A Regulation)*
 - *National Construction Code/Building Code of Australia (NCC/BCA)*
 - Council policies
3. This approval relates only to the development referred to in the Development Application and does not approve or accept any works or buildings already erected on the land, whether or not those works or buildings are the subject of a prior approval.
4. The capacity and effectiveness of runoff and erosion control measures, including techniques to suppress dust and the tracking of sediment onto existing sealed roads, must be maintained at all times to the satisfaction of Council.
5. All adjustments to existing utility services, whether caused directly or indirectly by the approved development, must be undertaken at no cost to Council.
6. The removal of trees from the site is restricted to the area occupied by the building and paved surfaces only, unless specific approval is obtained from Council.
7. Colours and external materials must be compatible with those of existing development in the locality.

Zincalume is not permitted to be used for roof or wall panels.

Part B Before the issue of a Construction Certificate

8. An [Application for a Construction Certificate](#) must be lodged with the Principal Certifier.

If Council is the Principal Certifier the application must be lodged on the NSW Planning Portal.

9. In accordance with s.7.12 EP&A Act and the Yass Valley Development Contributions Plan 2018, a monetary contribution must be paid to Council if the proposed cost of carrying out the development exceeds \$100,000.

The cost of carrying out development is to be determined by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following (as applicable to the development):

- Materials and labour required for the erection of building/s
- Materials and labour for the internal fit out of all buildings
- Demolition works
- Excavation and site preparation including earthworks for access construction
- Driveway construction/upgrade
- Water, sewer and stormwater infrastructure

The contribution rate is determined in accordance with the table below:

Proposed cost of carrying out the development	Contribution Rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More than \$200,000	1% of that cost

The contribution plan may be viewed on Council's website or at the Council Office, located at 209 Comur Street, Yass.

10. A quote or invoice, prepared by a suitably qualified builder or quantity surveyor, detailing the total cost of labour and materials involved in the approved development must be submitted to Council.

The cost of carrying out development is to be determined by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following (as applicable to the development):

- Materials and labour required for the erection of building/s
- Materials and labour for the internal fit out of all buildings
- Demolition works
- Excavation and site preparation including earthworks for access construction
- Driveway construction/upgrade
- Water, sewer and stormwater infrastructure

If the total cost of works exceeds the amount specified in the Development Application, additional fees must be paid to Council.

11. The following information is required to be submitted to the Principal Certifier:

Cost of works	Required information
Up to and including \$10,000	Licensed contractor's details or Owner builder declaration

More than \$10,000	Licensed contractor's details or Owner builder permit
More than \$20,000	Certificate of Insurance under the Home Building Compensation Fund (organised with licensed contractor) or Owner Builder Permit

12. A report prepared by a suitably qualified professional, stating the soil classification of the site as required by *AS 2870 Residential Slabs and Footings* must be submitted to the Principal Certifier.

13. Structural drawings, prepared by a suitably qualified and experienced structural engineer, must be submitted to the Principal Certifier.

The plans must detail (as applicable to the development):

- (a) All reinforced concrete floor slabs and/or beams or raft slab, having regard to the possible differential settlement of the cut and fill areas
- (b) Footings of the proposed structure/s
- (c) Structural steel wall frames, roof framing members, beams, columns, bearers, joists and wall/roof bracing and

14. Structural drawings, prepared by a suitably qualified and experienced structural engineer, must be submitted to the Principal Certifier, indicating the footings are founded below the zone of influence of the adjacent septic trench. The structural drawings must demonstrate that the location of the footings in relation to the septic trench will not result in a structurally adverse relationship.

15. Plans and details demonstrating compliance with construction requirements specified in *AS 3959:2018 Construction of Buildings in Bushfire Prone Areas*, for Bushfire Attach Level (BAL) 12.5 must be submitted to the Principal Certifier.

16. Plans and details demonstrating compliance with the NCC/BCA must be submitted to the Principal Certifier.

Part C Before the commencement of building works

17. Council must be informed of the following, no later than two days prior to works commencing:

- Name and details of the Principal Certifier ([Form 214](#) to be submitted if Council is the Principal Certifier) and
- Date construction work is proposed to commence ([Form 131](#) to be submitted).

If Council is the Principal Certifier the above forms must be lodged with your Construction Certificate application on the NSW Planning Portal.

18. A garbage receptacle must be provided at the work site before works commence and must be maintained until the works are completed.

The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

- 19.** Run-off and erosion control measures must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land by:
- (a) diverting uncontaminated run-off around cleared or disturbed areas and
 - (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties and
 - (c) preventing the tracking of sediment by vehicles onto roads and
 - (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

- 20.** A sign must be erected in a prominent position on the site which indicates:
- (a) the name, address and telephone number of the Principal Certifier for the work, and
 - (b) the name and after-hours contact phone number of the principal contractor (if any) for any building work, and
 - (c) unauthorised entry to the site is prohibited.

This sign must be maintained while work is being carried out and must be removed upon completion of the work.

- 21.** Hoarding or temporary construction site fence must be erected between the site and adjoining properties, if the works:
- (a) could cause a danger, obstruction or inconvenience to the public, pedestrian and/or vehicular traffic, or
 - (b) could cause damage to adjoining lands by falling objects, or
 - (c) involve the enclosure of a public place or part of a public place.

The hoarding or temporary construction site fence must be erected before works commence and be removed immediately after the work in relation to which it was erected has finished, if no safety issue will arise from its removal.

- 22.** Toilet facilities must be available or provided at the work site before works commence and must be maintained until the works are completed.

The toilets must be provided in accordance with the following:

- (a) at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site and
- (b) be a standard flushing toilet connected to a public sewer or
- (c) be connected to an on-site effluent disposal system approved under the *Local Government Act 1993* or
- (d) be a temporary chemical closet approved under the *Local Government Act 1993*.

- 23.** The building/s must be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries.

Evidence that the building/s were set-out and have been located in accordance with the approved plans must be submitted to the Principal Certifier or Council upon request.

24. If a wall is to be constructed on a boundary and there is less than 900mm to a wall (adjoining wall) on an adjoining lot, a dilapidation report on the adjoining wall must be submitted to the Principal Certifier.

If access is denied to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

Tree Protection Measures

25. The trunk of each of the following trees must be provided with a tree guard, as detailed below:

- (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed and
- (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed.

Tree guards must be constructed of hardwood timber panels that are:

- (a) minimum length of 2m
- (b) minimum width of 75mm
- (c) minimum thickness of 25mm
- (d) secured (not permanently fixed or nailed) to the tree
- (e) spaced a maximum of 80mm apart.

26. Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected:

- (a) around its tree protection zone, as defined by section 3.2 of *AS 4970:2009 Protection of trees on development sites*, and
- (b) in accordance with section 4 of *AS 4970:2009 Protection of trees on development sites*.

27. The applicant must ensure that:

- (a) the activities listed in s.4.2 of *AS 4970:2009 Protection of trees on development sites* do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and
- (b) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of *AS 4970:2009 Protection of trees on development sites*.

28. The tree protection measures specified in this consent must:

- (a) be in place before work commences on the lot
- (b) be maintained in good condition during the construction period and
- (c) remain in place for the duration of the construction works.

29. A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on an adjoining lot are required to be pruned or removed.

Part D While building works are being carried out

Environmental Heritage

30. If an Archaeology object is discovered during the course of work:

- (a) All work must stop immediately and
- (b) The *Department of Planning, Industry and Environment* must be advised of the discovery.

Depending on the significance of the object, an archaeological assessment and excavation permit issued under the *Heritage Act 1997*, may be required before work can continue.

31. If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of work:

- (a) All must stop immediately and
- (b) The *Department of Planning, Industry and Environment* must be advised of the discovery in accordance with s.89A *National Parks and Wildlife Act 1974*.

Depending on the nature of the discovery, an Aboriginal Heritage Impact Permit issued under the *National Parks and Wildlife Act 1974*, may be required before work can continue.

Earthworks, Internal Driveways and Importation of Material

32. Earthworks, internal driveways and the importation of associated material is restricted to that which can be undertaken as exempt development under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, unless otherwise approved by a condition of this consent or the stamped approved plans.

33. Any earthworks, including any structural support or other related structure for the purposes of the development:

- (a) must not cause danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot and
- (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property and
- (c) that is fill brought to the site - must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997* and
- (d) that is excavated soil to be removed from the site - must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.

34. Any excavation must be carried out in accordance with Safe Work Australia's *Excavation Work: Code of Practice*, published 26 October 2018.

Inspections

To arrange a building or plumbing inspection with Council please use the on-line booking system on Council's website: yassvalley.nsw.gov.au > [Our Services](#) > [Planning and Building](#) > [Certification and Inspections](#) > [Inspections](#).

35. Critical stage inspections must be carried out by the Principal Certifier, as required by s.162A of the EP&A Regulation.

If Council is nominated as the Principal Certifier, inspections must be undertaken at the following stages of construction (as applicable to the development):

Inspection	Hold Point
(a) After excavation of footings	Prior to pouring concrete, after placement of erosion and sediment control measures, on-site toilet and signage
(b) Bearers and Joists	Prior to placement of floor sheeting
(c) Frame/Pre-sheet	Prior to placing internal sheeting, after all internal services including water plumbing and electrical are installed and external cladding has been fixed
(d) Stormwater	Prior to backfilling or covering pipes and connections to services
(e) Final	All works relating to the proposed development are complete and all conditions of development consent are complied with.

36. Upon inspection of each stage of construction, the Principal Certifier is required to ensure that adequate provisions are made for the following measures (as applicable):

- (a) Run-off and erosion control
- (b) Provision of perimeter fence, hoarding or temporary construction site fence for public safety and restricted access to building sites
- (c) Maintenance of the public place free from any unauthorised materials, waste containers or other obstructions.

Construction

37. Work must be carried out in accordance with the plans and specifications to which the consent relates.

38. All building work must be carried out in accordance with the provisions of the NCC/BCA and all relevant Australian Standards.

39. Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday. No construction is to be carried out at any time on a Sunday or a public holiday.

40. All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

41. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and disposed of at a waste management facility.

Copies of receipts relating to the disposal of waste at a licensed waste management facility must be submitted to Council upon request.

42. Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

43. During construction:

- (a) all vehicles entering or leaving the site must have their loads covered, and
- (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

44. At the completion of the works, the work site must be left clear of waste and debris.

Stormwater Drainage

45. Stormwater drainage work must comply with *AS/NZS 3500.3:2018 Plumbing and Drainage - Stormwater Drainage*.

46. Stormwater collected from the development must not cause nuisance to adjoining landowners.

47. Where up-stream surface water flows through the lot the development must not redirect or divert this water in such a manner that would intensify flows onto adjoining properties.

48. The roof stormwater drainage system must be installed and connected prior to the roof installation.

49. Adequate provision must be made for the disposal of roof water collected from the development. In this regard, roof water must be piped and discharged to one of the following, as applicable:

- (a) The street stormwater drainage system
- (b) Inter-allotment stormwater drainage system
- (c) A rubble pit designed by a suitably qualified person to cater for a 1 in 5 year rainfall event. The pit design must make suitable provision for overflow.

On-Site Sewage Management Facility - Septic

50. The effluent disposal area/s must be protected from vehicle and stock damage.

51. All stormwater and seepage from higher levels must be diverted from the effluent disposal area by a suitable drain.

Bushfire Protection

52. The development must comply with s.7 of *Planning for Bushfire Protection 2019*, as applicable to the development.

53. New construction is to comply with s.7 of *Planning for Bushfire Protection 2019*. In this regard the following design standards for construction are to be incorporated into the development:

- (a) New construction shall comply with AS 3959:2018 Construction of Buildings in Bushfire Prone Area BAL 12.5.
- (b) Roofing shall have leafless guttering (gutter guard) to prevent the build-up of flammable material. Any materials used shall have a Flammability Index no greater than 5.

54. At the commencement of building works and in perpetuity the property shall be managed as Inner Protection Area as outlined within *Planning for Bushfire Protection 2019*.

Part E Before the issue of an Occupation Certificate

55. An Application for an Occupation Certificate must be lodged with the Principal Certifier.

If Council is the Principal Certifier the application must be lodged on the NSW Planning Portal.

56. The relevant parts of [s. 6.10](#) of the EP&A Act must be satisfied, including:

- (a) a Construction Certificate has been issued for this development
- (b) all conditions in this part of the consent have been complied with
- (c) the completed building is suitable for occupation or use in accordance with its classification under the NCC/BCA.

57. In accordance with [s.154](#) of the EP&A Regulation, an Occupation Certificate authorising a person to commence occupation or use of part of a building, must not be issued unless the building will not constitute a hazard to the health or safety of the occupants of the building.

58. Certificates of Compliance for contractor's work must be submitted to the Principal Certifier.

Where Council is nominated as the Principal Certifier, certificates are required for the following work, as applicable to the development:

- Air conditioning
- Electrical
- Framing (timber or metal)
- Gas fitting
- Glazing (windows, doors, shower screens)
- Insulation
- Photovoltaic electricity generating system
- Plumbing/drainage
- Refrigeration systems
- Smoke alarms
- Solid fuel heater
- Stormwater
- Structural adequacy
- Swimming pool, pump and filtration system
- Termite protection system
- Waterproofing
- Other work as relevant to the development.

Certificates must contain the following information:

- (a) name, address, licence/registration number, qualifications, professional memberships and insurance details of the individual issuing the certificate
- (b) development consent number to which the work relates
- (c) address of the land on which the development is being carried out
- (d) date of issue of the certificate
- (e) date and time of inspection of work
- (f) description of the inspection of work
- (g) Australian Standards or codes to which the certificate relates.

59. Any damage caused to Council owned infrastructure or property must be repaired or replaced at no cost to Council.

60. All conditions relating to bushfire protection must be complied with.

Attachments to Reports – Page 46 of 369



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STATEMENT OF ENVIRONMENTAL EFFECTS

PREPARED BY:

DPS PTY LTD
7 ADELE STREET
YASS NSW 2582

PO BOX 5
YASS NSW 2582

PROJECT:	Development Application for the approval of the use of a temporary structure as a function centre at Lot 1 DP1275396 196 Brooklands Road, WALLAROO under the provisions of the <i>Yass Valley Local Environmental Plan 2013</i>
CLIENT:	Phil Williams
OUR REFERENCE:	4041_SEE1
DATE:	November 2021
AUTHOR:	Rachel Braithwaite
SIGNATURE:	



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1. INTRODUCTION

This Statement of Environmental Effects has been prepared for Phil Williams by DPS Pty Ltd. This Statement has been made pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* for the approval of the use of a temporary structure as a function centre at 196 Brooklands Road, WALLAROO.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. This report aims to assess the potential impacts and environmental effects of the proposed development of the subject site under Section 4.15 of the Environmental Planning and Assessment Act 1979.

As a result of that assessment, it is concluded that the proposed development of the site in the manner intended is considered to be acceptable and worthy of Council's support.

1.1 OWNER AND APPLICANT DETAILS

The Applicant

Phil Williams
c/- DPS Pty Ltd
PO Box 5
YASS NSW 2582

Contact: Rachel Braithwaite
Phone: (02) 6226 3322
Email: rachel@dpsyass.com.au

The Owner(s)

Phillip Stretton Williams
Carolyn Mae Jack
c/- DPS Pty Ltd
PO Box 5
YASS NSW 2582

Site Address

The subject site of this application is identified as Lot 1 DP1275396 196 Brooklands Road, WALLAROO and shown in context in Figure 1.1.

1.2 SITE AND LOCATION

Site Description

The subject site is on Brooklands Road within the Yass Valley Council Local Government Area. The site is utilised for residential use as well as a Winery (Wallaroo Wines) and is bounded by rural residential lots to the north, east, south and west.

The site is made up of one lot and is zoned RU1 Primary Production in the Yass Valley Council LEP 2013. The subject site is an irregular shaped parcel of land with an area of 92.95ha and frontage to Brooklands Drive as indicated in Figure 1.1 Location Map below.



Figure 1.1 Location Map (Source: NSW Government Spatial Map Viewer, November 2021)

Existing Easements, Restrictions and Positive Covenants

- Restriction on the Use of Land numbered two (DP1243194)
- Restriction on the Use of Land numbered three (DP1243194)
- Right of Carriageway over Track In Use (DP1243194)

Proposed Easements, Restrictions and Positive Covenants

- There are no proposed easements, restrictions or positive covenants to be created as part of this development

Proposed Development

This report has been prepared by DPS to accompany a Development Application submission and is lodged under Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* for the approval of the use of a temporary structure as a function centre for no more than 30 events per year that is permissible with Council consent. The location of the proposed development has been prepared to be sensitive to the conditions of the site optimising the amenity and functionality of the site. This SEE is to be read in conjunction with the following plans, specialist report/ certificate included in the Appendix's:

- Wallaroo Wines/ Wallaroo Estate Business Plan
- Proposed Site Plan prepared by DPS reference 4041_DT1 dated November 2021
- Performance Based Design Brief prepared by Neil McKenzie & Associates Civil & Structural Consulting Engineers dated February 2021
- Structural Compliance Certificate for Building Design or Specification prepared by Neil McKenzie & Associates Civil & Structural Consulting Engineers dated 19 February 2021
- Structural Plan & Elevations for a Spanit 9m x 3m Bay Structure prepared by Neil McKenzie & Associates Pty Ltd Consulting Engineers dated November 2018

The purpose of this report is to consider the site characteristics and the anticipated impacts of the proposed development providing an assessment in accordance with the matters for consideration in Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. Specifically, the SEE includes the following information:

- Description of the site in its local context
- Identifies any proposed works
- Identifies and addresses relevant policies
- Assessment against relevant Council plans and policies
- Assess of potential environmental impacts and identification of mitigation measures

It is expected that each event will provide the relevant number of port-a-loos to accommodate the number of persons for the specific occasion. To cater for any event there will be food trucks on-site, noting there will be no food preparation done on-site other than within the food trucks. It will be expected that each event will transport their guests via bus(s), therefore limiting the need for car parking. The number of guests for each function is not expected to exceed 100 people.

Following the devastating effect COVID has had on the hospitality and music industry, the applicant is proposing to increase the offering of an expanded 'wine tourism experience' for the Yass Valley region. It will be offering a valuable and much-needed venue for musicians and small business hospitality workers. The proposal will include hosting weddings and a series of music events over the summer months utilising the marquee.

It has been indicated in the attached Wallaroo Wines/ Wallaroo Estate Business Plan that the intended hours of operation for an evening event will not exceed 11:30pm and the hours of operation for any daytime music events will be between 11:00am and 4:00pm.

The proposal does not involve any major construction works or detract from any aspects of either local heritage, remnant bushland, threatened species or natural water courses. No major change in the aesthetics of the land is proposed to occur as part of this development.

This report concludes that the proposed development indicates a positive contribution to the Wallaroo locality, is consistent with the strategic planning for the area and the relevant planning legislation and policies. It is expected that any minor environmental impacts associated with the future operation of the development can be mitigated. As a result of this investigation, it is concluded that the proposed development of the site is permissible with conditional consent.

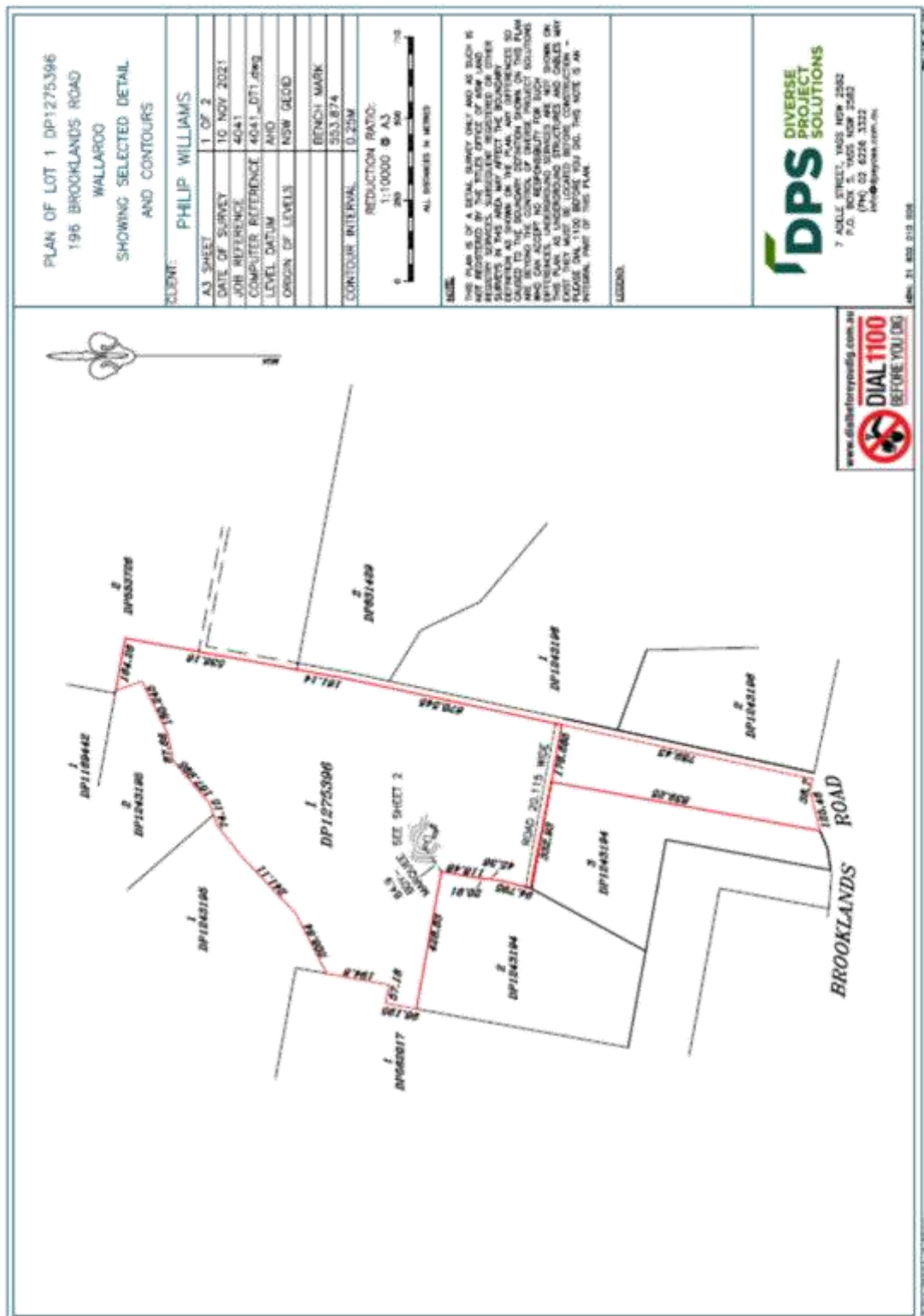


Figure 1.2: Sheet 1 of Proposed Site Plan (Source: DPS, November 2021)

2. ASSESSMENT

This section deals with the proposal's consistency with the various statutory and non-statutory provisions.

2.1 ENVIRONMENTAL PLANNING INSTRUMENTS

Yass Valley Local Environmental Plan 2013

The following details the proposal against the zone objectives and clauses 4.1B, 5.21, 6.1 and 6.3 to 6.8 of the Yass Valley Local Environmental Plan 2013 (YVLEP2013).

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To protect and enhance the biodiversity of Yass Valley.
- To protect the geologically significant areas of Yass Valley.
- To maintain the rural character of Yass Valley.
- To encourage the use of rural land for agriculture and other forms of development that are associated with rural industry or that require an isolated or rural location.
- To ensure that the location, type and intensity of development is appropriate, having regard to the characteristics of the land, the rural environment and the need to protect significant natural resources, including prime crop and pasture land.
- To prevent the subdivision of land on the fringe of urban areas into small lots that may prejudice the proper layout of future urban areas.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Water storage facilities

3 Permitted with consent

*Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; **Function centres**; Helipads; High technology industries; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Serviced apartments; Signage; Timber yards; Transport depots; Truck depots; Turf farming; Waste or resource management facilities; Water recreation structures; Water supply systems*

4 Prohibited

Any development not specified in item 2 or 3

The subject lot is situated within the locality of Wallaroo and is zoned RU1 Primary Production within the Yass Valley Council LEP (See Figure 1.3 Lot Zoning Map).

The proposal is found to be consistent with the RU1 Primary Production land use objectives that *'encourages diversity in primary industry enterprises and systems appropriate for the area'* whilst maintaining the rural environment/ character of the surrounding area and taking into consideration the characteristics of the land.

The proposed development provides an appropriate planning outcome for the subject land that takes into consideration the ecological impacts, aesthetic value of the land and the surrounding uses. The proposed subdivision is situated largely on cleared land free of any major constraints and large remnant vegetation.

It is considered the proposed development is consistent with the aims and objectives of the relevant planning instruments, is compatible with and responds positively to the site conditions and surrounding properties. It is sympathetic with the existing and historic character of the Wallaroo Locality and minimizes any potential impacts on the visual amenity of the adjoining properties.

The proposed function centre (marquee) is expected to lay the foundation for more efficient utilisation of the land in the future. It is expected the use of the land for private functions will contribute in varying degrees to the local economy and the Yass Valley more generally. It is considered that the proposal will not have a detrimental effect on the natural environment, takes into account the opportunities and constraints of the site including all relevant legislation and is considered worthy of Council's support.

The proposed development facilitates the orderly development of the subject land for function centre/ entertainment purposes and has been prepared in accordance with the relevant planning policies, without adverse impact on existing and future amenity, biodiversity and agricultural worth of adjoining and adjacent lands.



Figure 1.3: Lot Zoning Map (Source: NSW Government ePlanning Spatial Viewer, November 2021)

2.8 Temporary use of land

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.*
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.*
- (3) Development consent must not be granted unless the consent authority is satisfied that—*
 - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and*
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and*
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and*
 - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.*
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.*
- (5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).*

It is proposed that the marquee as illustrated in the following Images 1.1 to 2.0 and Figure 1.4 showing during construction and completion be recognised by Council as a temporary structure for the purpose of operating as a function centre for up to thirty (30) events per calendar year. As indicated in the Performance Based Design Brief prepared by Neil McKenzie & Associates Civil & Structural Consulting Engineers dated February 2021 it is expected the following guidelines are agreed upon by all relevant stakeholders:

- The structure may be used for up to thirty (30) events per calendar year
- The structure is to be inspected at yearly intervals. Any stressed/ bent components are to be replaced and all bolts checked for tightness
- Use of a Wind Management Plan (WMP) included in the Performance Based Design Brief that incorporates the wind speed management methodology outlined within the design of the structures

The proposed temporary use will not adversely impact on any environmental attributes or features of the land or increase the risk of natural hazards. This assessment has found that the proposal will deliver a service to the community that enables the orderly and economic use and development of the land that complies with key controls in Council's LEP, has minor and manageable environmental impacts and is compatible with the existing and desired local area character.



Image 1.1: During Construction (Source: Registered Proprietor, November 2021)



Image 1.2: During Construction (Source: Registered Proprietor, November 2021)

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STATEMENT OF ENVIRONMENTAL EFFECTS
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Image 1.3: During Construction (Source: Registered Proprietor, November 2021)



Image 1.4: During Construction (Source: Registered Proprietor, November 2021)

DPS YASS Pty Ltd
STATEMENT OF ENVIRONMENTAL EFFECTS
REF: 4041_SEE1 – FUNCTION CENTRE, WALLAROO



Image 1.5: Completion (Source: Registered Proprietor, November 2021)



Image 1.6: Completion (Source: Registered Proprietor, November 2021)



Image 1.7: Completion (Source: Registered Proprietor, November 2021)



Image 1.8: Completion (Source: Registered Proprietor, November 2021)



Image 1.9: Completion (Source: Registered Proprietor, November 2021)



Image 2.0: Completion (Source: Registered Proprietor, November 2021)

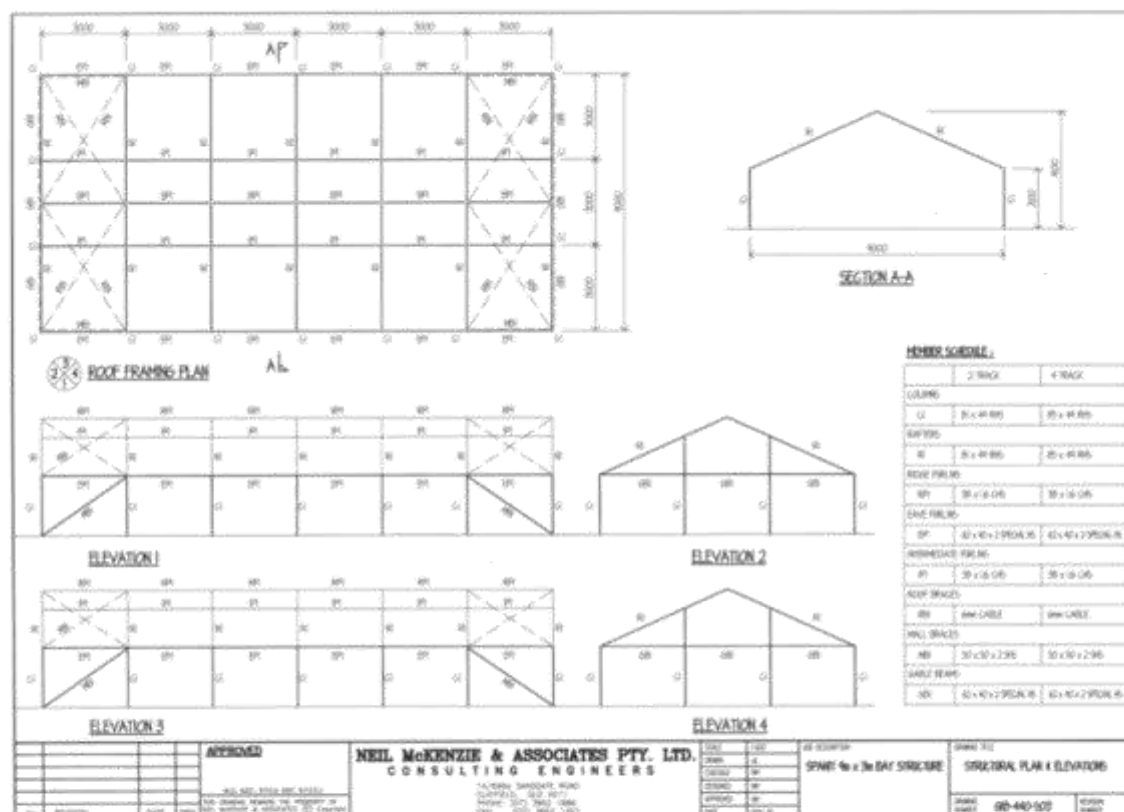


Figure 1.4: Structural Plan & Elevations (Source: Neil McKenzie & Associates Pty Ltd Consulting Engineers, November 2021)

6.3 Terrestrial biodiversity

- (1) The objective of this clause is to maintain terrestrial biodiversity by—
 - (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as "Biodiversity" on the [Natural Resources Biodiversity Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—
 - (a) whether the development is likely to have—
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and
 - (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

It has been determined on the terrestrial biodiversity mapping in Figure 1.5 (Natural Resources Biodiversity Map) there are areas within the subject lot that have been identified as having biodiversity concerns. The areas identified are considered minor in nature and are not expected to be impacted upon greatly as a result of this development, with no large scale works to occur within the areas mapped.

It is to be noted there are no construction works required to achieve the proposed development as the structure in question is existing. The proposed development has taken into consideration any possible concerns and it has been determined that it will not have any detrimental effects on the environment, and it will result in a good planning outcome.



Figure 1.5: Terrestrial Biodiversity Map (Source: NSW Government ePlanning Spatial Viewer, November 2021)

6.4 Groundwater vulnerability

- (1) The objectives of this clause are as follows—
- (a) to maintain the hydrological functions of key groundwater systems,
 - (b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.
- (2) This clause applies to land identified as “Groundwater vulnerability” on the [Groundwater Vulnerability Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—

- (a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),
- (b) any adverse impacts the development may have on groundwater dependent ecosystems,
- (c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),
- (d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

As indicated on Council's LEP Groundwater Vulnerability Map (See Figure 1.6) the subject land has been highlighted as having groundwater vulnerability however it is to be noted as discussed earlier in this statement there will be additional impact felt upon the existing groundwater as any event would provide their own port-a-loos to cater for an event.

We have also taken into consideration the existing drainage channels seen throughout the site condition. As a result, there will be no adverse effects felt upon the groundwater vulnerability potential of the subject lot. It is anticipated that this development with the correct controls in place will not have any detrimental effects to the existing groundwater.

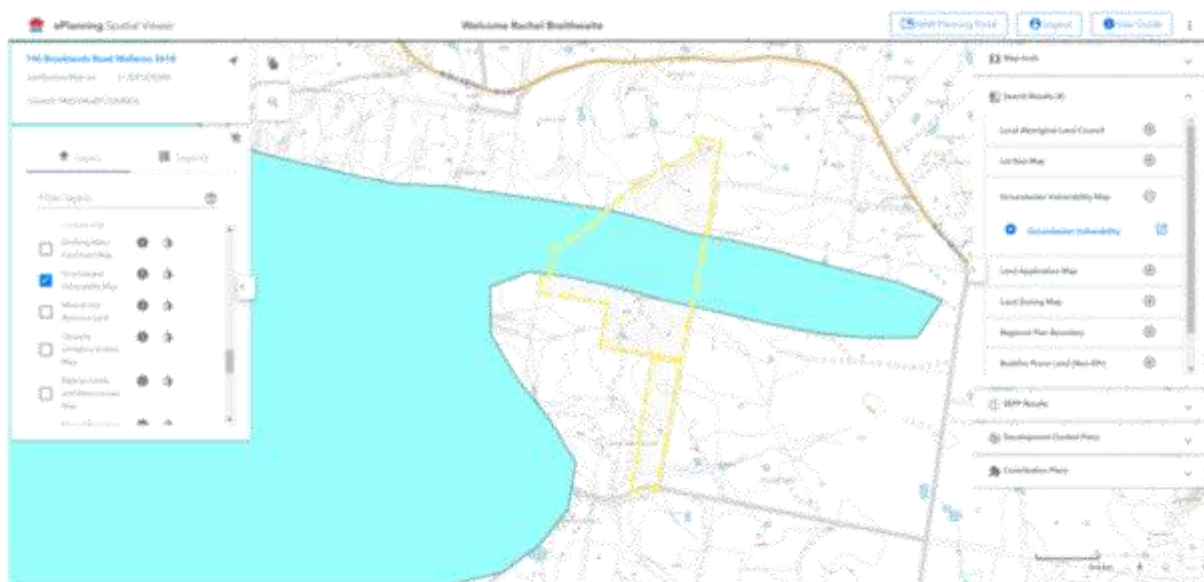


Figure 1.6: Groundwater Vulnerability Map (Source: NSW Government ePlanning Spatial Viewer, November 2021)

Environmental Planning and Assessment Act 1979

Section 7.12 of the *Environmental Planning and Assessment Act 1979*, Contribution towards provision or improvement of amenities or services, states that *if a consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorized by a contributions plan, of the proposed cost of carrying out the development.*

The applicant is aware that, Section 7.12 contributions for community facilities, open spaces and administration may be required.

2.2 THE LIKELY IMPACTS OF THE DEVELOPMENT

There are no physical works required for this development as the structure is currently in place. It is noted that the proposed use of the land for a Function Centre/ Entertainment use will provide a much-needed addition to this niche market.

It has been determined the proposed development of the subject lot is expected to lay the foundation for more efficient utilization of the land, and it is expected to contribute in varying degrees to the local economy.

Noise

The development may create some extra noise to the site and surrounding vicinity during each event, however due to the location of the marquee from the subject lot boundary it is not expected to impact upon any neighbours.

As indicated earlier on in this Statement it is anticipated that any music and noise associated with an evening event will cease by 11:30pm and any daytime music events will be held between 11:00am and 4:00pm. Therefore, it is not anticipated that the proposed use(s) will result in any adverse acoustic impacts on the surrounding properties.

Vehicular Access and Traffic

Vehicular access will be via Brooklands Road and as indicated earlier on in this Statement, it is proposed that each event will transport their guests via bus(s) therefore limiting the amount of traffic on Brooklands Road and any surrounding road networks.

From Brooklands Road the bus(s) can make there way to the sheds/ service yard to safely drop guests off and turn around. If required there is ample parking spaces for any cars to park adjacent to the road around the vineyard.

Public Interest

It is considered that the proposal is in the public interest. It proposes a development that is compliant with the relevant legislation, with no significant impacts to the natural or built environment and places no significant demands on any public infrastructure.

2.3 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The applicant is proposing a business plan that has taken into consideration the significant changes/challenges the past few years have produced and are looking to diversify themselves to increase the viability of the business whilst acknowledging the provisions under the RU1 Primary Production zone.

Any environmental, social and economic concerns of the site have been acknowledged within this development application and mitigation processes have been proposed to reduce the effect on the surrounding built and natural environment.

The proposed subdivision is consistent with and compatible with the surrounding land uses of the Wallaroo District and surrounds. The proposal fits in with the existing and new land uses and will be maintained with this development. Following this assessment, the site is considered suitable for the proposed development.

3. CONCLUSION

This application seeks approval for the use of a temporary structure as a function centre. It is concluded the approval of the Development Application on Lot 1 DP1275396 is an appropriate, orderly and compatible form of development when assessed under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The environmental assessment of the proposed development has demonstrated that it will have minimal adverse environmental impacts. The proposal is permissible with Council's consent within the zone and meets the relevant objectives of the RU1 Primary Production zone within the Yass Valley LEP 2013. Careful consideration has been given to the proposal to ensure that a high-quality outcome is achieved, whilst achieving an environmentally sustainable development that is compatible with and sympathetic to surrounding properties.

The proposal has been prepared with respect to maintain the rural character and to protect/ enhance the biodiversity of Yass Valley LGA. The application is supported by the appropriate documents and reports that satisfy Council's requirements and demonstrate that the site is suitable for the proposed development. It has been considered that the proposal will not have a detrimental effect on the natural environment, the proposal represents rational, orderly, economic and sustainable use of the land, it complies with all relevant legislation, and it is recommended that conditional development consent for the proposed development at 196 Brooklands Road, WALLAROO be granted by Council.

WALLAROO WINES

WALLAROO WINES



Carolyn Jack and Philip Williams
196 BROOKLANDS ROAD
WALLAROO NSW 2618
ABN: [75825277205]
ACN: [114506526]
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Wallaroo Wines/ Wallaroo Estate

Business Plan 2021

WALLAROO WINES BUSINESS PLAN 2021

Summary

Business name: Wallaroo Wines

Business structure: *Partnership and Company*

Business location: 196 Brooklands Road, Wallaroo, NSW, 2618

Date established: Trading since 1996 as a 25 acre vineyard, wine producer and farming enterprise with cattle and sheep. Some short-term accommodation to supplement farm income.

Business owner(s):

Philip Stretton Williams and Carolyn Mae Jack

Relevant owner experience:

Philip Williams and Carolyn Jack planted vines at Wallaroo in 1996 and '97. Wallaroo is known as a premier site for grapes in the Canberra Region – supplying Clonakilla Wines for a decade, Gundog Estate and Nick O'Leary with superior quality fruit. Wallaroo Wines also has wines made under its own label. Winemakers for Wallaroo include Nick O'Leary, Greg Gallagher and Brian Sinclair. Wallaroo regularly wins top medals for its wines.

Products/services:

Since the Covid outbreak wine sales have fallen significantly, so Wallaroo Wines/ Wallaroo Estate is looking to diversify to increase the viability of the business. The proposed business model will increase the offering of expanded 'wine tourism experiences' for the Yass Valley Region. It will also be a valuable and much-needed venue for musicians to perform after the devastating shut-down of their industry due to Covid.

We are a registered 'Covid Safe' venue with Service NSW and will use QR Codes during any event.

Currently we have a Producer's liquor licence which allows for tastings on the property and we would like to extend our business model to include holding weddings in a temporary marquee and also to hold a series of music events – '**Music in the vines**' over the summer months.

We anticipate 6 weddings over the year and about 10 music events. Each would have less than 100 participants and often transported by bus.

Evening events: Music and any noise will cease by 11.30pm.

Daytime music events: Between 11 and 4pm

WALLAROO WINES BUSINESS PLAN 2021

We plan to use a semi-permanent marquee for all events, plus casual seating throughout the gardens overlooking the vineyard. An aerial view of the property can be seen at www.wallaroorwines.com.au

We will be extending our liquor licence to include a 'Drink on Premises' approval in order to sell wine to our guests at these events. We also have a OneMusic Australia licence.

Portaloos will be hired for the event only at the rate of 1 per 20 customers.

Background:

Wallaroo Wines is a leader in sustainable business and farming practices and will promote low/no energy events. We have a ground-mounted solar installment, a 7KW Electric Vehicle Charging Station, Solar and Hydro pumps and have just undertaken work with Peter Andrews, the Natural Sequence Farming guru to rehydrate the property and improve soils. We have also fenced off large parts of our farm to revegetate and regenerate gully erosion areas. Our wines are as close to Organic as possible and our cattle are raised to be low/no methane producing with a diet high in seaweed as a feed supplement to reduce enteric fermentation (agricultural methane).

Owners Philip and Carolyn have been journalists and political advisers but are now retired to run the wine business and farm full-time. Philip was the ABC's Chief Foreign Correspondent until three weeks ago.

Now is the time to consolidate and to expand the business as the effect of Covid is improving and the owners are running the farm full-time.

The Market

Target market:

Our clients come from Sydney, and the wider Canberra region from Yass to Burra. We already have interest from Sydney musicians to hold an event on our lawn area in-front of our homestead, or in the marquee in inclement weather. Outside events are preferable in an uncertain Covid environment.

We have had interest from organisations such as the Canberra School of Music to collaborate on music events, and to give Young Musicians a platform and free venue in which to perform.

Marketing strategy:

***A WIDE MARKETING STRATEGY INVOLVING TRADITIONAL AND SOCIAL MEDIA PROMOTING WINE TOURISM AND 'EXPERIENCES' IN THE YASS SHIRE.**

The Canberra District Wine Industry Association will also support events run by its members (such as Wallaroo Wines) and particularly where businesses are offering something different for the Yass Shire Area and Canberra.

WALLAROO WINES BUSINESS PLAN 2021

Advertising in the Canberra Times, Canberra Weekly and other local publications would be undertaken before each event.

*We are also keen to use the venue as a showcase of Natural Sequence Farming, a low carbon business and a supporter of clean energy. Visitors can charge their EV's for example while they are visiting.

The Future

Vision statement:

Wallaroo Estate aims to provide a reasonably priced, flexible wedding venue in the gardens and vineyard (with use of a semi-permanent marquee for bad weather). It is anticipated there would be around six weddings a year with guests likely transported by two buses at the most. Adding to that, Wallaroo Estate plans a series of music events '*Music in the Vineyard*' to promote local artists, emerging artists and musicians from the wonderful Canberra School of Music.

Goals/objectives:

- FINANCIAL VIABILITY POST COVID SHUT-DOWN AND SMOKE TAINT DAMAGE TO CROPS IN 2020
- A HIGHER PROFILE FOR THE HILLS OF HALL WINE TOURIST AREA
- GREATER VISIBILITY OF EVENTS ON THE WINE TOURIST CALENDAR
- REGULAR OPEN DAYS WITH MUSIC, WINE AND TALKS ON OUR LOW CARBON BUSINESS
- HIGHLIGHT WALLAROO AS A SHOW FARM WITH ENVIRONMENTALLY SUSTAINABLE CLEAN ENERGY AND SUSTAINABLE FARMING

The Business

Business details

Products/services:

Wine business with numerous awards (since 1996)

Grower for top winemakers such as Clonakilla, Gundog, Nick O'Leary amongst others.

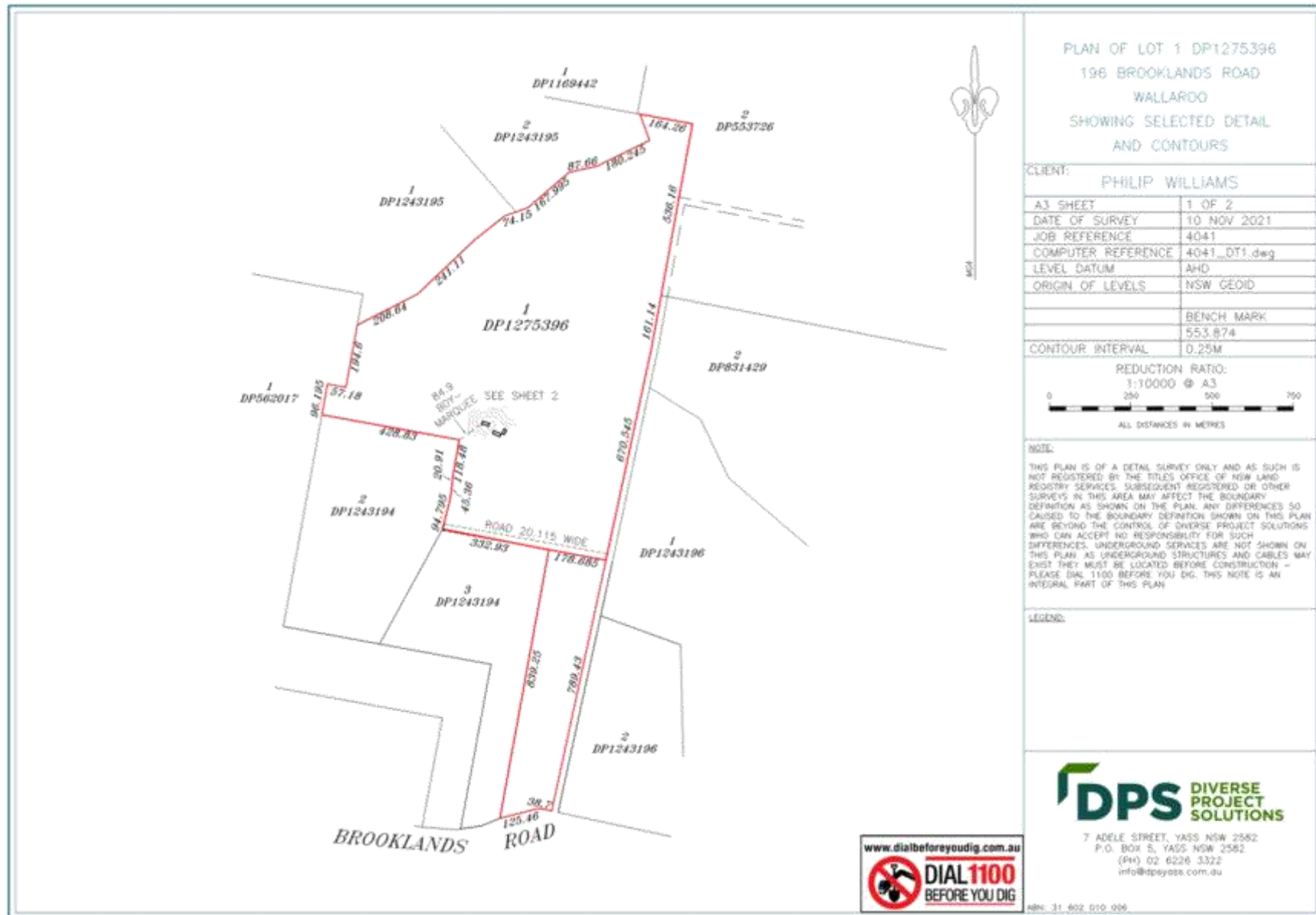
Breeder of top Angus Cattle (from Team Te Mania genetics)

Supporter of NATURAL SEQUENCE FARMING, low carbon farming and regeneration

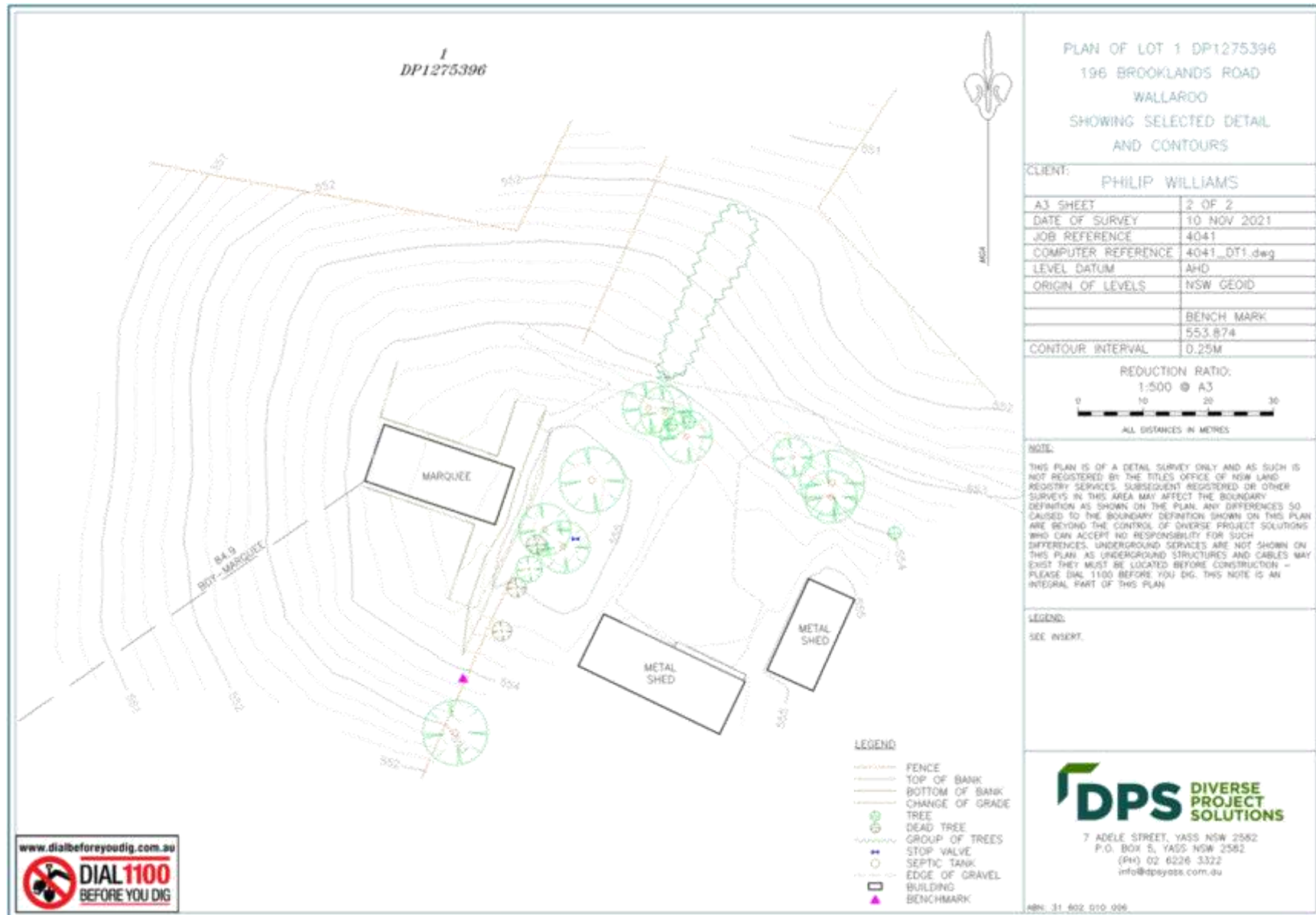
Part-time wedding venue

Music events through summer to support local musicians in the region – A series called '*Music in the Vines*'.

6.2 Development Application No. DA210296 - Function Centre and Temporary Marquee - 196 Brooklands Road, Wallaroo
Attachment B Plans and Supporting Documentation



6.2 Development Application No. DA210296 - Function Centre and Temporary Marquee - 196 Brooklands Road, Wallaroo
Attachment B Plans and Supporting Documentation





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www.dpsyass.com.au

BUSHFIRE PROTECTION ASSESSMENT

PREPARED BY:

DPS PTY LTD
7 ADELE STREET
YASS NSW 2582

PO BOX 5
YASS NSW 2582

PROJECT:	Relating to the Development Application for the use of the subject land as a function centre at Lot 1 DP1275396 196 Brooklands Road, WALLAROO under the provisions of <i>Chapter 8 of the Planning for Bush Fire 2019 (PBP2019)</i>
CLIENT:	Philip Williams and Carolyn Jack
OUR REFERENCE:	4041_BFA1
DATE:	May 2022
AUTHOR:	Rachel Doberer SENIOR TOWN PLANNER
SIGNATURE:	



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1. INTRODUCTION

DPS has been engaged by Philip Williams and Carolyn Jack to prepare a bushfire assessment report at Lot 1 DP1275396 196 Brooklands Road, WALLAROO (refer **Figure 1.1**) for the use of the subject site as a 'function centre' for outdoor events such as six (6) music events and six (6) weddings per calendar year for a period of three years.

The proposed development site is located on bushfire prone land as declared by Yass Valley Council (refer **Figure 1.2**). This report assesses the proposal against Chapter 8 of Planning for Bushfire Protection 2019 (PBP 2019).

As this development involves an existing residence and ancillary structures with established and maintained APZ's, this report examines the bushfire protection against *Clause 8.3.8 Outdoor events in Bush Fire Prone Areas*.

Access to the proposed event area is well provided and will comply with the acceptable solutions set out in PBP 2019 allowing safe, all weather two-wheel drive access and egress for firefighting vehicles and residents.

The subject site is well equipped with firefighting water supplies, a pump and utilities in accordance with the requirements of PBP 2019.

Based on the bushfire assessment and the recommendations contained in this report, the proposed development is deemed to comply with the specific and broad objectives of PBP (2019).



Figure 1.1: Location Map (Source: NSW Government Spatial Mapping, May 2022)



Figure 1.2: Bushfire Prone Land Mapping (Source: NSW Government ePlanning Spatial View, May 2022)

2. METHOD

The methodology adopted to prepare this report is as follows:

PBP 2019 CLAUSE 8.3.8	COMMENTS	COMPLIES
<i>Holding events outside the gazette bush fire danger period for the area</i>	It is intended to only hold events in optimum weather conditions. If the Fire Danger Rating on a day an event is planned is rated severe or more the event will not take place on that day.	Yes
<i>Areas of accommodation should be strategically located to ensure maximum time to warn and evacuate people who may be sleeping and slow to respond. This also ensures that highly flammable and combustible materials such as tent fabric, vehicle fuels and gas cookers are in areas that will not facilitate the spread of fire.</i>	It is not the intention to provide accommodation. The events that are proposed to be hosted are day events only.	Yes
<i>A Bush Fire Emergency Management and Evacuation Plan must be prepared that is acceptable to relevant stakeholders, including crowd</i>	The Bush Fire Emergency Management and Evacuation Plan states that in days of high/ catastrophic fire danger the event will not be held. The access road	Yes

<i>management and security. It should be consistent with the NSW RFS document: A guide to developing a bush fire emergency management and evacuation plan.</i>	from the function area to Brooklands Road is in excellent condition. There is a large dam for water supply and emergency evacuations. There is also a firefighting pump on site for use if needed with plenty of water available for use.	
<i>Access and egress routes for emergency services and patrons in the event that evacuation is required.</i>	The access and egress routes are over an established road that is in good condition.	Yes
<i>A refuge building of suitable capacity to contain all participants and staff that complies with the NSW RFS Neighborhood Safer Place Guidelines</i>	The property has a large galvanized and insulated wine shed 20 metres x 10 metres with high pressure hoses close by.	Yes
<i>A suitable method of staging evacuation, ensuring that evacuation flow is directed through different stages/ areas of the site, moving from areas of higher risk to lower risk</i>	Patrons will be moved by bus and private vehicles after an assessment of the danger has been carried out.	Yes
<i>Expected evacuation timeframes.</i>	It takes 3 minutes to drive from the function centre to Brooklands Road and 8 minutes to the Barton Highway.	Yes
<i>On severe or higher fire danger rating days the event will not proceed</i>	As discussed earlier in this assessment on days of severe or higher fire danger the event will not proceed.	Yes
<i>Advance warning to patrons identifying that the event is located on BFPL and giving advice on any fire restrictions</i>	Upon advertising/ organizing an event it will be noted that the event is located on BFPL and advice on any fire restrictions will be disclosed.	Yes
<i>Ability to cease and override P.A and audio systems throughout the site to announce emergency warnings, alerts or safety information, which can be clearly heard from all areas of the site</i>	The organizers of the event(s) will have the ability at all times to cease and override PA and audio systems to announce emergency warnings, alerts or safety information that can be heard from all areas of the site.	Yes
<i>A prescribed ratio of trained fire wardens to participants.</i>	This will be looked at on a case by case basis for each event and in liaison with the NSW RFS.	Yes

<i>Bulk water supplies on site that are specifically allocated firefighting purposes.</i>	There is a very large dam on site that stores more than enough water for firefighting purposes.	Yes
<i>Unobstructed APZs of suitable width surrounding the site along the boundaries adjacent to the bush fire threat. Slashing of grassed areas needs to occur in the lead-up to the event and maintained throughout its duration.</i>	All APZ's are already in place and are maintained regularly (refer Figures 1.3 and 1.4).	Yes
<i>Emergency management planning during the event organization stage to be undertaken in consultation with the NSW RFS and all other relevant stakeholders.</i>	Emergency management planning during the individual event(s) organization will be undertaken in accordance with NSW RFS and any other relevant stakeholders.	Yes
<i>Fires for cooking and heating in approved fire places only and addressed by a Fire Management Plan</i>	The only fires that may be used during the event will be in authorized food vans such as wood fire pizza vans.	Yes



Figure 1.3: Aerial Image showing the Location of the Event Area circled and the established APZ
(Source: Philip Williams and Carolyn Jack, May 2022)



Figure 1.4: Aerial Image showing the Location of the Event Area circled and the established APZ
(Source: Philip Williams and Carolyn Jack, May 2022)

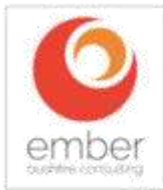
3. CONCLUSION

This report establishes the level of threat to the proposed development based on the established water supplies and well maintained APZ's essentially comply with the acceptable solutions set out in the PBP (2019). The assessment takes into account the large established well maintained APZ's and excessive water supplies all of which improve the level of safety, resilience and defendability of the existing structures whilst allowing future occupants and attending fire crews safe unimpeded access to/ from the function area.

It needs to be reiterated that on days of severe or higher fire danger any events scheduled will not proceed.

It has been determined the development is not known to have any significant environmental or cultural values within the event area and based on the recommendations proposed within this report the proposed development is deemed to comply with the specific and broad objectives of PBP 2019.





Bushfire Protection Certificate of Compliance

Reference No:

Wallaroo.Cert.Williams.JD.37.20

Date Issued:

27 November 2019

Issued to:

Philip Williams
"Wallaroo Wines"
196 Brooklands Road
Wallaroo NSW 2618

Subject site:

Lot 2 DP 1037371
"Wallaroo Wines"
196 Brooklands Road
Wallaroo NSW 2618

Applicable Standards and Requirements:

As per Modification of Development Consent 175300 – 196 Brooklands Road, Wallaroo issued by Yass Valley Council for the following Bushfire Requirements:

Part D – NSW Rural Fire Service – General Terms of Approval

- (1) Water, electricity and gas supplies to comply with Section 4.1.3 Planning for Bushfire Protection 2006. (Lot 1 assessed, Lot 2 & 3 to comply at the time of future development)
- (2) Access to Lots 2 and 3 upgraded where necessary.
- (9) Asset Protection Zones for Lot 1 to be managed as an Asset Protection Zone for a minimum 50 meters.

Compliance Statement:

A preliminary site visit was conducted of the subject site to establish the specific works required for compliance in accordance with the above schedule of conditions. The works were then completed by the property owner. Evidence has been provided of the completed works and review of the necessary documentation has been completed. Evidence supporting this bushfire protection works is attached.

The author of this report is satisfied that the bushfire protection requirements as detailed by Yass Valley Council has been carried out to the standard required, Water, Electricity Section 4.1.3, Planning for Bushfire Protection, 2006), access upgraded where necessary and the required Asset Protection Zone established. On this basis the necessary works are deemed complete and suitable for DA approval from a bushfire protection perspective.



Jeffrey Dau
Principal Consultant
BAppSc, GradDip Fire Safety Engineering, GradDip Bushfire Protection
FPA Australia – Bushfire Protection and Design (Level 2)

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Supporting Evidence

Condition 1 – Water Supplies:



Figure 1 – Accessible dam to the South of the residence.



Figure 2 - Water Tank Supply within APZ

Condition 2 – Access:



Figure 3 - Compliant "right-of-carriageway" egress to Lot 1, 2 & 3.



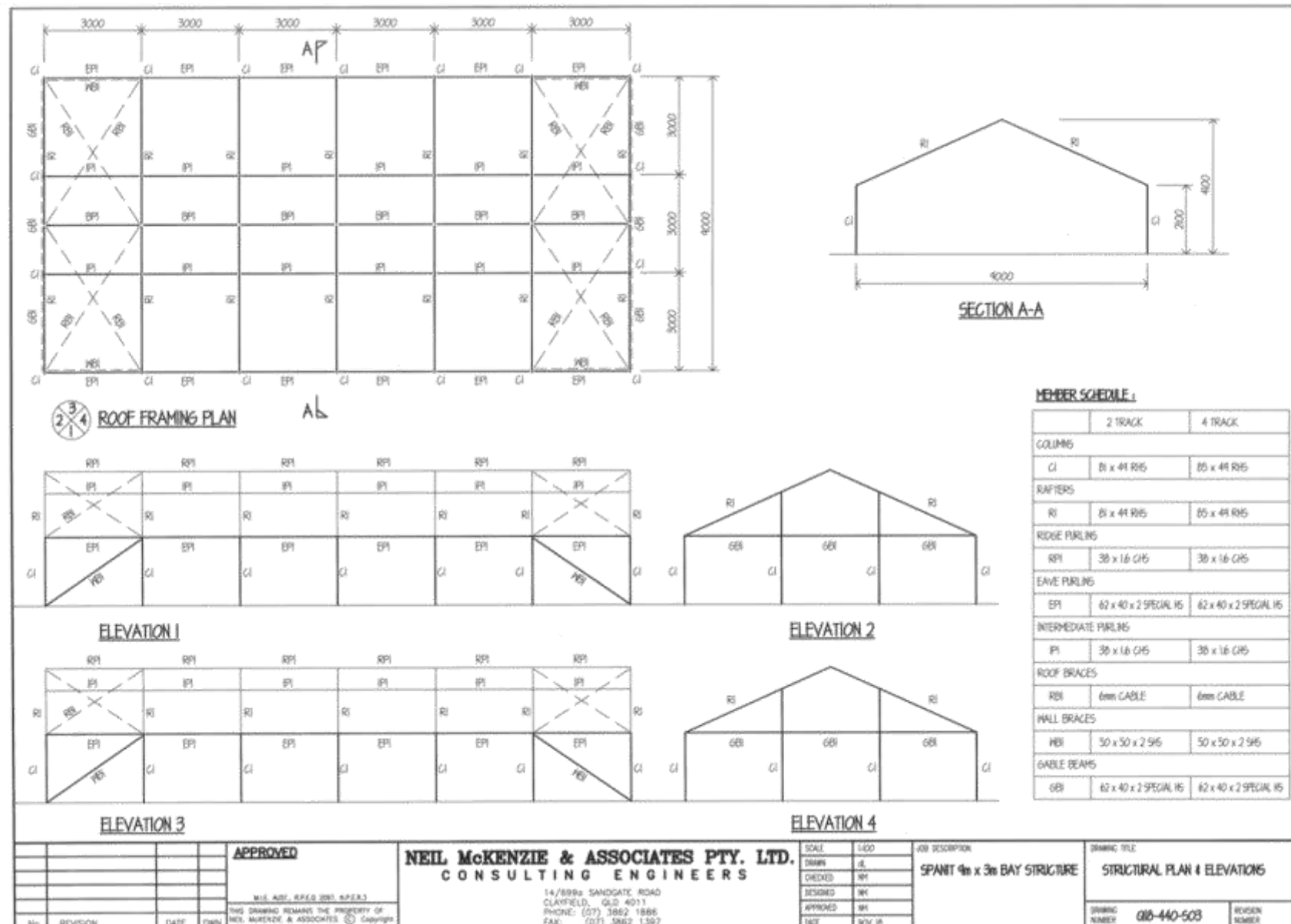
Figure 4 - Compliant property access to Lot 3.



Figure 5 - Showing APZ greater than 50 m.



Figure 6 - Showing section of APZ that has been subject to vegetation management to conform to APZ standards.



Noise Impact Assessment

Function Centre
196 Brooklands Road
Wallaroo, NSW

Prepared for: Diverse Project Solutions
June 2022
MAC221578-01BP1V1



Document Information

Noise Impact Assessment

Function Centre

196 Brooklands Road

Wallaroo, NSW.

Prepared for: Diverse Project Solutions

7 Adele Street

Yass NSW 2582



Prepared by: Muller Acoustic Consulting Pty Ltd

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DOCUMENT ID	DATE	PREPARED	SIGNED	REVIEWED	SIGNED
MAC221574-01RP1V1	9 June 2022	Louis Abell		Oliver Muller	

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APPENDIX C – UNATTENDED NOISE LOGGING

1 Introduction

Muller Acoustic Consulting Pty Ltd (MAC) has been commissioned by Diverse Project Solutions (DPS) to prepare a Noise Impact Assessment (NIA) for the proposed Function Centre (the 'project'), to be located at 196 Brooklands Road, Wallaroo, NSW. The NIA is required to accompany a statement of Environmental Effects (SEE) that has been prepared for submission to Yass Valley Council (YVC).

This assessment has been completed in accordance with the following policies and guidelines:

- NSW Environment Protection Authority (EPA) 2017, Noise Policy for Industry (NPI);
- The Independent Liquor and Gaming Authority (ILGA) criteria related to licensed premises;
- Australian Standard AS 1055:2018 - Acoustics - Description and measurement of environmental noise - General Procedures;
- Association of Australasian Acoustical Consultants (AAAC) - Consultants Guideline for Report Writing, 2017;
- Association of Australasian Acoustical Consultants (AAAC) – Licensed Premises Noise Assessment Technical Guideline, 2019; and
- International Standard ISO 9613:1993 - Acoustics - Attenuation of sound during propagation outdoors.

A glossary of terms, definitions and abbreviations used in this report is provided in **Appendix A**.

1.1 Project Background

The project proposes to establish a temporary function centre at Wallaroo Winery that will primarily consist of a semi-permanent marquee structure, temporary amenities facilities and food and catering trucks to accommodate functions such as weddings and social gatherings of approximately 120 patrons. Key noise sources from the project include the performance of live music by soloists, duets, bands or a DJ and patron noise. The proposed plans of the function centre are provided in **Appendix B** (Diverse Project Solutions, 2021).

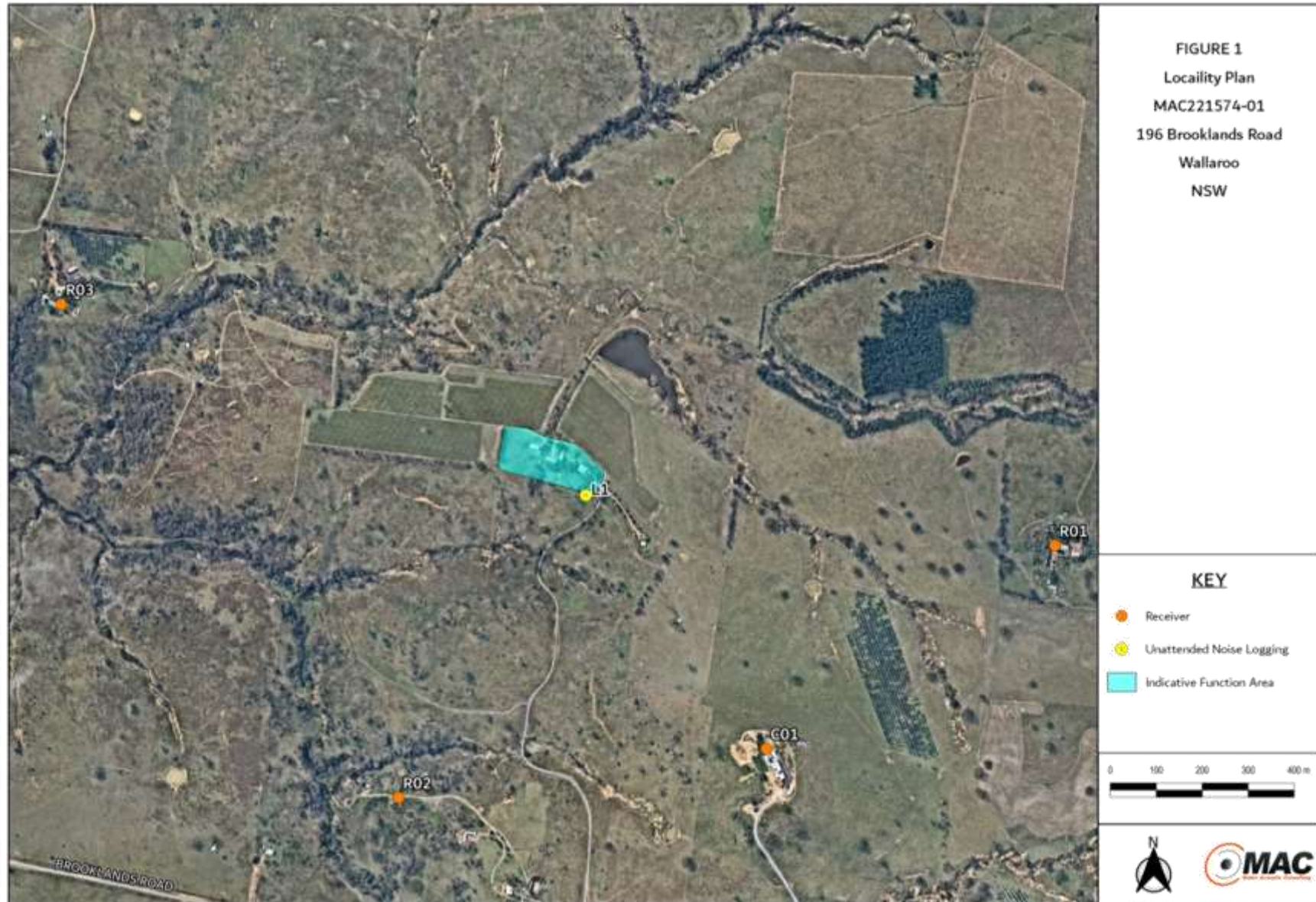
MAC understands that live performances from bands, soloists and DJs would occur internally within the marquee, which are constructed of steel framing and openable vinyl facades. The roof material is constructed of weatherproof vinyl fabric.

1.2 Receiver Review

A review of receivers in close proximity to the project has been completed and are summarised in **Table 1**. **Figure 1** provides a locality plan showing the position of these receivers in relation to the project. Receiver heights were set to 1.5m above relative ground level for ground floor receivers. The closest residential receiver is a single storey building which is part of the Wallaroo Wines homestead and will not be assessed as part of this report. The subsequent receivers have been identified as rural residential receivers.

Table 1 Receiver Locations

Receiver	MGA56 Coordinates		Receiver Height	Receiver Type
	Easting	Northing		
R01	681622	6108095	1.5m	Rural Residential
R02	680164	6107634	1.5m	Rural Residential
R03	679496	6108749	1.5m	Rural Residential
C01	680968	6107692	1.5m	Commercial



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2 Noise Policy and Guidelines

2.1 Noise Policy for Industry

The EPA released the Noise Policy for Industry (NPI) in October 2017 which provides a process for establishing noise criteria for consents and licenses enabling the EPA to regulate noise emissions from scheduled premises under the Protection of the Environment Operations Act 1997.

The objectives of the NPI are to:

- provide noise criteria that is used to assess the change in both short term and long-term noise levels;
- provide a clear and consistent framework for assessing environmental noise impacts from industrial premises and industrial development proposals;
- promote the use of best-practice noise mitigation measures that are feasible and reasonable where potential impacts have been identified; and
- support a process to guide the determination of achievable noise limits for planning approvals and/or licences, considering the matters that must be considered under the relevant legislation (such as the economic and social benefits and impacts of industrial development).

The policy sets out a process for industrial noise management involving the following key steps:

1. Determine the Project Noise Trigger Levels (PNTLs) (ie criteria) for a development. These are the levels (criteria), above which noise management measures are required to be considered. They are derived by considering two factors: shorter-term intrusiveness due to changes in the noise environment; and maintaining the noise amenity of an area.
2. Predict or measure the noise levels produced by the development with regard to the presence of annoying noise characteristics and meteorological effects such as temperature inversions and wind.
3. Compare the predicted or measured noise level with the PNTL, assessing impacts and the need for noise mitigation and management measures.
4. Consider residual noise impacts - that is, where noise levels exceed the PNTLs after the application of feasible and reasonable noise mitigation measures. This may involve balancing economic, social and environmental costs and benefits from the proposed development against the noise impacts, including consultation with the affected community where impacts are expected to be significant.

5. Set statutory compliance levels that reflect the best achievable and agreed noise limits for the development.
6. Monitor and report environmental noise levels from the development.

2.1.1 Project Noise Trigger Levels (PNTL)

The policy sets out the procedure to determine the PNTLs relevant to an industrial development. The PNTL is the lower (ie, the more stringent) of the **Project Intrusiveness Noise Level (PINL)** and **Project Amenity Noise Level (PANL)** determined in accordance with Section 2.3 and Section 2.4 of the NPI.

2.1.2 Rating Background Level (RBL)

The Rating Background Level (RBL) is a determined parameter from noise monitoring and is used for assessment purposes. As per the NPI, the RBL is an overall single figure background level representing each assessment period (day, evening and night) over the noise monitoring period. The measured RBLs relevant to the project are contained in **Section 3**.

2.1.3 Project Intrusiveness Noise Level (PINL)

The PINL ($LA_{eq}(15min)$) is the RBL + 5dB and seeks to limit the degree of change a new noise source introduces to an existing environment. Hence, when assessing intrusiveness, background noise levels need to be measured.

Background noise levels need to be determined before intrusive noise can be assessed. The NPI states that background noise levels to be measured are those that are present at the time of the noise assessment and without the subject development operating. For the assessment of modifications to existing premises, the noise from the existing premises should be excluded from background noise measurements. It is noted that the exception is where the premises has been operating for a significant period of time and is considered a normal part of the acoustic environment; it may be included in the background noise assessment under the following circumstances:

- the development must have been operating for a period in excess of 10 years in the assessment period/s being considered and is considered a normal part of the acoustic environment; and,
- the development must be operating in accordance with noise limits and requirements imposed in a consent or licence and/or be applying best practice.

Where a project intrusiveness noise level has been derived in this way, the derived level applies for a period of 10 years to avoid continuous incremental increases in intrusiveness noise levels. This approach is consistent with the purpose of the intrusiveness noise level to limit significant change in the acoustic environment. The purpose of the project amenity noise level is to moderate against background noise creep.

2.1.4 Project Amenity Noise Level (PANL)

The PANL is relevant to a specific land use or locality. To limit continuing increases in intrusiveness levels, the ambient noise level within an area from all combined industrial sources should remain below the recommended amenity noise levels specified in Table 2.2 (of the NPI). The NPI defines two categories of amenity noise levels:

- **Amenity Noise Levels (ANL)** – are determined considering all current and future industrial noise within a receiver area; and
- **Project Amenity Noise Level (PANL)** – is the recommended level for a receiver area, specifically focusing the project being assessed.

Additionally, Section 2.4 of the NPI states: “to ensure that industrial noise levels (existing plus new) remain within the recommended amenity noise levels for an area, a project amenity noise level applies for each new source of industrial noise as follows”:

PANL for new industrial developments = recommended **ANL** minus 5dBA.

The following exceptions apply when deriving the PANL:

- areas with high traffic noise levels;
- proposed developments in major industrial clusters;
- existing industrial noise and cumulative industrial noise effects; and
- greenfield sites.

The NPI states with respect to high traffic noise areas:

The level of transport noise, road traffic noise in particular, may be high enough to make noise from an industrial source effectively inaudible, even though the LAeq noise level from that industrial noise source may exceed the project amenity noise level. In such cases the project amenity noise level may be derived from the LAeq, period(traffic) minus 15 dB(A).

Where relevant this assessment has considered influences of traffic with respect to amenity noise levels (ie areas where existing traffic noise levels are 10dB greater than the recommended amenity noise level).

The recommended amenity noise levels as per Table 2.2 of the NPI are reproduced in **Table 2**.

Table 2 Amenity Criteria

Receiver Type	Noise Amenity Area	Time of day	Recommended amenity noise level dB LAeq(period)
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45
Hotels, motels, caretakers' quarters, holiday accommodation, permanent resident caravan parks.	See column 4	See column 4	5dB above the recommended amenity noise level for a residence for the relevant noise amenity area and time of day
School Classroom	All	Noisiest 1-hour period when in use	35 (internal) 45 (external)
Hospital ward			
- internal	All	Noisiest 1-hour	35
- external	All	Noisiest 1-hour	50
Place of worship			
- internal	All	When in use	40
Passive Recreation	All	When in use	50
Active Recreation	All	When in use	55
Commercial premises	All	When in use	65
Industrial	All	When in use	70

Notes: The recommended amenity noise levels refer only to noise from industrial noise sources. However, they refer to noise from all such sources at the receiver location, and not only noise due to a specific project under consideration. The levels represent outdoor levels except where otherwise stated.

Types of receivers are defined as rural residential; suburban residential; urban residential; industrial interface; commercial; industrial – see Table 2.3 and Section 2.7 of the NPI.

Note: Day - the period from 7am to 6pm Monday to Saturday or 8am to 6pm on Sundays and public holidays; Evening - the period from 6pm to 10pm; Night - the remaining periods.

2.1.5 Maximum Noise Assessment Trigger Levels

The potential for sleep disturbance from maximum noise level events from a project during the night-time period needs to be considered. The NPI considers sleep disturbance to be both awakenings and disturbance to sleep stages.

Where night-time noise levels from a development/premises at a residential location exceed the following criteria, a detailed maximum noise level event assessment should be undertaken:

- LAeq(15min) 40dB or the prevailing RBL plus 5dBA, whichever is the greater, and/or
- LAmax 52dB or the prevailing RBL plus 15dBA, whichever is the greater.

A detailed assessment should cover the maximum noise level, the extent to which the maximum noise level exceeds the rating background noise level, and the number of times this happens during the night-time period.

Other factors that may be important in assessing the impacts on sleep disturbance include:

- how often the events would occur;
- the distribution of likely events across the night-time period and the existing ambient maximum events in the absence of the development;
- whether there are times of day when there is a clear change in the noise environment (such as during early morning shoulder periods); and
- current understanding of effects of maximum noise level events at night.

2.2 Independent Liquor and Gaming Authority (ILGA)

The NSW EPA's Noise Guide for Local Government (NGFLG) (2013) provides criteria related to licensed premises. The ILGA criteria are reproduced from NGFLG below and have been adopted as the principal criteria for this assessment:

'The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in an Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 7:00am and 12:00midnight at the boundary of any affected residence.'

'The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in an Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00midnight and 7:00am at the boundary of any affected residence.'

'Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00midnight and 7:00am.'

3 Noise Criteria

3.1 Background Noise Environment

3.1.1 Unattended Noise Monitoring

To quantify the existing background noise environment of the area, unattended noise monitoring was conducted at one location representative of the ambient environment surrounding the project site. The selected monitoring location is shown in **Figure 1** and is considered representative of surrounding residential receivers as per Fact Sheet B1.1 of the NPI.

The unattended noise survey was conducted in general accordance with the procedures described in Australian Standard AS 1055:2018, "Acoustics – Description and Measurement of Environmental Noise".

The measurements were carried out using one Svantek 971 noise analyser (L1) from Monday 30 May 2022 to Wednesday 8 June 2022.

Observations on-site identified the surrounding locality was typical of a rural environment, with wildlife, environmental and distant farm sources audible. Calibration of all instrumentation was checked prior to and following measurements. Drift in calibration did not exceed ± 0.5 dBA. All equipment carried appropriate and current NATA (or manufacturer) calibration certificates.

Data affected by adverse meteorological conditions have been excluded from the results in accordance with methodologies provided in Fact Sheet A4 of the NPI. Residential receptors situated in the surrounding area have been classified under the EPA's rural amenity category. This criteria is used in conjunction with the intrusiveness criteria to determine the limiting criteria. The results of long-term unattended noise monitoring are provided in **Table 3**. The noise monitoring charts for the background monitoring assessment are provided in **Appendix C**.

Table 3 Background Noise Monitoring Summary

Location	Measured background noise level, RBL, dBA			Measured dB LAeq		
	Day	Evening	Night	Day	Evening	Night
	7am to 6pm	6pm to 10pm	10pm to 7am	7am to 6pm	6pm to 10pm	10pm to 7am
L1	35 (31) ¹	30 (28) ²	30 (28) ²	47	50	45

Note: Excludes periods of wind or rain affected data. Meteorological data obtained from the Bureau of Meteorology weather station Canberra Airport AWS -35.3088°S 149.2004°E 578m AMSL.

Note 1: As per NPI Guidance the minimum RBL for daytime is 35dBA, bracketed value represents measured value.

Note 2: As per NPI Guidance the minimum RBL for the evening and night period is 30dBA, bracketed value represents measured value.

3.2 Operational Noise Criteria

3.2.1 Project Intrusiveness Noise Levels

The Project Intrusiveness Noise Levels (PINLs) for the project are presented in **Table 4** and have been determined based on the RBL +5dBA.

Table 4 Intrusiveness Noise Levels

Receiver	Period ¹	RBL dB LA90	PINL dB LAeq(15min)
Residential	Day	35	40
	Evening	30	35
	Night	30	35
Commercial	When in Use	N/A	N/A

Note: As per Section 2.1 of the NPI, Intrusiveness Noise Levels only apply to residences.

Note 1: Day - the period from 7am to 6pm Monday to Saturday or 8am to 6pm on Sundays and public holidays; Evening - the period from 6pm to 10pm; Night - the remaining periods.

3.2.2 Project Amenity Noise Levels

The Project Amenity Noise Levels (PANLs) for residential receivers and other receiver types (ie non-residential) potentially affected by the project are presented in **Table 5**.

Table 5 Amenity Noise Levels and Project Amenity Noise Levels

Receiver Type	Noise Amenity Area	Assessment Period ¹	Recommended ANL dB LAeq(period) ²	PANL dB LAeq(period)	PANL dB LAeq(15min) ³
Residential	Rural	Day	50	50	53
		Evening	45	45	48
		Night	40	35	38
Commercial	Rural	When in Use	65	60	63

Note 1: Day - the period from 7am to 6pm Monday to Saturday or 8am to 6pm on Sundays and public holidays; Evening - the period from 6pm to 10pm; Night - the remaining periods.

Note 2: Recommended amenity noise levels as per Table 2.2 of the NPI.

Note 3: Includes a +3dB adjustment to the amenity period level to convert to a 15-minute assessment period as per Section 2.2 of the NPI.

3.2.3 Project Noise Trigger Levels

The Project Noise Trigger Levels (PNTLs) are the lower of either the PINL or the PANL. **Table 6** presents the derivation of the PNTLs in accordance with the methodologies outlined in the NPI.

Table 6 Project Noise Trigger Levels

Receiver	Period ¹	PINL dB LAeq(15min)	PANL dB LAeq(15min)	PNTL dB LAeq(15min)
Receiver	Day	40	53	40
	Evening	35	48	35
	Night	35	38	35
Commercial	When in Use		63	

Note 1: Day - the period from 7am to 6pm Monday to Saturday or 8am to 6pm on Sundays and public holidays; Evening - the period from 6pm to 10pm; Night - the remaining periods.

3.2.4 Maximum Noise Assessment Trigger Levels

The maximum noise trigger levels shown in **Table 7** are based on night time RBLs and trigger levels as per Section 2.5 of the NPI. The trigger levels will be applied to transient noise events that have the potential to cause sleep disturbance.

Table 7 Maximum Noise Assessment Trigger Levels

Residential Receivers (R1-R3)			
LAeq(15min)		L _A max	
40dB LAeq(15min) or RBL + 5dB		52dB L _A max or RBL + 15dB	
Trigger	40	Trigger	52
RBL 30+5dB	35	RBL 30+15dB	45
Highest	40	Highest	52

Note: Monday to Saturday: Night 10pm to 7am. On Sundays and Public Holidays: Night 10pm to 8pm.

Note: As per Section 2.5 of the NPI, the highest of the two criteria are adopted as the trigger level.

3.3 Independent Liquor and Gaming Authority (ILGA) Criteria

The ILGA criteria for the period up to midnight has been derived by analysing the single octave LA90 statistical levels from the unattended noise monitoring data. The periods analysed were 7am to 12am from Monday 30 May 2022 to Wednesday 8 June 2022. **Table 8** reproduces the adopted ILGA noise criteria.

Table 8 ILGA Criteria

LA10 Noise Criteria, Octave Band Centre Frequency (Hz), dBA									
	31.5	63	125	250	500	1 k	2 k	4 k	8 k
7.00am – 12.00am									
Octave Background (LA90)	-7	6	11	10	17	19	18	15	13
LA10 criteria (background +5dB)	-2	11	16	15	22	24	23	20	18

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4 Modelling Methodology

A computer model was developed to quantify project noise emissions to neighbouring receivers for typical operations. DGMR (iNoise, Version 2022.1) noise modelling software was used to quantify noise emissions from typical construction activities and operations. iNoise is a new intuitive and quality assured software for industrial noise calculations in the environment. 3D noise modelling is considered industry best practice for assessing noise emissions from projects.

The model incorporated a three-dimensional digital terrain map giving all relevant topographic information used in the modelling process. Additionally, the model uses relevant noise source data, ground type, attenuation from barrier or buildings and atmospheric information to predict noise levels at the nearest potentially affected receivers. Where relevant, modifying factors in accordance with Fact Sheet C of the NPI have been applied to calculations.

The model calculation method used to predict noise levels was in accordance with ISO 9613-1 'Acoustics - Attenuation of sound during propagation outdoors. Part 1: Calculation of the absorption of sound by the atmosphere' and ISO 9613-2 'Acoustics - Attenuation of sound during propagation outdoors. Part 2: General method of calculation' including corrections for meteorological conditions using CONCAWE¹. The ISO 9613 standard from 1996 is the most used noise prediction method worldwide. Many countries refer to ISO 9613 in their noise legislation. However, the ISO 9613 standard does not contain guidelines for quality assured software implementation, which leads to differences between applications in calculated results. In 2015 this changed with the release of ISO/TR 17534-3. This quality standard gives clear recommendations for interpreting the ISO 9613 method. iNoise fully supports these recommendations. The models and results for the 19 test cases are included in the software.

¹ Report no. 4/18, 'the propagation of noise from petroleum and petrochemical complexes to neighbouring communities', Prepared by C.J. Manning, M.Sc., M.I.Q.A. Acoustic Technology Limited (Ref AT 391), CONCAWE, Den Haag May 1981

4.1 Sound Power Levels

4.1.1 External Patron Noise

Section 2.6 of the Licensed Premises Noise Assessment Technical Guideline (AAAC) states with respect to Outdoor Areas (eg Beer Gardens) the following:

'The prediction of source noise levels of medium to large outdoor areas (e.g. 20-200 patrons) remains the least conclusive area of research. Crowd noise levels do not always appear to be directly related to crowd size, and the presence of alcohol or a celebratory atmosphere are likely to be important factors.

Research in this area has been undertaken by acoustic professionals including AAAC Member Firms listed in the bibliography.

The research has shown that noise levels are not directly related to crowd sizes, particularly for larger numbers. The area occupied by the crowd and distance from the venue will require different adjustments in each situation. An Acoustical consultant will need to assess each situation carefully in order to determine noise egress.'

The sound power levels for conversations modelled for the project are generally consistent with Appendix B of the Licensed Premises Noise Assessment Technical Guideline (AAAC) for vocal efforts considered representative of weddings and party events. It is noted that the project venue is also likely to be influenced by the Lombard effect (ie the involuntary tendency of talkers to increase their vocal effort when speaking in a noisy environment to enhance the audibility of their voice). One in four patrons talking with low level music (both internally and externally of the marquee) were modelled for the period 7am to 12am.

4.1.2 Amplified Music Noise

Amplified music for the assessment was modelled to occur under the marquees. The sound power levels for the amplified music noise was modelled to represent a live band. Sound power levels for amplified music have been sourced from the MAC measurement database and are listed in **Table 9**.

4.1.3 Other Residual Sources

External patron noise and amplified music breakout are acoustically significant to the project. Notwithstanding, combined emissions from patron vehicles may contribute to operational emissions. Therefore, these sources have been included in the noise assessment to represent a comprehensive approach in quantifying emissions from all possible sources. The assessment assumed a total of 20 car spaces to be occupied in one 15-minute assessment period. **Table 9** presents the sound power levels for each source assessed in this report.

Table 9 Sound Power Levels

Item	LA10 Octave Band Sound Power Level									Total dBA
	31.5	63	125	250	500	1000	2000	4000	8000	
Operational Assessment (LAeq(15min))										
Light vehicles (x20)	45	52	62	59	67	66	68	61	54	73
Food truck	35	40	61	71	73	72	69	63	52	78
Operational Assessment (LA10) ¹										
Live Music (Band) (x1)	51	79	87	93	96	99	99	95	84	104
Group of 4 patrons and low-level amplified music (x30 groups) ²	39	51	56	62	68	67	65	58	61	73
Sleep Disturbance Assessment (LAmax)										
Patron Shouting (x1) ³	45	62	73	80	85	87	84	78	67	92

Note 1: Source - MAC database LA10 to LAeq of 3dBA.

Note 2: Sound power per group of 4 individuals and low level background music.

Note 3: Source M Hayne et al - Prediction of Noise from Small to Medium-Sized Crowds - AAS Paper Number 133 presented at AAS Conference November 2011.

Three operational scenarios have been developed for the assessment of the project. These include:

- **Scenario 1:** Operational noise emissions include light vehicles. These sources were modelled over a 15-minute period to address NPI requirements;
- **Scenario 2:** Music and patron emissions include live music and patron noise. This scenario was completed to assess entertainment noise against the relevant ILGA criteria; and
- **Scenario 3:** Maximum Noise Level Assessment – Sources from **Table 9** include: Shouting in the vicinity of the Marquee. This scenario was completed to address potential sleep disturbance issues (applicable after 10pm) and assessed LA_{max} events (ie maximum noise events).

Table 10 provides a summary of project noise sources for each scenario and the assessment period in which they propose to occur.

Table 10 Noise Generating Activities		
Activity/Source	Period	Operational
Scenario 1		
Light vehicles	Day	✓
	Evening	✓
	Night (until Midnight)	✓
Food truck	Day	✓
	Evening	✓
	Night (until Midnight)	✓
Scenario 2		
Internal/external patron noise (loud conversations)	Day	✓
	Evening	✓
	Night (until Midnight)	✓
DJ, duet/trio, or band	Day	✓
	Evening	✓
	Night (until Midnight)	✓
Scenario 3		
Patron shouting	Night (until Midnight)	✓

Note 1: Day - the period from 7am to 6pm Monday to Saturday or 8am to 6pm on Sundays and public holidays; Evening - the period from 6pm to 10pm; Night - the remaining periods.

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5 Results

5.1 Operational Noise Results

Noise predictions from all sources have been quantified at surrounding residential receivers to the project site during all operational scenarios with results presented in **Table 11**.

Table 11 Combined Noise Predictions – All Receivers

Residential Receivers							
Rec	Predicted Noise Level dB LAeq(15min)			PNTL dB LAeq(15min)			Compliant
	Day	Evening	Night	Day	Evening	Night	
R1	<20	<20	<20	40	35	35	✓
R2	<20	<20	<20	40	35	35	✓
R3	<20	<20	<20	40	35	35	✓

Note 1: Day - the period from 7am to 6pm Monday to Saturday or 8am to 6pm on Sundays and public holidays; Evening - the period from 6pm to 10pm; Night - the remaining periods.

5.2 Maximum Noise Assessment Trigger Levels

In assessing maximum noise events, typical L_{Amax} noise levels from transient events were assessed to the nearest residential receivers. A sound power level of 92dBA for patron shouting impact noise was adopted for this assessment. Predicted noise levels from L_{Amax} events for assessed receivers are presented in **Table 12**. Results identify that the maximum noise events trigger level will be satisfied for all assessed receivers.

Table 12 Maximum Noise Levels Assessment (Night)¹

Receiver	Predicted Noise Level dB LA _{max}	Trigger Level dB LA _{max}	Compliant
R1	<20	52	✓
R2	<20	52	✓
R3	<20	52	✓

Note 1: Day - the period from 7am to 6pm Monday to Saturday or 8am to 6pm on Sundays and public holidays; Evening - the period from 6pm to 10pm; Night - the remaining periods.

5.3 Independent Liquor and Gaming Authority (ILGA) Noise Assessment

Noise assessment calculations have been completed to assess live music against the ILGA requirements assessment period (7am to 12am). Results of the calculations are presented in **Table 13** for the nearest potentially most affected residential receivers.

Table 13 ILGA Noise Assessment Results

Receiver	LA10 Noise Criteria, Octave Band Centre Frequency (Hz), dBA								
	31.5	63	125	250	500	1 k	2 k	4 k	8 k
Day/Evening/Night (7am to 12am)									
R1	-16	8	7	9	14	16	12	-11	-94
R2	-13	11	11	13	18	21	18	1	-61
R3	-15	9	8	10	15	18	14	-7	-84
Criteria	-2	11	16	15	22	24	23	20	18

Calculations of noise emissions from the project are identified to satisfy the ILGA noise criteria during the scenario of a live music performance with one in four patrons talking.

6 Conclusion and Recommendations

Muller Acoustic Consulting Pty Ltd (MAC) has completed a Noise Impact Assessment (NIA) for a proposed Function Centre to be established at 196 Brooklands Road, Wallaroo, NSW.

The assessment quantified noise levels from live music, patrons and vehicles to receivers within the surrounding noise catchment.

The results of the assessment demonstrate that noise levels comply with relevant NPI, Maximum Noise Level Assessment and ILGA criteria.

The noise assessment demonstrates that the proposal complies with relevant criteria, accordingly, the Noise Impact Assessment supports the Development Application for the project.

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Appendix A – Glossary of Terms

A number of technical terms have been used in this report and are explained in **Table A1**.

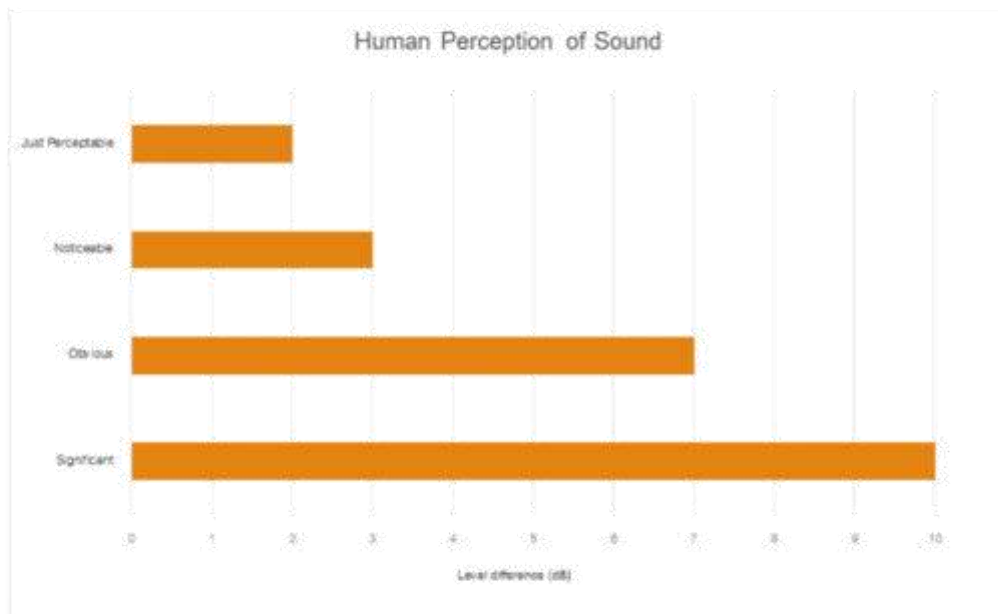
Table A1 Glossary of Acoustical Terms	
Term	Description
1/3 Octave	Single octave bands divided into three parts
Octave	A division of the frequency range into bands, the upper frequency limit of each band being twice the lower frequency limit.
ABL	Assessment Background Level (ABL) is defined in the NPI as a single figure background level for each assessment period (day, evening and night). It is the tenth percentile of the measured L90 statistical noise levels.
Ambient Noise	The total noise associated with a given environment. Typically, a composite of sounds from all sources located both near and far where no particular sound is dominant.
A Weighting	A standard weighting of the audible frequencies designed to reflect the response of the human ear to sound.
Background Noise	The underlying level of noise present in the ambient noise, excluding the noise source under investigation, when extraneous noise is removed. This is usually represented by the LA90 descriptor
dBA	Noise is measured in units called decibels (dB). There are several scales for describing noise, the most common being the 'A-weighted' scale. This attempts to closely approximate the frequency response of the human ear.
dB(Z), dB(L)	Decibels Z-weighted or decibels Linear (unweighted).
Extraneous Noise	Sound resulting from activities that are not typical of the area.
Hertz (Hz)	The measure of frequency of sound wave oscillations per second - 1 oscillation per second equals 1 hertz.
LA10	A sound level which is exceeded 10% of the time.
LA90	Commonly referred to as the background noise, this is the level exceeded 90% of the time.
LAeq	Represents the average noise energy or equivalent sound pressure level over a given period.
LAmx	The maximum sound pressure level received at the microphone during a measuring interval.
Masking	The phenomenon of one sound interfering with the perception of another sound. For example, the interference of traffic noise with use of a public telephone on a busy street.
RBL	The Rating Background Level (RBL) as defined in the NPI, is an overall single figure representing the background level for each assessment period over the whole monitoring period. The RBL, as defined is the median of ABL values over the whole monitoring period.
Sound power level (Lw or SWL)	This is a measure of the total power radiated by a source in the form of sound and is given by $10 \log_{10} (W/W_0)$. Where W is the sound power in watts to the reference level of 10^{-12} watts.
Sound pressure level (Lp or SPL)	the level of sound pressure; as measured at a distance by a standard sound level meter. This differs from Lw in that it is the sound level at a receiver position as opposed to the sound 'intensity' of the source.

Table A2 provides a list of common noise sources and their typical sound level.

Table A2 Common Noise Sources and Their Typical Sound Pressure Levels (SPL), dBA

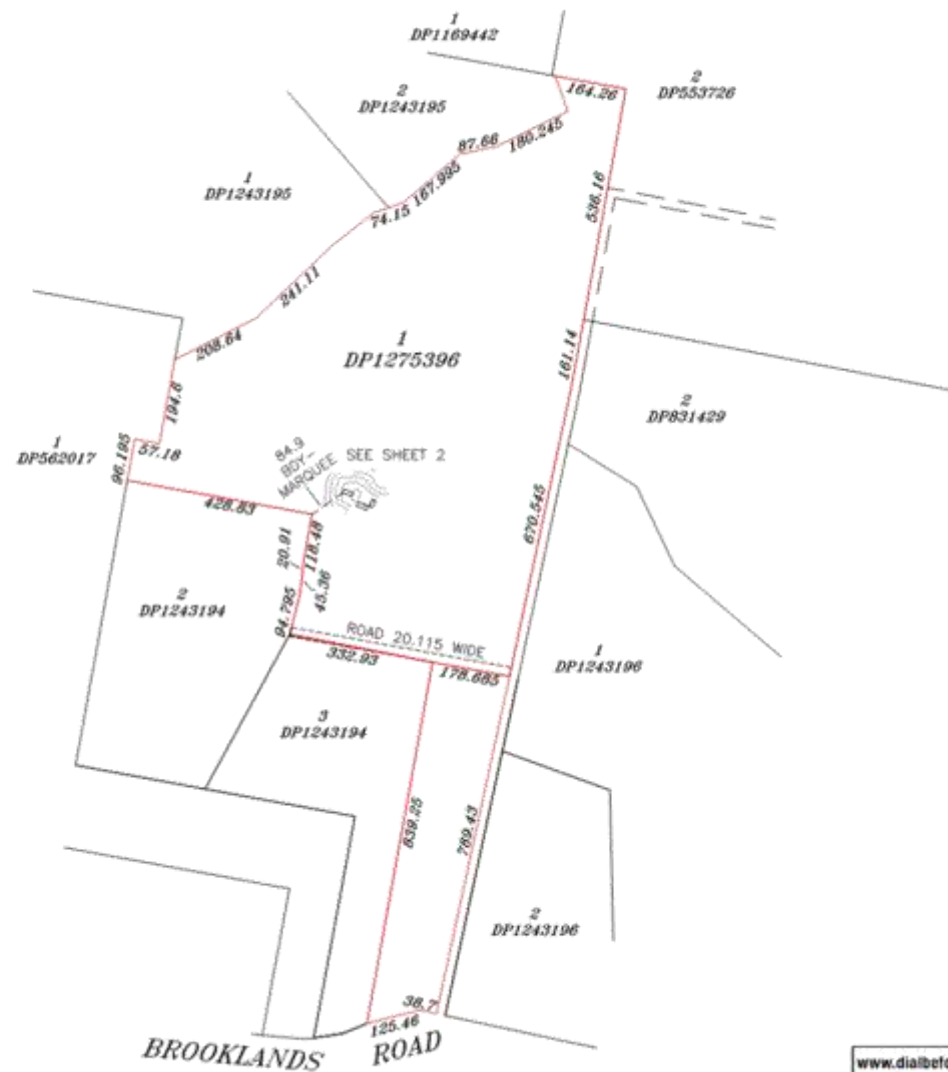
Source	Typical Sound Pressure Level
Threshold of pain	140
Jet engine	130
Hydraulic hammer	120
Chainsaw	110
Industrial workshop	100
Lawn-mower (operator position)	90
Heavy traffic (footpath)	80
Elevated speech	70
Typical conversation	60
Ambient suburban environment	40
Ambient rural environment	30
Bedroom (night with windows closed)	20
Threshold of hearing	0

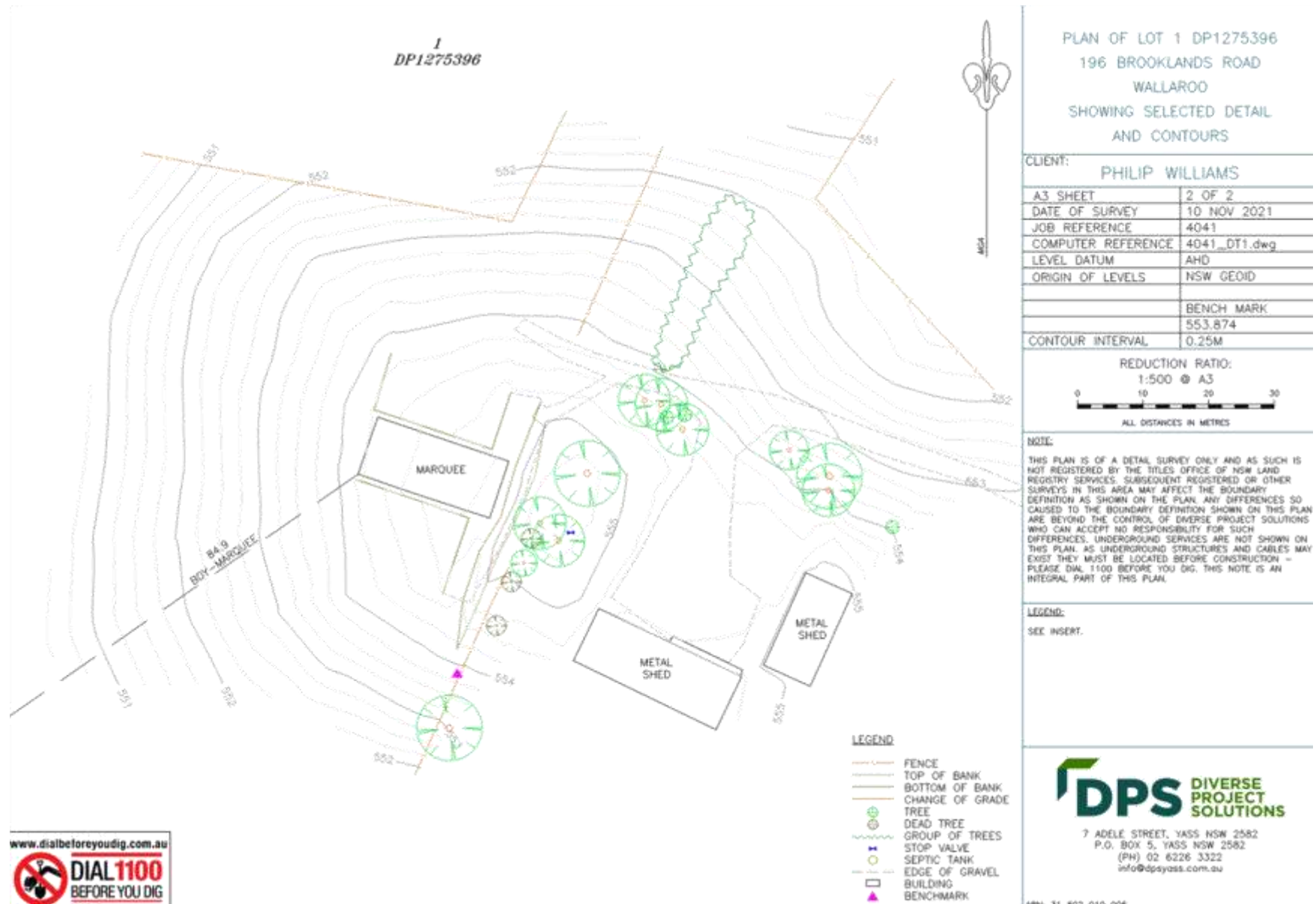
Figure A1 – Human Perception of Sound



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Appendix B – Site Layout



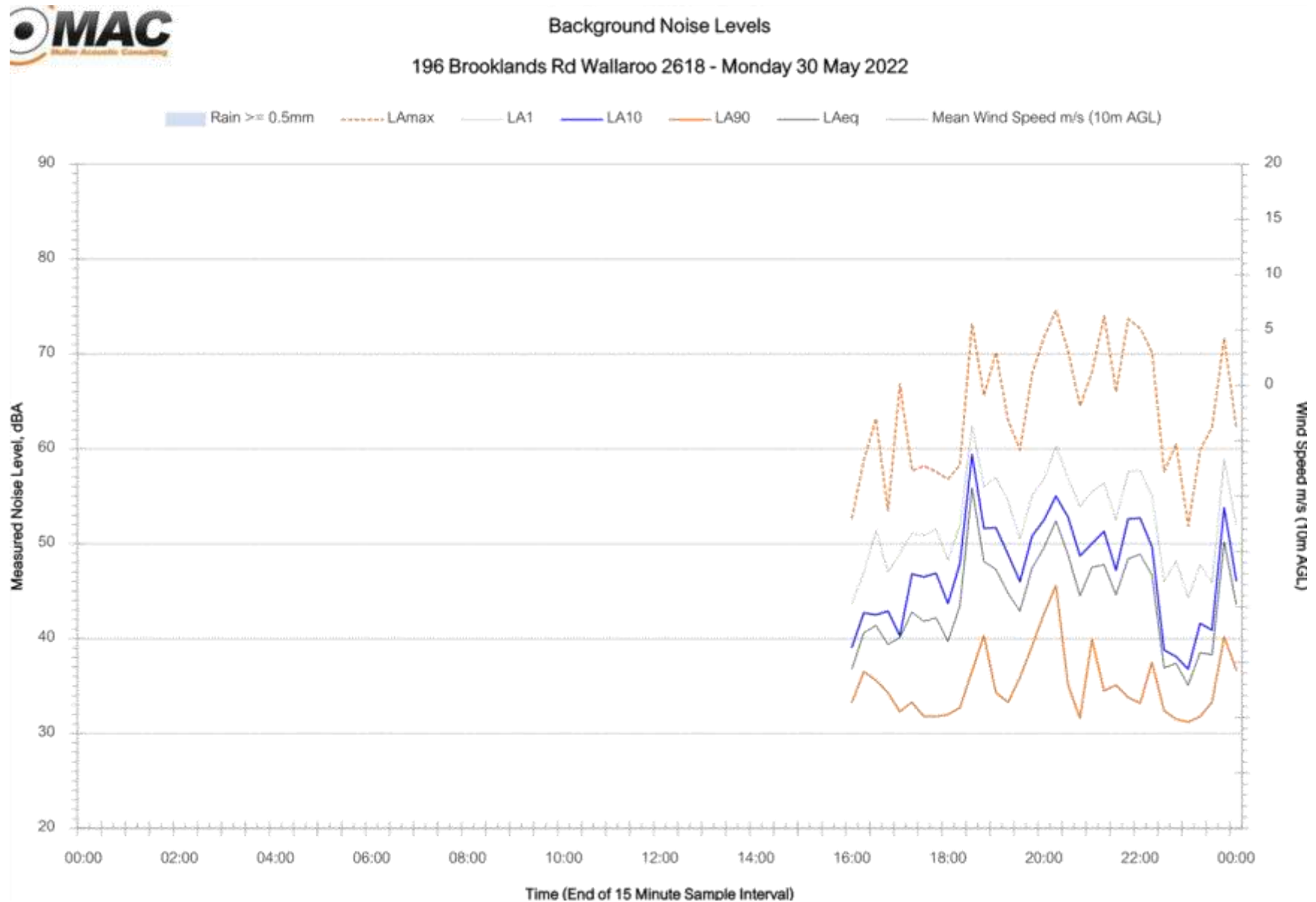


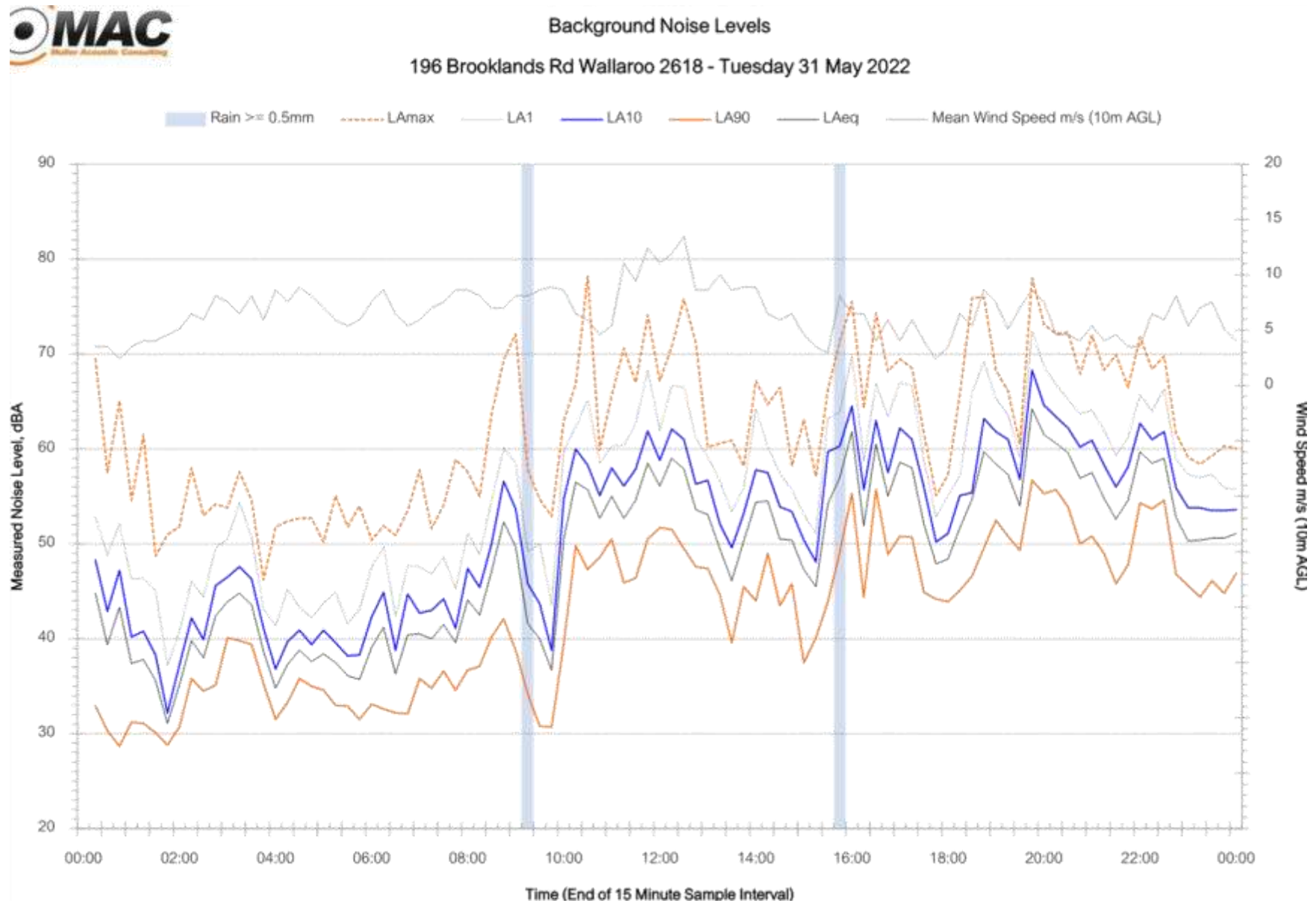
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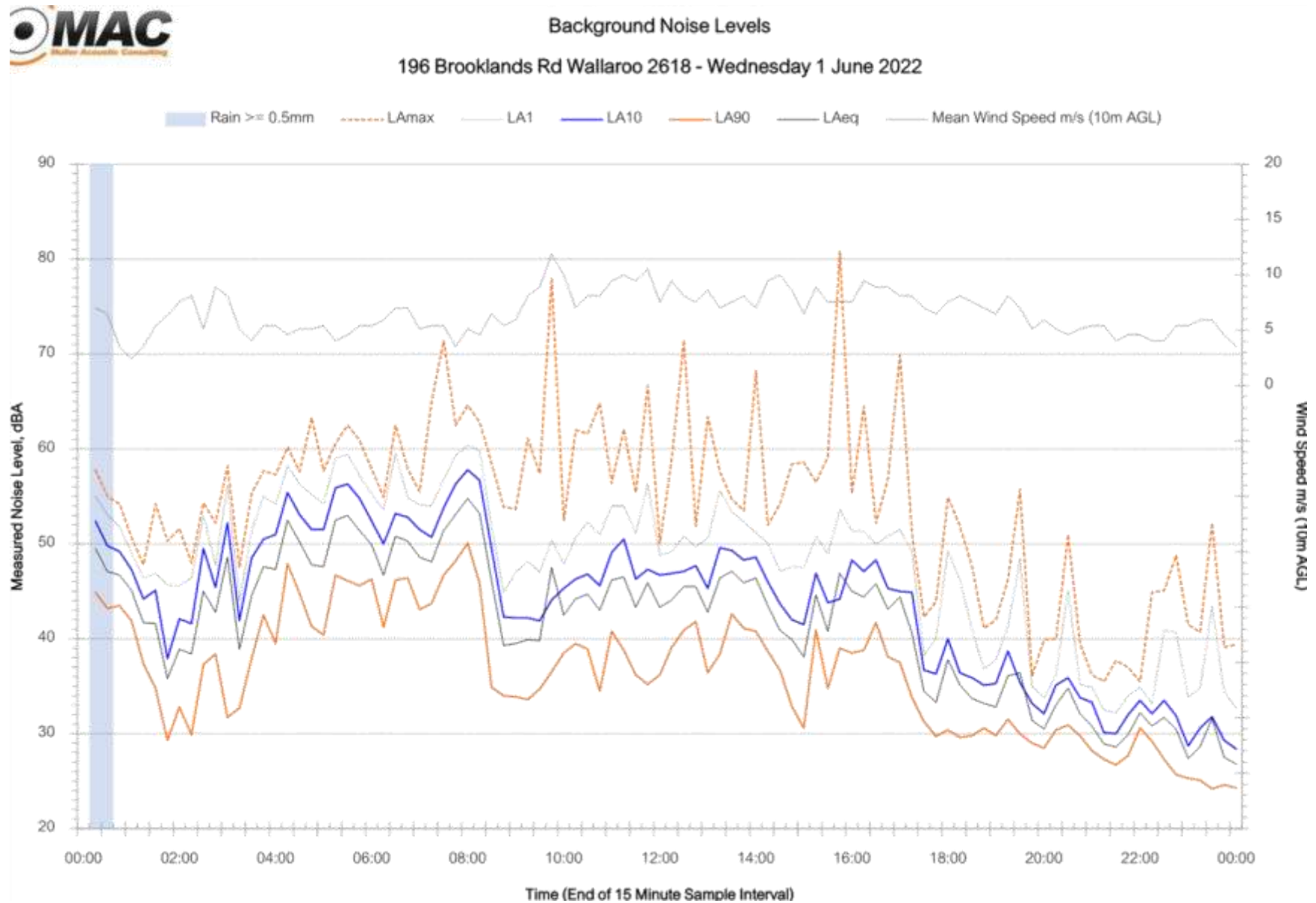
Appendix C – Unattended Noise Logging

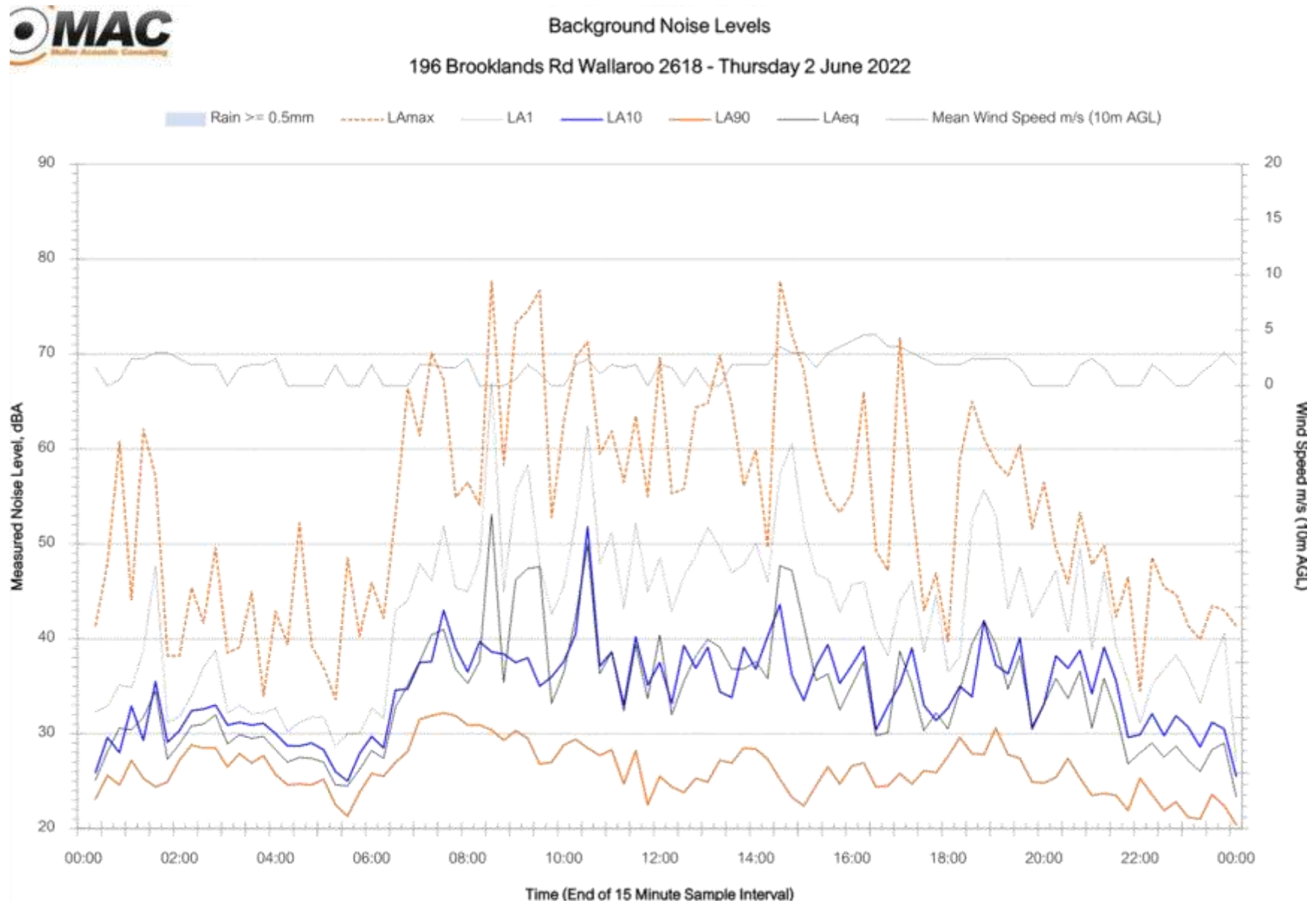


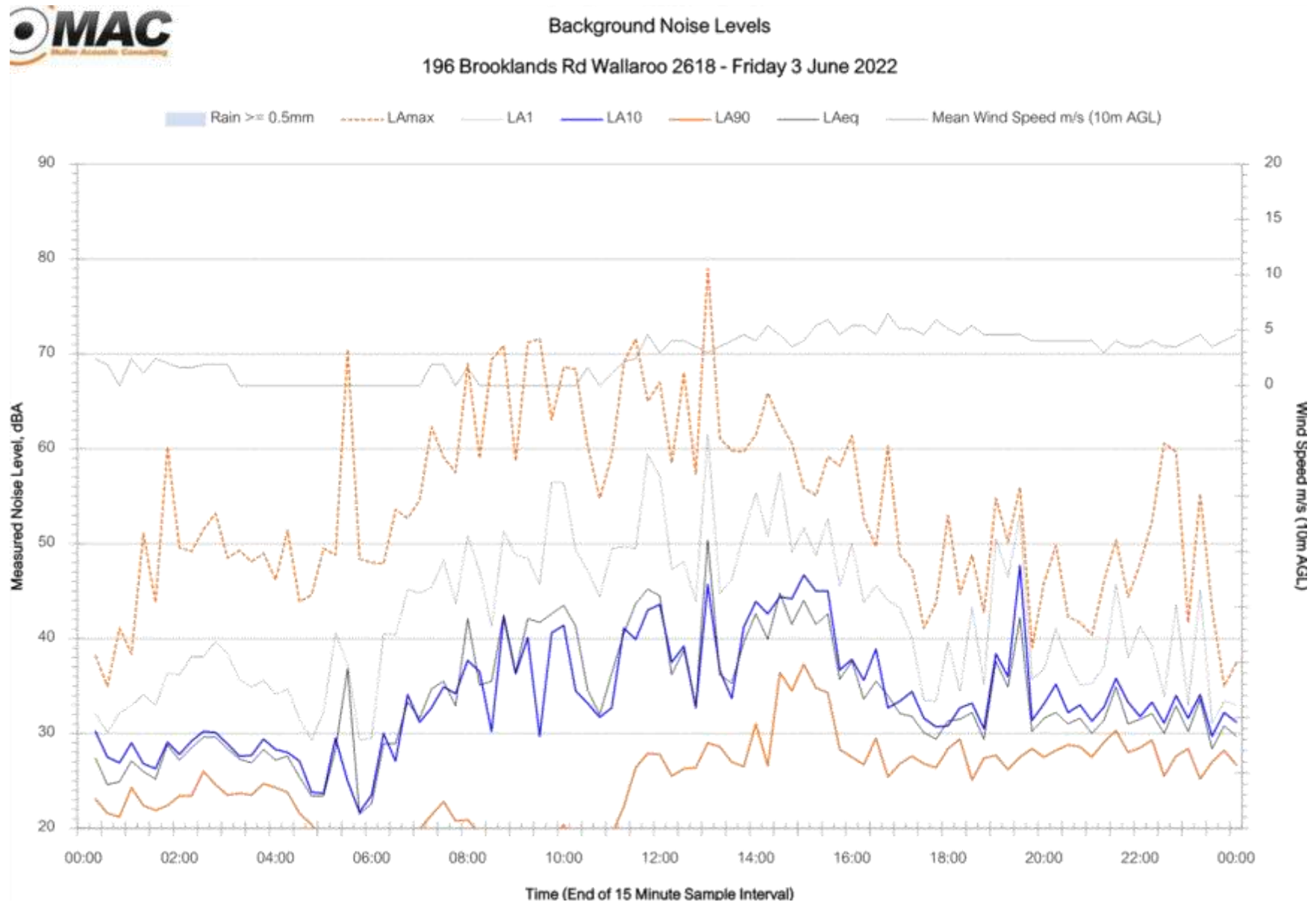
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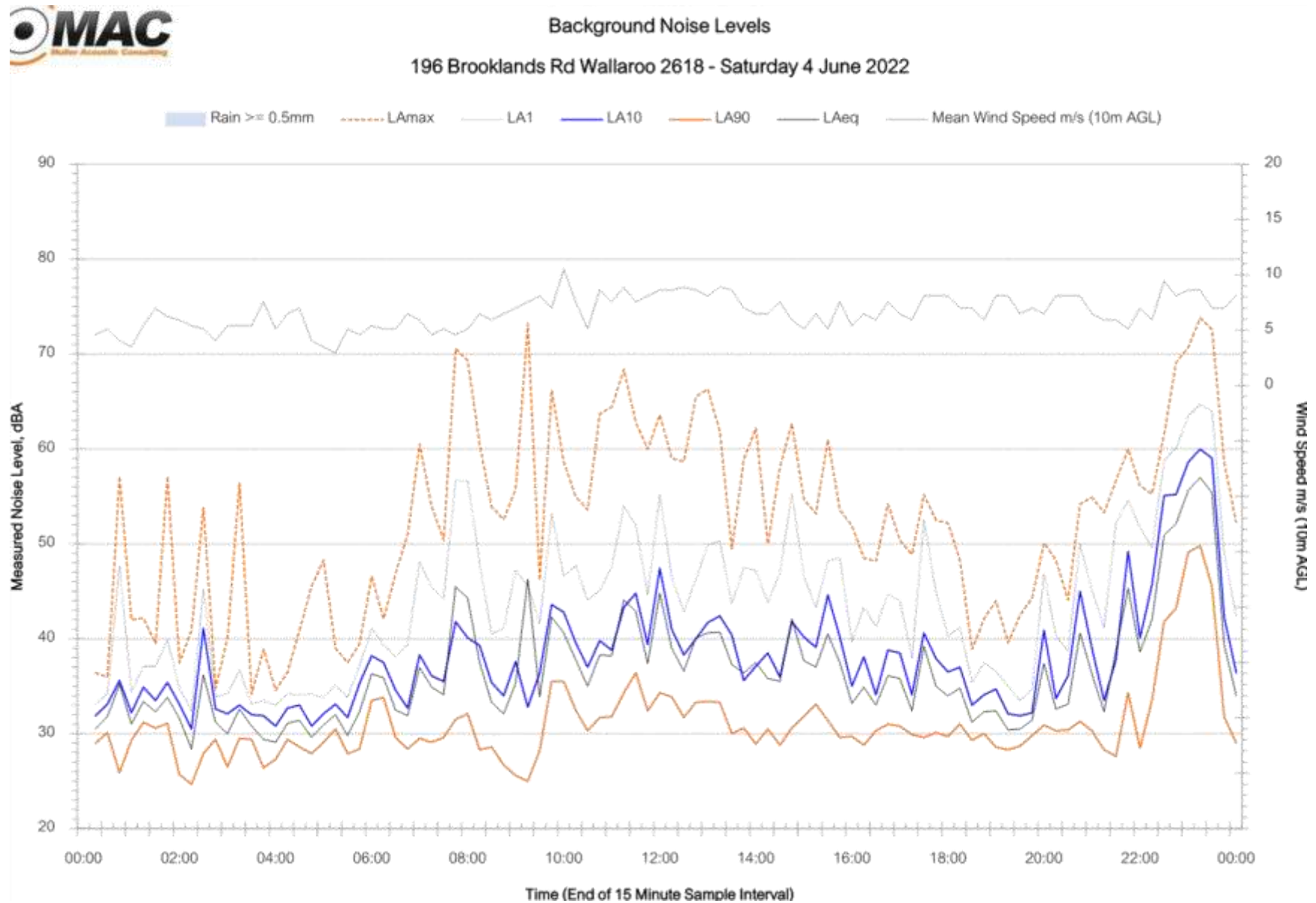


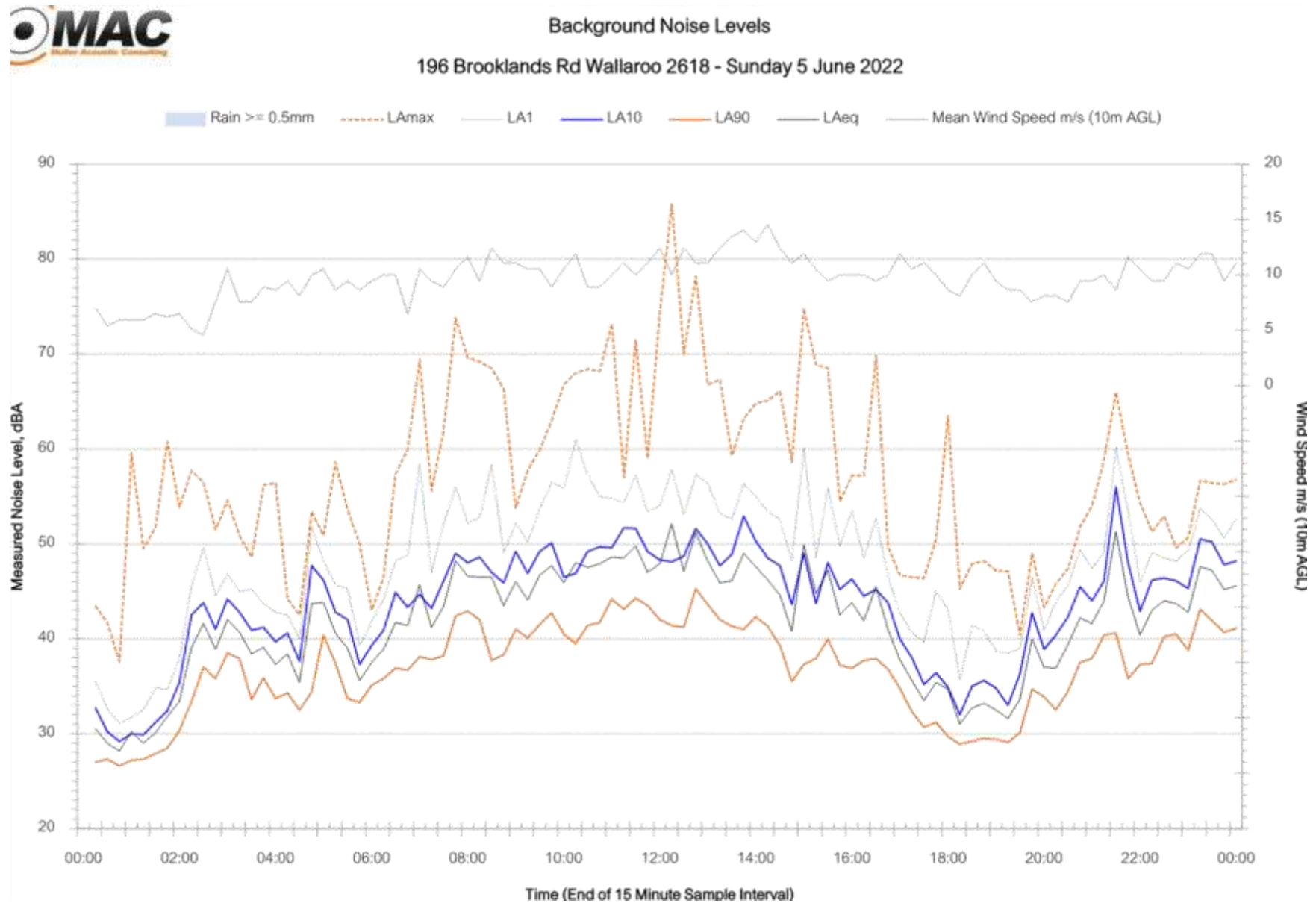


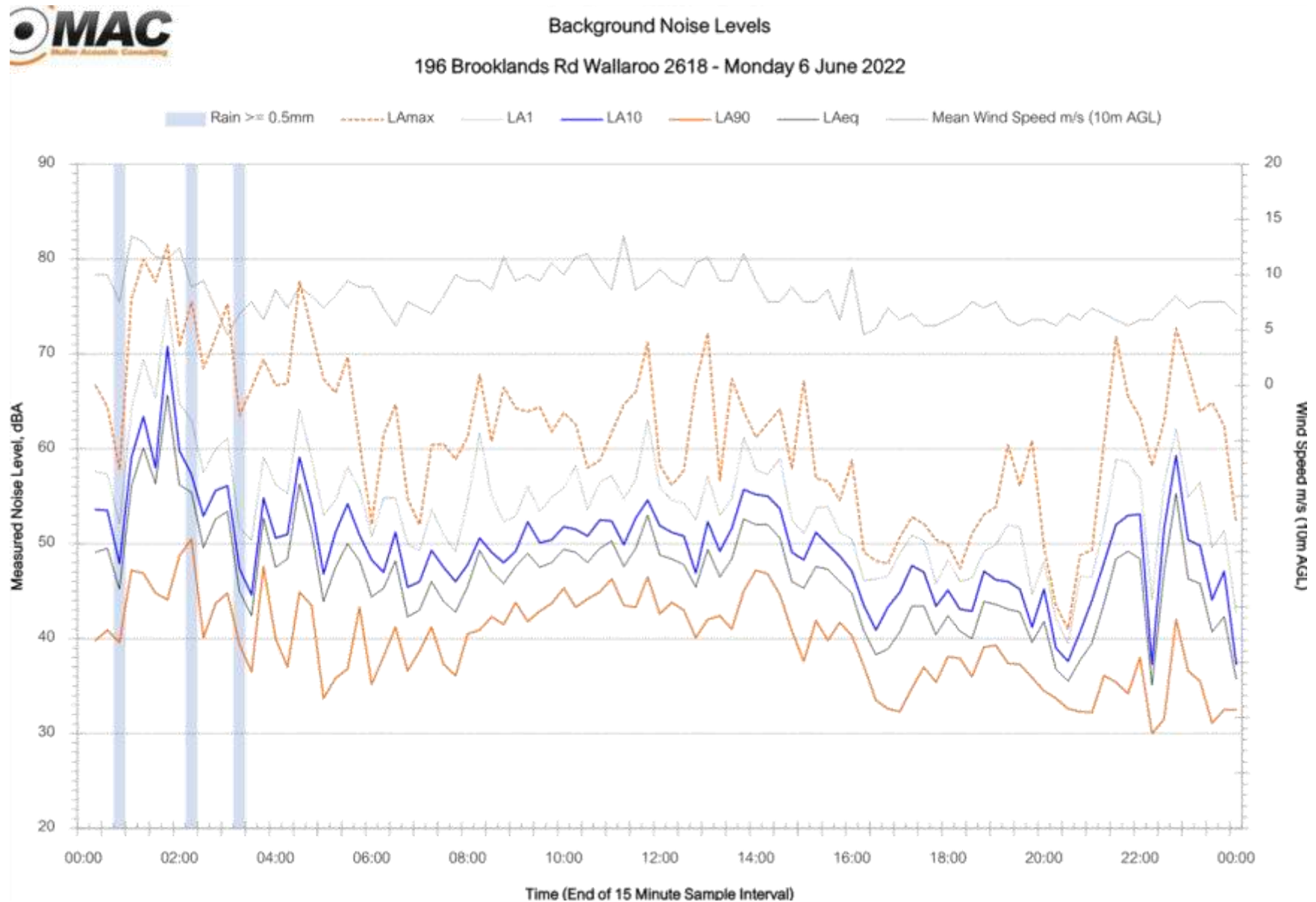


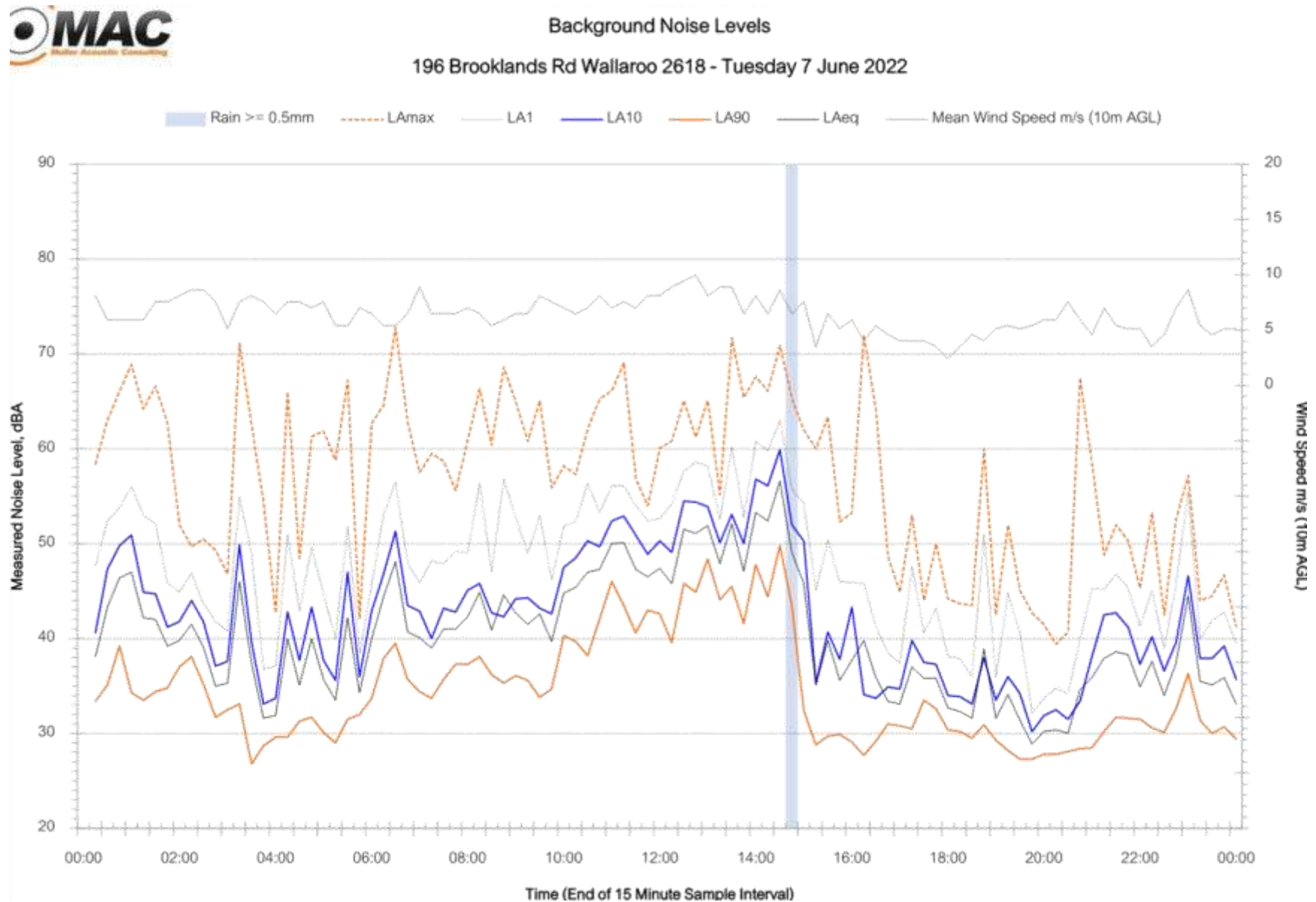


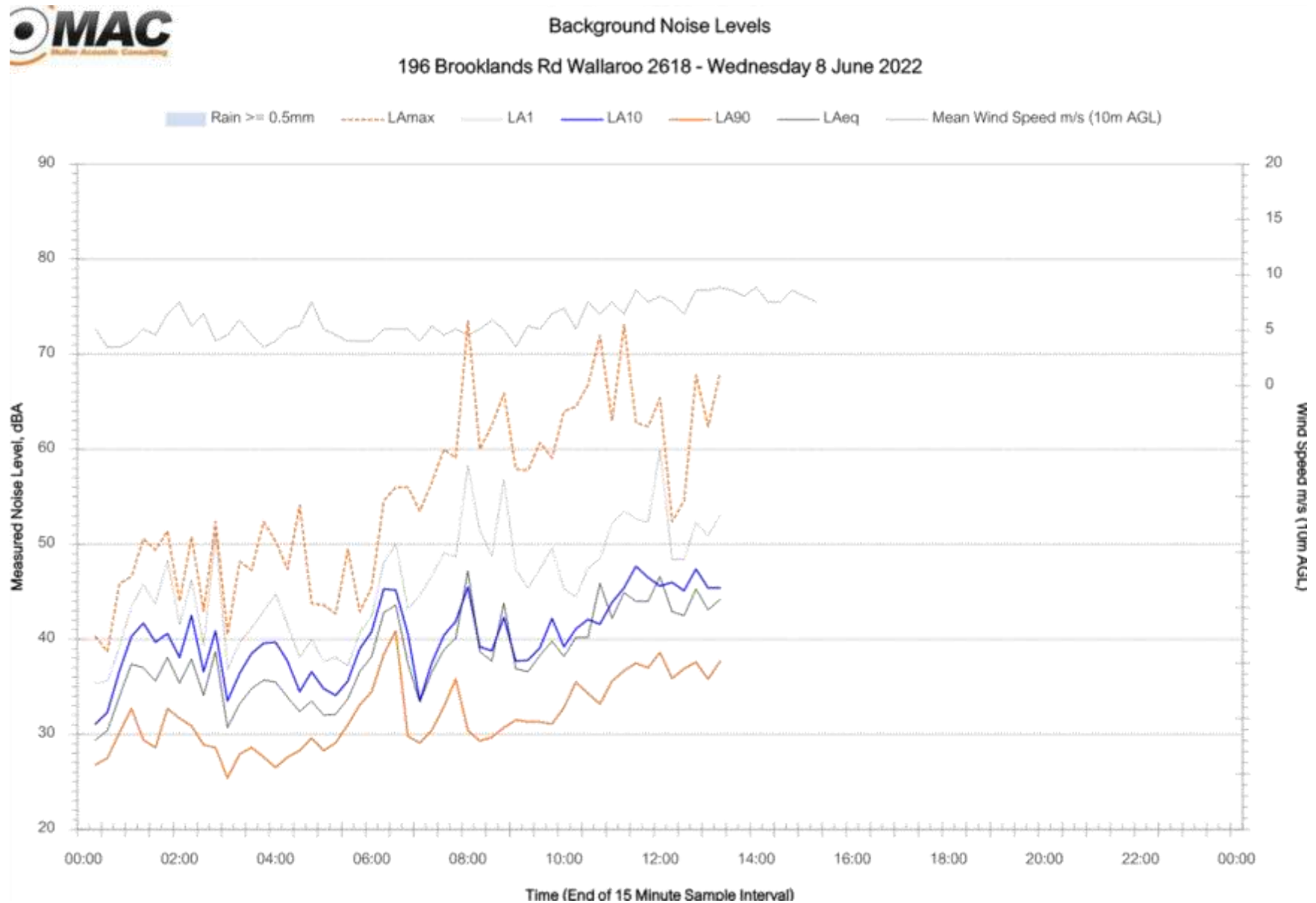














Submission #1

Jeremy Knox

From: [REDACTED]
Sent: Monday, 10 January 2022 11:26 PM
To: YVC Customer Service Team
Subject: DA210296 for Wallaroo Winery

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

We are writing to express our dismay that as a 'neighbouring property' to Wallaroo Winery we have had no notification from Yass Valley Council nor Phillip Williams and Carolyn Jack regarding this development application. It was only brought to my attention by a Wallaroo local late this evening.

We live at [REDACTED] directly [REDACTED] Wallaroo Winery, and their house, vineyard and the existing marquee is visible from inside and from the front of our home.

Will the music volume be monitored? We have heard music clearly coming from the marquee on a couple of occasions in the past. Obviously, this is dependent on wind direction.

We look forward to receiving your response.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED] iPad

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SUBMISSION #4

Jeremy Knox

From: [REDACTED]
Sent: Monday, 10 January 2022 4:59 PM
To: YVC Customer Service Team
Subject: DA210296 submissions

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

We object to this DA as currently proposed.

The application states 30 events per year. Presumably these will occur predominately on weekends, which will result in nearly 60% of weekends holding an event.

- What impact will this have on the local traffic and roads? There's no assessment of the amount of traffic that will be generated.
- What impact will the night-time music and general noise have on the many neighbours who moved to the area to enjoy the rural amenity? There is no acoustic assessment.
 - What will be the internal and external noise levels at sensitive receivers?
 - This is a rural zoned area that is sought for its peace and quiet. The noise will be highly intrusive and affect the amenity, yet the exact level of that effect has not been measured.
- What impact will it have on the fauna living in the Terrestrial Biodiversity protected areas of the property, both the increased numbers of people and particularly the noise? There's no assessment except DPS' saying there won't be an impact as it's already constructed. Yet no noise assessment has been conducted.
- There is no actual commitment to the maximum number of guests – 100 people is bad enough, but what if turns into a 300 or 500 people 'day on the green' style event?
- There is no function finishing time/guest departure time commitment
- There is no maximum volume/noise level commitment
- Where is the fire management plan for when alcohol and smoking combine in this highly valuable, highly flammable farmland.
-

The Yass Valley LEP clearly states at 2.8 (3) that "*development consent must not be granted unless the consent authority is satisfied that.... (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood*". This is in addition to the zone objectives listed at section 1 of the LEP which includes "*To ensure that the location, type and intensity of development is appropriate.*" The events will solely be held outdoors, within 600m of residences, but with many others also close by who will be affected. The hours of operation will include night time/sleep hours and will constitute an unacceptable loss of amenity. There will be no shielding by the event being indoors, with the stated aim of it all being outdoors with only a marquee (which will provide no noise shielding) to be used in case of wet weather.

EPA NSW lists noise as its second-most common complaint. The NSW Noise Guide for Local Government (NGLG) says at Part 3:

When managing noise impacts, prevention is always better than cure. Resolving noise problems after they occur may not always be possible and can be difficult and costly. It is best to anticipate, avoid or manage potential noise impacts as early as possible in the planning process. Noise impact assessment and management should therefore be incorporated into processes for making land use planning decisions.

The NGLG also notes at 3.1.4 *"When a noise producing development is proposed near noise sensitive areas, or conversely where a noise sensitive development is proposed in a noisy area, a noise impact assessment is warranted."*

The NGLG also lists using 'Land use planning including zone and land use tables' as the number one noise management tool that is available to proactively measure and prevent noise impacts.

Consent cannot be granted until further assessments are conducted and even if then approved, there need to be a maximum number of night-time noise events of 6 per year, the hours need to be shortened to having the noise cease by 10pm, maximum internal and external noise levels need to be determined for all sensitive receivers who will be affected.

Also, not all adjoining neighbours were notified and this is surely a development that warrants community consultation during a meaningful period, not the Christmas break.

Regards



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Submission #3

General Manager
Yass Valley Council
PO box 6
YASS NSW 2582

DA210296 – 196 Brooklands Road, Wallaroo, NSW

This application contains two key aspects – approval for a ‘temporary’ structure to be used as a function centre and to conduct 30 ‘events’ a year.

Use of a Temporary structure

This structure is already constructed and has been so since 2019. Since the construction it has been used from time to time to hold commercial events, including music concerts.

The application repeatedly asks that the Council treat the structure as ‘temporary’. Presumably because it will not meet building and/or WHS standards if it is deemed permanent. A structure that has been up since 2019 and is planned to house 30 large events a year for who knows how long does not seem ‘temporary’.

The application states it is for a ‘function’ centre but the reality is that concerts will not be held in the ‘function’ centre but out on the lawns and as a result the proposal is to effectively run catered outdoor music concerts.

The application is carefully written so that it will allow significant numbers of people – ‘the number of guests for each function is not expected to exceed 100 people’. In other words there is no cap on numbers.

We have no objection to the structure, as long as it is not a fire hazard, but we do object to the Council’s cavalier attitude toward YVW residents not applying for approvals before proceeding and seeking ‘forgiveness’ afterwards. This approach has been consistently condoned by the Council as it does not require buildings, fences or fill to be removed nor are fines levied in these cases.

30 ‘events’ per year

The business plan refers to 6 weddings and 10 music events over the summer. However the DP refers to 30 ‘events’ which is double what the business plan states. We do object to having the potential for 30 musical concerts and other noisy events on our backdoor step. The reality is the ‘temporary’ structure is not suited to events being held during winter so the practical outcome is that events will be concentrated in the summer. The business plan more clearly states these will be outside events. This means that virtually every weekend during the summer we will have to listen to the noise when we are ourselves are wanting to enjoy the natural environment. It is most likely that the events will be concentrated on the weekends when we look forward to peace and quiet after a busy week.

As we are in line of sight off of the house and gardens (approximately 900 metres) the prevailing westerly winds will carry the sound waves further than might be assumed by the application that states nobody will be affected by the concerts. Further it is well known that people tend to hear noise from concerts more easily at night due to the cooling of the air increasing the sound speed in our direction.

The application states the events will not go beyond 11.30pm however we will be subject to the music when we retire to sleep resulting in us needing to close our windows and doors to keep out the noise. This will be most unpleasant as we will not be able to open the house to cool it down, especially after a hot summer's day. Unlike a built environment there are no large buildings or background noise to absorb the sound waves between us and the venue.

There is nothing in the application about limits on the sound level. Everybody knows that as a music concert progresses the more high energy songs are left to the end of the night and off course the sound level increases as the night goes on. Who will monitor noise and how and what will be the protocol to adjust noise levels immediately in the event of a noise complaint? Will we as neighbours be notified of events?

We have not historically objected to the music concerts and other events at Wallaroo Wines as they have been relatively infrequent. My understanding is that others have complained to the council although there seems to be no reference to these complaints, what they were and how they were resolved. However, this application now changes these infrequent events to regular weekly music concerts during the summer which is not the usual scenario where outdoor venues tend to only have a few concerts per year.

There is nothing in this application about the significant risk of fire (unless the events are smoke-free) especially where it involves alcohol. We live in a rural local and there is always risk of fire so will there be fire wardens and equipment at the events? During the height of summer there are usually total fire bans in place – how will this be managed? Given there is a 'wind' mitigation plan there needs to be a fire mitigation plan. Like Wallaroo wines we have spent considerable money and resources on rehabilitating our erosion gullies. It would be unfortunate to say the least if it all went up in smoke.

There is also nothing about having responsible drinking practices and how they will be implemented and whether there will be independent auditing of the events. Regrettably people do stupid things when they consume too much alcohol and inevitably some people will not be on buses but will drive. Where is the responsible service of alcohol protocol, emergency management plan and security plan for the events?

Although this proposal will be financially beneficial to Wallaroo Wines having an outdoor music venue next door will potentially detract from the value of our property; it will certainly not enhance it.



Submission #4

Maggi Li
Development Planner
Yass Valley Council

4 January 2022



Dear Maggi,

I am writing to you regarding development application to DA210296 relating to Lot 2 DP 1275396 196 Brooklands Road Wallaroo.

The NSW Police Force do not oppose the development application. However, should Council see fit to give consent to the development application police would submit that as a minimum measure, the following condition be imposed. Any conditions imposed on Development Consents are traditionally given considerable weight in subsequent decisions made by the Liquor and Gaming NSW.

1. The maximum patronage for any event is limited to 100 persons, as specified in the application
2. The applicant will advise the Officer in Charge of Yass Police Station of any event scheduled to occur, a minimum of twenty-eight days (28) prior to the event occurring.
3. Off-street parking be provided on the premises for all private vehicles whenever an event occurs.

Furthermore, Police have concerns regarding the effects of excessive noise occurring in relation to live music events. Police note the applicant is scheduled to host "Royale with Cheese and Wine" on Saturday 5th March 2022. Police would request that an interim approval be given to conduct such an event, and that after this event consultation occur with surrounding residences to determine any adverse noise issues from this event.

If you have any further questions regarding the submission of the NSW Police Force, please contact me at the Yass Police Station.

Regards,



Leon Lincoln
Sergeant
Yass Police Station

The Hume Police District
Yass Police Station
47 Rossi Street Yass
Telephone 02 6226 9399 Facsimile 02 6226 9318 ENet 81301 EFax 81318 TTY 9211 3776
(Hearing/Speech impaired)
ABN 43 408 613 180

NSW POLICE FORCE RECRUITING NOW 1800 222 122
WWW.POLICE.NSW.GOV.AU/RECRUITMENT

Additional Information Submission #1

Jeremy Knox

From: [REDACTED]
Sent: Monday, 14 February 2022 5:12 PM
To: Jeremy Knox
Cc: YVC Customer Service Team
Subject: Re: DA210296 - Additional Information Received - Invitation for Further Comments - 196 Brooklands Road, Wallaroo

Follow Up Flag: Flag for follow up
Flag Status: Completed

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

Hi Jeremy,

Thanks, same to you.

Please see below responses to the additional information provided:

- The applicants have had more than one wedding on the property since 2019. The check ins for their social media pages demonstrate this, they have the 2020/2021 and 2021/2022 wedding price lists on their website advertising use of the marquee (which at up to \$5,000 would go a long way toward a noise assessment).
- How can it be a temporary structure if it stays erected permanently? This would be like seeking approval for construction of a house as a temporary structure if it will only be lived in a few times a year.... And if it's staying up permanently, is it structurally safe for this?
- The online advertising/ticket sales for the March event only lists transport by bus as an option, but also welcomes camping overnight (more likely to drive if camping).
- Do the camping, accommodation and tiny house require any additional approval? How does the camping fit with the bushfire plan? The DPS response says the property is smoke free, but what about campfires?
- The Destination NSW email references the 'conference' side of the business – does this mean that conferences are also planned:

Conferencing

Meet in NSW – worth looking to list on here for business events: <https://meetinnsw.com.au/>

There is an operator register area to start your listing

That is a start Carol – lots of reading! – however I would start with getting you Connected for the accommodation and winery + the conferencing opportunity

- If 6 events and 6 weddings is all that is being proposed, and the applicants are seeking to avoid additional investigations/assessments on the basis of there being limited impact on account of 'only' holding twelve events per year, then the consent conditions should limit the number of events to that number applied for. It's one thing for this applicant to say they will only host that

number of events, but if not limited, there's nothing stopping subsequent purchasers of the property or operators of the business from capitalising on the reduced assessments and then expanding the number of events and resulting impact on the community.

- Doesn't the bushfire plan supplied relate to their 2019 subdivision, not the new conference/wedding venue proposal?
- We understand that this particular consultant supports the many filling DAs in the area, so to use the existence of many heavy vehicles as an excuse for an additional noisy activity is a joke.
- The wedding price lists on the website indicate that tables/chairs etc are included for up to 100 people and that additional charges apply to have more than 100 people. So are they really intending to limit to 100 per their statements?
- The DPS response to submissions notes that the noise level for all events will be monitored – but how and with what equipment?
- In terms of this statement by DPS:

"The acoustic levels will be monitored for each event and music will stop by 11:30. Considering the limited number of events it is not expected any event will impact extensively on the surrounding neighbours. Considering the relatively small number of events the expectation of Noise Impact Assessment (NIA) seems excessive and over the top. On top of that considering the haste in which approval is being sought due to events already being booked, it would be impossible to engage a consultant and receive the relevant report within Council's timeframe and the Applicants."

- - It's not the local community's fault that a DA is being sought in a hurry and this isn't a reason to avoid a thorough assessment
 - No assessment has been conducted to verify whether or not the activities "will impact extensively on the surrounding neighbours" – are DPS qualified to make this statement
 - Music until 11:30pm, on a hill, in a very quiet rural area will travel
 -
- We note that the 5 March event will not be a sufficient noise example (as requested by NSW police) as it's a daytime event, rather than night time wedding.

Please do not supply my details to the applicant.

Thanks.

Kind Regards,



Additional Information Submission #2

Jeremy Knox

From: [REDACTED]
Sent: Tuesday, 15 February 2022 8:27 PM
To: Jeremy Knox
Cc: [REDACTED]
Subject: Re: DA210296 - Additional Information Received - Invitation for Further Comments - 196 Brooklands Road, Wallaroo

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

Hi Jeremy

My apologies but I have been preoccupied with various matters due to the fact that I will [REDACTED]

I hope you will still accept this short late note.

We note the concerns raised by police and agree there should be a trial run and then wider consultation as noise can travel beyond the adjacent boundaries. However a night time trial would be more appropriate than a day event.

We support the police request that max numbers be included in any DVA approval so it is clear.

We would also like to see the max number of events (6 evening and 6 day) clearly stipulated in the DVA approval so that is clear. We would prefer the evening events finished at 10.30pm.

We would also like advance notification of events so we can plan around those.

We would also like monitoring and reporting on noise levels as an on going feature to ensure compliance with the agreed acoustic levels. I unclear what the YVC policy is on acoustic levels in a rural setting?

Obviously a fire plan is necessary.

I note that the Williams have never discussed their application with us.

[REDACTED]
Sent from my iPad

On 4 Feb 2022, at 3:33 pm, Jeremy Knox <JKnox@yass.nsw.gov.au> wrote:

Good afternoon,

Hope this finds you well.



Diverse Project Solutions
7 Adele Street
Yass NSW 2582
Postal PO Box 5 Yass NSW 2582

Telephone 02 6226 3322
Email info@dpsyass.com.au
www.dpsyass.com.au

28 January 2022

Our Ref: 4041_YVC2

The General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

Attention: Jeremy Knox

Dear Sir,

RESPONSE TO SUBMISSIONS RECEIVED – DA210296

PROJECT: Temporary Use of Land

Lot 1 DP1275396 196 Brookland Road, WALLAROO

In response to your letter dated 27 January 2022 please see in the spreadsheet below our comments addressing the submission received for the above-mentioned development application:

SUBMISSION	ISSUE	RESPONSE
1.		
1.1	<p>We are writing to express our dismay that as a 'neighbouring property' to Wallaroo Winery we have had no notification from Yass Valley Council nor Phillip Williams and Carolyn Jack regarding this development application. It was only brought to my attention by a Wallaroo local late this evening.</p> <p>We live at directly Wallaroo Winery, and their house, vineyard and the existing marquee is visible from inside and from the front of our home.</p> <p>Will the music volume be monitored? We have heard music clearly from the marquee on a couple of occasions in the past. Obviously, this is dependent on wind direction.</p>	<p>Since receiving the submission the applicants Phil Williams and Carolyn Jack have approached the neighbours and discussed the proposed intention of the DA which is to legitimise what anybody do on their property and hold potentially six (6) music events and six (6) weddings annually.</p> <p>The marquee is a well-built structure and has a pleasing visual amenity, whilst it may be visible from neighbouring properties it is not the intention to create an eyesore.</p> <p>Music volume will be monitored for every event and will stop at 11:30pm.</p>
2.		
2.1	<p>We object to this DA as currently proposed. The application states 30 events per year. Presumably these will occur predominately on weekends, which will result in nearly 60% of weekends holding an event.</p> <ul style="list-style-type: none"> What impact will this have on the local traffic and roads? There's no assessment of the amount of traffic that will be generated. What impact will the night-time music and general noise have on the many neighbours who moved to the area to enjoy the rural amenity? There is 	<p>Whilst the 'Performance Based Design Brief' specified the structure may be used for up to 30 events per year this is not the intention. It is intended to use the structure for potentially six (6) music events and six (6) weddings per calendar year,</p>

	<p>no acoustic assessment.</p> <ul style="list-style-type: none"> ○ What will be the internal and external noise levels at sensitive receivers? ○ This is a rural zoned area that is sought for its peace and quiet. The noise will be highly intrusive and affect the amenity, yet the exact level of that effect has not been measured. <ul style="list-style-type: none"> • What impact will it have on the fauna living in the Terrestrial Biodiversity protected areas of the property, both the increased numbers of people and particularly the noise? There's no assessment except DPS' saying there won't be an impact as it's already constructed. Yet no noise assessment has been conducted. • There is no actual commitment to the maximum number of guests – 100 people is bad enough, but what if turns into a 300 or 500 people 'day on the green' style event? • There is no function finishing time/guest departure time commitment • There is no maximum volume/noise level commitment • Where is the fire management plan for when alcohol and smoking combine in this highly valuable, highly flammable farmland. 	<p>which is significantly less than the thirty (30) specified. There will be no events over the winter months.</p> <p>There will be little to no impact felt on local traffic and roads. As specified in the Statement of Environmental Effects (SEE) majority of the patrons will be transported via bus with a select few choosing to travel in their own vehicle.</p> <p>It is to be noted, considering the large amounts of vehicles travelling to surrounding wineries and trucks transporting fill in the area, the limited number of events and type of transport proposed will have virtually no impact on the local traffic and roads.</p> <p>The acoustic levels will be monitored for each event and will stop by 11:30 pm. Considering the limited number of events proposed it is not expected nor will it impact on the surrounding neighbours. Considering the small number of events, the expectation of a noise assessment is excessive and over the top.</p> <p>There will be no impact on the fauna living in any areas on the property. As indicated in the response to additional information letter the property is well maintained, and any areas mapped as having biodiversity concerns will not be impacted by the small number of events proposed.</p> <p>Whilst the SEE proposed the maximum number of guest to be 100, it is more likely to be around the 50-60 mark and could potentially be less. It is not the intention nor the want to hold events with a large number of patrons.</p> <p>The SEE stated, 'It has been indicated in the attached Wallaroo Wines/ Wallaroo Estate Business Plan that the</p>
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		<p>intended hours of operation for an evening event will not exceed 11:30pm and the hours of operation for any daytime music events will be between 12:00pm and 5:00pm.'</p> <p>The noise level for all events will be monitored and considering the rural setting and distance to surrounding residences will not be an issue.</p> <p>The property Asset Protection Zone (APZ) is well maintained and the appropriate measures are in place at all times not just at the time of events, as is the expectation on all rural properties.</p>
2.2	<p><i>The Yass Valley LEP clearly states at 2.8 (3) that "development consent must not be granted unless the consent authority is satisfied that.... (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood". This is in addition to the zone objectives listed at section 1 of the LEP which includes "To ensure that the location, type and intensity of development is appropriate." The events will solely be held outdoors, within 600m of residences, but with many others also close by who will be affected. The hours of operation will include night time/sleep hours and will constitute an unacceptable loss of amenity. There will be no shielding by the event being indoors, with the stated aim of it all being outdoors with only a marquee (which will provide no noise shielding) to be used in case of wet weather. EPA NSW lists noise as its second-most common complaint. The NSW Noise Guide for Local Government (NGLG) says at Part 3:</i></p> <p><i>When managing noise impacts, prevention is always better than cure. Resolving noise problems after they occur may not always be possible and can be difficult and costly. It is best to anticipate, avoid or manage potential noise impacts as early as possible in the planning process. Noise impact assessment and management should therefore be incorporated into processes for making land use planning decisions.</i></p> <p><i>The NGLG also notes at 3.1.4 "When a noise producing development is proposed near noise sensitive areas, or conversely where a noise sensitive development is proposed in a noisy area, a noise impact assessment is warranted."</i></p> <p><i>The NGLG also lists using 'Land use planning including zone and land use tables' as the number one noise management tool that is available to proactively measure and prevent noise impacts.</i></p> <p><i>Consent cannot be granted until further assessments are conducted and even if then approved, there need to be a maximum number of night-time noise events of 6 per year, the hours need to be shortened to having the noise cease by 10pm, maximum internal and external noise levels need to be determined for all sensitive receivers who will be affected.</i></p> <p><i>Also, not all adjoining neighbours were notified and this is</i></p>	<p>This comment is highly over the top and an elaborate interpretation of what the applicant's intention is for the marquee.</p> <p>The applicant is simply trying to utilise their property for the use of up twelve (12) events per calendar year. Since COVID the lack of business has been detrimental, and this is simply a way to try and prop it up.</p> <p>Further to that, the applicant has had visits from Destination NSW who think the property is perfect to bring more visitors into the district (email attached).</p> <p>As discussed earlier, for the relatively small number of events the request for a noise assessment is excessive and considering the time it will take to engage a consultant could hinder current events that have been planned/ booked in excess of 12 months.</p> <p>The lack of notification to adjoining owners is not something the applicant has control over, this is a process covered by Council.</p>

	surely a development that warrants community consultation during a meaningful period, not the Christmas break.	
3.		
3.1	<p>This application contains two key aspects – approval for a ‘temporary’ structure to be used as a function centre and to conduct 30 ‘events’ a year.</p> <p>Use of a Temporary structure</p> <p>This structure is already constructed and has been so since 2019. Since the construction it has been used from time to time to hold commercial events, including music concerts. The application repeatedly asks that the Council treat the structure as ‘temporary’. Presumably because it will not meet building and/or WHS standards if it is deemed permanent. A structure that has been up since 2019 and is planned to house 30 large events a year for who knows how long does not seem ‘temporary’.</p> <p>The application states it is for a ‘function’ centre but the reality is that concerts will not be held in the ‘function’ centre but out on the lawns and as a result the proposal is to effectively run catered outdoor music concerts. The application is carefully written so that it will allow significant numbers of people – ‘the number of guests for each function is not expected to exceed 100 people’. In other words there is no cap on numbers.</p> <p>We have no objection to the structure, as long as it is not a fire hazard, but we do object to the Council’s cavalier attitude toward YVW residents not applying for approvals before proceeding and seeking ‘forgiveness’ afterwards. This approach has been consistently condoned by the Council as it does not require buildings, fences or fill to be removed nor are fines levied in these cases.</p>	<p>The structure was constructed two (2) years ago for the applicants’ nieces wedding, it is proposed to use the structure under Clause 2.8 of the Yass Valley Local Environmental Plan 2013 (YVLEP2013). However, it is to be noted it is not the intention to take the structure down after each event considering it took two (2) weeks to construct and to do so could have an effect on the structural integrity of the marquee.</p> <p>It is to be noted that the initial intention was to host a family function before COVID hit, since then it has been seen as a potential business promoting the local area and more specifically the Wallaroo area.</p>
3.2	<p>30 ‘events’ per year</p> <p>The business plan refers to 6 weddings and 10 music events over the summer. However the DP refers to 30 ‘events’ which is double what the business plan states. We do object to having the potential for 30 musical concerts and other noisy events on our backdoor step. The reality is the ‘temporary’ structure is not suited to events being held during winter so the practical outcome is that events will be concentrated in the summer. The business plan more clearly states these will be outside events. This means that virtually every weekend during the summer we will have to listen to the noise when we are ourselves are wanting to enjoy the natural environment. It is most likely that the events will be concentrated on the weekends when we look forward to peace and quiet after a busy week.</p> <p>As we are in line of sight off of the house and gardens (approximately 900 metres) the prevailing westerly winds will carry the sound waves further than might be assumed by the application that states nobody will be affected by the concerts. Further it is well known that people tend to hear noise from concerts more easily at night due to the cooling of the air increasing the sound speed in our direction.</p> <p>The application states the events will not go beyond 11.30pm however we will be subject to the music when we retire to sleep resulting in us needing to close our windows and doors to keep out the noise. This will be most unpleasant as we will not be able to open the house to cool it down, especially after a hot summer’s day. Unlike a built environment there are no large buildings or background noise to absorb the sound waves between us and the venue.</p> <p>There is nothing in the application about limits on the sound level. Everybody knows that as a music concert progresses the more high energy songs are left to the end of the night and off course the sound level increases as the night goes on. Who will monitor noise and how and what will be the</p>	<p>See comments 2.1 and 2.2</p> <p>It is important to note the venue is completely smoke free and does not allow smoking on any portion of the property whether that be indoors or outdoors.</p>

	<p>protocol to adjust noise levels immediately in the event of a noise complaint? Will we as neighbours be notified of events?</p> <p>We have not historically objected to the music concerts and other events at Wallaroo Wines as they have been relatively infrequent. My understanding is that others have complained to the council although there seems to be no reference to these complaints, what they were and how they were resolved. However, this application now changes these infrequent events to regular weekly music concerts during the summer which is not the usual scenario where outdoor venues tend to only have a few concerts per year. There is nothing in this application about the significant risk of fire (unless the events are smoke-free) especially where it involves alcohol. We live in a rural local and there is always risk of fire so will there be fire wardens and equipment at the events? During the height of summer there are usually total fire bans in place – how will this be managed? Given there is a 'wind' mitigation plan there needs to be a fire mitigation plan. Like Wallaroo wines we have spent considerable money and resources on rehabilitating our erosion gullies. It would be unfortunate to say the least if it all went up in smoke.</p> <p>There is also nothing about having responsible drinking practices and how they will be implemented and whether there will be independent auditing of the events. Regrettably people do stupid things when they consume too much alcohol and inevitably some people will not be on buses but will drive. Where is the responsible service of alcohol protocol, emergency management plan and security plan for the events?</p> <p>Although this proposal will be financially beneficial to Wallaroo Wines having an outdoor music venue next door will potentially detract from the value of our property; it will certainly not enhance it.</p>	
4.		
4.1	<p>I am writing to you regarding development application to DA210296 relating to Lot 2 DP 1275396 196 Brooklands Road Wallaroo.</p> <p>The NSW Police Force do not oppose the development application. However, should Council see fit to give consent to the development application police would submit that as a minimum measure, the following condition be imposed. Any conditions imposed on Development Consents are traditionally given considerable weight in subsequent decisions made by the Liquor and Gaming NSW.</p> <p>1. The maximum patronage for any event is limited to 100 persons, as specified in the application</p>	<p>It is noted these comments do not oppose the development application.</p> <p>As indicated earlier the maximum number of patrons expected for each event is 100 however it is more likely to be in the vicinity of 50-60.</p>
4.2	<p>2. The applicant will advise the Officer in Charge of Yass Police Station of any event scheduled to occur, a minimum of twenty-eight days (28) prior to the event occurring.</p>	<p>The applicant will advise the Officer in Charge of Yass Valley Police Station of any large-scale music events however, any other small-scale event such as a wedding or corporate event seems over and above.</p> <p>It is not expected that other wineries in the area including those at Murrumbateman are required to provide notification to the police for every small-scale event that they hold.</p>

4.3	3. <i>Off-street parking be provided on the premises for all private vehicles whenever an event occurs.</i>	There is ample area within the property to enable off street parking. However as indicated earlier and in the SEE that accompanied the development application most vehicles transporting patrons will be buses with a select few choosing to travel independently.
4.4	<p><i>Furthermore, Police have concerns regarding the effects of excessive noise occurring in relation to live music events. Police note the applicant is scheduled to host "Royale with Cheese and Wine" on Saturday 5th March 2022. Police would request that an interim approval be given to conduct such an event, and that after this event consultation occur with surrounding residences to determine any adverse noise issues from this event.</i></p> <p><i>If you have any further questions regarding the submission of the NSW Police Force, please contact me at the Yass Police Station</i></p>	Noted, please see comment 2.2.

We recommend this proposed development to Council and await advice on Council's determination of the application.

Please call this office if you have any queries on the above.

Yours Faithfully
DPS YASS Pty Ltd



Rachel Braithwaite
Senior Town Planner
rachel@dpsyass.com.au

Section 4.15 Evaluation

Summary of Application

Development Application No.	DA210296
Type of Development	Local Development
Development Site	Lot 1 DP 1275396, 196 Brooklands Road, Wallaroo
Description of Development	The submitted application involves the use of a temporary marquee for the purposes of a 'function centre', including for up to six music events and six weddings per calendar year. The events will be catered by food vendors (i.e. food vans) and portable toilets will be brought in as necessary

Integrated Development

Legislation	Yes	N/A
Coal Mine Subsidence Compensation Act 2017 s 22	<input type="checkbox"/>	✓
Fisheries Management Act 1994 s 144, S201 S205. S219,	<input type="checkbox"/>	✓
Heritage Act 1977 s 58	<input type="checkbox"/>	✓
Mining Act 1992 ss 63, 64	<input type="checkbox"/>	✓
National Parks and Wildlife Act 1974 s 90	<input type="checkbox"/>	✓
Petroleum (Onshore) Act 1991 s 16	<input type="checkbox"/>	✓
Protection of the Environment Operations Act 1997 ss 43(a), 47 and 55, ss 43(b), 48 and 55, ss 43(d), 55 and 122	<input type="checkbox"/>	✓
Roads Act 1993 s 138	<input type="checkbox"/>	✓
Rural Fires Act 1997 s 100B	<input type="checkbox"/>	✓
Water Management Act 2000 ss 89, 90, 91	<input type="checkbox"/>	✓

Comments

Section 4.15 – Matters for Consideration

Provisions of any environmental planning instrument

State Environmental Planning Policy (SEPP)	Where a SEPP is applicable to the proposed development, is the development: <ul style="list-style-type: none"> • Consistent with the aims and objectives of the instrument • Complies with development standards contained in the instrument • Satisfies the requirements of the instrument • Meets the relevant concurrence, consultation and/or referral requirements.
<u>Comment</u> Nil.	
Local Environmental Plan (LEP)	In considering the provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP), is the proposed development: <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Consistent with the aims and objectives of the land use zone • Permissible in the land use zone • Consistent with all relevant clauses within the LEP • Complies with development standards in the LEP.
<u>Comment</u> Below is an assessment of the application pursuant to the relevant clauses of the YVLEP.	
Clause 2.3 Zone and zone objectives	The land is zoned RU1 Primary Production and is generally consistent with the objectives of the zone.
Clause 2.3 Land Use Table	The proposed development is permitted with consent in the zone as a 'function centre' which is defined as: <i>"a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility."</i>
Clause 2.8 Temporary Use	The proposal is not consistent with a temporary use and is instead being considered under the provisions of clause 2.3 as a 'function centre'. Refer to further discussion in Council report.
Clause 4.1 Minimum subdivision lot size	N/A – no subdivision proposed.
Clause 4.1B Subdivision using average lot sizes	N/A – no subdivision proposed.
Clause 4.1C Additional requirements for subdivision in certain rural zones	N/A – no subdivision proposed.
Clause 4.1D Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5	N/A – no dual occupancy or multi-dwelling housing proposed.
Clause 4.2B	N/A – no new dwelling houses proposed.

Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones	
Clause 4.3 Height of buildings	N/A – no height of building control in LEP specified for this site.
Clause 4.4 Floor space ratio	N/A – no FSR control in LEP specified for this site.
Clause 4.6 Exceptions to development standards	N/A – no variation to development standards proposed.
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A – no miscellaneous controls applicable to the proposed development.
Clause 5.10 Heritage conservation	N/A – site is not identified as a heritage item or in a heritage conservation area.
Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	N/A – no subdivision proposed.
Clause 6.1 Flood Planning	N/A – the site is not identified as flood prone.
Clause 6.1 Earthworks	N/A – no earthworks proposed.
Clause 6.2 (repealed)	N/A
Clause 6.3 Terrestrial biodiversity	Proposed development is considered to have negligible impact on terrestrial biodiversity. Small number of events proposed to be held within existing developed area of the site.
Clause 6.4 Groundwater vulnerability	Proposed development is considered to have negligible impact on groundwater vulnerability. Small number of events proposed to be held within existing developed area of the site.
Clause 6.5 Riparian land and watercourses	N/A – no riparian land or watercourses on the site.
Clause 6.6 Salinity	N/A – areas of salinity identified on the site.
Clause 6.7 Highly erodible soils	N/A – areas of highly erodible services identified on the site.
Clause 6.8 Essential services	It is considered that all essential services are available or can be made available to service the event. It is noted:

	<ul style="list-style-type: none"> • Suitable legal and physical access is available from Brooklands Road. • Adequate area of car parking is available on site. • Portable toilet facilities are to be brought in for each event. • Existing rainwater tanks on the site supply water. Where necessary, additional supply can be brought in.
Clause 6.9 Development within a designated buffer area	N/A – the site is not within a designated buffer area.
Clause 6.10 Development on land intended to be acquired for Barton Highway duplication	N/A – the site is not within the Barton Highway duplication area.
Other relevant clause	Nil.

Proposed environmental planning instrument that is or has been subject of public consultation and has been notified to the consent authority

Primary Matters	Specific Consideration
Draft Environmental Planning Instrument	<p>Where a draft environmental planning instrument is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the draft instrument • Complies with development standards contained in the draft instrument • Satisfies the requirements of the draft instrument • Meets the relevant concurrence, consultation or referral requirements to address the provisions of the draft instrument
Comment Not applicable.	

Any development control plan

Primary Matters	Specific Consideration
Development Control Plan (DCP)	<p>Where a DCP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Satisfies the requirements of the DCP
Comment There is no Development Control Plan that applies to the proposed development.	
Contributions Plans	Are contributions under the Yass Valley Developer Contribution Plan 2018 and/or the Yass Valley Heavy Haulage Contribution Plan 2021 applicable to the proposed development?

Comment

There are no development contributions payable. The proposed development does not have a construction cost of greater than \$100,000, nor does it involve heavy haulage.

Planning agreement entered into or a developer has offered to enter into under s7.4 of the Act

Primary Matters	Specific Consideration
Planning Agreement or Draft Planning Agreement	Details of Agreement Nil.
Comment Nil.	

Prescribed Matters – Environmental Planning and Assessment Regulation

Primary Matters	Specific Consideration
Environmental Planning and Assessment Regulation 2000	<p>The following matters under the <i>Environmental Planning and Assessment Regulation 2000</i> have been considered:</p> <ul style="list-style-type: none"> AS 2601 when demolition is involved The Low Rise Housing Diversity Design Guide for Development Application (July 2020) for a manor house or multi dwelling housing (terraces) Fire safety provisions for a change of building use for an existing building Provisions for temporary structures Compliance with the Building Code of Australia if a building upgrade required
Comment <p>Under clause 94A, fire protection measures and structural capacity must be taken into consideration:</p> <ul style="list-style-type: none"> Conditions of Development Consent require the proposed temporary structure to be erected and comply with the requirements of the Australian Building Code Board's (ABCB) <i>Temporary Structures Standard 2015</i>, including in relation to fire safety measures. Structural certification of the temporary structure has been provided with the development. The ground where the temporary structure is erected is sufficiently firm and is level. <p>Under clause 268A of the Regulation, a Construction Certificate is not required for the erection of a temporary structure in accordance with a Development Consent.</p>	

Likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Primary Matters	Specific Consideration
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Context and setting	<p><u>Context</u></p> <p>Compatibility of the development with:</p> <ul style="list-style-type: none"> • scenic qualities and features of the landscape • character and amenity of the locality and streetscape • scale (bulk, height, mass) form, character, density and design of development in the locality • previous existing land uses and activities in the locality <p><u>Setting</u></p> <p>Impact of the development on adjacent properties in terms of:</p> <ul style="list-style-type: none"> • the relationship and compatibility of adjacent land uses • sunlight access (overshadowing) • visual and acoustic privacy • views and vistas • edge conditions such as boundary treatments and fencing
<p><u>Comment</u></p> <p>The proposed development is compatible with the context and setting and is not considered to result in any significant adverse impacts. Refer to further discussion on noise and amenity within the Council report.</p>	
Access, transport and traffic	<p>Consideration of access, transport and traffic and the proposed development:</p> <ul style="list-style-type: none"> • The proposed development and Council's Roads Standards Policy • The volume of traffic generated from the proposed development and capacity of the local and arterial road network • Availability of public transport • Any traffic management study submitted • Provision of vehicle parking spaces • Compliance with relevant standards for on site car parking provisions for compliance with relevant standards • The proposed or existing location of vehicular access to the site
<p><u>Comment</u></p> <p>Suitable legal and physical access exists from Brooklands Road. Refer to Council report for discussion of traffic generation and car parking.</p>	
Utilities	<p>Consideration of utilities and the proposed development:</p> <ul style="list-style-type: none"> • Utilities are either existing and capable of supporting the proposed development or capable of being extended to service the site • Where onsite sewage management is proposed it has been accompanied by a report prepared by an appropriate consultant demonstrating the suitability of the site for on-site effluent disposal
<p><u>Comment</u></p> <p>It is considered that all suitable utilities are or can be made available to service the proposed development. Portable toilets will be brought into the site for each event.</p>	
Heritage	<p>Impact of the proposed development on heritage significance of the site, adjacent properties and/or a heritage conservation area:</p> <ul style="list-style-type: none"> • Consideration of impact on items, landscapes, areas, places, relics and practices

	<ul style="list-style-type: none"> Consideration of the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site
<p>Comment</p> <p>The site is not identified as a heritage item or in a heritage conservation area.</p>	
Water	<p>Impact of the proposed development on conservation of water:</p> <ul style="list-style-type: none"> water supply sources treatment, reuse and disposal of waste water and runoff drainage, flow regimes, flooding on-site, up and downstream and in the catchment flood plain groundwater tables
<p>Comment</p> <p>The proposed development is not considered to have any significant adverse impacts on water quality. Portable toilets will be brought into the site for each event.</p>	
Soils	<p>Impact of the development on soils:</p> <ul style="list-style-type: none"> soil qualities - erodibility, permeability, expansion/contraction, fertility/productivity, salinity, sodicity, acidity, contaminants instability - subsidence, slip, mass movement the movement, formation, use and management of soils soil erosion and degradation remediation of contaminated soils
<p>Comment</p> <p>The proposed development is not considered to have any significant adverse impacts on soils.</p>	
Air and Microclimate	<p>Impact of the development on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants.</p>
<p>Comment</p> <p>The proposed development is not considered to have any significant adverse impacts by way of emissions, dust, particulates, odours, fumes, games and pollutants.</p>	
Flora and Fauna	<p>Impact of the proposed development on:</p> <ul style="list-style-type: none"> wilderness areas and national parks wildlife corridors and remnant vegetation the relationship of vegetation to soil erosion/stability and the water cycle weeds, feral animal activity, vermin and disease <p>Outcomes of an assessment under the <i>Biodiversity Conservation Act 2016</i> considers:</p> <ul style="list-style-type: none"> whether the development will result in serious and irreversible impacts whether a BDAR is required where a BDAR is required, whether it is considered satisfactory
<p>Comment</p> <p>Proposed development is considered to have negligible impact on flora and fauna. Small number of events proposed to be held within existing developed area of the site. The proposed development does not trigger the Biodiversity Offset Scheme as it does not involve the clearing of any native vegetation.</p>	

Refer to Council report for discussion of fauna impacts.	
Waste	<p>Impact of the proposed development on waste:</p> <ul style="list-style-type: none"> • solid, liquid and gaseous wastes and litter • the generation, collection, storage and disposal of waste
<p>Comment</p> <p>Suitable waste receptacles and management arrangements can be put in place for each event.</p>	
Energy	<p>Impact of the proposed development on energy:</p> <ul style="list-style-type: none"> • the overall energy needs of the development • the measures employed to save energy - passive design, solar lighting and heating, natural ventilation, shading elements, insulation, high thermal mass building materials, energy efficient appliances and machinery • the use of renewable and non-polluting energy sources? • energy needs in producing building/structural materials? • energy use by-products and waste <p>Where relevant the development also complies with the Building Sustainability Index (BASIX).</p>
<p>Comment</p> <p>There are no matters which require discussion.</p>	
Noise and Vibration	Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts.
<p>Comment</p> <p>The proposed development does not have a significant or unacceptable impact by way of noise or amenity on neighbouring properties. Refer to Council report for discussion of noise impacts.</p>	
Natural Hazards - Geological	Risks to people, property and the physical environment as a result of geologic/soil instability - subsidence, slip, mass movement has been considered.
<p>Comment</p> <p>There are not any significant risks to people, property or the physical environment as a result of geologic/soil instability. The site for the temporary structure (marquee) is level and firm.</p>	
Natural Hazards - Flooding	<p>Where the development is located on land identified as flood affected:</p> <ul style="list-style-type: none"> • Compliance with the relevant Flood Risk Management Plan in accordance with the information submitted with the application or • The addition of conditions which require compliance with the relevant Flood Risk Management Plan or the Building Code of Australia.
<p>Comment</p> <p>The site is not identified as flood prone.</p>	

Natural Hazards - Bushfire	<p>Where the development is located on land identified as bushfire prone:</p> <ul style="list-style-type: none"> • Compliance with Planning for Bushfire Protection 2019 (however in accordance with s.8.3.2 of <i>Planning for Bushfire Protection 2019</i> there are no bushfire protection requirements for <u>class 10a buildings located more than 6 metres from a dwelling</u> in bushfire prone areas); or • If it is integrated development it has been referred to the RFS in accordance with s100B Rural Fires Act 1997.
<p>Comment</p> <p>The site is identified as bushfire prone. The proposed development is compatible with the bushfire risk and the requirements of <i>Planning for Bushfire Protection 2019</i>. Refer to Council report for discussion of bushfire.</p>	
Technological Hazards	<p>Does the development present risks from:</p> <ul style="list-style-type: none"> • industrial and technological hazards • land contamination and remediation <p>Where potential land contamination has been identified an assessment must be provided determining whether the:</p> <ul style="list-style-type: none"> • The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive, or • The land is not contaminated, or • The land is contaminated and remediation is proposed prior to the proposed use
<p>Comment</p> <p>The development does not present any technological risks and the site is not identified as contaminated.</p>	
Safety, Security and Crime Prevention	<p>The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity.</p>
<p>Comment</p> <p>Appropriate measures can be put in place for crowd security and management during the events. Liquor & Gaming NSW will specify relevant conditions relating to the liquor licence.</p>	
Social impact in the locality	<p>Whether the development is likely to have social benefits in the locality in terms of:</p> <ul style="list-style-type: none"> • community facilities and links • the interaction between the new development and the community
<p>Comment</p> <p>The proposed development is generally considered to have positive social benefits, subject to management of any amenity impacts on neighbouring properties.</p>	
Economic impact in the locality	<p>Whether the development is likely to have economic benefits in terms of:</p> <ul style="list-style-type: none"> • employment generation • economic income • generating benefits for existing and future businesses
<p>Comment</p>	

The proposed development contributes and supports the development of Wallaroo as a winery area and provides associated economic benefits.	
Site and internal design	<p>The development is generally sensitive to environmental conditions and site attributes including:</p> <ul style="list-style-type: none"> the size, shape and design of allotments, easements and roads the proportion of the site covered by buildings the positioning of buildings the size (bulk, height, mass), form, appearance and design of buildings the amount, location, design, use and management of private and communal open space landscaping <p>The development is unlikely to affect the health and safety of the occupants in terms of:</p> <ul style="list-style-type: none"> inadequate lighting, ventilation and insulation inadequate building fire risk prevention and suppression inappropriate building materials and finishes inappropriate common wall structure and design lack of access and facilities for the disabled
<p>Comment</p> <p>The site and design is suitable. The area of the events will be generally within the footprint of the existing development. The site for the marquee has firm ground and is level.</p>	
Construction	<ul style="list-style-type: none"> The proposed development has provision for compliance with the Building Code of Australia (as amended) and relevant Australian standards The impacts of construction activities can be managed and suitable conditions have been included in the development consent.
<p>Comment</p> <p>Conditions of Development Consent can require the temporary structure to be erected and comply with the Australian Building Code Board's (ABCB) <i>Temporary Structures Standard 2015</i>, including fire safety measures. Structural certification of the temporary structured has been provided with the development.</p>	

The suitability of the site for the development

Primary Matters	Specific Consideration
Compatibility with existing development in the locality	<p>The proposal is compatible with existing development in the locality as:</p> <ul style="list-style-type: none"> Utilities and services available to the site are adequate for the development The development will not lead to unmanageable transport demands Transport facilities are adequate in the area The locality contains adequate recreational opportunities and public spaces to meet the needs of the development The air quality and microclimate are appropriate for the development No hazardous land uses or activities nearby Ambient noise levels are suitable for the development The site is not critical to the water cycle in the catchment The proposal is compatible with the existing built environment

<p><u>Comment</u></p> <p>The development is compatible with the existing development in the locality, subject to management of any adverse amenity impacts on neighbouring properties.</p> <p>The proposed development contributes and supports the development of Wallaroo as a winery area and represents an appropriate associated use. It is also generally consistent with both the zone objectives and strategic planning considerations for the area.</p>	
<p>Site conduciveness to the development</p>	<p>The subject site is conducive with the proposed development as :</p> <ul style="list-style-type: none"> • The site is suitable for the proposed development • The site is either not subject to natural hazards including flooding, tidal inundation, subsidence, slip, mass movement, and bushfires or where it is these risks have been adequately managed • The slope of the land is suitable for the proposed development • The proposal is compatible with conserving the heritage significance of the site • The soil characteristics on the site is appropriate for development (Saline / Sodic / Acidic) • The development is compatible with protecting any critical habitats or threatened species, populations, ecological communities on the site • The site is not prime agricultural land and the development will not unduly prejudice future agricultural production • The development will not unduly prejudice the future use of the site • Cut and fill is a suitable development option for the site
<p><u>Comment</u></p> <p>The site is conducive to the proposed development.</p>	

Any submissions made in accordance with this Act of the regulations

Primary Matters	Specific Consideration
Public Submissions	Community consultation was undertaken in accordance with Council's Community Engagement Strategy. Where submissions have been received, the issues raised have been considered and are summarised in the comments below.
<p><u>Comment</u></p> <p>Council received four submissions, including one from NSW Police. These are in addressed in the Council report. The NSW Police submission is discussed under submissions from public authorities.</p>	
Submissions from Public Authorities	Where relevant submissions received from Government or Public Authorities have been considered with any issues raised being resolved, addressed by conditions of consent/general terms of approval or are considered not relevant to the development
<p><u>Comment</u></p> <p>Rural Fire Service (RFS)</p> <p>The proposal was referred to the NSW Rural Fire Service (RFS) for advice on bushfire assessment. The RFS indicated that the applicant needed to provide details of how the proposal complied with <i>Planning for Bushfire</i></p>	

Protection 2019. This information has since been provided and is considered suitable. Further referral to the RFS was not required.

NSW Police

A submission was received from NSW Police. The submission did not oppose the Development Application, however suggested that minimum conditions of Development Consent be imposed

1. *The maximum patronage for any event is limited to 100 persons, as specified in the application*

Comment: Draft conditions of Development Consent limit the number of patronage to a maximum of 100.

2. *The applicant will advise the Officer in Charge of Yass Police Station of any event scheduled to occur, a minimum of twenty-eight days (28) prior to the event occurring.*

Comment: Conditions of Development Consent require the organiser to notify the Officer in Charge not less than 28 days prior to the event.

3. *Off-street parking be provided on the premises for all private vehicles whenever an event occurs.*

Comment: Adequate off-street car parking is available on the site.

The NSW Police submission also raised concern in relation to noise impacts associated with the music events, suggesting that a temporary approval be issued for the event proposed in March 2022 and then further consultation undertaken with surrounding residents. Development Consent DA220031 was issued for this event and there has been no follow up correspondence received indicating unacceptable impacts. Furthermore, the Applicant has since had a noise impact assessment prepared which indicates that noise levels are to be within acceptable criteria. Refer to Council report for discussion of noise and amenity.

The public interest

Primary Matters	Specific Consideration		
Government (Federal, State and Local) and Community Interests	Government and community interests have been considered and are satisfied as:		
	<ul style="list-style-type: none">• The proposed development complies with the Council Policies identified as applicable in the <u>schedule below</u>. Where a variation to this policy has been supported details have been included in the comments.• The proposed development is generally consistent with any relevant planning studies and strategies• Covenants not imposed by council have been set aside for the purpose of this assessment• The proposal generally complies with all other covenants, easements, restrictions and agreements that have an bearing on the proposal• Issues raised in public meetings and inquiries have been considered. Where relevant more detail has been provided under the heading public submissions.• It is unlikely that the development will have a detrimental effect on the health and safety of the public		
<u>Comment</u>			
Government and community interests have been considered and the relevant matters are discussed within this assessment and the Council report. The proposed development is not contrary to the public interest.			
Council Policies	Policy	Code	Applicable

	Building Line – Rural and Residential Land	DA-POL-8	No
	Building Line – Urban	DA-POL-4	No
	Building Over Sewer Mains	SEW-POL-1	No
	Development Assessment and Decision Making	DA-POL-18	Yes
	Filling Policy	DA-CP-22	No
	Holiday Cabins – Micalong Creek Subdivision	DA-POL-3	No
	Kerb and Gutter Construction	ENG-POL-4	No
	Non-Urban Fencing	DA-POL-12	No
	Off-Street Car Parking	ENG-POL-8	Yes
	Provision of Electricity Supply and Telecommunications Service for Subdivisions	DA-POL-17	No
	Road Naming	RD-POL-6	No
	Road Standards	RD-POL-9	Yes
	Temporary Accommodation	DA-POL-2	No
	Truck and Transport Depots in Rural Areas	DA-POL-11	No
	Water Supply in Rural Areas and Villages	WS-POL-2	No

Comment

Development Assessment and Decision Making DA-POL-18

As four (4) submissions were received, the Development Application is being reported to Council for determination.

Off-Street Car Parking

Parking is available within the confines of the site. It is not considered warranted for the car park within the site to be formalised (i.e. constructed and line marked) due to the small number of events and limits to be imposed on duration of any Development Consent that is issued.

Road Standards Policy RD-POL-9

The property access to Brooklands Road was constructed in accordance with required standard at time of subdivision in around 2019. Suitable legal and physical access is available from the site to Brooklands Road.

DA210296 – Draft Conditions – 196 Brooklands Road

Part A General Conditions

1. Consent is granted generally in accordance with the plans and details submitted to Yass Valley Council (Council) with the Development Application. The plans and details have been stamped and attached to this consent. The development must be carried out in accordance with the stamped plans or as modified by these conditions.
2. This approval relates only to the development referred to in the Development Application and does not approve or accept any works or buildings already erected on the land, whether or not those works or buildings are the subject of a prior approval.
3. This development consent is restricted to the holding of not more than six (6) music events and six (6) weddings per calendar year.
4. This Development Consent shall remain in force for three (3) years after the date of issue, after which time it will expire.
5. This Development Consent does not authorise the use of the land for the purposes of a campground or primitive campground.

Part B Events

Prior to Each Event

6. The event organiser shall advise Council and the Officer in Charge of the Yass Police Station in writing of any event scheduled to occur not less than 28 days prior to the event.
7. The event organiser is responsible for directly notifying all residents that may be affected by the events as soon as possible.

During the Event

8. Adequate toilet facilities are to be provided for use at each event with at least one of the toilets being suitable for persons with a disability.
9. Adequate respite, fire control and first aid facilities are to be provided.
10. The operator/s of the function centre shall maintain accurate records of each function including:
 - Date of the function
 - Number of guests
 - Start and finish times

These records shall be made available at the request of Council.

11. The maximum approved hours of operation under this Development Consent are 10:00am to Midnight.

All music (pre-recorded and/or live) and the use of microphones, speakers and other sound related equipment is to cease at 11.30pm.

All guests associated with the function centre are to have vacated the site by midnight.

12. The maximum number of patrons at the premises shall be limited to 100 under this Development Consent unless otherwise approved in writing by Council.
13. The development must be operated in strict accordance with all requirements of the Liquor & Gaming NSW, and any other conditions of a liquor license issued under the *Liquor Act 2007*.
14. The LA 10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz - 8kHz inclusive) by more than 5dB between 07:00 am and 12:00 midnight at the boundary of any affected residence.

The LA10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz - 8kHz inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 am.

* For the purpose of this condition, the LA10 can be taken as the average maximum deflection of the noise emission from the licensed premises.

Food Safety

15. In accordance with the Food Regulations 2015, notification is to be made to the local government authority (Yass Valley Council) in the area in which a food business is operated. As such, the Food Business and/or Food Safety Supervisor (FSS) Notification form [form 187] is to be completed and returned to Yass Valley Council prior to trading at the event.
16. All food is to be prepared and sold in accordance with the requirements of the NSW Food Authority, the *Food Act 2003*, *Food Regulations 2015* and Food Standard Codes.
17. Food preparation and handling is to be carried out in a safe manner to ensure that precautions are taken to prevent cross-contamination by the use of single use disposable gloves, cutlery and plates.
 - Money handling is to be kept separate from the food preparation area.
 - Hand wash facilities with a supply of soap and paper towels shall be available at all times;
 - All potentially hazardous food shall be stored at a temperature of either $\leq 5^{\circ}\text{C}$ or $\geq 60^{\circ}\text{C}$ at all times; a working probe thermometer is to be maintained at each food stall;
 - Food on display is to be protected from likely sources of contamination at all times, by either wrapping each individual item or providing a barrier or the like.
 - Potable water (i.e. safe for human consumption) shall be supplied to all stalls for use. Only materials of food-grade rating should be used to store water. Ice used to keep food cool or to add to food or drink must be potable.

- Food safe sanitiser is to be provided to each food stall for sanitising of food contact equipment.

18. All food related sites shall be set-up and any food handling and display carried out in strict accordance with the 'Guidelines for Food Business at Temporary Events' document as produced by the NSW Food Authority.
19. The site must be kept in a clean and hygienic condition at all times.
20. An inspection may be carried out on each food stall by Council's Environmental Health Officers to ensure compliance with the above regulations (fees may be applicable as above).
21. A suitable Drinking Water Quality Assurance Program in compliance with NSW Health Private Water Supply Guidelines, the *Public Health Act 2010* and *Regulation 2012* is to be provided to Councils Environmental Health Officers.

Bushfire Protection

22. A bulk water supply specifically allocated to firefighting purposes must be provided on site.
23. A Bush Fire Emergency Management and Evacuation Plan must be prepared and implemented. It should be consistent with the NSW Rural Fire Service document [*A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*](#).
24. The property around the event site shall be managed for a distance of 50m metres as Inner Protection Area as outlined within *Planning for Bushfire Protection 2019*.

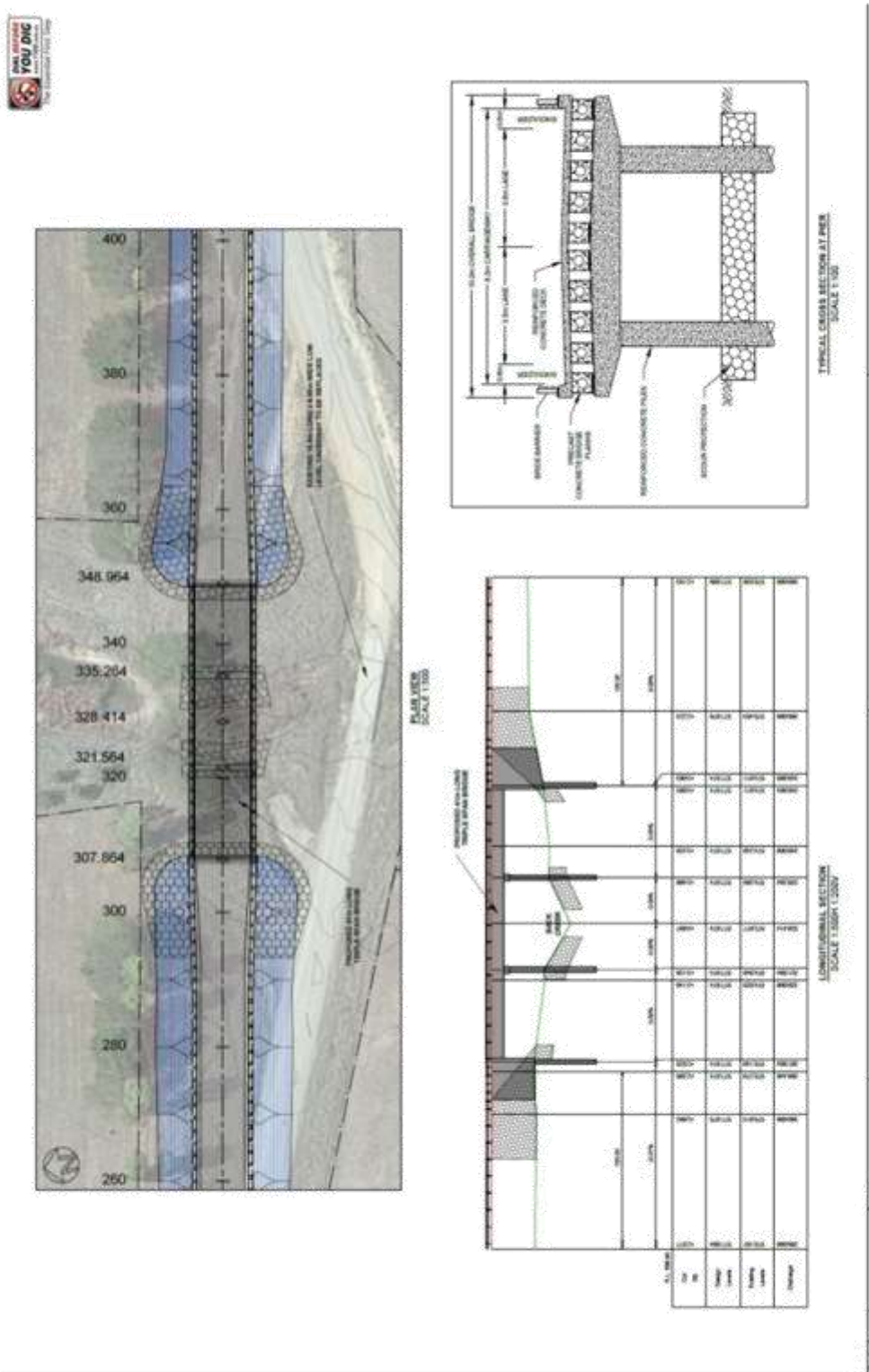
Slashing of grassed areas needs to occur in the lead-up to the events and maintained throughout the duration.

Part C Temporary Structure

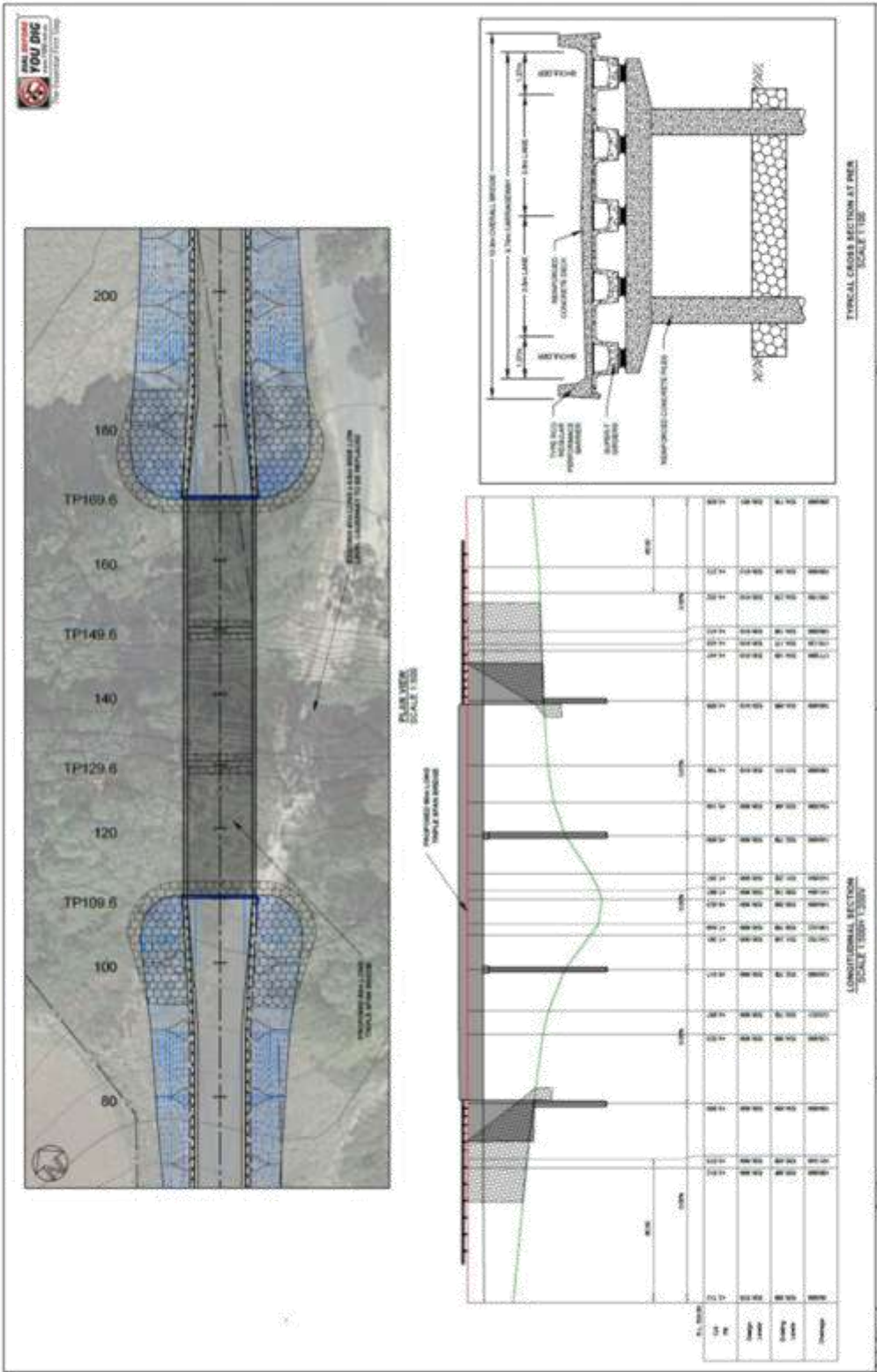
25. The temporary structure (marquee) must be erected and comply with all relevant requirements of the Australian Building Code Board's (ABCB) [*Temporary Structures Standard 2015*](#).
26. The erection of stages or platforms to be used in conjunction with the approved event is permissible subject to compliance with the following development standards (or unless otherwise approved in writing by Council):
 - (a) the stage or platform must not have a floor area exceeding 50m²,
 - (b) if it is development carried out on land used for residential accommodation—the stage or platform must be located:
 - (i) at least 1m from any boundary of the land, and
 - (ii) behind any building setback fixed by an environmental planning instrument or development control plan applying to the land,
 - (c) if it is development carried out on land not used for residential accommodation—the stage or platform must be located at least 3m from any boundary of the land,

- (d) the stage or platform must be erected at ground level,
- (e) the stage or platform must have a height as measured from the surface on which the tent or marquee is erected to the floor of the stage or platform not exceeding 2m,
- (f) a notice indicating the actual distributed and concentrated load for which the stage or platform has been designed must be conspicuously displayed on the stage or platform.

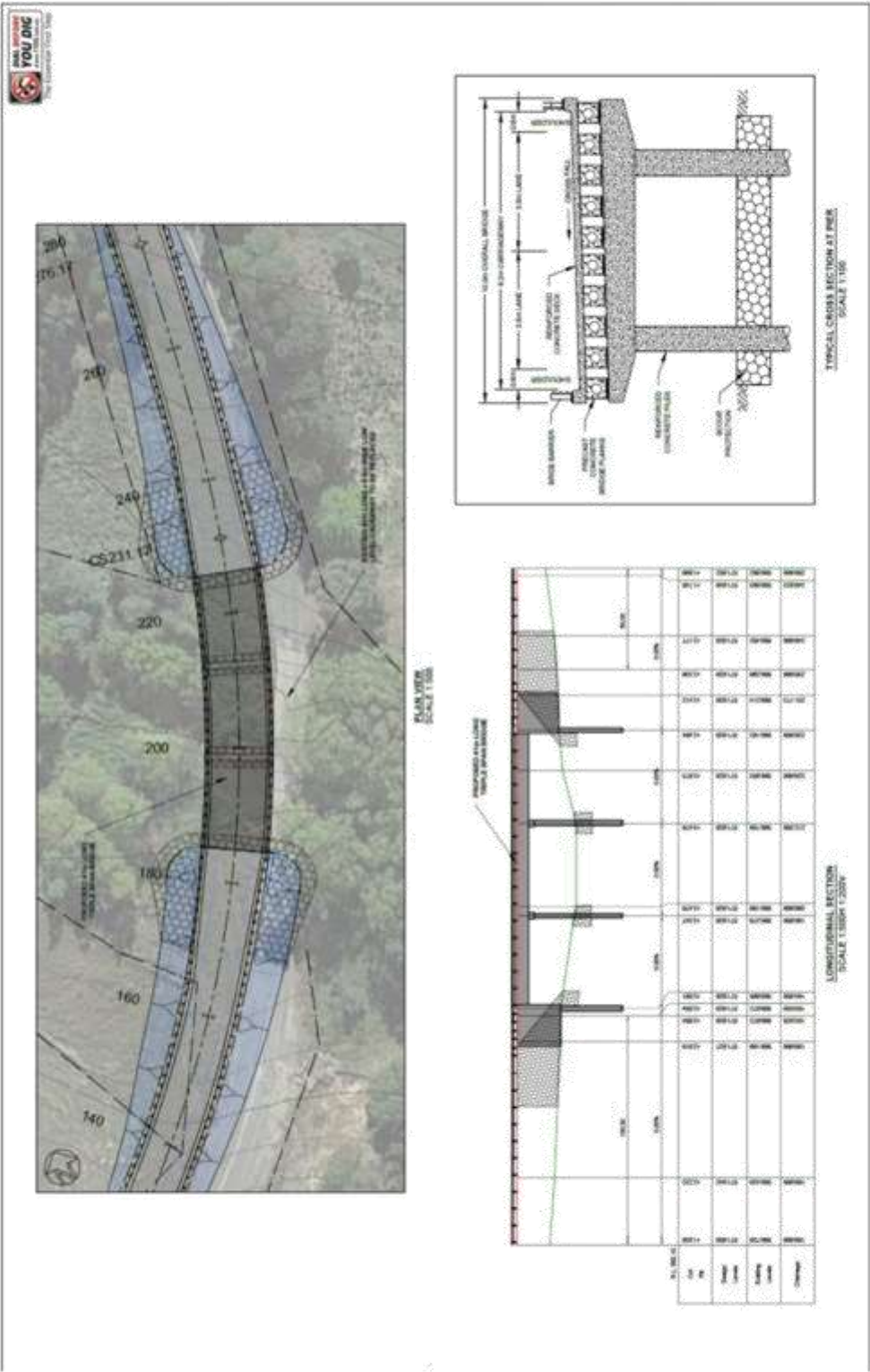
Back Creek Road Low Level Replacement – Concept Design

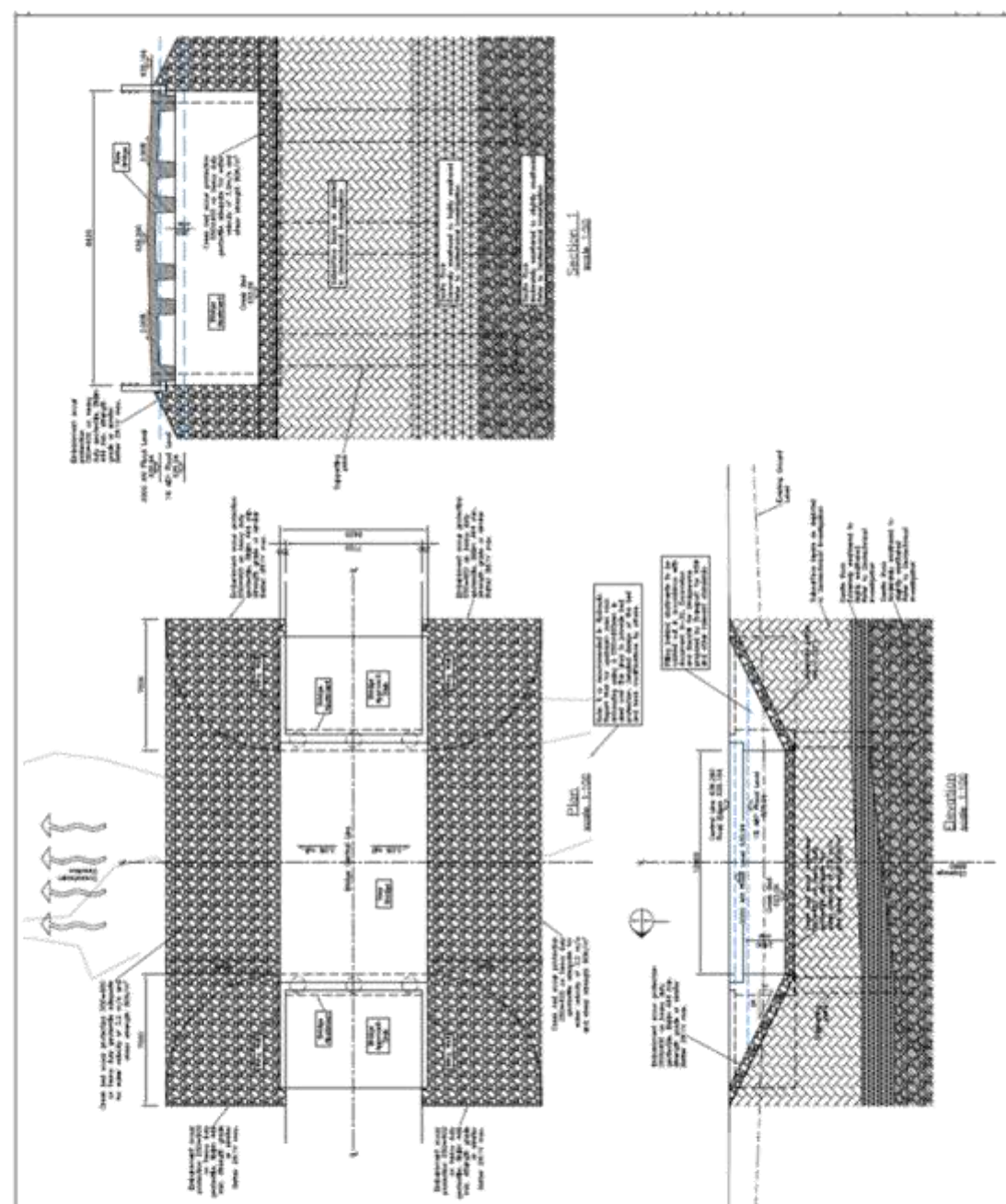


Greenwood Road Low Level Replacement – Yass River



Greenwood Road Low Level Crossing Replacement – Murrumbateman Creek





6.6 Investment and Borrowings Report - May 2022

Attachment A May 2022 Investment Report

a) Council Investments as at 31 May, 2022

Investment Type	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
Cash Working Accounts						
NAB Working Accounts ¹	6,947,248.75	A1/AA	n/a	n/a	at call	0.25%
Tcorp Strategic Cash Facility ²	4,839,044.29	unrated	n/a	n/a	at call	-0.54%
	11,786,293.04					
Term Deposits < 12 Months						
NAB	2,700,000.00	A1/AA	25/04/22	23/08/22	120	1.00%
NAB	2,000,000.00	A1/AA	28/04/22	27/07/22	90	1.05%
NAB	1,000,000.00	A1/AA	08/03/22	05/09/22	181	0.65%
BOQ	1,400,000.00	A2/BBB	31/03/22	24/02/23	330	1.25%
AMP	2,000,000.00	A2/BBB	05/08/21	05/07/22	334	0.75%
AMP	2,000,000.00	A2/BBB	01/12/21	31/10/22	334	1.00%
AMP	1,000,000.00	A2/BBB	11/01/22	12/12/22	335	1.10%
AMP	1,000,000.00	A2/BBB	28/01/22	29/07/22	182	1.00%
JUDO Bank	1,500,000.00	A3/BBB-	06/09/21	06/09/22	365	0.80%
Macquarie	1,000,000.00	A1/A+	03/11/21	03/11/22	365	0.50%
Macquarie	1,000,000.00	A1/A+	08/03/22	06/09/22	182	0.65%
CBA	2,100,000.00	A1/AA	26/04/22	27/01/23	276	2.12%
CBA	2,000,000.00	A1/AA	07/02/22	07/02/23	365	0.76%
CBA	1,000,000.00	A1/AA	07/02/22	05/10/22	240	0.50%
MyState	1,500,000.00	A2/BBB	10/03/22	10/03/23	365	1.05%
	23,200,000.00					
Total Short Term	34,986,293.04					
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%	56.44%	19,747,248.75
A2 / BBB	60%	25.44%	8,900,000.00
A3 / BBB	30%	4.29%	1,500,000.00
Unrated / TCorp Facility	30%	13.83%	4,839,044.29



c) Exposure to a Single Institution

Institution	S&P Rating	Policy Maximum %	Current Exposure %	Current Investment \$
NAB	A1/AA	50%	36.15%	12,647,248.75
AMP	A2/BBB	30%	17.15%	6,000,000.00
IMB	A3	30%	0.00%	-
CBA	A1/AA	50%	14.58%	5,100,000.00
BOQ	A2/BBB	30%	4.00%	1,400,000.00
Macquarie	A1/A+	50%	5.72%	2,000,000.00
Judo Bank	A3/BBB-	30%	4.29%	1,500,000.00
ME	BBB	30%	0.00%	-
Bendigo	BBB	30%	0.00%	-
Illawarra Credit Union	unrated	10%	0.00%	-
MyState	A2/BBB	30%	4.29%	1,500,000.00
TCorp	unrated	30%	13.83%	4,839,044.29

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	0.82%	1.00%
3 month average	0.75%	0.53%
6 month average	0.63%	0.30%
12 month average	0.53%	0.16%



Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 1:39 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#355]

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

Name * belinda Pigram
Address * 
Australia
Email * 
Phone Number * 
What item are you making a submission on? Playground
Submission * The Binalong recreation playground.

Safety for our children of our community is one of our major priority.
Installation of a fence alongside the playground will provide a safety
barrier from the major Highway (Burley Griffin Way). This is of very
high priority and needs to be done sooner rather than later

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<https://www.mailguard.com.au/mg>

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 2:25 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#358]

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

Name *

[REDACTED]

Address *

[REDACTED]
[REDACTED]
[REDACTED]
Australia

Email *

[REDACTED]

Phone Number *

[REDACTED]

What item are you making a submission on? Graders

Submission *

It is very disappointing that we still have not got the fourth maintenance grader as per promised with the last major rate rise. With all the villages growing and more and more homes being built on the outlining areas accessed by dirt roads. The dirt roads need to be grader more often not less. In future when there is to be a major rate rise it would be better not to promise to deliver what cannot happen.

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 1:53 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#357]

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

Name *

Address *

Australia

Email *

Phone
Number *

What item are you making a submission on? *
Safety School Bus Stop

Submission *

Safety for our children of our community is one of our major priority.

I realise this is more of an RMS issue but Council need to make this one of there priorities. I have being doing submission on this ever since the bus stop was moved to Monteagle Street. With two buses parking there for children to access for Harden and Yass Schools it is very dangerous, it is only going to take a vehicle taking that corner not realising kids are there and there will be a major accident (on the other end of Monteagle a child was hit and spent months in Hospital hence the signs saying not to turn right from Monteagle Street and left from Manning Street) Vehicles always are disobeying the rules so they can get around semi's on the Burley Griffin Way.

This is of very high priority and needs to be done sooner rare than later before we have a major accident. The most common sense place for the School bus stop would be the Binalong Recreational ground where there is access to public toilets, plenty of room for the buses and for parents vehicles to park.

yass valley council

the country the people

IP&R SUBMISSION FORM

Name: David F. West

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

NB: If you don't provide contact details we will be unable to contact you for more information or to provide you with a response.

Submission: I do appreciate the financial
restraints imposed on Council plans.
But surely we do need more focus
on town planning decisions.

Building development must have
definite boundaries:

1. No development on ephemeral
water drainage lines and water-courses.
2. Provide more public open space
free from added buildings later
such areas are necessary for recreation
and scenic value

Housing density and house lot
size should have restrictions to
prevent over crowded city style
conditions. Binalong is a rural
village, and should continue to provide

Page 1 of 2 PTD

This same ambience well into the future.

1/4 acre minimum housing lots.

Remnant bushland protection and provision of reserved and linked land corridors with building development set back to reduce fire hazard.

Identify and set aside land for:
Sheds: Mens and Womens, Youth facilities
Community garden and fruit orchard
Childrens play ground

Open garden visits
Signature street tree avenues throughout the village, to include deciduous species and some particular fruit and flowering trees. Carob is one less problematic fruit; Buckthorn is another.
Identify & set aside land for a
Dedicated Camping Area reserve

Return your form on the night of your meeting or email to Council@yass.nsw.gov.au
by 4pm Monday, 6 June 2022.

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Sunday, 5 June 2022 6:52 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#403]

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

Name *

Address *

Australia

Email *

Phone

Number *

What item are you making a submission on? *

Submission *

There is clear picture across the AMPs that YVC is not well positioned financially to maintain, renew or upgrade the current portfolio of assets.

The impact of continued population growth is noted across the AMPs as an additional pressure on the financial capacity to manage assets.

There is an apparent need to link YVC decisions that facilitate population growth (ie. development approvals) to the financial capacity of YVC to provide and then manage (operate, maintain, renew, upgrade) the infrastructure and assets the community needs. There is no evidence across the full suite of planning documents that these fundamental decision making linkages are being put in place in a strategic way.

As an example, the Murrumbateman sub-region population is forecast to grow by 46.7% by 2036. Over the same period, the planned actual growth is commensurate in total number to that of the Yass sub region (2084 versus 2172); yet the planned delivery of asset renewal and upgrade does not represent this forecast growth, and its

distribution; with Murrumbateman being under resourced.

My recommendation to YVC is that development approval be limited to that for which the Council can provide and maintain appropriate assets – from essential services (water, roads, sewerage) to recreation and community facilities.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 28 May 2022 8:37 AM
To: YVC Customer Service Team
Subject: ** EMAILED [REDACTED] Public Consultation online submission [#336]

Follow Up Flag: Follow up
Flag Status: Flagged

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

Name * [REDACTED]
Address * [REDACTED]
[REDACTED]
Australia
Email * [REDACTED]
Phone [REDACTED]
Number * [REDACTED]

What item Draft Transport Management Plan
are you
making a
submission
on? *

Submission *

I applaud council's efforts to identify the Sutton Bypass, Mulligans Flat Rd and Gundaroo/Sutton Rd projects as priorities in the presentation of its future plans.

However these projects may be sometime away. Part 1.6.3 of the management plan is titled "Managing the Risks" but all that is listed are consequences of a lack of road maintenance. There are no strategies identified to manage the road safety risks while funding is being sought to eliminate the road safety risks of these poor quality roads. It is critical that these risks are managed by Council, not just identified.

An example of this lack of management was the six months to address major road shoulder failure on Mulligans Flat Rd last year. This road was effectively reduced to one lane on a blind hill in a 100kmh zone. No signage was

erected for months despite the issue being reported. No temporary reduction in speed limit was done or other traffic management measures, and no obvious high visibility enforcement activity conducted. This is despite this road having a recent road fatality due to speed.

There is presently high risks to vulnerable road users, especially on Sutton Rd as the potholes on the road mean vehicles have to drive on the shoulder. There is no management of these risks.

Other strategies should also be identified to increase the likelihood of receiving grant funding, as well as communication with community about the risks on these roads to try to also address road user behaviour.

I urge council to identify and implement strategies to manage these risks while they are at an unacceptable level in the transport management plan. These issues have cost locals including myself thousands of dollars in tyres, windscreens, repairs etc. If it were possible I'd happily even pay a special timebound levy rather than these costs to prioritise these upgrades.

Disappointed I couldn't make the Gundaroo session. Would be more than happy to speak with Council if any further queries on this matter.

Thank you for the opportunity to comment on these plans.

Best regards

Matt Bowden

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<https://www.mailguard.com.au/mg>

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6 June 2022

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

Dear Mr Berry

Yass Valley Business Chamber Submission – Draft Integrated Planning and Reporting (IP&R) documents

INTRODUCTION

1. We thank Yass Valley Council (Council) for the invitation to attend and participate in the engagement session on Tuesday 17 May 2022 via Zoom whereby Council delivered an overview of the Draft Integrated Planning and Reporting documents. The engagement session was a constructive and informative evening which was well received by Yass Valley Business Chamber (YVBC) members who attended and additionally, positive feedback has been received from members who read our overview of the session.
2. With that said, YVBC would like to recognise that over the past 18-months, there has been a noticeable shift in Council's approach. We would like to commend the current Executive team and General Staff under your leadership for the positive direction that has been set. We commend Council on the range of positive projects, actions and outcomes commenced/achieved in the past 12-months and we encourage Council to continue making improvements.
3. YVBC recognises the importance of the IP&R documents and how they sit within the overarching strategic planning framework required by the NSW Government including the Community Strategic Plan, Council Delivery Program and Council Operational Plan.
4. While a budget is provided per CSP theme covering the four years of the Delivery Program, it is difficult to distinguish: (a) how individual Strategies and associated Action items of the Delivery Program impact the general budget and (b) which are funding priorities over the term.
5. The YVBC submission is broken down into the following format:
 - General Summary of Key Points
 - Delivery Program Comments TableThe YVBC submission draws on a combination of sources including a review of the IP&R Documents, Council's Presentation, YVBC Committee, Member Engagement and YVBC Engagement with Council over the past 12-months.



6. The Summary of Key Points provide a broad overview of important themes for YVBC, while the Itemised Table of Comments seeks to target individual items with specific comments/feedback/requests for additional information for ongoing engagement.

SUMMARY OF KEY POINTS

7. **Yass Main Street Masterplan** - YVBC congratulates Council on the establishment of an Advisory Committee, the constructive engagement sessions and associated work undertaken to create the recent Yass Mainstreet Masterplan - Community Consultation Summary (CCS) report. YVBC recognises the significance of the CCS report in informing the creation of the draft and then final Yass Main Street Masterplan. We welcome the ongoing inclusion of this project as a priority in the Delivery Plan and encourage Council to continue this type of proactive leadership that seeks to address long-standing issues identified within the LGA. The final Masterplan should not be the end objective. We encourage Council to have a member of staff dedicated to commence implementing outcomes of the Masterplan. This could be one of the functions of a dedicated grants officer role.
8. **Community Based Event Support** – YVBC also commends Council for the constructive support given to community-based events in Yass Valley and the ongoing commitment by Council as identified in the Delivery Program for increased support. In particular, YVBC is appreciative of the way in which Council stepped up last year to facilitate and co-ordinate the community planning of the Late-Night Shopping & Street Parade event. Additionally, it was welcome to hear during the IP&R Engagement Session that Council has approximately \$300,000 of funding for community event support. This type of funding will help to make these events bigger and better when combined with other available NSW grants. Events are not only socially and culturally important, but improved larger events should be part of a Yass Valley Economic Development Strategy and Tourism/Industry Promotional Plan. As the Late-Night Shopping and Parade Event demonstrated, through YVBC's promotion of this event we were able to drive record numbers to the event. Improved marketing of larger events will be critical for the recovery of our local economy, helping to promote Yass Valley and attract tourist/visitors on a regular basis through the year. YVBC encourages Council to employ a dedicated grants officer who can work with organisations such as RDA SI, Canberra Region JO, Destination Southern NSW and other organisations to combine support for local community events, initiatives and projects.
9. **Grants** – based off the information provided in the IP&R documents combined with the overview provided during the engagement session. YVBC is concerned that grants success is a substantial risk to Council's ability to move from deficit to profit. During the engagement session, it was stated to the effect that a *"post-covid world will naturally see a reduction in grants, though, they are still currently available"*. This statement recognises that grants will become more competitive and harder to obtain, requiring more work from staff to formulate a successful application. Council should have a dedicated grants officer as an employee helping to underpin its success of this key revenue stream. Grant application writing is a specialist skill and substandard applications like the Council "Your High Street" application will reduce the chance of success, impacting upon Council's bottom line and ability to fund necessary Community projects.
10. **Revenue Stream** – Council needs to be looking at ways to expand its revenue streams and ultimately bolster its bottom line against a possible reduction in grants. Council should prioritise the Delivery Program on Strategies, Projects and Actions that have the potential to generate a return in the short to mid-term while gradually resourcing long-term projects or reducing their impact to the budget through strategic partnerships. The North Murrumbateman Precinct is an



example of a long-term project that has resourcing being dedicated to it in the Delivery Program which is taking away from the delivery of important projects for the immediate benefit of the community such as the Heated Pool, Crago Mill, Main Street Improvements and Service Delivery Improvements.

11. **Heated Pool** – YVBC welcomes the inclusion of the creation of a business case and design for construction of a heated pool while maintaining the existing outdoor pool. YVBC encourages Council to expand the project scope beyond a heated pool to include complimentary uses. A demand/supply analysis should be conducted to understand in consultation with the community what uses could be combined to expand the heated pool to a mixed-use sports and wellness centre. The increased scope would have two major benefits; (1) it would help to deliver more consolidated business space that is greatly needed. (2) it would strengthen the business case not only for construction funding but for the ongoing operation of the heated pool.
12. **Rates Lift** – A lift in rates is undesirable, especially, when inflation is impacting so many businesses and creating substantial uncertainty. Rate increases should be used as measures of last resort. Council needs to be focusing on efficiency improvements and should avoid hiring additional staff dedicated purely to its own long-term projects that have unclear benefits and limited chance of cost recovery during the Delivery Program period. Council should undertake a review of the number of staff across its departments and assess if there are unnecessary one-off roles like a “Biodiversity Assessment Officer”, which are costing more than the value returned. If the staff position is not providing value to the community through improvements to existing services, the role should not be retained. Retention of staff like a Biodiversity Assessment Officer, who’s role is to manage another Accredited Biodiversity Assessor for Council’s long-term project in North Murrumbateman or to engage with DPIE on DA’s is considered excessive when viewed from the methodology that multiple staff can handle grants instead of hiring a dedicated grants officer. The same is said for the proposed hiring of a Contract Strategic Planner who is dedicated entirely to driving the long-term Council project forward at North Murrumbateman. Council should be seeking to hire the staff required for short term cost recovery and gradually grow towards resourcing the longer-term Council projects. As a matter of urgency Council needs to improve its daily business such as delivering services in standard timeframes and within the community’s expectation. An increase in rates to justify the hire of one-off staff will not go down well.
13. **Labour Shortages** – Due to member feedback, YVBC is aware of the difficulties associated with attracting and retaining staff in Yass Valley. The problem has been exacerbated by housing and commercial space shortages which are inflamed by incredibly long approval processing times in Council. Labour shortages should not be quoted as a justification by Council for not acquiring the necessary experienced staff to deliver Council services within the standard timeframes. Proactive solutions should be considered such as utilising consultative services or other organisations with resourcing to assist Council in reducing its workload and improving services and approval processing times.
14. **Council Services** – One of the most significant performance issues and complaints about Yass Valley Council in the past and currently; is its inability to process applications for building and development through the DA/CDC approval pathways in the required standard timeframes. Council should be aware that approval processing timeframes are a substantial risk to business in Yass Valley and is contributing to land/housing supply issues, housing unaffordability, limited business space to operate and businesses inability to attract/retain staff in Yass Valley due to lack of accommodation. YVBC has received feedback that businesses have resorted to extreme



accommodation solutions for new staff including housing new staff within the homes of clients. In all the IP&R documents, it is unclear as to how and what Council is doing to improve its service delivery and processing times. Council should immediately seek to address this critical issue not only making business in Yass Valley easier but also because it will assist Council to improve its revenue potential through:

- Increasing Council's rate base
- Generate Service based profits

15. **Council's Rate Base** – Council is slowing the growth of its rate base through slow approval processing times. YVBC encourages Council to invest in the required staff needed to improve its approval processing times and improved support for business projects that are delivering benefit and solutions to the community.
16. **Service Based Profits** – As the local authority, Council is the largest approver of building and developments in Yass Valley. Council should be focusing on capitalising on its Building Certification Services in order to generate profit that can be invested into hiring more staff. Under a previous Director of Planning, Council had the ambition to grow its Building Certification Service team for this purpose. Council should again commit to the budget, a focus of rebuilding this team, however, profits should firstly be directed towards hiring and employing the right staff or consultants required to address processing times. Improved processing times will result in a natural uptake of Council's services and will ultimately drive more revenue through the service uptake. Improvements to processing times will also result in more houses, improved affordability, and accommodation options and will mean more people paying rates to Council. Council should be focused on increasing its rate base over rate increases.
17. **Compliance** – while compliance is important, it should not be deemed more important than supporting the economic growth and development of Yass Valley. Council already has a number of compliance officers and it should reconsider employing more. Education, improved business engagement and support should become priorities over a heavy compliance approach which can impact individual businesses, their staff and overall business sentiment within Yass Valley. It is YVBC's understanding that Council currently spreads responsibility of grant writing across a number of staff undertaking a range of work, this efficiency strategy should be deployed on compliance instead of grants.
18. **Gift Cards** – In 2021, YVBC engaged with Council to discuss handing over the YVBC operated Gift Card system for Yass Valley. Limited discussions took place; however, Council gave a commitment to take over the operation of the existing system. The Delivery Program has identified that Council will *"develop and redesign the Yass Valley Shop Local Card"* with the measure of *"Shop Local card that is supported by the majority of small businesses"*. The current card utilised was originally funded by Council under the guidance of then Tourism Manager Sean Haylan. It seems inefficient that the current system which is already used by a number of businesses in Yass Valley would be discarded for a new system. It would be a better use of Council's resources to build upon the current system and encourage more business uptake. YVBC is not supportive of the direction taken by Council. Had YVBC known that Council would replace the existing system, YVBC would never have agreed to the final handover. Council should have engaged with YVBC after undertaking its review of the system to discuss options moving forward. The resources spent changing the system would be better utilised promoting and growing the existing system. YVBC encourages Council to engage on this matter so that YVBC can better understand the review outcomes and justification for changing the system. YVBC will be



reconsidering the handover of the system at its next committee meeting at the end of June.

19. **Council Projects** - YVBC believes greater transparency is required on Council based projects. The use of the term "North Murrumbateman" in the Delivery Program is not clear, however, YVBC assumes that Council is referring to its land in North Murrumbateman known as Hawthorn. While YVBC is generally supportive of Council's projects on Council owned land, this general support is given on the basis that the project is to the benefit of the Community and doesn't detrimentally effect Council's ability to meet its Delivery Program objectives nor impact upon the standard delivery of Council's regular services. YVBC is supportive of Crago Mill Precinct and appreciated the engagement sessions lead by the Director of Infrastructure and Assets. The engagement sessions enabled a better understanding of the project and its positive benefits not just for Council but for the Community. It is clear that Crago Mill Precinct needs to move forward with urgency in order to help Council find and attract more experienced staff. On this basis, YVBC is supportive of the resources being committed by Council to progress this project. On the other hand, this is not the case with North Murrumbateman. This project is a long-term project that requires a number of steps before it will deliver cost recovery to Council and benefit the Community, one such step being the Barton Highway By-pass of Murrumbateman. In line, with the above key summary points, North Murrumbateman resourcing in the current Delivery Program and Budget should be reviewed and the proposal to hire or retain staff that are dedicated or spend the majority of their time on this project should be reconsidered. The resources should instead be re-directed to improving Council's services as well as delivering more urgent projects that offer Community benefit in the current Delivery Program period.

DELIVERY PROGRAM COMMENTS TABLE

Our Economy

Item	Source	YVBC Comments
CO 2.1 Develop a heritage trail through the Yass Valley	Delivery Program	<p>YVBC is supportive of this Action. Yass Valley has an extensive history; this Action and Outcome will help to increase tourism to Yass Valley.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Push planning forward on this Action as a priority in order to attract grants funding whilst still available. • Consider planning of this Action as part of Council's Open Space Strategy and Main Street Masterplan.
EC 1.1 Work with Yass Valley Business Chamber to connect with industry	Delivery Program	YVBC is committed to continuing to work with Council and welcomes Council's ongoing attendance at our regular and industry events.
EC 1.2 Develop & redesign the Yass Valley Shop Local Card to support local small businesses	Delivery Program	<p>YVBC is not supportive of discarding the existing system. Replacement of the existing system is wasteful and an inefficient use of resources that could otherwise be used to increase the number of participating businesses and promotion of the gift card.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Retain the existing gift card system. • Redirect the resources saved into growing business participation and establishing a promotional campaign featuring the gift card. • Establish online purchasing of the gift card on YassValley.com.au as part of a promotional campaign.



		<ul style="list-style-type: none"> Engage with YVBC to better understand why Council is seeking to replace the existing system.
EC 1.2 Promotional campaigns with reach to State and National areas, such as TV and Radio promos	Delivery Program	<p>YVBC is highly supportive of this action.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Engage with YVBC in the planning phase of any promotional campaign so that business can have input into the campaign and assist with its promotion.
EC 1.3 Complete the Integrated Water Cycle Management Plan to identify the water and sewerage requirements to enable land to be effectively developed.	Delivery Program	<p>YVBC is supportive of this Action. The development of the IWCM plan is long awaited and has slowed the release of developable land in Yass Valley and has directly exacerbated the housing supply and unaffordability crisis impacting business and residents.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Expedite this plan to be completed in 22/23 in order to support the development of zoned land for residential, industrial and commercial purposes. Not only segregate operational and approval roles of engineering staff but make sure staff responsible for approvals are not losing time in operational areas.
EC 1.3 Ensure suitable land is available for small scale service industrial uses and identify modest area/s of land that is suitable for short to medium term.	Delivery Program	<p>YVBC is supportive of this Action. There is currently limited land available for industrial and commercial uses (such as retail) which is limiting business growth within Yass Valley. Industrial land that was available has been taken-up rapidly demonstrating underlying demand and need. Council's 2013 LEP business land zones are not being converted quickly enough. This is due the undersupply of residential accommodation in Yass Valley which is a competing historical use in these business zones.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Expedite the completion of this Action. Review current business zones and expand the analysis to consider additional Commercial and Retail Uses. Undertake a planning proposal to rezone land in Yass Valley to address the current undersupply of available business land.
EC 1.4 Creation of new Yass Valley Economic Development Strategy that highlights the importance of the areas rural character, local environmental and historical facts and community aspirations	Delivery Program	<p>YVBC is supportive of this Action. Former Director of Corporate & Community, Mark Eady, raised the opportunity of working with Council on the creation of EDS in 2020. Since YVBC has not heard anything regarding plans for a new EDS until now.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Expedite the completion of this Action.
EC 1.4 Prioritise key projects in partnership with the Economic Development Committee	Delivery Program	<p>YVBC is supportive of this Action and appreciates Council retaining a position on the EDC for YVBC. Though, YVBC notes that it used to have two positions on this Committee.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Increase YVBC's position on this committee back to two positions. Identify the 4 meeting dates so that members of the Committee can adequately plan their availability accordingly from the outset.
EC 2.1 Market the region as a tourist destination, highlighting the region's unique rural character, natural environment, heritage, and culture.	Delivery Program	<p>YVBC is supportive of this strategy and associated actions. YVBC has been disappointed in the past by an unwillingness of the Council team responsible with the delivery of this strategy, to collaborate. Last year, YVBC attempted to get a clear understanding of the main events taking place within Yass Valley for the 12-month calendar. Council staff were hesitant and initially avoided providing a calendar of events. When the</p>



		<p>calendar was finally provided, it was incomplete. YVBC believes a better understanding of Council's marketing and promotional plan is required so that improved co-ordination with business can occur. Typically, business is not given sufficient time when notified to be involved in Council's plans. Longer lead times will help to improve business participation and will assist to create a more consolidated marketing message. YVBC already undertakes its own promotion of Yass Valley and its businesses. YVBC is looking at ways to expand its own marketing and promotional campaigns, in order to avoid clashes, duplications and to improve efficiency of campaigns greater co-ordination should occur between business and Council.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Engage more closely with YVBC on the planning of its marketing and promotional campaigns for the next 1-4 years so that a more co-ordinated approach can be delivered.
EC 2.1 Develop new engaging multimedia (video) content for media platforms and larger scale promotional advertising	Delivery Program	<p>YVBC is supportive of this action but not the timing of it. The last time these types of videos were produced was back in 2018, four years ago. The delivery program is proposing to develop these videos in 23/24 which means they will most likely not be ready until the end of 23/24 or start of 24/25. Council should work to develop these videos and associated advertising plan in 22/23 for implementation in 23/24 at the latest. The current videos are outdated and have been underutilised, they should have 100k-300k views rather than the 100-10k views they have received. The Gift Cards should feature in these new videos and when combined with the online purchasing of the Gift Card, Council has the potential to not only promote Yass Valley but generate advertising cost recovery.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Bring the development of these videos forward and advertise jointly with the Gift Card. Develop a digital marketing campaign in consultation with YVBC.
EC 2.1 Increase local range of retail products and souvenirs at the Yass Valley Information Centre and develop e-commerce facility	Delivery Program	<p>YVBC is supportive of this action.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Explore a two-step approach to developing e-commerce functionality of its website. The first step should be to sell the gift card online and the second step should be to establish a full e-commerce platform as a marketplace for local business to promote and sell products, services and events for example.
EC 2.2 Support and encourage the growth of tourism infrastructure such as accommodation, visitor facilities and restaurants.	Delivery Program	<p>YVBC is supportive of this action.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Improve engagement with the business community on this strategy. Call on the community to explore and submit proposals in line with this strategy.
EC 2.3 Plan, facilitate and support local events that celebrate local produce and businesses, culture, arts and history.	Delivery Program	<p>YVBC is supportive of this strategy and again commends Council for its leadership on bringing together the community planning of the Late-Night Shopping and Christmas parade.</p> <p>During the presentation 17 May 2022, it was mentioned that Council has a further \$300,000 in funding for community event support. This is very welcomed and a positive step forward in helping to grow events in Yass Valley.</p>



		<p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Provide additional details which can be promoted to YVBC and the broader community encouraging existing and new event organisers to apply for this support.
EC 2.4 Foster strategic partnerships with tourism authorities to harness marketing and attraction opportunities	Delivery Program	<p>YVBC is supportive of this strategy. YVBC is of the opinion that regional branding such as Canberra Wine District should be utilised and leveraged. That said, however, Yass Valley under promotes itself and instead uses Regional Branding too heavily. There is general market recognition of great wines in the Canberra Region, however, there also exists a perception that Yass Valley doesn't produce these great wines due to the current regional branding strategy. Yass Valley should start to develop its own unique branding for key industries such as Yass Valley Wines. As part of the creation of Council's Economic Development Strategy, Council should lead a community consultation session that raises this type of opportunity to see if it's something that will receive support.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Engage with key industries to consult on whether it is deemed important to establish Yass Valley industry brands for the promotional plan for Yass Valley products. If so, this approach should be incorporated into the EDS and promotional plans for Yass Valley.
EC 2.4 Develop & action a strategic plan for the Yass Valley Information Centre improvements.	Delivery Program	<p>YVBC is supportive of the intent of this Action. YVBC however has become aware through Council staff that Council is considering the relocation of the Yass Visitor Information Centre to Murrumbateman. YVBC would be categorically against such a proposition. Opening a further Information Centre in Murrumbateman would be supported but not at the expense of the VIC in Yass itself.</p>
EC 2.5 Continue with the Yass Valley Branded Billboards across the region.	Delivery Program	<p>YVBC is supportive of this Action.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Expand billboards to target signage in areas outside of the Yass Valley where traffic is highly targeted (i.e. Southern Highlands), in order to attract visitors seeking other similar experiences and pull them into the Yass Valley.

Our Environment

Item	Source	YVBC Comments
EN 1.1 Complete a flora and fauna management plan for the riverbank in Yass as required by the Victoria Park Masterplan	Delivery Program	<p>YVBC is supportive of this Action.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Include all river corridor land controlled by Council within this plan including from Yass Gorge to O'Connor Oval. • Use this data to inform the development of the pathway network along the riverbank and into the gorge.
EN 3.1 Complete the Comprehensive development control plan	Delivery Program	<p>YVBC is supportive of this Action which has been long awaited. A comprehensive DCP will help to provide greater confidence and understanding of development standards within Yass Valley.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Expedite this project. • Provide a timeline for its estimated completion.



EN 3.2 Develop and complete the North Murrumbateman strategic planning program	Delivery Program	<p>YVBC is not supportive of hiring more staff dedicated to rolling out the North Murrumbateman project during the current Delivery Program term. YVBC support is withheld at least, until Council improves its delivery of key services that are detrimentally impacting upon business operation and growth in Yass Valley now.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Not employ a dedicated Contract Strategic Planner and instead employ experienced planners, engineers or building certifiers who can help to improve Council's approval processing times. • Look at alternative solutions such as consultation services that can help reduce Council's approval workload if labour shortages are making it hard to employ the above-mentioned staff.
EN 3.5 Completion of Yass Valley Open Space Strategy	Delivery Program	<p>YVBC is supportive of this Action. Open Space is a key part of Yass Valley tourism and Yass' image as a destination to visit and live.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Seek collaboration between both the Main Street Advisory Committee and the Open Space Advisory Committee in order to make sure that there is consistency and connection between key outcomes. • Explore how open space can be enabled and utilised for events
Staff	Presentation	<p>YVBC is supportive of hiring local staff to be trained in the roles of planner and building certifier. Though this will not resolve slow approval processing times in the short term. This type of action should be implemented as a minimal ongoing strategy but Council should also be hiring experienced staff now. As a condition of the Traineeship, Council should also seek to commit Trainee's to work for Council for an agreed period of time after completing the traineeship.</p> <p>YVBC commends Council on the hiring of an Engineering Operations Manager. It is hoped that this will help to improve engineering approval processing times especially associated with Sewer/Water.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Hire experienced planners, engineers and building certifiers. • Look at alternative solutions such as consultation services that can help reduce Council's approval workload if labour shortages are making it hard to employ the above-mentioned staff.

Our Infrastructure

Item	Source	YVBC Comments
IN 2.1 Complete the Yass Mainstreet	Delivery Program	<p>YVBC is supportive of this Action however there does not appear to be an Action included in the delivery program for the implementation of priority projects / elements as identified by the Yass Mainstreet Masterplan.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> • Include implementation of priority projects/elements of the Yass Mainstreet Masterplan in the delivery program starting 23/24.



		<ul style="list-style-type: none"> Hire a dedicated grants officer to assist with the securing of grants for the completion of priority projects/elements as identified in the Mainstreet Masterplan.
IN 3.2 Develop and Implement Active Transport Strategy for Yass Valley	Delivery Program	<p>YVBC is supportive of this Action. This strategy should be informed by not only the Main Street Masterplan and Open Space Strategy but should also take into consideration other key projects such as the Heritage Trails, Spur Line etc.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Establish an Advisory Committee for the Action.
IN 3.2 Implementation of priority projects identified in the Yass Valley Open Space Strategy	Delivery Program	<p>YVBC is supportive of this Action.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Hire a dedicated grants officer to assist with the securing of grants for the completion of priority projects/elements as identified in the Open Space strategy.
IN 3.2 Construction of Crago Mill Precinct	Delivery Program	<p>YVBC is supportive of this Action. It is unclear, however, how Council proposes to fund the construction of this project.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Provide details on how Council proposes to fund this project without it imposing undue risk and burden upon the Community.
IN 3.2 Develop business case and design for construction of a Heated Pool	Delivery Program	<p>YVBC is supportive of this Action, however, Council should expand the project scope beyond a heated pool to include complimentary commercial uses that can assist in making the construction and operation of this project feasible.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Undertake a demand/supply analysis to understand what uses could be incorporated into an expanded sports and wellness centre concept.
IN 4.1 Upgrade of Yass Water Treatment Plant	Delivery Program	<p>YVBC is supportive of this Action. Improvement of water quality is a substantial issue for the Community.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Engage with YVBC on Stage 2 negotiations with DPIE in order for a coordinated approach to be undertaken with the State Government.
IN 4.2 Planning for duplication of Yass Sewage Treatment Plant	Delivery Program	<p>YVBC is supportive of this Action though not the timing. The provision of adequate infrastructure to support the growth of business within Yass Valley is critical. The IWCM is an example of engineering planning work that has contributed to accommodation and commercial use supply issues. Works associated with the IWCM were identified by Council as early as 2017, however, planning work did not commence until 2020. In order to prevent further exacerbation of supply of both residential and commercial uses, Council should bring forward the planning work of critical infrastructure. Early planning will enable Council to better understand any possible funding shortfalls and seek to have these addressed sooner rather than later.</p> <p>YVBC encourages Council to:</p> <ul style="list-style-type: none"> Bring this Action forward to 23/24.



20. In the past, the general view of Council from within the Business Community and Wider Community has been less than favourable. YVBC's 2020/2021 Council Customer Service Survey shows that there are areas for improvement within Council's operation. In particular, Council has a reputation on average of delivering poor customer service and half of respondents in the YVBC survey stated that Council had prevented them from commencing or caused substantial delays in undertaking economic and business activities within Yass Valley.

21. Council needs to continue to:

- Resolve community issues with real solutions;
- Show leadership and responsibility;
- Improve its overall service delivery;
- Make it easier to conduct business within Yass Valley; and
- Ensure that projects on Council's land are not prioritised over the needs of the Community.

We welcome ongoing engagement with Councillors, yourself and team on this submission.

Jack Walker

Jack Walker
President
Yass Valley Business Chamber
President.yvbc@gmail.com
[Redacted]

Jim Hutton

Jim Hutton, OBE
Vice-President
Yass Valley Business Chamber
Vice-president.yvbc@gmail.com
[Redacted]

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 1:52 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#394]

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

Name *

Address *

Australia

Email *

Phone Number *

What item are you making a submission on? Pool

Submission *

Indoor heated pools

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<https://www.mailguard.com.au/mg>

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:42 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#347]

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

Name *

Alanna Henderson

Address *



[Redacted Address]

Australia

Email *

[Redacted Email]

Phone Number *

[Redacted Phone Number]

What item are you making a submission on? Indoor heated Pool

Submission *

An indoor heated pool in Yass would be immensely beneficial for our community surrounding villages as it could provide facilities and services for year round swimming lessons for our young, hydrotherapy for our elderly and recovering injuries as well and general fitness for our community which would lead to lower health care costs and a greater focus on health overall in our region.
I thank you for reading this.
Sincerely,
Alanna Henderson

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 9:36 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#380]

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

Name *

Alison Pearsall

Address *



[Redacted]
[Redacted]
Australia

Email *

[Redacted]

Phone Number *

[Redacted]

What item are you making a submission on? Pool

Submission *

I feel that the Yass pool can/ should have an update.
The Facility of heated pool would be Utilised all year round,
Which would cater for all ages
My little one currently goes to Canberra so she can learn to swim.
Which is a pain ,local Facility would be good for all parents and
money would go back into the town opening new jobs

I can only see the good of having a heated pool
Little ones learning to swim
rehabilitation/ physio
Exercise and health Benefits
Highschool children would use it for Pe
Other activity for child /adults to do in Yass

The work that would go in it would pay off


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Lynette Safraneck


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 7:01 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#368]

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

Name * Allison Maher

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Pool and caravan park asset management plan

Submission * The town would get best use of of the pool if it were indoor- making it available 12 months of the year.
Ideally an indoor sports complex (appropriate for the growing size of the town) would enable greater utilization and therefore income generated by the pool.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 12:30 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#384]

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

Name * Antony Austin

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Yass swimming pool

Submission *

An upgrade would be an essential step for progress in Yass. It is imperative to have an up to date swimming facility in the local area. Having a pool open for only a fraction of the year is an impediment to the learning and skill development of young kids and also a blockage in long term health benefits and habits of the older generations. It would be a very positive outcome for the community.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 7:26 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#370]

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

Name * Belinda Brown

Address *



[Redacted]
[Redacted]
Australia

Email *

[Redacted]

Phone

[Redacted]

Number *

What item Yass pool

are you
making a
submission
on? *

Submission *

Need for indoor all year round heated facilities for exercise, children swimming and recreations. Many families continue to learn to swim in Canberra without these facilities. Important they continue to be able to host local school carnivals, all facilities need upgrading. Childrens area and even an entertaining water park would be great to support local recreation and family fun.

Upgrading caravan park next to it will be good for yass. Many caravan parks have full access to pool as part of accomodation. The free caravan park is well used as the caravan parks facilities are tired for families with young children. Time to update to bring people to yass with their families. It is a great destination.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:10 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#342]

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

Name * Beverley Robinson

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Heated pool

Submission * I support the plan to retain a 50-m pool and also build a 25 m indoor heated pool

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 10:22 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#381]

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

Name * Cara Harvey

Address *



[REDACTED]

[REDACTED]

Australia

Email *

[REDACTED]

Phone

[REDACTED]

Number *

[REDACTED]

What item are you making a submission on? *

Swimming pool and caravan park asset

Submission *

I would like to submit to council that a heated swimming pool that could be used all year long would be hugely beneficial to the people of Yass and surrounding towns.

We travel in to Canberra each week for swimming lessons and it can be exhausting. We also tried to get into swimming lessons over Summer in Yass but unfortunately we missed out due to the lessons booking out so quickly. Not only would a heated year round swimming pool be beneficial for our young people in the community to learn how to swim but it would also create more jobs as well as improve the health and well being for so many people within the community.

The Yass triathlon club would also use this facility for training, rather than having to travel into Canberra in order for them to complete just a part of their training regime. I am sure other clubs would also use this facility if it were available to help recover from difficult games or training sessions.


As I have highlighted, there would be many benefits to having a heated swimming pool that the community of Yass

Lynette Safranek


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 10:33 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#389]

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

Name * Carl Hodgson

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Indoor swimming pool Yass

Submission * Would like a indoor swimming pool in Yass

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could access all year long. I am sure there are even more benefits to a facility such as this in yass that I have also not highlighted which would outweigh any possible detriments for a facility such as this.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 12:02 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#383]

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

Name * Carly Wilson
Address * 
Australia
Email * 
Phone Number * 

What item are you making a submission on? Yass swimming pool

Submission *
I would like to strongly encourage entertaining the idea of an indoor, heated pool that could be utilised year round by Yass residents and surrounding areas. The demographic of young families is growing steadily in the region and having the ability to teach children to swim for more than just the summer months is absolutely vital to their upbringing.
The aging population in these regional areas would also benefit greatly from having a pool within which they could exercise and undergo physical therapy.

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Lynette Safranek

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Sent: Saturday, 4 June 2022 6:48 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#397]

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

Name * Carol Casey

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Indoor pool

Submission *

An indoor pool will be wonderful for all the community
The young getting swimming lessons year round
Older people can get exercise in comfort to keep them
Mobile and healthy . Our climate demands an indoor
Pool

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Lynette Safraneck


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 7:13 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#388]

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

Name * Cheryl Waters

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Yass indoor swimming Pool

Submission * I work as a Remedial Massage therapist at Yass Health Clinic and have numerous clients that would benefit from this facility. It has been a long time request from the community, I know personally that I would use it and if it was available would be encouraging more clients to make use of it as well.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 3:28 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#359]

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

Name * Christine Thompson

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Heated Pool for Yass

Submission *

I have been a user of Yass pool for over 40 years, decades as a Royal Life Saving Society examiner, coach at Yass Amateur Swimming Club, mother of a state swimmer who trained at Yass pool.

Vital Yass has a year round swimming venue. Benefits include learn to swim programs, year round training facility, injury and rehab health benefits, suitable for all from infant to elderly, social benefits, fitness benefits, venue for water aerobics,. Many people travel to other towns to access heated facilities. Yass is a growing town that needs an indoor pool.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:44 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#348]

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

Name * Colleen Bush
Address * 
Australia
Email * 
Phone Number * 
What Item are you making a submission on? * Indoor Pool for Yass
Submission *

Yass is in the cool climate area of NSW, and at present we have an outdoor Olympic size pool which is closed for more than half of the year. I believe an indoor pool would benefit all sectors of the Yass & District population. It would mean that young students could swim all year round – imagine what they could achieve. The ageing population would appreciate a warm pool with their aches & pains, It would mean young babies & small children could learn the vital life saving water skills in a warm pool. It will be great for re-habilitation patients as a form of therapy, and the rest of the community, I feel would certainly utilise an indoor pool. Yass is a lovely growing country town & an indoor pool would be a great asset & something that the Yass & District community would be very proud to have.


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Lynette Safraneck


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:45 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#349]

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

Name * Dennis Grieves

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? YASS INDOOR HEATED POOL

Submission * Heated indoor pool is an essential requirement for Yass for rehabilitation and learn to swim

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 4:54 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#363]

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

Name * Emma Mitchell

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Indoor pool

Submission * An indoor pool in Yass would be great. Swimming lessons for kids and that way we'd have to stop travelling to Canberra for swimming lessons.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 9:59 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#340]

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

Name * Erin Blinman

Address *

[REDACTED]
Australia

Email *

[REDACTED]

Phone

Number *

[REDACTED]

What item are you making a submission on? *

Heated swimming pool facility

Submission *

A heated swimming pool in Yass would have many advantages for the community.
People who do water aerobics in summer would have continuity with this form of exercise.
Young people who train would have continuity
Rehabilitation work for people who are recovering from injuries or surgeries
Continuity of swimming classes for children or adults who need to learn to swim
Also for training people for their lifesaving accreditation.

The above mentioned would keep these participants/users in the community and revenue would remain in the community

Many other country towns have a heated swimming leisure area. With the population growing a facility like this would be a bonus to the community.

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 2:06 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#386]

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

Name * Frederick Clark

Address * 

[REDACTED]
[REDACTED]
Australia

Email * [REDACTED]

Phone [REDACTED]

Number * [REDACTED]

What item swimming pool
are you
making a
submission
on? *

Submission *

Dear Yass Council,

My submission is in support of an indoor pool and updated swimming facilities in Yass. It seems practical to use the existing space at the current swimming pool, such as the grass area on the eastern end, for an indoor pool.

The reasons seem obvious such as the growing population of Yass, the very out-of-date current facility, the extremely limited swimming lesson options, not to mention the carbon emissions of parents driving to Canberra thousands of times. I would also add the dangerous number of children who cannot swim or not swim at a safe or confident level. Participation rates at school swimming carnivals are at ominous lows.

It seems obvious that Yass needs a first class swimming facility with creative options like a proper cafe, a daycare centre, a medical clinic, a homework club for kids, or any other creative options people might propose.

Thank you for your time.

Sincerely,

Fred Clark

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<https://www.mailguard.com.au/mg>

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 3:42 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#395]

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

Name * Gareth Knapman

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Swimming pool

Submission * I think Yass needs an indoor swimming pool. It is important to give the residents of Yass access to a year-round swimming facility that's dedicated to swimming. This will help the health of Yass. It will provide good exercise facilities.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:36 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#345]

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

Name * George Dashwood

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Yass Indoor Swimming Pool

Submission *

I wish to support the grant applications for the construction of a heated indoor swimming pool.

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Sunday, 5 June 2022 11:00 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#401]

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

Name * Georgina Rainger

Address * 

Australia

Email * 

Phone

Number * 

What item Yass pool

are you
making a
submission
on? *

Submission *

To whom it may concern,

I'm a specialist educator with a small business in Yass working with many children with social/emotional/behaviour needs. The exciting opportunity of having an indoor and outdoor pool in Yass is so vital to so many families and people in our community. Coming from the perspective of a parent and specialist educator, having this pool would have benefits such as:

- year round opportunity for swim lessons (our season is so short outdoors)
- Aquatic therapy for gross motor development and sensory integration that is vital to the development of children (and adults) with additional needs.
- Year round opportunity to gain water confidence
- Job opportunities

I realise we don't live in far western NSW, however we do live a significant distance from the nearest indoor aquatic facility. Yass is a growing community and it only seems fair that the infrastructure grow with it. With the rising cost of living (such as fuel costs), means many families are denied the opportunity to get themselves to something as important as a swimming pool year round...an opportunity we should not be denied. Please take the time to consider the vast community needs of a new structure such as this for the wonderful people of the Yass district.

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 8:03 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#399]

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

Name * Gillian kerr

Address * ☐

[REDACTED]
[REDACTED]
Australia

Email * [REDACTED]

Phone [REDACTED]

Number * [REDACTED]

What item are you making a submission on? * Heated hydrotherapy pool in Yass

Submission *

I think a hydrotherapy pool in Yass would be very beneficial to me as someone who suffers chronic pain as a result of rheumatoid arthritis.

In the past I have found great benefit for my pain, general health and wellbeing to exercise in a pool. However, since moving to Yass 6 yrs ago I have been unable to have this as a way of managing my condition. When the pool is open over the summer it is still to cold and I am unable to use the wall ladder to climb in and out of the pool safely. I am also unable to make use of the pools in Canberra due to work and family time constraints.


I sincerely hope council can get a heated pool in Yass in the future as it would greatly benefit myself and the whole community at large.


Lynette Safranek


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 1:50 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#392]

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

Name * Hilary Sullivan

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? The swimming pool

Submission *
Hi, I would like to see the swimming pool upgraded so it can be used all year round. I am elderly and find aqua aerobics very beneficial. I would like to be able to do this all year round without having the additional expense and inconvenience of having to travel to canberra.
Thankyou

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 1:48 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#385]

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

Name * Jane Brett

Address *

Australia

Email *

Phone Number *

What item are you making a submission on? YASS INDOOR SWIMMING POOL

Submission *

Given our climate , an indoor pool would be a huge benefit to our community . I personally swim at 6 am for 4 months of the year in Yass , 3 days a week, the only days available to the public , For those of us who attend ,this is not enough , we all pay for a season ticket for such a short period of time.

A heated indoor pool would be such an advantage , also allowing people needing rehabilitation , saving a trip to Canberra !

As a ratepayer , I strongly believe we are entitled to this service given money given to things that are not necessary! 🏠🏠🏠

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 9:11 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#379]

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

Name *

Jemma Ryan

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Indoor/ heated pool.

Submission *

We would love to have the option for our children to receive all year round swimming lessons. At the moment we are travelling over to Canberra for both lessons and club swimming.

It would be great for our children to be able to represent our community instead of having to join other regions to compete.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 5:33 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#364]

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

Name * Jess Dunn

Address * ☐

[REDACTED]

Australia

Email *

[REDACTED]

Phone

[REDACTED]

Number *

What item are you making a submission on? *
Swimming pool and caravan park asset management plan

Submission *

I would like to see Yass region with an indoor pool. As a relatively young adult with chronic health conditions it would very much help my well-being to be able to swim. At present I would need to travel into Canberra which is just not viable with working in town. I also think that by sending people out of town for these activities they will do other shopping etc while in Canberra (or Goulburn) meaning they are not spending money locally, putting our town at a disadvantage.

I would also like to see a pool for my children to be able to swim at year round. My youngest is a keen swimmer but unfortunately can only swim for a few months of the year, not to mention when the season opens at the Yass pool the water is beyond freezing with many of the children getting out purple.

Another thing that also impacts on her training is the weather. As soon as the weather is poor and we have lightning then this puts a stop to training.

Many other small regional towns have indoor pools so I do not understand why Yass cannot. This is not about if we

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 8:09 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#374]

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

Name * Jo Buckmaster

Address * 

Australia

Email * 

Phone

Number * 

What Item Swimming Pool and Caravan Park Asset management Plan

are you
making a
submission
on? *

Submission *

I would like to see a hydrotherapy pool or heated swimming pool as part of any upgrade to the pool area.

I believe that these facilities would be a benefit to many rate payers and would be well used by the general population.

At the very least I would like to see the hydrotherapy pool and some sort of warming facility for the current pool to extend the season and usability of the current facility. The water in the current pool is always too cold to be comfortable in all but the very peak of summer. Even something as simple as passing water through black pipe sitting in the sun. Anything to raise the temperature of the water and make it more appealing to a broader audience.

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should have one but when can we have one. I believe we have already spent large amounts of money to come to the same conclusion.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 7:15 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#369]

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

Name * Joan Bratton

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Swimming Pool

Submission * Yass needs an indoor pool even if it is a 25mt 4 lane pool. It needs a sloping entry for the handicapped. Ranging from 1 mt to 2mts in depth. Similar to what is available at Cootamundra. At present I travel to Cootamundra three times a week to swim. I am a Masters swimmer and coach. I compete regularly and am 76years of age, I also have Post Polio Syndrome and Polands Syndrome and have found that swimming all year round very beneficial for all ages especially as you age as swimming or water exercise doesn't put as much stress on the body. It is also recommended for mental health.

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Lynette Safranek


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 8:02 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#373]

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

Name * Joanna Parry

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Swimming pool and caravan asset management plan

Submission * An indoor pool would be amazing for Yass. To be able to swim all year round would be great for mental health and fitness for so many. Yass is in desperate need for a pool that can provide swimming lessons for all, especially for our kids. It is so important for our children to learn to swim and to be able to do this all year round.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 6:41 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#396]

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

Name * John Casey

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Indoor Pool

Submission * A much needed Indoor in Yass for every one

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:27 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#343]

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

Name * Julie Crump

Address * 

Australia

Email * 

Phone 

Number *

What item Indoor Heated Pool
are you
making a
submission
on? *

Submission *

An Indoor Heated Pool is long overdue in Yass – having an Indoor Heated pool would enable all year round pool use & more importantly would allow for essential aquatic exercising for physically disabled & elderly citizens and injury recovery regimes.

Having to travel 45-60 minutes to the nearest public heated indoor pools to Yass is just not achievable under some circumstances & counteracts any benefits that may have been provided by using the facility for aquatic exercise recovery regimes.

As a concerned resident desperately in need of daily aquatic exercise, I fully support the planning & implementation of an Indoor Heated Pool in Yass.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:48 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#350]

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

Name * Julien Webster

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Heated indoor pool

Submission *

This is a very necessary asset for Yass. We are forced to travel to Canberra for hydrotherapy and a year round learn to swim would be a huge advantage.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 8:17 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#375]

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

Name * Kara Massey

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Yass Pool

Submission *
Yass pool is a lovely little pool but needs a lot of work done to it. It's out dated and the facility's are lacking. Considering Yass is a growing population and with a new sub development in the works we really need to up grade the pool. I would love to see Yass pool become enclosed so it can be enjoyed all year round Instead of families having to travel into Canberra for swimming lessons we can attend them in our own town. Have a hydrotherapy pool for our seniors to also enjoy. I would also like a splash and play area for the younger kids to enjoy

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 7:32 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#371]

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

Name * Kasandra Payne

Address *



Australia

Email *



Phone

Number *



What item: Swimming pool and caravan park asset management.

are you

making a

submission

on? *

Submission *

An indoor pool that's open all year round would be amazing. It promotes weightloss, pain management and great for mental health.

I was sad to hear when we moved that there wasn't any indoor pools/open in the winter as it helps manage my back problems.

It's also great for rehabilitation services for our elderly and expected mother's to be to relieve the back pains and added weight from a baby.

I believe it's a necessity in a fast growing town. It will only improve the value of our beautiful town.

Along with the pools, having an updated caravan park will bring along more tourism and will help the community.

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 6:57 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#367]

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

Name * Katherine Day

Address * 

Australia

Email * 

Phone

Number * 

What item Pools

are you

making a

submission

on? *

Submission *

I really would like to see a heated pool in Yass to cater for people with conditions such as arthritis, or requiring rehabilitation from injury or stroke. All the evidence available suggests that warm water exercise is most helpful for those with arthritis, and living in Yass means sufferers have to drive to Canberra or further afield to access services. For people on restricted incomes this need to travel for an hour or more several times a week makes such an exercise financially and physically unviable. I believe a committee of local residents did considerable community research several years ago which supported the installation of a heated pool, covered, which could be open year round.

I am a 72 year old resident of Yass town and I suffer from widespread osteoarthritis, and would benefit substantially from regular warm water exercise, but the financial and physical cost are just too high for me to access venues in Canberra. I'm sure I am not alone.

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 7:50 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#398]

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

Name * Katrina kerr

Address * 

Australia

Email * 

Phone 

Number *

What item Heated hydrotherapy pool in Yass.

are you

making a

submission

on? *

Submission *

I am a physiotherapist in Yass and I strongly believe that a heated pool would get lots of use by many in the community.

I would like to make use of it for clients requiring hydrotherapy exercise for the management of injury or illness or for the maintenance of good health in our ageing population.

Yass services a large area of the region and having a hydrotherapy pool here would bring people from rural areas in to town. This would be a bonus to the local shops and businesses as those people travelling for the pool may stop by other businesses.

Learning to swim is a crucial part of childhood and only having a (freezing old) swimming pool accessible for 6 months of the year is not good enough for the kids to effectively learn to swim. Many people may not have the

ability to drive to Canberra for regular lessons and could miss out on this lifesaving skill.

I dearly hope the council can make this work for the community!

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[REDACTED]

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Sunday, 5 June 2022 3:20 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#402]

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

Name * Kellie Deery

Address * 

Australia

Email * 

Phone 

Number *

What item Swimming Pools and Caravan Park Asset Management Plan

are you

making a

submission

on? *

Submission *

I wish to submit a response for the above, relating to specifically the Swimming pool facilities.

Currently the state of the Yass pool facilities are sub-standard and well overdue for an upgrade. In comparison to other regional aquatic facilities in regional NSW, Yass is an embarrassment. There are many reasons to upgrade our current facilities to something modern that can be used year-round-

Aging population- needed for rehabilitation and chronic illness prevention;

Current drowning statistics are poor and participation rates at local school carnivals are low (many kids can't swim and the current facility is open only 5 months of the year forcing families to drive into Canberra. I believe this is unacceptable)- a modern, multi-purpose facility that can be used year round would save lives and increase participation rates;

It's expensive to constantly drive in and out of Canberra for a service that should be available to our ever-increasing population here at Yass;

The current disability access to the pool is dangerous and currently doesn't meet standards;

Our kids and all members of the Yass community deserve a facility that meets current standards and have the same opportunity as other members of other regional towns- the changeroom facilities don't have weather protection and are in a poor state of repair.

I'm sick of hearing- 'just go to Canberra'- it's time for Yass to step up and give our community decent facilities!

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[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 12:55 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#354]

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

Name * Ken Hall

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Heated pool for yass

Submission * Much needed for so many who rely on pool therapy and not able to travel to Canberra

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Lynette Safranek


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 12:26 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#352]

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

Name * Kerry Foran

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Indoor pool

Submission * An indoor pool for year round use and especially for aquarobics and hydrotherapy is essential for the growing community of Yass Valley. Many residents needing rehabilitation will find it beneficial. Personally I found the drive to/from Canberra negated the benefits of the therapy I received.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 12:06 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#351]

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

Name * Kirby Jones

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Indoor pool yass

Submission * I agree with an indoor yass pool

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 4:29 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#362]

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

Name * Laura Wise

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Swimming pool

Submission * Would love to a heated swimming pool and a mountain bike track for our Community.

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Lynette Safraneck

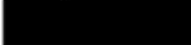
From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 6:56 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#366]

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

Name * Lee McCauley

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Yass pool

Submission * I would suggest a heated indoor pool that could be used in winter as well, as well as a kids indoor pool like Queanbeyan has, it brings employment to the area and fun and enjoyment to a quiet town

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<https://www.mailguard.com.au/mg>

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 6 June 2022 12:19 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#424]

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

Name * Lesley Senior

Address *



[Redacted]
Australia

Email *

[Redacted]

Phone

[Redacted]

Number *

What item Swimming Pools and Caravan Park Asset Management Plan

are you
making a
submission
on? *

Submission *

It is worrying that Council's Asset Management Plan (including the caravan park and swimming pool) shows that over 70% of these facilities are in Poor or Very Poor condition. More needs to be done to address this soon. All the Council's around Yass seem to have been working on improving their pools for some years now. But Yass Council does not seem to have improved any of the pools in its area. They need to make fixing up the Yass Valley pool facilities a really high priority. Its really embarrassing that ours are so old when you look at what towns in other councils have.

Having a pool that could be used more and not on its last legs would be an asset to the community. Real need to stop patching things up and get a real solution

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<https://www.mailguard.com.au/mg>

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 4:15 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#361]

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

Name * Liz Da Deppo

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Swimming Pool and Caravan Park Asset Management Plan

Submission * To whom it may concern,

I recently suffered a serious farm accident where hydrotherapy is the best option for my return to health. I currently need to travel to Canberra to receive care. A heated pool in Yass would be of great benefit to not only me on my road to recovery but it would also provide my children with an additional sport they could take advantage of over the winter months. I believe a heated pool would be a great investment and fabulous all age asset for the community.

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Lynette Safranek


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 8:59 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#338]

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

Name * Lorraine Glover

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Heated Pool

Submission * I think Yass is in urgent need of a Heated Pool, any grant that is available would be a great help

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<https://www.mailguard.com.au/mg>

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 6 June 2022 12:10 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#423]

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

Name * Marjorie Nielson

Address * 

Australia

Email * 

Phone

Number * 

What Item: Swimming Pools and Caravan Park Asset Management Plan
are you
making a
submission
on? *

Submission *

The Yass Pool has terrible access for less mobile people. Not just getting up and through the pool entry area but also getting in and out of the water. The pool needs to be upgraded to include ramp access into the water. Our current pool excludes too many uses due to its poor condition and out dated standards.

As an aging population rehab swimming as an option in Yass all year round would benefit many members of the community both young and old.

I strongly support a 'master plan' being carried out by a pool specialist broken into stages so as the council and community can work together to achieve a workable outcome.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 8:18 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#376]

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

Name * Mandy Leahy

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Indoor Swimming Pool in Yass

Submission * We need to teach our kids to swim. We shouldn't have to travel to Canberra for lessons all year round or swim in the freezing water at the Yass pool when trying to learn to swim.

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Lynette Safranek


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 7:47 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#372]

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

Name * Mandy Reed

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Yass Olympic pool

Submission * I would like to see the Yass Olympic pool updated and made up to the current standards

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 3:35 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#360]

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

Name * Mark Ritchard

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Heated Swimming Pool

Submission *

Yass Population would benefit from a Heated pool enabling chronic injuries, Disability, Acute injury and health promotion through out the year. I have approximately 30 acute patients at a time who travel to Canberra to attend hydrotherapy sessions. The ability to use a pool year round would also allow continued activity through the remaining 8 months of the year when the cold pool is not viable or available.

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Lynette Safranek


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 10:58 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#341]

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

Name * Mathew Carroll

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Yass heated indoor pool

Submission * This growing community needs an indoor heated pool facility. A lot of residents are travelling into Canberra to swim in the winter months. The winter climate for Yass is unsustainable for outdoor swimming.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 12:52 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#353]

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

Name * Maureen Hall

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Heated swimming pool for yass

Submission * I currently need to travel over to Canberra for my pool therapy. Total time 4 hours round trip.

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 6:43 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#387]

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

Name * Michael Dalleywater

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Pool and Caravan Park

Submission *
I believe the people off Yass and the surrounding area would be greatly benefited by having an indoor heated swimming facility. This will not only benefit keen swimmers who wish to stay fit all year round, but will mean that important services like swimming lessons for kids can be more practically accessed in town, rather than having to look at travelling to Canberra.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 6:26 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#365]

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

Name * Naomi Hagerty

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Yass swimming pool

Submission * Please consider making the pool an indoor space that can be used all year round.

An unheated pool makes no sense. It can only be used for a select few months of the year. Even then, it's far too cold for toddlers and small children.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 1:50 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#393]

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

Name * Rachel Ellior

Address * 

Australia

Email * 

Phone

Number * 

What item Swimming Pool and Caravan Park Asset Management Plan

are you

making a

submission

on? *

Submission *

Dear Council,

Like most in the town, you acknowledge that the current swimming pool is in a deteriorating condition and not sustainable to maintain in its current state. We travel to Cootamundra weekly to utilise their indoor pool and whilst small, it is a fantastic facility. I envy Cootamundra for having such a wonderful centre in their little town. Whilst there, we visit local shops and cafes too. If in Canberra utilising their indoor pool, we do the same.

The flow on effects of people spending their recreation time in Yass town will flow beyond the pool and will keep people spending their money in town in our local shops and cafes.

The Binalong community raised the money for their pool to be built, perhaps the Yass community may get behind a similar project.

Regards,

Rachel

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[REDACTED]

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 10:42 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#390]

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

Name * Sarah Hodgson

Address * 

Australia

Email * 

Phone

Number * 

What item: Swimming pool

are you
making a
submission
on? *

Submission *

I would like to make comment on the plan for the swimming pool in Yass.

We need to make it warmer so small children, old and disabled people can utilise the pool. Having the pool heated would allow the pool to be open during colder months to bring in more revenue and offset the costs. The idea of it being covered over winter or altogether should be looked at also.

I realise there is a large outlay but if you were to build something like one of the complexes in Canberra - Stromlo for example - it will provide something for everyone and allow the complex to be used all year round. We dont have anything in yass for young kids to do during the winter months it would be great to be able to take them to the pool for the day. Swimming lessons all year round would be a wonderful contribution to the community, with the amount of dams and rivers we have around here more kids need access to swimming lessons.

The outlay would be large but the return you would get should offset some of the cost.

The entry price however needs to be affordable for all as we are in a low socio economic area. Prices like \$7 - \$10 per person are paid in Canberra and it seems to work there.

The number of jobs that could be generated out of this development would be good for the area.

With the number of blocks currently waiting to be built on and the soon to be increasing population Yass needs to start offering these complexes to keep the money in Yass instead of people having to go into Canberra to do these things.

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[REDACTED]

[REDACTED]

[REDACTED]

Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 4 June 2022 12:30 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#391]

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

Name * Sarah John

Address * 

Australia

Email * 

Phone

Number * 

What item are you making a submission on? * Swimming Pool and Caravan Park Asset Management Plan

Submission *

For the past 6 years I have driven my children to Canberra for year round swimming lessons. On occasion we have done the trip twice a week in order for the children to progress in their lessons.

With the cost of fuel rising and the amount of time spent traveling back and forth it is something we are having to consider cutting back on.

Should there be year round heated facilities in Yass my children would be able to not only increase their time in the pool per week with lessons but also from a therapy point of view they could increase their time in the water for Occupational Therapy purposes as well.

The Yass community needs so much more for children especially those with supportive needs.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 9:27 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#339]

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

Name * Sharon Hickey

Address * 

Australia

Email * 

Phone

Number * 

What item Heated Swimming Pool

are you
making a
submission
on? *

Submission *

As a long term Yass resident & pool season ticket holder of many years I would love to see a heated swimming facility built in town. Either indoor or outdoor. This would be a wonderful asset to our beautiful town & fast growing LGA.

In our particularly cold climate it almost is a must. How wonderful it would be to have our swimming season extended. Even made all year round. This would benefit our youth & our ageing population trying to stay fit. It would also be fabulous for those requiring physio & rehabilitation saving long drives into Canberra for these sessions.

I think the value of such an amenity would be immeasurable.


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Lynette Safranek

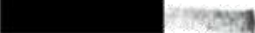
From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:39 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#346]

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

Name * Sheralee Sheedy

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Indoor swimming pool

Submission * Grant for funds to install indoor swimming pool

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 6 June 2022 11:18 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#413]

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

Name * Simone Blayden

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Swimming Pools and Caravan Park Asset Management Plan

Submission *

Instead of just maintaining the pool, fixing it up properly could make it an asset for the town and help draw people in for recreation and aquatic events.

Just recently, look at how often our sports grounds are out of action with wet and bad weather. It would be great for teams to be able to have the option of doing aquatic training sessions when their grounds are out of use year round.

The community is growing and council needs to start planning now to upgrade the pool facility before its too late and the community ends up with no pool!

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Lynette Safraneck


From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 6 June 2022 1:09 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#432]

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

Name * Simone Blayden

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Draft Integrated Planning and Reporting documents

Submission * I support the inclusion of funds in the 2022 Yass Valley Council budget to include the progression of the Yass aquatic centre plans for upgrading the current 50 metre pool with the addition of a versatile heated pool.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 9:03 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#378]

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

Name * Stacey Hardy

Address *



Australia

Email *



Phone Number *



What item are you making a submission on? Swimming pool

Submission *

Yass would benefit of having an indoor pool complex to assist with promoting young residents learning a skill. It will promote local initiatives and keeping people in town and not going to Canberra or Cootamundra

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 6 June 2022 1:00 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#426]

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

Name * Sue Nielson

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? Integrated planning documents

Submission *
I support the inclusion of funds in the 2022 Yass Valley Council budget to include the progression of the Yass aquatic centre (heated pool and upgrade of the current Olympic size pool and creation of family friendly amenities etc)
I strongly support a 'master plan' being carried out by a pool specialists broken into stages so as the council and community can work together to achieve a workable outcome.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:35 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#382]

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

Name * Susan Demoor

Address *



Australia

Email *



Phone



Number *

What item are you making a submission on? *

Submission *

I am very disappointed with councils handling of the pool upgrade and their lack of sharing if another new plan with those who previously responded. Much money and time has been spent in this topic but with little consultation with pool users. People are asking to have the beautiful large outdoor pool refurbished so it can continue its use for swimming carnivals and completion swimming. It is a great asset to the town but needs some refurbishment BEFORE summer.

The other desired pool is an indoor one which could be a opening/closing covering for the outdoor one or a separate smaller indoor pool for use by all ages and abilities.

There is no need for a huge complex with lots of additional services which town businesses currently provide. The only other thing that needs doing is an update of the changes room and perhaps kiosk.

Lumping the caravan park into this is only complicating the issue. Please acts quickly and sensibly on the pool/s issue.

Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 1:49 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#356]

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

Name * Suzanne Mather

Address * ☐



Australia

Email * ☐



Phone



Number *

What item Indoor Pool funding.

are you
making a
submission
on? *

Submission *

I have made use of the Yass Swimming Pool my whole life.

The season is so short, I would need to travel to Canberra to make use of heated faculties, it is to far and costly.

As im getting to my senior years it would be a huge benefit for me and like minded people to have a heated pool.

Our local children not only need the Olympic Pool we have, but would also benefit from a heated pool to swim all year.

It is heart wrenching to see our young children having lessons on cold early mornings. Learning to swim is essential, swimming lessons would be far more enjoyable.

Also necessary for rehabilitation for anyone recovering from injuries.

Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 6 June 2022 11:29 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#416]

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

Name * Tim Blayden
Address * 
Australia
Email * 
Phone Number * 
What item are you making a submission on? Swimming Pools and Caravan Park Asset Management Plan

Submission * A pool that was able to operate through winter would get so much use for so many different groups in our community. Maintaining the pool without improving it seems a waste. This Swimming Pools and Caravan Park Asset Management Plan should be more about updating the current pool so that it meets current regulations and also planning for the addition of an indoor pool to meet current and future needs of the community. Lets see it improved before it dies completely and the town is left with no pool at all

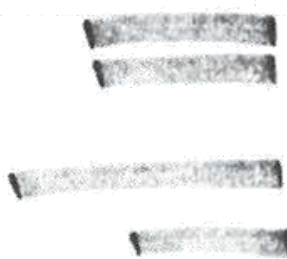
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Exercise classes could be year round.

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 6 June 2022 1:15 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#435]

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

Name *

Tim Blayden

Address *



Australia

Email *



Phone Number *



What item are you making a submission on? Integrated Planning Documents

Submission *

I support the inclusion of funds in the 2022 Yass Valley Council budget to include the progression of the Yass aquatic centre (heated pool and upgrade of the current Olympic size pool and creation of family friendly amenities etc)

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 6 June 2022 11:22 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#414]

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

Name *

Trish Brewer

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Swimming Pools and Caravan Park Asset Management Plan

Submission *

Maintenance seems to be a bandaid that is too small for the Yass pool. It is so old and in need of proper fixing. I feel that it would be far more beneficial to look at the project as a major investment in our community as it would benefit all ages and people from all walks of life. I strongly support a 'master plan' being carried out by a pool specialist broken into stages so as the council and community can work together to achieve a workable outcome.

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Lynette Safraneck

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 8:57 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#377]

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

Name * Vanessa Reid

Address * 
Australia

Email * 

Phone Number * 

What item are you making a submission on? * Swimming pool and Caravan Park Asset Management Plan

Submission * Myself and my family would love an indoor pool in Yass. We currently travel to Canberra for swimming lessons for our 4 year old. It would be beneficial for my daughter to be able to access to an indoor pool all year round locally to keep her safe near water. We are expecting to have our second child and we would love to put them in classes as soon as they are able and would love to go to a pool in Yass.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Friday, 3 June 2022 11:33 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#344]

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

Name * Wendy Dashwood

Address *



Australia

Email *

Phone Number *

What item are you making a submission on? Yass Indoor Swimming Pool

Submission *

I wish to support the grant applications to start construction of an indoor swimming pool.

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Lynette Safranek

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Sunday, 5 June 2022 9:43 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#400]

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

Name * Yass Valley Men's Shed Inc Men's Shed Inc.

Address *



Australia

Email *



Phone



Number *

What item Provision of a Heated Swimming Pool in Yass

are you
making a
submission
on? *

Submission *

Provision of a heated swimming pool in Yass has been the subject of considerable lobbying over many years.

Yass has a large number of residents who would benefit greatly from such a facility.

The Yass Valley Men's Shed has 104 members, the majority of whom are in the 60+ age bracket and many of those would use such a facility regularly. They also have family members and many friends in the wider Yass Valley Community who also need such a facility to improve both their lives and their health.

The Yass Valley Men's Shed Committee has consulted and strongly supports the provision of a heated pool in Yass and has approved this Submission

Wayne Stuart, (Ex-Officio Committee member)

For and on behalf of the Yass Valley Men's Shed
(e: waynestuart1946@gmail.com ~ ph: 0419 292 022)

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[REDACTED]

[REDACTED]

2022-23 Operational Plan and Long Term Financial Plan Assumptions

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Operational Plan

Income Statement

	2021-22 Adopted Budget (\$'000)	Draft 2022-23 Forecast Budget (\$'000)	2022-23 Forecast Budget (\$'000)
Income from Continuing Operations			
Rates & Annual Charges	18,472	19,274	19,275
User Charges & Fees	6,571	6,071	6,071
Interest & Investment Revenue	230	140	139
Other Revenues	457	284	300
Grants & Contributions for Operating	5,188	4,856	5,092
Grants & Contributions for Capital	11,670	7,425	11,578
Other Income	383	394	394
Fair Value increment on Investment Property	0	113	113
Net Gains from Disposal of Assets	458	1,841	1,896
Total Income	43,429	40,398	44,858
Expenses from Continuing Operations			
Employee Benefits & On-costs	13,118	14,920	15,085
Borrowing Costs	1,181	1,097	1,097
Materials & Contracts	6,666	10,629	11,133
Depreciation & Amortisation	6,006	5,997	5,997
Other Expenses	4,756	880	880
Total Expenses	31,728	33,523	34,192
Operating Result from Continuing Operations	11,701	6,875	10,666
Net Operating Result before Grants and Contributions provided for Capital Purposes	31	(550)	(912)

Income Statement Assumptions

Rates and Annual Charges

Rates for 2022-23 have been increased by the Rate Peg of 0.7%, plus a 'Growth Rate' of 0.5%, giving a total Rate Peg of 1.3% [Rate Pegging is a term used by the Independent Pricing and Regulatory Tribunal (IPART), it is the "maximum" percentage amount by which a Council may increase its general ratable income for the year].

The OLG has afforded Councils the ability to apply for an Additional Special Variation (ASV) to their rate peg to the lower of 1.5% or the estimated rate peg council used to develop its 2021/22 Long Term Financial Plan. Yass Valley Council is applying for an ASV for an additional 1.0% to the rate peg announced, increasing the total rate increase to 2.3% for 2022/23. The ASV will provide Council with approx. \$118,000 in income, which has been included in Council's income statement.

User Fees & Charges

The schedule of 'User Fees & Charges' has been increased by a mix of approaches. Some fees have been increased by a CPI rate of 3.5%, others have been increased in line with increased costs to provide that service, and all Statutory fees have been adjusted based on advice received from the appropriate Government Department. As some Statutory fees will not arrive until after the adopted Operational Plan, they will be adjusted when Council is advised.

Interest and Investment Revenue

Council has projected continued low Interest on investment income for 2022/23FY. This is on the back of continued low interest rate environment during the current financial year. Council will review this revenue as part of the Quarterly Budget Review Statements to assess any movement that may occur as a result of decisions made by the Reserve Bank.

Borrowing Costs

A loan for the Yass Dam Wall is set to be refinanced within the 2022/23 financial year. This will see a reduction in borrowing costs as Council looks to lock in a lower rate than what is currently paid. A budget adjustment as part of the Quarterly Budget Review will be required once a rate has been locked in.

Employee Benefits and On Costs

Changes to the current staff structure include the following new positions: horticulturalist, 2x laborers, pool supervisor; planning project manager, administration coordinator for development control, trainee Planner and Building Surveyor; and a development contributions planner (part time shared resource with other Councils).

Depreciation

Staff are currenting reviewing the accurate useful lives for Council assets to ensure the depreciation is appropriate.

Cash Flow Statement

	2022-23 Forecast Budget (\$000)
Cash Flows from Operating Activities	
- Receipts	42,721
- Payments	28,036
Net Cash provided (used in) Operating activities	14,685
Cash Flows from Investing Activities	
- Receipts	7,519
- Payments	23,316
Net Cash provided (used in) Investing activities	(15,798)
Cash Flows from Financing Activities	
- Receipts	8,449
- Payments	9,221
Net Cash provided (used in) Financing activities	(772)
Net Increase/(Decrease) in cash & Cash equivalents	(1,885)
Plus: Cash & Cash equivalents at beginning of year	5,598
Cash & Cash Equivalents at end of the year	3,713

Cash Flow Statement Assumptions

Operating Activities

The cash flow statements include cash transactions from the Income statement.

Investing Activities

The sale of infrastructure, property plant & equipment is included. It is proposed to sell several plots of land that are surplus to Council's requirements to assist with the future funding for the capital works program.

The proposed Capital Works program follows.

Project description	New / Renewal	Total Budget	Funding Source		
			Grants	Reserves	General Revenue
Local Roads		8,288,477			
Shingle Hill Way Bridge Replacement	Renewal	2,200,000	2,200,000		
Bango Bridge	Renewal	150,000		150,000	
Resealing (Capital)	Renewal	857,227	857,227		
FLR Grant Rd 2 Resealing program	Renewal	1,148,750	985,500	163,250	
Back Creek Road, Gundaroo	Renewal	2,696,875	2,696,875		
Resheeting – Tallagandra Lane, Seg 5-8	Renewal	220,937	160,000	60,937	
Resheeting – Yass Rover Road, Seg 12-15	Renewal	205,937	145,000	60,937	
Resheeting – Corregans Road, Seg 1-2	Renewal	124,937	64,000	60,937	
Resheeting – Dairy Creek Road, Seg 1-2	Renewal	143,937	83,000	60,937	
Resheeting – Gum's Lane, Seg 8-11	Renewal	185,937	125,000	60,937	
Resheeting – Longrail Gully Road, Seg 3-8	Renewal	233,940	173,000	60,940	
Unscheduled renewal work	Renewal	120,000			120,000
Regional Roads		1,118,906			
Annual Resealing - Regional Roads Network	Renewal	888,906	888,906		
Wee Jasper Rd Rehab. Seg 70 & 71	Renewal	230,000	230,000		
Recreational Assets		2,516,743			
Murrumbateman sand arena stabilisation	Renewal	50,000		50,000	
Bowling Rec Ground new septic system	New	11,743		11,743	
Murrumbateman Rec Ground Amenities	New	600,000		600,000	
Adventure Playground – Riverbank Park	New	1,650,000	1,650,000		
Bowling Rec Ground Amenities	New	155,000	155,000		
O'Connor Park Boat Ramp re-construction	Renewal	50,000	50,000		
Parks, Gardens & Recreation		209,129			
Murrumbateman Equestrian Ground /Oval Upgrade	Renewal	24,099		24,099	
Murrumbateman Rec Grounds Club House	Renewal	60,000		60,000	
Murrumbateman Rec Ground Storage & Horse yards Upgrade	Renewal	125,030		125,030	
Plant & Equipment	Renewal	3,606,336		2,456,336	1,105,000
Caravan Park		295,356			
Amenities Upgrade	Renewal	280,484	50,000	230,484	
Concrete Steps & damaged path replacement	Renewal	14,872		14,872	
Water Supply Network		4,311,512			
Integrated Water Cycle Mgmt Plan	Renewal	81,512	81,512		
Village Water Main Extension	New	20,000		20,000	
Water Pump / Motor Replacement	Renewal	80,000		80,000	
WTP Improvement	New	100,000		100,000	
Developer Servicing Plan	New	30,000		30,000	
Telemetry System Upgrade Strategy - Water & Sewer	Renewal	50,000		50,000	

			Funding Source		
Project description	New / Renewal	Total Budget	Grants	Reserves	General Revenue
Water Quality Improvements Yass	Renewal	1,000,000		1,000,000	
Water Reservoir Upgrade program	Renewal	350,000		350,000	
Water Reticulation Upgrade program	Renewal	120,000		120,000	
Water Meter Replacement	New	120,000		120,000	
Morton Low Level Reservoir Repair	New	1,000,000		1,000,000	
WTP Upgrade: Stage 1 Construction	New	1,360,000	1,360,000		
Sewer Network		1,350,000			
Sewer Main Upgrade program	Renewal	400,000		400,000	
Integrated Water Cycle Management Plan - Sewer (capital)	Renewal	20,000		20,000	
Wastewater Treatment Plant Upgrade	Renewal	250,000		250,000	
Wastewater Pump Station Upgrade Program (Capital)	Renewal	300,000		300,000	
Telemetry Upgrade	Renewal	50,000		50,000	
Laidlaw street SPS - decommissioning	Renewal	300,000		300,000	
Developer Servicing Plan	Renewal	30,000		30,000	
Facility & Waste		340,000			
Old sale yard remediation	Renewal	250,000		250,000	
Community centre repairs	Renewal	50,000		50,000	
Stadium site remediation	Renewal	20,000		20,000	
Cemeteries strategic plan	Renewal	20,000		20,000	
Waste Management		75,000			
Solar irrigation pump Murrumbateman landfill	Renewal	15,000		15,000	
Yass Transfer station recyclable storage cover	New	60,000		60,000	
Crago Mill Precinct	New	1,205,000		1,205,000	
		23,316,459	11,955,020	10,091,439	1,270,000

Operational Projects

Details on operational projects can be viewed in Council's 2022-2026 Delivery Program.

Financing Activities

The repayment of loans and lease liabilities is included. In 2022/23 it is proposed to refinance the existing loan within the Water Fund. This is represented as a Receipt and Payment within the finance activities.

The net result for 2022/23 is a decrease to Council's Cash and Cash Equivalents as a result of funding capital works and the preparation of strategic plans from cash reserves. The Long Term Financial Plan see an increase to Council's Cash and Cash equivalents as the benefits of Council's planning is realized.

Long Term Financial Plan: July 2022 to June 2032

The following assumptions are to be read in conjunction with the Income Statement.

As we continue to grapple with COVID-19, Council has taken into account the affect this has had during the 2022-23FY and forecast what effect it may have over the next 10 years.

It is impossible to be precise about forward projections for individual line items. It is necessary to understand the calculation of outcomes of financial indicators in order to identify the drivers of variations in performance between years.

Council has identified the external and internal influences that could significantly impact on future financial performance. The following features of the Long Term Financial Plan have been identified as risks and volatile factors.

Market driven planning assumptions

Population forecasts

Yass Valley Council's population is currently estimated at 18,812 and forecast to grow to 22,318 by 2032. A projected population increase of 3,506. Over the same period, the number of dwellings is projected to increase by 1,780.

Financial modelling has included an increase in rates income resulting from growth in the number of rates assessments.

Cost and revenue increase assumptions

Factors applied to revenue and expenditure

The following assumptions are used as the basis of the financial modelling scenarios. These factors reflect a relatively low inflation rate due to the extremely unpredictable nature of inflation in the current environment. This will be monitored closely, and budget adjustments will be made to reflect the impact of these changes.

Table 1: Index factors applied for financial modelling

Assumptions	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32
IPART rate peg	1.3%	2.5%	2.7%	2.9%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
SRV	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Dwellings growth pa	0	180	0	1600	0	0	0	0	0	0
Annual charges	2.3%	2.5%	2.7%	2.9%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
User charges & fees	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Interest on Investments	0.5%	1.0%	1.0%	1.5%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Other revenue	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Operating Grants & Contributions	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Capital Grants	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Employee benefits	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Materials & contracts	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Other expenses	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
CPI	3.5%	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

The following table outlines Council's assumptions by revenue and expenditure types. Included within the assumptions is a brief description as to how Council has determined this assumption and the external influences which impact the assumption.

Table 2: Revenue assumptions

Revenue	Assumption
IPART rate peg	1.3% as announced for the 2022/23 year, steadily increasing up to a rate of 3.0%
SRV	Additional Special Variation was announced for 2022/23 only, subject to successful application to IPART. No other SRV has been included in any scenario
Annual charges & User Fees	Annual charges are increased in line with the rate peg. User fees and charges will be reviewed in a future period to better inform future price changes and ensuring sufficient revenue to meet agreed service levels. No additional fee income has been factored into any scenario until the review has been completed.
Interest on Investments	Interest on investments is assumed at 0.5% in 2022/23 with very slight growth over the 10-year forecast. This reflects the current environment of low interest rates. Interest is calculated on the average balance of funds invested in each year of the financial model. The timing of capital expenditure will affect Council's investment income.
Operating Grants & Contributions	In previous years the Financial Assistance Grant, and other sources of Federal grant funding have not kept pace with inflation, and therefore this model applies a low inflator to the levels of grants and contributions over the life of the plan. The 10-year trend in this model reflects operating grants to grow at a slower rate than other income sources.
Capital Grants	An assumption is made that Council will continue to receive capital grants and contributions from Federal and State sources for roads and bridges within identified grant funding programs. As additional grant funding opportunities arise, they will be brought into the model along with the identified capital works.

Table 3: Expenditure assumptions

Expenses	Assumption
Depreciation	The current depreciation rate for each asset class is assumed to continue over the 10-year term of the model. Depreciation expense will vary dependent on the investment in new assets compared to renewal work. All asset classes will continue to be revalued over the coming years and as this work is completed, the accuracy of depreciation calculations will improve.
Employee benefits	Movement in employee costs is determined through industry award negotiations and market forces. Award increases of 2% have been factored into the 10-year plan along with superannuation guarantee contribution increases of 0.50% pa until a total SG rate of 12% has been achieved in year 2024/25. Impacts affecting wages volatility include internal and external factors such as the rising cost of employment, skills shortages, staff turnover, attraction and retention of Council, an increase in superannuation benefits, maternity and paternity leave, award increases and changes in service levels.
Materials & contracts	The 2022/23 year proposed budget is used as the base year before indexation is applied over the 10 year model. This will be assessed annually to take into consider inflationary pressures on costs.

Financial Scenarios

Scenario 1a: Base case with 1.3% rate peg

Scenario 1a is the base case scenario with the rate peg set at 1.3% as advised by IPART. The following components form part of the base case scenario that are carried through into further scenarios. These components are summarised as:

- Disposal of surplus land to achieve a projected cash inflow of \$12.6 million over the period of the plan
- Reduction to capital works program as the current level of grants reduce back to pre COVID-19 levels
- A loan within the Water fund is to be refinanced at a lower rate
- An increase to staff levels with an additional 9 positions to improve service levels throughout Council.
- As the rate peg for 2022/23 was lower than what had been estimated in the previous LTFP, a number of community programs have had to be scaled back in order to present a financially viable budget for 2022/23FY.

The LTFP projects a financial unsustainable forecast without taking budget repair actions. The key performance indicators in Table 4 do not meet the performance measure benchmarks.

Councils Net Operating Result before Grants and Contributions provided for capital purposes fluctuates from deficit to surplus with an increasing surplus predicted from 2025/26 onwards.

Funding for Infrastructure renewal needs to be identified to ensure Council can meet the required benchmark over time.

Table 4: Scenario 1a Consolidated Fund Key Performance Indicators

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
KPI	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
Operating Performance Ratio (%)	-8.07	-4.50	-4.24	-0.20	0.30	0.80	0.87	1.82	2.29	2.67
Own Source Operating Revenue Ratio (%)	68.05	72.12	72.45	73.60	73.94	74.28	74.63	74.97	75.31	75.64
Unrestricted Current Ratio	1.51x	2.10x	1.80x	1.94x	2.17x	2.51x	3.02x	3.18x	3.66x	7.45x
Debt Service Cover Ratio	0.44x	3.02x	3.05x	3.55x	3.66x	3.80x	3.84x	5.10x	5.19x	5.17x
Cash Expense Cover Ratio (months)	1.54	3.97	4.90	6.16	7.75	9.16	11.10	12.08	12.20	19.66
Building & Infrastructure Renewals Ratio (%)	143.59	74.59%	78.30%	75.69	73.92	73.75	73.63	73.40	72.78	71.84

Table 5: Scenario 1a Consolidated Fund Capital works program

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
New Assets	1,395	780	165	360	370	1,180	770	2,400	6,150	1,750
Asset renewals	13,449	7,470	7,522	7,610	7,146	6,933	5,895	8,572	6,336	6,474
	14,844	8,250	7,687	7,970	7,516	8,113	6,665	10,972	12,486	8,224

Scenario 1b: Base case with 2.3% rate peg (1% Additional Special Variation)

Scenario 1b maintains all the components from scenario 1a with an additional 1% ASRV. The outcome of scenario 1b is not significantly different from scenario 1a, however it will allow Council to include increased funding for community events to activate the LGA after several years of inactivity due to COVID-19 restrictions.

The additional 1% will increase income from rates of approximately \$118,000.

Table 6: Scenario 1b Consolidated Fund Key Performance Indicators

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
KPI	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
Operating Performance Ratio (%)	-9.34	-5.99	-5.73	-1.64	-1.13	-0.64	-0.56	0.40	0.87	1.25
Own Source Operating Revenue Ratio (%)	61.10	72.12	72.45	73.60	73.94	74.28	74.63	74.97	75.31	75.64
Unrestricted Current Ratio	1.06x	1.39x	1.04x	1.06x	1.19x	1.42x	1.84x	1.89x	2.29x	5.88x
Debt Service Cover Ratio	0.40x	2.76x	2.76x	3.31x	3.42x	3.55x	3.58x	4.77x	4.86x	4.85x
Cash Expense Cover Ratio (months)	1.20	3.19	3.91	4.97	6.35	7.55	9.30	10.05	9.99	17.16
Building & Infrastructure Renewals Ratio (%)	182.26	74.20	77.90	75.31	73.55	73.38	73.27	73.05	72.44	71.50

Table 7: Scenario 1b Consolidated Fund Capital works program

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
New Assets	6,376	780	165	360	370	1,180	770	2,400	6,150	1,750
Asset renewals	16,940	7,470	7,522	7,610	7,146	6,933	5,895	8,572	6,336	6,474
	23,316	8,250	7,687	7,970	7,516	8,113	6,665	10,972	12,486	8,224

Monitoring and Evaluation

Council will monitor the LTFP quarterly and review the plan each year as part of the development of the annual Operational Plan. The review will include an assessment of the previous year's performance in terms of the accuracy of projections made and whether its financial strategies were followed through.

Evaluation will include reviewing and amending estimates and scenarios to improve the accuracy of the plan over the long term. With each review, Council will continue to monitor its financial performance against the financial sustainability goals and benchmarks and take corrective actions to achieve a financially sustainable position.

Conclusion

Scenario 1b presents the most responsible financial scenario, taking advantage of the ability to apply for additional rating income after an unexpectedly low rate peg was announced for 2022/23.

In adopting scenario 1b, council will continue work on budget corrective actions to ensure all future benchmarks are met.

Due to the rapidly fluctuating external environment impacting construction costs, availability of contractors and materials, and impending interest rate hikes, the Crago Mill Precinct project is still being modelled and will be incorporated into a future revision of the LTFP.

The financial statements contained on the following pages of this plan set out the financial performance, financial position and cashflows projected for the next 10 years for the General Fund, Water Fund, Sewer Fund and Consolidated Council position.

Appendix A: Long Term Financial Plan data

Yass Valley Council

2022/23 Revenue Statement

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Charging philosophy

In accordance with s404 (1) of the Local Government Act 1993, Council provides the following details of its revenue policy that incorporates the basis upon which the rates and charges will be made.

Rates and charges represent the process Council recovers the cost of providing its services within the boundaries of the local government area. In general, Council follows a user-pays philosophy towards the provision of services. In the case of water, sewer, and garbage services, price increases reflect the cost of providing these services. With ordinary land rates, the rate increases must not be above the limits set by the Minister for Local Government, unless the Minister approves a special variation to general income.

The rates and charges levied by the council are a debt that is applied to the land and this debt becomes the responsibility of the current owner.

The rates and charges set out in this Revenue Statement are designed to provide the net source of funds after allowing for loans, contributions, and government grants for the programs and initiatives identified in the 2022-23 Operational Plan.

Goods and Services Tax (GST)

Ordinary rates, special rates, water charges, sewerage charges, stormwater charges, and domestic management charges are exempt from GST because of a determination by the Federal Treasurer. The majority of Council fees advertised in the schedule of Fees & Charges accompanying the Operational Plan are subject to GST and accordingly the charges reflect a 10% GST component.

Ordinary Rates

Ordinary rates are applied to all rateable properties within the local government area boundaries, based on independent valuations supplied to Council by the Valuer General. The valuations used in the 2022/23 rating period have a base date of 1 July 2019.

For 2022/23, Council has adopted the 1.3% rate peg set by IPART. Council will also be applying for an Additional Special Rate Variation (ASRV) of 1% ongoing for the 2022/23 financial year. The ASRV will bring council's rate back to 2.3% or approx. \$118,000 which is in line with the forecast rate used in Council's 2021/22 Long Term Financial Plan.

Structure of the Ordinary Rate

The rating provisions of the Local Government Act 1993 allow councils to base their ordinary rates either on a system of minimum rates and/or base rates.

Yass Valley Council has chosen to employ the system of both the base rates and minimum rates as a means of levying rates on all properties throughout the Yass Valley local government area. The scenarios outlined below use these provisions. In accordance with Section 197 of the Local Government Act 1993 the structure of the Ordinary Rate must comprise:

- A base amount (i.e. fixed charge required by statute to be no more than 50% of the total rate)
- A minimum amount (i.e. the maximum of the minimum rate is fixed by statute annually)
- An ad valorem component (i.e. a rate levied on the unimproved land value).

The total estimated income yield in 2022/23 from Ordinary rates is \$12,069,833 as detailed in the following table.

Category	Sub-Category	Ad Valorem	Minimum Charge	Base Charge	Total Yield	Avg. unimproved land value per assessment	Avg. Gen. Rates per assessment
Farmland		0.00188651		\$716.50	\$4,541,452	\$1,254,299	\$3,079
Residential	Non Urban	0.00185715		\$467.50	\$3,901,592	\$519,035	\$1,430
Residential	Yass	0.00392924	\$710.50		\$2,048,974	\$196,512	\$833
Residential	Binalong	0.00343278	\$710.50		\$146,460	\$98,274	\$714
Residential	Bowning	0.00343278	\$710.50		\$81,335	\$120,494	\$726
Residential	Wee Jasper	0.00343278	\$710.50		\$31,928	\$93,316	\$710
Residential	Bookham	0.00343278	\$710.50		\$11,352	\$51,381	\$710
Residential	Murrumbateman	0.00259596	\$710.50		\$189,987	\$348,162	\$905
Residential	Gundaroo	0.00259596	\$710.50		\$182,117	\$370,987	\$969
Residential	Sutton	0.00259596	\$710.50		\$75,463	\$447,797	\$1,161
Business	Sutton and Gundaroo	0.00185715		\$467.50	\$18,388	\$409,213	\$1,226
Business	Yass and Villages	0.00924915	\$710.50		\$840,787	\$336,501	\$3,126
			ESTIMATED YIELD		\$12,069,834		

Ordinary Base Rate

Council has chosen to apply a system of base amounts to overcome community concerns over the inequity of the rate burden of a rate levied solely on land values. The uniform base charge reflects some of the benefits derived by ratepayers from the provision of council works and services, and are shared equally by the community regardless of the property valuation. The philosophy behind the base charge is that the base amount should apply to all properties and the total income from the charge should approximate the general administration costs of the council, together with the cost of common services available to each property within the Council area.

Ordinary Minimum Rate

The minimum rate is applied to residential and business properties, to ensure there is an equitable contribution for services where properties have a relatively low land valuation.

Ad Valorem Rate

Council has adopted a system of ad valorem rates that will apply to each property valuation to develop a variable charge on each rate notice. The ad valorem charge is multiplied by the land valuation supplied by the Valuer-General to determine the ad valorem charge. The ad valorem amount of the rate is to be levied on the unimproved land value of all rateable land within each rating category on the rates notice.

Rateable Land Categories

Categorisation of all rateable land in the council area has been undertaken in accordance with the requirements of Chapter 15 of the Local Government Act 1993. Council has used the following categories of rateable land:

- **Farmland** – this is land used genuinely for primary production. The dominant use of the land must be for the business of industry of grazing, and the growing of crops etc. The activities must have a significant

and commercial purpose or character and be engaged in for the purpose of profit on a continuous or repetitive basis. Rural residential land will not be categorised as farmland.

- **Residential** – the Local Government Act 1993 identifies this land as property used for residential accommodation, or in the case of vacant land, property zoned for residential use under an environmental planning instrument (hotels, motels, guesthouses, boarding houses, or nursing homes) are specifically excluded from this category. This category also includes rural residential land.
- **Business** – the Local Government Act 1993 identifies property within this category as land, which cannot be categorised in any of the other categories of farmland or residential.

Valuations

Council will be using valuations with a base date of 1 July 2019 for rating purposes in 2022/23. The valuations are based upon the unimproved land value only of the property and do not include any structures or other improvements.

Any appeal against the property valuation should be lodged with Valuation Services (not with Council) at Property NSW, PO Box 745, Bathurst NSW 2795 or by phone on 1800 110 038 to request a review kit to be posted or emailed to you. Online objection lodgement is also available at https://www.valuergeneral.nsw.gov.au/land_values/what_if_you_have_concerns/lodge_an_objection

Pension Rebates

In accordance with Section 575(3)(a) of the Local Government Act 1993, Council provides a rate reduction of 50% of the amount of the rate levy, provided the maximum rebate for combined general rate and domestic waste management charges does not exceed \$250 to eligible pensioners. Of this rate reduction, the NSW Government reimburses 55%. The estimated pension rebate in 2022/23 is \$135,000 for land rates and \$47,000 for Domestic Waste Management.

Interest on Overdue Rates and Charges

In accordance with section 566 of the Local Government Act 1993, Council charges interest on all rates and charges that remain unpaid after they become due and payable. Rates and charges become payable one months after the date of service of the rates notice unless a person elects to pay the rates and charges by instalments.

Where a person elects to pay by instalments, rates and charges become payable on the due date of the instalment. Interest will be calculated on a daily basis using the simple interest method. The rate of interest must not exceed the maximum rate specified by the Minister for Local Government for overdue General Rates, which has been set at 6% for 2022/23.

Exemptions

The Local Government Act 199, Sections 555 to 558, states that the following exemptions from all land rates are applicable, and where indicated water and sewer access charges must be applied:

1. **Crown Land** (general rates, water, and sewer access charges) – Crown land that is not being held under a lease for private purposes.
2. **National Parks** (general rates, water, and sewer access charges) – Land within a national park, historic site, nature reserve, state game reserve or conservation reserve, whether or not the land is affected by a lease, licence, occupancy or use.

3. Conservation Agreements (general rates only) – Land that is a subject of a conservation agreement, any rate levies on that whole parcel of land is to be reduced by the percentage of the land in which the conservation agreement covers.
4. Churches or places of public worship (general rates only) – Land that belongs to a religious body and is occupied and used as a church, a minister of religions residence, a place for religious teaching or training or the residence of the official head or assistant head of any religious body in the State or any diocese within the State
5. Schools (general rates only) – Land that belongs to an is occupied and used in connections with a school, school playground or residence occupied by a teacher, employee, or caretaker of the school, as defined by the Education Reform Act 1990
6. Government Departments, Council or Emergency Service (general rates only) – land that belongs to and is occupied and used in connection with an emergency service or Government department or Council office or residence provided that it is not commercially leased. This includes Police Stations and residences, Ambulance Stations and residences, Fire Stations, and Government offices.
7. Aboriginal Land (general rates only) – Land that is vested in a NSW Aboriginal land Council. Division 5 of Part 2 of the Aboriginal Land Rights Act 1983 exempts Local Aboriginal Land Councils from payment of rates and charges to Local Government Authorities on certain types of land. This includes land included in Schedule 1 of the Aboriginal Land Rights Regulation 2002, vacant land and declared land that is of spiritual or cultural significance to Aboriginal people.
8. Public Places (general rates only) – Land that is a public place.
9. Public Reserve or Common (general rates only) – Land used for a public reserve or common and vested in the Crown, a public body, or trustees.
10. Public cemetery (general rates only) – Land used for a public cemetery and vested in the Crown, a public body, or trustees.
11. Public Library (general rates only) – Land used solely for a free public library and vested in the Crown, public body, or trustees.
12. Public hospital (general rates only) – land that belongs to a public hospital
13. Area health Service (general rates only) – Land that is vested in an area health service
14. Benevolent or Public Charity (general rates only) – Land that belongs to a public benevolent institution or public charity and is used or occupied by the institution or charity for the purposes of the institution or charity.

Annual Charges

In accordance with section 501(1) of the Local Government Act 1993, Council proposes to make and levy an annual charge for the following services:

- Water Supply Services
- Sewerage Services
- Waste Management Services
- Liquid Trade Waste
- Stormwater Management Services
- On Site Sewage Management Services.

Water Supply Services

Water Availability Charge

The availability charge is based on the size of the meter connection and is shown on the annual rates notice. The charge is related to the cost of providing access to a 20-32mm water connection and has been set at \$518 for those properties that are connected to the Yass water supply. Availability charges for larger water connections are based on the size of the water meter connection.

The availability charge is designed to cover some of the costs incurred by Council in providing and maintaining infrastructure such as reservoirs, pump stations and reticulation systems. Because of the fixed nature of the costs incurred by Council in operating the infrastructure, the availability charge applies to all properties able to connect to the system regardless of whether or not a connection is in place.

All properties falling within the defined water supply boundaries are subject to compulsory water availability charges. For details on land that is exempt from water access charges, see the section under ordinary rates.

The total estimated income yield in 2022/23 from the Water Availability Charge is \$1,990,000.

Discounts – (Water Availability)

A 50% reduction applicable to all churches in the Yass valley LGA.

Water Usage Charges

The water usage charge for 2022/23 is set at \$3.70 per kilolitre for the first 5 kilolitres per day. Water usage in excess of this is charged at \$4.90 per kilolitre. The consumption charge is invoiced three times annually, with the usage calculation per day averaged over this period. The water consumption charges are designed to meet the fixed and variable operating costs related to the provision of water supply. Details of the water charges for the 2022/23 financial year are set out in the Fees and Charges section of the document. The total estimated income yield in 2022/23 from water usage charges is \$2,680,000.

Discounts (Water Usage Charges)

Churches, Nursing Homes, Apex Homes, and St Vincent de Paul receive a 35% discount on usage charges. Council playing fields, Yass Pool, The Men's Shed, the Yass Community Garden, and Yass Golf Course (non-building infrastructure) receive a 55% discount on usage charges, and Binalong Pool receives a 90% discount.

Pension Rebate

In accordance with Section 575(3)(b) of the Local Government Act 1993, Council provides a reduction of 50% of water availability charges levied up to a maximum of \$87.50 for each property. Of this reduction, the NSW Government reimburses 55%. The estimated pension rebate in 2022/23 is \$22,000.

Interest on Overdue Water Charges

In accordance with Section 566 of the Local Government Act 1993, Council charges interest on all water supply service charges which remain unpaid after they become due and payable. Water supply charges become payable one month after the date of service of the rate notice unless a person elects to pay the charges by instalments.

Where a person elects to pay by instalments, rates and charges become payable on the due date of the instalment. Interest will be calculated on a daily basis using the simple interest method. The rate of interest must not exceed the maximum rate specified by the Minister for Local Government for overdue General rates, which has been set at 6% for 2022/23. Council will adopt the maximum rate.

Sewerage Services

Residential Charges

The residential sewerage charge is based on a flat charge for all residential properties connected to Council's sewerage service network and 2022/23 is \$760. Residential sewerage charges reflect the cost of providing and maintaining the required infrastructure as well as operating costs for pump stations and the sewerage treatment plant.

Non Residential Charges

Charges for non-residential sewer usage are based on water consumption for all business properties connected to Council's sewerage service network. For 2022/23 the charge is \$3.27 per kilolitre with a minimum charge of \$760. Charges are based on the previous year's water consumption. These fees are designed to distribute the cost of providing non-residential services equitably on a user pays basis.

Total Income

The total estimated income yield in 2022/23 from sewer charges is \$2,499,000.

Discounts (Sewerage Services)

A 50% reduction is applicable to all churches in the Yass valley LGA.

Pension Rebate

In accordance with Section 575(3)(b) of the Local Government Act 1993, Council provides a reduction of 50% of residential sewerage charges levied up to a maximum of \$87.50 for each individual property. Of this reduction, the NSW Government reimburses 55%. The estimated amounts of the pension rebate in 2022/23 is \$18,000.

Interest on Overdue Sewer Charges

In accordance with Section 566 of the Local Government Act 1993, Council charges interest on all sewer supply service charges which remain unpaid after they become due and payable. Sewer charges become payable once month after the date of service of the rates notice unless a person elects to pay the charges by instalments, rates and charges become payable on the due date of the instalment.

Interest will be calculated on a daily basis using the simple interest method. The rate of interest must not exceed the maximum rate specified by the Minister for Local Government for overdue General Rates. This is set at 6% for 2022/23. Council will adopt the maximum rate.

Liquid Trade Waste

This charge recovers the additional cost of transporting and treating liquid waste from liquid waste dischargers. It is calculated by multiplying the total water consumption from water meter readings by a sewerage discharge factor and liquid trade waste discharge factor by a charge of \$2.28 per kilolitre for those with appropriate pre-treatment, or \$20.00 per kilolitre for those without pre-treatment.

The sewerage discharge factor is based on Appendix G of the Liquid Trade Waste Management Guidelines 2009 as published by the NSW Office of Water. These factors are intended to represent the proportion of wastewater being discharged into the sewer that is considered to be trade waste. The formula provides a system for charging on a user pays basis.

The total estimated income yield in 2022/23 from trade waste charges is \$50,000.

Waste Management Services

Domestic Waste Management Charges

Sections 496 and 504 of the Local Government Act 1993, provide that the domestic waste management services of the Council must be financed by specific annual charges made and levied for that purpose alone. The Act prevents Council from applying ordinary rate income towards meeting the cost of domestic waste management services, nor can it use water charge income for non-waste related functions.

The term 'domestic waste management service' relates to the services that comprise the periodic collection of waste, generated on domestic premises, from individual parcels of rateable land and the services associated with recycling activities provided to these properties.

The functions of domestic waste management services carried out by Council include, but are not limited to:

- Collection of domestic waste
- Disposal and treatment of domestic waste
- Recycling and waste minimisation activities associated with domestic waste collection and disposal.

Kerbside Collection Charge

This is an annual waste collection charge of \$423.00 that meets the cost of:

1. The weekly 140 litre bin domestic waste collection service and the associated waste disposal or treatment
2. The fortnightly 240 litre bin domestic recycling collection service.

It is applicable to each occupied residential property and each residential unit in a multi-unit complex for which the service is available

Additionally, each residential property or unit in a multi-unit complex that already has kerbside collection may request an additional domestic garbage or recycling service. An annual charge of \$282.00 for an additional garbage service and \$141.00 for an additional recycling service is applicable.

Collections will only be conducted from the Council supplied mobile garbage bins on the specified collection days.

Vacant properties

A charge is levied against all vacant properties, where a garbage collection service is offered. The charge in 2022/23 is \$30.00 per property.

Total Income

The estimated total income from domestic waste management charges for 2022/23 is \$1,835,000.

Pension Rebate

In accordance with Section 575(3)(a) of the Local Government Act 1993, Council provides a reduction of 50% of the domestic waste management charge provided the maximum rebate for combined rate and domestic waste management services does not exceed \$250.

The estimated pension rebate in 2022/23 is \$24,000.

Business Waste Management Charges

The business waste management charges are designed to meet the costs of providing waste management services for commercial premises throughout the Council LGA. The income and expenditure associated with the business waste collection and disposal service is expressly separated from the domestic waste management charges in conformity with the provision of the Local Government Act 1993.

There is an annual kerbside waste collection charge of \$423.00 that meets the costs of:

1. The weekly 140 litre bin waste collection
2. Service and the associated waste disposal or treatment
3. The fortnightly 240 litre bin recycling collection service.

The estimated total rate income for business waste management charges for 2022/23 is \$39,000.

Waste Management Environmental Charge

This charge of \$133.00 applies to all rateable properties and goes towards the provision of transfer stations and the management of environmental waste matters throughout the LGA. This charge contributes towards the provision of additional infrastructure and improvements to accommodate waste disposal at all transfer stations throughout the LGA. Funds also go towards the purchase, maintenance and upgrading of waste and recycling bins and infrastructure at all facilities. Funds also provide for long term financial planning of improvements to all facilities.

Farmland property owners with more than one property in the same name, without a house, may claim a credit upon completion of a Statutory Declaration.

The estimated total rate income for the waste management environmental charge for 2022/23 is \$1,025,000.

Interest on Overdue Waste Charges

In accordance with section 566 of the Local Government Act 1993, Council charges interest on all waste service charges which remain unpaid after they become due and payable. Waste charges become payable one month after the date of service of the rate notice unless a person elects to pay the charges by instalments.

Where a person elects to pay by instalments, rates and charges become payable on the due date of the instalment. Interest will be calculated on a daily basis using the simple interest method. The rate of interest must not exceed the maximum rate specified by the Minister for Local Government for overdue General Rates. This has been set at 6% for 2022/23. Council will adopt the maximum rate.

Stormwater Management Services

Stormwater Management Charge

The stormwater management charge of \$25.00 is levied under Section 496A of the Local Government Act 1993, on all occupied residential or business properties within the Yass Township. This charge reflects the cost of the provision and maintenance of the stormwater infrastructure within Yass.

The total estimated income yield for 2022/23 is \$42,000.

Interest on Overdue Stormwater Management Charges

In accordance with Section 566 of the Local Government Act 1993, Council charges interest on all stormwater management charges that remain unpaid after they become due and payable. Stormwater management charges become payable one month after the date of service of the rates notice unless a person elects to pay the rates and charges by instalments.

Where a person elects to pay by instalments, rates and charges become payable on the due date of the instalment. Interest will be calculated on a daily basis using the simple interest method. The rate of interest must not exceed the maximum rate specified by the Minister for Local Government for overdue General Rates. The rate is set at 6% for 2022/23. Council will adopt the maximum rate.

Onsite Sewerage Management Services

Onsite Sewerage Management Charge

The onsite sewerage management charge of \$35.00 is levied in accordance with Section 68 of the Local Government Act 1993, on all properties (rateable or non-rateable) that operate an onsite sewerage management system.

The charge makes the landowner compliant under the legislation as it constitutes an 'approval to operate' by Council. This charge reflects the cost to council to effectively manage and administer all onsite sewerage management systems operating within Yass Valley LGA.

The total estimated yield for 2022/23 is \$139,000.

Interest on Overdue Onsite Sewerage Management Charges

In accordance with Section 566 of the Local Government Act 1993, Council charges interest on all onsite sewerage management charges that remain unpaid after they become due and payable. Onsite sewerage management charges become payable one month after the date of service of the rates notice unless a person elects to pay the rates and charges by instalments.

Where a person elects to pay by instalments, rates and charges become payable on the due date of the instalment. Interest will be calculated on a daily basis using the simple interest method. The rate of interest must not exceed the maximum rate specified by the Minister for Local Government for overdue General Rates. The rate is set at 6% for 2022/23. Council will adopt the maximum rate.

STATEMENT OF BORROWINGS

Under the Local Government Act, Council is required to include details of proposed borrowings in the financial period covered by this revenue policy. Council is proposing now new borrowings for projects in 2022/23. Council's borrowings on 1 July 2022 is forecast to be:

	Loan Principal on 1 July 2022	Annual Cost for 2022/23
General Fund		
NIL		
Water Fund		
Raising the Dam wall ¹	\$ 8,276,584	\$ 752,777
Yass to Murrumbateman Water Supply ²	\$ 1,761,055	\$ 275,500
Water Main Ford to Demestre ³	\$ 671,743	\$ 105,087
Sewer Fund		
Sewer Infrastructure ⁴	\$ 3,593,096	\$ 363,737
Sewer pump station upgrade ⁵	\$ 290,483	\$ 45,443

Notes:

- To ensure Yass valley Council is able to maintain an adequate water supply to meet both current and future needs, Council undertook the project of raising the Yass Dam wall. This project was funded by two separate loans, serviced from the water rates and charges. The \$7.5m NSW Treasury Corporation loan was fully paid in 2019/20. A further \$10m loan for this project was taken out in 2011/12 and was fully drawn down by 7 September 2012. During the drawdown period, the interest rate is variable with a fixed interest rate of 6.96% applying from 7 September 2012 for a period of 10 years. The total loan is over a 30-year period and is due to be renegotiated in August 2022.
- To ensure adequate and sustainable cash flows in the Water and S64 Water Reserves, Yass Valley Council was required to take out a loan to fund the following projects in 2018/19:
 - Pressure pump system at Murrumbateman - \$175k
 - Yass to Murrumbateman WS Design and easement - \$1.2m
 - Yass to Murrumbateman WS Construction \$1.05m
 The funding for these projects is a total of \$2.425m. The loan has an indicative fixed interest rate of 2.55% over 10 years.
- To ensure adequate and sustainable cash flows in the S64 Water Reserve, Yass valley Council was required to take out a loan to fund the 300mm Water main from Ford to Demestre Streets. This loan of \$925k has a fixed rate of 2.55% over 10 years.
- To ensure Yass Valley Council is able to meet future requirements, construction of a sewerage scheme has been undertaken for Murrumbateman village. The project was funded through loan (60%), grant (26%) and Sewer fund reserves (14%). The loan will be serviced from the sewer rates and charges. This loan has a 20-year term with a fixed interest rate of 4.82%.
- To ensure adequate and sustainable cashflows in the Sewer reserves, Yass Valley Council was required to take out loans to fund the following projects:
 - Riverbank Park SPS Generator installation - \$200k
 - Laidlaw Street SPS upgrade - \$75k
 - Ford Street SPS generator design - \$125k
 This loan has a fixed rate of 2.55% for 10 years.

Fees and Charges Revenue Policy

Council will charge a range of fees in 2022/23, as detailed within the attached Schedule of Fees and Charges. The legislative basis for these fees may be found in Section 608 of the Local Government Act 1993 which provides that Council may charge and recover an approved fee for any service it provides, including the following:

- supplying a service, product, or commodity
- giving information
- providing a service in connection with the exercise of the council's regulatory functions
- including receiving an application for approval, granting an approval, making an inspection and issuing a certificate.

Under the principle of "user pays", fees are introduced to offset the cost-of-service provision, or in the case of commercial activities to realise a reasonable rate of return on assets employed by the Council, in order to support the provision of services and to alleviate the burden that would otherwise be unfairly placed upon ratepayers.

Council has given due consideration to the following factors in determining the appropriate price for each fee:

- the cost of providing the service
- whether the goods or service are supplied under a commercial basis
- the importance of the service to the community
- the capacity of the user to pay
- the impact of the activity on public amenity
- competitive market prices
- prices dictated by legislation.

Council discloses its pricing policy by showing a pricing code against each individual fee within the attached Schedule of Fees and Charges, as:

- **Market** - Council provides a good / service in a competitive environment
- **Full Cost** - Council intends to fully recover direct and indirect cost of provision plus any community cost
- **Partial Cost** - Council intends to partially recover the costs of provision
- **Legislative** - Prices are dictated by legislation
- **Zero** - Council absorbs the full cost of delivery
- **Security Deposit** - Refundable deposit against possible damage to Council property

All fees are quoted in "GST Inclusive" terms, as this is the relevant price to the customer, however it should be recognised that within the schedule there are many fees that do not attract GST. These fees have either been specifically exempted by the GST legislation or have been included within the Division 81 determination as the Australian Government has deemed that the customer does not actually receive a taxable supply in consideration for the fee. The latter excludes many fees for regulatory services that are not provided within a competitive environment, and other forms of information that are provided on a non-commercial basis. In accordance with the Office of Local Government's guidelines on competitive neutrality. These businesses set prices in line with market conditions and their results are disclosed, including tax equivalent payments and return on capital, with Council's Annual Report.

Waiving, Discounting or Reducing Fees and Charges

Section 610E of the Local Government Act 1993 allows Council to waive payment of or reduce a fee in a particular case if it is satisfied that the case falls within a category of hardship or any other category that Council has determined it may consider waiving payment or reducing a fee.

Council has determined the following categories:

Hardship - where there is evidence that the payment of the fee or charge will impose unreasonable financial hardship on the applicant given their circumstances.

Charity – where the applicant is a registered charity, and the fee is for a service that will enable the provision of charitable services to the Yass Valley community.

Not For Profit – where the following conditions all apply:

- The applicant is an organisation that holds “not for profit” status
- the fee is for a service that will enable the achievement of the applicant’s objectives and betterment for the Yass Valley community; and
- The payment of standard fees or charges would cause financial hardship for the applicant.

Commercial – where Council, or its contractor, operates a service and reduction of the fee is required to compete in the market

Non-Provision of Service – where Council is unable to provide a service or venue that has been previously agreed upon and an appropriate discount, fee waiver or substitution is required as compensation

Filming related activities – applicable fees and charges may be waived or reduced for productions completed within the LGA if undertaken by an educational institution for a non-commercial purpose, by a registered charity or not-for-profit organisation where the primary purpose is for the improvement/benefit to Yass Valley community or where the production’s primary purpose is to highlight Yass Valley as a tourist destination.

Swimming Pool Special Events –a reduction of fees is offered for community events, open days or other special or promotional events.

The following principles will be considered when applying any reduction or waiver of a fee or charge:

- Compliance with statutory requirements
- Fairness and consistency
- Integrity
- Equity and transparency
- Commercial imperatives.

Some fees or services are prescribed by legislation or are regulatory in nature and fee waiver or reduction is not available in connection with those fees.

The Council will directly, or through delegated authority, assess and make determinations on requests for reduction or waiver of fees in accordance with these principles. Council may endorse a reduction or waiver of fees and charges to organisations through Councils Financial Hardship Policy and Financial Assistance, Grants & Donations Policy.

Draft 2022-23 Fees and Charges document follows.

Delivery Program 2022-2026



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Foreword

On behalf of my fellow Councillors, I am proud to present the 2022-2026 Delivery Program which details how Council intends to work towards delivering the community's goals over the next four years.

Community consultation was undertaken to develop a Regional Community Strategic Plan (CSP), a united plan for the communities of Councils who make up the Canberra Region Joint Organisation. The Regional CSP pulls together extensive consultation that the councils have undertaken to provide a document that identifies the community's local and regional priorities and expectations for the next twenty (20) years, and to plan strategies to achieve those aspirations. The current decisions we make as communities will contribute significantly to what our lives will be like in 2042. The benefits of having a document such as the Regional CSP is that it helps us make decisions that will move us closer to the future we all strive for.

To achieve what we want by the year 2042, the CSP needs to be broken down into more achievable objectives. A rolling 4-year Delivery Program is a smaller component of the long-term vision, providing ongoing opportunities for community feedback to ensure Council is on track for the future.

Yass Valley Council continues our commitment to our community to be financially responsible. This commitment ensures that we keep our costs under control to enable us to continue to deliver the services our residents require and to invest in infrastructure renewal and maintenance so critically needed. One of the greatest challenges for all councils, particularly in rural areas, remains the need to balance the provision of real improvements for local communities with the need to undertake essential maintenance and renewal works on local infrastructure, and to do so with limited resources.

The 2022-26 Delivery Program allows Yass Valley to step forward with confidence to allow Council, in conjunction with our residents, to be ready to face the challenges of tomorrow. I look forward to your thoughts on the 2022-26 Delivery Program we have put forward, as your ongoing feedback is essential to allow us to plan for you and our future generations.

Mayor
Allan McGrath

Introduction

All Council's in New South Wales are required to undertake an Integrate Planning and Reporting (IP&R) process. The primary document is the Community Strategic Plan (CSP). The CSP document is prepared by Council, in consultation with the community, that outlines the outcomes the community would like to see achieved in the Local Government Area over a minimum period of ten years.

The Delivery Program is a document prepared by the Council, which describes the activities it has prioritised to progress the long term strategic outcomes contained in the CSP over a 4-year period. Each of the activities described in the Delivery Program has an identified link to a strategic outcome contained in the CSP. While the Delivery Program describes what the Council has prioritised, it is a 4-year document, which enables several important planning documents to be developed.

Annually, the Council will prepare an Operational Plan and a 10 year Long Term Financial Plan, which details the actions that will be taken and how they may be funded. These plans are linked to the activities described in the Delivery Program.

The integration and clarity within these three documents enable Council to understand the long term financial requirements, particularly those that relate to the maintenance and renewal of Council's assets, and the staff required to undertake the actions and activities.

Council staff will report Council's progress against the Delivery Program on a six-monthly basis and those reports will be considered at a Council meeting. This Delivery Program will be reviewed by Council annually. If necessary, Council will make minor updates to the document. If significant changes are made to the document it will be placed on exhibition and adopted by Council after considering all the submissions that are received.

Context

This Delivery Program has been developed as a response to the Community Strategic Plan. It is Council's list of priority actions over the next four years in progressing the things the community has told Council are important.

The content of the Delivery Program has been arranged in the same order as the Community Strategic Plan, meaning each section of the Delivery Program can be read in the context of the Community Strategic Plan.

Strategic direction

How to read this Delivery Program

Each Delivery Program activity is identified as being an 'action' which progresses a strategy contained within the Community Strategic Plan. An example is provided below;

Our Community's Vision

The Community Vision developed and included in the Community Strategic Plan is:

To build and maintain sustainable communities while recognising and respecting the environment and First nations people of the country.

Council's role

Council has a role to Provide, Collaborate or Advocate. For the purposes of CSP and this Delivery Program the roles are defined as:

- *Provide: services, facilities, infrastructure, programs, planning, and engagement*
- *Collaborate: partner with the community, business and industry, and other tiers of government*
- *Advocate: amplify the voice of our community to get the best possible outcomes*

Outline of stakeholders, partners, agencies

The main stakeholder group for Council is our community of residents.

Other stake holders include businesses and non-government organisations within the Yass Valley local government area, including charity, not-for-profit, service groups, and clubs.

State government agencies are also Council stakeholders as they will be providers of services or funding for services and infrastructure within the LGA such as Police, Health, and Transport. Council also acknowledges that there are other stakeholder agencies such as the Office of Local Government, the Independent Commission Against Corruption, the Office of the Information and Privacy Commissioner, and the Office of the NSW Ombudsman, who rely on Council as a source of information.

At the Commonwealth level, agencies provide funding to the community and Council through the provision of grants. Residents of Council interact with Commonwealth agencies such as Centrelink, Medicare, National Disability Insurance Agency, and the Department of Veteran's Affairs.

Budget Forecast for each CSP Theme

The Delivery Program assists Council in developing a financial forecast for the funding required over a 4-year period, to enable delivery of actions that are identified as priorities. The 4-year budget forecast is shown at the beginning of each CSP Theme.

Workforce Strategic Plan

The Delivery Program assists Council to develop its Workforce Strategic Plan. Considering the activities and services contained in the Delivery Program Council determines the number and types of staff required to deliver the services and activities.

Asset Management Plan

Council's assets include roads, drains, water, sewerage, parks and recreation areas, and public buildings. Their lifecycle and condition can be difficult to determine and are subject to the impacts of adverse climatic conditions and natural disasters. The lifecycle costs of these assets can be large and difficult to determine and often the financing of works goes through peaks and troughs as grants become available.

Council's responsibility for the operation, maintenance, renewal, and upgrade of community assets places a significant burden on its budget. To ensure that Council maintains a sustainable asset base, detailed analysis and difficult decision making are required.

Evaluation

How will we evaluate success of the Delivery Program?

Assessing the success of the Delivery Program is knowing when we have completed an activity and understanding the results of completing the activity. As an example, a Council activity might be providing traineeships for young people starting their working career.

While the activity is considered complete when the trainee finishes the training and is awarded the qualification, it is equally important to understand whether the person went on to find further

employment because of the traineeship. For example, having two trainees be awarded a qualification is one measure of the completion of the activity, having both trainees find ongoing employment utilising the qualification is a measure of the value of conducting the activity.

Measuring progress and success

Council will review the progress made conducting activities and the outcomes of completed activities each six months. The six-monthly progress report will be tabled at an Ordinary Meeting of Council following the close of the reporting period. The report will be publicly available on Councils website.

Assessment methods

Assessment methods will be described in each activity recorded in the Delivery Program. Assessment methods may include, but not limited to, council and external survey results or the comparison of data from one reporting period to the next.

Indicators of success

Indicators of success will be described in each activity recorded in the Delivery Program. Indicators will describe, as far as possible, the data source for the indicator.

CSP Theme: Our Community (CO)

We are a network of vibrant, inclusive, and diverse communities that value our rural lifestyle.

	2022-23	2023-24	2024-25	2025-26
Income	328,076	329,132	330,198	331,275
Expenditure	1,447,191	1,475,687	1,504,751	1,534,243
Result	(1,119,115)	(1,146,556)	(1,174,553)	(1,202,968)
Capital Income	0	0	0	0
Capital Expenditure	0	0	0	0
Reserve Movement	0	0	0	0

Note: This is a forecast 4-year budget

Council will need to work with the following partners to achieve outcomes:

- Local community associations and businesses
- Southern Tablelands Art
- NSW Health
- State Library of NSW and Public Libraries Australia
- headspace Yass
- Yass Liquor Accord
- NSW Farmers Federation
- Companion animal rehoming organisations

Our Community (Continued)

						Timeframe			
	Strategy	Action	Outcome	Measure	Responsibility	22/23	23/24	24/25	25/26
C01: Our health and wellbeing are supported by equitable access services									
C01.1	Our community is able to access information, health and services that support physical health and mental wellbeing.	Provide and improve existing community programs to support mental wellbeing, social opportunities, and lifelong learning.	A variety of appropriate library programs designed and provided for Adult, Youth and Children (including pre and primary school) aged	Continuation of Adult, Youth and Children programs	Director Corporate & Community				
		Support community groups with mental health wellbeing events and activities	Support provided to multiple community groups for ongoing mental wellbeing	Assistance provided to Yass Suicide Prevention Network (YSPN) with monthly meetings, activities, programs	Director Corporate & Community				
		Support given to organisations who assist vulnerable members of our community	Support provided to community organisations, such as the Yass Vine Foodcare Shop and Valmar	<ul style="list-style-type: none">Continued assistance with sourcing grant funding for food and essential servicesCommunity staff volunteer time as practical	Director Corporate & Community				
		Maintain and improve access to information and lifelong learning	Circulation of library materials is maintained and increased	Library physical and online loans continue to increase	Director Corporate & Community				
			Improved access to online information	An increase of promotion and use at the library	Director Corporate & Community				
			Adult digital literacy skills are improved	Increased level of adult digital literacy workshops or one-on-one sessions at the library	Director Corporate & Community				

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
		Maintain and improve access to Library Information Technology	Promote availability of free access to computers and internet for the community	Improved level of internet availability	Director Corporate & Community				
		Plan for a new library space that reflects the growing community needs	A new Library space in the Civic Centre project that caters for long term needs of the community	Increased use of the new library facility	Director Corporate & Community				
		Advocate and support community and sporting groups to improve services they provide for physical and mental health wellbeing	<ul style="list-style-type: none"> Increased physical and mental health wellbeing providers Support and assist with events/activities to promote physical and mental health wellbeing Support of local senior and disability providers 	<ul style="list-style-type: none"> Improved ability of community members to access wellbeing providers Increased support for local events that promote wellbeing Active support for local senior and disability providers 	Director Corporate & Community				
		Develop program for youth social activities with other Youth providers	Increased social opportunities for youth within the Yass Valley	Quarterly youth activities within the Yass Valley	Director Corporate & Community				
C01.2	We advocate for better public and community transport options to enhance access to services for all residents.	Advocate to TfNSW and other providers for programs that assist with transport opportunities	Public and community transport options improved	Programs introduced throughout YVC local government area	Executive Management Team				
C01.3	Continue to advocate on behalf of the community for health and medical facilities in the region.	Advocate to Health NSW for a new Yass Hospital	A new hospital in Yass	Commitment to build a new hospital in Yass	Executive Management Team				
		Advocate health providers to bring new health and medical facilities to the region	Increased health and medical providers	Ongoing health and medical facilities available throughout the region	Executive Management Team				

						Timeframe			
	Strategy	Action	Outcome	Measure	Responsibility	22/23	23/24	24/25	25/26
CO2: We have a vibrant, inclusive, and creative community life									
CO2.1	Events celebrate the identity of our towns and villages, heritage and culture.	Assist community with events or activities that celebrate identity, heritage, and culture	Resources allocated in the Operational and Long term Financial Plan to enable staff to assist with community events and activities	Increased events or activities through Council and grant funding opportunities	Director Corporate & Community				
		Develop a heritage trail throughout the Yass Valley	A heritage trail	Heritage trail completed	Directors Corporate & Community and Planning & Environment				
		Finalise the Murrumbateman Wine Trail	Ability to ride the length of the wine trail	Grant funding sourced to finalise the trail	Director Corporate & Community and Director Infrastructure & Assets				
CO2.2	Creative expression through arts and culture is encouraged.	MOU with Southern Tablelands Arts (STA)	Support and participation by community in the STAs activities and events	<ul style="list-style-type: none">Increased community participation in STA activities/eventsIncreased promotion and assistance of STA activities/eventsIncreased staff and Councillor participation in STA meetings	Director Corporate & Community				
		Assistance provided to community groups for arts and culture activities or events	<ul style="list-style-type: none">Support and assist community with grant funding opportunitiesCommunity arts and culture activities or events	Increased arts and culture activities or events within the Yass Valley	Director Corporate & Community				

						Timeframe			
	Strategy	Action	Outcome	Measure	Responsibility	22/23	23/24	24/25	25/26
CO3: Our community is connected, safe and proud									
CO3.1	Community connectivity and informal support networks support participation in a broad range of activities.	Council provides funding for NBN business services	NBN Business Fibre Zone implemented	Improved connectivity for community	Director Corporate & Community				
		Council works with neighbouring Councils on connectivity support	A member of the regional telecommunication working party	Improve connectivity for businesses	Director Corporate & Community				
CO3.2	We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents.	Renewal of the Alcohol-Free Zone	Alcohol free zone in Yass CBD	Renewal completed	Director Planning & Environment				
		Undertake a subsidised companion animal desexing program	Increase in desexed companion animals	Annual program completed	Director Planning & Environment				
		Undertake a working dog microchipping program	Increase in the identification of working dogs	Program completed	Director Planning & Environment				
		Increase registration of companion animals	Increase in the <u>registration of companion animals</u>	Companion animal registrations increased	Director Planning & Environment				
		Provide free microchipping of companion animals at selected community events	Increase in the identification of companion animals	Provide microchipping of companion animals at 2 community events annually	Director Planning & Environment				
		Development of Community services directory	Annual Community Services Directory	Residents receive a community services directory annually	Director Corporate & Community				
		Develop a new residents information pack	New residents provided with an information pack when they move to Yass Valley	New residents informed of Yass Valley services and products within 6 months of arrival	Director Corporate & Community				

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	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
C03.3	We support our community partners to foster respect and safety	Work with community members/groups, and organisations	A respectful and safe community	Reduced level of crime	Executive Management Team				
		Ongoing involvement in the Local Emergency Management Committee (LEMC)	A resilient community	Ability to react to emergencies	Executive Management Team				
		Active participation in the CRJO Resilience Blueprint	A Resilience Blueprint that can be used to assist with grant funding	Higher level of funding to cope with climatic changes	Executive Management Team				
C03.4	Our public spaces and residential developments are well designed and support public safety.	Complete a wayfinding strategy	Wayfinding strategy to support signage in public spaces	Strategy completed	Director Planning & Environment				
C03.5	Community pride is encouraged through the beautification and maintenance of our villages and towns.	Complete the Bookham Masterplan	Bookham Masterplan to be used as a basis for grant applications and future works	Masterplan completed	Director Planning & Environment				
		Complete the Wee Jasper Masterplan	Wee Jasper Masterplan to be used as a basis for grant applications and future works	Masterplan completed	Director Planning & Environment				
		Complete the Binalong Masterplan	Binalong Masterplan to be used as a basis for grant applications and future works	Masterplan completed	Director Planning & Environment				
		Complete the Bowning Masterplan	Bowing Masterplan to be used as a basis for grant applications and future works	Masterplan completed	Director Planning & Environment				
		Complete the Sutton Mainstreet Masterplan	Sutton Masterplan to be used as a basis for grant applications for future works	Masterplan completed	Director Planning & Environment				
		Implement priority elements of community masterplans.	Implementation of elements of the community masterplans through available grant funding.	Priority elements complete as funding available	Director Infrastructure & Assets				

						Timeframe			
	Strategy	Action	Outcome	Measure	Responsibility	22/23	23/24	24/25	25/26
C03.6	Foster Road Safety	Delivery of TfNSW Road Safety Programs	Satisfy agreement with TfNSW for delivery of Road Safety Programs	All programs delivered within agreed time frames	Director Infrastructure & Assets				
		Have a forum to discuss traffic safety issues	Provision of Traffic Management Committee meeting 4 times pa	Hold Traffic Management Committee meeting 4 times pa	Director Infrastructure & Assets				
C04: We celebrate our diverse cultural identity and heritage									
C04.1	Traditional Owners and First Nations people historic and ongoing connection to Country is recognised and supported.	Active Aboriginal Committee	Recommendations from the Aboriginal Committee that assist the community	Ongoing Aboriginal involvement in community events/activities	Director Corporate & Community				
		NAIDOC Week celebrations	Regular NAIDOC Week celebrations	Community involvement with NAIDOC Week celebrations	Director Corporate & Community				
		Participation in community events	Welcome to Country as part of Australia Day and other events	Increase participation in community events/activities	Director Corporate & Community				
C04.2	Community development is supported to enhance resilience and connection.	Community participation in CRJO Resilience Blueprint workshops.	A resilience community	Communities' ability to cope with natural or economic disasters	Director Corporate & Community				

CSP Theme: Our Economy (EC)

We have a strong regional economy experiencing sustainable growth, which provides for a diverse range of employment opportunities

	2022-23	2023-24	2024-25	2025-26
Income	115,000	115,000	115,000	115,000
Expenditure	863,204	879,945	897,017	914,253
Result	(748,204)	(764,945)	(782,018)	(799,253)
Capital Income	0	0	0	0
Capital Expenditure	0	0	0	0
Reserve Movement	0	0	0	0

Note: This is a forecast 4-year budget

Our Partners:

Council will need to work with the following partners to achieve outcomes:

- NSW Food Authority
- Yass Valley Business Chamber
- Department of Regional NSW
- Department of Planning, Industry and Environment

Our Economy cont'd

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
EC1: Our location attracts business and industry to our region, boosting our local economy and jobs.									
EC1.1	Develop partnerships with the ACT Government and private industry to enable business and industry growth and development.	Work collaboratively and regionally under the CRJO to encourage growth and development to the region	Continue meeting with CRJO Economic Development Working Group	Attend CRJO Economic Development Working Group Meetings	Director Corporate & Community				
		Work with Yass Valley Business Chamber to connect with industry	Host or attend industry networking events including Yass Connect and CDWIA Wine week events	Host or attend regular industry networking events	Director Corporate & Community				
EC1.2	Promote the region as an ideal location for businesses and industry.	Develop & redesign the Yass Valley Shop Local Card to support local small businesses	A Shop Local Card system	Shop Local card that is supported by a majority of small businesses	Director Corporate & Community				
		Promotional campaigns with reach to State and National areas, such as TV and Radio promos	Dedicated promotional campaigns for Yass Valley	Higher visitation to the Yass Valley Information Centre	Director Corporate & Community				
EC1.3	Plan for sufficient land availability and employment generation.	Complete the Integrated Water Cycle Management Plan to identify the water and sewerage requirements to enable land to be effectively developed.	Effective future planning can be conducted for the allocation of appropriate land for business and residential development.	Plan Complete	Director Infrastructure and Assets				
		At the completion of the Future Water Source Strategy in 2022, advocate for State and Federal funding for the development of alternate water sources for the Yass Valley	Sufficient water is available for the continued development of the Yass Valley.	State and/or Federal funding commitment for future water source	General Manager				
		Ensure suitable land is available for small scale service industrial uses and identify modest	Complete analysis of land suitable for small scale service	<u>Review of Settlement Strategy completed</u>	Director Planning & Environment				

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	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
		area/s of land that is suitable for short to medium term	industrial uses, <u>with the review of the Settlement Strategy</u>						
EC1.4	Economic growth and development complement the areas rural character, local environmental and historical facts and community aspirations.	Creation of new Yass Valley Economic Development Strategy that highlights the importance of the areas rural character, local environmental and historical facts and community aspirations.	Creation of a Yass Valley Economic Development Strategy	Strategy implemented and reviewed every 2 years to ensure relevance	Director Corporate & Community				
		Prioritise key projects in partnership with the Economic Development Committee	Regular meetings held with the Economic Development Committee	4 meetings held per year	Director Corporate & Community				
EC2: The local and regional tourism offering is expanded, increasing visitation to the region									
EC2.1	Market the region as a tourist destination, highlighting the region's unique rural character, natural environment, heritage, and culture.	Undertake activities to actively promote Yass Valley as a destination of choice and visitation.	To continue promotion through multiple media publications of the Yass Valley Region including print publishing, social media, website and editorial/advertorials.	All media publication chosen will be relevant to the region including highlighting the region's unique rural character, natural environment, heritage, and culture.	Director Corporate & Community				
		Create & publish of the Yass Valley Destination Guide & Z-Card to promote Yass Valley with physical information & industry advertising.	Continue to develop the Yass Valley Destination Guide & Z-Card every 18 months with accurate and inspiring information to draw visitation to the region. Liaise with the local tourism industry to encourage business advertising to give accurate representation of the region to potential visitors.	Publish, promote & distribute the Destination Guide & Z-Card as per our Destination Guide process to industry and NSW AVICs.	Director Corporate & Community				
		Develop new Yass Valley Region villages touring itineraries and inter-region	On alternate years to the Destination Guide, develop published itineraries to	Publish, distribute & promote itineraries.	Director Corporate & Community				

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	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
		itineraries based on shared theme elements.	encourage village visitation and new content for visitors.						
		Develop new engaging multi-media (video) content for media platforms and larger scale promotional advertising.	Utilising the region's unique rural character, natural environment, heritage, and culture through video to advertise the region on a larger scale.	Utilise the development of the region and village itineraries to promote through video content - publish & promote.	Director Corporate & Community				
		Continue to implement the Strategic Priorities of the Southern Tablelands Tourism Destination Development Plan.	Continue to work with the steering committee of the Southern Tablelands working towards the agreed upon TTDP priorities.	Measured against the Southern Tablelands Tourism Destination Development Plan	Director Corporate & Community				
		Continue to implement online social media strategy & website strategy to encourage visitation and represent the region.	Continue to implement and develop the online presences of the Yass Valley Region online through Visit Yass Valley Portals.	Measured against the goals on each of the strategy.	Director Corporate & Community				
		Increase local range of retail products and souvenirs at the Yass Valley Information Centre and develop e-commerce facility.	To expand the range of products sold at the information centre to give more small suppliers an opportunity to showcase the region through the store.	Actively engage with local producers & suppliers.	Director Corporate & Community				
EC2.2	Support and encourage the growth of tourism infrastructure such as accommodation, visitor facilities and restaurants.	Seek opportunities to promote healthy and sustainable environments through tourism channels and distribute with industry.	Build stronger relationship with industry and create open channels for two-way communication on opportunities and developments.	Actively engage with industry and tourism stakeholders.	Director Corporate & Community				
		Identify and prioritise tourism development opportunities for industry.	Tourism opportunities are prioritised and communicated to external stakeholders or	Communicate tourism opportunities to external stakeholders or action	Director Corporate & Community				

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
			actioned by council staff (internally).	relevant opportunities through council staff.					
EC2.3	Plan, facilitate and support local events that celebrate local produce and businesses, culture, arts and history.	Coordinate and deliver events to enhance the cultural life of residents and promote the Yass Valley Region.	Deliver events such as Australia Day and Christmas Parade Events.	Events are held with the support of Council.	Director Corporate & Community				
		Identify opportunities to bid for regional, state and national events that deliver significant economic outcomes for the community.	Identify and investigate opportunities for the Yass Valley Region to host & deliver significant events.	Bids placed and events held within the region	Director Corporate & Community				
EC2.4	Foster strategic partnerships with tourism authorities to harness marketing and attraction opportunities.	Operate the Yass Valley Information Centre to provide high level visitor services 7 days per week.	Maintain accreditation for the Yass Valley Information Centre. Upgrade facilities for customers within the visitor information centre within budget.	NSW Standard of AVIC Accreditation Regulations.	Director Corporate & Community				
		Develop & action a strategic plan for the Yass Valley Information Centre improvements.	The strategic plan will hold a list of improvements to the centre to allow for a development of space, attraction and resources to be able to promote the region & support customer enquiries.	Against the strategic plan.	Director Corporate & Community				
		Increase stakeholder advertising in Destination Guide and marketing campaigns.	Continue to engage and build relationships with tourism stakeholders to encourage marketing opportunities.	Actively engaging with industry and tourism stakeholders.	Director Corporate & Community				
EC2.5	Direct people to our unique tourism offerings	Coordinate and deliver signage updates for the region on tourism offerings.	The upgrade of regional signage for tourism offerings to assist with a wayfinding.	Sign is designed & implemented.	Director Corporate & Community				

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	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
	through consistent and well branded signage.	Assist in the coordination and delivery of wayfinding upgrades for the Canberra Wine District.	Clear & consistent signage displaying the wine region of the Canberra Wine District.	Signage designed & implemented.	Director Corporate & Community				
		Continue with the Yass Valley Branded Billboards across the region.	Yass Valley to be promoted through 4 billboards on each entry into the Yass Valley Region & Wine Region aligning with designs from annual marketing activities (Destination Guides).	Continued design & implementation of the Yass Valley branded billboards.	Director Corporate & Community				
EC3: Our local established and emerging businesses are supported to thrive.									
EC3.1	Foster a diverse, adaptive and innovative agricultural industry.	Undertake an assessment of impediments and opportunities facing the Yass Valley's agriculture industry.	Results are communicated to Executive Management Committee to development of processes to ease impediments and foster an innovative agriculture industry	Process implemented to assist the development of the Agricultural industry	Director Corporate & Community				
		Identify ways Council can support the redevelopment of agriculture businesses into agritourism opportunities such as accommodation, food services and new farm-based enterprises	Agriculture industry businesses provided the opportunity to adapt to alternate agribusiness models such as agritourism	New agritourism businesses in the Yass Valley	Director Corporate & Community				
EC3.2	Support small and home-based businesses to develop by streamlined process and business support.	Develop and promote Yass Valley's economic and employment opportunities for small businesses	Activities undertaken to promote opportunities	Small Business activities throughout the year and during Small Business Month	Director Corporate & Community				
		Implement the Scores on Doors Program for food premises	Provide information to community about food hygiene and safety of food premises	Program implemented	Director Planning and Environment				

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
		Provide education sessions from the NSW Food Authority for small businesses	Education sessions	One information session biannually	Director Planning and Environment				
		Work with Council's Planning and Environment Directorate to develop information packs for new small and home-based business requiring approval	Collaboration between department to develop information packs	New Small and Home-based business information packs available for new owners	Director Corporate & Community				
EC3.3	Enhance economic resilience to adapt and respond to shocks like COVID 19 and natural disasters.	Develop CRJO Resilience Blueprint to assist response to natural, economic, or medical disasters	Greater resilience to disasters	Community able to respond to disasters as they arise	Director Corporate & Community				
EC4: Our community can access affordable local housing, education, training and employment options									
EC4.1	Local businesses, government, and training stakeholders collaborate to develop education training and employment pathways.	Work with local business networks to provide training and resource support to develop and promote the Yass Valley as an accessible business community	Training sessions are developed and offered.	Number of training sessions offered to small businesses	Director Corporate & Community				
EC4.2	Support our young people to access local education, training and employment pathways.	Advocate for the education and training needs of the young people in the Yass Valley	Ongoing education and training needs of young people addressed and available in the community	Affordable and relevant training and education options available for young people	Director Corporate & Community				
EC4.3	Advocate for educational infrastructure that supports local education, training and employment pathways.	Advocate for new or expanded education and training infrastructure as the community grows.	Infrastructure available to support the growing community available in a timely manner	Infrastructure supports growing community	General Manager				

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
EC4.4	Advocate for better telecommunications connectivity to support local education, training and employment opportunities.	Advocate through companies and regional, state & national telecommunications bodies for improved connections to the whole of the Yass Valley.	Agreement for improved telecommunications from relevant organisations.	Continual improvement of telecommunications network	General Manager				
EC4.5	Advocate and plan for the provision of a variety of housing types.	Incorporate the outcomes of the Housing Issues Paper into the review of the Yass Valley Settlement Strategy 2036	Housing issues addressed in the Settlement Strategy	Housing Issues Paper recommendations actioned in the Yass Valley Settlement Strategy 2036	Director Planning & Environment				

CSP Theme: Our Environment (EN)

We appreciate our range of rural landscapes and habitats and are stewards of the natural environment for future generations

	2022-23	2023-24	2024-25	2025-26
Income	1,249,400	1,193,975	1,213,826	1,234,061
Expenditure	3,496,988	3,265,367	3,326,832	3,388,221
Result	(2,247,588)	(2,071,392)	(2,113,006)	(2,154,160)
Capital Income	420,000	422,100	424,211	426,332
Capital Expenditure	0	0	0	0
Reserve Movement	420,000	422,100	424,211	426,332

Note: This is a forecast 4-year budget

Our Partners:

Council will need to work with the following partners to achieve outcomes:

- Local Land Services (Funding for the Weed Action Plan)
- YVC Weeds Advisory Group (Priorities for actions to be undertaken)
- Crown Lands (CRIF Grants)
- NSW Farmers Federation
- Department of Planning and Environment

Our Environment cont'

Strategy		Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
EN1: Our natural environment is maintained, protected and enhanced in line with community expectations.									
EN1.1	Protect and enhance the existing natural environment, including flora and fauna native to the region.	Complete a flora and fauna management plan for the riverbank in Yass as required by the Victoria Park Masterplan.	Flora and fauna plan informing future management of subject site.	Plan completed	Director Planning & Environment				
		Co-ordinate Clean Up Australia Day activities	Assist with organising Clean Up Australia Day activities within our community	Activities organised	Director Planning & Environment and Director Corporate & Community				
		Adoption of the model Contaminated Land Policy	Policy adopted for contaminated land management	Policy adopted	Director Planning & Environment				
		Develop and install interpretative signage for the Sutton Common	Interpretative signage installed	Signage installed	Director Planning & Environment/ Director Infrastructure & Assets				
		Establish a framework for prioritising Biodiversity Stewardship Agreements	Opportunities for Council to enter into Biodiversity Stewardship Agreements	Framework completed	Director Planning & Environment				
		Undertake flora and fauna surveys (including reptile surveys on potential Biodiversity Stewardship Sites)	Complete flora and fauna surveys	Surveys completed	Director Planning & Environment				
		Complete a Strategic Tree Management Plan for trees on Council Managed land and road reserves	Identification of long term management options for trees on land and roads managed by Council	Plan complete	Director Infrastructure & Assets				

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	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
EN1.2	Implement effective integrated weed management.	Facilitate quarterly meetings of the Weed Advisory Group.	Consultation with stakeholders in priority weed management including annual weed management program.	4 meetings/year	Director Planning & Environment				
		Undertake priority weed spraying in road reserves in accordance annual program.	Spraying completed.	Spraying completed	Director Planning & Environment				
		Undertake spraying of priority weeds in Crown Lands where grants are obtained for this work.	Spraying completed.	Spraying completed	Director Planning & Environment				
		Complete high risk pathways inspections for priority weeds.	Inspections completed.	Two inspections completed annually	Director Planning & Environment				
		Complete property inspections for priority weeds.	Inspections completed	300 inspections completed annually	Director Planning & Environment				
		Weed awareness posts on social media	Provide information on weeds	26 annual posts	Director Planning & Environment				
		Participate in field days/markets etc providing education on priority weed identification and management	Provide information on priority weeds	Attend 4 events annually	Director Planning & Environment				
EN1.3	Protect and rehabilitate waterways, catchments, and groundwater.	Yass Dam and Yass River improvement program	Improved quality of water entering the Yass Dam through riparian vegetation and river catchment improvements.	Water quality improvements in Yass Dam	Director Infrastructure & Assets				
		Street and amenity tree maintenance program	Maintenance of street trees and amenity trees delivers a renewal programme that maintains the	Compliance with approved plans	Director Infrastructure & Assets				

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	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
			environment in townships in accordance with approved strategic plans.						
		Submit monthly data on the Yass River measuring regional water quality for the Waterwatch Program	Measure water quality of Yass River	Submit data for two sites monthly	Director Planning & Environment				
EN1.4	Advocate for and deliver on the protection of our built-form environment and heritage.	Reuse of Crago Mill as a focal point for the Community Plaza as part of the Crago Mill Precinct Development	Crago Mill reused and highlighted as a commercial and community space.	Crago Mill reused	Director Infrastructure & Assets				
		Provide a heritage advisory service to the community	Heritage advice on relevant projects	Service provided	Director Planning & Environment				
		Provide funding for heritage projects through the Local Heritage Fund	Community grants for heritage projects	Grants provided	Director Planning & Environment				
		Complete a Heritage Interpretative Plan	Heritage Interpretative Plan to support implementation of a heritage trail	Plan completed	Director Planning & Environment				
EN2: Adopt environmental sustainability practices									
EN2.1	Investigate and implement approaches to reduce our carbon footprint.	Install solar power generation as part of Crago Mill Precinct Development	Solar power generation installed on appropriate buildings to reduce power consumption.	Solar power installed	Director Infrastructure & Assets				
		Investigate and implement the use of electric and low emission powered vehicles as part of Council Commercial and Operational Fleet	Use of electrical and low emission vehicles, where appropriate, to reduce Council's reliance on liquid fuel vehicles.	Number of electric and low emission vehicles included in Council's fleet increasing.	Director Infrastructure & Assets				
		Investigate and install solar power generation systems and energy reducing	Council facilities reduce energy consumption.	Reduced energy usage across council	Director Infrastructure & Assets				

Strategy		Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
		technologies on Council facilities.							
EN2.2	We investigate and adopt environmentally sustainable practices and purchasing across the organisation.	Maintain procurement and contracting policies and documents addressing environmental sustainability.	Council's procurement meets legislated and best practice for environmental sustainability	Documents reviewed and updated	Director Infrastructure & Assets				
		Revolve Shed established at Yass Waste Transfer Station and supported by awareness campaign	Improved awareness of reuse and rehoming of usable appliances and materials	Reduced waste per head	Director Infrastructure & Assets				
EN2.3	Encourage the community, businesses, government and community support services to mitigate and adapt to the impact of climate change and adopt environmentally sustainable practices.	Look for opportunities to encourage business to use environmentally friendly practices	Information of environmentally friendly practices is distributed via Industry and Small Business eNewsletter	More than two articles per year	Director of Corporate & Community				
		Publish #SustainabilitySunday on Council's social media platform	Publish information on sustainability	Number of posts published	Director Planning & Environment				
		Complete a Climate Change and Natural Disaster Action Plan	Climate Change and Natural Disaster Action Plan	Plan completed	Director Planning & Environment				
		Complete three in-school workshops on waste reduction	Provide education on waste reduction	Three workshops delivered	Director Planning & Environment				
		Use the Yass Valley Eco Champs program to showcase sustainability efforts of our businesses	Highlight businesses championing sustainability	Businesses showcased	Director Planning & Environment				
EN3: We have a robust planning framework that considers our rural character and natural landscapes.									
EN3.1	Development sustainably integrates environmental, social and economic factors which are in the best interests of the	Complete the comprehensive development control plan	Development control plan	Plan completed	Director Planning & Environment				
		Complete a planning proposal to insert	Development control plan	Planning proposal completed	Director Planning & Environment				

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
	community and the region.	planning controls from the Yass Floodplain Risk Management Study and Plan into the Yass Valley Local Environmental Plan 2013							
		Commence review of the Local Strategic Planning Statement	Review commenced in accordance with the requirements of the Environmental Planning and Assessment Act	Review commenced	Director Planning & Environment				
EN3.2	Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth.	Develop and complete the North Murrumbateman strategic planning program	Complete strategic planning work up to the making of a planning proposal for North Murrumbateman	Planning proposal gazetted	Director Planning & Environment				
		Complete review of the Yass Valley Settlement Strategy 2036	Review of Yass Valley Settlement Strategy 2036	Review completed	Director Planning & Environment				
EN3.3	Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere.	Complete the Engineering Design Standards Manual	Documented standards for development assessment and construction of infrastructure	Manual completed	Director Planning & Environment				
EN3.4	Future development, particularly at the residential/ agricultural and the residential/ industrial interfaces, should be planned for and managed to minimise potential conflict between adjacent land uses.	Include information in the Development Control Plan	Information included in the Development Control Plan	Plan completed	Director Planning & Environment				

EN3.5	Open spaces are planned for and preserved to balance development and liveability	Completion of Yass Valley Open Space Strategy	Identification of requirements for open space to enable policy and guidance to be implemented for future development.	Plan completed	Director Planning & Environment				
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CSP Theme: Our Infrastructure

Our community is well serviced and connected to built, social and communications infrastructure.

	2022-23	2023-24	2024-25	2025-26
Income	15,394,131	15,654,867	15,924,418	16,205,933
Expenditure	16,896,938	16,451,042	16,522,432	16,799,470
Result	(1,502,807)	(796,175)	(598,014)	(593,537)
Capital Income	9,260,043	8,890,095	5,641,396	5,693,210
Capital Expenditure	15,920,540	9,194,960	8,706,839	9,171,214
Reserve Movement	1,396,357	(4,257,294)	(2,501,400)	(2,508,946)

Note: This is a forecast 4-year budget

Our Partners:

Council will need to work with the following partners to achieve outcomes:

- Transport For New South Wales (TfNSW)
- Department of Regional NSW
- Department of Planning and Environment
- Department of Health
- Telecommunications Industry
- Community Groups and Sports Clubs

Our Infrastructure cont'd

Strategy		Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
IN1: We have transport links that connect towns within the region and increase access to significant centres.									
IN1.1	Advocate for improved and increased public and community transport services within the region.	Advocate for improved passenger and freight rail connectivity between the Yass Valley and major population and transport hubs.	Advocacy for better rail connectivity for Yass Valley.	Advocacy conducted	General Manager				
		Advocate for improved mass road transport (bus) connectivity between Yass and Canberra as the need arises.	Improved mass transit to Canberra for the working population.	Advocacy conducted	General Manager				
	Plan for improvement Council's Road network	Maintain and update Council's Transport Assessment Management Plan to meet community need.	All road assets have a condition assessment and planned replacement program.	Completion of Transport Asset Management plan and annual reviews.	Director Infrastructure & Assets				
		Provision of road information and support to road users including road closure.	Information and support provided to road users	Number of road closure completed	Director Infrastructure & Assets				
		Support NHVR role and manage the efficient and effective movement of goods within the LGA	Improved heavy vehicle access with the LGA	Number of NHVR request completed	Director Infrastructure & Assets				

6.7 Integrated Planning & Reporting Documents
Attachment D 2022-23 Delivery Program

Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
		Provision of inspection services for Transport assets being created as part of development	Delivery of gifted assets that satisfy appropriate standards and community need	<i>Number of inspections undertaken</i>	Director Infrastructure & Assets			
		Review Road Standards Policy	Policy reviewed to ensure transport assets delivered to council as part of development works are fit for purpose.	<i>Policy reviewed completed</i>	Director Infrastructure & Assets			
	Renew, Upgrade and create new road assets to meeting community needs	Sealed road upgrade program (Grant Funding only)	Upgrade of sealed roads to support additional traffic based on grant availability and road priority plan	<i>Completion of the program</i>	Director Infrastructure & Assets			
		Bridge upgrade program (Grant funded only)	Upgrade of Priority Bridges based on grant availability and road priority plan	<i>Completion of the program</i>	Director Infrastructure & Assets			
		Unsealed roads renewal program	Completion of unsealed road resheeting and drainage upgrades on priority roads determined each year.	<i>Completion of the program</i>	Director Infrastructure & Assets			
		Sealing unsealed roads (Grant Funding only)	Sealing of priority unsealed roads based on grant availability and road priority plan	<i>Completion of the program</i>	Director Infrastructure & Assets			
	Maintain road networks	Annual unsealed road maintenance program	Maintenance of the unsealed roads network in accordance with the Unsealed Roads Priority for Local and Regional Roads	<i>Annual program completed</i>	Director Infrastructure & Assets			
		Annual sealed roads maintenance program	Patching, Heavy patching and resealing on priority sealed roads	<i>Annual program completed</i>	Director Infrastructure & Assets			
		Annual Bridge Maintenance	Proactive and reactive maintenance of bridges on local and regional roads	<i>Maintenance activities completed</i>	Director Infrastructure & Assets			
		Reactive storm water maintenance	Repair of storm water system based on identified issues	<i>Reactive maintenance activities</i>	Director Infrastructure & Assets			
		Deliver maintenance and ordered works for the Road Maintenance Council	Completion of maintenance and ordered work on State Roads based on the requirements in the Road	<i>Works completed</i>	Director Infrastructure & Assets			

Yass Valley Council, DRAFT 2022-2026 Delivery Program

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Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
		Contract for State Roads	Maintenance Council Contract in consultation with TfNSW					
IN1.3	Advocate for funding to improve road conditions and connectivity	Advocate for grant funding for road maintenance, renewal and upgrading to be allocated in accordance with Council's need.	Improved grant funding allocation for the Yass Valley Road Network including Local, Regional, and State Roads and National Highways.	Improved funding allocations	General Manager			
		Advocate for funding of the Barton Highway duplication and Murrumbateman Bypass to be progressed as a matter of urgency.	Commitment by NSW and Federal Governments to funding and construction of the Barton Highway Duplication and Murrumbateman Bypass as a matter of urgency due to growth in Yass and Murrumbateman and location of new Murrumbateman School.	Commitment Secured	General Manager			
		Advocate for the bypass of Sutton.	NSW Government commit funding for design, land acquisition and construction of a bypass of Sutton	Commitment Secured	General Manager			
IN1.4	Support infrastructure that enables sustainable transport options.	Identify, encourage and support initiatives from private companies and government agencies for increasing community access to infrastructure that supports sustainable transport.	Programs and infrastructure within the Yass Valley that support the development of sustainable infrastructure are supported through Council Policies and Development Applications.	Increased sustainable infrastructure implemented when the need and opportunity is identified.	General Manager			
IN2: We are proud of our liveable and accessible local places and spaces.								
IN2.1	Our streetscapes are well designed	Annual street cleaning program.	Complete annual street cleaning program in all towns and villages within	Annual program completed	Director Infrastructure & Assets			

Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
	and maintained.		the Yass Valley focusing on main commercial areas and high traffic areas.					
	Complete the Yass Mainstreet Masterplan	Yass Mainstreet Masterplan	Masterplan completed	Director Planning & Environment				
	Implement priority elements of Yass Mainstreet Masterplan	Implementation of elements of the Mainstreet Masterplans through available grant funding.	Priority elements complete as funding available	Director Infrastructure & Assets				
IN2.2	Parking is accessible	Ensure all new developments comply with the parking space allocation requirements	Suitable parking available with business areas in accordance with policies	Assessments complete	Director Infrastructure & Assets			
IN2.3	Our local character is maintained through the protection and preservation of historic buildings.	Repair, maintenance, and renewal of the Yass Soldiers Memorial Hall	Memorial Hall is maintained in a way that preserves its heritage and makes it usable for the community hall.	Maintenance Complete	Director Infrastructure & Assets			
IN3: Our existing community infrastructure is maintained, and we plan for and support the development of infrastructure that meets community need.								
IN3.1	Advocate to state and federal government agencies for infrastructure that meets the needs of all people in our communities.	Advocate, and support community groups to advocate, for community infrastructure not currently identified in existing programs	Advocacy for support for infrastructure when the need arises	Agreement	General Manager			
IN3.2	Our community infrastructure is accessible, adaptable, and	Develop and Implement Active Transport Strategy for Yass Valley.	To include PAMP, Walking, Cycling and linking tourist, recreation, residential and commercial areas to support future grant applications.	Strategy complete	Director Planning & Environment			

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Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
suitable for multiple user groups and fosters inclusive, healthy, and active recreation opportunities.	Licencing of the Yass Spur Line for use as a Rail Trail	Yass Spur Line Licence agreed with TfNSW to enable the development of an active Transport Corridor from Yass Rail Museum to Yass Junction.	Agreement signed	General Manager				
	Design and Construction of Yass Spur Line Rail Trail	Investigation and design of a Rail Trail for pedestrian, disability and cycle access to enable grant applications for the spur line to be sought.	Design complete, grants secured, construction complete	Director Infrastructure & Assets				
	Construction of Riverbank Park Adventure Playground	Completion of works associated with the construction of the Yass Riverbank Park Adventure Playground.	Playground Complete	Director Infrastructure & Assets				
	Construction of Playground in Murrumbateman	Construction of a Level 2 playground on Council managed land in Murrumbateman in accordance with the location and type identified in the Yass Valley Open Space Strategy	Playground Complete	Director Infrastructure & Assets				
	Implementation of priority projects identified in the Yass Valley Open Space Strategy	Completion of priority elements identified in the strategy as funding becomes available.	Elements Complete	Director Infrastructure & Assets/ Director Planning & Environment				
	Construction of a new Companion Animals Facility	New Companion Animals Facility	Construction completed	Director Infrastructure & Assets/ Director Planning & Environment				
	Complete the Victoria Park Plan of Management	Victoria Park Plan of Management	Plan completed	Director Planning & Environment				
	Complete the Murrumbateman Recreation Ground Plan of Management	Murrumbateman Recreation Ground Plan of Management	Plan completed	Director Planning & Environment				
	Conclude deliberations with	Determine Crown Land Manager of MECCA site	Deliberations finalised	General Manager/Director				

Yass Valley Council, DRAFT 2022-2026 Delivery Program

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Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
		MECCA regarding future of Crown Land Manager		Planning & Environment				
		Construction of Crago Mill Precinct	Construction of Crago Mill Precinct to provide improved Council, Administration and Community facilities.	Construction Complete	Director Infrastructure & Asset			
		Develop business case and design for construction of a Heated Pool	Plans ready for a heated pool for when grant funding or a private operator becomes available	Heated Pool facility	Director Infrastructure & Asset			
IN3.3	Manage assets in a proactive way across their lifespan.	Upgrading of Council Asset Management software.	Migrate Assetic data to the cloud based platform to enable easier access to financial, condition and location data and to improve maintenance tracking. Staff are appropriately trained	Fully implemented	Director Infrastructure & Assets			
		Completion and updating of Asset Management Plans for all asset classes	Asset Management Plans are developed/reviewed for all asset Classes	Asset Management Plans completed and updated	Director Infrastructure & Assets			
		Updating and maintenance of Council's Geospatial Information	A continuous program to ensure accurate and quality assured information on Council assets is maintained	% of data checked and updated.	Director Infrastructure & Assets			
		Development and implementation of Yass Valley Cemeteries Strategic Plan	Yass Valley Cemeteries Strategic Plan developed	Strategic Plan Implemented	Director Infrastructure & Assets			
		Implementation of Strategic Plans and Plans of Management for all Council Managed Community Sporting	<ul style="list-style-type: none"> Implementation of Strategic Plans for all Council Managed Community Sporting and Recreation facilities. Strategic plan priorities are updated into Asset Management Plans as well as provided to Community user 	Works Completed when funding is available	Director Infrastructure & Assets			

Yass Valley Council, DRAFT 2022-2026 Delivery Program

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Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
		and Recreation Facilities	groups for seeking of funding through general revenue, developer contributions, and grants for the delivery of new and upgraded facilities.					
		Maintenance and renewal of Council's vehicle and plant fleet	Maintenance of existing fleet and procurement of new vehicles & plant to ensure Council maintains a safe and efficient fleet	Plant Maintenance Schedule developed and implemented. Renewal of plant as per Fleet Replacement program.	Director Infrastructure & Assets			
IN3.4	Our current community infrastructure is maintained to an acceptable level and used to the maximum practical extent.	Annual facilities operation and planned & reactive maintenance	Facilities operated and maintained to meet community expectations and safety standards	Facilities available for community use	Director Infrastructure & Assets			
		Annual parks and recreation operation and planned & reactive maintenance	Parks maintenance program in accordance with priorities and sports fields maintained in agreement with sporting clubs and community groups	Annual program completed	Director Infrastructure & Assets			
		Annual Cemetery maintenance.	Cemeteries maintenance program meet community expectations and environmental requirements	Annual program completed and no environmental compliance breaches	Director Infrastructure & Assets			
		Operate cemeteries to meet community requirements	Cemeteries are operated in a way that meets community requirements. Requests for burials attended to within 1 working day and notification approved with funeral Director	90% of requests met on time	Director Infrastructure & Assets			
		Implement efficient booking and tracking system for use of all Council Recreation facilities	Improved booking experience through allowing booking and access to facilities remotely and reduce the need for facility keys to be signed out from the Council Customer Service	System implemented	Director Infrastructure & Assets			

Strategy		Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
IN3.5	Management of community infrastructure is supported by strong relationships between Council and community groups.	Review of all agreements for use of community infrastructure managed by Council.	All agreements are reviewed and updated for recording in Council Lease Management Module	All agreements are current and recorded in the Lease management module	Director Infrastructure & Assets				
		Establishment and coordination of community infrastructure user groups to identify community uses and Council support requirements	User Group established and council support provided	Two meeting per year	Director Infrastructure & Assets				
IN4: Water, waste and sewerage services meet the needs of our community.									
IN4.1	Ensure high quality water supply options for the towns in the region.	Annual Water Treatment Plant operation and maintenance	Operate and maintain the water treatment plant to ensure output water quality is within health and Drinking Water Guidelines.	Number of non-compliances	Director Infrastructure & Assets				
		Annual water distribution network operation and maintenance	Maintain the water distribution network to ensure safe and effective water distribution	Number of line breaks reducing	Director Infrastructure & Assets				
		Upgrade of Yass Water Treatment Plant	Complete the design and business case and, if approved, implementation of a new water treatment plant.	New plant complete	Director Infrastructure & Assets				
		Programmed renewal and upgrade of Yass water distribution network	Improved water distribution through the series of water reservoirs and trunk mains	Annual program completed	Director Infrastructure & Assets				
		Repair of Morton Low Level Reservoir	Repair and return to operation of the Morton Low Level Reservoir to improve water network resilience.	Repair Complete	Director Infrastructure & Assets				

Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
		Construction of Old Sale Yards Water Tower	Water Tower at the Old Sale Yards site to provide additional pressure for higher parts of South Yass.	Construction completed	Director Infrastructure & Assets			
IN4.2	Provide safe and efficient sewerage services across the region.	Annual Sewage Treatment Plant operation and maintenance	Operate and maintain the Sewage Treatment Plant to ensure output water quality is within health and EPA requirements.	Number of non-compliances	Director Infrastructure & Assets			
		Annual sewer network operation and maintenance	Maintain the sewage collection network to ensure safe and effective water distribution	Number of line breaks reducing	Director Infrastructure & Assets			
		Upgrade of sewer network	Improved sewage collection through the series of sewage pump stations and trunk mains to support growing population and wider areas of collection.	Program completed	Director Infrastructure & Assets			
		Planning for duplication of Yass Sewage Treatment Plant	Duplication of the Yass Sewage Treatment Plant required to meet the growing population demands. Planning is required to ensure timelines can be met for funding and construction.	Plan complete and funding secured.	Director Infrastructure & Assets			
IN4.3	Our recycling and waste management practices are accessible and efficient.	Operate domestic waste and recyclables collection service	Provision of weekly waste and fortnightly recyclables roadside collection in Yass, Murrumbateman, Bookham and Bowning.	Collections made on time	Director Infrastructure & Assets			
		Operate commercial waste collection service	Provision of commercial waste collection on an as requested basis.	Collections made on time	Director Infrastructure & Assets			
		Operate Waste Transfer Stations in Yass, Murrumbateman, Binalong, Bowning, Wee Jasper, and Gundaroo	Waste transfer stations available to meet community requirements for waste and recyclable disposal.	Days available compared to programmed days	Director Infrastructure & Assets			
		Investigate and implement (if	Survey ratepayers in current waste collection area as well as Gundaroo and	Survey complete and implementation	Director Infrastructure & Assets			

Yass Valley Council, DRAFT 2022-2026 Delivery Program

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Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
		deemed acceptable) options for the provision of Domestic Green Waste Collection	Sutton to ascertain demand for implementing service	complete if deemed appropriate				
		Investigate and implement (if deemed acceptable) options for the provision of Domestic Waste Collection in additional Communities within the Yass Valley	Survey ratepayers in Gundaroo and Sutton to ascertain demand for implementing a Domestic Waste Collection	Survey complete and implementation complete if deemed appropriate	Director Infrastructure & Assets			
IN4.4	Promote community pride through litter mitigation programs	Provide community litter bins and collection to Community Recreation Facilities and high use areas (main streets, commercial areas)	Reduced littering	Visible litter reduction	Director Infrastructure & Assets			
IN4.5	Investigate food and green organics collection options.	Determine disposal options for food and green organics processing within the LGA and adjoining Councils	Investigate cost for presented options and survey residents for demand	Investigation reported to Council	Director Infrastructure & Assets			
INS: Our telecommunications infrastructure is sound and support access for business, industry, services, and the community.								
INS.1	Advocate for servicing of mobile telephone blackspot areas.	Advocate with State and Federal Governments and Telecommunications	Commitment to and provision of improved services in black spot areas	Reduced black spot areas	General Manager			

Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
					22/23	23/24	24/25	25/26
		Industry Bodies for improved mobile phone telephone service in blackspot areas.						
INS.2	Advocate for a more stable communication network.	Advocate with State and Federal Governments and Telecommunications Industry Bodies for improved internet and phone services to meet the growing population and demand.	Commitment to and provision of improved services	Improved services	General Manager			

CSP Theme: Our Civic Leadership

Our leaders operate ethically and implement good governance

	2022-23	2023-24	2024-25	2025-26
Income	13,932,876	14,430,442	14,765,420	16,323,635
Expenditure	4,821,881	4,922,988	5,171,302	5,099,638
Result	9,110,995	9,507,454	9,594,118	11,223,997
Capital Income	0	0	0	0
Capital Expenditure	0	0	0	0
Reserve Movement	2,002,009	2,625,629	102,000	(40,000)

Note: This is a forecast 4-year budget

Our Partners:

Council will need to work with the following partners to achieve outcomes:

- NSW Food Authority
- NSW Health
- NSW OLG – Companion Animals

Our Civic Leadership cont'd

Strategy		Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
CL1: Council is an effective, responsible, and innovative organisation.									
CL1.1	Council practices and processes are undertaken in a safe and efficient manner that meets legislative requirements.	Implement and manage an accredited WHS system.	Community services are delivered in a way that is safe for employees and community members	Number of safety incidents	General Manager				
		Undertake food inspection program	Ensure that food premises are operating in accordance with the Food Act 2003	100 inspections of high and medium premises completed	Director Planning & Environment				
		Undertake on site sewage management inspection program	Ensure that on site sewage management systems are operating in accordance with the Local Government Act 1993	100 inspections of high and medium risk on site sewage management systems	Director Planning & Environment				
		Conduct an audit of all on site sewage management systems for the LGA	Ensure that on site sewage management systems are operating in accordance with the Local Government Act 1993	Audit completed	Director Planning & Environment				
		Undertake caravan park inspection program	Ensure that caravan parks operate in accordance with approvals under the Local Government Act	Inspections completed	Director Planning & Environment				
		Inspections of Regulated Premises (skin penetration and mortuary)	Ensure that regulated premises are operating in accordance with the Public Health Act	Inspections completed	Director Planning & Environment				
		Develop inspection protocol with NSW Health for the inspection of public swimming pools	Develop inspection protocol with NSW Health for the inspection of public swimming pools	Protocol developed	Director Planning & Environment				

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6.7 Integrated Planning & Reporting Documents
Attachment D 2022-23 Delivery Program

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
		Complete microbiological sampling of public pools	Sampling completed in accordance with the Public Health Act	Sampling completed	Director Planning & Environment				
		Complete inspections of underground petroleum storage systems	Ensure that underground petroleum storage systems operate in accordance with Protection of the Environment Operations Act	Inspections completed	Director Planning & Environment				
		Review of Enforcement Policy and compliance framework	Review of policy and framework to ensure it meets current practices	Review completed	Director Planning & Environment				
		Undertake annual review of two investigations	Investigations completed in line with standards	Review completed	Director Planning & Environment				
CL1.2	Make doing business with Council easier.	Linking of Council's Asset Management Complaints and Works tracking system to Council website.	Implementation of web based asset complaint and maintenance notification system	System implemented	Director Infrastructure & Assets				
		Digitisation of on site sewage management inspection report submissions	Electronic submission of inspection reports for service providers	Digitisation completed	Director Planning & Environment				
		Complete automation of 10.7 certificates	Automation of 10.7 certificate process	Automation completed	Director Planning & Environment				
CL1.3	Seek out and pursue grant funding opportunities.	Apply for grants for operation, maintenance, upgrade and new infrastructure.	Identify and seek appropriate grants for the upgrading and renewal of Council Managed Assets to meet the requirements of Council's Long Term Financial Plan and Asset Management Plans.	Grants applied for and received	Director Infrastructure & Assets				

Yass Valley Council, DRAFT 2022-2026 Delivery Program

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6.7 Integrated Planning & Reporting Documents
Attachment D 2022-23 Delivery Program

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
		Support Community Groups to apply for grants for renewal, upgrades, and new infrastructure.	Community Groups support the delivery of facilities for their (and wider community) use in accordance with community group requirements, Asset Management Plans and Facility Strategic Plans	Groups applying for grants	Director Infrastructure & Assets and Director Corporate & Community				
CL1.4	Governance provides a sound basis for decision making.	Decisions made in accordance with LG Act and Regulations	Sound decision making	<i>Reduced number of complaints in relation to decision making</i>	Executive Management Team				
CL1.5	Council understands the aspirations of the community and seeks to unearth innovative solutions to local issues.	Participate in community, sporting, business, and charity groups to understand community needs	Ability to provide innovative solutions to local issues	Regular participation in community and business meetings	Executive Management Team				
CL1.6	Council actively participates in regional bodies such as CRJO to identify innovations and opportunities for our region.	Ongoing participation in CRJO and regional interest groups to identify and action (where possible) opportunities for our region	Ability to provide innovation when grant funding allows	Active participation in CRJO and regional interest groups	Executive Management Team				
CL2: Council is a financially sustainable organisation that can meet community needs									
CL2.1	Manage resources in a responsible manner that supports the ongoing viability of Council.	Actively manage investments	Increased income and sufficient cashflow	Positive result for investment portfolio	Director Corporate & Community				
		Abide by Accounting Standards and OLG accounts regulations	An organisation that is fit for the future	Positive external audit annually	Director Corporate & Community				
CL2.2		Actively review Fees & Charges	Increased funding for projects	Increased revenue for operations	Director Corporate & Community				

	Strategy	Action	Outcome	Measure	Responsibility	Timeframe			
						22/23	23/24	24/25	25/26
	Seek out and pursue income generating opportunities.	Ensure rating is calculated and included as subdivisions are put on line	Increased income	Increased revenue for operations	Director Corporate & Community				
CL3: Our community is informed and engaged in decision making.									
CL3.1	Our community is empowered to access engagement opportunities and provide input into the future direction of the region.	Regular participation by staff in community meetings and gatherings	Increased community input into future plans and strategies	Increase response from community	Executive Management Team				
		Promote 'having your say' when opportunities identified by staff and Councillors	Higher percentage of community know when they are able to 'have a say'	Increase in timely and consistent information on Council matters	Director Corporate & Community				
CL3.2	Residents have access to timely, relevant and accurate information about issues that affect them	Accessible website and social media platforms	Easy access to multiple digital platforms by residents	Timely and relevant access to Council information	Director Corporate & Community				
CL3.3	We seek to engage 'hard to reach' parts of our community in decisions affecting them and our region.	Increased regular participation in all community areas of the Yass Valley	Greater percentage of the community will be better informed of decisions	Informed community across the Yass Valley	Director Corporate & Community				
CL3.4	We value the voice of our community, and their input informs our decisions.	Increased promotion of community input when items are put out for public comment and submissions	Community input is encouraged and considered	Increased submissions from community	Executive Management Team				

Local Government Remuneration Tribunal

Annual Report and
Determination

*Annual report and determination under sections
239 and 241 of the Local Government Act 1993*

20 April
2022

[NSW Remuneration Tribunals website](https://www.remunerationtribunal.nsw.gov.au/)

Local Government Remuneration Tribunal

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Local Government Remuneration Tribunal

Executive Summary

The *Local Government Act 1993* (LG Act) requires the Local Government Remuneration Tribunal ("the Tribunal") to report to the Minister for Local Government by 1 May each year on its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

Categories

The Tribunal found the allocation of councils into the current categories appropriate. Criteria for each category is published in Appendix 1. These categories have not changed further to the extensive review undertaken as part of the 2020 review.

Fees

The Tribunal determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

Local Government Remuneration Tribunal

Section 1 Introduction

1. Section 239 of the LG Act provides that the Tribunal determine the categories of councils and mayoral offices and to place each council and mayoral office into one of those categories.
2. Section 241 of the LG Act provides that the Tribunal determine the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils for each of the categories determined under section 239.
3. Section 242A(1) of the LG Act, requires the Tribunal to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission.
4. The Tribunal can also determine that a council can be placed in another existing or new category with a higher range of fees without breaching the Government's Wages Policy as per section 242A (3) of the LG Act.
5. The Tribunal's determinations take effect from 1 July each year.

Section 2 2021 Determination

6. The Tribunal received 18 submissions which included 9 requests for re-categorisation. At the time of making its determination, the Tribunal had available to it the Australian Bureau of Statistics 25 March 2020 population data for FY2018-19. The Tribunal noted the requirement of section 239 of the LG Act that it must determine categories for councils and mayoral offices at least once every 3 years. It noted that the Tribunal had conducted an extensive review in 2020 and decided that the categories would next be considered in 2023.
7. The Tribunal found that the current categories and allocation of councils to these categories remained appropriate. The Tribunal's finding had regard to the 2020 review, the current category model and criteria and the evidence put forward in the received submissions.
8. In regard to fees, the Tribunal determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

Section 3 2022 Review

Process

9. In 2020, the categories of general purpose councils were determined as follows:

Metropolitan	Non-Metropolitan
<ul style="list-style-type: none">• Principal CBD• Major CBD• Metropolitan Large• Metropolitan Medium• Metropolitan Small	<ul style="list-style-type: none">• Major Regional City• Major Strategic Area• Regional Strategic Area• Regional Centre• Regional Rural

Local Government Remuneration Tribunal

- | |
|---|
| <ul style="list-style-type: none"> • Rural |
|---|

10. The Tribunal wrote to all mayors or general managers and LGNSW on 14 October 2021 to advise of the commencement of the 2021 review and invited submissions regarding recategorisation, fees and other general matters. The Tribunal's correspondence advised that an extensive review of categories was undertaken in 2020 and, as this was only legislatively required every three years, consideration would be next be given in 2023. The correspondence further advised that submissions requesting to be moved into a different category as part of the 2022 review would require a strong case supported by evidence that substantiates that the criteria for the requested category is met.
11. Seven submissions were received from individual councils and one submission was received from LGNSW. The Tribunal noted that several of the submissions had not been endorsed by their respective councils. The Tribunal also met with the President, Chief Executive and Senior Manager of LGNSW.
12. The Tribunal discussed the submissions at length with the Assessors.
13. The Tribunal acknowledged previous and ongoing difficulties imposed by COVID19 and natural disasters on councils.
14. The Tribunal also acknowledged submissions from councils in regional and remote locations that raised unique challenges, such as travel and connectivity, experienced by mayors and councillors in those areas.
15. A summary of the matters raised in the received submissions and the Tribunal's consideration of those matters is outlined below.

Categorisation

16. Five council submissions requested recategorisation. Three of these requests sought the creation new categories.

Metropolitan Large Councils

17. Penrith City Council acknowledged that categories were not being reviewed until 2023. However, the Council reiterated their previous year's position and contended that their claim for the creation of a new category of "Metropolitan Large – Growth Centre" continues to be enhanced through their leading role in the Western Sydney City Deal. Council's submission further stated that the participation in the Deal demonstrated the exponential growth that will occur in the Penrith Local Government Area.
18. Blacktown City Council requested the creation of a new category "Metropolitan Large – Growth Area". Council stated that the current criteria for "Metropolitan Large" does not reflect the Council's size, rate of growth and economic influence.

Council based its argument for a new category on the following grounds:

- Significant population growth. Current estimated population of 403,000 with an expected population of 640,000 in 2041.
- Blacktown being critical to the success of the Greater Sydney Region Plan while also being part of the fastest growing district for the next 20 years.
- 4th largest economy in NSW – as of 30 June 2020, Gross Regional Product (GRP) was \$21.98 billion, comparatively City of Parramatta was \$31.36 billion.
- Undertaking of several transformational projects to increase economy and services. Examples include the redesign of Riverstone Town Centre, Australian Catholic University establishment of an interim campus for up to 700 undergrads

Local Government Remuneration Tribunal

with a permanent campus to open by 2024, the \$1 billion Blacktown Brain and Spinal Institute proposal and Blacktown International Sports Park Masterplan to provide a first-class multi-sport venue.

- Expansion in provision of services such as childcare, aquatic and leisure centres.
- Diversity of population.

Non-Metropolitan Major Regional City Councils

19. Newcastle Council requested clarification regarding City of Newcastle's status as either Metropolitan or Regional, noting that while City of Newcastle is classified as a "Major Regional City", the Newcastle Local Government Area is often exempt from both regional and metropolitan grant funding due to inconsistencies in classification. Council sought review on the following grounds:

- Size of council area 187km² (in comparison of Parramatta Council 84km²).
- Physical terrain.
- Population and distribution of population.
- Nature and volume of business dealt with by Council.
- Nature and extent of development of City of Newcastle.
- Diversity of communities served.
- Regional, national and international significance of City of Newcastle.
- Transport hubs.
- Regional services including health, education, smart city services and public administration.
- Cultural and sporting facilities.
- Matters that the Tribunal consider relevant

Regional Centre

20. Tweed Shire Council requested to be reclassified as a "Regional Strategic Area" on the following grounds:

- Proximity to the Gold Coast City and Brisbane.
- Proximity to Sydney via the Gold Coast airport.
- Tweed being the major population and city centre for the Northern Rivers Joint Organisation.
- Tweed being the largest employer and strongest growth area in the Northern Rivers.

Non-Metropolitan Rural Councils

21. Murrumbidgee Council requested recategorisation to "Regional Rural" as they are a product of the merger of the former Jerilderie Shire Council and the former Murrumbidgee Shire Council. Council also suggested that the criteria for "Regional Rural" is amended to:

- Councils categorised as Regional Rural will typically have a minimum residential population of 20,000 or can demonstrate one of the following features...."
 - the product of the 2016 amalgamation where two or more Rural classified Local Governments Areas merged.

Findings - categorisation

22. The Tribunal assessed each Council's submission and found that the current categories and allocation of councils to these categories remained appropriate. The Tribunal's findings had regard to the 2020 review, the current category model and

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criteria and the evidence put forward in the received submissions.

23. Having regard to the requirements of sections 239 and 240 of the LG Act, the Tribunal did not find that any council's submission was strong enough for a change in category or for the creation of a new category.
24. The Tribunal did note, however, that some councils may have a better case for recategorisation at the next major review of categories in 2023.
25. The Tribunal was of the view that the 2023 determination and review of categories as required by s239 (1) of the LG Act will see more requests from councils for recategorisation and possible determination of new categories. The Tribunal and Assessors may benefit from visits to meet regional organisations of councils and direct opportunities for input from Mayors and general managers in this regard.

Fees

26. In determining the maximum and minimum fees payable in each of the categories, the Tribunal is required by section 242A of the LG Act, to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under section 146C of the *Industrial Relations Act 1996* (IR Act), when making or varying awards or orders relating to the conditions of employment of public sector employees.
27. Pursuant to section 146C(1)(a) of the IR Act, the current government policy on wages is expressed in the Industrial Relations (Public Sector Conditions of Employment) Regulation 2014 (IR Reg.). The IR Reg. provides that public sector wages cannot increase by more than 2.5 per cent per annum. The Tribunal therefore has the discretion to determine an increase of up to 2.5 per cent per annum.
28. Submissions that addressed fees sought an increase of a maximum of 2.5 per cent per annum or greater. These submissions raised issues such as comparative remuneration, cost of living and increasing workloads. One submission also suggested that higher fees are required to attract a higher standard of candidates to council roles.
29. The LGNSW submission contained 3 parts. The first part of the submission supported an increase of 2.5 per cent per annum in remuneration, but further argued that the maximum increase is inadequate and does not address the historical undervaluation of work performed by mayors and councillors, and the substantial expansion of their responsibilities and accountability in recently years. LGNSW used the following economic indexes and wage data in support of their argument:
 - Consumer price index (CPI)
 - National and state wages cases
 - Wage increases under the *Local Government (State) Award 2020*.
30. The second part of LGNSW's submission addressed inequity and impacts of low remuneration. It was supported by the research paper "Councillor perspectives on the (in)adequacy of remuneration in NSW local government: Impacts on well-being, diversity and quality of representation" (the "ANU Paper"), written by Associate Professor Jakimow of the Australian National University. A key finding of the ANU Paper was that "current remuneration levels are perceived as inadequately reflecting the extent and nature of council work." The finding was derived from the undertaking of

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a survey of councillors and mayors. The paper suggests that there is a disconnect between workload and remuneration and this was identified as the most frequent argument for increasing the current rate.

31. The third and final part of LGNSW's submission compared the minimum and maximum rates of NSW mayor and councillor remuneration to the remuneration of directors and chairpersons of comparable government bodies and not-for-profits, mayors and councillors in Queensland and members of the NSW Parliament. The submission contended that NSW mayor and councillor remuneration is below that of their counterparts.
32. Following the most recent review by the Independent Pricing and Regulatory Tribunal (IPART) the amount that councils will be able to increase the revenue they can collect from rates will depend on their level of population growth. IPART has set a 2022-23 rate peg for each council, ranging from 0.7 to 5.0 per cent. IPART's rate peg takes into account the annual change in the Local Government Cost Index, which measures the average costs faced by NSW councils, in addition to a population factor based on each council's population growth.
33. Employees under the *Local Government (State) Award 2020* will receive a 2 per cent per annum increase in rates of pay from the first full pay period to commence on or after 1 July 2022.
34. The Tribunal has determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

Conclusion

35. The Tribunal's determinations have been made with the assistance of Assessors Ms Kylie Yates and Ms Melanie Hawyes.
36. It is the expectation of the Tribunal that in the future all submissions have council endorsement.
37. Determination 1 outlines the allocation of councils into each of the categories as per section 239 of the LG Act.
38. Determination 2 outlines the maximum and minimum fees paid to councillors and mayors and members and chairpersons of county councils as per section 241 of the LG Act.



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Section 4 2021 Determinations

Determination No. 1 - Allocation of councils into each of the categories as per section 239 of the LG Act effective from 1 July 2021

Table 1: General Purpose Councils - Metropolitan

Principal CBD (1)	Major CBD (1)
Sydney	Parramatta
Metropolitan Large (12)	Metropolitan Medium (8)
Bayside	Campbelltown
Blacktown	Camden
Canterbury-Bankstown	Georges River
Cumberland	Hornsby
Fairfield	Ku-ring-gai
Inner West	North Sydney
Liverpool	Randwick
Northern Beaches	Willoughby
Penrith	
Ryde	
Sutherland	
The Hills	
Metropolitan Small (8)	
Burwood	
Canada Bay	
Hunters Hill	
Lane Cove	
Mosman	
Strathfield	
Waverley	
Woollahra	

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Table 2: General Purpose Councils - Non-Metropolitan

Major Regional City (2)		Major Strategic Area (1)	Regional Strategic Area (1)
Newcastle		Central Coast	Lake Macquarie
Wollongong			

Regional Centre (24)		Regional Rural (13)	
Albury	Mid-Coast	Bega	
Armidale	Orange	Broken Hill	
Ballina	Port Macquarie-Hastings	Byron	
Bathurst	Port Stephens	Eurobodalla	
Blue Mountains	Queanbeyan-Palerang	Goulburn Mulwaree	
Cessnock	Shellharbour	Griffith	
Clarence Valley	Shoalhaven	Kempsey	
Coffs Harbour	Tamworth	Kiama	
Dubbo	Tweed	Lithgow	
Hawkesbury	Wagga Wagga	Mid-Western	
Lismore	Wingecarribee	Richmond Valley Council	
Maitland	Wollondilly	Singleton	
		Snowy Monaro	

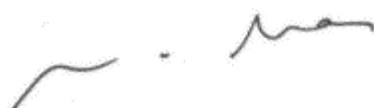
Rural (57)			
Balranald	Cootamundra-Gundagai	Junee	Oberon
Bellingen	Cowra	Kyogle	Parkes
Berrigan	Dungog	Lachlan	Snowy Valleys
Bland	Edward River	Leeton	Temora
Blayney	Federation	Liverpool Plains	Tenterfield
Bogan	Forbes	Lockhart	Upper Hunter
Bourke	Gilgandra	Moree Plains	Upper Lachlan
Brewarrina	Glen Innes Severn	Murray River	Uralla
Cabonne	Greater Hume	Murrumbidgee	Walcha
Carrathool	Gunnedah	Muswellbrook	Walgett
Central Darling	Gwydir	Nambucca	Warren
Cobar	Hay	Narrabri	Warrumbungle
Coolamon	Hilltops	Narrandera	Weddin
Coonamble	Inverell	Narromine	Wentworth

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Rural (57)	
	Yass

Table 3: County Councils

Water (4)	Other (6)
Central Tablelands	Castlereagh-Macquarie
Goldenfields Water	Central Murray
Riverina Water	Hawkesbury River
Rous	New England Tablelands
	Upper Hunter
	Upper Macquarie



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Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2022

The annual fees to be paid in each of the categories to Councillors, Mayors, Members and Chairpersons of County Councils effective on and from 1 July 2022 as per section 241 of the *Local Government Act 1993* are determined as follows:

Table 4: Fees for General Purpose and County Councils

Category		Councillor/Member Annual Fee (\$) effective 1 July 2022		Mayor/Chairperson Additional Fee* (\$) effective 1 July 2022	
		Minimum	Maximum	Minimum	Maximum
General Purpose Councils - Metropolitan	Principal CBD	28,750	42,170	175,930	231,500
	Major CBD	19,180	35,520	40,740	114,770
	Metropolitan Large	19,180	31,640	40,740	92,180
	Metropolitan Medium	14,380	26,840	30,550	71,300
	Metropolitan Small	9,560	21,100	20,370	46,010
General Purpose Councils - Non-Metropolitan	Major Regional City	19,180	33,330	40,740	103,840
	Major Strategic Area	19,180	33,330	40,740	103,840
	Regional Strategic Area	19,180	31,640	40,740	92,180
	Regional Centre	14,380	25,310	29,920	62,510
	Regional Rural	9,560	21,100	20,370	46,040
	Rural	9,560	12,650	10,180	27,600
County Councils	Water	1,900	10,550	4,080	17,330
	Other	1,900	6,300	4,080	11,510

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).



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Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

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Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000

Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

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Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 300,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a

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significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 200,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$100M per annum
- the highest rates of population growth in regional NSW
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

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Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000.

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

Rural

Councils categorised as Rural will typically have a residential population less than 20,000.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Biosecurity Act 2015*.