



## **Ordinary Meeting of Council**

**Thursday 29 June 2023**

**4.00pm**

**Council Chambers**

**209 Comur Street, Yass**

**ATTACHMENTS TO REPORTS**

# Ordinary Meeting of Council

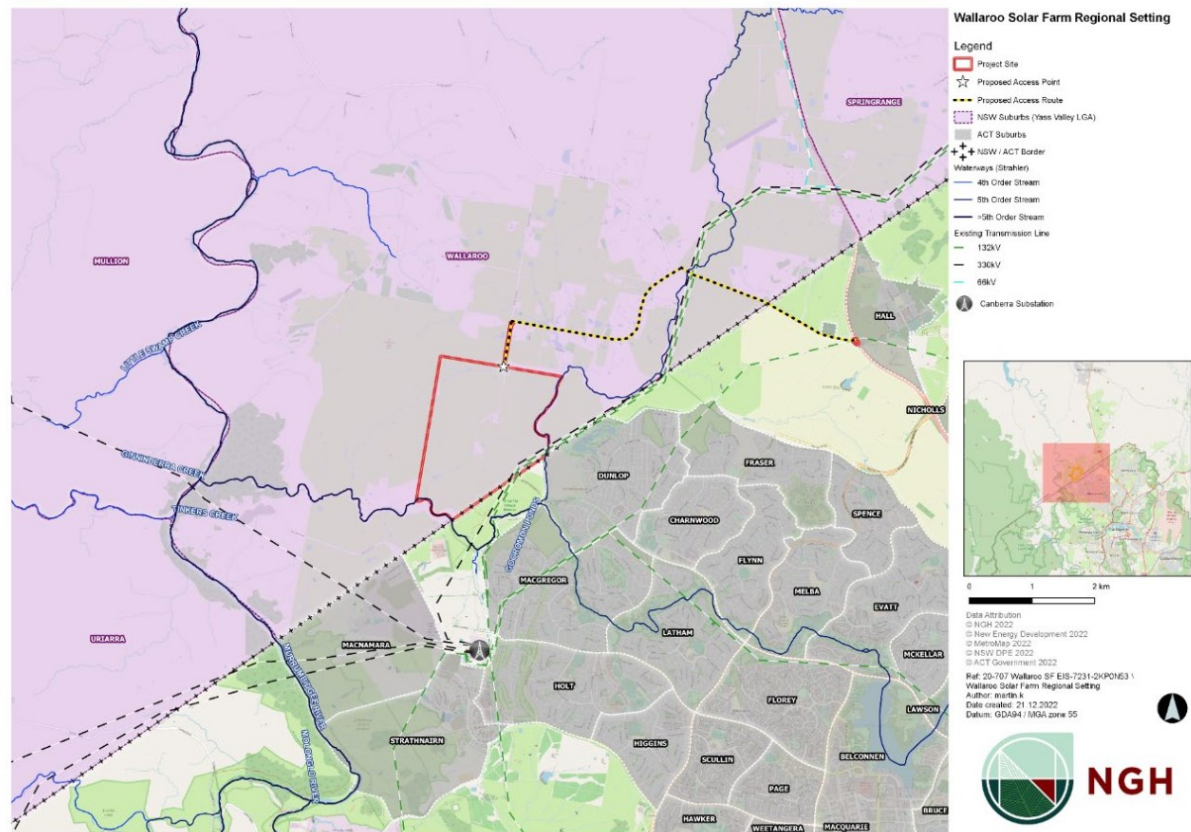
## Attachments to Reports

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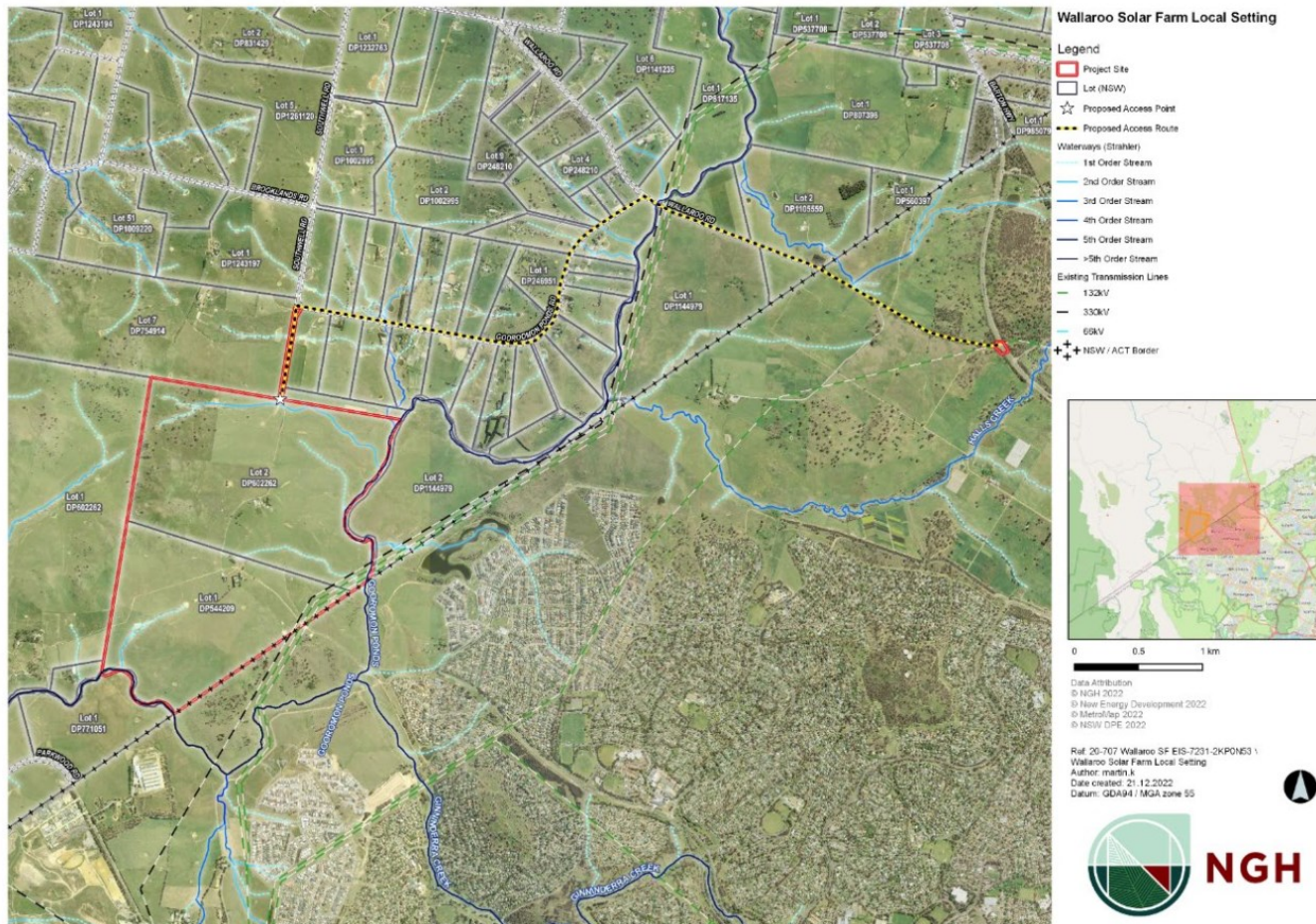
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## LOCALITY PLAN

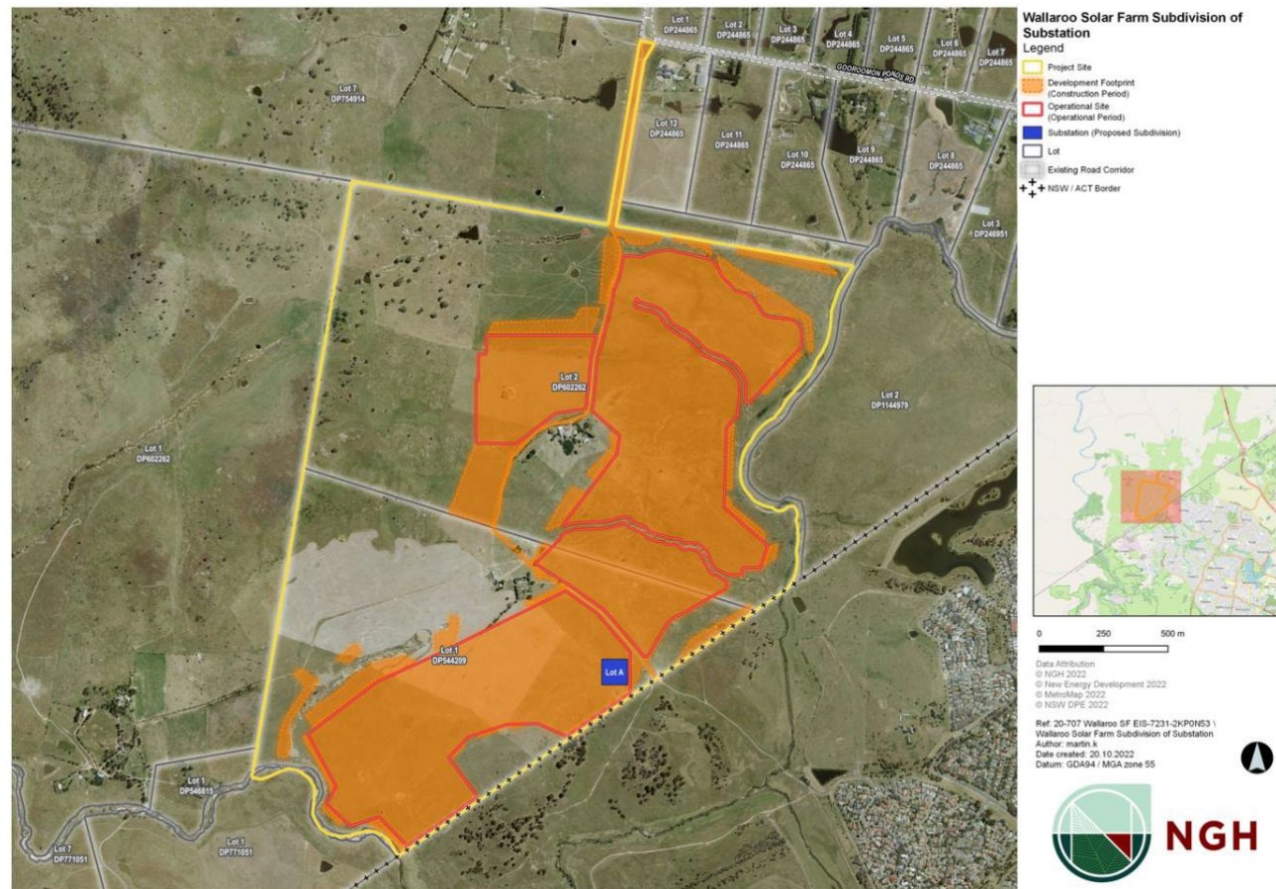


## 6.1 Proposed Wallaroo Solar Farm Attachment A Locality Plan





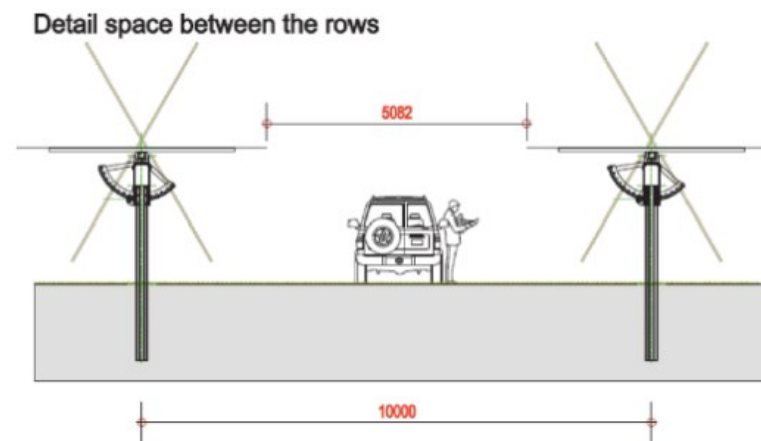
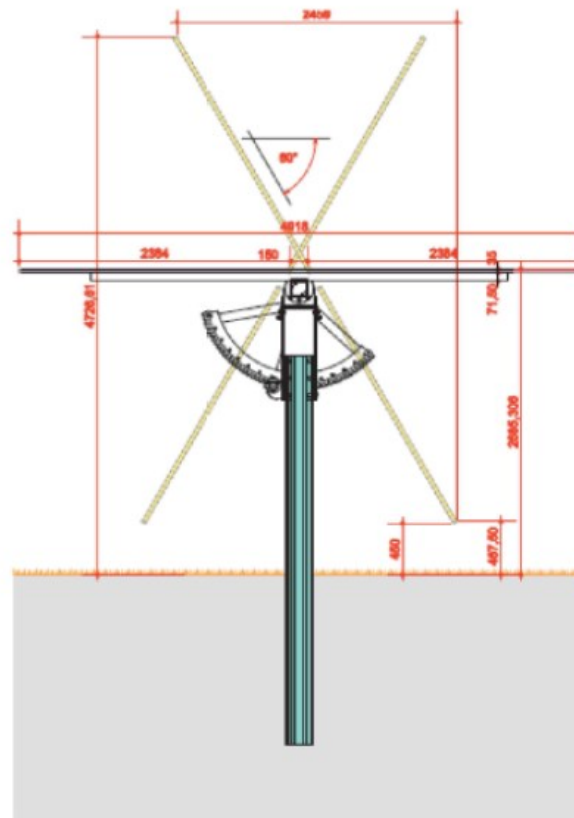
## DEVELOPMENT FOOTPRINT



### SOLAR ARRAYS



### SOLAR ARRAYS DIMENSIONS

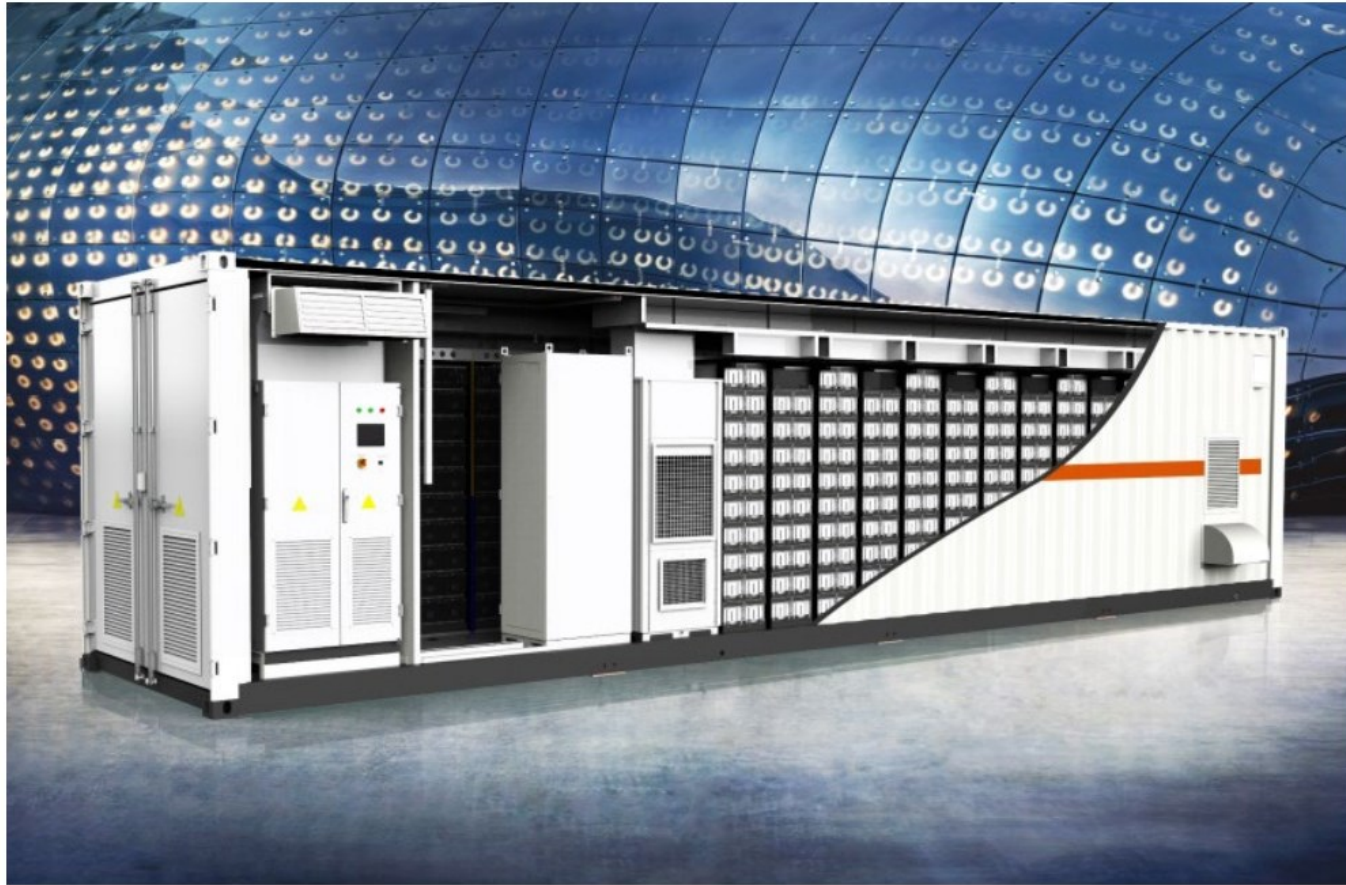




**POWER CONVERSION UNIT**



### BATTERY ENERGY STORAGE SYSTEM



### SUB STATION





6.2 Development Application DA230012 - Bee Keeping Apiary Containing six (6) Beehives for Commerical Purposes  
Attachment A Locality Plan



yass valley council  
the country the people

Yass Valley Council  
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YASS NSW 2582  
Telephone: 02 6226 1477  
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**This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.**

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Projection: GDA94 / MGA zone 55

Date: 15/06/2023

Drawn By: Kate Withers

Map Scale: 1:4577 at A4











## Response 1

**From:** [REDACTED]  
**Sent:** Friday, 31 March 2023 5:22 PM  
**To:** [YVC Customer Service Team](#)  
**Subject:** Response to DA230012 - 26 Woodleigh Drive, Murrumbateman

---

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

Greetings:

I do not have any concerns with the keeping of bee hives.

What I do have concerns with is the applicant has requested a loading dock and up to 3 employees to run their commercial operations.

I am very concerned that if the loading and transportation of honey is unregulated then all of the concerns I raised previously around 'fit for purpose' for the area and 'wear and tear' on the roads still hold's true. It makes no difference what type of vehicle utilises the road, the roads were not planned for traffic usage outside of the residents.

I would not be concerned if the loading and transportation of honey is regulated just like other commercial enterprises are regulated, ie: garbage collection.

Garbage collection comes once a week at around about the same time, if the loading and transportation of honey is similarly regulated then the community can be aware of when vehicles come to load and transport the honey and the community can make arrangements to keep our animals and self's away from the gates and vehicles.

kind regards

[REDACTED]

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response 2

**From:** [REDACTED]  
**Sent:** Friday, 31 March 2023 6:34 AM  
**To:** [YVC Customer Service Team](#)  
**Subject:** DA 230012  
**Attachments:** Objection to DA 230012 26 Woodleigh Drive [REDACTED].pdf

---

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

Dear Council,

Please see attached submission for DA 230012 – 26 Woodleigh Drive, Murrumbateman.

[REDACTED]

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Re: DA 230012 – 26 Woodleigh Drive Murrumbateman

Dear Yass Valley Council,

I wish to strongly object to the Development Application listed above on the following grounds:

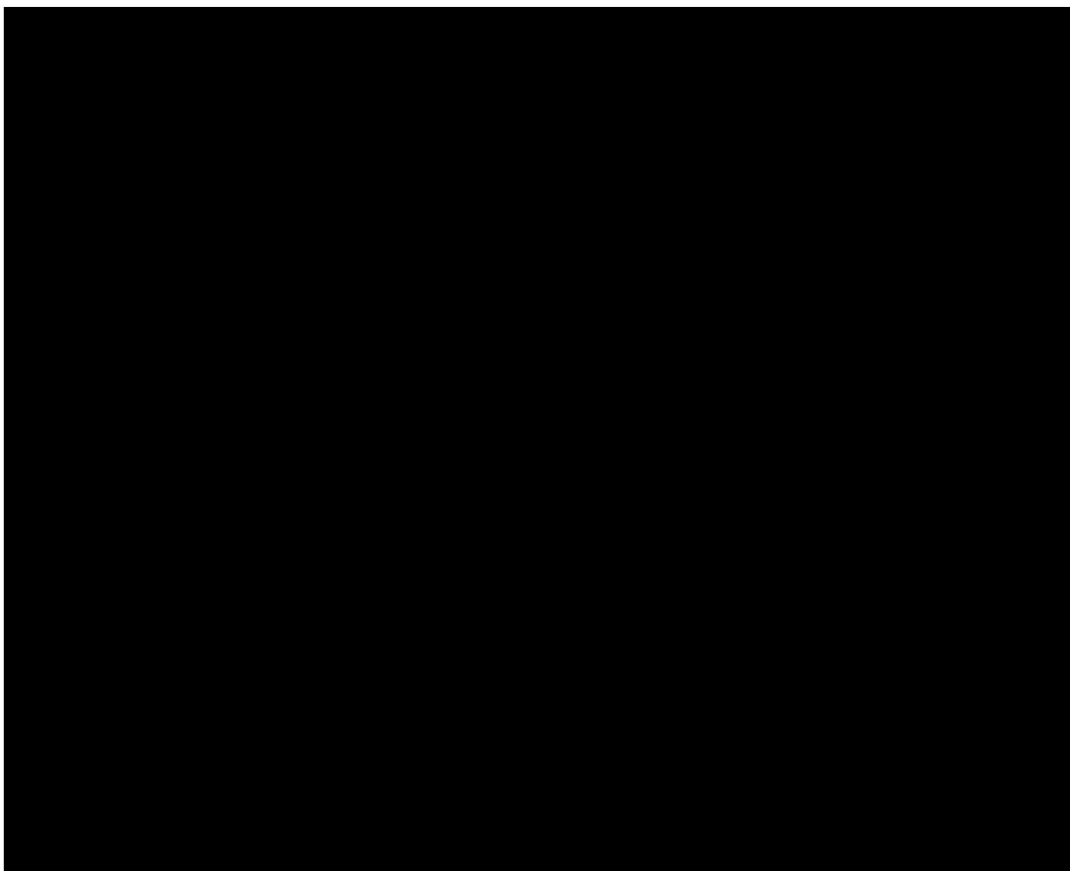
**1. The proposed DA will impact the amenity of neighbouring residents.**

**Number of bees**

The Australian Academy of Science, The honeybee hive article states that *"A typical honeybee hive contains about 60,000 to 80,000 individuals..."* If you take the median value of 70,000 individuals per hive the proposal for a commercial bee keeping operation of 15 hives will introduce approximately **1,050,000** bees to the property and surrounding area.

These bee's will be sourcing nectar from adjoining properties. The Australian Honey Bee Industry Council states that *"Bees tend to work less than 200 metres of a hive, but can range up to more than 1.5 km away if necessary."*

As you can see from the image below our property is heavily planted with a range of trees and shrubs. We have a large number of bee attracting plants on our property which will entice a large numbers of bees. The sheer number of bees will mean that we will come into contact with them whilst we are enjoying our property.



I note that the applicant has stated that the business won't operate on a Saturday or a Sunday. I am fairly confident that bee's do not keep to a Monday to Friday schedule with weekends off. They will be busy and working 7 days a week, 52 weeks of the year.

We are not downplaying the importance of bees and are supportive of any of our neighbours keeping a couple of beehives for recreational purposes. What we don't support is a commercial operation where the intention is to make money, with no respect to neighbours who will be exposed to potentially millions of bees.

It is impossible for the applicant to ensure the bee's do not cause a nuisance, including interfering with the use or enjoyment of an area on other people's property.

**Site of the beehives is unacceptable**

The SA government states *"When deciding the location of your hives, be sure you choose an area where your neighbours are not going to be stung by hive-defending honeybees. Unless stricter council by-laws apply, **keep hives at least 20 m from all boundaries**, or behind solid boundary barriers at least 2.1 m high such that honeybees exit the property above head height.*

The National Best Management Practice for Beekeeping in the Australian Environment, published by The Australian Honey Bee Industry Council states that *"Locating an apiary may cause problems for people and livestock."*

The Best-Practice guidelines for urban Beekeeping – WAAS 2022 states that *"Guard bees position themselves at the entrance to hives to protect it from threats. Guard bees always exhibit defensive behaviour even to the extent that they may attack a person who comes within several metres of the hive entrance."*

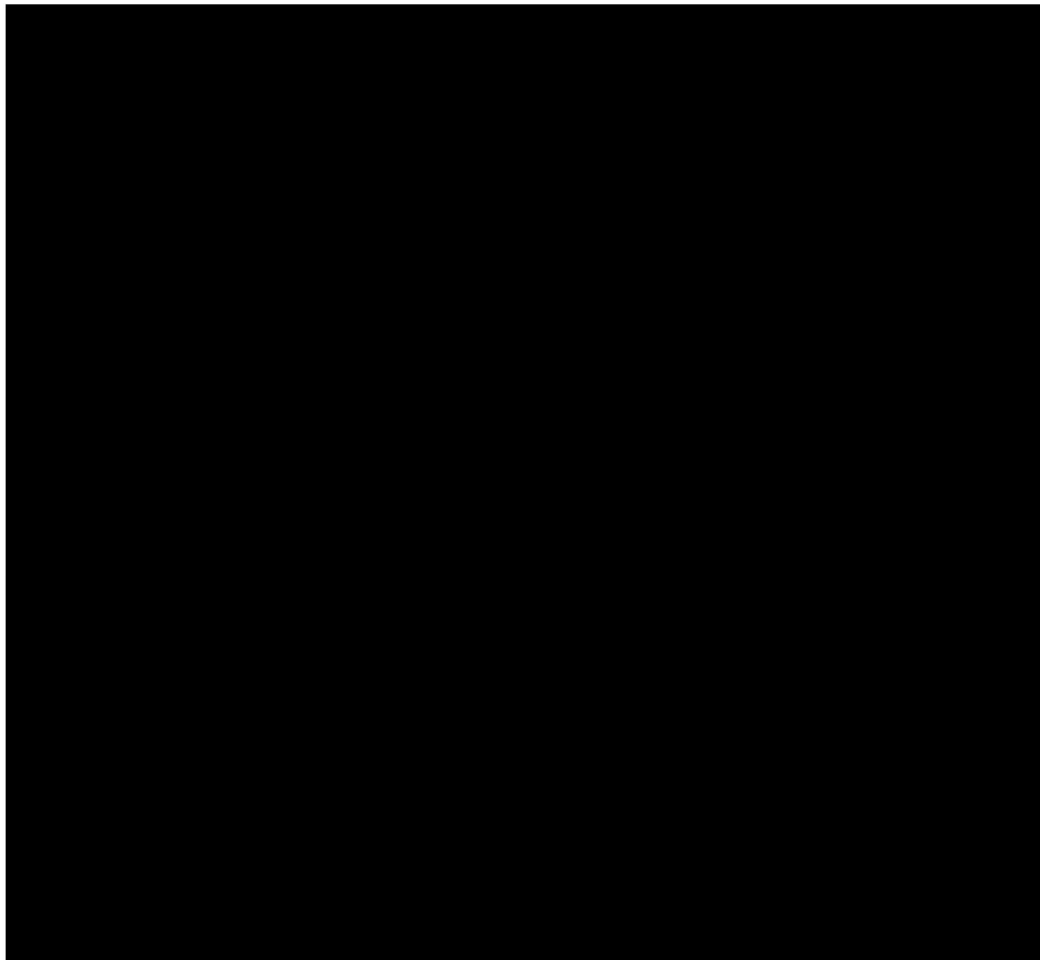
The same publication states that *"Beekeepers should cooperate with their neighbours when they need to work bees and ensure neighbours are not working or relaxing outdoors at the time. Domestic animals and small children should be kept indoors when bees are being worked,..."* The Western Australian Apiarists Society also state that *'Bees defecate when in flight and this can become a nuisance if their flight path is over a washing line or parked cars'*

One of our residents is 3 years old and loves being outside on our property, whilst a bee sting is very unpleasant for an adult it can be very painful and traumatic for a small child. We also have pets and livestock that will be impacted by the bees.

The Beekeeping Code of Practice for NSW states *"Take care when mowing around hives. Try to mow when hives are not active, but if the hives are active, use a smoker."* We will be accessing and mowing our property up to the boundary fence and parking near where the beehives are proposed to be located.

Where will the entrance to the hives face? What is the expected bee flight? The placement of the 5 hives behind a solid shade cloth fence will direct some of the bees away from the applicant's property and into our property. See image below.





What management activities will the property owners implement to prevent or minimise swarming?

We use pesticides and herbicides to manage weeds on our property. Whilst there are legal consequences to using a chemical in contravention to a label, the Victorian government states that *"sometimes a user cannot address all of the risks associated with the use of a chemical simply by complying with the label"*. The location of the hives is exposing the bees to chemicals used on neighbouring properties and restricts neighbouring properties spraying when, and what they want because of the presence and location of the bees.

The proposed location of the hives on the boundary fences indicates that the applicant is prepared to put profit over respect and consideration for neighbours and their properties.

#### **Access to water**

The South Australian Governments, A Guide to Beekeeping in South Australia states that *"Honeybees must have access to water at all times. The water supply must be of sufficient volume and suitable quality and located on your property no more than 200 m from your hives. A large container that can be topped up regularly is recommended. Excluding evaporation, one hive can consume 4 L of water on a hot day..."*.

15 hives requiring 4 litres of water equates to 60 litres per day on a hot day. The closest water source for the hives would be our swimming pool. We already have issues currently with bee's being attracted to and drowning in our pool in summer. The proposed development would significantly increase this issue and impact our ability to enjoy our pool.

### **Commercial activities**

What products are to be sold to the shops? Is it only honey or other bee products?

Where will the extraction and packaging occur?

What quality assurance program will be implemented? Has the applicant completed B-Qual? B-Qual is the independently developed and audited food safety program established by the Australian Honey Bee Industry Council.

How will the applicant comply with national food labelling laws?

The Australian Honey Bee Industry Council, Beekeeping as a business states that *"a batch number must be visible on the packaging in the unlikely event the honey needs to be recalled. Beekeepers need to keep a sample of each batch of honey for two years and it is recommended they develop a recall plan."*

What biosecurity measures will be implemented to identify and manage pests and diseases?

## **2. The DA conflicts with the current use of the land**

We have elected to live on small acreage to enjoy the space, privacy, peace and quiet that rural living provides. We purchased our property to enjoy a number of hobbies and recreational activities such as gardening, swimming, playing outside with our grandchild, keeping pets and livestock. The proposed activities will negatively impact on our ability to enjoy the outside spaces of our property and these activities.

## **3. Other comments and questions on the proposed activities.**

What evidence does the applicant have to ensure there is sufficient nectar and pollen producing flora to support the introduction of 15 be hives?

What beekeeping qualifications do the applicants have?

The applicant has stated there is one loading bay. Where has this been indicated? I could not locate it anywhere on the site plan provided.

Will the applicants use a smoker to manage the bees? Smokers have the potential to cause a fire. How will this be mitigated given that the location of 5 of the beehives is in close proximity to a shade cloth fence and shade cloth is highly combustible material.

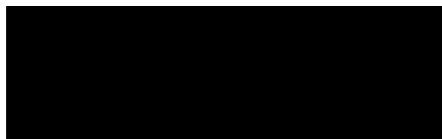
The legal requirements for beekeeping in NSW require that **all** beekeepers must be registered. The applicant states *"I will apply for a Beekeeper registration as soon as this DA is approved by the council..."* Could council confirm if the property owners are indicating by this response that they are not currently keeping bees on the property? If bees were being kept on the property the applicant would be breaking the law by not complying with the Biosecurity Act 2015.

In conclusion, we don't believe the Development Application for a commercial operation is appropriate for a residential area particularly combined with the activities that are already occurring on the property. There are other avenues that the applicant could pursue such as placing hives on large private parcels of land or farms, which will not impact neighbours. Aussie Apiarists Online provide a forum where landowners and bee keepers can connect to progress a mutually beneficial arrangement.

The property owners have demonstrated a commitment to pursuing various commercial operations from the premises with no regard to the impacts these operations have on their neighbours. These activities are not supported and are inappropriate on a small 4-acre parcel of land within close proximity to neighbours.

We hope council will consider the issues raised in this objection when reviewing the application.

Kind regards



**From:** [REDACTED]  
**Sent:** Wednesday, 22 March 2023 8:50 PM  
**To:** [Shrey Chanchad](#)  
**Subject:** RE: DA230012 - 26 Woodleigh Drive - Bee Keeping Activity - Business Activity Statement by applicant

---

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Many thanks Shrey, this information is really helpful.

I note that the applicant states *"I will apply for a Beekeeper registration as soon as this DA is approved by the council as there are costs for registration which I need to know before I apply."*

We have observed a bee hive already on the property and it has been there for some time. Did you happen to observe this when you did your site inspection?

If this is the case the applicant is already bee keeping without consent and not complying with legal requirements which is that all beekeepers in NSW who own bee hives must be registered with NSW DPI and hives must be branded.

Regards

---

**From:** Shrey Chanchad <SChanchad@yass.nsw.gov.au>  
**Sent:** Monday, March 20, 2023 3:36 PM  
**To:** [REDACTED]  
**Subject:** DA230012 - 26 Woodleigh Drive - Bee Keeping Activity - Business Activity Statement by applicant

Hello [REDACTED],

Thank you for taking time to speak with me. Apologies I couldn't contact you last week. As discussed, please find attached information extract from the primary applicant during the prelodgement stage with the Council.

You may also refer to the following websites for further information:

[Beekeeping Code of Practice for NSW](#)  
[Backyard beekeeping \(nsw.gov.au\)](#)  
[Honey bees \(nsw.gov.au\)](#)

[Bee-Biosecurity-Program-Code-of-Practice-May-2022-for-web\\_final.pdf](#)  
([planthealthaustralia.com.au](http://planthealthaustralia.com.au))  
[Biosecurity - Australian Honey Bee Industry Council](#)

I hope this information helps. I will also upload the attached correspondence email to the Council Website for display during the Neighbour Notification stage.

Thank you again.

Kind regards,  
Shrey.

**Shrey Chanchad** | Assistant Development Planner | **Yass Valley Council**

P: +61 (0)2 6226 1477

E: [SChanchad@yass.nsw.gov.au](mailto:SChanchad@yass.nsw.gov.au) | W: [www.yassvalley.nsw.gov.au](http://www.yassvalley.nsw.gov.au)

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Response 3

**From:** [Yass Valley Council](#)  
**Sent:** Tuesday, 28 March 2023 12:41 PM  
**To:** [YVC Customer Service Team](#)  
**Subject:** Public Consultation online submission [#580]

---

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

Name *	[REDACTED]
Address *	[REDACTED]
Email *	[REDACTED]
Phone Number *	[REDACTED]
What item are you making a submission on? *	development application DA230012
<b>Submission *</b> Re development application DA230012 26 woodleigh drive commercial bee keeping operation. The site plan for the proposed bee hives shows 10 bee hives located directly adjacent to the shared boundary fence with my property. My driveway is just next to the fence. The hives are located too close to the driveway. There is a high probability some of the bees will congregate around my driveway on their way to and from the hives. There is a real risk of ourselves and visitors being stung by the bees. I do not object to the bee operation. My objection is the location of the bee hives. A better location is to have the hives situated close to the dam of the property of 26 woodleigh drive. It is far away from houses of all adjacent properties.	

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response +

**From:** [REDACTED]  
**Sent:** Monday, 27 March 2023 9:43 PM  
**To:** [YVC Customer Service Team](#)  
**Subject:** Development application DA230012

---

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

This email is in response to the development application DA230012.  
I have read the application and disapprove for a number of reasons.  
The positioning of the hives( as per his plan) appears to be on both fence lines but away from his own house but within 30 metres of houses next door. He obviously has no regard to his neighbours. He has little to vegetation on his block so there will be a huge influx of bees on everyone else living in the area.  
I have had reactions when stung by bees so an increase of that scale is worrying for my health.  
I'm not sure if anyone else nearby has bad reactions to bees stings but I think I would be worth checking out.  
There are a few native bee hive nearby which I know about so I avoid that area.  
There are plenty of farmers around that would allow people to place hives for free and away from the public  
As far as him selling his "honey" commercially, will that from home ? With an unwelcome influx of traffic like we had to put up with with his goat farm activities that are still occurring

It's a definite no from me

Sincerely, [REDACTED]

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## Kate Withers

---

**From:** Bob Zend <bzendehdel@gmail.com>  
**Sent:** Saturday, 10 June 2023 10:01 AM  
**To:** Kate Withers  
**Subject:** Doc 601496 Re: DA230012 - Option for bee hive location - 26 Woodleigh Drive

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

Hi Kate,

Sorry if you can please pass my below comment to the council regarding the submissions:

"I am happy to address any concerns Council may have about the submissions however if council believe what in the submissions are valid there is not possible to have any bee keeping in the region as the bees fly over 5 kilometres to find nectar. Also I am not doing any bee keeping activities at the moment."

Regards,

Bob

On Sat, 10 June 2023, 9:51 am Bob Zend, <[bzendehdel@gmail.com](mailto:bzendehdel@gmail.com)> wrote:

Hi Kate,

Thanks for your email.

I have recieved and reviewed the submissions.

Please let me know if council has any concerns as you know some ppl are always unhappy about any developments in our region regardless of what it is.

Regards,

Bob

On Fri, 9 June 2023, 2:19 pm Kate Withers, <[kwithers@yass.nsw.gov.au](mailto:kwithers@yass.nsw.gov.au)> wrote:

Good afternoon Bob,

Thank you for sending that through.

I have attached the submissions received during the notification period for your proposal.



Have a great afternoon and I will work to keep you updated.

Kind regards,

Kate Withers

**Kate Withers** | Development Planner | **Yass Valley Council**  
P: +61 (0)2 6226 1477  
E: [kwithers@yass.nsw.gov.au](mailto:kwithers@yass.nsw.gov.au) | W: [www.yassvalley.nsw.gov.au](http://www.yassvalley.nsw.gov.au)

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---

**From:** Bob Zend <[bzendehdel@gmail.com](mailto:bzendehdel@gmail.com)>  
**Sent:** Friday, 9 June 2023 11:46 AM  
**To:** Kate Withers <[kwithers@yass.nsw.gov.au](mailto:kwithers@yass.nsw.gov.au)>  
**Subject:** Re: DA230012 - Option for bee hive location - 26 Woodleigh Drive

-

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

-

Hi Kate,

-

Thanks for your time on the phone today.

-

[Please see attached revised site plan and also reduced number of hives from 15 to 6 as suggested.](#)

-

[I've also updated my DA submission on the NSW portal.](#)

-

[I was just wondering if you can please provide a copy of all four responses from the public for our records and future reference.](#)

-

[Regards,](#)

-

[Bob](#)

-

[On Fri, Jun 9, 2023 at 10:29 AM Kate Withers <\[kwithers@yass.nsw.gov.au\]\(mailto:kwithers@yass.nsw.gov.au\)> wrote:](#)

Dear Bob,

Thank you for your time on the phone earlier.

As discussed, Council received four responses from the public during notification period regarding your development application 15 beehives for commercial purposes at 26 Woodleigh Drive Murrumbateman. I also reached out to the Department of Primary Industries (DPI) for comment on the proposal.

Both DPI and responders to notification have noted that the locations of the proposed hives are in a location which may cause issues to surrounding residents as they are on the boundaries. It is also to be noted that five hives are proposed to be in close proximity to a pool which will attract the bees and may cause nuisance to the owner. This may result in a number of nuisance bee complaints from the general public in the future. DPI have verbally suggested that you modify your application to propose 6 hives in the center of your site.

Please see the below image for a suggested location.

If you are satisfied with this, please submit a new site plan and written confirmation of the modification to the application. Once this has been provided, I will need to prepare a report to Council as the proposal received four responses during the notification period.

Please let me know if you have any questions.

Kind regards,

Kate Withers

**Kate Withers** | Development Planner | **Yass Valley Council**

P: +61 (0)2 6226 1477

E: [kwithers@yass.nsw.gov.au](mailto:kwithers@yass.nsw.gov.au) | W: [www.yassvalley.nsw.gov.au](http://www.yassvalley.nsw.gov.au)

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**Section 4.15 Assessment**

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**Summary of Application**

<b>Development Application No.</b>	DA230012
<b>Type of Development</b>	Local Development
<b>Development Site</b>	Lot 36 DP 255065 26 Woodleigh Drive, MURRUMBATEMAN NSW 2582
<b>Description of Development</b>	Beekeeping apiary containing six (6) beehives for commercial purposes

**Integrated Development**

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

**Comments**

The Development Application is not integrated development.

#### **Section 4.15 – Matters for Consideration**

##### **Provisions of any environmental planning instrument**

<b>State Environmental Planning Policy (SEPP)</b>	Where a SEPP is applicable to the proposed development, is the development: <ul style="list-style-type: none"> <li>• Consistent with the aims and objectives of the instrument</li> <li>• Complies with development standards contained in the instrument</li> <li>• Satisfies the requirements of the instrument</li> <li>• Meets the relevant concurrence, consultation and/or referral requirements.</li> </ul>
<b><u>Comment</u></b> N/A – there are no SEPPs applicable to this proposal.	
<b>Local Environmental Plan (LEP)</b>	In considering the provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP), is the proposed development: <ul style="list-style-type: none"> <li>• Consistent with the aims and objectives of the plan</li> <li>• Consistent with the aims and objectives of the land use zone</li> <li>• Permissible in the land use zone</li> <li>• Consistent with all relevant clauses within the LEP</li> <li>• Complies with development standards in the LEP.</li> </ul>
<b><u>Comment</u></b> Below is an assessment of the application pursuant to the relevant clauses of the YVLEP.	
<b>Clause 2.3</b> Zone and zone objectives	The land is zoned R5 large lot residential and is generally consistent with the objectives of the zone.
<b>Clause 2.3</b> Land Use Table	The proposed development is permitted with consent in the zone.
<b>Clause 2.6</b> Subdivision consent requirements	N/A
<b>Clause 2.8</b> Temporary use of land	N/A
<b>Clause 4.1</b> Minimum subdivision lot size	N/A
<b>Clause 4.1B</b> Subdivision using average lot sizes	N/A
<b>Clause 4.1C</b> Additional requirements for subdivision in certain rural zones	N/A
<b>Clause 4.1D</b> Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5	N/A
<b>Clause 4.2B</b>	N/A

Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones	
<b>Clause 4.3</b> Height of buildings	N/A
<b>Clause 4.4</b> Floor space ratio	N/A
<b>Clause 4.6</b> Exceptions to development standards	N/A
<b>Clause 5.4</b> Controls relating to miscellaneous permissible uses	N/A
<b>Clause 5.10</b> Heritage conservation	N/A
<b>Clause 5.16</b> Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	N/A
<b>Clause 5.21</b> Flood planning	The rear of the site is identified as flood prone land. However, the proposed beehives are located a reasonable distance from the area marked as flood prone land and therefore, little to no impacts to flood planning is expected.
<b>Clause 6.1</b> Earthworks	N/A
<b>Clause 6.2</b> (repealed)	N/A
<b>Clause 6.3</b> Terrestrial biodiversity	The rear of the site is identified as containing terrestrial biodiversity. However, the proposed beehives are located reasonable distance from the area marked as flood prone land and therefore, little to no impacts to terrestrial biodiversity is expected.
<b>Clause 6.4</b> Groundwater vulnerability	N/A
<b>Clause 6.5</b> Riparian land and watercourses	N/A
<b>Clause 6.6</b> Salinity	N/A
<b>Clause 6.7</b> Highly erodible soils	N/A
<b>Clause 6.8</b> Essential services	The site is serviced by existing services. No further services are proposed.



<b>Clause 6.9</b> Development within a designated buffer area	N/A
<b>Clause 6.10</b> Development on land intended to be acquired for Barton Highway duplication	N/A
<b>Clause 6.12</b> Development on certain land in Gundaroo and Sutton in R2 Low Density Residential	N/A
<b>Other relevant clause</b>	

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

**Any development control plan**

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

There is no requirement for a payment to the Yass Valley Developer Contribution Plan 2018 and/or the Yass Valley Heavy Haulage Contribution Plan 2021 applicable to the proposed development.

**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
<b><u>Comment</u></b> Nil.	

**Prescribed Matters – Environmental Planning and Assessment Regulation**

Primary Matters	Specific Consideration
Environmental Planning and Assessment Regulation 2021	<p>The following matters under the <i>Environmental Planning and Assessment Regulation 2021</i> have been considered:</p> <ul style="list-style-type: none"> <li>• complies with AS 2601 when demolition is involved</li> <li>• complies with the Category 1 fire safety provisions if a change of building use is involved</li> <li>• has provision for compliance with the Building Code of Australia as amended if an building upgrade required</li> <li>• has been accompanied by a compliant BASIX certificate where the development is BASIX affected.</li> </ul>
<b><u>Comment</u></b> 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><b><u>Context</u></b></p> <p>Compatibility of the development with:</p> <ul style="list-style-type: none"> <li>• scenic qualities and features of the landscape</li> <li>• character and amenity of the locality and streetscape</li> <li>• scale (bulk, height, mass) form, character, density and design of development in the locality</li> <li>• previous existing land uses and activities in the locality</li> </ul> <p><b><u>Setting</u></b></p>

	<p>Impact of the development on adjacent properties in terms of:</p> <ul style="list-style-type: none"> <li>• the relationship and compatibility of adjacent land uses</li> <li>• sunlight access (overshadowing)</li> <li>• visual and acoustic privacy</li> <li>• views and vistas</li> <li>• edge conditions such as boundary treatments and fencing</li> </ul>
<p><b><u>Comment</u></b></p> <p>The proposed beehives are not considered to have any significant impacts on the context and setting as they are to be positioned in the centre of the site, approximately 30m from the northern and southern boundaries.</p>	
<b>Access, transport and traffic</b>	<p>Consideration of access, transport and traffic and the proposed development:</p> <ul style="list-style-type: none"> <li>• The existing road network is capable of supporting the proposed development</li> <li>• The proposed development complies with Council's Roads Standards Policy</li> <li>• The volume of traffic generated as a result of the proposed development is unlikely to exceed the capacity of the local and arterial road network</li> <li>• Public transport is available</li> <li>• A traffic management study was either not required to support the proposed development or was submitted and was considered satisfactory</li> <li>• An adequate number of vehicle parking spaces have been provided</li> <li>• On site car parking has provisions for compliance with relevant standards</li> <li>• The proposed or existing location of vehicular access to the site is considered satisfactory</li> </ul>
<p><b><u>Comment</u></b></p> <p>Minimal effect to the surrounding road network is expected.</p>	
<b>Utilities</b>	<p>Consideration of utilities and the proposed development:</p> <ul style="list-style-type: none"> <li>• Utilities are either existing and capable of supporting the proposed development or capable of being extended to service the site</li> <li>• 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</li> </ul>
<p><b><u>Comment</u></b></p> <p>The proposed beehives will not need to be connected to utilities to function and will therefore, not increase demands on the utility supply.</p>	
<b>Heritage</b>	<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"> <li>• Consideration of impact on items, landscapes, areas, places, relics and practices</li> <li>• Consideration of the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site</li> </ul>
<p><b><u>Comment</u></b></p> <p>Not applicable.</p>	

<b>Water</b>	<p>Impact of the proposed development on conservation of water:</p> <ul style="list-style-type: none"> <li>• water supply sources</li> <li>• treatment, reuse and disposal of waste water and runoff</li> <li>• drainage, flow regimes, flooding on-site, up and downstream and in the catchment flood plain</li> <li>• groundwater tables</li> </ul>
<p><b><u>Comment</u></b></p> <p>The proposed development is not considered to have a significant impact on the water cycle. There are no major watercourses traversing the site.</p>	
<b>Soils</b>	<p>Impact of the development on soils:</p> <ul style="list-style-type: none"> <li>• soil qualities - erodibility, permeability, expansion/contraction, fertility/productivity, salinity, sodicity, acidity, contaminants</li> <li>• instability - subsidence, slip, mass movement</li> <li>• the movement, formation, use and management of soils</li> <li>• soil erosion and degradation</li> <li>• remediation of contaminated soils</li> </ul>
<p><b><u>Comment</u></b></p> <p>The site is not identified as “high soil erodibility” in accordance with clause 6.7 of the YV LEP 2013.</p> <p>The site is not identified as having “salinity” in accordance with clause 6.6 of the YV LEP 2013.</p>	
<b>Air and Microclimate</b>	<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><b><u>Comment</u></b></p> <p>The proposal does not involve any construction that will affect the air or microclimate.</p>	
<b>Flora and Fauna</b>	<p>Impact of the proposed development on:</p> <ul style="list-style-type: none"> <li>• wilderness areas and national parks</li> <li>• wildlife corridors and remnant vegetation</li> <li>• the relationship of vegetation to soil erosion/stability and the water cycle</li> <li>• weeds, feral animal activity, vermin and disease</li> </ul> <p>Outcomes of an assessment under the <i>Biodiversity Conservation Act 2016</i> considers:</p> <ul style="list-style-type: none"> <li>• whether the development will result in serious and irreversible impacts</li> <li>• whether a BDAR is required</li> <li>• where a BDAR is required, whether it is considered satisfactory</li> </ul>
<p><b><u>Comment</u></b></p> <p>It can be considered that the proposal does not trigger the entry into the Biodiversity Offsets Scheme as:</p> <ol style="list-style-type: none"> <li>1. the proposal does not involve clearing of vegetation on land identified on the BVM</li> <li>2. the proposal does not involve the clearing of more than 0.5ha</li> <li>3. the proposed subdivision will not impact threatened species which exceeds the test of significance</li> </ol> <p>Bees may have a minor effect over the surrounding flora, as they work to pollinate their surrounding environment. However, considering the number of hives proposed (six), minimal impact is anticipated.</p>	

<b>Waste</b>	<p>Impact of the proposed development on waste:</p> <ul style="list-style-type: none"> <li>• solid, liquid and gaseous wastes and litter</li> <li>• the generation, collection, storage and disposal of waste</li> </ul>
<p><b><u>Comment</u></b></p> <p>The proposal may only generate minimal amounts of waste by means of left-over honey products which can be disposed of alongside household waste.</p>	
<b>Energy</b>	<p>Impact of the proposed development on energy:</p> <ul style="list-style-type: none"> <li>• the overall energy needs of the development</li> <li>• 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</li> <li>• the use of renewable and non-polluting energy sources?</li> <li>• energy needs in producing building/structural materials?</li> <li>• energy use by-products and waste</li> </ul> <p>Where relevant the development also complies with the Building Sustainability Index (BASIX).</p>
<p><b><u>Comment</u></b></p> <p>Nil</p>	
<b>Noise and Vibration</b>	<p>Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts.</p>
<p><b><u>Comment</u></b></p> <p>Noise created from this proposal may be made when the owner is attending and maintaining the beehives. As the beehives are located in the centre of the site this is minimal in nature and unlikely to have any significant adverse impact on surrounding developments by way of noise and vibration.</p> <p>No construction works are proposed.</p>	
<b>Natural Hazards - Geological</b>	<p>Risks to people, property and the physical environment as a result of geologic/soil instability - subsidence, slip, mass movement has been considered.</p>
<p><b><u>Comment</u></b></p> <p>Nil.</p>	
<b>Natural Hazards - Flooding</b>	<p>Where the development is located on land identified as flood affected:</p> <ul style="list-style-type: none"> <li>• Compliance with the relevant Flood Risk Management Plan in accordance with the information submitted with the application or</li> <li>• The addition of conditions which require compliance with the relevant Flood Risk Management Plan or the Building Code of Australia.</li> </ul>
<p><b><u>Comment</u></b></p> <p>Nil – as previously discussed in assessment.</p>	

<b>Natural Hazards - Bushfire</b>	<p>Where the development is located on land identified as bushfire prone:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• If it is integrated development it has been referred to the RFS in accordance with s100B Rural Fires Act 1997.</li> </ul>
<p><b><u>Comment</u></b></p> <p>The site is mapped as being bushfire prone, however there are no required provisions for bushfire protection of beehives.</p>	
<b>Technological Hazards</b>	<p>Does the development present risks from:</p> <ul style="list-style-type: none"> <li>• industrial and technological hazards</li> <li>• land contamination and remediation</li> </ul> <p>Where potential land contamination has been identified an assessment must be provided determining whether the:</p> <ul style="list-style-type: none"> <li>• The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive, or</li> <li>• The land is not contaminated, or</li> <li>• The land is contaminated and remediation is proposed prior to the proposed use</li> </ul>
<p><b><u>Comment</u></b></p> <p>Nil – the subject site is not identified as being contaminated land.</p>	
<b>Safety, Security and Crime Prevention</b>	<p>The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity.</p>
<p><b><u>Comment</u></b></p> <p>This proposal has been assessed as being of low risk.</p>	
<b>Social impact in the locality</b>	<p>Whether the development is likely to have social benefits in the locality in terms of:</p> <ul style="list-style-type: none"> <li>• community facilities and links</li> <li>• the interaction between the new development and the community</li> </ul>
<p><b><u>Comment</u></b></p> <p>The proposed development is not considered to have an adverse social impact in the locality.</p> <p>Conditions of consent will limit the number of hives to minimise the risk of bees (including swarming) on neighbouring properties.</p>	
<b>Economic impact in the locality</b>	<p>Whether the development is likely to have economic benefits in terms of:</p> <ul style="list-style-type: none"> <li>• employment generation</li> <li>• economic income</li> <li>• generating benefits for existing and future businesses</li> </ul>
<p><b><u>Comment</u></b></p>	

Positive economic impact through the generation of economic activity for the applicant and local shops as honey products are being sold.	
<b>Site and internal design</b>	<p>The development is generally sensitive to environmental conditions and site attributes including:</p> <ul style="list-style-type: none"> <li>the size, shape and design of allotments, easements and roads</li> <li>the proportion of the site covered by buildings</li> <li>the positioning of buildings</li> <li>the size (bulk, height, mass), form, appearance and design of buildings</li> <li>the amount, location, design, use and management of private and communal open space</li> <li>landscaping</li> </ul> <p>The development is unlikely to affect the health and safety of the occupants in terms of:</p> <ul style="list-style-type: none"> <li>inadequate lighting, ventilation and insulation</li> <li>inadequate building fire risk prevention and suppression</li> <li>inappropriate building materials and finishes</li> <li>inappropriate common wall structure and design</li> <li>lack of access and facilities for the disabled</li> </ul>
<p><b><u>Comment</u></b></p> <p>Six beehives are proposed in the centre of the site, approximately 30m from the northern and southern boundaries. The number and location of the proposed beehives will not have a major impact on surrounding developments due to these distances.</p>	
<b>Construction</b>	<ul style="list-style-type: none"> <li>The proposed development has provision for compliance with the Building Code of Australia (as amended) and relevant Australian standards</li> <li>The impacts of construction activities can be managed and suitable conditions have been included in the development consent.</li> </ul>
<p><b><u>Comment</u></b></p> <p>Nil.</p>	

**The suitability of the site for the development**

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

The proposed development is compatible with the existing development in the locality.	
<b>Site conduciveness to the development</b>	<p>The subject site is conducive with the proposed development as :</p> <ul style="list-style-type: none"> <li>• The site is suitable for the proposed development</li> <li>• 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</li> <li>• The slope of the land is suitable for the proposed development</li> <li>• The proposal is compatible with conserving the heritage significance of the site</li> <li>• The soil characteristics on the site is appropriate for development (Saline / Sodic / Acidic)</li> <li>• The development is compatible with protecting any critical habitats or threatened species, populations, ecological communities on the site</li> <li>• The site is not prime agricultural land and the development will not unduly prejudice future agricultural production</li> <li>• The development will not unduly prejudice the future use of the site</li> <li>• Cut and fill is a suitable development option for the site</li> </ul>
<p><b><u>Comment</u></b></p> <p>The attributes of the site are considered to be conducive to the proposed development.</p>	

**Any submissions made in accordance with this Act of the regulations**

<b>Primary Matters</b>	<b>Specific Consideration</b>
<b>Public Submissions</b>	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><b><u>Comment</u></b></p> <p>The proposal was notified to neighbours between 16 March 2023 and 31 March 2023 and four submissions were made. It is to be noted that the notification took place when 15 beehives were proposed (ten on the northern boundary and five on the southern boundary). The proposal has been amended to have six beehives in the centre of the subject site. Please refer to the Council report for responses to concerns raised.</p>	
<b>Submissions from Public Authorities</b>	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><b><u>Comment</u></b></p> <p>The proposal was referred to the Department of Primary Industries (DPI) and the following concerns have been raised:</p> <ul style="list-style-type: none"> <li>• Location of the beehives.</li> <li>• The number of beehives.</li> <li>• Risk of nuisance bee complaints from surrounding residents.</li> </ul> <p>These concerns have been addressed by changing the location of the proposed beehives to the centre of the site and limiting the number of beehives to six.</p>	



**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"><li>• 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.</li><li>• The proposed development is generally consistent with any relevant planning studies and strategies</li><li>• Covenants not imposed by council have been set aside for the purpose of this assessment</li><li>• The proposal generally complies with all other covenants, easements, restrictions and agreements that have an bearing on the proposal</li><li>• Issues raised in public meetings and inquiries have been considered. Where relevant more detail has been provided under the heading public submissions.</li><li>• It is unlikely that the development will have a detrimental effect on the health and safety of the public</li></ul>		
<p><b><u>Comment</u></b></p> <p>The proposed development is subject to Council Policies, in particular the <i>Development Assessment and Decision Making DA POL 18</i> .</p> <p>The proposal is consistent with relevant Council Policy aims and will add positively to the local economy.</p> <p>Hence the proposed development is satisfied to be in the public interest</p>			
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	No
	Provision of Electricity Supply and Telecommunications Service for Subdivisions	DA-POL-17	No
	Road Naming	RD-POL-6	No

	<b>Road Standards</b>	RD-POL-9	No
	<b>Temporary Accommodation</b>	DA-POL-2	No
	<b>Truck and Transport Depots in Rural Areas</b>	DA-POL-11	No
	<b>Water Supply in Rural Areas and Villages</b>	WS-POL-2	No

**Comment**

***Development Assessment and Decision Making DA POL 18***

The Development Application is being reported to a meeting of Council as it received four responses during community consultation.



## CONDITIONS OF CONSENT

### 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. Bee Keeping must be undertaken in accordance with the *Beekeeping Code of Practice for NSW* [as amended] issued by the NSW Department of Primary Industries and *The Australian Honey Bee Industry Biosecurity Code of Practice 2016* [as amended].
5. Should the sale of Honey become primarily retail then notification to Council of the Food Business is required through the submission of the 187 Form.
6. All food is to be prepared and sold in accordance with the requirements of the NSW Food Authority, the Food Act 2003 and Food Regulation 2015.
7. Food preparation and handling must be kept in a clean and hygienic condition at all times.
8. The maximum number of beehives to be kept on the property at any time is six (6) unless otherwise approved in writing by Council.
9. A risk management plan and an emergency plan, which includes dealing with the swarming of bees, shall be prepared and implemented at all times.
10. The applicant must provide Council with their Bee Keeping Registration before any Bee Keeping activities begin.
11. The applicant must provide Council with a plan for product loading and delivery movement for commercial purposes before any Bee Keeping activities begin. This must include:
  - Expected frequency of product loading and movement (once a week, fortnightly).

- Expected product loading and movement date.
- Expected time allotted for product loading and movement.

- 12.** All adjustments to existing utility services, whether caused directly or indirectly by the approved development, must be undertaken at no cost to Council.



### **Attachment A – Background Information of Past Progress**

Additional Information on Progress of consultation with DPE Water, HAF & INSW from Aug 2022 - March 2023.

#### **1. Background**

The upgrade of the Yass Water Treatment Plant was progressed in three stages since December 2020 until January 2023:

- Early Works package includes installation of bubble plume aeration at Yass Dam, upgrade of Raw Water Pump Station (RWPS), and urgent works at Yass Water Treatment Plant
- Major treatment plant upgrades
- Rehabilitation of selected treatment process units in the existing WTP

##### **1.1 Stage 1 – Early Works (completed)**

- Funding Deed was executed by the NSW Treasury for \$2,542,966 on 14 March 2022
- Project Components:
  - Yass Dam (construction of pipeline and underwater installation of diffuser pipes in the floor of the dam)
  - RWPS (new electrical switch board, control system, refurbishing of pumps and a compressor for bubble plume aeration)
  - Yass WTP (installation of dosing equipment for alum, potassium permanganate, water quality monitoring equipment, control system)
- Construction works commenced in February 2022 and by the end of December 2022 “Practical Completion” was achieved.
- Project activities were completed at the end of February 2023 and the Deed was finalised.
- Actual cost was \$2.208M and savings of approximately \$335k will remain with HAF for use in future upgrades.
- Monitoring of Yass Dam water quality with bubble plume aeration and performance of WTP continues to inform overall upgrade.

The Stage 1 upgrade works made it possible to run the WTP at a slower rate during the flood event in August 2022 and in October 2022. This capability together with the enhanced alum dosing and control system enabled the operation staff to produce drinking water within the Australian Drinking Water Guidelines; however, this required the plant to be shut off for periods when it was incapable of treating incoming raw water. Treated water storage was also depleted to critical levels during the periods where water could not be treated.

Even after Stage 1 Upgrade works, risk of failure to comply with drinking water guidelines and a potential “Boil Water Alert” during these extreme flooding events remains. This is due to unprecedented levels of deterioration of raw water quality evidenced during the August and October 2022 flood events. As new records are set due to the wetter wet periods, dryer dry periods and increased storm events brought on by the changing climate the existing treatment plant will be less able to meet treatment requirements.



Commissioning of bubble-plume aeration system in December 2022 disturbed the accumulated sediments in the dam and caused issues with discolouration. The system has stabilised by mid-February 2023 and water quality in the Yass Dam has stabilised in the absence of any significant rainfall during this period.

#### **1.2 Consultations with DPE Water, HAF & INSW**

##### **August 2022 – January 2023**

Consultations with DPE Water and HAF to seek guidance to progress with the Stage 2 and 3 design and business case continued since August 2022.

- DPE Water maintained its view that improvements of Stage 1 Upgrade on water quality need to be monitored over a period of at least one year and reflected in Stage 2 and 3. Therefore, no design works should commence until after 2024.
- Council staff raised concerns to the security of water supply due to risks remaining after the implementation of Stage 1 Upgrade. These risks are:
  - Ageing electrical and control infrastructure
  - Chemical storage and handling issues
  - Workplace health and safety issues
  - Inadequate treated water storage capacity during emergencies
  - Control of water reticulation at the WTP site.
  - Pathogen risks due to unprotected catchment that came into force in the September 2022 update of the Australian Drinking Water Guideline.

DPE Water and HAF agreed the above issues require urgent attention at a meeting on 18 August 2022 and to devise 'Stage 1A'. Follow-up consultations progressed with HAF and DPE Water to revise the Deed for Design and Business Case and to progress post-Stage 1 Upgrade.

##### **Update March 2023:**

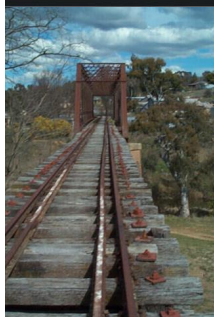
At a meeting on 19 January 2023 attended by the representatives of Treasury/INSW, HAF, DPE Water, Council staff and consultants, the following were agreed.

- a. Prepare a business case for the overall upgrade of WTP based on a high-level concept design
- b. Identify road map for overall upgrade of WTP
- c. Immediate risks to be the next stage within the overall framework of WTP Upgrade

Consultation with all stakeholders continued and Scope of Works to prepare the business case that will inform the best investment strategy was endorsed by HAF on 4 April 2023. Revision of existing Deed with Treasury is in progress.



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**Yass Valley Rail Trail**

**Strategic Assessment**

Client: Yass Valley Council

Project No: BE230076


Document No: BE230076-RP-SA-02

June 2023



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#### **Appendices**

Appendix A – Concept Design Drawings
Appendix B – Cultural Heritage Report
Appendix C – Civil Construction Cost Estimate



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## 1. Introduction

### 1.1 Background

The Yass Rail Trail is a proposed shared pedestrian and bicycle path to be constructed along the disused Yass Tramway corridor between the Great Southern Railway (Yass Junction Railway Station) and Yass Township for approximately 4.5 km as shown in Figure 1.1.

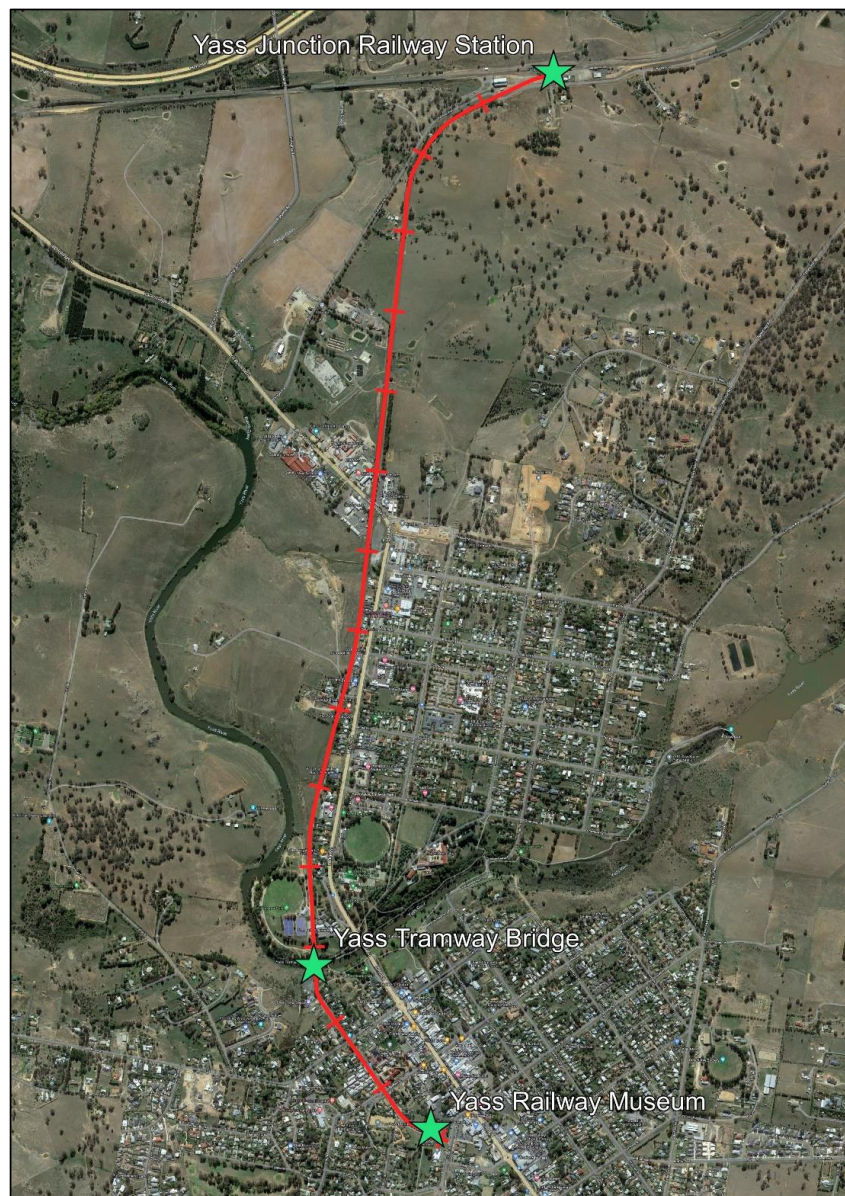


Figure 1.1 Rail Trail Alignment



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The Rail Trail route includes a heritage listed steel bridge built in 1892 across the Yass River, and the route ends at the Yass Railway Museum (also heritage listed) near the centre of Yass.

Yass Valley Council required a strategic assessment to be completed for the rail trail to confirm the feasibility of the project based on a range of social, economic, and environmental factors.

### **1.2 Scope**

The brief issued by Yass Valley Council sets out the requirements for this Strategic Assessment and includes the follow tasks:

- Heritage investigations of the route with a special focus on the bridge;
- Structural assessment of the bridge and necessary restoration works;
- Indigenous study of sites of significance within the rail reserve;
- Assessment of the existing traffic issues on Dutton Street and how the rail trail project could help resolve some of these issues;
- Any other constraints and opportunities for the development of the rail trail; and
- Concept design drawings including options for the trail alignment along Dutton Street.

The assessment will also identify and evaluate any social, economic and environmental benefits and opportunities for community involvement as a result of the project:

- Estimate the cost of the necessary works outlined in the concept design;
- Estimate maintenance costs and identification of a suitable maintenance regime;
- Identify whether there will be a demonstrated benefit to trail users and how it can be quantified;
- Identify the number of users the trail could attract, what is a reasonable forecast and what is the estimated economic benefit (average spend) of a rail user using the trail;
- Identify what markets the rail trail could attract. Provide user scenarios for day-trippers, local use, special events and so on;
- Identify opportunities for encouraging visiting trail users to stay longer in the township and/or the trail start/end points;
- Identify potential new business opportunities and how the rail trail contributes to the visitor economy; and
- Outline any other quantifiable health benefits, environmental benefits or culture and learning experiences.

### **1.3 Methodology**

In preparing this strategic assessment, the following tasks were undertaken:

- An inception meeting, involving staff from the Yass Valley Council, and the consulting team lead by Burchills. Follow up progress meetings with officers have also been held;
- Field work to assess the entire disused railway corridor between Yass Junction Railway Station and Yass Township. This fieldwork included an examination of all road crossings, and the condition of the former railway corridor and bridge;





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- General observations made of the terrain and topography through which the railway corridor passes, an assessment made of the scenic qualities of the region and observations made of the services available to potential trail users in Yass Valley – and the surrounding towns at either end of the proposed trail;
- Observations and conclusions to be made of a range of factors that will assist in the determination of whether the rail trail is feasible;
- An examination of the expected construction and infrastructure works required along the corridor and the likely costs; and
- An assessment of the likely visitor numbers, where they might come from, what they might spend and consequently an indication of the likely economic benefits of developing the trail.

This strategic assessment does not include any community consultation. If the project is considered financially feasible, and progresses to design development, broader community consultation should be involved in subsequent planning processes.

### **1.4 History of the Railway**

The Yass Tramway was operational between 1892 and 1988, connecting Yass Junction station on the main Sydney-Melbourne railway with Yass town to the south of the line. The tramway corridor is relatively short at 4.5 km but when constructed the rail trail will become an important part of the local Yass cycling and active pathways network, giving locals and tourists the opportunity to enjoy the surrounds of Yass. The tramway corridor includes a large timber trestle and steel truss bridge across the Yass River.

The tramway corridor ends at the Yass Railway Museum housed in the old railway station which also had the shortest platform in the world when operational.

### **1.5 New South Wales Rail Trail Legislation**

Legislation to make it easier to approve new rail trails in NSW has been passed by both houses of the NSW Parliament, with the NSW Legislative Assembly voting in favour on 10 August 2022.

The legislation enables the Minister for Transport to grant 30-year leases to local governments on disused government-owned NSW rail corridors for tourism purposes. Abandoned rail lines on ex-government corridors in NSW are currently regarded as non-operational but not closed. Previously, each rail trail proposal in NSW required a separate act of Parliament to “close” and re-purpose the corridor, resulting in political blockages to progress. This has now been addressed in the new legislation, with a much simpler process.

Rail trail proposals will still need to have demonstrated local community support and a positive business case.



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## **2. Key Considerations**

### **2.1 Trail Route and Trailheads**

The proposed rail trail is generally envisaged to follow the historic railway from Yass Junction Railway Station to the northern end of Dutton Street. The existing rail lines along Dutton Street are located in a way that makes traffic movements along this street confusing to the general public. As such there are several proposed route options for the rail trail along Dutton Street to try and improve the existing situation.

The Yass Railway Museum is located at the southern end of Dutton Street and is only open at certain times of the day. Given there is limited access to the museum it is proposed to divert the rail trail around the museum land to connect to the Yass township, however there will be the ability to access the museum from the rail trail via the existing museum car park.

Minor trailhead embellishment is proposed at both Yass Junction Station, around the existing bridge and at the museum. Such embellishment could include information signage and maps, seating, shade, potential water stations, and bike facilities. Additional parking areas should also be provided at Yass Junction Station.

### **2.2 Tenure and Land Ownership**

It is understood that the railway corridor is still entirely in public ownership. There may be a number of access licences held by various parties over the corridor, but these are not seen as any legal impediment to the construction of the rail trail. If the project is to proceed, Council will need to apply to the State for a 30 year lease over the disused rail reserve section as discussed in Section 1.5. It is understood the section along Dutton Street is Council road reserve.

It is understood that the parcel north of Faulder Avenue (near the Yass Junction Railway Station) is still part of the active Country NSW railway network. The section of rail is no longer used for active rail services however as it is within the main railway parcel, additional steps will be required to convert this section into a rail trail. Given the support for the project provided by NSW Government, it is not anticipated that this tenure will be an issue however an alternative route is available along the Faulder Avenue road reserve if needed.

The Yass Railway Museum occupies the railway corridor at the location of the former Yass Railway Station. As the museum is only open on certain days and at certain hours and the rail yards are fenced off, the rail trail will need to divert around this section to connect into the township as mentioned above.

### **2.3 Heritage Values**

There are three (3) key State heritage sites present along the rail trail alignment:

- Yass Railway Museum;
- Yass Tramway Bridge; and
- Yass Junction Railway Station.



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All three (3) of these heritage-listed sites are directly associated with the defunct tramway and proposed use as a rail trail. Because of this, their heritage value should be promoted to users of the trail, whilst ensuring that increased usage does not result in any compromise of heritage values.

Navin Officer Heritage Consultants (NOHC) were engaged to complete the desktop assessment to identify any cultural heritage considerations for the proposed rail trail and surrounding areas. Their initial assessment has found this project has the potential to impact heritage listed items, as noted in Table 2.2 of their assessment report. It is recommended that a full Heritage Impact Assessment and Statement of Heritage Impact be undertaken during subsequent stages of project delivery.

The heritage assessment found no Aboriginal sites within or immediately adjacent to the project study area. Given the project is being undertaken within an already disturbed rail corridor it is unlikely that there are unlisted Aboriginal heritage items in the project corridor. However, Navin Officer recommends that a due diligence field survey be undertaken prior to any construction to confirm that there are no Aboriginal sites within the project corridor.

Please refer to Appendix B for the Desktop Cultural Heritage Assessment Report.

## **2.4 Geotechnical and Drainage**

A visual inspection of the existing ground conditions along the rail trail route was conducted by Burchills as part of the full rail corridor walkthrough in March 2023. A significant embankment failure was discovered approximately 1km north of the bridge which will need to be reconstructed as part of the rail trail development.

One other thing to note was the presence of a number of cuttings where drainage has not been maintained and water is allowed to pond. Additional fill material may be required in some of these locations to re-establish the longitudinal drainage.

## **2.5 Flooding and Hydraulic Impacts**

This strategic assessment has not reviewed the flooding conditions at the existing bridge as there are no changes proposed to the existing structure. The proposed rail trail is likely to include the reconstruction of the timber sections of the existing bridge which will need to consider any potential flood debris loadings.

## **2.6 Environmental Constraints**

### **2.6.1 Terrestrial Biodiversity**

Terrestrial Biodiversity Areas, mapped under the Yass Valley Local Environmental Plan 2013, are present within the project area. These are generally located around the Yass River corridor, along with small areas in the north of the original rail alignment.

The intent of Terrestrial Biodiversity areas is to protect native fauna, flora and associated ecological processes and encourage conservation and recovery of native flora and fauna and their habitat. To meet this intent, the proposed works are required to be designed, sited and managed to avoid adverse environmental impacts and, where impacts are unavoidable they are to be minimized and mitigated. Where the proposed works are located within the mapped Terrestrial Biodiversity areas,



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an environmental assessment should be undertaken to assess the condition, ecological value and significance of the fauna and flora on the land and determine if these features will be adversely impacted by the development of the rail trail.

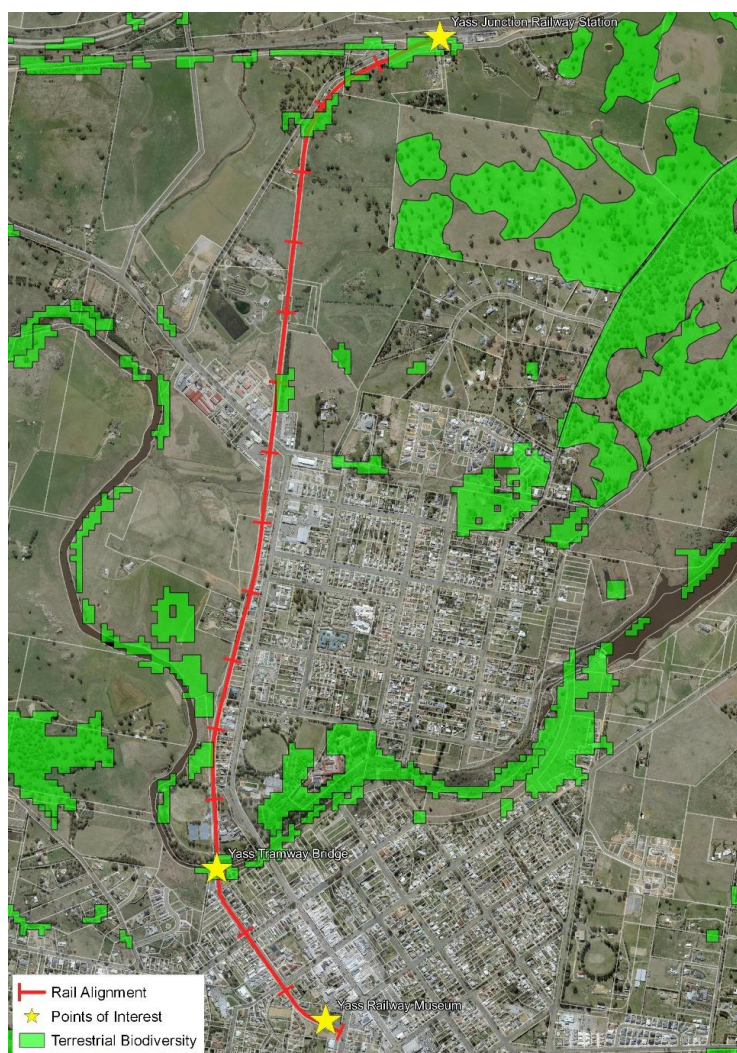


Figure 2.1 Yass Valley Local Environmental Plan 2013 – Terrestrial Biodiversity

### 2.6.2 Groundwater Vulnerability

Areas of Groundwater Vulnerability, mapped under the Yass Valley Local Environmental Plan 2013, are present in the north of the area of interest, generally between the town of Yass and the Yass Junction railway station. It is considered unlikely that groundwater will be impacted by the development as it does not include storage of waste or chemicals and will not require groundwater extraction.





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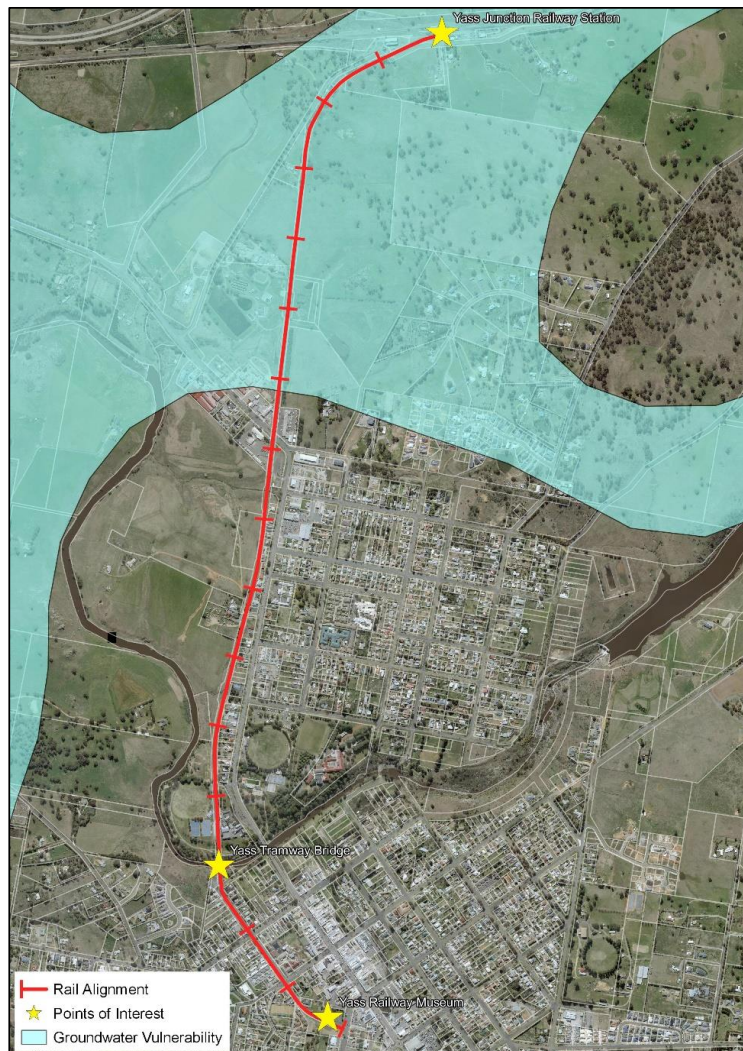


Figure 2.2 Yass Valley Local Environmental Plan 2013 – Groundwater Vulnerability

### 2.6.3 Riparian Land and Waterways

The Yass Valley Local Environmental Plan 2013 Riparian Land and Waterways mapping shows two (2) waterways within the project area: the Yass River and Bango Creek. The intent of this mapping is to protect and maintain water quality, stability of the bed and banks, aquatic and riparian habitats and ecological processes within these areas.

Where the proposed works are undertaken within or proximate to waterways (e.g. construction of new bridges), they should avoid impacts on water quality and flows, the aquatic ecosystem (including aquatic habitat and flora/fauna), bed and bank stability, passage of fish and other aquatic organisms and any future rehabilitation of the watercourse and riparian areas.



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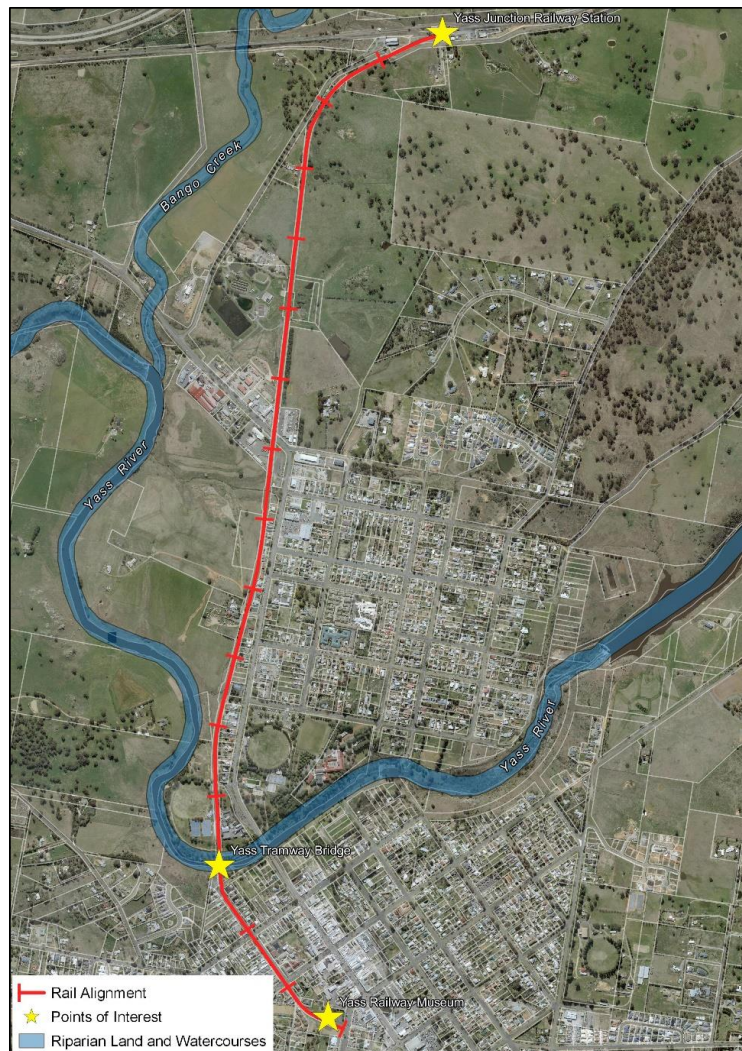


Figure 2.3 Yass Valley Local Environmental Plan 2013 – Riparian Land and Waterways

## 2.7 Landholder Issues and Concerns

Adjacent landowners are often apprehensive about trails close to their properties for a multitude of reasons, real or perceived. From observations, adjoining land uses include residential, commercial, industrial, rural residential, and agricultural. The range of issues that may arise include:

- Farm/stock management and disruption to farming practices;
- Non-farm management issues. These are generally concerns around safety, security, privacy, theft, trespass, noise, disturbance, and a range of related issues; and
- Trail management. These are generally concerns around maintenance, and the behaviour of trail users in regard to littering, toileting, and other issues.







In our experience, there are very few issues that cannot be overcome during the design process through early and open consultation with adjoining landowners and associated stakeholders.

## 2.8 Public Utility Plant

A review of the existing Public Utility Plant (PUP) has been completed with the following information:

- Available Yass Valley Council and relevant service provider GIS data.
- Before You Dig Australia (BYDA) data.

Table 2.1 provides a list of PUP which has been identified in the vicinity of the proposed rail trail and potential conflicts with the concept design. It is noted that no surface design has been undertaken to determine where cut/fill will occur. For the services that cross the trail, it has been assumed that the earthworks will maintain suitable cover over the existing assets. All PUP conflicts will need to be confirmed during detailed design.

**Table 2.1 Potential PUP Conflicts**

Asset Description	Asset Owner	Location	Potential for Conflict	Source of Data	Proposed Action
State Rail	ARTC	Yass Junction Station	Certain	GIS	YVC to discuss conflict with ARTC
Electricity	Essential Energy	Various locations – overhead only	Low	GIS	No underground services advised
Gas (high pressure)	Jemena	Along rail corridor	Medium	GIS	No action, review at detailed design
Telecommunications	Telstra	Various locations	Medium	GIS	No action, review at detailed design
Optical Fibre	NBN Co	Various locations	Medium	GIS	No action, review at detailed design
Water	YVC	Laidlaw Street and Dutton Street	Medium	GIS	No action, review at detailed design
Sewer	YVC	Laidlaw Street and Dutton Street	Low	GIS	No action, review at detailed design
Stormwater	YVC	Laidlaw Street and Dutton Street	Low	GIS	No action, review at detailed design

## 2.9 Dutton Street

The Dutton Street section of the rail trail has the existing rail tracks off-centred between the kerb creating a two-lane, two-way section and a separated one-way lane to provide access to the residents on the western side. This creates additional conflict points at the Meehan Street and Rossi Street intersections and may create further confusion about traffic movement priorities with the inclusion of the rail trail.

### 2.9.1 Meehan Street intersection

The intersection of Meehan Street and Dutton Street is a four-way priority-controlled intersection with Dutton Street as the minor approach controlled by a Give Way. The intersection is bound by



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residential land use on each of the four quadrants except for the north-eastern where Mt Carmel School is situated.

Meehan Street has a wide carriageway with no dividing lines on the western approach which leads to Yass District Hospital. The eastern approach of Meehan Street has a splitter island, kerb extensions and angled parking adjacent to the school. This intersection connects Yass District Hospital with Comur Street which provides access to the wider region.

#### **2.9.2 Rossi Street intersection**

The intersection of Rossi Street and Dutton Street is also a four-way priority-controlled intersection with Dutton Street as the minor approach controlled by a Give Way. The intersection is bound by residential land use on each of the four quadrants except for a community use building in the north-western corner.

On the eastern approach of Rossi Street, there is angled parking and the western approach allows for parallel on-street parking. The northern leg of Dutton Street is a no through road and leads to the rail bridge over Yass River.

#### **2.9.3 Crash History**

There have been two recorded crashes in the vicinity of Dutton Street in the most recent available five year period (2017-2021). This included one hit pedestrian crash on Rossi Street (eastern leg) who sustained moderate injury. The second recorded crash which involved parking vehicles on the western leg of Meehan Street. This does not indicate a particular trend associated with the traffic movements on Dutton Street.

#### **2.10 Trail Maintenance**

Ongoing trail maintenance is a crucial component of an effective management program. Countless quality trails have literally disappeared due to a lack of maintenance. It is therefore essential that funds be set aside in yearly budgets for maintenance of this trail to ensure user safety and enjoyment and to minimise liability risks for land managers. Details on ongoing maintenance activities and costs are discussed in Section 5.



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### 3. Concept Design Development

#### 3.1 Yass Tramway Bridge

The existing heritage listed Yass Tramway Bridge is composed of timber trestle approach spans with a central 62 m long steel truss span on masonry blade piers.

A visual inspection of the bridge in March 2023 found that the existing timber components are in very poor condition and are very unlikely to be made economically serviceable through repairs. Our recommendation is to demolish the existing dilapidated timber structure (subject to heritage approvals) and replace with a brand new timber structure with a much longer design life (typically 50 years for timber structures). A new timber structure would maintain the heritage value and aesthetics as well as being made of lighter weight components than the original rail bridges since the rail trail is not required to withstand the same rail loads.

The central steel truss span and masonry piers appear to be in fair condition with no visible signs of distress and should be able to be reused for the rail trail (subject to detailed condition inspections and heritage approvals). Likely treatment of the steel truss will include repairs to corroded or damaged elements, followed by suitable painting using primers and sealers.

From a heritage perspective, the steel truss was the first of the post-Whitton structures in NSW using American-style steel Pratt trusses. Whitton was chief engineer for NSW Railways from 1856 to 1890 and stuck with heavy lattice trusses, often with overhead arch top-chord bracing. The deep Pratt trusses with simple overhead bracing were much more efficient.

The existing gas holder adjacent to the bridge was also in reasonable condition and it is recommended it be embellished as part of the rail trail development. This may involved fencing, minor landscaping and heritage signage but not public access given potential safety issues.

#### 3.2 Pavement and Finishes

It is proposed to provide a sealed (concrete or asphalt) path along the length of the rail trail rather than an unsealed surface due to its proximity to the urban areas of Yass. The section from Yass up to the bridge is proposed to be 3.0 m wide concrete pavement, subject to the preferred option along Dutton Street. The possibility of providing a stamped and/or coloured railway feature in the concrete or asphalt surface has been considered in some locations. North of the bridge is proposed to be a 3.5 m wide trail formation with a 3.0 m wide asphalt seal.

#### 3.3 Road Crossings

There are six (6) road crossings between Yass Junction and the Yass Township. The identified possible road crossings are as follows:

- Crago Street;
- Meehan Street;
- Rossi Street;
- Yarrah Drive;
- Laidlaw Street (Yass Valley Way); and



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- Faulder Avenue.

Generally, the road crossing treatment required includes:

- Installation of signage on the rail trail (both sides of the road crossing) advising (or warning) of the upcoming crossing of the road. The recommended treatment is the installation of either “Give Way” or “Stop” signs and “Road Ahead” signs on both sides of the crossing.;
- “Trail Crossing Warning Signage” on the road (both sides of the trail crossing) alerting road users of the upcoming trail crossing;
- Installation of pipe culverts (where required); and
- Miscellaneous signage (including Rail Trail name and logo; distance signs; Emergency Marker signs; road name signs; users groups permitted, code of conduct, etc.).

Additional safety treatments such as warning signals may be necessary subject to detailed design.

### 3.4 Local Connections

Pathway connections from the rail trail to key local destinations have been considered in the design development and cost estimates including:

- Yass Public School (direct access to rear gate)
- Yass High School (connect to existing footpaths)
- Irvines Square Shopping Centre (via Orion Street road reserve)

Only the works within the rail reserve have been considered.

### 3.5 Dutton Street Options

Four (4) different alignment options have been investigated for the Dutton Street section of the rail trail as shown on the concept design drawings in Appendix A. Given the uncertainty of the scope of works for each option, the indicative cost estimate described in Section 3.6 includes a provisional sum for the roadworks (e.g. reprofiling) along Dutton Street. The estimate considers the concrete pavement works, road crossing treatments, signage, and landscaping will be similar for each option.

A brief summary of the pros and cons of each option has been provided below.

#### 3.5.1 Option 1 – Rail Trail on existing rail alignment

Pros	Cons
<ul style="list-style-type: none"><li>• Minimal pavement works required (maintain existing surface for traffic lanes)</li><li>• Path has no horizontal change in direction – direct route.</li><li>• Can maintain existing street trees and driveways.</li><li>• Maintains original rail alignment providing beneficial heritage opportunities.</li></ul>	<ul style="list-style-type: none"><li>• Conflict points at Rossi Street and Meehan Street with Dutton Street as the minor leg needing to Give Way. Priorities for the rail trail users will need to be clear to reduce potential for incidents with road traffic on the major legs of the intersections.</li><li>• No connection points between the proposed rail trail and the existing footpaths on the verge.</li><li>• Current position is least optimal use of road width maintaining the non-standard cross section.</li><li>• The median island proposed at the Meehan Street intersection may pose a safety risk for trail users and introduce a potential road hazard for drivers.</li></ul>



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### 3.5.2 Option 2 – Rail Trail on eastern side

Pros	Cons
<ul style="list-style-type: none"> <li>• Zebra crossings provide rail trail user with right of way when crossing Meehan St and Rossi St.</li> <li>• Easily accessible from existing footpath on eastern verge.</li> <li>• Landscaping alongside verge provides separation to road traffic and shade</li> <li>• Optimises Road width to allow for two lanes as well as parking either side.</li> </ul>	<ul style="list-style-type: none"> <li>• Safety concern to cross Dutton Street at southern end and back over just north of Rossi St without right of way.</li> <li>• Traffic lanes on Dutton Street are not aligned at Rossi Street intersection potentially leading to driver confusion</li> <li>• Option does not consider the interaction between parking, trail users and driveways on western verge north of Rossi Street</li> <li>• Introduces conflict point with existing footpath users at the proposed zebra crossing locations</li> <li>• Potential for confusion on right of way between driveways and trail users between Meehan Street and Rossi Street</li> </ul>

### 3.5.3 Option 3 – Rail Trail on western side

Pros	Cons
<ul style="list-style-type: none"> <li>• Zebra crossings provide rail trail user with right of way when crossing Meehan St and Rossi St.</li> <li>• Landscaping alongside verge provides separation to road traffic and shade</li> <li>• Optimises Road width to allow for two lanes as well as parking either side.</li> <li>• Path has no horizontal change in direction – direct route.</li> </ul>	<ul style="list-style-type: none"> <li>• No connection between rail trail and existing footpath on eastern verge.</li> <li>• Possible driveway reconstruction costs to ensure sufficient grades along rail trail.</li> </ul>

### 3.5.4 Option 4 – Rail Trail centred on road

Pros	Cons
<ul style="list-style-type: none"> <li>• No conflicts with driveways</li> <li>• Separation between oncoming traffic</li> <li>• Wide carriageway could allow for suitable separation between road and trail users to accommodate signage and potentially street trees for additional shade.</li> </ul>	<ul style="list-style-type: none"> <li>• Rail trail users will not have right of way through crossing Meehan St and Rossi St.</li> <li>• The road would operate as two separate one-way roads resulting in residents not able to access driveways on opposite side without performing potentially unsafe u-turn at intersections.</li> <li>• No safe crossings from rail trail to either verge to connect with existing footpath network.</li> <li>• The median island proposed at the Meehan Street intersection may pose a safety risk for trail users and introduce a potential road hazard for drivers.</li> </ul>

## 3.6 Indicative Cost Estimate

A high-level indicative civil construction cost estimate has been completed for the Yass Rail Trail based on our initial site investigations, concept design, and from indicative and actual costs on other comparable rail trails completed by Burchills. The concept design drawings completed as part of this strategic assessment are included in Appendix A.



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A summary of the estimated civil construction costs and associated development costs are presented in Table 3.1, with the full breakdown of quantities and rates provided in Appendix C. The recommended budget at this time is \$11.1m.

**Table 3.1 Indicative Project Cost Estimate**

Item	Description	Indicative Cost
1	Preliminaries	\$270,000
2	Bulk earthworks	\$430,000
3	Civil works	\$2,652,250
4	Bridge works	\$4,210,000
5	Other items (detailed design, project management, embellishments, etc.)	\$2,087,450
	<b>Sub Total</b>	<b>\$9,649,700</b>
6	Contingency (15%)	\$1,447,455
	<b>Total Indicative Project Budget</b>	<b>\$11,097,155</b>

Note the above costs are based on preliminary investigations completed to date and are subject to significant variability as more detailed investigations are carried out. The estimate also includes assumptions about the final surfacing and bridge treatments which are the most significant components of the project.





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## **4. Preliminary Cost Benefit Assessment**

### **4.1 Qualitative Benefits**

#### **4.1.1 General Community Benefits**

Rail trails provide several notable benefits for both visitors and residents including:

- A mix of relatively appealing urban and rural landscapes and a major bridge crossing leading into town would add to the enjoyment of trail users.
- Gentle gradient and short nature of the route, suitable for all types of cyclists and walkers.
- Providing a dedicated active transport connection in the Yass Region from the Yass Junction Station into Yass CBD;
- A rail trail provides outdoor recreation opportunities for cyclists, walkers, joggers, trail runners, people in wheelchairs, people in mobility scooters (gophers), parents pushing prams, school groups, clubs and families.
- The rail trail will improve community connectivity and provide increasing recreational options for local people thus contributing to both physical and mental health improvements;
- Providing historical information to users with rail trails has proven to have the power to connect users to their heritage by preserving historic places and by providing access to them;
- Showcasing local artists' outdoor art, potentially using rail hardware, tracks and sleepers in innovative ways both along the route and more obviously at the trailheads; and
- Community involvement in the delivery and marketing of the rail trail, bringing the local community together.

#### **4.1.2 Opportunities for Business**

A rail trail generally offers the opportunity for existing businesses to expand and new businesses to develop and employ more people in the region.

Direct economic benefits, in terms of user expenditure, are likely to be delivered by the rail trail. The rail trail will be one asset that can provide more employment opportunities in tourism and hospitality by offering niche tourism experiences for business in the vicinity of the rail trail.

Identifying specific business opportunities along a trail that may take years to develop is not a simple task, however, businesses that have succeeded elsewhere are in the fields of:

- Equipment Hire;
- Supported Tour Opportunities;
- Guided Walking/Cycle Touring;
- Off-trail Accommodation; and
- Food and Beverages

The *Rail Trails for NSW Evaluation Summary* (June 2022) identified 9 new or expanding businesses in the areas surrounding the Tumbarumba to Rosewood Rail Trail in the first 12 months of operation. Businesses included accommodation, food and beverage, and bike hire.



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Interestingly, the *Rail Trails for NSW Evaluation Summary* found that spending on consumer staples increased 14% in Tumbarumba once the Tumbarumba Rosewood Rail Trail opened. The evaluation report identified that it was likely that the rail trail contributed to this increase due to visitors staying in the town, visiting the supermarket and similar outlets.

### 4.1.3 Health and Wellbeing

According to a public survey undertaken to inform the Yass Valley Council 2017 – 2027 Bike Plan and Pedestrian Access Mobility Plan (PAMP), over 75% of the 42 respondents owned a bicycle. It was noted that about 25% of the respondents described themselves as riding a bike either every day or at least once a week.

One of the key reasons that respondents did not cycle (~43%) was 'a lack of adequate paths / lanes / end of trip facilities', and 'recreation and fitness' accounted for 80% of the primary reason for cycling. As the Yass Rail Trail is easily accessible (within 2km of most of the town) and provides an enjoyable recreational cycling path across the town, it will provide an attractive recreational cycle path as well as a better connection between the north and south sections of the town.

### 4.1.4 Education

Trails present a unique opportunity for education. People of all ages can learn more about nature, culture or history along trails. Of particular importance, trails provide firsthand experience that educate users about the importance of the natural environment and respect for nature by leading users into a natural classroom.

Enhanced, active education along trails is achieved through the use of comprehensive trail guides and signage to encourage awareness of the natural, cultural and historical attributes of the trail.

Trails have the power to connect users to their heritage by preserving historic places and by providing access to them. They can give people a sense of place and an understanding of the enormity of past events

### 4.1.5 Liveability

Quality recreational facilities can help create attractive places to live and visit. Walking and cycling are relatively cheap modes of transport. Trails also provide a low impact means of travelling through the landscapes and play an important role in connecting people with nature

### 4.1.6 Environmental and Cultural Opportunities

Trails provide a number of environmental and cultural benefits. These include:

- Opportunities for the community to experience natural and cultural environments;
- Protection of the adjacent environments by localising impacts and facilitating management of visitation effects;
- Educational and interpretive opportunities and increased environmental and cultural awareness and appreciation;
- Increased community ownership which helps to preserve natural and cultural values;
- Corridor revegetation opportunities; and



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- Opportunities for community participation in conservation and revegetation work.

### 4.2 User and Expenditure Forecasts

#### 4.2.1 Tourists and Visitors

The market for day trippers is well established throughout the Capital Country region of New South Wales, with 2.8 million daytrippers recorded throughout the region in the year ending in December 2022. The town of Yass attracted 310,000 daytrippers in 2021. It is noted that the town of Yass is less than an hour drive from Canberra, making it an ideal daytrip destination for Canberra residents.

It is reasonable to estimate that the Yass Rail Trail, if developed, would attract in the order of 1,550 additional daytrippers / year. This number represents just under 0.5% of the existing day tripper market to the region and is a realistic expectation given the trail's relatively short length and a mix of urban and rural residential landscapes offset against ease of access to the major population centre.

Visitors to trails tend to spend money before coming to a trail and in the towns and villages along the way. Available research indicates that day trippers spend an average of \$151.53/day.<sup>1</sup> Key categories of expenditure include food and beverage (\$57.88 per day) and retail expenditure (\$39.72 per day), with transport expenses such as fuel and maintenance items for bicycles making up the remainder of the expenditure.

Therefore, the daytrippers are expected to bring an additional \$234,871 per year into the local economy.

Given the length of the trail, it is unlikely to attract overnight / long term guests specifically for the rail trail. However, it may be attractive enough to entice overnight visitors to prolong their stay, particularly with the attraction of the Yass Tramway Bridge becoming accessible to the public. We have not considered the potential economic impact of overnight visitors.

#### 4.2.2 Local Users

As the proposed Rail Trail will be within 2km of the majority of the town, the entire population of Yass is considered within the local catchment for the rail trail. Based on 2021 population and growth data, the current (2023) population of Yass is 7,700 ([www.profile.id.com.au](http://www.profile.id.com.au)).

Three possible scenarios have been used in calculating likely local user numbers. These are:

- A low / low scenario – 5% of the population within 2km of the trail making 5 visits / year to the trail
- A medium / medium scenario - 10% of the population within 2km of the trail making 10 visits / year to the trail
- A high / high scenario – 20% of the population within 2km of the trail making 20 visits / year to the trail.

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<sup>1</sup> Sources: *Beeton (2003); Beeton (2006); Beeton (2009); Central Otago District Council (2011); Colmar Brunton (2009); Hughes et al (2015); Market Equity (2004); Manning et al (2000); NZ Ministry of Business, Innovation and Employment (2013)*



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Based on the above scenarios, the potential annual local trail users have been calculated in Table 4.1 below. These figures do not consider the significant population growth forecast for the greater Yass area.

**Table 4.1 Potential Annual Visits by Yass Valley Residents**

	<b>Low trail usage: 5% of residents</b>	<b>Med trail usage: 10% of residents</b>	<b>High trail usage: 20% of residents</b>
Low (5 visits / yr)	1,925	3,850	7,700
Medium (10 visits / yr)	3,850	7,700	15,400
High (20 visits / yr)	7,700	15,400	30,800

(Yass Valley Council Population within close proximity to the trail – 7,700)

It is noted that a number of schools are located within 1.5km of the proposed rail trail, including:

- Mt Carmel School;
- Berinba Public School;
- Yass Public School; and
- Yass High School.

The rail trail provides a convenient cycling and walking route for students to travel to and from these schools. Providing high quality, safe active transport infrastructure encourages students to take active transport to school, which relieves traffic and parking congestion around schools, improves the physical and mental health of the students, and reduces carbon emissions.

According to Profile.ID (2021), there are 3,224 school aged children in Yass. Assuming that a conservative 15% of these walk or ride to and from school 3 days per week, this accounts for an additional 2,904 trips on the rail trail per year.

Expenditure per trip by local residents is always lower than for visitors, as locals are closer to home and more likely to either take all that they need with them or come home to eat and drink following a trail visit. Data collected on the Mundaring Shire trail network in Western Australian in 2001 (\$1.44/person/trip in the Shire – mainly food and drink) are a legitimate base to work from (and have been converted into 2022 dollars - \$2.46/person/trip).

Using this figure in combination with visitation scenarios generated in Table 4.1 gives a range of expenditure estimates, as shown in Table 4.2.

**Table 4.2 Potential Annual Local User Expenditure**

	<b>Number of Person Visits</b>	<b>Total Spent (\$)</b>
Low / low	1,925	\$4,736
Medium / medium	7,700	\$18,942
High / high	30,800	\$75,768



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It would seem that the low / low scenario of 1,925 person visits per year (i.e. 5% of the local population using the trail for 5 visits per year) is a reasonable, if very conservative, scenario to adopt. Such visitor numbers would inject \$4,736 into the local economy.

### **4.3 Summary of Potential Economic Benefits**

The Yass Rail Trail will provide numerous benefits to residents and businesses of the region. With the right marketing, the trail will attract local users, day trippers, and potentially longer stay tourists.

Under a relatively conservative scenario, the following direct economic benefits are achievable:

- Significant local use (in terms of relative proportions of the population) – over **1,925 local users / year** is a reasonable expectation. This will result in an economic injection of **\$4,736 per year**.
- Expansion of the existing day-tripper market to the region could potentially result in **1,550 day-trippers / year** yielding an injection of **\$234,871 / year**.

The proposed rail trail offers a range of other benefits that are difficult to quantify but are important to consider when assessing the project's merits. These include:

- Increase in value added to the regional economy from supply chain and consumption affects associated with construction.
- Direct and indirect employment opportunities from construction and operation.
- Increase in consumer surplus (the price consumers are willing to pay for goods and services).
- Potential direct revenue from new commercial leases along the rail trail.
- Opportunities for existing businesses to extend their offerings and improve the sustainability of businesses reliant on tourism.
- Increases in land values and property prices through the enhancement of open spaces.
- Stimulation of additional private and public investment in the region.
- Increased recreational options for local communities will aid overall community wellbeing, and in the long-term reduce health costs.

As detailed above, there are a significant number of potential qualitative and quantitative benefits presented by the proposed rail trail project.



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## 5. Trail Maintenance

### 5.1 Introduction

Building good trails in the first place is the very best way of minimising future problems and costs. As a second line of defence, a clear and concise Management Plan with a regular maintenance program written into it will aid significantly in managing ongoing resource demands.

The goals of a Trail Maintenance Plan are to:

- Ensure that trail users continue to experience safe and enjoyable conditions;
- Guard against the deterioration of trail infrastructure, thereby maintaining the investment made on behalf of the community;
- Minimise the trail manager's exposure to potential public liability claims arising from incidents which may occur along the trail; and
- Set in place a management process to cover most foreseeable risks.

Resourcing a maintenance program is crucial and funds will be required on an ongoing basis to ensure appropriate maintenance. This matter should be addressed in the preparation of the maintenance plan. The Trail Maintenance Plan to be prepared for this trail should ensure clear allocation of responsibilities for relevant parties including but not limited to Council, community groups and State Government.

### 5.2 Public Liability and Risk Management

It is prudent that the nominated trail manager is aware that they carry a significant duty of care towards those visitors accessing the trail. The maintenance of a quality trail is therefore critical from this perspective. Legislative changes across Australia have reduced the number of small claims against land managers. However, liability generally rests with the land managers and hence, every attempt should be made to minimise the risk of accident or injury to trail users and therefore the risk of legal action.

A formal Hazard Inspection process is crucial in the ongoing maintenance plan. Not only will this define maintenance required and/or management decisions to be addressed, but it is also vital in ensuring safe conditions and therefore in dealing with any liability claim which may arise in the future. Further, clearly defined 'User Responsibility' statements in brochures, maps, policy documents, plans and public places will assist this process.

### 5.3 Trail Maintenance Activities

Maintenance on the rail trail should be divided between regular inspections and simple repairs, a one (or two) person job, and quarterly programs undertaking larger jobs such as significant signage repairs or weed / vegetation control. A range of basic machinery, tools and equipment will be required for this work. At the core of any trail maintenance program is an inspection program. The relevant Australian Standards sets out the basis for frequency of trail inspections. It only covers walking tracks and provides for inspections every 30 days (or less) for Class 1 trails, every 90 days for Class 2 trails, and annually for Class 3-6 trails. This sets the minimum standard for inspections and is a guide only. What the Australian Standards do not include but should include is an inspection of any trail



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after significant weather events such as storms, fire, floods, and high winds in addition to the regular inspection program.

In general, Maintenance Plans are based around regular inspections, at which time simple maintenance activities should take place concurrently (Table 5.1 provides a broad outline of activities). More time-consuming maintenance activities should take place every six months, while detailed Hazard Inspections should occur annually. Further, the capacity to respond immediately to random incoming reports of hazards or major infrastructure failures should be built into the Plans.

Some of the most frequent maintenance tasks will be attending to fallen branches and limbs, repairing trail surfaces, replacing stolen or damaged signs (including road signs), clearing culverts and under bridges and ensuring gates and fences are functioning as intended.

**Table 5.1 Key Elements for a Trail Maintenance Program**

Activity	Notes
Check, repair or replace all trail signage, esp. road-crossings and directional markers	Particular attention needs to be given to signs at road crossings or junctions. Each crossing should be carefully checked to ensure that all signage is present, and that all signs are clearly visible. Particular attention must be given to ensuring that "Trail Crossing ahead" signs (on roadside at approach to trail crossing) are not obscured by overhanging vegetation.  Each trailhead should be carefully checked to ensure that all signage is present, and that all signs are clearly visible and legible. An inventory of locations needs to be prepared to assist in regular maintenance.  Interpretive panels should be checked for damage and cleaned if necessary. If damage is too great, replacement is essential. An inventory of locations needs to be prepared to assist in regular maintenance.
Check and cut-back overhanging or intruding vegetation	Undergrowth vegetation grows quickly, and over time will continue to intrude into the trail 'corridor'. Such intruding vegetation will need to be cut back to provide clear and safe passage for trail users.  Care will be taken to ensure that sharp ends are not left protruding into the trail as these can harm trail users. It should be noted that trailside vegetation hangs lower when wet, and allowances should be made for this when assessing whether or not to prune. "Blow-downs" - trees or limbs that have fallen across the trail - will be cleared as a part of this process. Sight lines must be kept clear either side of road crossings as a part of this process, to ensure that users can clearly see a safe distance either way at road crossings.
Check condition of trail surface for erosion (or other) damage and arrange repairs if necessary; trim off regrowth vegetation	Some of the trail sections will require regular surface maintenance, though this should be minimal as the rail formation was originally constructed with drainage a major consideration. Primary focus will be on erosion damage caused by water flowing down or across the trail and by illegal motor vehicle and trail bike use. This must be repaired as soon as it is noted, or it will get worse, quickly.
Check and clear drains	Drainage maintenance is critical. Drains need to be checked and cleared once or twice/year and after heavy rainfall events. Regular maintenance especially after heavy rainfall is essential.  Most maintenance will involve clearing of material from silted up or blocked drains.  Any scouring out of table drains should be stabilised as soon as possible.  Drain blockages should be cleared as urgent priority.  Silt traps at culvert discharges or entry points should be cleared regularly.  Drains through cuttings will require attention, though care during construction of trail (through cuttings) will minimise ongoing maintenance requirements.
Check structural stability of built structures such as trailside furniture,	Visual inspection is appropriate though detailed inspection should follow storm events.



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culverts, interpretive signage, interpretive shelters	
Check structural stability of cuttings	Visual inspection is appropriate though detailed inspection should follow storm events.
Maintain all non-slip surfaces	Maintenance on these surfaces is critical to prevent build-up of conditions that can lead to deterioration. Leaf blowing, sweeping, gurneying and the application of algaecide are all appropriate techniques. The appropriate technique and efficiency will be subject to site conditions.
Undertake Hazard Inspection and prepare Hazard Inspection Report	This should be done annually

## 5.4 Maintenance Costs

### 5.4.1 General Notes

Evidence of actual trail maintenance costs for individual items along a rail trail, or any trail for that matter, are scarce. Limited anecdotal evidence on maintenance costs for other rail trails has been gathered from various sources as described below.

In Victoria, the Murrindindi Shire Council manages and maintains approximately 85% of the (134km) Great Victorian Rail Trail. It spends around \$2,000/km on maintenance activities each year which the trail manager believes is insufficient. Anecdotal information indicates that initial construction issues necessitate an increased level of maintenance of the trail surface (and drainage through cuttings). A higher level of (initial) construction quality (i.e. better trail surfacing) would mean less ongoing maintenance.

The Kilkivan Kingaroy Rail Trail in South East Queensland opened in September 2017. In October 2019, representatives of the South Burnett Regional Council (responsible for approximately half the trail) advised that maintenance costs were in the order of \$500/km/year.

The Brisbane Valley Rail Trail in Queensland has an annual maintenance budget of \$900,000 (2023) for its 162 km length and is managed by four separate Council's and the State Department of Transport. This figure amounts to approximately \$5,500/km/year but includes some allowance for capital improvements as well as a dedicated full time ranger.

### 5.4.2 Estimate of Maintenance Costs

Table 5.2 provides a very preliminary estimate of the amounts that may be required on an annual basis for maintaining the proposed Yass Rail Trail for regular "day to day" maintenance.

**Table 5.2 Estimate of "Day to Day" Maintenance Costs**

Task	Frequency/note	Possible costs
Inspect and check trailhead facilities and infrastructure: <ul style="list-style-type: none"> <li>- parking areas (check surfaces)</li> <li>- interpretive panels</li> <li>- picnic tables</li> <li>- trailhead signage (on road)</li> <li>- trailhead (map) panel</li> </ul>	2 trailheads at average repairs of \$1,000 per site/year	\$2,000



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Task	Frequency/note	Possible costs
Check side vegetation growth and overhead vegetation and cut back where required. Clearing of fallen trees and branches.	Allowance of 3 person days per year (@ \$900/day).	\$2,700
Slash corridor both sides of trail to reduce weeds and fire load/risk.	Allowance for 50% corridor, both sides of trail. Corridor slashed 5 times a year.	\$4,500
Inspection of bridges (all timber components, decking, handrails, etc.). Check for obstructions and clearing under bridges.	Allowance of 10 hours for inspections and minor repairs	\$2,000
Inspection of culverts. Check for obstructions and clearing under culverts.	Allowance of 5 hours for inspections, clearing and minor repairs.	\$1,000
Check road crossings. Replace damaged and/or missing signs and undertake other tasks: <ul style="list-style-type: none"> <li>- Give Way and Road Ahead signs</li> <li>- Trail Crossing warning signs</li> <li>- Road name signs</li> <li>- Regulatory signs</li> <li>- Check sight distances and clear vegetation if necessary</li> </ul>	Road crossings at average repairs of \$500 per crossing/year	\$3,000
Allowance for replacement of trail directional marker logo/arrow plates and trail kilometre posts.	2 replacements/length/year	\$1,000
Allowance for repairs to trailside furniture and occasional replacements (when required).	Inspection and minor repairs every 6 months. 1 replacement per year.	\$2,000
Check miscellaneous signs along trail (e.g. trail name, distance signs, "No Trespassing", bridge load signs, etc).	5 replacements/length/year	\$2,000
Check gates, other barriers and fences at road crossings. Make repairs where necessary.	Allowance of \$2,000 per year for repairs.	\$2,000
Check interpretation panels along trail for damage and structural stability.	Allowance for repair of 1 panel per year.	\$1,000
Additional weed management	Annual allowance	\$5,000
Callout requests for local sections of erosion	Allow 10 visits/year	\$4,000
Rubbish and litter collection	Including illegal dumping and rubbish	\$5,000
Inspection of rail trail (3 times/year). (See Note 2).	Allowance for 3 inspection trips per year.	\$3,000
Preparation of annual Hazard Inspection Report.	1 person days @ \$1,500/day.	\$1,500
	<b>\$ excl GST (per annum)</b>	<b>\$41,700</b>

This equates to a rate of approximately \$9,300 per kilometre per annum. The per kilometre rate does not include major asset renewal for surfacing, bridges, and fencing.



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Asset renewal provisions should be provided for separately and cover replacement of surfacing, fencing and bridges. These provisions would have separate timeframes for replacement with fencing and surfacing requiring renewal in a shorter time than bridges.

### **5.5 Reducing Maintenance Costs**

Using volunteers is the key element in reducing the maintenance costs. Volunteers could undertake much of the ongoing maintenance of the trail if a volunteer maintenance programme is arranged. It should be ensured that whoever is charged with ongoing responsibility for managing the trails has genuine and specific trail knowledge. It is not sufficient to be a skilled gardener, conservationist or environmental scientist. If training is required to bring staff knowledge levels up to a high standard, this should be seen as a priority to be undertaken early in the construction process. Trail skills are better learned over a longer time, with hands-on practice, than in short briefing sessions.

- The Munda Biddi Trail Foundation assists with planning, developing, marketing and maintaining the trail. It enlists paid memberships, enrolls and manages volunteers, holds trail and community events, and provides information and resources to enhance the quality of the trail experience. Over 85% of that trail is maintained by volunteers.
- Activities of the Friends of the Lilydale to Warburton Rail Trail include revegetation, weed eradication, protection of remnant species, and building and restoration work.
- Parklands Albury Wodonga a community-based, not for profit organisation focused on undertaking the conservation of "bush parks" in and around Albury-Wodonga from an ecological perspective, whilst allowing sympathetic recreational access. One of the Group's projects is managing and maintaining the High Country Rail Trail.

An enormous amount of money is saved as the volunteers carry out many of the inspections and minor repair work.



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## 6. Feasibility Statement

A rail trail on the disused rail corridor between Yass Junction Station and Yass Railway Museum is technically feasible. The issues raised can be overcome with good design and the corridor remains in public ownership.

This Feasibility Study sought to answer several questions as set out in Table 6.1.

**Table 6.1 Trail Feasibility Assessment**

Key Question	Answer
Is there a viable trail route?	Yes, no major constraints on the proposed route
Are there alternative uses for the corridor that will provide more value to the community? Are these alternative uses viable?	No proposals for alternative uses of the corridor have been made as far as the consultants are aware. Previously proposal for tourist train were found to be unfeasible.
Will the trail provide a quality user experience (terrain/landscape/history)?	Yes, multitude of attractions including but not limited to Yass Junction Station, various historical locations along route, Yass River Bridge, Rail Museum.
Is there a market for the proposed trail?	Yes, with some limitations given short length in comparison to other rail trails.
Will the rail trail create any unmanageable or unmitigated impacts on adjoining landholders' farming practices and lifestyles?	No, none uncovered as part of this assessment
Is the local government and key stakeholders supportive of the concept?	Yes, government and key stakeholders support
Is there a supportive community?	Yes, majority of community support
Would the trail be value for money?	Yes, with some limitations. Per km costs for construction and maintenance are above the average for rail trails in Australia given the expense in remediating the Yass River Bridge.
Is there a commitment to maintenance ("friends of ..." group or support network)?	We are not aware of any such groups but this has not been explored in detail.
Will the trail provide a unique experience?	No, similar features to other rail trails in Australia although the age, condition, and scale of the Yass Tramway Bridge is a significant attraction.
Is there a demonstrated benefit to trail users and, especially, the host communities?	Yes, strong tourism and active transport opportunity to the Yass community



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- Wang, G., Maccera CA, Scudder-Soucie B, Schmid T, Pratt M, and Buchner D (2005) *A cost-benefit analysis of physical activity using bike/pedestrian trails* Health Promot Pract 2005 Apr; 6 (2): 174-79

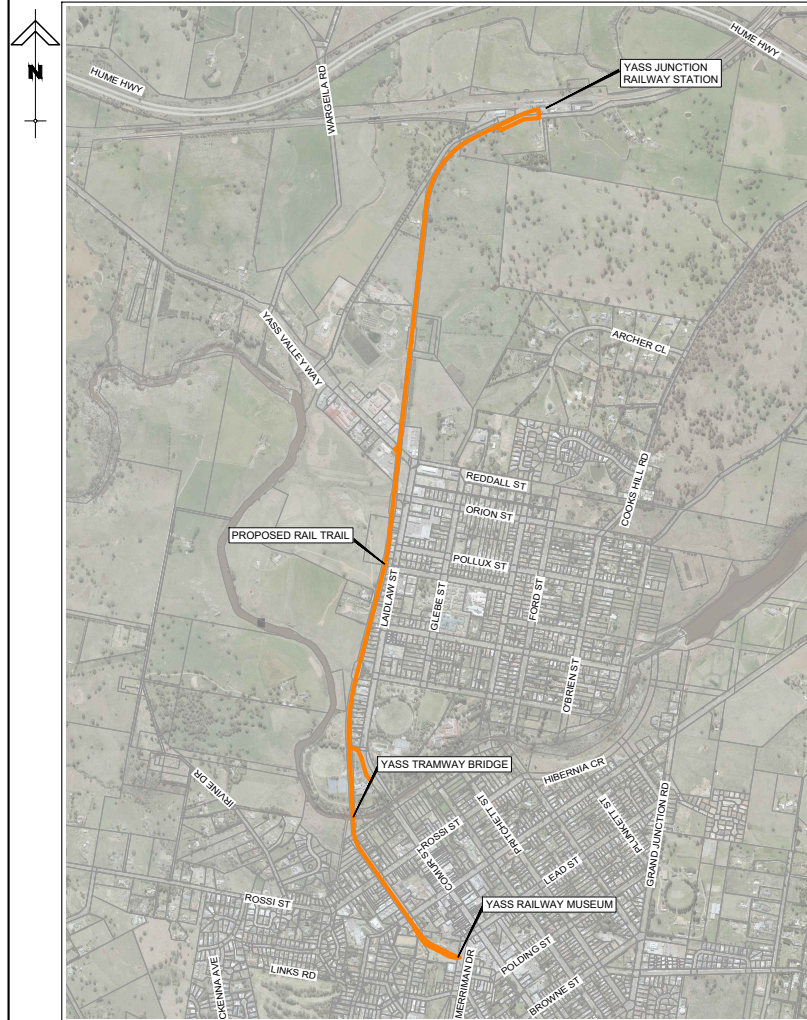


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## **Appendix A – Concept Design Drawings**







YASS RAIL TRAIL

CONCEPT DESIGN DRAWINGS

CONTRACT BE230076

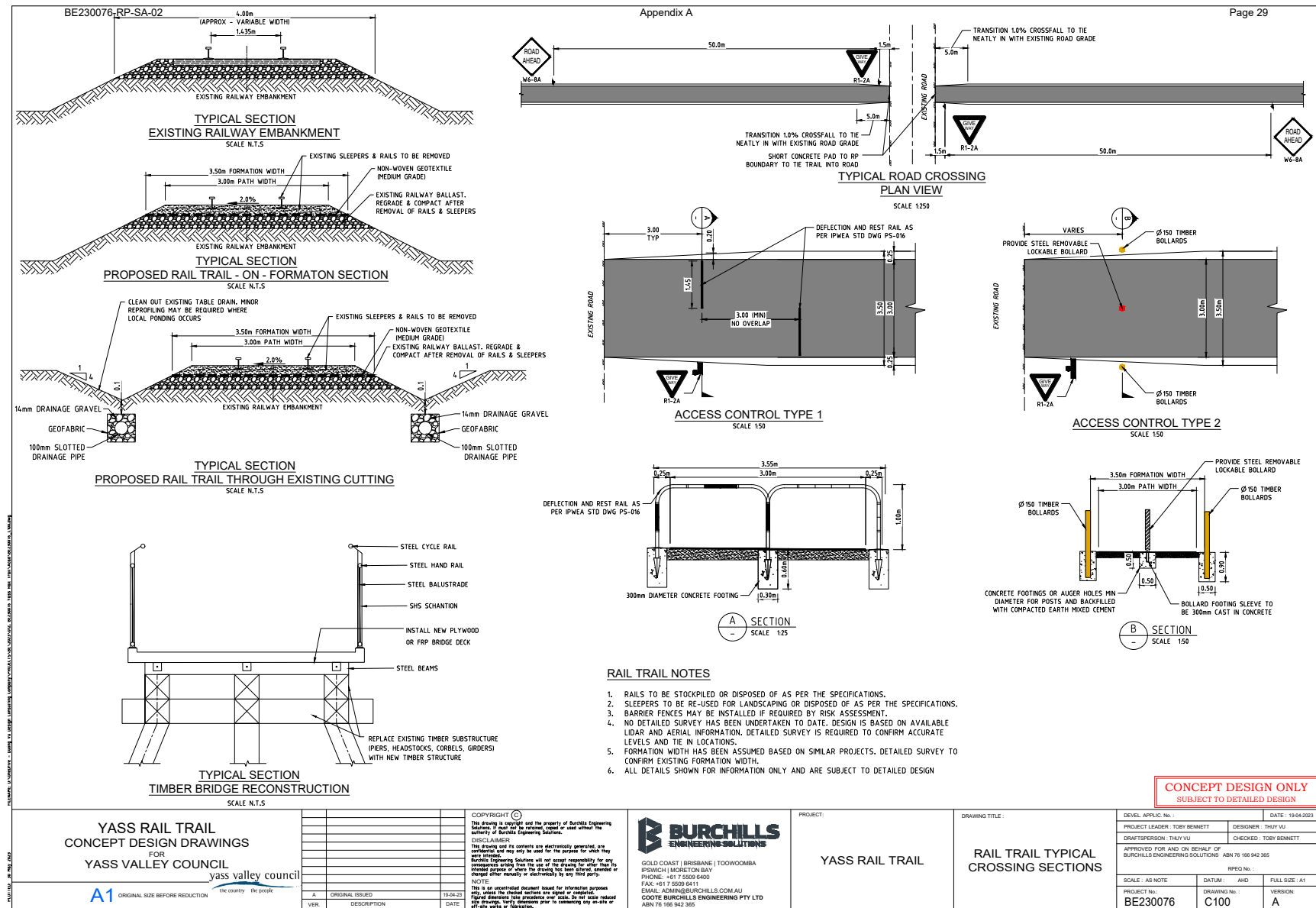
## DRAWING INDEX

DWG No.	DESCRIPTION
C000	LOCALITY PLAN AND DRAWING SCHEDULE
C100	RAIL TRAIL TYPICAL CROSSING SECTIONS
C101	RAIL TRAIL TYPICAL PAVEMENT DETAILS
C200	RAIL TRAIL - KEY PLAN
C201	PLAN - SHEET 1
C202	PLAN - SHEET 2
C203	PLAN - SHEET 3
C204	PLAN - SHEET 4
C250	DUTTON STREET - OPTION 1 - SHEET 1
C251	DUTTON STREET - OPTION 1 - SHEET 2
C260	DUTTON STREET - OPTION 2 - SHEET 1
C261	DUTTON STREET - OPTION 2 - SHEET 2
C270	DUTTON STREET - OPTION 3 - SHEET 1
C271	DUTTON STREET - OPTION 3 - SHEET 2
C280	DUTTON STREET - OPTION 4 - SHEET 2
C281	DUTTON STREET - OPTION 4 - SHEET 2
C290	TYPICAL DUTTON STREET SECTIONS
C301	RAIL TRAIL - CROSSING - SHEET 1
C302	RAIL TRAIL - CROSSING - SHEET 2
C303	RAIL TRAIL - CROSSING - SHEET 3
C400	RAIL TRAIL - BRIDGE

PREPARED FOR

PREPARED FOR  
**yass valley council**  
the country the people

PROJECT No. : <b>BE230076</b>		DRAWING No. : <b>C000</b>	DATE : 19-04-2023 VERSION : <b>A</b>
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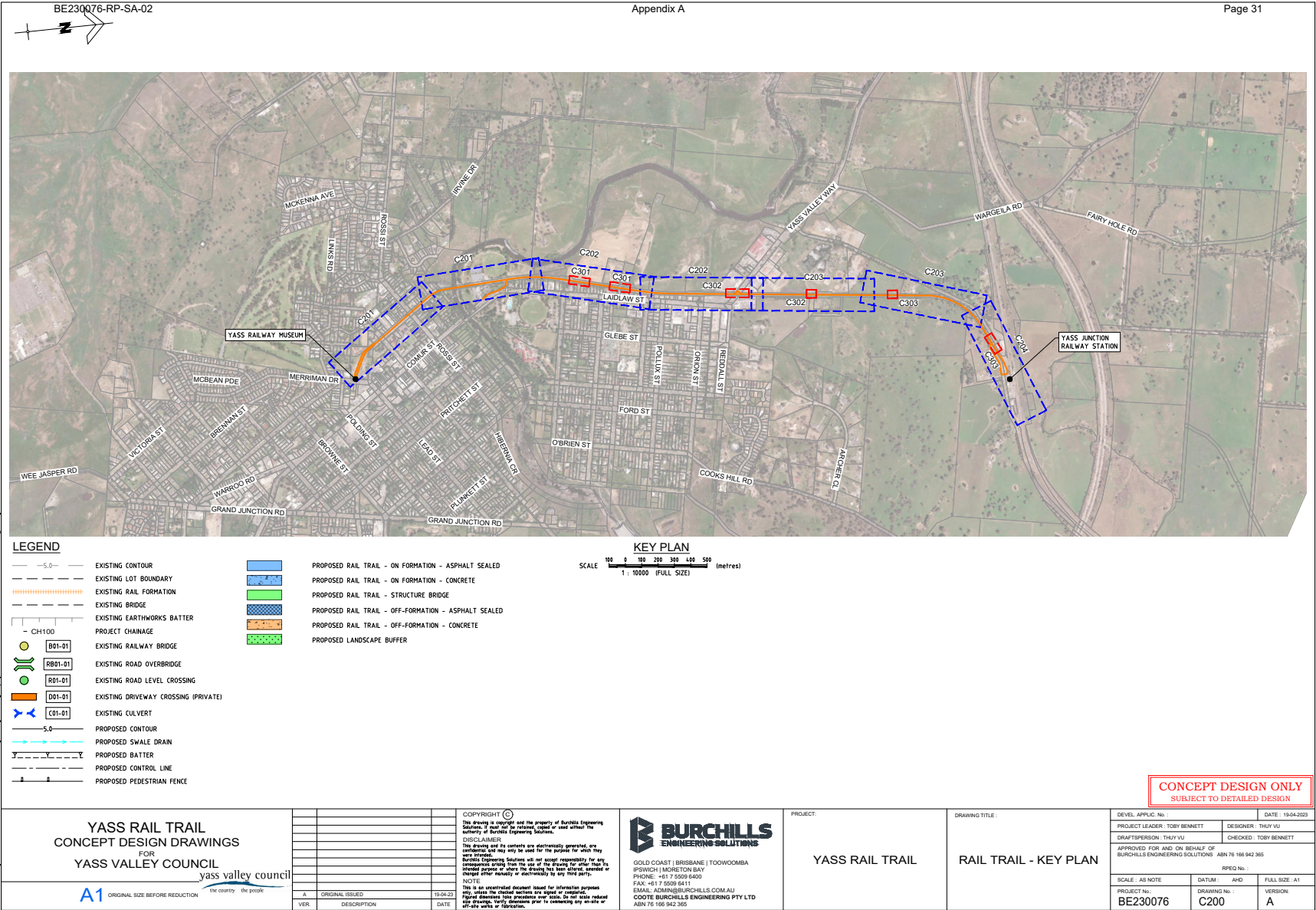


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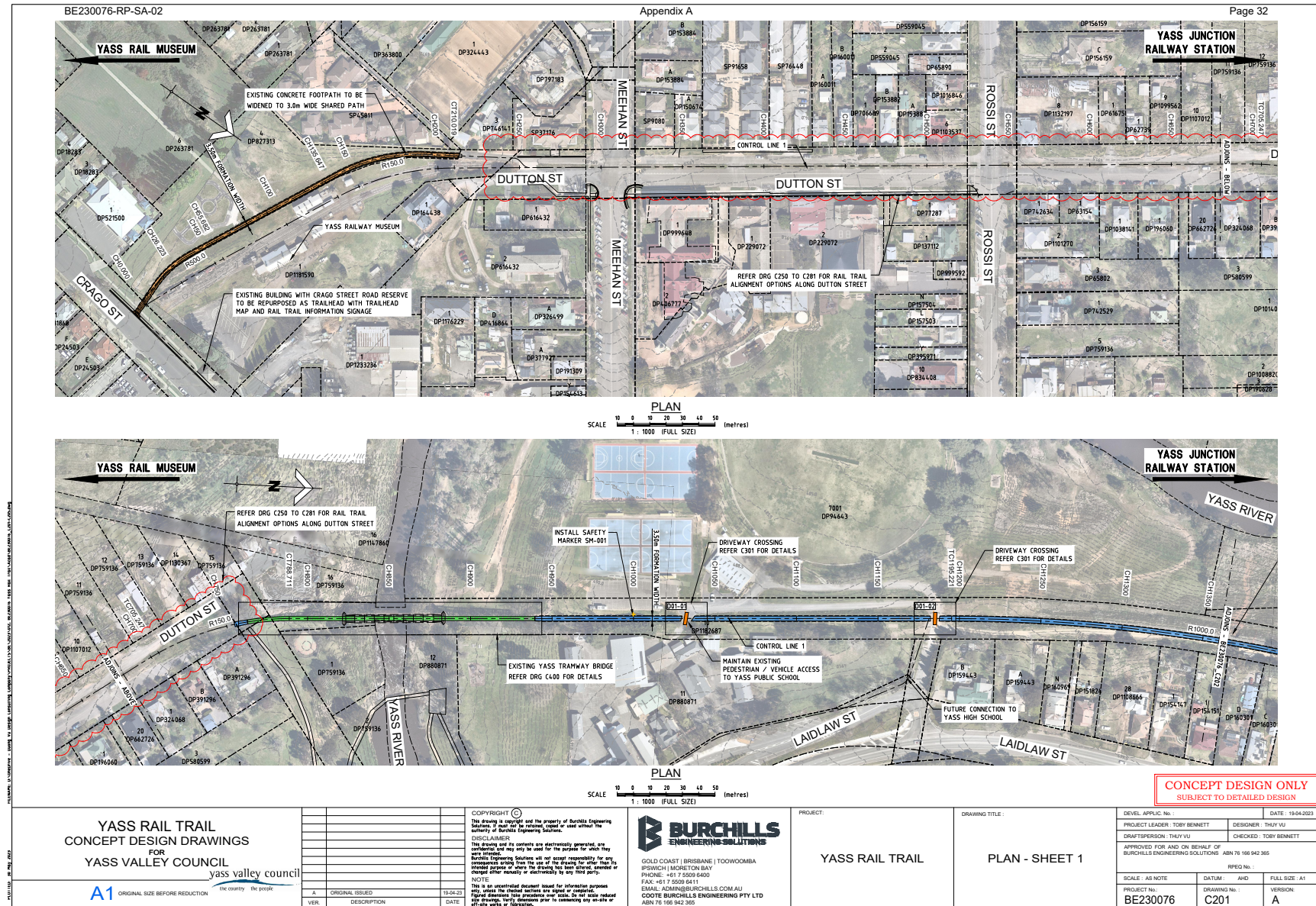
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PROJECT LEADER : TOBY BENNETT	DESIGNER : THUY VU	
DRAFTSPERSON : THUY VU	CHECKED : TOBY BENNETT	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS		
REPO No. : ABM 76 166 942 365		
SCALE : AS NOTE	DATUM : AHD	FULL SIZE : A1
PROJECT No. : <b>BE230076</b>	DRAWING No. : <b>C101</b>	VERSION : <b>A</b>

**CONCEPT DESIGN ONLY**  
SUBJECT TO DETAILED DESIGN

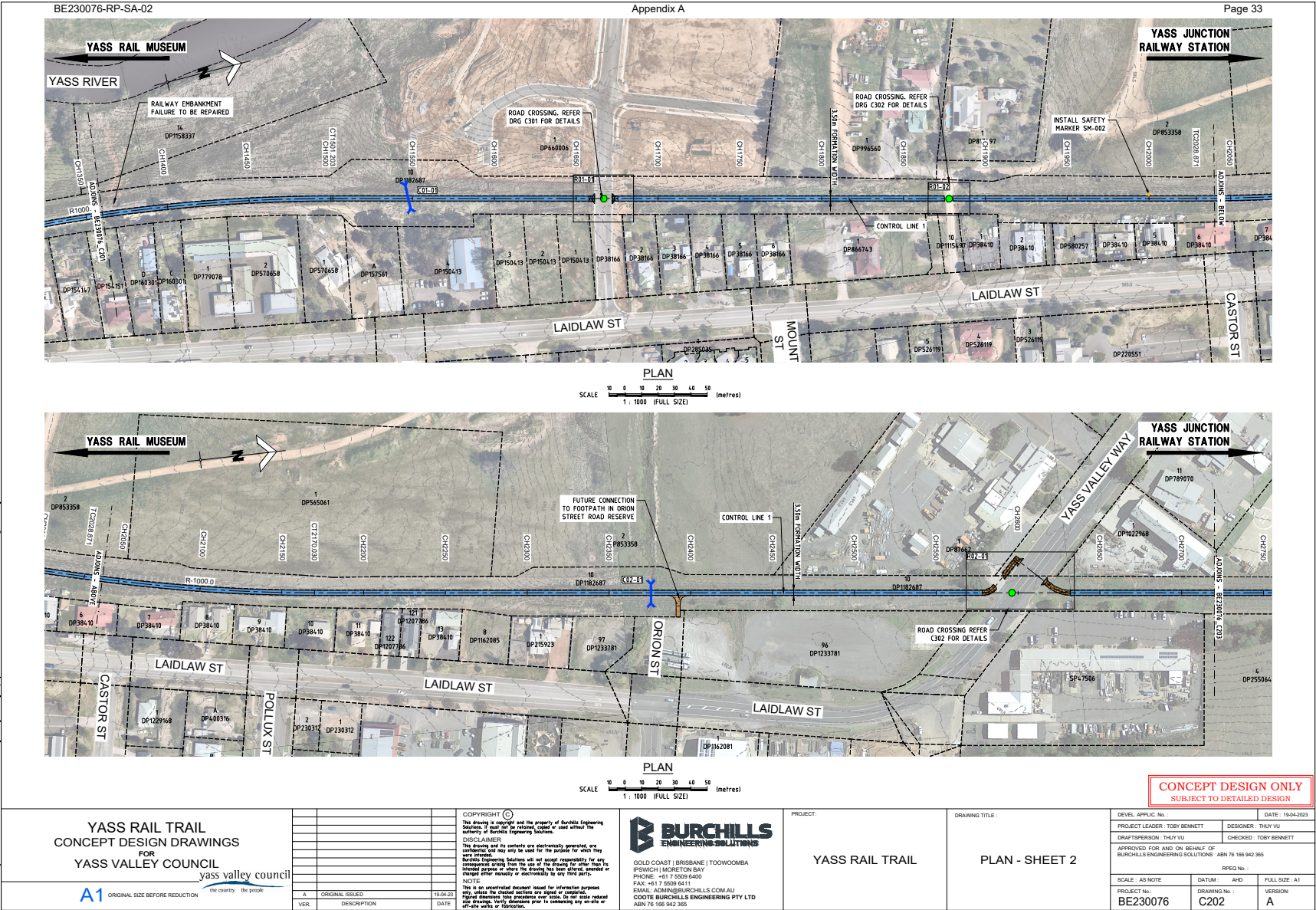




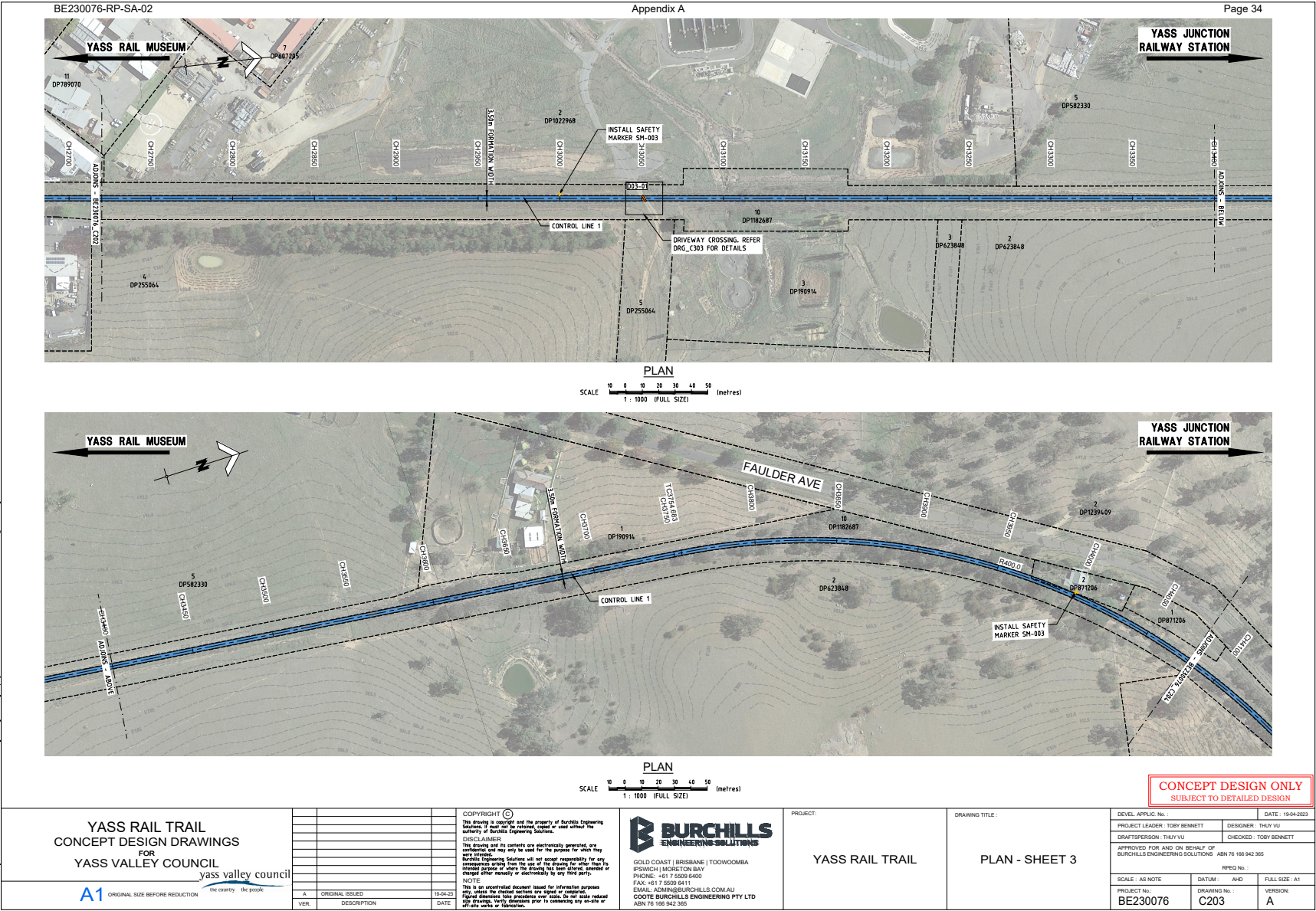




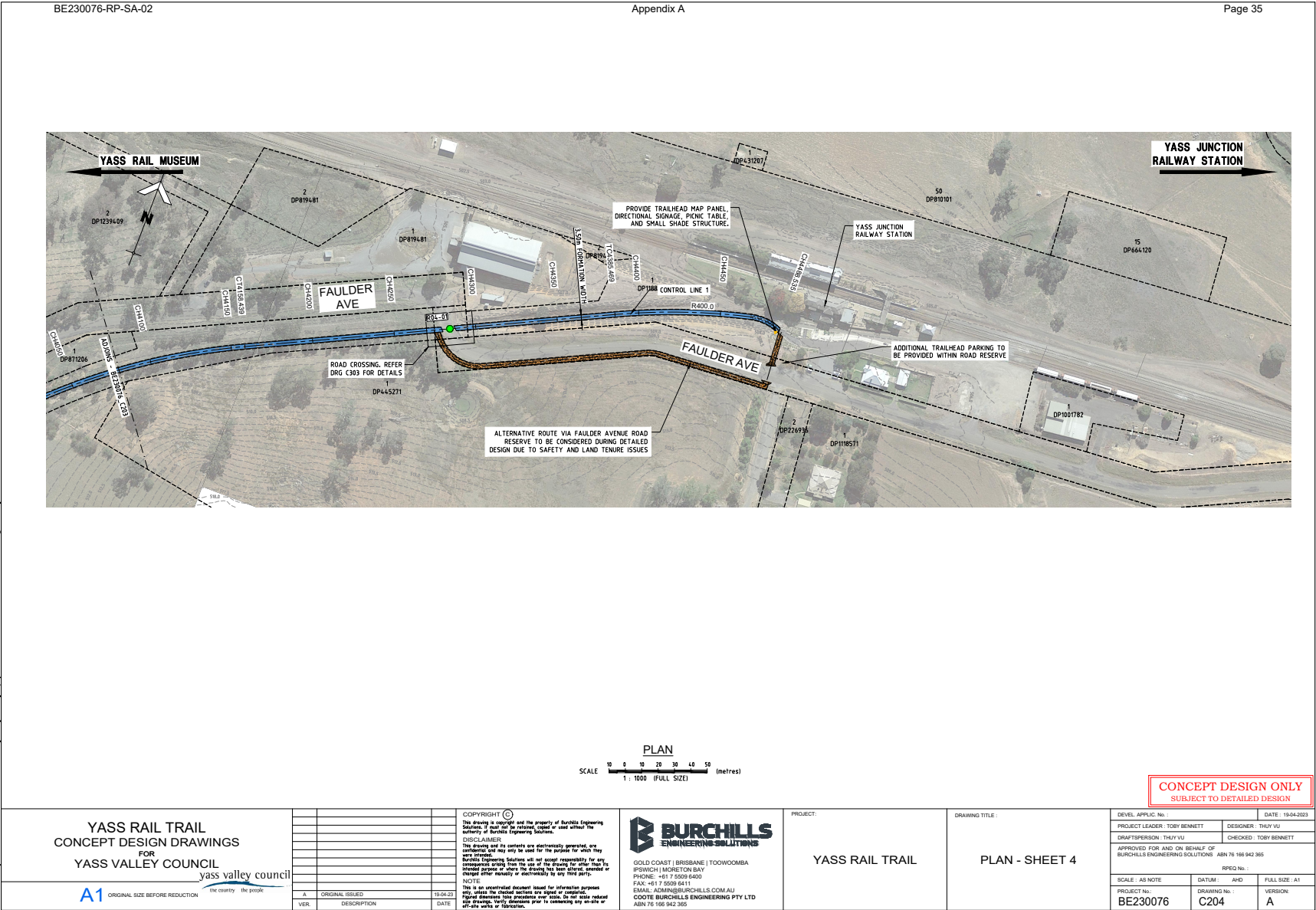




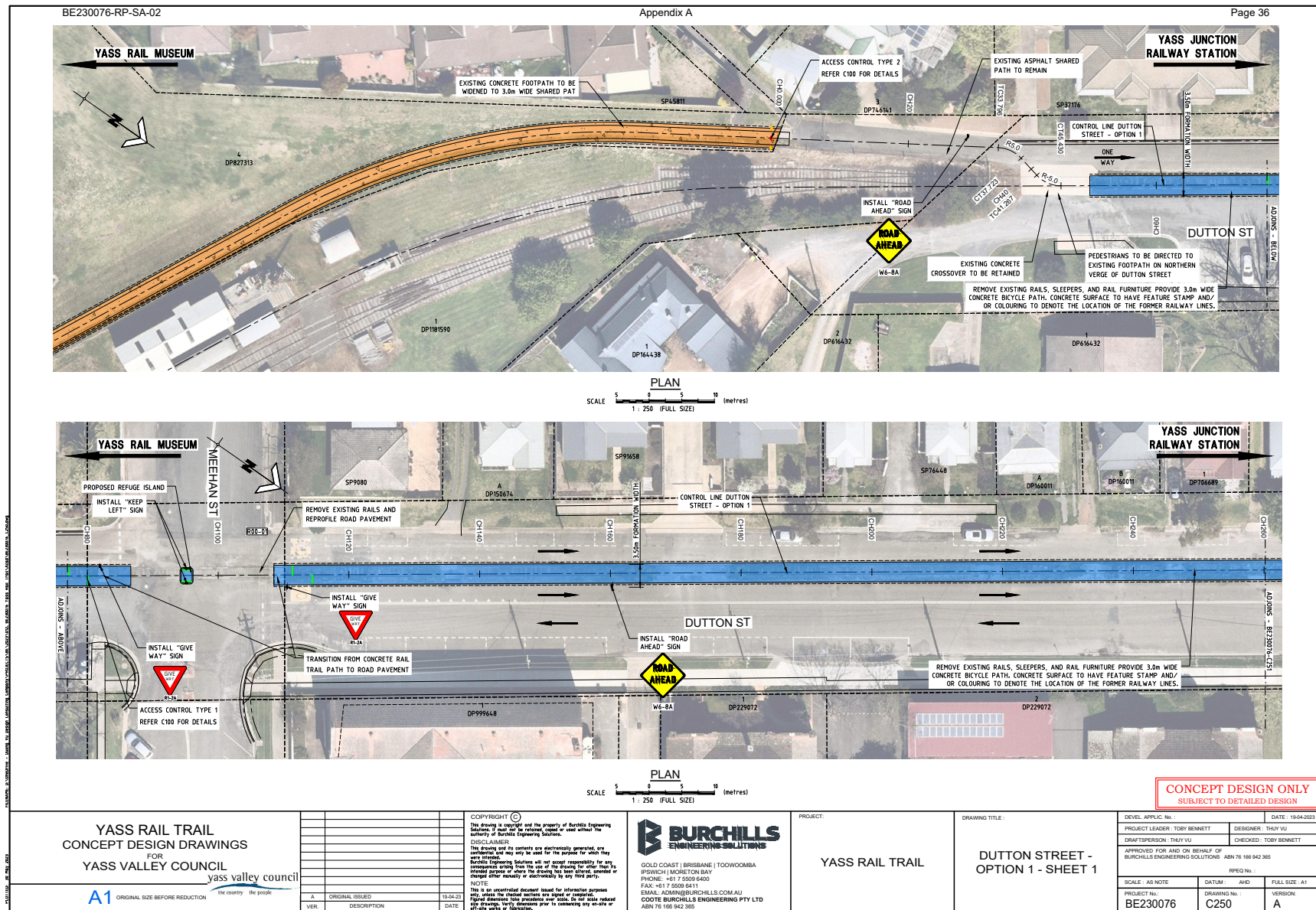




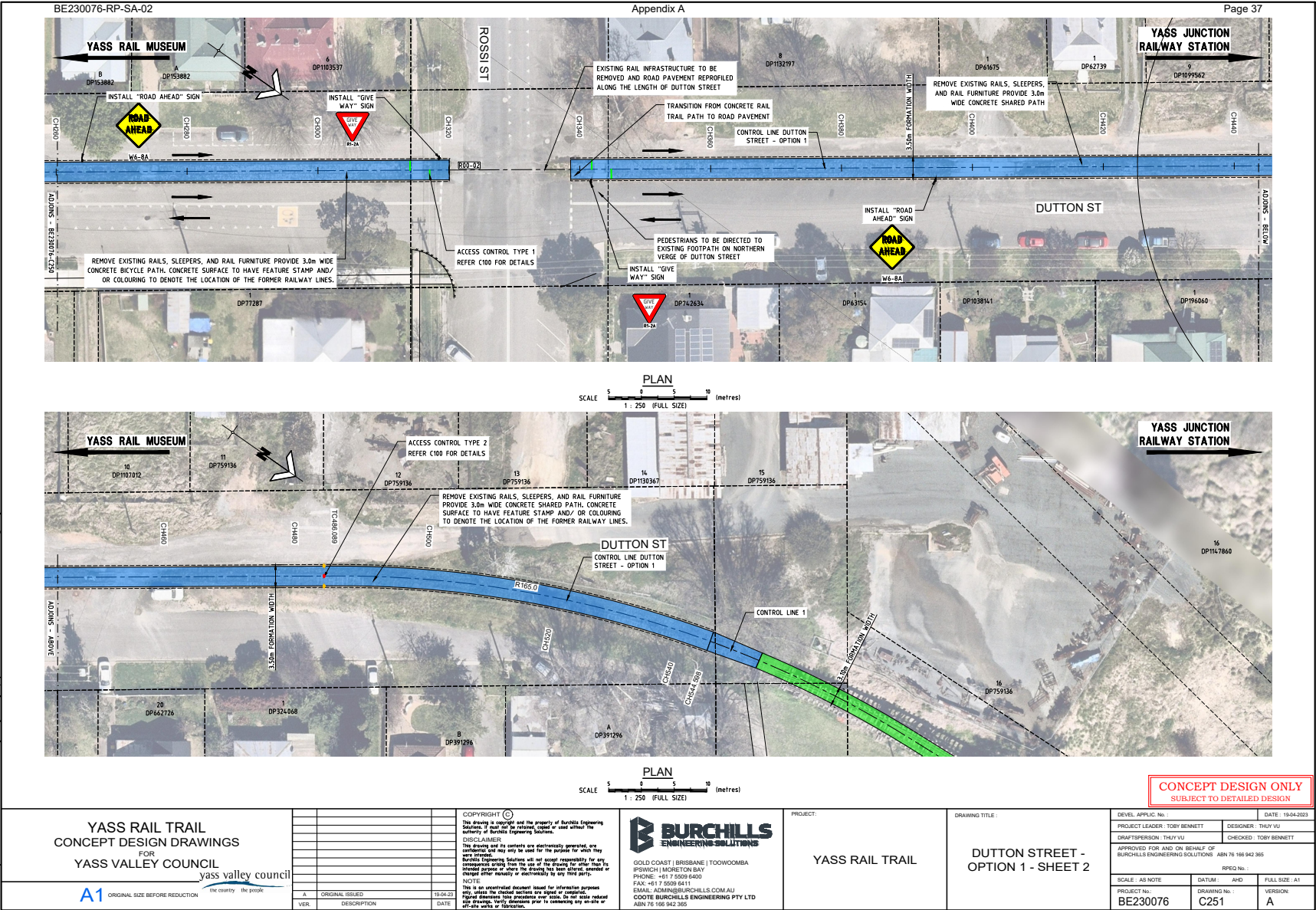




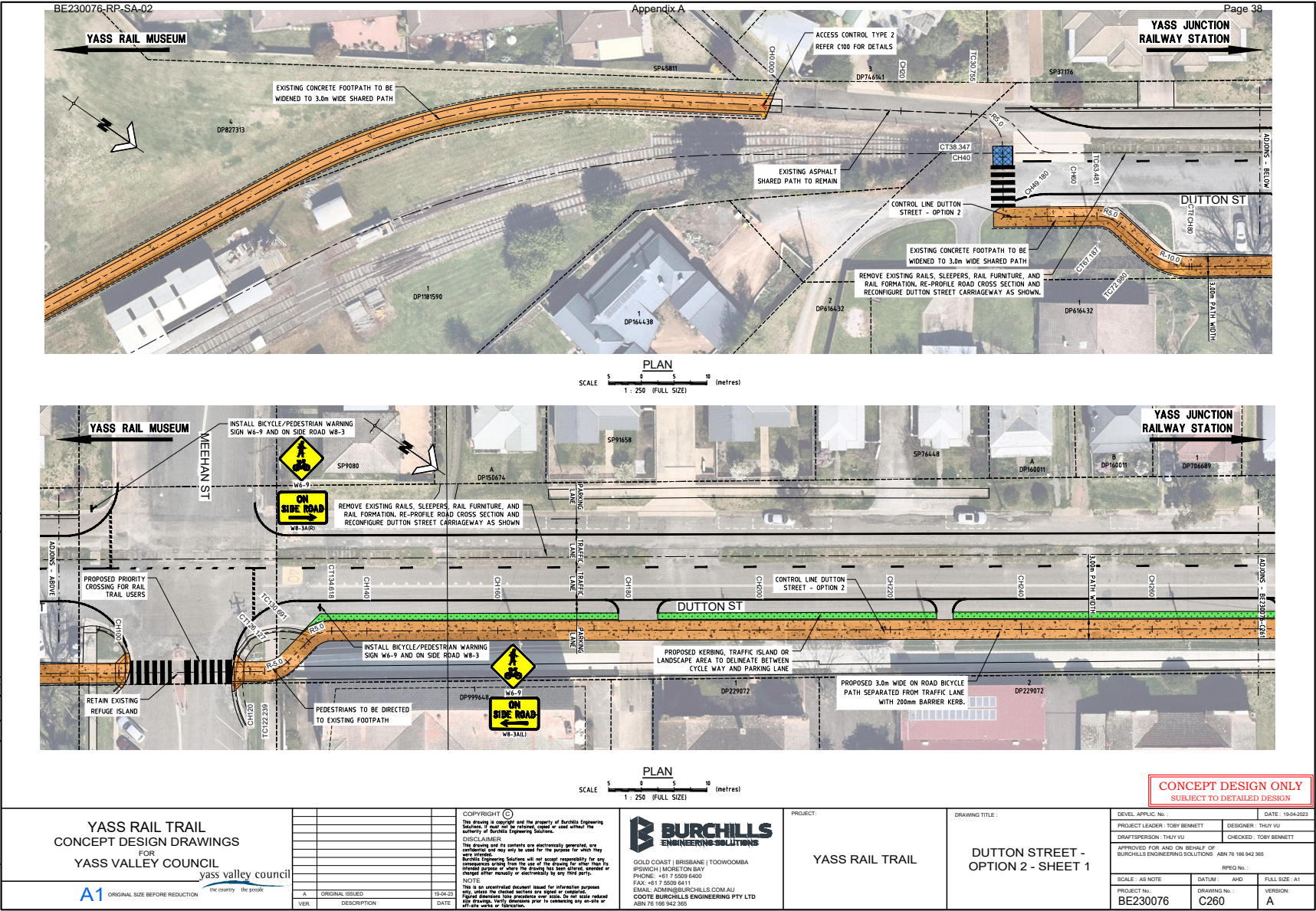




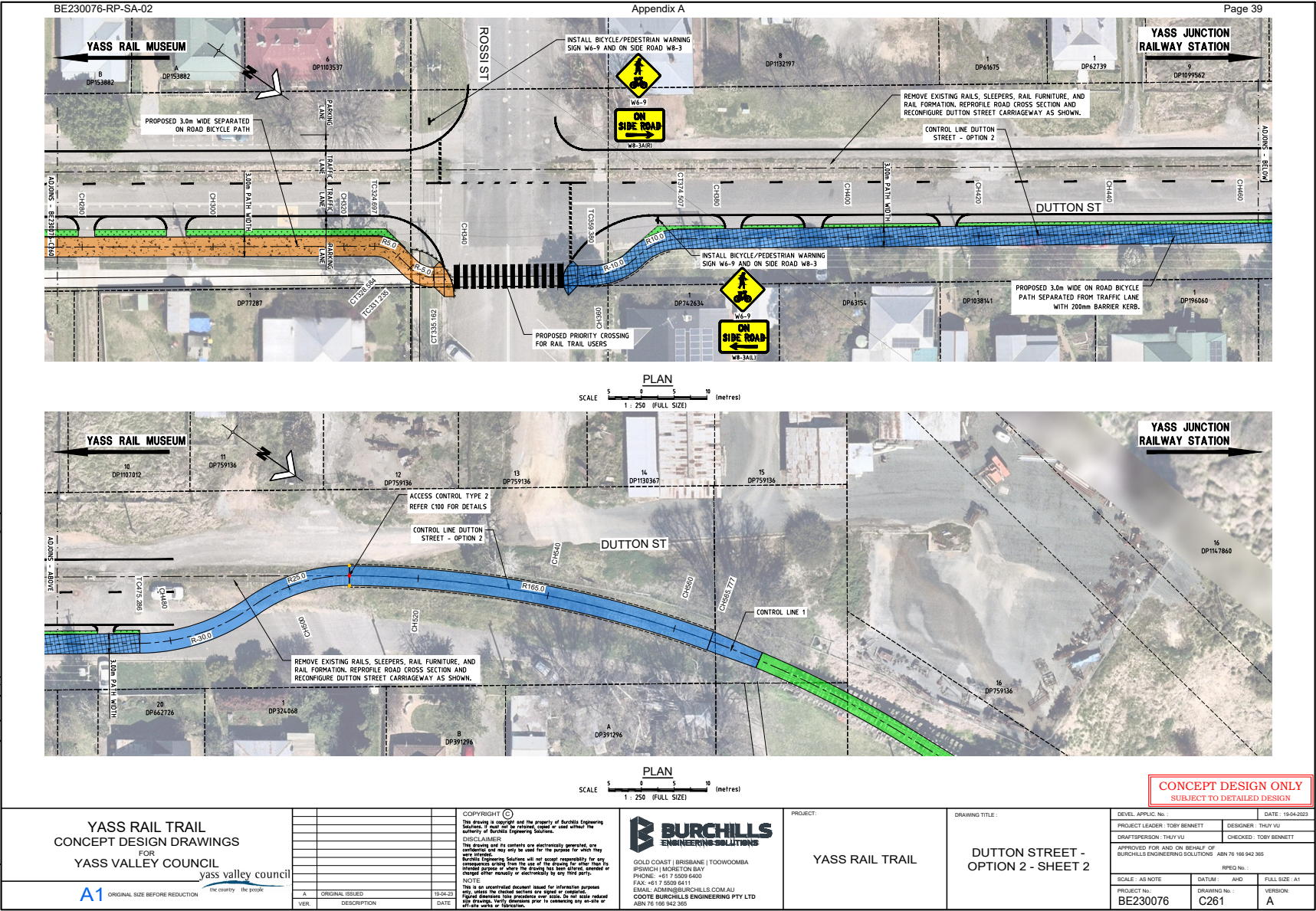




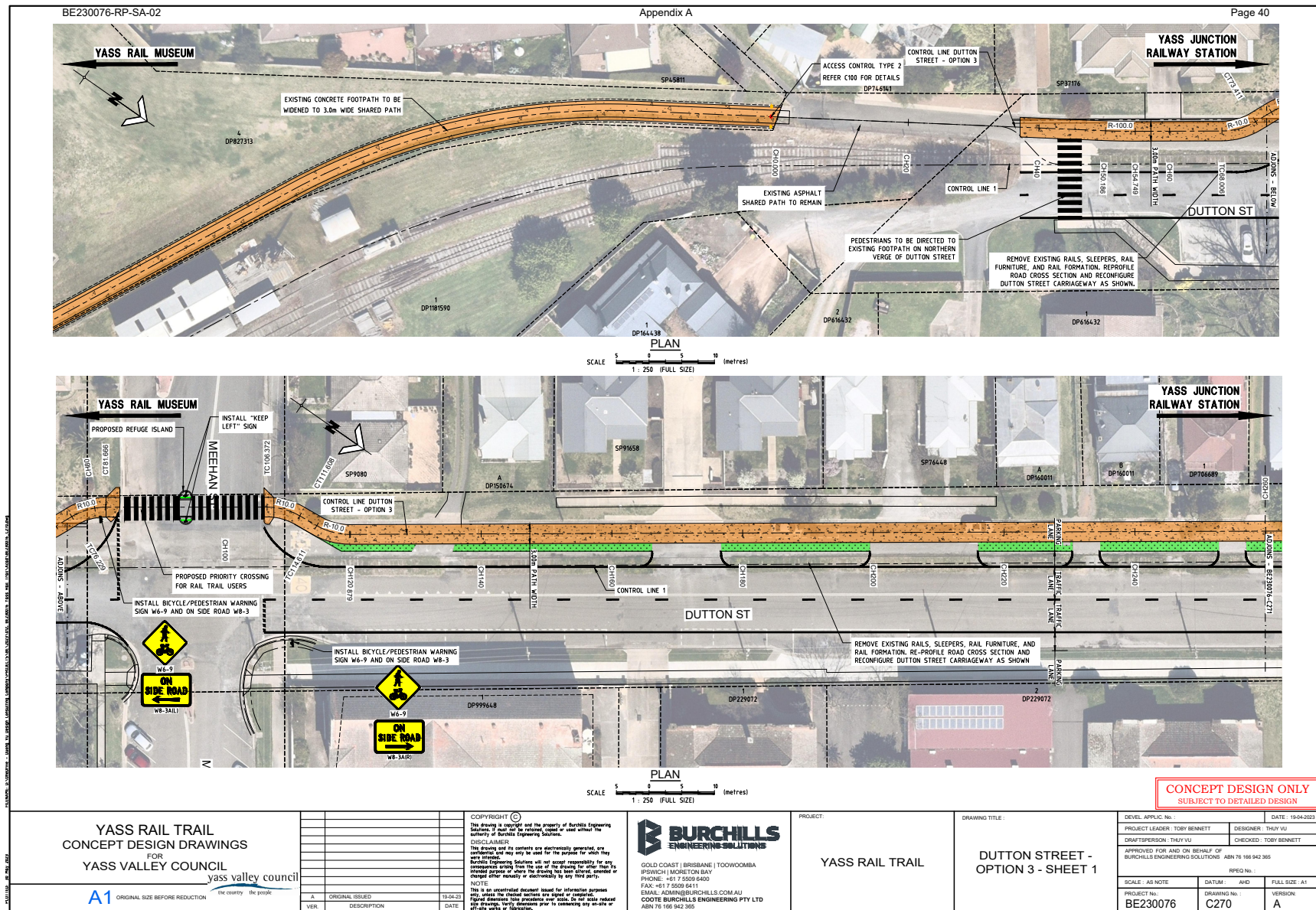




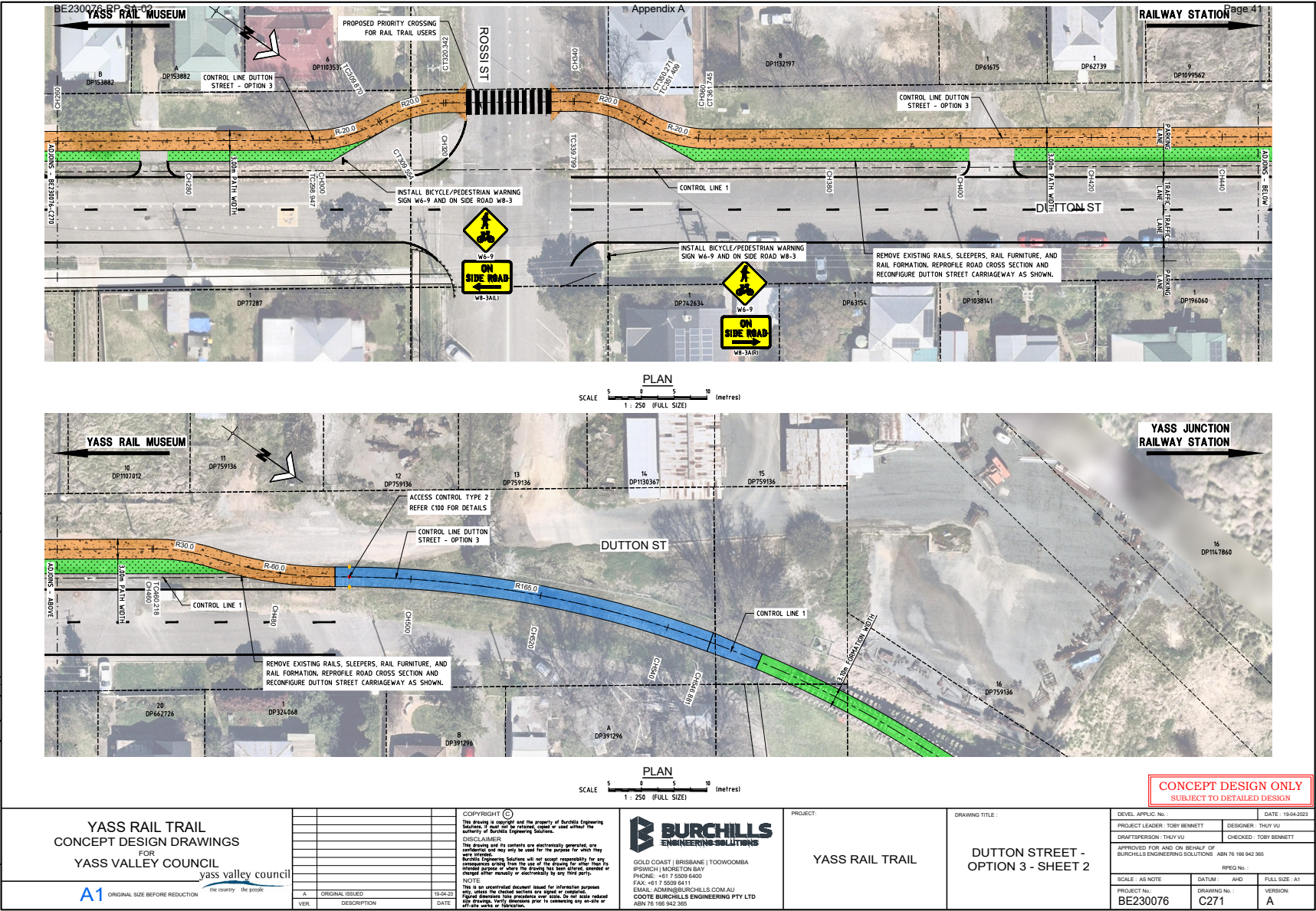




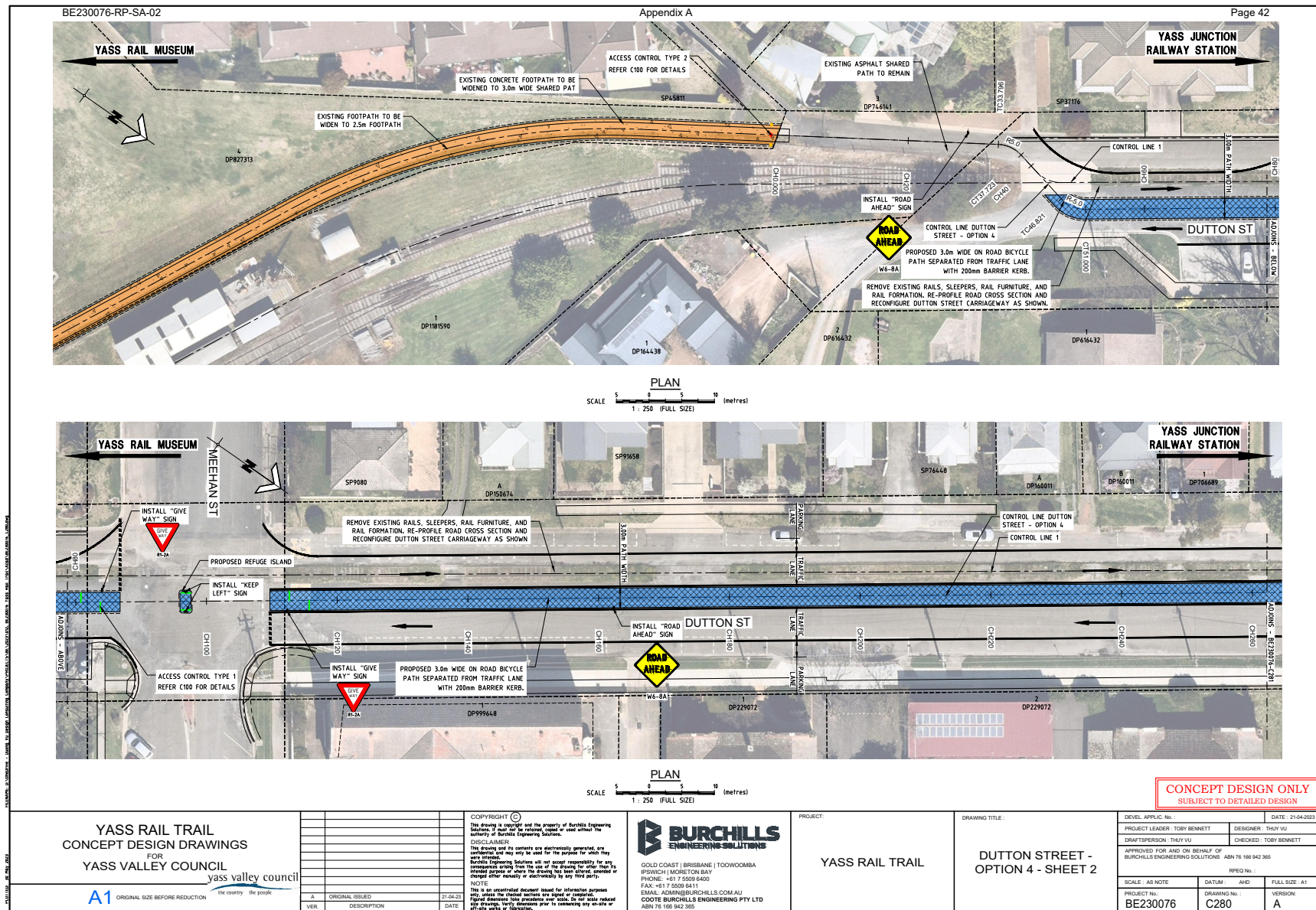




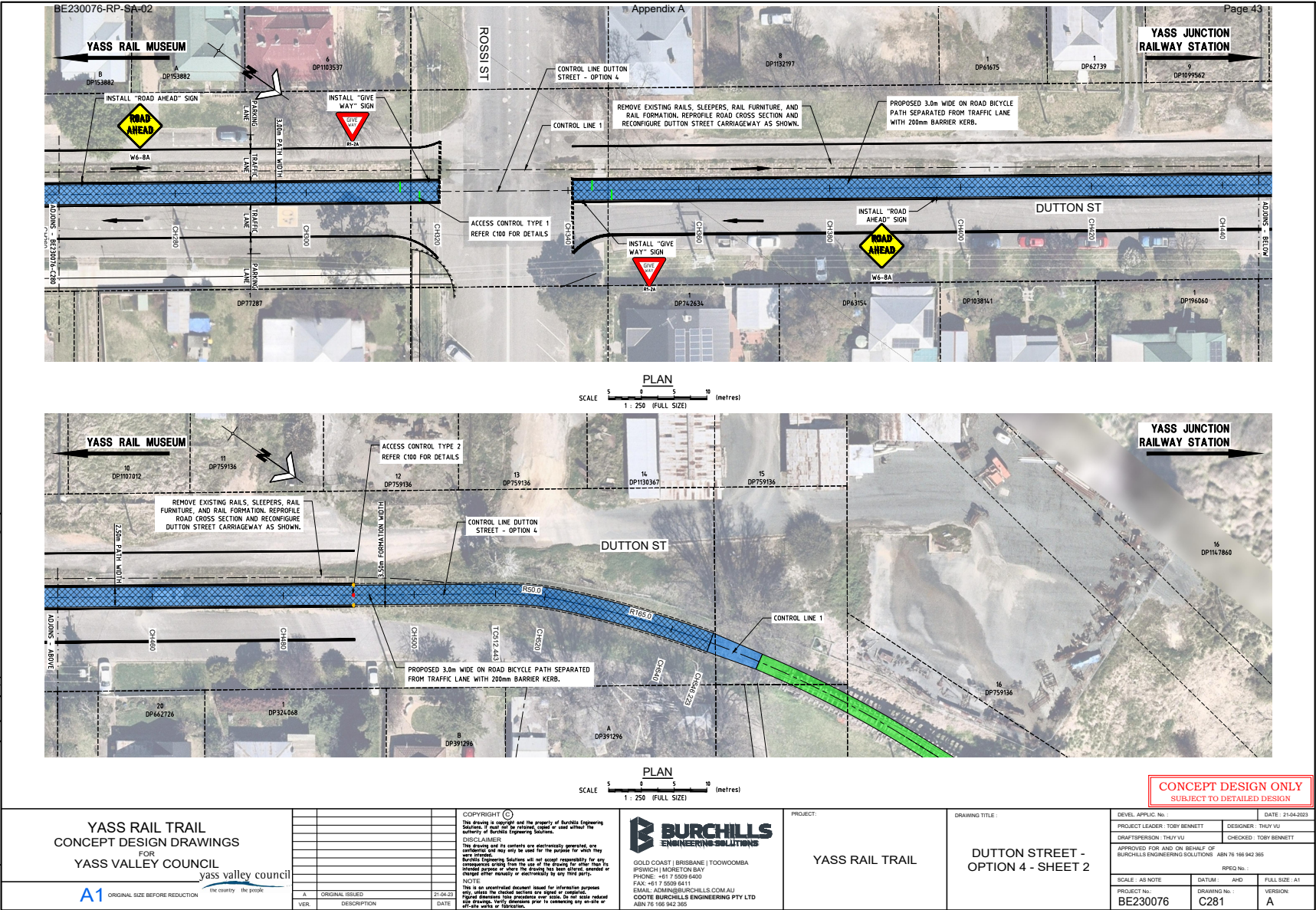


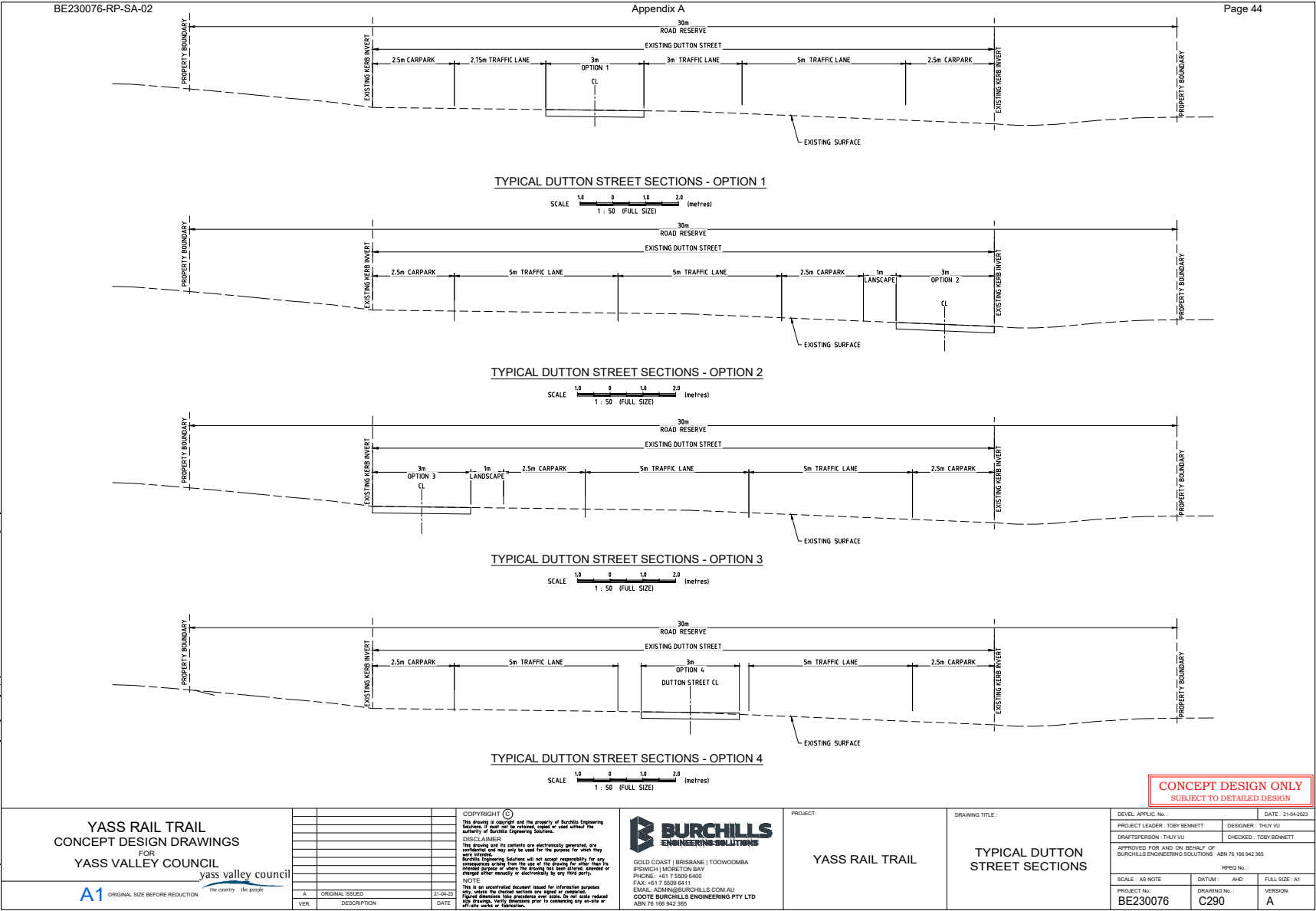




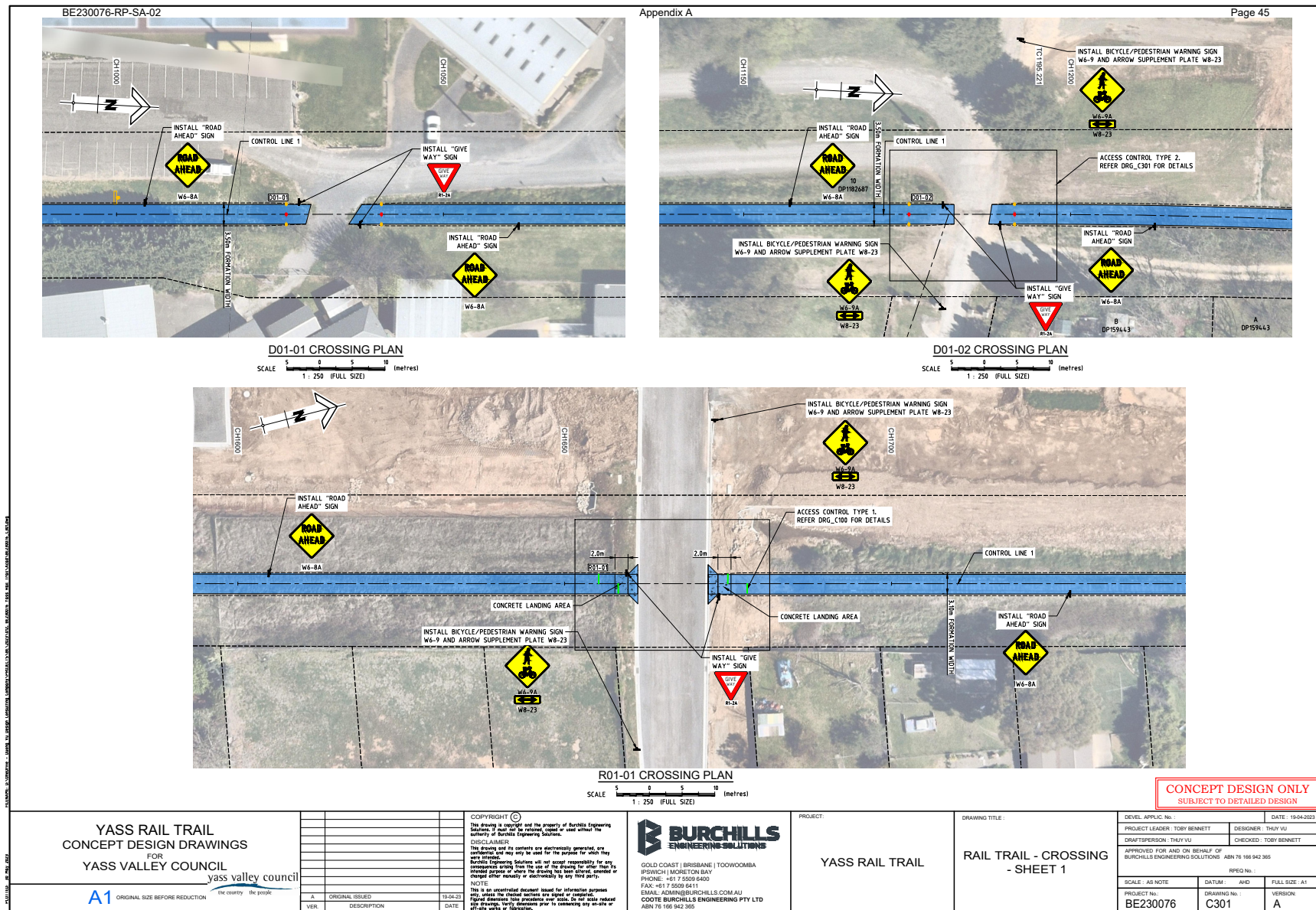




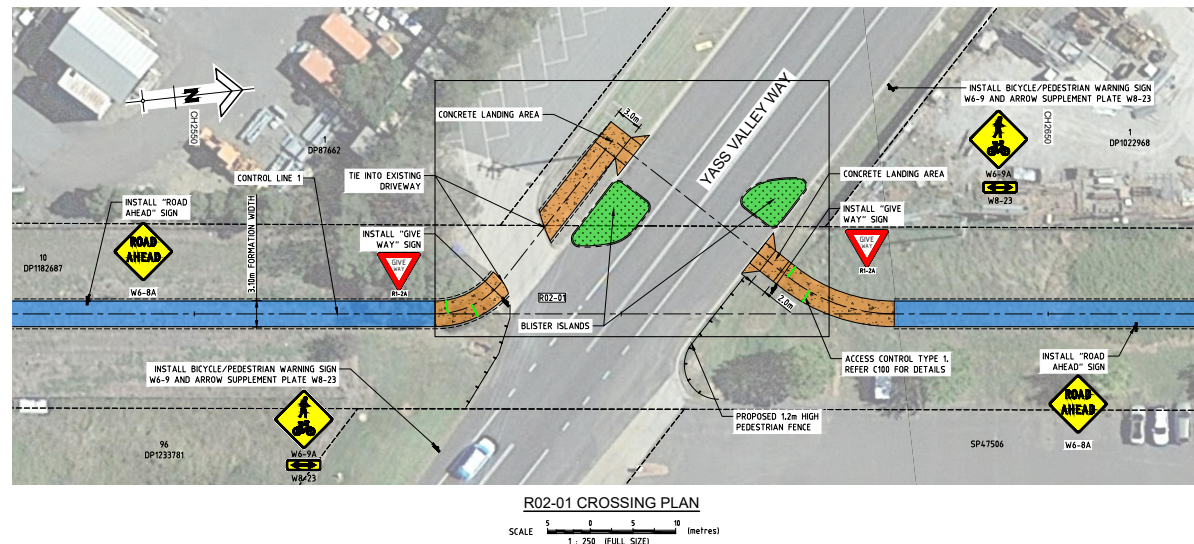
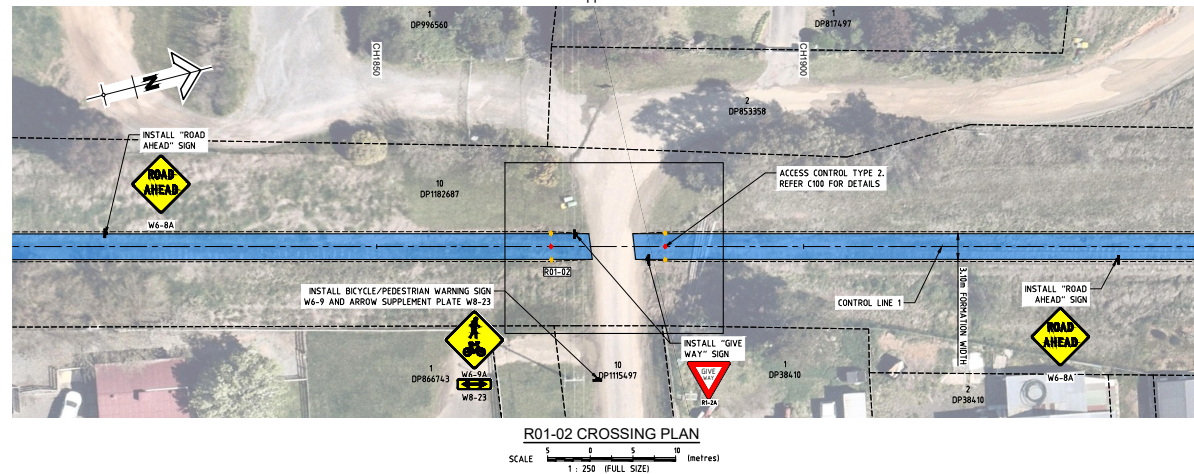










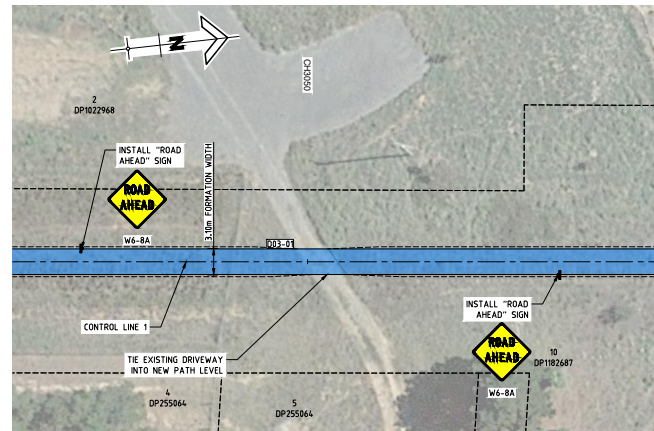


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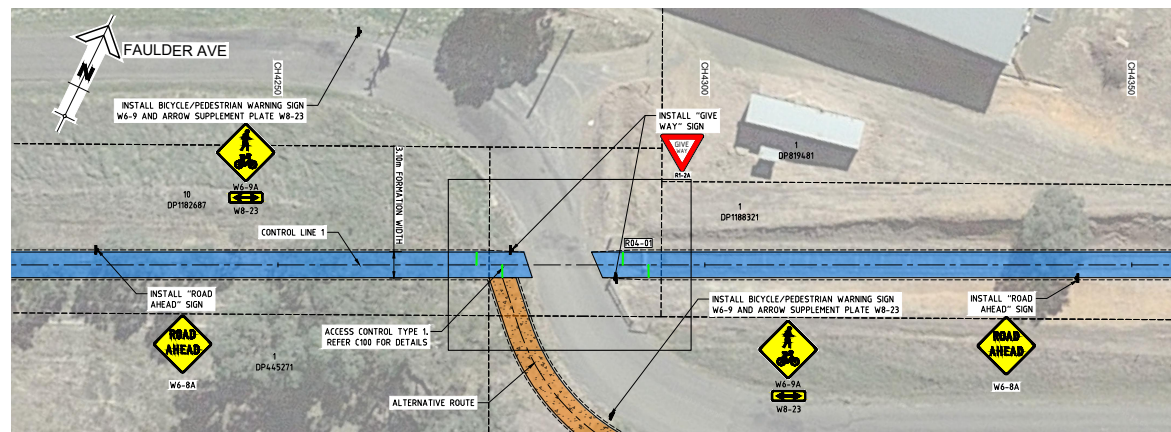
## 6.5 Strategic Assessment of the Yass Rail Trail

### Attachment A Strategic Assessment Yass Rail Trail



D03-02 DRIVEWAY CROSSING PLAN

SCALE  (metres)  
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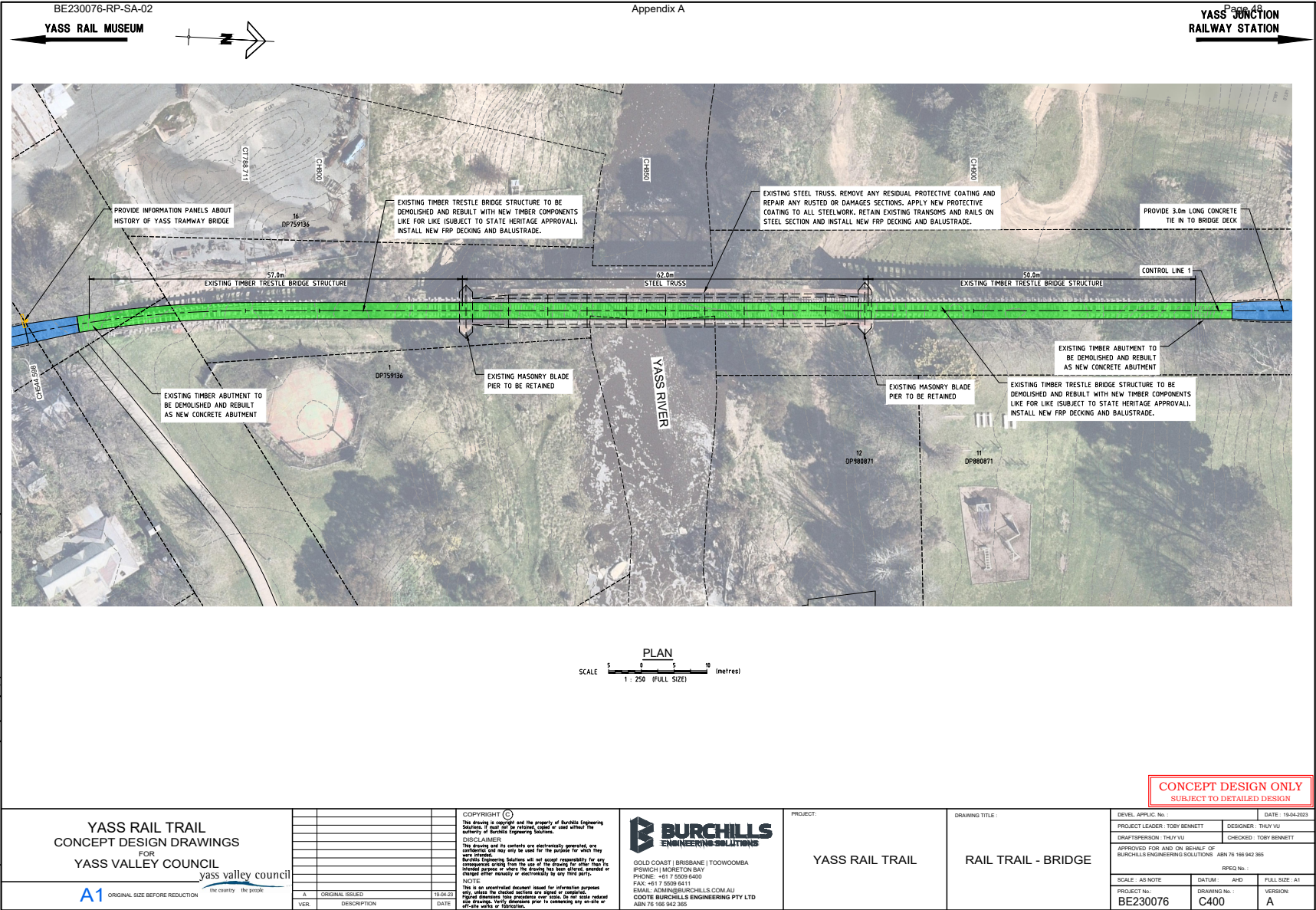
R04-01 CROSSING PLAN

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## **Appendix B – Cultural Heritage Report**



Client: Yass Valley Council  
Doc No.: BE230076-RP-SA-02  
Doc Title: Yass Valley Rail Trail – Strategic Assessment

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## Yass Valley Rail Trail

### Desktop Heritage Assessment

May 2023



**Navin  
Officer**

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**Document control**

Project no.: 230068

Project client: Burchills

Document description: Desktop heritage assessment

Project Manager: Nicola Hayes

Authors: Nicola Hayes

Internal review: Susan McIntyre-Tamwoy

Document status: Final

Local Government Area: Yass Valley

**Document revision status**

Author	Revision number	Internal review	Date issued
Nicola Hayes	1	Susan McIntyre-Tamwoy	04/04/2023
Nicola Hayes	final		23/05/2023

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## **1 INTRODUCTION**

### **1.1 Project Description**

The proposed Yass Rail Trail (hereafter runs along the disused Yass Tramway corridor between the Great Southern Railway (Yass Junction Railway Station) and Yass Township in southern New South Wales, for a distance of 4.5km (Figure 1-1).

The Rail Trail route includes a heritage listed steel bridge built in 1892 across the Yass River, and the route ends at the Yass Railway Museum (also heritage listed) near the centre of Yass.

When constructed, the Rail Trail will run from Yass Junction Railway Station through woodland down to Yass Town, crossing the Yass River before running the length of Dutton Street in Yass and ending at the Yass Railway Museum.

The Rail Trail route has one major road crossing at Yass Valley Way, to the north-west of the Yass township.

This report documents the results of a desktop heritage assessment of the Yass Valley Rail Trail.

The report was commissioned by Burchills.

### **1.2 This Report**

#### **1.2.1 Outline**

This report:

- Describes the proposal (Section 1);
- Describes the methodology employed in the study (Section 2);
- Describes the results of the data review, (Section 2); and
- Provides management recommendations based on the results of the investigation (Section 3).

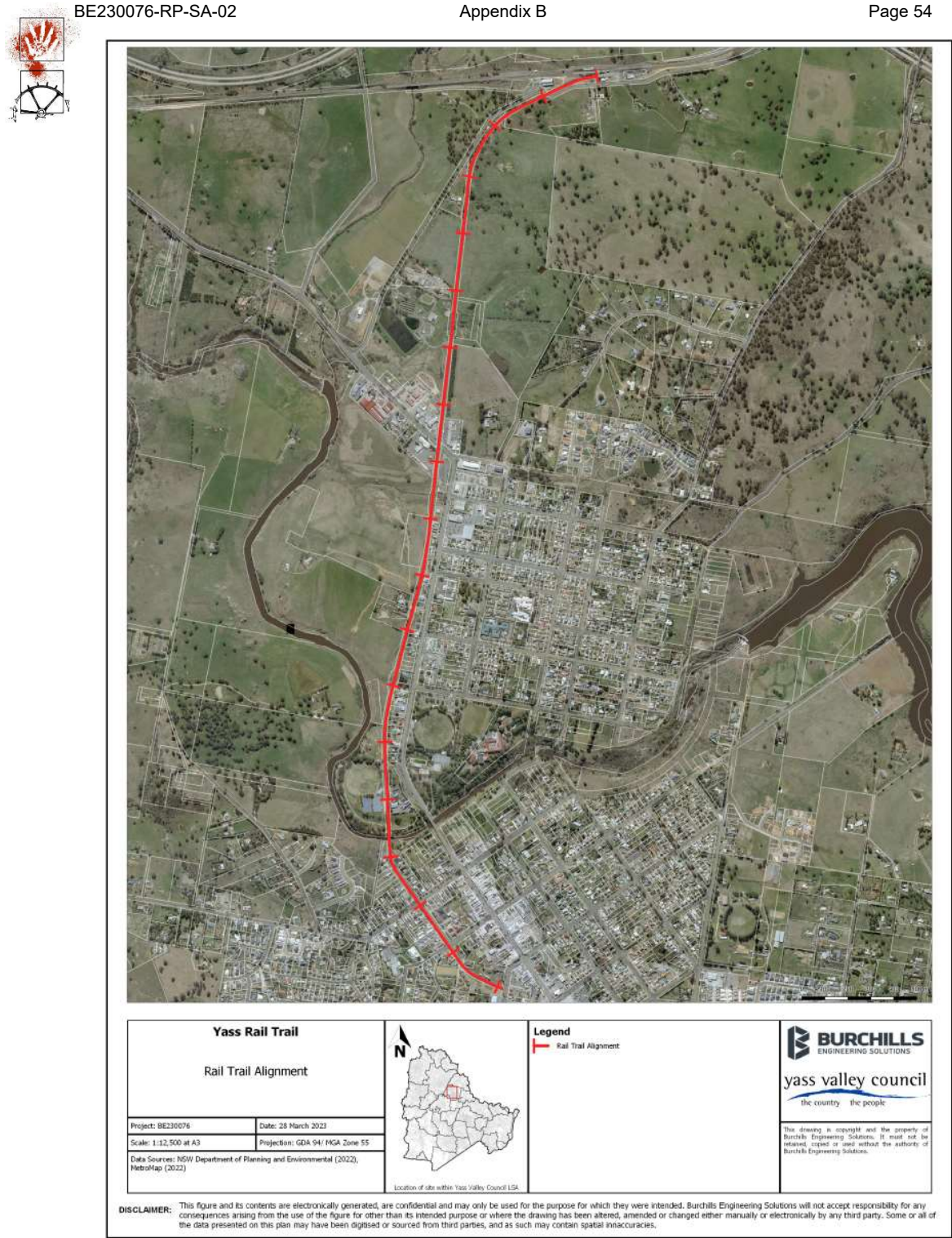


Figure 1-1 Project study area



## 2 SITE SEARCH AND LITERATURE REVIEW

### 2.1 Methodology

A range of archaeological and historical data was reviewed for the Yass Valley Rail Trail study area and its surrounds. This literature and data review was used to determine if known Aboriginal and historical sites were located within the area under investigation. The review of documentary sources included heritage registers and schedules. Searches were undertaken of the following statutory and non-statutory heritage registers and schedules:

- Statutory Listings:
  - : Aboriginal Heritage Information Management System (AHIMS);
  - : Aboriginal Places listed under NPW Act;
  - : World Heritage List;
  - : The National Heritage List;
  - : The Commonwealth Heritage List;
  - : The State Heritage Register; and
  - : Heritage Schedule(s) from the Yass Valley Council Local Environmental Plan.
- Non-Statutory Listings:
  - : The State Heritage Inventory; and
  - : The former Register of the National Estate.

Appendix 1 provides a summary of relevant legislation.

### 2.2 AHIMS Search Results

There are 73 Aboriginal recordings are listed on the AHIMS for the area around the study area within the following (MGA/GDA) map grid references: Lat, Long From: -34.8665, 148.8564 - Lat, Long To: -34.7961, 148.98. A copy of the AHIMS search is provided in Appendix 2.

Of these no AHIMS listed Aboriginal sites are located within or immediately adjacent to the study area corridor.

### 2.3 Previous Aboriginal Archaeological Research

A number of Aboriginal heritage assessments have been undertaken for the Yass Township and region. These studies have been mainly commissioned due to residential developments and associated infrastructure required as the region has expanded. The most relevant of these studies are summarised below in Table 2-1.

**Table 2-1 Heritage Assessments Undertaken**

Author and Date	Project Aims	Findings
Packard (1986)	This project investigated Aboriginal sites associated with 35 modern salinisation and salt scalding locations sites around the Yass area.	Aboriginal sites were located on areas of level ground with gradient never greater than 5°





Author and Date	Project Aims	Findings
White (1986)	White completed an assessment of burial and settlement patterns through the Yass district	The locations favoured for campsites are related to water and resource availability. Site modelling based on water resources was developed.
Witter (1980)	Witter surveyed a proposed gas pipeline from Dalton to Canberra. The route travelled across the Yass River in the centre of the Upper Yass catchment.	Witter recorded eleven low density artefact scatters and thirty-two isolated artefact sites. Sites were mainly located on water courses.
Silcox and Koettig (1985)	Koettig and Silcox carried out a survey for a proposed alternate Yass bypass route. The survey identified nine stone artefact scatters and six isolated stone artefacts.	Most of the identified sites were situated on ridgeline slopes or hill crests within 200 metres of a waterway. The majority of artefacts were unmodified flakes or flaked pieces, and quartz was the dominant artefact material.
Silcox and Koettig (1988)	As a follow on from their 1985 survey Koettig and Silcox conducted more survey work and test excavations within a 6km route of the proposed Barton Highway extension.	Five isolated artefacts, a large stone artefact scatter and two moderately dense subsurface stone artefact sites were located. The artefacts were included flaked pieces, cores and backed blades. The main artefact material was silcrete and the rest was made up of quartz, mudstone, volcanic and chert.
Navin Officer (2001)	Assessment for the proposed Yass substation on low gradient slopes along the middle reaches of Booroo Ponds Creek was investigated.	A One small artefact scatter was located along a spur crest. The site comprised four flakes of volcanic, silcrete and chert.
AHS (2003)	AHS surveyed a 60 ha block of land for a residential subdivision in East Yass.	Only one low density stone artefact scatter was located during the site inspection and one area of archaeological potential. The artefacts were all quartz flakes located on the crest of a ridgeline..
Thompson (2003)	This report documents the results of an archaeological survey for a residential subdivision along Yellow Creek Road, Yass.	Six archaeological sites were recorded during the survey. These consisted of three scarred trees and three isolated stone artefacts within 200m of the creek line.
NSW Archaeology (2009a)	This report documents the results of an archaeological survey for the Yass Dam Raising Project.	Four isolated Aboriginal stone artefact sites were recorded within the study area.
NSW Archaeology (2009b)	Survey work for a wind farm proposal within the Yass Valley.	The project involved survey work over a large study area (approximately 1237ha). Five hundred and eighty-three Aboriginal stone artefact sites were recorded all along the crests of hills or on gentle slopes.



Author and Date	Project Aims	Findings
Kayandel (2010)	Survey for Tulla Park Residential Development	The survey identified a number of sites consisting of scarred trees, isolated finds and artefact scatters along Rainbow Creek.
Bowen Heritage Management (2016)	Assessment for residential development at Lot 107/108 Irvine Drive Yass	The field survey covered 106 acres. The survey identified 3 Aboriginal sites (2 isolated finds and one small surface scatter) located close to creek lines.
Umwelt (2018)	Assessment of Edgerton Aboriginal Reserve	The reserve was found to be of high significance to local community. Registered on LEP and AHIMS

## 2.4 Heritage Listed Items

There are 15 heritage listed items within or immediately adjacent to the study area corridor (Table 2-2). Of these three are listed on the state heritage register (SHR) as places of demonstrable significance to the State and 12 are listed on the local environmental plan (LEP). Two of these items were also listed on the former register of the national estate (RNE). No items listed on the National Heritage List, Commonwealth Heritage List or World Heritage List are within or immediately adjacent to the study area corridor.

**Table 2-2 Heritage items within or immediately adjacent to the study area corridor**

HID	ITEMNAME	LISTING	TYPE
<b>State Heritage Register</b>			
I194	Yass Town Railway Station and yard group	SHR, LEP	Complex / Group
I198	Yass Town rail bridge over Yass River	SHR, LEP	Built
I209	Yass Junction Railway Station Group	SHR, LEP, RNE	Complex / Group
<b>Local Environmental Plan</b>			
I207	Brick cottage	LEP	Item - General
I203	Brick cottage	LEP	Item - General
I200	Brick cottage	LEP	Item - General
I271	Cottage	LEP	Item - General
I202	Cottage	LEP	Item - General
I265	Goodradigbee Shire Council Chambers (1910) (former)	LEP	Item - General
I204	Mt Carmel School, presbytery, chapel, St Augustine's Hall, Convent of Mercy, Mt Carmel School	LEP	Item - General
I201	Squatters Home Inn (stone outbuildings)	LEP	Item - General
I206	Station master's house (former)	LEP	Item - General
C4	Yass	LEP, RNE	Conservation Area - General
I232	Yass Public School and grounds	LEP	Item - General
I199	Yass tramline	LEP	Item - General

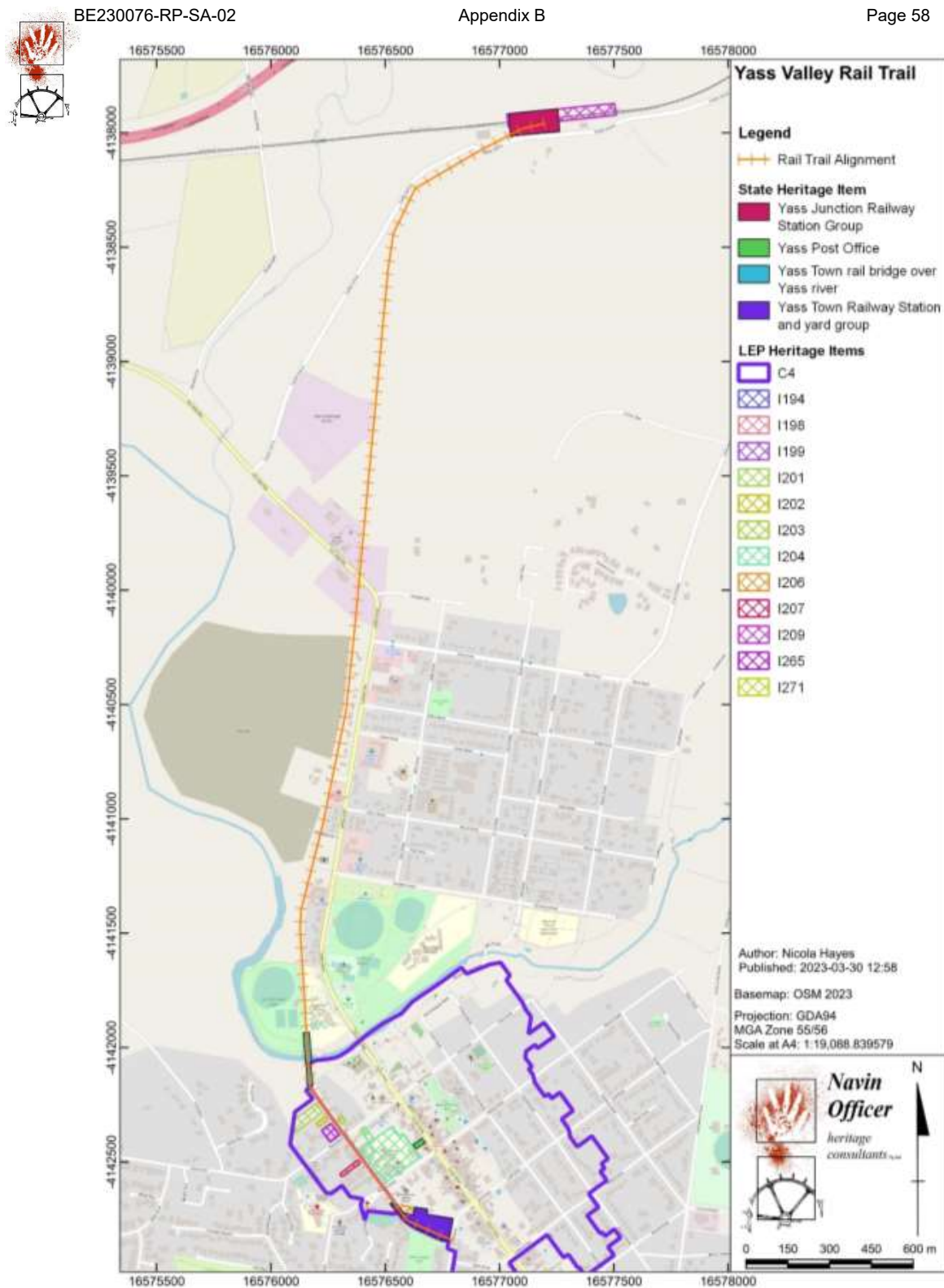


Figure 2-1 Location of heritage listed items in relation to the study area



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Table 2-3 lists all additional heritage items with 2 kilometres of the study area corridor, there are 127 such items.

**Table 2-3 Heritage items with 2 kilometres of the study area corridor**

HID	ITEMNAME	LISTING	TYPE
<b>State Heritage Register</b>			
I168	Yass Post Office	SHR	Built
<b>Local Environmental Plan</b>			
I218	Albury Villa	Local	Item - General
I162	Allambee Club	Local	Item - General
I139	Attached cottages	Local	Item - General
I181	Australian Hotel	Local	Item - General
I153	Bank and post office (former)	Local	Item - General
I252	Benochy	Local	Item - General
I196	Boree-log cottage	Local	Item - General
I228	Brick and rubble stone cottage	Local	Item - General
I257	Brick and stone cottage	Local	Item - General
I238	Brick cottage	Local	Item - General
I246	Brick cottage	Local	Item - General
I256	Brick cottage	Local	Item - General
I251	Brick cottage	Local	Item - General
I247	Brick cottage	Local	Item - General
I279	Brick cottage	Local	Item - General
I272	Brick cottage	Local	Item - General
I240	Brick cottage	Local	Item - General
I250	Brick cottage	Local	Item - General
I224	Brick house	Local	Item - General
I144	Brick house	Local	Item - General
I223	Brick house	Local	Item - General
I143	Brick house	Local	Item - General
I236	Brick house	Local	Item - General
I258	Brick house	Local	Item - General
I142	Brick house	Local	Item - General
I150	Brick house	Local	Item - General
I235	Brick house	Local	Item - General
I149	Brick house and garden	Local	Item - General
I151	Brick house and garden	Local	Item - General
I166	Cafe and residence	Local	Item - General
I226	Catholic pioneer cemetery with grave of Thomas Laidlaw	Local	Item - General
I262	Chief Constables- residence and grounds	Local	Item - General
I261	Chinaman's Creek culvert	Local	Item - General
I230	Cliftonwood	Local	Item - General
I188	Club House Hotel	Local	Item - General
I234	Cobblestone Drain	Local	Item - General
I178	Coens- Department Store (former)	Local	Item - General
I167	Commercial building	Local	Item - General
I176	Commercial building	Local	Item - General





HID	ITEMNAME	LISTING	TYPE
I173	Commercial building	Local	Item - General
I184	Commercial building	Local	Item - General
I169	Commercial building	Local	Item - General
I175	Commercial building	Local	Item - General
I171	Commercial building	Local	Item - General
I174	Commercial building	Local	Item - General
I163	Commercial building	Local	Item - General
I159	Commercial building	Local	Item - General
I158	Commercial building	Local	Item - General
I183	Commonwealth Bank (former)	Local	Item - General
I249	Corona	Local	Item - General
I213	Cottage	Local	Item - General
I239	Cottage	Local	Item - General
I269	Cottage	Local	Item - General
I268	Cottage (pre-1898)	Local	Item - General
I270	Cottage (pre-1898)	Local	Item - General
I267	Cottage (pre-1898)	Local	Item - General
I189	Crago's Mill (former)	Local	Item - General
I205	Crona	Local	Item - General
I260	Darcyville	Local	Item - General
I195	Devonia	Local	Item - General
I191	Drinking fountain, Coronation Park	Local	Item - General
I210	Fifield and garden	Local	Item - General
I156	General store (former)	Local	Item - General
I237	Hawthorn	Local	Item - General
I161	Herfort building	Local	Item - General
I248	Holly Lynne cottage	Local	Item - General
I215	House	Local	Item - General
I259	Iona	Local	Item - General
I220	Kerrowgair	Local	Item - General
I186	Liberty Cafe	Local	Item - General
I187	Liberty Theatre	Local	Item - General
I217	Linton and garden	Local	Item - General
I273	Masonic Hall	Local	Item - General
I182	Mechanics- Institute (former)	Local	Item - General
I276	Methodist church (former)	Local	Item - General
I135	Milltown-house	Local	Item - General
I136	Montrose-house	Local	Item - General
I170	National Australia Bank, residence, stables and hitching posts	Local	Item - General
A287	Oak Hill (former Aboriginal Reserve)	Local	Aboriginal Place of Heritage Significance
I160	Oddfellows- Hall	Local	Item - General
I140	Pair of semi-detached cottages	Local	Item - General
I134	Pair of semi-detached cottages	Local	Item - General
I140	Pair of semi-detached cottages	Local	Item - General
I190	Pair of semi-detached cottages	Local	Item - General



HID	ITEMNAME	LISTING	TYPE
I263	Police Sergeant's residence and stables	Local	Item - General
I164	R. Caspers- building	Local	Item - General
I222	Rathluba	Local	Item - General
I264	Ronnoco	Local	Item - General
I253	Ronola	Local	Item - General
I216	Rose Cottage	Local	Item - General
I241	Rose cottage and kitchen building	Local	Item - General
I154	Rose Inn	Local	Item - General
I233	Rosebank	Local	Item - General
I172	Royal Hotel	Local	Item - General
I278	Shantalla	Local	Item - General
I157	Shops (former Oriental Bank, later Williamson Building)	Local	Item - General
I227	Slab cottage	Local	Item - General
I165	Soldiers- Memorial Hall	Local	Item - General
I148	St Andrew's Uniting Church	Local	Item - General
I138	St Clement's Anglican Church and cemetery	Local	Item - General
I137	St Clement's Anglican rectory	Local	Item - General
I180	State Bank (former)	Local	Item - General
I211	Stone cottage	Local	Item - General
I244	Stonehaven	Local	Item - General
I214	Taralula	Local	Item - General
I192	The Australian Arms (former)	Local	Item - General
I243	The Cabin	Local	Item - General
I221	The Elms	Local	Item - General
I266	The Globe Hotel (former)	Local	Item - General
I274	The Manse	Local	Item - General
I277	The Parsonage	Local	Item - General
A288	Town Camp (former)	Local	Aboriginal Place of Heritage Significance
I231	Trigg memorial gateway and memorial obelisk, Victoria Park	Local	Item - General
I177	Triggs- office (former)	Local	Item - General
I145	Weatherboard cottage	Local	Item - General
I275	Weatherboard cottage	Local	Item - General
I212	Weatherboard cottage	Local	Item - General
I146	Weatherboard cottage	Local	Item - General
I197	Weatherboard cottage	Local	Item - General
I147	Weetalabah-house	Local	Item - General
I179	Westpac Bank	Local	Item - General
I229	Yass Cemetery (includes Hamilton Hume's grave)	Local	Item - General
I155	Yass Courthouse, Police Station and grounds	Local	Item - General
I242	Yass Fire Station	Local	Item - General
I280	Yass railway weir	Local	Item - General
I225	Yass Showground group	Local	Item - General



## **2.5 Previous European Heritage Studies**

Freeman in 2001 completed a study report and inventory for Yass Township.



### **3 IMPACT ASSESSMENT AND RECOMMENDATIONS**

#### **3.1 Impact assessment**

The project has the potential to impact heritage listed items, particularly. Those items listed in Table 2-2. A full Heritage Impact Assessment and Statement of Heritage Impact should be undertaken for the project.

There are no Aboriginal sites within or immediately adjacent to the project study area. Given the project is being undertaken within an already disturbed rail corridor it is unlikely that there are unlisted Aboriginal heritage items in the project corridor.

#### **3.2 Recommendations**

- 1 A Heritage Impact Assessment and Statement of Heritage Impact should be undertaken for the project.
- 2 A due diligence field survey should be undertaken to confirm that there are no Aboriginal sites within the project corridor.





## 4 REFERENCES

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- Witter, D. (1980). Archaeological Salvage Investigations on the Dalton to Canberra Pipeline. Report to NSW Parks and Wildlife Service.

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## **APPENDIX 1**

### **STATUTORY AND POLICY CONTEXT<sup>1</sup>**

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<sup>1</sup> The following information is provided as a guide only. Readers are advised to seek qualified legal advice relative to legislative matters.



### **National Parks and Wildlife Act 1974 (NSW)**

Part 6 of the *National Parks and Wildlife Act 1974* (NPW Act) provides protection for Aboriginal cultural heritage in New South Wales, including Aboriginal objects and declared Aboriginal places.

An **Aboriginal object** is defined as:

*"[...] any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains."*

An **Aboriginal place** is any area of land in New South Wales declared by the Minister for the Environment to be of special significance to Aboriginal culture.

It is an offence under s.86(4) of the NPW Act to harm (destroy, deface, or damage) or desecrate an Aboriginal object or place. The definition of harm includes moving an Aboriginal object from the land on which it is situated. Where harm cannot be avoided, an Aboriginal heritage impact permit (AHIP) issued by the NSW Department of Planning, Industry and Environment (DPIE) under s.90 of the NPW Act will be required.

An AHIP application must be accompanied by an Aboriginal cultural heritage assessment report (ACHAR), which details the results of an archaeological investigation, assesses the Aboriginal cultural heritage values associated with the area, and identifies any potential harm the proposed activity may cause. Consultation with Aboriginal communities must also be undertaken in relation to the AHIP application and adhere to the consultation process set out in Clause 60 of the National Parks and Wildlife Regulation 2009.

The Aboriginal Heritage Information Management System (AHIMS) was also established to collate information on known Aboriginal objects, sites and places. The AHIMS is a database kept by DPIE which contains information about Aboriginal objects and places in New South Wales, including site records and cultural heritage assessment reports. If an Aboriginal object is found that is not already recorded on the AHIMS database, it is a requirement under s.89A of the Act to notify DPIE of the object's location.

### **NSW Heritage Act 1977**

The *Heritage Act 1977* (Heritage Act) is intended to promote understanding and conservation of the State's heritage and provides for identifying and registering items of State heritage significance. It protects items of environmental heritage which are defined as '*those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance*'.

Items that have been identified by the Heritage Council of NSW as being of significance to the State are listed on the State Heritage Register (SHR). In addition, the Heritage Act also requires government instrumentalities (NSW government agencies and State-owned corporations) to establish and maintain a register of their heritage assets, known as a Section 170 Heritage and Conservation Register.

The Act also protects archaeological relics. A 'relic' is defined as:

*any deposit, artefact, object or material evidence that:*

*(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*

*(b) is of State or local heritage significance.*

Under Section 139 of the Heritage Act, a person must not disturb or excavate any land that may result in a relic being discovered, exposed, moved, damaged or destroyed; unless the works are carried in accordance with an excavation permit or approval issued by the Heritage Council of NSW.

Excavation permits are issued under Sections 140 and 141 of the Act. For works within the curtilage of an item listed on the SHR, approvals are issued under Sections 60 and 63 of the Act. If the works



are minor in nature and will have minimal impact on the heritage significance of a place, an application may be made for a Section 139(4) exception from the need for an excavation permit, or a Section 57(2) exemption for certain activities carried out on an SHR item which would otherwise require approval under the Heritage Act.

### **Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act 1999)**

The Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act) is the Commonwealth Government's central piece of environmental legislation. The EPBC Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places—defined in the EPBC Act as matters of national environmental significance.

The objects of this Act are:

- (a) to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and
- (b) to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and
- (c) to promote the conservation of biodiversity; and
- (ca) to provide for the protection and conservation of heritage; and
- (d) to promote a co-operative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples; and
- (e) to assist in the co-operative implementation of Australia's international environmental responsibilities; and
- (f) to recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and
- (g) to promote the use of indigenous peoples' knowledge of biodiversity with the involvement of, and in co-operation with, the owners of the knowledge. (s3 (1))

The Act establishes three lists The World Heritage List, The National Heritage List and the Commonwealth Heritage List.

#### **The National Heritage List**

The National Heritage List is a schedule of places which the Minister for the Environment and Heritage considers to have 'National Heritage Value' based on prescribed 'National Heritage Criteria'. The List may include places outside of Australia if agreed to by the Country concerned. There is a public nomination process and provision for public consultation on nominations. Expert advice regarding nominations is provided to the Minister by the Australian Heritage Council.

A nominated place considered to be at risk can be placed on an emergency list while its heritage value is assessed.

The listing of a place is defined as a 'matter of national environmental significance' under the EPBC Act. As a consequence, the Minister must grant approval prior to the conduct of any proposed actions which will, or are likely to have, a significant impact on the National Heritage values of a listed place.

#### **The Commonwealth Heritage List**

The Commonwealth Heritage List is a list of Indigenous, historic and natural heritage places owned or controlled by the Australian Government.





These include places connected to defence, maritime safety, communications, customs and other government activities that also reflect Australia's development as a nation.

The Act places a range of obligations on the Commonwealth Agencies with regard to places included on the Commonwealth Heritage List. These include:

- Development of a heritage strategy applicable to all listed places controlled by the agency;
- Preparation of a management plan for each listed place;
- Conduct of a program to identify Commonwealth Heritage values on lands controlled by the agency and maintaining a register of such values;
- Ensuring that no action is taken which has, will have, or is likely to have an adverse impact on the National Heritage values of a National Heritage Place, or the Commonwealth Heritage values of a Commonwealth Heritage Place, unless there is no feasible or prudent alternative and all reasonable measures to mitigate impact have been taken; and
- Including a covenant in any sale or lease contract for land which includes a Commonwealth Heritage place which stipulates the protection of the Commonwealth Heritage values of that place, unless such an action is found by the agency to be unnecessary, unreasonable or impractical.

#### **The Australian Heritage Council**

The Australian Heritage Council provides expert advice to the Minister on heritage issues and nominations for the listing of places on the National Heritage List and the Commonwealth Heritage List. The Council replaces the former Australian Heritage Commission.

#### **The Register of the National Estate**

The former register of the National Estate was established under the now repealed *Australian Heritage Commission Act 1975*. The National Estate was defined under this Act as 'those places, being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historical, scientific or social significance or other special value for future generations as well as for the present community'. The list has no statutory standing and is no longer maintained but it remains an historical resource that contains information about places of potential heritage value.



## **APPENDIX 2**

### **AHIMS SEARCH RESULTS**



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AHIMS Web Services (AWS)									
Extensive search - Site list report									
Your Ref/PO Number : Yass Valley Rail Trail									
Client Service ID : 768309									
SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes
51-4-0378	Yass PAD 4	GDA	55	673891	6144967	Open site	Valid	Potential Archaeological Deposit (PAD) : 1	103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Bowen Heritage Management, Doctor, Alister Bowen						
51-4-0071	YCE 4	AGD	55	675173	6144526	Open site	Valid	Artefact : 1	98750,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr. Lee Thompson						
51-4-0317	Yoss Pad	GDA	55	677090	6144407	Open site	Valid	Artefact : -	1847
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr. Darrell Rigby						
51-4-0312	Yoss 3	GDA	55	677407	6144410	Open site	Valid	Artefact : -	
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr. Darrell Rigby						
51-4-0005	Kingston, Y4	AGD	55	678800	6142833	Open site	Valid	Artefact : -	Open Camp Site
	<a href="#">Contact</a>	<a href="#">Recorders</a>	ASRSYS						
51-4-0265	TP-IF12	GDA	55	670013	6140482	Open site	Valid	Artefact : 1	423
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Kayandel Archaeological Services, Mr. Balazs Hansel						
51-4-0009	Y7, Yass	AGD	55	673366	6145802	Open site	Valid	Artefact : -	Open Camp Site
	<a href="#">Contact</a>	<a href="#">Recorders</a>	ASRSYS						
51-4-0379	Yass PAD 5	GDA	55	673940	6145050	Open site	Valid	Potential Archaeological Deposit (PAD) : 1	103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Bowen Heritage Management, Doctor, Alister Bowen						
51-4-0074	YCE 7	AGD	55	675358	6144663	Open site	Valid	Hearth : 1	98750,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr. Lee Thompson						
51-4-0435	Lot 2 DP 1185025 - Quarry-Artefact Scatter	GDA	55	675658	6140766	Open site	Valid	Artefact : -, Stone Quarry : -	1847
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Archaeological Risk Assessment Services (ARAS), Mr. Giles (dup ID#12832) Hamm						
51-4-0001	Ashby	AGD	55	675671	6143972	Open site	Valid	Artefact : -, Burial : -	Burial/s, Open Camp Site
	<a href="#">Contact</a>	<a href="#">Recorders</a>	NPWS - Blackheath Office, Miss, Marjorie Sullivan						
51-4-0067	EY - A1	AGD	55	676045	6140780	Open site	Valid	Artefact : 2	102431
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Archaeological Heritage Surveys						
51-4-0313	Yoss 4	GDA	55	677214	6144281	Open site	Valid	Artefact : -	2931,2932,2975,3473
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr. Darrell Rigby						
51-4-0311	Yoss 2	GDA	55	677382	6144144	Open site	Valid	Artefact : -	
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr. Darrell Rigby						
51-4-0340	SH1:	GDA	55	677498	6144162	Open site	Valid	Artefact : -	
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr. Darrell Rigby						
51-4-0305	Cooma Cottage Artefact 1	GDA	55	677806	6140716	Open site	Valid	Artefact : -	
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mrs. Rebecca Widdows						

Report generated by AHIMS Web Service on 29/03/2023 for Nicola Hayes for the following area at Lat. Long From : -34.8665, 148.8564 - Lat. Long To : -34.7961, 148.98. Number of Aboriginal sites and Aboriginal objects found is 73  
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## AHIMS Web Services (AWS) Extensive search - Site list report

Your Ref/PO Number : Yass Valley Rail Trail  
Client Service ID : 768309

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
51-S-0040	Y19	AGD	55	679722	6140060	Open site	Valid	Artefact : -	Open Camp Site	1335,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Rex Silcox					<a href="#">Permits</a>		
51-4-0255	TP-IF8	GDA	55	672568	6141190	Open site	Valid	Artefact : 1		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Kayandel Archaeological Services,Mr.Balazs Hansel					<a href="#">Permits</a>		
51-4-0257	TP-IF10	GDA	55	672658	6141461	Open site	Valid	Artefact : 1		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Kayandel Archaeological Services,Mr.Balazs Hansel					<a href="#">Permits</a>		
51-4-0384	Y3	GDA	55	673604	6144925	Open site	Valid	Artefact : 1		103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Bowen Heritage Management,Doctor.Alistar Bowen					<a href="#">Permits</a>		
51-4-0020	Yellow Creek Road, Y15	AGD	55	675474	6143614	Open site	Valid	Artefact : -	Open Camp Site	992,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Margrit Koettig					<a href="#">Permits</a>		
51-4-0102	PAD 1 East Yass	AGD	55	676040	6143600	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		102431
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Ms.Trish Saunders					<a href="#">Permits</a>	9,2967,3473	
51-4-0314	Yoss 5	GDA	55	677184	6144244	Open site	Valid	Artefact : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr.Darrell Rigby					<a href="#">Permits</a>		
51-4-0006	Willow Vale, Y5	AGD	55	678046	6143877	Open site	Valid	Artefact : -	Open Camp Site	496
	<a href="#">Contact</a>	<a href="#">Recorders</a>	ASRSYS					<a href="#">Permits</a>		
51-4-0253	TP-IF6	GDA	55	672087	6140149	Open site	Valid	Artefact : 1		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Kayandel Archaeological Services,Mr.Balazs Hansel					<a href="#">Permits</a>		
51-4-0256	TP-IF9	GDA	55	672622	6141404	Open site	Valid	Artefact : 1		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Kayandel Archaeological Services,Mr.Balazs Hansel					<a href="#">Permits</a>		
51-4-0273	TP-PAD1	GDA	55	672707	6141385	Open site	Valid	Potential Archaeological Deposit (PAD) : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Kayandel Archaeological Services,Mr.Balazs Hansel					<a href="#">Permits</a>		
51-4-0457	PTHP1	GDA	55	673419	6142650	Open site	Valid	Artefact : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Past Traces Pty Ltd,Mr.Nathaniel Cracknell					<a href="#">Permits</a>		
51-4-0019	Yellow Creek Road, Y14	AGD	55	675474	6143614	Open site	Valid	Artefact : -	Open Camp Site	992,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Margrit Koettig					<a href="#">Permits</a>		
51-4-0302	Ashby Grinding Groove	GDA	55	676636	6144576	Open site	Valid	Grinding Groove : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mrs.Rebecca Widdows					<a href="#">Permits</a>		
51-4-0303	Ashby Artefact 1	GDA	55	676931	6143642	Open site	Valid	Artefact : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mrs.Rebecca Widdows					<a href="#">Permits</a>		
51-4-0315	Yoss 6	GDA	55	677050	6144507	Open site	Valid	Artefact : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>	Mr.Darrell Rigby					<a href="#">Permits</a>		
51-4-0015	Cooma Cottage	AGD	55	678100	6140200	Open site	Valid	Aboriginal Ceremony and Dreaming : -		

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## AHIMS Web Services (AWS) Extensive search - Site list report

Your Ref/PO Number : Yass Valley Rail Trail  
Client Service ID : 768309

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0325	YTB-1	GDA	55	671432	6141161	Open site	Valid	Artefact : -		103478
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0254	TP-IF7	GDA	55	672357	6141045	Open site	Valid	Artefact : 1		
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0376	Yass PAD 2	GDA	55	673140	6145204	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0385	Y4	GDA	55	673458	6144585	Open site	Valid	Artefact : 1		103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0073	YCE 6	AGD	55	675281	6144628	Open site	Valid	Artefact : 1		98750,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>	1847	
51-4-0007	Willow Vale, Y6	AGD	55	677498	6143899	Open site	Valid	Artefact : -	Open Camp Site	496
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0304	Ashby Artefact 2	GDA	55	678479	6140225	Open site	Valid	Modified Tree (Carved or Scarred) : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0375	Yass PAD 1	GDA	55	673172	6145121	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0382	Yass PAD 8	GDA	55	673542	6144636	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0070	YCE 3	AGD	55	675392	6144647	Open site	Valid	Modified Tree (Carved or Scarred) : 1		98750,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>	1847,1849	
51-4-0069	YCE 2	AGD	55	675414	6144614	Open site	Valid	Modified Tree (Carved or Scarred) : 1		98750,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>	1847,1849	
51-4-0316	Yoss 7	GDA	55	677044	6144393	Open site	Valid	Artefact : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0310	Yoss 1	GDA	55	677383	6144162	Open site	Valid	Artefact : -		
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		

Report generated by AHIMS Web Service on 29/03/2023 for Nicola Hayes for the following area at Lat, Long From : -34.8665, 148.8564 - Lat, Long To : -34.7961, 148.98. Number of Aboriginal sites and Aboriginal objects found is 73

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## AHIMS Web Services (AWS) Extensive search - Site list report

Your Ref/PO Number : Yass Valley Rail Trail  
Client Service ID : 768309

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
51-4-0306	Cooma Cottage Scar Tree 3	GDA	55	678284	6140501	Open site	Valid	Modified Tree (Carved or Scarred) :		
<u>Contact</u>		<u>Recorders</u>		Mrs.Rebecca Widdows		<u>Permits</u>				
51-4-0392	Yass River-OS1	GDA	55	672044	6142469	Open site	Partially Destroyed	Artefact : -, Potential Archaeological Deposit (PAD) : -		104314,10431 5,104405
<u>Contact</u>		<u>Recorders</u>		OzArk Environmental and Heritage Management - Dubbo,OzArk Environmental an		<u>Permits</u>		4619		
51-4-0377	Yass PAD 3	GDA	55	673110	6145261	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		103614
<u>Contact</u>		<u>Recorders</u>		Bowen Heritage Management.Doctor.Alistar Bowen		<u>Permits</u>				
51-4-0237	TP-IF13	GDA	55	669830	6140317	Open site	Valid	Artefact : -		102370
<u>Contact</u>		<u>Recorders</u>		Kayandel Archaeological Services.Mr.Balazs Hansel		<u>Permits</u>				
51-4-0052	YSS1	AGD	55	673750	6140600	Open site	Valid	Artefact : 4		97582,98836
<u>Contact</u>		<u>Recorders</u>		Mr.Kelvin Officer		<u>Permits</u>				
51-4-0083	Yellow Creek Road YCE 8	AGD	55	675150	6144685	Open site	Valid	Artefact : 1		
<u>Contact</u> Searle		<u>Recorders</u>		Mr.Lee Thompson		<u>Permits</u>				
51-4-0084	Yellow Creek Road YCE 9	AGD	55	675204	6144722	Open site	Valid	Artefact : 1		
<u>Contact</u> Searle		<u>Recorders</u>		Mr.Lee Thompson		<u>Permits</u>				
51-4-0023	Yellow Creek Road, Y18	AGD	55	675474	6143614	Open site	Valid	Artefact : -	Open Camp Site	992,98836
<u>Contact</u>		<u>Recorders</u>		Margrit Koettig		<u>Permits</u>				
51-4-0022	Yellow Creek Road, Y17	AGD	55	675474	6143614	Open site	Valid	Artefact : -	Open Camp Site	992
<u>Contact</u>		<u>Recorders</u>		Margrit Koettig		<u>Permits</u>				
51-1-0043	Riverside Camp	AGD	55	675650	6143600	Open site	Valid	Hearth : -, Habitation Structure : -	Mound (Oven)	98836
<u>Contact</u>		<u>Recorders</u>		Philip Boot		<u>Permits</u>				
51-1-0044	Oak Hill Camp	AGD	55	675700	6144200	Open site	Valid	Hearth : -, Habitation Structure : -	Mound (Oven)	98836
<u>Contact</u>		<u>Recorders</u>		Philip Boot		<u>Permits</u>				
51-4-0232	Yass SU15/L1	GDA	55	676519	6144462	Open site	Valid	Artefact : 1		101437
<u>Contact</u>		<u>Recorders</u>		Doctor.Julie Dibden		<u>Permits</u>		3414		
51-4-0011	Y13, Yass	AGD	55	677800	6140850	Open site	Valid	Artefact : -	Open Camp Site	842
<u>Contact</u>		<u>Recorders</u>		Rex Silcox		<u>Permits</u>				
51-4-0004	Kingston, Y3	AGD	55	679459	6142632	Open site	Valid	Artefact : -	Open Camp Site	496
<u>Contact</u>		<u>Recorders</u>		ASRSYS		<u>Permits</u>				
51-4-0240	TP-AS1	GDA	55	672713	6140529	Open site	Valid	Artefact : 1, Potential Archaeological Deposit (PAD) : -		102370

Report generated by AHIMS Web Service on 29/03/2023 for Nicola Hayes for the following area at Lat. Long From : -34.8665, 148.8564 - Lat. Long To : -34.7961, 148.98. Number of Aboriginal sites and Aboriginal objects found is 73

This information is not guaranteed to be free from error omission. Heritage NSW and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

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BE230076-RP-SA-02

Appendix B

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## AHIMS Web Services (AWS) Extensive search - Site list report

Your Ref/PO Number : Yass Valley Rail Trail  
Client Service ID : 768309

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0258	TP-IF11	GDA	55	672901	6141286	Open site	Valid	Artefact : 1		
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0381	Yass PAD 7	GDA	55	673685	6144663	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0072	YCE 5	AGD	55	675186	6144530	Open site	Valid	Artefact : 1		98750,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>	1847	
51-4-0068	YCE 1	AGD	55	675488	6144599	Open site	Valid	Modified Tree (Carved or Scarred) : 1		98750,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>	1847,1849	
51-4-0021	Yellow Creek Road, Y16	AGD	55	675474	6143614	Open site	Valid	Artefact : -	Open Camp Site	992,98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0046	Edgerton Reserve Cemetery (Duplicate of Site 51-4-0001)	GDA	55	675900	6145000	Open site	Deleted	Burial : -	Burial/s	992,1038
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0233	Yass SU17/L1	GDA	55	676580	6143805	Open site	Valid	Artefact : 2		101437
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>	3414	
51-4-0012	Y12, Yass Bypass	AGD	55	678050	6141300	Open site	Valid	Artefact : -	Open Camp Site	842
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0013	Y11, Yass Bypass Route	AGD	55	678650	6143950	Open site	Valid	Artefact : -	Open Camp Site	842
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0016	BY1, Bowring-Yass	AGD	55	671750	6147600	Open site	Valid	Artefact : -	Open Camp Site	894,1081
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
50-5-0027	Booroo Ponds 1;	AGD	55	672230	6142270	Open site	Valid	Artefact : -	Open Camp Site	98836
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		
51-4-0383	Y2	GDA	55	673349	6145057	Open site	Valid	Artefact : 1		103614
	<a href="#">Contact</a>	<a href="#">Recorders</a>						<a href="#">Permits</a>		

### \*\* Site Status

Valid - The site has been recorded and accepted onto the system as valid

Destroyed - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution.

Partially Destroyed - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground

Not a site - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 29/03/2023 for Nicola Hayes for the following area at Lat. Long From : -34.8665, 148.8564 - Lat. Long To : -34.7961, 148.98. Number of Aboriginal sites and Aboriginal objects found is 73

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Page 5 of 5

*The experience* **you deserve** 

## **Appendix C – Civil Construction Cost Estimate**







## Preliminary Construction Cost Estimate

Project: Yass Rail Trail  
(Based on Concept Design Drawings)

DATE: 30/05/2023  
JOB No.: BE230076

### SUMMARY SHEET

ITEM	SECTION & DESCRIPTION	UNIT	QTY	RATE	AMOUNT	SUB-TOTAL
1.	<b>PRELIMINARIES (CONSTRUCTION ONLY):</b>				\$270,000	
2.	<b>BULK EARTHWORKS:</b>				\$430,000	
3.	<b>CIVIL WORKS:</b>				\$2,652,250	
4.	<b>BRIDGE WORKS:</b>				\$4,210,000	
5.	<b>OTHER ITEMS:</b>				\$2,087,450	
	<b>SUB-TOTAL</b>				\$9,649,700	
6.	<b>CONTINGENCY (15%)</b>				\$1,447,455	
	<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>				<b>\$11,097,155</b>	
<b>Notes:</b> <ol style="list-style-type: none"> <li>This Opinion of Cost is based on Current Concept Drawings by Burchills Engineering Solutions.</li> <li>This Preliminary Cost Estimate is based on current works and is subject to detailed design. No detailed design has been undertaken at the time of this estimate.</li> <li>Quantity allowances shown are approximate only and are subject to detailed modelling, design and approvals.</li> <li>No allowance has been made for lighting requirements.</li> <li>No earthworks modelling has been undertaken and quantities have been assumed. No import or export of material has been allowed for in the estimate unless noted otherwise.</li> <li>No consideration for temporary construction access or reinstatement of existing infrastructure.</li> <li>No allowance has been made for service relocations along the Rail Trail alignment. Preliminary review of existing services has been complete, however detailed survey and design are required to confirm if any relocations are required.</li> <li>A provisional sum has been provided for the Dutton Street reconfiguration works which could vary considerably based on the preferred option. No allowance has been made for modifying existing road intersections.</li> <li>No allowance for treatment of contamination materials.</li> </ol>						

#### DISCLAIMER

Please note that a design concept plan produced by Burchills Engineering Solutions has been produced to provide an indication of the possible design outcome based on a preliminary appraisal of the facts and constraints relating to the project, but without the benefit of detailed technical assessment or detailed survey. The approval process which involves preparation of technical reports, responding to the Council information requests and information requests from State and Federal referral agencies and finally receipt of a decision notice from Council will involve many changes to the proposal to take account of a range of constraints and requirements of a range of legislation, guidelines and town planning outcomes. The information thus so given is for preliminary purposes only and shall not be relied upon as a definitive statement of the costs or feasibility of the project.



## Preliminary Construction Cost Estimate

Project: Yass Rail Trail  
(Based on Concept Design Drawings)

DATE: 30/05/2023  
JOB No.: BE230076

ITEM	SECTION & DESCRIPTION	UNIT	QTY	RATE	AMOUNT	SUB-TOTAL
1.	<b><u>PRELIMINARIES (CONSTRUCTION ONLY):</u></b>					
	(a) Site establishment, including erosion control and miscellaneous.	Item	1	\$120,000	\$120,000	
	(b) Survey setout	Item	1	\$90,000	\$90,000	
	(c) Provision for as cons and all QA documentation	Item	1	\$60,000	\$60,000	
						<b>\$270,000</b>
2.	<b><u>BULK EARTHWORKS:</u></b>					
	(a) Topsoil Stripping & Respread (Nominal 100mm depth).	m <sup>3</sup>	1,775	\$20	\$35,500	
	(b) Site clearing and grubbing	m <sup>2</sup>	17,750	\$15	\$266,250	
	(c) Cut to Fill Bulk Earthworks	m <sup>3</sup>	1,775	\$30	\$53,250	
	(d) Embankment Repairs (approx. CH1360)	m <sup>3</sup>	300	\$50	\$15,000	
	(e) Allowance for Level 1 certification.	Item	1	\$60,000	\$60,000	
						<b>\$430,000</b>
3.	<b><u>CIVIL WORKS:</u></b>					
	(a) Removal and disposal of existing rail tracks	m	4,500	\$25	\$112,500	
	(b) Trimming and compaction of subgrade for new pathway	m <sup>2</sup>	12,900	\$5	\$64,500	
	(c) Removal of unsuitable material and replace with CBR15 material (prov)	m <sup>3</sup>	113	\$140	\$15,750	
	(d) Removal of existing concrete path	m <sup>2</sup>	420	\$55	\$23,100	
	(e) Construction of concrete shared path	m <sup>2</sup>	2,250	\$175	\$393,750	
	(f) Construction of AC sealed shared path	m <sup>2</sup>	10,650	\$125	\$1,331,250	
	(g) Construction of unsealed pathway	m <sup>2</sup>		\$45		
	(h) Road Crossing treatments:					
	i Timber bollard	Item	50	\$600	\$30,000	
	ii Removable steel bollard / chicane rails	Item	20	\$1,200	\$24,000	
	iii Concrete kerb ramps	Item	12	\$1,200	\$14,400	
	iv Blister Islands	Item	2	\$5,000	\$10,000	
	v Supply and install 1.2m high pedestrian fence	m	30	\$200	\$6,000	
	(i) Additional costs for Dutton Street section					
	i Kerb	Item	50	\$600	\$30,000	
	ii Intersection treatments	Item	2	\$25,000	\$50,000	
	iii Allowance for roadworks (reprofiling)	Item	1	\$200,000	\$200,000	
	(j) Allowance for local footpath connections	Item	3	\$10,000	\$30,000	
	(k) Allowance for signage, linemarking and furniture	Item	1	\$60,000	\$60,000	
	(l) Reinstatement works (prov):					
	i Turf and topsoil	m <sup>2</sup>	8,600	\$20	\$172,000	
	ii Hydromulch	m <sup>2</sup>	2,500	\$6	\$15,000	
	iii Placed rock with geofabric underlay	m <sup>2</sup>	1,000	\$70	\$70,000	
						<b>\$2,652,250</b>





## **Preliminary Construction Cost Estimate**

Project: Yass Rail Trail  
(Based on Concept Design Drawings)

DATE: 30/05/2023  
JOB No.: BE230076

ITEM	SECTION & DESCRIPTION	UNIT	QTY	RATE	AMOUNT	SUB-TOTAL
4.	<b><u>BRIDGE WORKS:</u></b>					
	(a) Remediation of existing bridge					
	i Remove and replace timber sections	Item	1	\$2,300,000	\$2,300,000	
	ii Remediate steel truss	Item	1	\$1,200,000	\$1,200,000	
	iii Remediate brick piers	Item	1	\$120,000	\$120,000	
	iv Install new deck and balustrades	Item	1	\$350,000	\$350,000	
	v New concrete abutments	Item	2	\$120,000	\$240,000	
						<b>\$4,210,000</b>
5.	<b><u>OTHER ITEMS:</u></b>					
	(a) Embellishment at trail heads and along rail trail	Item	1	\$345,000	\$345,000	
	(b) Allowance for additional landscaping works	Item	1	\$115,000	\$115,000	
	(c) Detailed Investigations, Design and approvals	%	7%	\$7,562,250	\$529,358	
	(d) Council Project Management allowance	%	10%	\$7,562,250	\$756,225	
	(e) Provision for Traffic Management	%	3%	\$7,562,250	\$226,868	
	(f) Provisional Allowance for Service Relocations	Item	1	\$115,000	\$115,000	
						<b>\$2,087,450</b>
	<b><u>TOTAL ESTIMATED CONSTRUCTION COST:</u></b>					
	(GST Exclusive)					<b>\$9,649,700</b>



*The experience* **you deserve** 

Coote Burchills Engineering Pty Ltd  
T/A Burchills Engineering Solutions  
ABN: 76 166 942 365

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Submission 1

**Shirree Garland**

---

**From:** Yass Valley Council <no-reply@wufoo.com>  
**Sent:** Friday, 9 June 2023 4:52 PM  
**To:** YVC Customer Service Team  
**Subject:** Public Consultation online submission [#593]

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

---

Name \*

[REDACTED]

Address \*



[REDACTED]

Murrumbateman, New South Wales 2582  
Australia

Email \*

[REDACTED]

Phone

[REDACTED]

Number \*

What item Draft IP&R

are you  
making a  
submission  
on? \*

Submission \*

Confidential submission – please remove personal details.

Item 3.4 – Recommend that funding is included for a new Community Hall in Murrumbateman.

I have great concerns about the maintenance of the Murrumbateman Community Hall. There is no available plan for the maintenance on this community asset that is heavily used and is not being maintained to a suitable level. I am unable to find where the funding is for this task and the hall continues to not meet community expectations and safety standards.

This facility urgently needs to be replaced. The 2021 Murrumbateman Recreation Grounds Strategic Plan identifies the construction of a new community hall as a high priority. Detailed concept designs and consultations were done in 2018 so this project was shovel ready, but the shovel is collecting dust – this is a waste of funds that were expended by Council at that time. Council is urged to deliver this high priority item and reflect it in the capital works program.



Currently, the verandahs on the Hall are in serious need of painting and various roofing and facia repairs are also required. The community association got a quote for painting and applied for a Council grant to do this task, but it was not approved in the draft integrated budget papers. Council cannot keep up with the maintenance requirements of the existing building.

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Submission 2



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

9 June 2023

Dear Mr Berry

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

**COUNCIL IP&R ENGAGEMENT**

We thank Yass Valley Council (Council) for the overview of the IP&R documents at the recent YVBC networking breakfast, Friday 2 June 2023. In particular, we commend both your executive team and yourself for taking the time to personally deliver the overview and participate in an unplanned Q&A session.

We would like to take this opportunity to invite you to another networking breakfast in the year as our guest speaker.

**COMMENDATION**

We acknowledge and commend Council on the following inclusions in the 2023/24 Operational Plan:

Hiring

- 1 FTE Community / Grant Officer.
- 1 FTE Coordinator Building Certification.

Capital & Operational Projects

- Ongoing investment in and repairs of Local & Regional Roads.
- Sewer & Water Infrastructure Upgrades.
- Yass town & Villages Masterplan Progression notably including \$160,000 allocation for the detailed design of the Yass Mainstreet Masterplan.

Community & Economic Development

- Brand Development.
- Ongoing support and leadership of the community Christmas parade and markets.
- NSW business month.

Parks, Gardens & Recreation

- Recommencing funding for new/upgraded footpath, kerb, gutter and culvert projects.

Property Management

- Progressing ahead with Crago Mill renewal.



#### YVBC ENGAGEMENT & KEY ISSUES

Over the past 12-months, YVBC hosted six forums to discuss the 'Challenges and Opportunities' experienced by businesses in Yass Valley in the short to long term. The forum themes included:

- Property Developer and Builder Panel
- Music & Events Panel
- Hospitality Panel
- Wine & Tourism Panel
- Agricultural Panel
- Retail Panel

Further to these forums, YVBC hosted election candidates, Councillors, State and Federal MPs and Ministers allowing for 1-on-1 interviews followed by Q&A discussion sessions. YVBC's ongoing engagement with member businesses and general business community continues to identify common and persistent issues impacting business, economic growth and development in Yass Valley, including:

- Automatic adoption of State Government & Agency template red-tape that is making doing business in Yass Valley increasingly difficult and expensive;
- Short to long term accommodation and housing affordability and accessibility issues;
- Difficulty in attracting and retaining appropriately qualified employees;
- Tourism attraction is limited to primarily focus on day-visitors;
- Limited transportation options;
- Loss of business and connectivity due to road closures and slow repairs;
- Slow key infrastructure delivery;
- Limited availability of employment land and space;
- Council's limited grant success & reduced deliverable outcomes for the community;
- Ongoing delays and cost impact to business and projects due to Council staff employment and retention policies, roll and management structure.

Its recognise that the above issues are complex and multifaceted; they have a range of macro and micro influencers that are beyond Council's control. That being said, as the local authority Council does have the power, budget and ability to implement improvements through its operational plan. While we do believe more can be done by Council, we commend Council for the planned operation initiatives identified in this letter. We would also encourage ongoing engagement between Council and Yass Valley Business Chamber and would be pleased to welcome you as our guest speaker at another networking breakfast in the year.

In Annexure A, please find attached the YVBC submission on the Draft Regional Plan 2041 to the NSW Department of Planning & Environment. There are a number of key points within this submission that are pertinent & deserve general consideration in relation to the IP&R Documents.

*Jack Walker*

Jack Walker  
President  
Yass Valley Business Chamber  
[President.yvbc@gmail.com](mailto:President.yvbc@gmail.com)  
0457 805 783

*Jim Hutton*

Jim Hutton, OBE  
Vice-President  
Yass Valley Business Chamber  
[Vice-president.yvbc@gmail.com](mailto:Vice-president.yvbc@gmail.com)  
0476 277 639



## Annexure A – YVBC Submission Draft Regional Plan 2041

---



31 January 2023

Department of Planning and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Dear Sir/Madam,

**Draft South East and Tablelands Regional Plan 2041 Submission**

Yass Valley Business Chamber (YVBC) welcomes and thanks the NSW State Government for the opportunity to provide a submission in response to the Draft South East and Tablelands Regional Plan 2041 (Draft RP) on public exhibition until 31 January 2023.

**About Yass Valley Business Chamber**

YVBC has a proud tradition of supporting businesses in the Yass Valley for over 100 years. YVBC aims to support and grow a sustainable business community that is representative of the entire Yass Valley. We achieve this in several ways including by providing a regular monthly forum, whereby, local people in business can learn, share, and have their voices heard. We promote Yass Valley including its diverse range of businesses, events and tourism. Helping to ensure the future of our local economy and access to services. YVBC is the voice of Yass Valley business to government at all levels and represents local businesses on individual and collective matters.

Over the past 12-months, YVBC has held four forums to discuss the 'Challenges and Opportunities' being faced by local business owners/managers in Yass Valley in the short, medium to long term. These included a: Property Developer and Builder Panel, Music & Events Panel, Hospitality Panel, Wine & Tourism Panel mixed amongst our regular networking events.

Further to these forums, we have hosted election candidates, Councillors, State and Federal MPs and Ministers allowing for 1-on-1 interviews followed by Q&A discussion sessions.

More information about Yass Valley Business Chamber, visit: [www.yassbusiness.com.au](http://www.yassbusiness.com.au)

From these panels, forums and events; a range of common issues impacting upon local businesses in Yass Valley have come to light, including:

- Increasingly difficult State Government red-tape induced constraints to business;
- Short to long term accommodation and housing affordability and accessibility issues;
- Difficulty in attracting and retaining appropriately qualified employees;
- Tourism attraction is limited to primarily focus on day-visitors;
- Limited transportation options;
- Slow key infrastructure project support and delivery (i.e. Barton Highway Duplication, Stage 2 and 3 Water Quality Upgrades);
- Limited availability of employment land and space.
- Council's limited grant success.





#### Item 1: Engagement Program and Consultation with Yass Valley Business

This submission acknowledges the Engagement Outcomes Report for the Draft RP including the extensive Engagement approach undertaken during the public feedback period of 8 August 2022 to 23 September 2022. It's recognised that currently the Draft RP is being re-exhibited over a much shorter period from 9 December 2022 to 31 January 2023.

The Engagement Outcomes Report, page 6, identified three aims of the engagement process being:

- *Raise awareness of the regional plan*
- *Identify where the regional plan could be improved or was working well, and;*
- *Provide opportunities to share the feedback to all those involved in its development*

The Engagement Program included:

- Online content, social media campaign, advertising and media campaigns.
- 4 x two-hour Community workshops located in Moss Vale, Queanbeyan, Comma and Bega. Only 51 workshop participants total (*No workshop was held in Yass*).
- 8 x two-hour Aboriginal Community and Organisation workshops located in Bega, Narooma, Batemans Bay, Queanbeyan, Goulburn, Tumut, Young and Yass.
- 3 x agency and industry briefings which included representatives from 20 stakeholder groups and partners across NSW and the ACT (*Yass Valley Business Chamber was not invited to attend and it appears neither was any local Business Chamber around the region*).
- 1 x Council workshop held per LGA including Yass Valley Council.

Unfortunately, from a Yass business perspective, the Engagement Program failed in all three of the above-mentioned Engagement Process aims. While its clear there was an extensive community engagement process over 7 weeks, Yass Valley business and residents were not provided an equal opportunity to engage on the process given a lack of sufficient notification, insufficient time to respond to the Draft RP and resultantly there was no opportunity to receive feedback as an involved participant. As a result, there are clear deficiencies that should be addressed prior to finalising the Draft South East and Tablelands Regional Plan 2041.

#### Recommendations:

- Provide greater awareness of the Draft RP and other such strategies/legislation/regulation changes by distributing notification and promotional information (including engagement programs) through grass-root community organisations like Business Chambers. Business Chambers are a network of local businesses, and information is distributed in a targeted manner through various means i.e. website, social media, newsletters, forums and events.
- Invite Yass Valley Business Chamber, other Business Chambers and Business In NSW to Agency and Industry briefing workshops.
- Hold more community engagement and agency/industry briefing workshops. At least two per community on separate dates and times. This will help to generate higher participation rates by providing business owners/managers with greater flexibility.
- Yass should be established as a community engagement workshop location.



- Use better advertising targeting parameters especially for social media and online advertising. “Wide-reaching” doesn’t mean it is to the right audience.
- Advertising campaigns should be focused around driving awareness and engagement to community workshops.
- Re-exhibit periods should not occur over December – January holiday period or should be extended into February so as to provide more sufficient time for comment.

## Item 2: Strategic Centre Classification

The Draft RP classifies the township of Yass as a ‘Centre’ not a ‘Strategic centre’. While the Draft RP classification is consistent with the current South East and Tablelands Regional Plan 2036 classification for Yass, the current classification is an oversight that should be corrected in the Draft South East and Tablelands Regional Plan 2041.

The Draft RP, page 22, defines Strategic centres as:

*Well-serviced centres with opportunities for new housing and employment growth. Each strategic centre has unique characteristics, localised economies and communities that influence change and growth as a ‘place’.*  
**Areas:** Young, Goulburn, Queanbeyan, Cooma, Bega, Moss Vale, Batemans Bay  
**Growth Characteristics:** Health, heritage, medium density housing, employment, mixed uses, education

The township of Yass fits within the definition of a ‘Strategic centre’ as per the definition from the Draft RP. Yass has historically and currently is to-date the major centre of the Yass Valley LGA. This is a fact reinforced by the “Hierarchy of Existing Settlements” as per the adopted ‘Yass Valley Settlement Strategy 2036’.

## Yass Economic Profile

Yass provides a range of local, industrial, commercial, health, education and community services to the LGA. The below table demonstrates a localised economy (76% including goods related, household services and business services) that is supporting the agricultural sector which according to ABS data (Cat. No. 7503.0) contributed \$79.52M to the economy in 2015/16.

Employment composition		
Yass Valley	2021	
	number	%.
Industry		
Agriculture, forestry and fishing	733	18.3
Mining	11	0.3
Goods related	1,126	28.1
Household services	1,481	37.0
Business services	433	10.8
Public administration and safety	219	5.5
Total Industries	4,002	100.0
Source: National Institute of Economic and Industry Research (NIEIR) ©2021. Compiled and presented in economy.id by .id (informed decisions).		

Further, (NIEIR) 2021 data as presented in economy.id by .id (<https://home.id.com.au/>) demonstrates that Yass as the major centre for Yass Valley supports \$0.62 billion in estimated Gross Regional Product, this represents 0.09% of the state’s Gross State Product and is generated by 2,076 local businesses.





Yass fits the description for a Strategic Centre within the Draft RP. Yass has population and economic figures comparable to Young, which has now been upgraded within the Draft RP to 'Strategic Centre' for the Hilltops LGA. A comparison of over economic profile summaries from economy.id demonstrates the similarities at a high-level:

## Hilltops Council area

The Hilltops Council area's Gross Regional Product is estimated at \$0.98 billion, which represents 0.15% of the state's GSP (Gross State Product).

### Key Statistics

GRP \$0.98 billion NIEIR 2021	Population 19,216 ABS ERP 2021	Local jobs 7,367 NIEIR 2021
Largest industry (by employment) Agriculture, Forestry and Fishing NIEIR 2021	Local businesses 2,255 ABS 2021	Employed Residents 8,256 NIEIR 2021

## Yass Valley

The Yass Valley's Gross Regional Product is estimated at \$0.62 billion, which represents 0.09% of the state's GSP (Gross State Product).

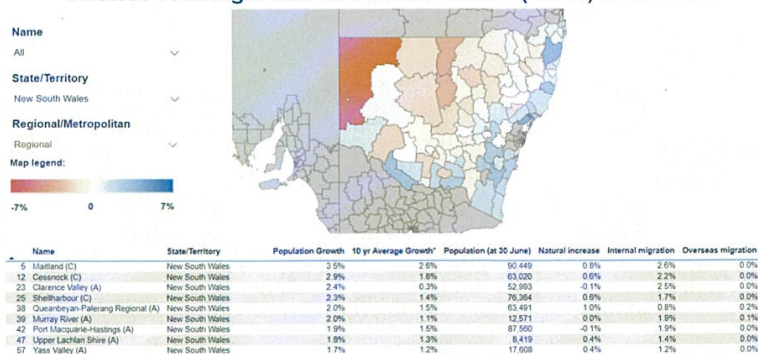
### Key Statistics

GRP \$0.62 billion NIEIR 2021	Population 17,234 ABS ERP 2021	Local jobs 4,002 NIEIR 2021
Largest industry (by employment) Agriculture, Forestry and Fishing NIEIR 2021	Local businesses 2,076 ABS 2021	Employed Residents 9,727 NIEIR 2021

## NSW - Fastest Growing LGAs

Yass fits the description and growth characteristics for a Strategic Centre within the Draft RP. Yass Valley has historically been and still is one of the fastest growing LGAs in NSW. The below screenshot from the Federal Government, Centre for Population shows that Yass Valley was the 9<sup>th</sup> fastest growing LGA in regional NSW and the 11<sup>th</sup> fastest growing LGA NSW including metropolitan centres for 2020/2021. Comparatively, Snowy Monaro Regional was ranked 24<sup>th</sup>, Bega Valley 27<sup>th</sup> and Hilltops was ranked 68<sup>th</sup> fastest growing LGA in regional NSW.

### Fastest Growing Local Government Areas (LGAs) in 2020-21





The below table, further reinforces not only the similar population sizes but demonstrates 'Yass and District' has higher growth in comparison to 'Young Central' over a 10-year period from 2011 to 2021.

	Yass and District - Total persons			Young Central - Total persons		
	2021	2011	Change	2021	2011	Change
Population	Number	Number	2011 to 2021	Number	Number	2011 to 2021
Estimated Resident Population	7,737			10,594		
Enumerated Population	7,865	6,838	+1,027	10,575	9,756	+819
Usual Resident Population	7,749	6,921	+828	10,610	9,923	+687
Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2021. Compiled and presented in profile.id by .id (informed decisions). <a href="http://www.id.com.au">http://www.id.com.au</a>						

Yass should be considered a Strategic Centre next to Bega, Cooma and Young. To include Young while not including Yass as a Strategic Centre, would not only be inconsistent with the definition of 'Strategic centre' but also will continue to disadvantage Yass and the wider-Yass Valley as a whole in terms of support and planning for its economic growth and development into the future. Therefore, continuing to impact upon existing business growth and reduce the opportunity for new business establishment in Yass Valley.

#### Water Security

The Draft RP, page 28, states:

*"Resolve key infrastructure and servicing constraints such as water security, quality and management"*

And on page 101, states:

*"Resolution of infrastructure and planning barriers (i.e., water security) to unlock Yass as a Strategic Centre"*

And on page 118, states:

*"(a) Work with Queanbeyan-Palerang and Yass Valley Councils to identify and implement agreed priorities which address water security, infrastructure provision and allocation, and"*

*"To identify the options and solutions to resolve long term water security for the Yass and Queanbeyan-Palerang LGAs"*

In October 2022, Yass Valley Council produced the 'Yass Valley Water Source Strategy – Options Assessment and Strategy Report' and adopted its preferred water supply option in-line with the recommendation of the report, being Cross Border supply from ACT. The Water Source Strategy and Options report, however, produced another CAPEX and OPEX feasible option being, water supply from Lake Burrinjuck. A review of the report and pairwise comparison of the project criteria demonstrates that the Lake Burrinjuck option is comparably similar to the preferred ACT supply option, except for three criteria which are likely subjective in nature and vary depending on the design and route selected. The statements within the Draft RP appear to be outdated and irrelevant as Yass Valley Council has not only already identified options for long-term water security but have accordingly adopted its preferred long-term option.





While the preferred option is considered a legacy project for Council, an alternative being the Lake Burrinjuck option has the potential to delivery water security to Yass Valley independent of ACT in a shorter timeframe should it be needed with the support of the State and Federal Governments.

**Recommendations:**

- The Draft Regional Plan should be amended and the classification of Yass should be upgraded to Strategic centre.
- The Draft Regional Plan should be amended and comments pertaining to long-term water security, its investigation, assessment of options, infrastructure provision, allocation and constraining nature on Yass' classification as a Strategic Centre be removed from the report and updated inline with the work completed by Yass Valley Council.

**Item 3 Yass – Under strategic (centre) investigation**

The Draft DP, page 28, states:

*"... proximity to the ACT could constrain Yass's commercial core and local service industry in the short term, the continued desire for housing and lifestyle opportunities outside the ACT could see Yass become a strategic centre in the long term"*

This statement is not entirely correct and should be reviewed and adjusted considering the following. The ACT is actually a growth driver for Yass as is evident by the above growth performance figures. Yass is starting to be viewed as a comparable choice in terms of proximity and lifestyle opportunity to that of Googong and Queanbeyan. Moreover, when compared to Googong, Queanbeyan and the ACT – Yass is an increasingly desirable destination to not only settle and live but to also establish a business. This is largely due to the affordability and better value that Yass offers in comparison to these other locations combined with the lifestyle opportunities available in Yass in part due to the current commercial core and local services available.

The biggest constraint to Yass' commercial core, local service industry and overall business growth is a lack of available employment hubs, commercial and industrial zoned land and space in the short term. This, however, is not a constraint that prevents Yass from being a Strategic centre. Rather it should be a priority for identification and planning supported by Yass' Strategic centre classification. This would be a similar approach to that of Young, whereby its potential constraints are instead being termed as investigation opportunities i.e. Identifying, protecting and funding of Strategic freight corridors for Young.

New businesses are regularly turning away from Yass due to a lack of available land and space for business use. New business inquiry in Yass is strong as evident by the recent complete sell-out of Stage 1 at the new Yass Industrial Park. Yass Valley Council has previously identified the need to undertake a Masterplan along the Yass to Murrumbateman corridor. This is consistent with the investigation area also identified within the Draft RP.

Health and education infrastructure should not be considered as constraints preventing Yass' classification of a Strategic centre especially when Cooma and Young are designated as Strategic centres and both have limited health and education opportunities in the short to medium term.





### Recommendations

- The Draft Regional Plan should be amended removing Yass from being “Under strategic (centre) investigation” and instead be classified as a Strategic centre.
- The investigation area in the Draft Regional Plan should be identified as the Yass to Murrumbateman corridor in-line with Council’s previous identification of this corridor.
- Planning for housing and employment alongside the supply of water and energy including renewable energy sources should be identified as a Priority for Yass.

### Item 4 - Population Forecast, Accommodation Affordability and Accessibility

The Draft RP states:

*“Yass Valley’s Population 17,442. Expected to grow to 20,684 by 2041”*

The Draft RP population forecast expects the Yass Valley population to grow by 3,242 over the next 18 years. This forecast is inconsistent with the adopted ‘Yass Valley Settlement Strategy 2036’ population forecasts from .id and DPE as shown by Table 4.

**Table 4: DPE and .id Population Forecast Comparison**

	DPE	.id
<b>Total Population</b>		
2011	15,600	15,603
2016	17,150	16,764
2021	18,750	18,436
2026	20,300	20,268
2031	21,900	22,166
2036	23,400	27,726

Source: NSW LGA population projections by NSW Planning and Environment (DPE) and Population forecasts 2011 to 2036 by .id

The population forecasts should consider the impact COVID-19 has had on actual population figures. COVID-19 caused sporadic growth over 2020-2021 caused by population freezes, increased regional demand and continues into 2022-2023 with substantial delays to project delivery timeframes.

COVID-19 has accelerated the regionalisation trend across NSW including in Yass. This acceleration coupled with large-scale renewable projects, has created significant strain on the supply of land and accommodation options including residential housing in Yass Valley. As a result, affordability and accessibility to short-long term accommodation has deteriorated resulting in substantial price increases in terms of both rent and house prices year-on-year. The below table is a screenshot from a January 2023, Sydney Morning Herald article titled “The NSW tree-change towns where house prices jumped last year”. The table shows Yass’ house prices again increasing over the year to Dec-22 by 21.4%. Yass is in the top 10 largest rises, its medium price in comparison to other regional LGAs should be noted. Additionally, this is another example of the growth driving influence of Yass Valley’s proximity to the ACT coupled with its desirable lifestyle offering.



#### Regional house price movement in New South Wales

Top 10 largest rises

Top 10 weakest growth

LGA name	Dec-22	Dec-21	Annual change
Glen Innes Severn Shire	\$340,000	\$260,000	▲30.8%
Armidale Regional	\$520,000	\$401,250	▲29.6%
Upper Hunter	\$455,000	\$373,000	▲22.0%
Edward River	\$352,500	\$290,000	▲21.6%
Yass Valley	\$874,250	\$720,000	▲21.4%
Liverpool Plains	\$315,000	\$260,000	▲21.2%
Hilltops	\$432,500	\$359,500	▲20.3%
Singleton	\$620,000	\$520,000	▲19.2%
Kempsey	\$550,000	\$462,000	▲19.0%
Murray River	\$610,000	\$513,500	▲18.8%

Source: Domain House Price Report, December quarter 2022

Housing affordability and accessibility is a critical issue for local business. Numerous businesses (both existing and new) including Yass Valley Council have reported the difficulties faced in finding accommodation in Yass Valley for employees. The impact is multifaceted including:

1. Increased difficulty in attracting and retaining appropriately qualified employees.
2. Physical, emotional, and mental stress associated with accommodation uncertainty for employees and business owners alike.
3. Increased costs due to housing staff in short term accommodation including hotels, motels and in a couple of cases, house sharing, whereby staff have rented a room from a business' client(s).

Accommodation accessibility is having a direct impact upon the ability of tourism businesses, music and event organisers to operate and grow. The limitation on accommodation and the 'perception' that Yass is full, means businesses and organisers are being forced to concentrate on day-trippers rather than overnight or short-stay tourists. In the short-medium term, accommodation accessibility issues impede, the Draft RP priority, page 28, of maximising "opportunities for tourism and cultural experiences".

#### Recommendations:

- Yass Valley population forecasts in the Draft Regional Plan should be reviewed taking onboard the adopted 'Yass Valley Settlement Strategy 2036' forecasts and impact COVID-19 has had on population movement and its general forecasting.
- The Draft Regional Plan should adopt as a priority for Yass Valley, the investigation of greenfield and infill housing opportunities including more diverse and affordable housing options near centres while considering environmental and servicing aspects.
- The Draft Regional Plan should include a priority of understanding constraints to short term accommodation, identifying and implementing strategies to encourage a range of diverse accommodation options in order to support tourism and cultural experience opportunities.

#### Our Background

Jack Walker was elected as President of Yass Valley Business Chamber in 2021. Jack has twelve years' experience in business administration, agriculture, project management, web development and digital marketing. Jack has project managed rural, residential development and residential house



building projects such as the current Yarrah at Yass. For probity; Jack Walker is a shareholder in land at Yass including Yarrah and within the draft regional plan's investigation area.

Jim Hutton, OBE has been Vice-President of Yass Valley Business Chamber since 2020. Jim has six years in business as a one-to-one Executive Coach, Team Coach, Mentor and in Leadership Development through 1 Life Coaching. Jim also operates a wood handcrafting business from reclaimed timber known as 'Made from Fallen Wood'.

As a leadership team Jack and Jim work together with their fellow committee members in the operation of Yass Valley Business Chamber.

For more information about Jack Walker, Jim Hutton and the committee, visit:  
[www.yassbusiness.com.au/our-committee](http://www.yassbusiness.com.au/our-committee)

A copy of this submission is provided to Yass Valley Business Chamber members through the regular YVBC Newsletter.

Yours faithfully

*Signed on original*

Jack Walker  
President  
Yass Valley Business Chamber  
[President.yvbc@gmail.com](mailto:President.yvbc@gmail.com)

Jim Hutton, OBE  
Vice-President  
Yass Valley Business Chamber  
[Vice-president.yvbc@gmail.com](mailto:Vice-president.yvbc@gmail.com)



## Shirree Garland

---

**From:** Stephanie McCall <steffbloxwich@gmail.com>  
**Sent:** Friday, 9 June 2023 3:14 PM  
**To:** YVC Customer Service Team  
**Subject:** IP & R documents

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

To whom it may concern

Thank you for providing the documents for the community's perusal and inviting comments.

There are a number of points I'd like this council to consider for the future of the town I live in, namely Murrumbateman. Your drive as a council to increase our population alone to over 10,000 residents is admirable to an extent however, you need to look at what the town folk need and require to enjoy living, working and supporting this community. It is not all about you getting rate money and then not giving back to the people who pay them.

### Our Community

The points raised in this are close to my heart and my line of work as I specialise in the Care sector area at present. You need to look at improving and continuing to advocate for providing support health in Murrumbateman. This includes aged health care as well to the point of focusing on possible hospital facilities to service the whole shire.

CO1.2 has to be addressed as well to better serve the families living here.

As does CO1.3 to 6 where Murrumbateman needs a masterplan. No matter what Chris Berry or Allan McGrath state that this is only done when something of significance occurs, you cannot continue to shove housing estate after housing estate without providing a sustainable growth plan for our town. Please also do not pass the buck back to the MCA on this. You did a plan in 2012 and nothing much has come from that.

### Our economy

Yes you must get on with promoting industrial growth and generate employment. YVC cannot continue to rely on ACT and Yass for this. It is down to you to promote the region for tourism and create a pride in our region.

### Our environment

EN1.1 et al YVC sadly allowed historical sites in Murrumbateman to fall into disrepair under the auspice of its all too difficult. Please be mindful that these buildings are under your care and you are failing the community in preserving history for future generations to come. The community is very engaged in working with Council on this and there are records to show this. Please be seen at least to keep us informed and look at all angles of preserving these structures.

Weed management needs to be implemented with reason and natural borders with wild flowers planted.

Future developments should compliment our town and open engagement should be encouraged which leads on to

### Our infrastructure

INV1.1 et al - big topic and again it's disappointing to see that local character is being bastardised by lack of vision and lack of preservation of this area. Rail links do need to be improved ie there should be one from Canberra out to Yass. Transport Networks maintained properly. For example look at the affect the Murrumbateman Road closure had on our people, businesses - regional and local. There was zero compassion from YVC on how this affected our community and should not be allowed to happen again.



It's important that the management of infrastructure is done in such a way to gain support for a stronger relationship between Council and community groups. It's noted that in CL3.4 that you value the voice of the community and their input. Then may I suggest you do just that even if it's in disagreement because you are getting a reputation of shutting people down when input should actually be encouraged and considered.

Thank you for your time in reading my comments.

Yours sincerely

Stephanie  
Murrumbateman resident.

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## ***Sutton & District Community Association Inc.***

PO Box 7404  
SUTTON NSW 2620

Yass Valley Council

[council@yass.nsw.gov.au](mailto:council@yass.nsw.gov.au)

### **Sutton & District Community Association's comments on Draft 23-24 Operational Plan**

I thank you for the opportunity to make comment on the 2023-24 Yass Valley Council's Operational Plan and thank Council for your Officer's attendance at a joint meeting of the Sutton and Gundaroo communities at Sutton Hall on 22 May.

We note that much of the major expenditure outlined on the plan is focused on the Crago Mill Precinct Project in Yass and, whilst there were some questions at our meeting regarding Council's potential financial exposure in this project, there was no formal opposition raised from anyone at the meeting. Likewise, with regard to the Water and Sewerage Plant upgrades and duplication, we are aware of how important such issues are to the Yass and Murrumbateman communities and therefore support the proposals.

We are however concerned, that apart from \$700,000 being allocated to Sutton Road rehabilitation, which we understand is around the area of the Murrumbateman Road and Sutton/Gundaroo Road intersections, an area we agree needs significant attention, no other funding has been allocated to issues such as repairs to the causeway over McLaughlins Creek, other longer-term road repair work adjacent to, and within, the Sutton Village or the Mulligans Flat - Sutton Road intersection, where a significant amount of hoorn activity has occurred over the past 12 months. We are appreciative of the \$15,000 earmarked in the Plan for interpretive signs at Sutton Common.

We also note in the 2022-26 Delivery Program update, Council highlights proposed future action on the Sutton Mainstreet Master Plan and a survey of ratepayers in Gundaroo and Sutton to ascertain demand for the implementation of a domestic waste collection. Whilst both are worthy of consideration and work by both council and the local community, the safety of all road users in our area is our key priority and it appears it is still not being appropriately addressed.

We do note, that in the Delivery Program, Council has identified an Action for advocating for the Sutton bypass and we appreciate that support. We all accept that the bypass is a long-term option and will require significant additional funding from likely both the State and Federal Governments. In the meantime, however, with the reopening of Murrumbateman Road, traffic volumes through and around Sutton have been increasing significantly and our local roads are not coping.

We are not seeking a bridge similar to that recently constructed on Shingle Hill Way, as a structure incurring such expenditure could deter governments from future consideration of a bypass. We do however believe, the current structure, which is now over 50 years old and built by volunteer labour, is in urgent need of attention.

As Council would be aware, the causeway is only wide enough for two regular sized family vehicles to pass one another (slowly) travelling in opposite directions. Larger vehicles, including those towing caravans, horse floats and large trailers and smaller trucks, generally endeavour to provide right of way to those vehicles that arrive at the causeway first, even though there is no signage to that effect. Heavier trucks, including tippers and buses, and school buses cannot pass one another on the causeway and take the whole roadway to cross. There are no rails on the side of the causeway to prevent a vehicle or cyclist going over the side into McLaughlins Creek, no pedestrian path and in times of heavy rain, the causeway floods and is uncrossable, or at best, dangerous to cross.

We noted in Council's presentation on 22 May, proposals to seek grant funding for bridge works on Nanimba Road (Jeir Creek Bridge), Back Creek Road Bridge and Murrumbateman Creek Bridge & Yass River Bridget on Greenwood Road, the total costs of which will be in excess of \$7 million. Whilst all very worthy projects, none of those roads, we respectfully suggest, carry anywhere near the volume of traffic that the McLaughlins Creek causeway and the streets through Sutton Village do. We would be very interested to know the process for prioritising these works, particularly when to our knowledge the Council has not conducted any assessment of traffic volumes through Sutton, nor an engineering assessment of the causeway in recent times.

We would be happy to work with Council to lobby the NSW Government for funding to address this urgent need and support the comments of Council General Manager Mr Chris Berry when he suggested at our meeting of 22 May, that we should consider inviting the new Minister for Roads or any other relevant Minister to visit our area and see the causeway and streets through the Village first-hand.

As always, the SDCA would be more than happy to meet with Council to further pursue these important road safety issues.



Mark Burgess  
President  
Sutton & District Community Association  
0438 179 151  
9 June 2023

Shirree Garland

**From:** Yass Valley Council <no-reply@wufoo.com>  
**Sent:** Thursday, 8 June 2023 8:15 PM  
**To:** YVC Customer Service Team  
**Subject:** Public Consultation online submission [#592]

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

Name *	Stephanie Helm
Address *	<div><div></div><div>5 Crisps Lane Murrumbateman, NSW 2582 Australia</div></div>
Email *	<a href="mailto:stephrhelm@gmail.com">stephrhelm@gmail.com</a>
Phone Number *	0439486419
What item are you making a submission on? *	Draft IP&R Documents

**Submission \***

Comments on Yass Valley Council Planning documents – June 2023

I thank Yass Council for the opportunity to comment on these documents and recognise the hard work that has gone into their preparation. As a community member & small business owner I ask that you consider the following comments as you finalise these documents.

Delivery Program

Our Community

CO1.3: I continue to support Council advocating for a new hospital for Yass. The Covid pandemic continues to put pressure on the capacity of Canberra medical facilities and many Yass Valley residents are forced to make a 2 hour



round trip (at a minimum), plus hospital wait times, to access appropriate medical care.

CO2.1: I am enthusiastic about the development of a heritage trail this year. This presents an excellent opportunity for Council to leverage the tourism potential of Yass Valley's historic sites. Yet, I am deeply concerned about the deteriorating condition of historical sites in the villages, particularly Hawthorn/Murrumbateman Station and the Old Murrumbateman Schoolhouse, both of which are under council management. The Council should consult with the Ngunnawal people to identify indigenous historic sites and include these on the heritage trail, if appropriate and if permission is given. A heritage trail should also include sites of natural value, it would be worth engaging with local Landcare and other environmental groups to identify these. I note that the Winery Trail has been a terrific initiative for Murrumbateman. Our winery business welcomes tourists every weekend on this route and we are also pleased to witness the connection this has made between the Murrumbateman housing estates which have long been fragmented by insufficient transport routes. I strongly support the Council continuing to prioritise the completion of the entire Winery Trail particularly along McIntosh Circuit given the safety improvements this would also offer children accessing the bus stops along this road. I hope that Council are liaising with state government to ensure that a crossing for the Murrumbateman winery trail is included in planning for the duplication of the Barton Highway.

CO3.2 – The new residents information pack mentioned here should also include information and advice on rural living with the goal of eliminating land use conflict between residential and agricultural uses. Suggest Council considers developing a booklet similar to the Living and Working in Rural Areas handbook (noting this is specific to Northern NSW) available at <https://www.dpi.nsw.gov.au/agriculture/lup/living-and-working-in-rural-areas/living-and-working-in-rural-areas-handbook>

CO3.4 – I note that it is crucial to also establish a wayfinding strategy that supports the local premium wine industry which is a significant contributor to local tourism year round.

CO3.5 – I am disappointed that a Murrumbateman Masterplan is not included while other villages have one. The Council's Local Strategic Planning Statement 2020 had mentioned the preparation of a Masterplan for Murrumbateman. I am curious to know when the decision was made to not complete it. It is important to differentiate between a North Murrumbateman Masterplan and a comprehensive one that addresses the existing town's needs. Key issues that should be addressed in a holistic Murrumbateman Masterplan include community facilities (community halls, meeting places, libraries, and other public amenities), aesthetics, housing (including for vulnerable and elderly populations), economic development (business growth, employment, and tourist attractions), transportation and road safety (pedestrian and bicycle infrastructure, parking, pedestrian overpass for the Barton Highway, future bypass planning, and ensuring connectivity of eastern estates), and land use and zoning that aligns with community needs and considers recent changes in Murrumbateman. A Masterplan would guide the

community's physical development, promote coordination and sustainability, and meet the needs of residents and businesses. Without a Masterplan, developments in Murrumbateman will continue to be ad hoc, lacking appropriate community facilities and further fragmenting our community. Regular reviews of the Masterplan would ensure its relevance and make it a valuable asset for Council to approve development projects based on the needs and values of Murrumbateman residents.

#### Our Economy

EC1, EC2 & EC3: To attract new businesses and tourism offerings to the region Council needs to adopt a commitment to improve and streamline approval processes where possible and mount an internal campaign to identify and reduce unnecessary red tape. Council planning approval delays can make or break a business by costing valuable time, money, and labor. Delays in the approval process can lead to missed opportunities, delayed launches, and financial strain, as resources remain idle without generating returns. If council aims to attract new businesses or to encourage existing businesses to diversify, it is essential for it to consider fostering a more favourable environment for entrepreneurial success.

#### Our Environment

EN1.2: I request that any weed awareness campaigns also emphasise the importance of avoiding damage to the local wine industry. Communicating the correct timing and appropriate use of sprays, as well as engaging qualified contractors who understand spray drift and the risks to vineyards, is essential. I also suggest including a representative from the wine industry in the Weed Advisory Group if there is not one already.

#### Our Infrastructure

IN1.5: As the Barton Highway physically divides the Murrumbateman community, planning for the village's future needs, such as recreation facilities, becomes challenging. I fully support Yass Council's advocacy for prioritising the Murrumbateman Bypass as an urgent matter. Diverting heavy vehicles away from the village centre is crucial to prevent accidents. Residents often experience significant delays when crossing or turning onto the highway, especially those on the eastern side who need access to services on the western side, such as shops, chemists, and medical facilities. This situation leads to frustration among drivers and poor decision-making. Additionally, I have concerns about the safety of children commuting to the Murrumbateman school and the limited parking available at the school during events, which necessitates using overflow parking at Jones Park or the Recreation Grounds.

IN2.3: I strongly agree with the need to protect & preserve the heritage of the Yass Valley. However, important historical assets within other villages and not just Yass should be recognised and included here i.e. the old

schoolhouse at Murrumbateman and Hawthorn/Murrumbateman Station buildings.

IN3.2. I am pleased to see the continued prioritisation of a Category 1 playground in Murrumbateman, and I look forward to witnessing progress on this matter soon.

#### Our Civic Leadership

CL.1.5 & 1.6 – Considering the limitations imposed by Covid in recent years, I appreciate the increased physical presence of council staff and the management team within the village communities this year. Expanding on this by attending market days, community events, and conducting town hall-style community consultation sessions would be beneficial. This would allow council staff to better understand these smaller communities and enable residents to connect faces with the Council.

CL3.3.& 3.4: I am concerned that certain sectors of the community, e.g. the elderly, are missing crucial information from Council. To achieve effective public consultation and reach vulnerable sectors of the community, I recommend Council looks to employ a communication strategy that includes hard copy notices, letterbox drops, and social media promotion to alert the community about opportunities and issues, instead of relying on one medium. I am pleased to see that improvements are being made to the Council's website and suggest that seeking community feedback and testing will help tailor it to meet the needs of end-users.

#### Additional comments

I have been unable to find funding for the maintenance and repairs of the old Murrumbateman Schoolhouse or Hawthorn buildings, which are key historical assets in the village. Prioritising these repairs is vital, as delaying maintenance will lead to further degradation and more expensive repairs in the long run.

The Murrumbateman Recreation Grounds Strategic Plan identifies the construction of a new community hall as a high priority. The community is in desperate need of a meeting place capable of hosting conferences and events. While the new school hall is a welcome addition to community facilities, it is inaccessible during school hours and is already in high demand by community groups and businesses. Therefore, I urge Council to prioritise the construction of a new hall. I understand that exceptional designs for a community hall already exist, which would generate revenue for the region through conferences and events while also meeting community needs. It is also essential for Council to consider the necessary upgrades to make the current Murrumbateman Recreation Hall safe and able to accommodate the growing community's needs until a new hall is built. I recommend including funding for this upgrade in the planning documents.

Thank you for considering these comments. Please feel free to reach out if you require further elaboration on any of the points raised.

Kind regards

Stephanie Helm

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Submission 6

Tanya Cullen

tmcullen77@gmail.com

0421 915 006

General Manager  
Yass Valley Council  
[council@yass.nsw.gov.au](mailto:council@yass.nsw.gov.au)

Mr Berry

**Submission on Integrated Planning and Reporting documents 2023-24**

In response to Council's call for submissions on Yass Valley Council's Integrated Planning and Reporting documents 2023-24, I offer the following comments for consideration. My comments are provided having attended a briefing session on the budget at Bowning on 17 May 2023 and at Binalong on 5 June 2023 as well as reviewing the documents Council has provided.

I appreciate the time and effort that Council's senior staff took to talk to the community at Bowning and Binalong and I wish to make some general comments on the 'road show':

- There was very little detail on Council's financial position and budget provided, other than a 'forecast Operating Result from Continuing Operations' (which could possibly be more easily understood by calling it a deficit or surplus);
- Given the generally limited understanding of how the Integrated Planning and Reporting documents work together, the focus on individual projects in the Operational Plan and the Delivery Program did not provide an understanding of Council's overall budget position;
- There was a strong emphasis on the 'Crago Mill Precinct' development as a building project, but very little to no detail on timeframes, development costs, borrowings and how those costs would be met by the community.

A deeper reading of the Delivery Program and a comparison to its 2022/23 version shows there are both some changes to it and some changes that need to be made to it. None of the changes are drawn to the public's attention or explained, however, and it takes some considerable time to identify the differences. Some that may be of particular interest to the community include:

- 'The new library facility' (C01.1) is in the current Delivery Plan for 2024/25, and Crago Mill is shown at EN1.4 as being "reused" (which I am understanding to be completed) from 2022/23. Council has stated, however, that it has no timeframes for commencement of the Crago Mill Precinct project.
- Funding has been allocated in the 2023/24 Financial Year for a heritage interpretation study, however it appears at C02.1 as a heritage trail that was to be completed in the 2022/23 financial year;
- At EN1.4, a 'Revolve Shed' at the Yass Waste Transfer Facility is recorded as to be delivered in 2022/23. Staff gave no indication that such a project was in the 'Review of Waste Services' that is to be delivered in the 2023/24 financial year.

- A Development Control Plan is in the Delivery Program as being delivered in the 2022/23 financial year. In response to a question, it was stated that a DCP could be available 'this year'. As far as I can ascertain from Council reports, a Draft DCP has been programmed for delivery since 2018 but nothing been made available for public comment;
- A review of the 'Settlement Strategy' is included for 2023-2025, however it was stated at the briefing session that it would likely not happen until the NSW/ACT boundary change occurs and the water supply issues resolved – a clearly unknown (and un-knowable) timeframe;
- At IN1.4, work to maintain roads under the Contract for State Roads is noted for the four-year program. The General Manager stated at the briefing sessions that Council no longer has that contract and the community was advised that concerns with Burley Griffin Way are to be referred to Roads & Maritime Services as a result;
- There is no reference to a Digital Water Meter Trial in the Delivery Program, but is being funded in the 2023/24 budget. This trial and hopefully a full roll-out of a digital system would assist in managing overall water usage, providing the community with more information about their own usage and impact, provide vital information on the condition of Council's water assets and presumably assist in building good-faith relationships with State Government funding bodies;
- There is no reference in the Operational Plan to further works on the Yass Soldiers' Memorial Hall, despite Council deciding in March 2023 that this would be funded from the 2023 Local Roads and Community Infrastructure Grant.

While these differences may not be viewed by Council significant, it adds to the recent public commentary and ongoing community perception about the lack of transparency, incorrect reporting and poor communication of Council's budgetary position and decision-making.

As a broad comment, I do not see the Delivery Plan for 2023/24 as containing actions that work to make Yass Valley a more sustainable council, community or environment, despite the underpinning CSP 'themes' that would indicate a commitment towards sustainability. The simple fact that this version of the Delivery Program contains no forward estimates to 2026 as it is required to do, indicates that Council itself is uncertain of its ability to deliver into the near future, let alone the medium or longer term.

Ideally, the Delivery Program could deliver sustainability by focusing on:

- Establishment of a FOGO service. While a survey of community attitudes to a green waste service was stated as being funded for 2023/24, that is a very small step to implementing a FOGO service as mandated by 2030. It appears that Council is leaving the Sustainability Advisory Committee to do the underlying work to deliver on the State Government's FOGO mandate;
- Improved success in grant applications. With so many of the actions in the Delivery and Operational Plans relying on grant funding, recruiting a full-time, dedicated Grants Officer as one of the proposed 14 new positions appears to make sense. There is evidence that councils that have dedicated staff to link their Integrated Planning and Reporting documents to available grant programs – such as adjoining, and smaller, Upper Lachlan Council - are highly successful in their grant results;
- Community spaces. With the lack of a timeframe on the delivery of the Crago Mill project that is to include community spaces, the unsuitability of existing spaces such as the Soldiers' Memorial Hall and the general shortage of spaces for community use, investment in making

existing spaces more suitable for a broad range of community uses would be a community good;

- Minimising waste and working towards establishing a circular economy. A survey on a green waste service is a very small step towards minimising waste and delivering on Council's stated 'commitment' to reducing waste to landfill by 80%. Other initiatives could work to reduce the environmental and financial costs and impacts of our existing waste 'management' approach. The review of waste services that is to occur in the next financial year could usefully look at initiatives such as:
  - Establish a Green Shed/Revolve/Trash & Treasure service at all transfer stations. Green sheds can be social enterprises, providing jobs, generating local income and reducing waste to landfill;
  - Promotion of home composting. Home composting of food waste and other organic materials can be promoted through educational resources, demonstration sites, and even bulk purchases of composting bins that can be re-sold at-cost to householders.
  - Investigate charging/fee structures that encourage waste minimisation and re-use. The increasing waste management costs arising from the Hume (ACT) fire should prompt a review of the annual waste collection fee to encourage people to produce less waste – as could providing smaller general waste bins – and could place the costs where waste generation is strongest.
  - Provide a mobile recycling collection service for non-standard items. A service provided regularly in each village could collect items such as lightbulbs, batteries, paint-tins, chemical drums that can be recycled but that can't be put in standard recycling bins.
  - Focus on repair and re-use as a way to build community and business opportunities. Repairing, mending, re-using and recovering resources can tap into the skills and expertise in our community and can be achieved through working through local groups and community events (like local markets). 'Repair cafes' can be places where people can connect while having repairs made by local, skilled people.
  - Turning trash into treasure and tourism. Junk Fests turn trash into art, sculpture, fashion and treasure, and can connect community, raise awareness of our waste problems and create tourism and business opportunities.
  - Supporting a 'Tool Library' that can lend out 'every-day' tools and equipment that can save people money, reduce excess purchasing and reduce waste to landfill. In tandem with, or alongside, repair-and-reuse activities, local communities can build resources and skills.

Once again, I would like to thank Council's senior staff for making themselves available to the community. It would be good to see similar-style information sessions happening for a broader range of Council's policies and activities as the Delivery Program rolls out – and the presence of the Sustainability Advisory Committee would appear to be a mechanism to do that.

Thank you for the opportunity to comment.

Yours faithfully



Tanya Cullen.

Submission 7

PO Box 109  
Binalong 2584  
6 June 2023

Dear Councillors

I am writing to raise concerns regarding Council's proposed 2023/24 Budget and the details provided in the draft Long Term Financial Plan (LTFP).

Looking at the documents the following seems to be clear:

- In the next financial year income (before capital and disposal of assets) is expected to increase by 4% while budgeted expenditure will rise by a sizeable 20%.
- Council will run operating deficits (before capital) of \$10m to \$13m for nine of the next 10 years.
- Investments will be run-down by almost two-thirds from \$21m in 2021/22 to \$8.8m in 2030/31.
- Council's Internal Reserves (used for purposes such as fleet replacement, landfill remediation, staff leave entitlements etc) will be reduced from \$8.8m in 2021/22 to a mere \$942,000 next year.
- Some \$14.5m in real estate sales will be necessary across the 10 years, excluding the sale of the Hawthorn investment property which must return some \$15m in 2031/32.
- Interest and fees on all Council loans over the next 10 years will total some \$33m, while total repayments of the principal on those loans will be only \$13.5m.

In short, Council is proposing to run-down or sell-off an extraordinary part of its value – which exists for the purposes of serving the community – almost wholly to service the \$50m Crago Mills Redevelopment loan. This has several consequences which I will run through briefly:

**Excessive, Continuous Operating Deficits**

No NSW council in recent times has run operating deficits (before capital) relative to revenues of greater than 15% in consecutive years apart from Liverpool Plains.

The Office of Local Government (OLG) benchmark is that councils break-even or have a surplus<sup>1</sup>. The Independent Pricing & Regulatory Tribunal (IPART) has at times indicated it would accept a short-term deficit up to 3% of revenue.

Liverpool Plains survived the 'Fit for the Future' process solely because of political considerations and has long been known as financially problematic. Indeed, such are its woes that a few years ago it applied to IPART for an 8% per annum special rates variation (SRV) and this year is asking that the SRV be made permanent.

Yass Valley Council (YVC) is proposing something far in excess of Liverpool Plains' unenviable record. Namely, to run deficits (before capital) up to 37% for the next 10 years. This, I think, is unprecedented in NSW local government.

It is worth noting that those councils in the early 2010's that ran continuous deficits (before capital) – often much less than what YVC is proposing - have for the most part been either abolished or amalgamated under the 'Fit for the Future' process or are so small and isolated that they have been allowed to continue simply because there is no other viable option.

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<sup>1</sup>This year's LTFP does not provide the OLG's financial benchmark ratios as it has in the past, despite this being a requirement of the IP&R guidelines. Attached are my own calculations of the Operating Performance Ratio, the Debt Service Cover Ratio and Employee Costs based upon figures in the LTFP.



In short, following the financial strategy set out in your draft LTFP, I fear YVC will not survive any future review of NSW local government (in whatever form it takes) and the State Government will be extremely reluctant to bail Council out of a financial blackhole that it, rightly, will conclude to be of Council's own making. In fact, recent comments by the new NSW Local Government Minister make it perfectly clear that he will have no sympathy whatsoever for councils which fail to manage their finances within established benchmarks.

#### **Poor Debt Service Coverage**

In a similar vein to the strategy of running unprecedented operating deficits, you should realise that YVC will not meet the Debt Service Cover Ratio (DSCR) set by OLG for the next 10 years.

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments. As a minimum, a council is expected to have twice as much operating cash as it does debt; this level of coverage also being considered appropriate in the private sector.

Not only will YVC not meet this benchmark but, in fact, will probably have a negative level of coverage, given that the operating result (before capital and adjusted for interest and depreciation) is likely to be negative across nine of the 10 years of the LTFP.

Not one single NSW council in the last 10 years has run a negative DSCR for more than one year.<sup>2</sup> This is because while a negative DSCR might be tolerated in the short term, it is 'beyond the pale' as a long-term approach given what it signifies. That is, while you may stay technically solvent, you can only remain so by consuming value from YVC's already beleaguered asset base.

Again, YVC is not just making an exception of itself, but will likely draw the adverse attention of the NSW Government in adopting an approach so disregarding of the basic measures it considers reflect good financial practice, particularly in respect of debt.

Contrary to what I have heard publicly stated, the fact that the debt burden is spread across the different funds is also irrelevant. Council's financial position will be judged in its entirety and unlike a private business or publicly listed company, which can often allow a poorly performing operation to wither and yet survive overall, YVC will need to continue to provide general and specific services to its community. In a nutshell, councils cannot just write-off costly projects, and the debt burden will need to be met one way or another.

#### **Fragility of LTFP Assumptions**

Problematic as the proposed financial path in the draft 2023/24 Budget may be, it is also contingent upon the assumptions underlying the LTFP. Unfortunately, these are often excessively optimistic and appear to have been manipulated to make a 'horror' budget look just a little less bad. Such is Council's financial vulnerability that any adverse variation in them will put YVC's future at risk.

Most councils will 'stress-test' their assumptions in their draft LTFP, modelling different scenarios to see the impacts on a council's overall financial position. This kind of sensitivity analysis is something that should be done under the IP&R guidelines but which YVC has historically neglected to do. Amongst the problematic calculations are the following:

- The projected rate peg is some 1% above the CPI projection which does not match historical trends. Even with the population factor now included (providing a maximum additional 0.5%) the projected rate is overly optimistic. In fact, in the last 10 years the rate peg has run on average only 0.4% above the CPI.

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<sup>2</sup> The last examples of negative Debt Service Cover Ratios are Snowy Monaro in 2020/21 which has this year had to apply for an extraordinary SRV, Cootamundra-Gundagai in 2017/18 which was struggling with its amalgamation, the now defunct Gloucester Shire, the Central Darling Council which is under administration and Broken Hill in 2013/14.

- Council has long argued that its Operational Grant funding has not kept pace with inflation. It is incomprehensible therefore in the LTFP assumptions that the rate of growth in Operational Grant funding is some 0.7% above the projected CPI rate.
- It appears there is no provision over the next 10 years in the assumptions for any growth in FTE despite an argument for 14 additional staff this current financial year based upon the need to respond to population growth. This is simply absurd. If the staff attrition rate now is high because of poor office accommodation, I can only imagine it will remain high – or worsen – as the workload and stress levels increase exponentially over the next 10 years in the absence of additional staffing resources.

#### **Miscalculation of Employee Costs**

Further to the issue of employee numbers and costs, the text in LTFP says Employee Costs will increase by 4.5% plus 0.5% for Superannuation. The assumptions table on page 12 provides different figures showing a 4.35% increase next year, with 3.85% in 2024/25 and 3.35% thereafter.

The actual Employee Costs shown in the LTFP spreadsheets, however, appear to show annual increments inconsistent with both these assumptions. They are in fact, by my calculation, substantially less and below projected CPI averaging from 1.3% to 1.8% year on year.

In summary, using the lesser of the two options (ie. those in the assumptions table) Council can expect additional costs of up to \$700,000 next financial year blowing out to over \$4 million in 2032/33. Using the 4.5% plus 0.5% figure, the shortfall is an astounding \$40m over 10 years.<sup>3</sup>

Again, I stress this is without any growth in FTE and the additional cost burden is likely to put YVC in genuine financial jeopardy.

#### **Other Miscalculations**

Unfortunately, the spreadsheets in the LTFP are full of other errors, such that little confidence can be held that an informed judgement about the financial risks being taken in pursuing the Crago Mills Redevelopment is possible.

Specifically, the cashflow figures in the three funds - General, Water and Sewer - do not add up to match the Consolidated Spreadsheet. For example, Net Cashflow from Financing Activities in 2024/25 is some -\$1233k in total in the Consolidated Statement but in the General Fund it is some -\$1566k, in the Water Fund it is -\$1002k and in the Sewer Fund it is -\$468k.

By way of further example, Net Cash from Operating Activities in 2032/33 is \$15,164k in the Consolidated Fund but in the General Fund it is \$10091k, in the Water Fund it is \$3,357k and in the Sewer Fund it is \$2135k which adds up to \$15583k. A difference of \$419k.

Based upon the Consolidated Cashflow spreadsheet, Council also appears to have insufficient funds to cover its external and internal reserve requirements in 2022/3 and 2023/4. The deficit this year is \$2.8m and rises to \$8.5m next year, with no explanation having been offered as to how these shortfalls will be covered.

Moreover, I note that figures in the Cashflows do not reconcile with the Balance Sheets, as they should, and that many of the liabilities in the Consolidated Balance Sheet do not inflate year-on-year in a manner

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<sup>3</sup> Not all Employee Benefits and On-Costs will necessarily rise in a consistent manner. For example, FBT and Workers Compensation Insurance may rise at a different rate to that struck in an industrial agreement. However, these are a marginal percentage of total costs, ie. typically, around 2.5% of total employee costs. As such, while costs may not increase by the full 4.5% plus 0.5%, the outcome will be something close to this amount, if this represents the result of current industrial negotiations. It is worth noting that calculations in the LTFP originally released for the 11 May Extraordinary meeting appear to be correct. ie. they increase in a manner consistent with the assumptions table and parallel my own attached calculations.

consistent with the assumptions which supposedly underpin the LTFP. Particularly concerning is that current and non-current Employee Benefit Provisions 'flat-line' across the 10 years at \$2.9m and \$122k respectively contrary to the LTFP assumptions.

To reiterate, given these errors in Cashflow projections and the Balance Sheet, you simply do not have an accurate picture of the impacts of your financial strategy, despite the enormous risks being taken pushing beyond the boundaries of normal financial practice.

#### **Overdependence on Land Sales**

A November 2020 report to Council identified some 23 pieces of excess operational land for possible disposal (excluding Hawthorn) valued by the Valuer-General at \$4.25m at the time.

While the commercial value will often be much greater, most of the identified sites are problematic with land that is actually or potentially contaminated or an odd size. It is unclear therefore if these parcels of land, in total or part, can provide the necessary \$14.5m in income required under the LTFP. I.e. some three times more in income than the pieces of land were valued for in 2020.

Indeed, not only will Council need to sell \$14.5m over the ten years but this will effectively need to be translated into an annual income stream. I.e. the cash position will only worsen if Council fails to make the identified \$2.3m this financial year and \$1.14m every year thereafter. In short, you simply will not be able to afford any slippage in your sale/disposal timetable.

Moreover, the sale of Hawthorn in 2031/32 is expected to provide \$15m. All proceeds from this sale according to the LTFP will be needed for budget repair bringing the operating deficit down temporarily to \$110k in 2031/32; but it will shoot back up to \$9m the following year.

As such, none of the Hawthorn proceeds appear destined to be spent in Murrumbateman, as I imagine had originally been intended and that the community expects.

Hawthorn's sale is also incredibly problematic, as you well know, given the water and infrastructure constraints in Murrumbateman. Furthermore, the intent of the State Government, most recently articulated in the Draft South East Tablelands Regional Plan (2022) and the Draft Regional Transport Plan (2023), clearly suggest it is walking away at this time from supporting further growth in Murrumbateman.

Banking the community's financial future on Hawthorn selling at a price of \$15m is a gamble that has not been explained or justified to the community. Furthermore, there is no clear Plan B if that sale falls through or fails to achieve the \$15m target price. Without that, a deteriorating financial position – which might temporarily be improved with a cash injection – will most certainly 'fall off the cliff'.

#### **Dependence on Grant Funding**

The counter-argument to my negativity and doomsaying is that Council will be saved by securing grant funding to bolster its financial position.

This is certainly possible but I think State and Federal politicians will see YVC's profligacy and disregard for good financial practice in a way you perhaps have not envisaged. That is, they will feel effectively as if they are being 'blackmailed' into providing grant support and will only do so with great reluctance and resentment.

Without wishing to criticise Council or any individual, this is effectively the dynamic cultivated in the recent disputes over the funding of the Water Treatment Plant upgrade and, while I am confident NSW Labor will come good on its election promise of \$13.2m, the additional funding that is required will not be readily handed over if YVC gains a reputation - either within the bureaucracy or at a political level - for 'biting the hand that feeds it'.

Moreover, I imagine most politicians will be reluctant to associate themselves with a project that is increasingly likely to attract the anger of the Yass community (particularly when they understand the full costs and consequences of the single-minded pursuit of the Crago Mills redevelopment) and where further cost overruns are likely.

In addition, the chances of securing funding from the NSW Government are negligible while Council continues to disregard the obligatory OLG Capital Expenditure Guidelines. These requirements are onerous but for good reason. One need only consider the list of local councils that have got themselves into financial trouble and ended up under administration because they mismanaged a large-scale development project.

Perhaps the most pertinent of these requirements at this time is the expectation that final project costs are to be within 15 percent of those estimated in the preliminary business case. Crago Mills is, of course, already some 40 percent beyond the original projections and, as such, the business case should have been revisited if Council's approach was consistent with the OLG Guidelines.

#### **Adverse Impacts on Asset Maintenance**

Council's old and new borrowings are such that I think it will not be able to bring significant funds (either from its own depleted reserves or further borrowings) to any additional projects in the near to long term.<sup>4</sup>

As such, Council will simply not be able to contribute for the next 10 years, or longer, to such projects as a heated swimming pool, the introduction of the mandatory FOGO service, implementation of the Yass Mainstreet works, the replacement of water pipes etc.

While grant funding may be technically available for these major projects, it will likely be contingent upon matching funds from Council, in full or part, which simply will not be available.

Moreover, if YVC's Asset Management Plans are only half right, Council needs to be investing some \$20m every year to simply maintain the existing asset base. Capital Works grants of no more than \$14m annually as projected in the LTFP will not achieve this, particularly as they will be directed primarily to new investments as opposed to renewal projects<sup>5</sup>. Moreover, you should recall that only 5 years ago capital grant income was as little as \$5m per annum. As such, Council simply cannot bank on it to renew the depreciating asset base.

In reality, if the argument in support of the \$50m loan for Crago Mills is one of intergenerational equity, the imposed cost in the form of ever more depleted assets and reduced services, will hit the current generation on top of their share of the Crago Mills interest costs. An additional burden will then be laid on future generations who will need to pay off both the remainder of the Crago Mills bill and 'pay through the nose' to replace or upgrade all the other existing assets neglected for the next two to three decades.

As such, in addition to the direct \$46m bill you will need to pay over the next 10 years to secure only \$13.5m worth of additional assets in the form of principal payments, there is an indirect cost in a deteriorating asset base that is best understood in terms of the structural deficits you are running. I.e. the operating results (before capital) that will range from a deficit of \$100m in the next 10 years to possibly as much as \$140m and will be manifest in failing roads, footpaths, bridges, community buildings, pools, sewers, water infrastructure, parks, gardens, and operating plant.

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<sup>4</sup> While no longer formally reported, the old OLG Debt Service Ratio which assessed debt relative to operating revenues – the DSCR discussed previously is now favoured as it assesses debt levels more accurately against revenue and expenditure – provided that total debt costs should not exceed 20% of revenues. As such it is a useful indicator still for YVC which for most of the next 10 years will push this boundary in its interest and principal repayments.

<sup>5</sup> Council regularly identifies its CW projects as 'renewal' when the works should arguably under the Accounting Code be identified as 'new' in full or part given they represent additional investment or heightened levels of service. For example, Crago Mills is identified in the LTFP as a 'renewal' project when it materially represents an enhanced level of service on top of current service levels and as such should be identified as 'new' either in full or part.

In conclusion, such a complex and costly project as the Crago Mills Redevelopment should only be attempted from a position of financial strength. Unfortunately, YVC's position is weak and the potential to create a financial bulwark as a result of the 2016 'Fit for the Future' SRV has effectively been squandered.

Council's financial position will only be further damaged if you follow the course set in the draft 2023/24 budget and LTFP to a point, I fear, that is irreparable.

You might think that the scenarios I have described above are distant and that many things can change in the interim. That may be true but some things are assured. If you embark upon a path which sees a \$50m loan taken out at current interest rates, your course for the coming decades is effectively set and becomes inescapable, despite whatever occasional tweaks there may be in the numbers.

With some creativity and intelligence, tempered by sound financial advice, it should be possible to plot a path which secures new administrative headquarters and a new library for the Yass Valley community. A wholesale disregard of prudent financial practice will not give you that. If anything, it makes bringing the Crago Mills Redevelopment to successful fruition all the less likely.

I would urge you to look at the recent travails of Central Coast Council which is now under administration. Its pushing forward with major works from a poor financial base in the context of rising costs, parallels the situation of YVC.

Central Coast has now got 'back on track' but not without major service cutbacks, extraordinary asset sell-offs and some 300 staff redundancies. The NSW Government did not bail Central Coast out, but merely gave it advanced access to its Financial Assistance Grants in order that it could pay its staff in the short-term. In fact, upon the appointment of the Administrator some 3 years ago, Central Coast applied to IPART for an annual 15% SRV and this year the Administrator has asked that the SRV be extended for a further 7 years!

Obviously, Central Coast Council is 10 times the size of YVC but you can hopefully imagine the impacts of YVC's financial failure here. Both on the organisation itself and the wider community.

My suggestion therefore is that you should adopt an interim budget based upon the 2022/23 budget parameters and FTE levels and only proceed further with the Crago Mills proposal once the OLG Capital Expenditure Guidelines have been met and your development proposal has been independently audited and associated financial plan deemed sustainable. Such an appraisal by a 'critical friend' is common practice when it comes to large-scale projects, where the proponent can often lose perspective because they are too passionate and committed to a single course of action.

Perhaps the plan you have set in your 2023/24 budget and LTFP is right and I am mistaken in my pessimistic assessment. But would it not be better to find out before it is too late? If you have doubts, why not simply ask the question of an honest and impartial third party whether your plans make sense or not? If only to assure yourself that your original judgement is sound.

Yours sincerely

Luke McAlary



OPERATING PERFORMANCE RATIO CALCULATIONS												
AS PER BUDGET	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	
Total Revenue	\$ 45,717,915.00	\$ 48,705,971.00	\$ 49,728,385.00	\$ 51,838,575.00	\$ 52,709,208.00	\$ 53,624,317.00	\$ 54,586,985.00	\$ 55,886,802.00	\$ 56,598,473.00	\$ 67,036,602.00	\$ 58,552,165.00	
Capital grants	\$ 12,437,775.00	\$ 14,853,442.00	\$ 14,810,573.00	\$ 14,822,918.00	\$ 14,835,479.00	\$ 14,848,270.00	\$ 14,861,296.00	\$ 14,874,566.00	\$ 14,888,083.00	\$ 14,901,856.00	\$ 14,915,891.00	
Op Revenue	\$ 33,280,140.00	\$ 33,852,529.00	\$ 34,917,812.00	\$ 37,015,657.00	\$ 37,873,729.00	\$ 38,776,047.00	\$ 39,725,689.00	\$ 41,012,236.00	\$ 41,710,390.00	\$ 52,134,746.00	\$ 43,636,274.00	
Op Expenses	\$ 38,679,747.00	\$ 46,268,589.00	\$ 47,976,243.00	\$ 48,544,415.00	\$ 49,146,564.00	\$ 49,805,960.00	\$ 50,632,823.00	\$ 51,153,729.00	\$ 52,110,163.00	\$ 52,248,670.00	\$ 52,957,269.00	
Op Expenses	\$ 5,399,607.00	\$ 12,416,060.00	\$ 13,058,431.00	\$ 11,528,758.00	\$ 11,272,835.00	\$ 11,029,913.00	\$ 10,907,134.00	\$ 10,141,493.00	\$ 10,398,773.00	\$ 113,924.00	\$ 9,320,995.00	
Operating Performance Ratio	-16.22%	-36.68%	-37.40%	-31.15%	-29.76%	-28.45%	-27.46%	-24.73%	-24.93%	-0.22%	-21.36%	
BUDGET & ADDITIONAL STAFF COSTS (Small)	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	
Total Revenue	\$ 45,717,915.00	\$ 48,705,971.00	\$ 49,728,385.00	\$ 51,838,575.00	\$ 52,709,208.00	\$ 53,624,317.00	\$ 54,586,985.00	\$ 55,886,802.00	\$ 56,598,473.00	\$ 67,036,602.00	\$ 58,552,165.00	
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Op Revenue	\$ 33,280,140.00	\$ 33,852,529.00	\$ 34,917,812.00	\$ 37,015,657.00	\$ 37,873,729.00	\$ 38,776,047.00	\$ 39,725,689.00	\$ 41,012,236.00	\$ 41,710,390.00	\$ 52,134,746.00	\$ 43,636,274.00	
Op Expenses	\$ 38,679,747.00	\$ 46,268,589.00	\$ 47,976,243.00	\$ 48,544,415.00	\$ 49,146,564.00	\$ 49,805,960.00	\$ 50,632,823.00	\$ 51,153,729.00	\$ 52,110,163.00	\$ 52,248,670.00	\$ 52,957,269.00	
Shortfall as per LTFP table	\$ -	\$ 688,505.93	\$ 1,133,487.59	\$ 1,440,396.55	\$ 1,761,484.89	\$ 2,097,307.82	\$ 2,448,436.55	\$ 2,815,466.11	\$ 3,199,012.08	\$ 3,599,712.49	\$ 4,018,226.61	
Operating Performance Ratio	-16.22%	-38.71%	-40.64%	-35.04%	-34.42%	-33.85%	-33.62%	-31.59%	-32.60%	-7.12%	-30.57%	
BUDGET & ADDITIONAL STAFF COSTS (Large)	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	
Total Revenue	\$ 45,717,915.00	\$ 48,705,971.00	\$ 49,728,385.00	\$ 51,838,575.00	\$ 52,709,208.00	\$ 53,624,317.00	\$ 54,586,985.00	\$ 55,886,802.00	\$ 56,598,473.00	\$ 67,036,602.00	\$ 58,552,165.00	
Capital grants	\$ 12,437,775.00	\$ 14,853,442.00	\$ 14,810,573.00	\$ 14,822,918.00	\$ 14,835,479.00	\$ 14,848,270.00	\$ 14,861,296.00	\$ 14,874,566.00	\$ 14,888,083.00	\$ 14,901,856.00	\$ 14,915,891.00	
Op Revenue	\$ 33,280,140.00	\$ 33,852,529.00	\$ 34,917,812.00	\$ 37,015,657.00	\$ 37,873,729.00	\$ 38,776,047.00	\$ 39,725,689.00	\$ 41,012,236.00	\$ 41,710,390.00	\$ 52,134,746.00	\$ 43,636,274.00	
Op Expenses	\$ 38,679,747.00	\$ 46,268,589.00	\$ 47,976,243.00	\$ 48,544,415.00	\$ 49,146,564.00	\$ 49,805,960.00	\$ 50,632,823.00	\$ 51,153,729.00	\$ 52,110,163.00	\$ 52,248,670.00	\$ 52,957,269.00	
Shortfall as per LTFP text	\$ -	\$ 688,505.93	\$ 1,335,900.93	\$ 1,954,330.83	\$ 2,613,029.77	\$ 3,313,575.91	\$ 4,058,455.90	\$ 4,850,077.70	\$ 5,690,972.58	\$ 6,583,802.56	\$ 7,531,365.04	
Operating Performance Ratio	-16.22%	-38.71%	-41.22%	-36.43%	-36.66%	-36.89%	-37.67%	-36.55%	-38.58%	-12.85%	-38.62%	

Operating Performance Ratio measures council's achievement of containing operating expenditure within operating revenue. Calculated by total continuing operating revenue (excluding capital grants and contributions, gain on sale of assets and joint ventures), less operating expenses (excluding loss on sale of assets and joint ventures) divided by total continuing operating revenue (excluding capital grants and contributions, gain on sale of assets and joint ventures).

DEBT SERVICE COVER RATIO (DSCR)		22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Operating result before capital		-5,399,607.00	-12,416,060.00	-13,058,431.00	-11,528,758.00	-11,272,835.00	-11,029,913.00	-10,907,134.00	-10,141,493.00	-10,399,773.00	-113,924.00	-9,320,995.00
Depreciation & Amortisation		694,423.00	9,500,283.00	9,992,932.00	10,148,510.00	10,306,145.00	10,466,835.00	10,650,121.00	10,796,040.00	10,964,635.00	11,135,950.00	11,310,028.00
Interest		871,000.00	-48,852,000.00	1,233,000.00	1,425,000.00	1,474,000.00	1,507,000.00	1,564,000.00	1,178,000.00	1,257,000.00	1,366,000.00	1,305,000.00
Op result before capital, depreciation and interest		5,165,816.00	-51,761,777.00	-1,832,499.00	44,752.00	507,310.00	943,922.00	1,286,987.00	1,832,547.00	1,821,862.00	12,388,026.00	3,294,033.00
Payments		9,319,000.00	1,148,000.00	1,233,000.00	1,425,000.00	1,474,000.00	1,507,000.00	1,564,000.00	1,178,000.00	1,257,000.00	1,366,000.00	1,305,000.00
Borrowings		1,162,000.00	3,105,000.00	3,866,000.00	3,751,000.00	3,608,000.00	3,467,000.00	3,311,000.00	3,161,000.00	2,998,000.00	2,830,000.00	2,642,000.00
Total		10,481,000.00	4,253,000.00	5,099,000.00	5,176,000.00	5,082,000.00	4,974,000.00	4,875,000.00	4,339,000.00	4,255,000.00	4,196,000.00	3,947,000.00
Debt Service Cover Ratio		0.49	-12.17	-0.36	0.01	0.10	0.19	0.26	0.42	0.43	2.95	0.83
DSCR & ADDITIONAL STAFF COSTS (Small)												
Operating result before capital		-5,399,607.00	-12,416,060.00	-13,058,431.00	-11,528,758.00	-11,272,835.00	-11,029,913.00	-10,907,134.00	-10,141,493.00	-10,399,773.00	-113,924.00	-9,320,995.00
Depreciation & Amortisation		9,694,423.00	9,500,283.00	9,992,932.00	10,148,510.00	10,306,145.00	10,466,835.00	10,650,121.00	10,796,040.00	10,964,635.00	11,135,950.00	11,310,028.00
Interest		871,000.00	-48,852,000.00	1,233,000.00	1,425,000.00	1,474,000.00	1,507,000.00	1,564,000.00	1,178,000.00	1,257,000.00	1,366,000.00	1,305,000.00
Shortfall as per LTFP table			688,505.93	1,133,487.59	1,440,396.55	1,761,484.89	2,097,307.82	2,448,436.55	2,815,466.11	3,199,012.08	3,593,712.49	4,018,226.61
Op result before capital, depreciation and interest		5,165,816.00	-52,456,282.93	-2,965,986.59	-1,395,644.55	-1,254,174.89	-1,153,385.82	-1,161,449.55	-982,919.11	-1,377,150.08	8,788,313.51	-724,193.61
Payments		9,319,000.00	1,148,000.00	1,233,000.00	1,425,000.00	1,474,000.00	1,507,000.00	1,564,000.00	1,178,000.00	1,257,000.00	1,366,000.00	1,305,000.00
Borrowings		1,162,000.00	3,105,000.00	3,866,000.00	3,751,000.00	3,608,000.00	3,467,000.00	3,311,000.00	3,161,000.00	2,998,000.00	2,830,000.00	2,642,000.00
Total		10,481,000.00	4,253,000.00	5,099,000.00	5,176,000.00	5,082,000.00	4,974,000.00	4,875,000.00	4,339,000.00	4,255,000.00	4,196,000.00	3,947,000.00
Debt Service Cover Ratio		0.49	-12.33	-0.58	-0.27	-0.25	-0.23	-0.24	-0.23	-0.32	2.09	-0.18
DSCR & ADDITIONAL STAFF COSTS (Large)												
Operating result before capital		-5,399,607.00	-12,416,060.00	-13,058,431.00	-11,528,758.00	-11,272,835.00	-11,029,913.00	-10,907,134.00	-10,141,493.00	-10,399,773.00	-113,924.00	-9,320,995.00
Depreciation & Amortisation		9,694,423.00	9,500,283.00	9,992,932.00	10,148,510.00	10,306,145.00	10,466,835.00	10,650,121.00	10,796,040.00	10,964,635.00	11,135,950.00	11,310,028.00
Interest		871,000.00	-48,852,000.00	1,233,000.00	1,425,000.00	1,474,000.00	1,507,000.00	1,564,000.00	1,178,000.00	1,257,000.00	1,366,000.00	1,305,000.00
Shortfall as per LTFP text			688,505.93	1,395,900.93	1,954,530.83	2,613,029.77	3,313,575.91	4,058,455.90	4,850,077.70	5,690,972.58	6,583,802.56	7,531,365.04
Op result before capital, depreciation and interest		5,165,816.00	-52,456,282.93	-3,168,399.93	-1,909,778.83	-2,105,719.77	-2,369,653.91	-2,771,468.90	-3,017,530.70	-3,869,110.58	5,804,273.44	-4,237,332.04
Payments		9,319,000.00	1,148,000.00	1,233,000.00	1,425,000.00	1,474,000.00	1,507,000.00	1,564,000.00	1,178,000.00	1,257,000.00	1,366,000.00	1,305,000.00
Borrowings		1,162,000.00	3,105,000.00	3,866,000.00	3,751,000.00	3,608,000.00	3,467,000.00	3,311,000.00	3,161,000.00	2,998,000.00	2,830,000.00	2,642,000.00
Total		10,481,000.00	4,253,000.00	5,099,000.00	5,176,000.00	5,082,000.00	4,974,000.00	4,875,000.00	4,339,000.00	4,255,000.00	4,196,000.00	3,947,000.00
Debt Service Cover Ratio		0.49	-12.33	-0.62	-0.37	-0.41	-0.48	-0.57	-0.70	-0.91	1.38	-1.07

Debt Service Cover Ratio measures the availability of operating cash to service debt including interest, principal and lease payments. Calculated by operating results (excluding fair value adjustments, net gain or loss on sale of assets and net share or loss on joint ventures) before capital excluding interest, depreciation, impairment, amortisation divided by principal repayments and the loan interest costs.

EMPLOYEE COST CALCULATIONS		Current	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Figures from Income Statement		\$15,084,964	\$16,912,654	\$17,145,317	\$17,450,748	\$17,762,513	\$18,080,744	\$18,405,580	\$18,737,160	\$19,075,627	\$19,421,127	\$19,773,811
Nominated % change in LTFP table			4.35%	3.85%	3.35%	3.35%	3.35%	3.35%	3.35%	3.35%	3.35%	3.35%
Nominated % change in LTFP text			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Actual % change year on year			-0.21%*	1.38%	1.78%	1.79%	1.79%	1.80%	1.80%	1.81%	1.81%	1.82%
ADDITIONAL STAFF COSTS (Small)												
Nominated cost of additional 14 FTE		\$1,860,000										
Revised totals as per LTFP table including 14 FTE			\$17,601,160*	\$18,278,805	\$18,891,145	\$19,523,998	\$20,178,052	\$20,854,017	\$21,552,626	\$22,274,639	\$23,020,839	\$23,792,038
Shortfall			-\$688,506	-\$1,133,488	-\$1,440,397	-\$1,761,485	-\$2,097,308	-\$2,448,437	-\$2,815,466	-\$3,199,012	-\$3,595,712	-\$4,018,227
ADDITIONAL STAFF COSTS (Large)												
Nominated cost of additional 14 FTE		\$1,860,000										
Revised totals as per LTFP text including 14 FTE			\$17,699,212*	\$18,584,173	\$19,513,381	\$20,489,051	\$21,513,503	\$22,589,178	\$23,718,637	\$24,904,569	\$26,149,797	\$27,457,287
Shortfall			-\$786,558	-\$1,438,856	-\$2,062,633	-\$2,726,538	-\$3,432,759	-\$4,183,598	-\$4,981,477	-\$5,828,942	-\$6,728,670	-\$7,683,476

\* The 2023/24 figures are calculated by adding the nominated % change to the current year result and then the 14 new FTE figure of \$1.86m is added separately. Similarly in calculating the actual percentage change year to year the \$1.86m is subtracted from the calculation.

**Yass Valley Council Draft Integrated Planning and Reporting (IP&R) Documents  
2023/24**

**Submission to Council on behalf of the residents and users of Marked Tree Road  
Gundaroo**

A petition was presented to Council at the open forum at the 23 March 2023 meeting of Council. The petition was on behalf of over 300 residents and users of Marked Tree and Beralston Roads, Gundaroo requesting Council to undertake the reconstruction of the roads to a contemporary, safe, all-weather condition. Council resolved that the reconstruction of the road be considered as a priority roads project as part of the 2023/24 budget. We have read the draft IP&R documents and can find no reference to this project.

The petition provided extensive detail on the history of the road, the failure of successive councils to undertake proper care and maintenance to cope with increasing traffic flows and inadequate drainage and its severely degraded condition. On 8 May we wrote to Council reinforcing the matters raised in the petition and requested that:

- Work be adequately budgeted for in the 2023/24 budget.
- That a full engineering inspection and assessment of the work required be undertaken.
- That this work is scheduled to occur promptly.

The purpose of this assessment is to have the roads reconstructed to a contemporary standard that is all-weather and safe. This assessment should establish the further funds required and then form the basis for obtaining additional funding from State and/or Federal programs.

The Hon. Kristy McBain MP, member for Eden-Monaro and The Hon. Jenny Aitchison MP, NSW State Minister for Regional Transport and Roads have been informed of our concerns and requests to Council. Ms McBain has asked to be kept well informed on this matter.

We look forward to positive responses to our letter of 8 May and this submission.

Yours faithfully

Alan and Carline Edwards

4 June 2023

On behalf of the residents and users of Marked Tree and Beralston Roads, Gundaroo

*Working together for our community*

## Submission on Draft 2023-24 Operational Plan and LTFP Assumptions

At the Council meeting on 23/03/23 it was resolved to consider reconstruction of Marked Tree Road as a priority roads project as part of the 2023-24 operational budget.

I am unable to determine if that has been considered by looking at the Draft Operational Plan, nor have I seen any Council document or minute to indicate that has happened.

Neither has there been any community engagement in Gundaroo.

I would like to know how the Council has prioritised such reconstruction, when it will happen, and why it is not documented for 23-24.

Since this is so, I would like to propose the following case for reconstruction of the unsealed section.

I would like to bring to Council's attention that this road is a through road to the Federal Highway and demand to use the road is likely to be measurably increased if it was always sufficiently trafficable, so current traffic measurements may not be realistic in determining if it should be improved.

I would also bring to Council's attention that the following comments could also be applied to any unsealed road in the council area with resultant long term saving in funds and improved safety if implemented.

I am not proposing a major reconstruction, simply sufficient to ensure this residential road remains trafficable after any heavy rain, and for the period between grading, not just for a few weeks after grading.

I reside on the unsealed part of the road. I have occasion to travel all parts of the road over its entire length, so I am familiar with its condition.

I have written to the council on several occasions over the years when it has been graded pointing out the fact that the grading is not very effective and a waste of ratepayer funds. This is of particular concern to me because it is the only council service my rates payment provides me, as it is the only one I use.

I also directly emailed my local Councillor twice since the Council meeting on 23/03/23 but received no reply.

I am grateful that a Customer Service Request form is now used for such communication as prior to that I received no reply on most occasions. While the form is a welcome improvement in communication, it is now incumbent on the council decision makers to actually listen to such requests and act accordingly. The petition to improve the road presented at the Council meeting on 23/03/23 perhaps bears proof of this.



While I understand the recent heavy rain events have been unprecedented, much of Council spending may have been unnecessary, had Council listened to feedback in the past. I also understand that we are now in the unfortunate position of having to spend excessively to remedy the mistakes of the past. So I would like it done right as soon as possible, rather than throw good money after bad.

Over recent times I have extensively travelled backroads, unsealed roads and forest tracks in the local area and further afield in New South Wales, the high country, and into Victoria, through many different council areas.

Over many thousands of kilometers I have not seen any road as bad as Marked Tree Road before the last grading which started on 03/04/23. They were not as rain affected as Marked Tree Road even when travelling in the rain. They were all trafficable. Maybe I was lucky where I travelled. The important thing I noted was that the roads were more trafficable despite many having no residences on them. They were not neglected.

The public and ratepayers can handle the facts if told truthfully, so first I would like answers to the following questions on unsealed roads, preferably posted on Council's website.

What specific measures has the Council taken to obtain funds and are sufficient funds available?

Why does Council think it is economical to grade rather than fix drainage first?

Why does Council think it is economical to grade rather than resheet where there is no sub base left?

What is Council's schedule for tree trimming?

What crews does Council have to perform drainage, grading, resheeting and tree trimming or are they contracted out?

If contracted out, what are the deliverables and performance specifications expected from the tenders?

How does Council quality assure that the work is undertaken satisfactorily?

Prior to the last grading, the road was not in a trafficable condition to enable safe and secure access by residents and through traffic, especially for emergency, utility, goods, and school transport vehicles. Lack of such access to the important communication facilities on the road was also significant.

In the short period of time since the last grading the road has already started showing signs of deterioration and, as in previous years, it looks like the road will soon revert to its original bad state, given sufficient rain.

Just grading is a waste of money over the long term, especially now that more and heavier rain can be expected due to climate change. The main problem with the road is poor and inadequately maintained drainage.

This observation is borne out by some small sections of the road having maintained their structure over many years, without the need for grading, because they are adequately formed and drained.

The vast majority of the road unfortunately has not, and constant grading without adequate drainage has removed the firm foundation material now required, lowered the surface level, and removed the camber.

Any grading has simply temporarily filled the imperfections and pot holes with light clay dust which easily washes away revealing them again. It also causes the road surface to become as slippery as an ice rink when wet.

I know this for a fact when I attempted to drive to Gundaroo on 29/04/23 after heavy rain the previous night.

I lost control on two stretches of decline, within 2 kilometres of my start point, in a Landcruiser in 4 wheel drive, at very slow speed.

I decided in the interest of safety to turn back. I was more concerned that a driver with no knowledge of the road would plough into my vehicle. And sure enough, a vehicle with non-local plates and slick tyres immediately passed me in the opposite direction at a speed I would consider dangerous.

Having observed the grading, it is apparent that several mistakes have been and are continued to be made, namely:

- Swales that go uphill or have no means for runoff to exit them.
- Swales that used to be in places where the water could run downhill away from the road, which have now disappeared because they have become full of road material and have not been recut, or tree growth has filled them.
- Lack of any, and of insufficiently continuous, drainage channels along some verges of the road.
- Insufficient road camber in some places causing water to sheet across the road.
- Grader scrapings being heaped along the side of the road so that water cannot escape from the surface into swales, into under road pipes, and to downhill gradients. One particular grading contractor is renowned for this, unlike others.
- Swales or channels not cut into already existing substantial drainage ditches running alongside the road.

Other long term problems are:

- Collapse into the drainage channels of the stream system due to insufficient bridges.
- Blocked under road drainage pipes not being cleared.


- Broken under road drainage pipes not being replaced.
- Insufficient under road drainage pipe headwalls.
- Insufficient diameter of under road drainage pipes.
- Roadside vegetation and trees not being cleared to allow drainage to be maintained and reconstructed.
- Roadside vegetation and trees not being trimmed for sufficient traffic clearance.
- New property access tracks with insufficiently specified and constructed roadside drainage. There is an issue here as to who approves it and who should fund it.
- Insufficient permanent warning signs and too high a maximum speed limit for the state and topography of the road. Implementing this may have saved the lives of those who have already died or been injured on the road.

Tony Hyams 05/06/23

Shirree Garland

**From:** Yass Valley Council <no-reply@wufoo.com>  
**Sent:** Monday, 5 June 2023 9:17 AM  
**To:** YVC Customer Service Team  
**Subject:** Public Consultation online submission [#591]

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

Name *	James Hall
Address *	<div></div> 16 Kinsman Drive Murrumbateman, NSW 2582 Australia
Email *	<a href="mailto:james-hall@live.com.au">james-hall@live.com.au</a>
Phone Number *	+61261850999
What item are you making a submission on? *	Yass Valley Council's Draft Integrated Planning and Reporting Documents
Submission *	<p>Key issues that aren't addressed are:</p> <ul style="list-style-type: none"><li>- strategic planning for Murrumbateman, (yet Masterplans for Bookham, Binalong, Wee Jasper, Bowing &amp; a Sutton Main Street Masterplan are mentioned).</li></ul> <p>I'm also concerned that the development of North Murrumbateman continues to be prioritised and stated in these documents (En3.2) even while a Masterplan for Murrumbateman doesn't exist. Such a Masterplan could help to solidify "how future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth" (as specified as the strategy for EN3.2 within the Delivery Program).</p> <p>While we don't have a Masterplan created with community consultation, developments in Murrumbateman are</p>

going to continue to be ad hoc, without appropriate community facilities and lead to further fragmentation of our community.

– Preserving Murrumbateman’s historical assets specifically Hawthorn & the old Murrumbateman Schoolhouse which are under Council management and being left to deteriorate.

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Shirree Garland

**From:** Yass Valley Council <no-reply@wufoo.com>  
**Sent:** Monday, 5 June 2023 7:47 AM  
**To:** YVC Customer Service Team  
**Subject:** Public Consultation online submission [#590]

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

Name *	Zak Davies
Address *	 6 William Street Murrumbateman, NSW 2582 Australia
Email *	<a href="mailto:zdavies@canberraafm.com.au">zdavies@canberraafm.com.au</a>
Phone Number *	+61415366555
What item are you making a submission on? *	Council's Draft IP&R Documents

Submission \*

After reading through the documents provided online I have some concerns relating to Murrumbateman and the lack of medium to long term planning for what is one of the fastest growing areas in the shire, yet seems to take a back seat when it comes to a strategy to manage the growth whilst maintaining a safe and sustainable community.

My areas of concern are:

- lack of a strategic plan for the whole of Murrumbateman, (yet Masterplans for smaller communities Bookham, Binalong, Wee Jasper, Bowing & a Sutton Main Street Masterplan are mentioned).
- Preserving Murrumbateman's Council managed historical assets which appear to be in a state of decline with no mention of a plan to preserve them as community assets.

- the development of North and West Murrumbateman continues to be prioritised and stated in these documents (En3.2) even while a Masterplan for Murrumbateman doesn't exist. Without a masterplan the development of the area takes on an inconsistent approach and doesn't address the future infrastructure and community needs of the region caused by the developments approved without adhering to a Masterplan.

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## Income Statement and Assumptions

### Income Statement

	2022-23 Adopted Original Budget \$'000	2023-24 Forecast Budget \$'000
<b>Income from Continuing Operations</b>		
Rates and Annual Charges	19,275	20,451
User Charges and Fees	6,071	7,207
Other Revenue	300	408
Grants and Contributions for Operating	5,092	2,029
Grants and Contributions for Capital	11,578	14,853
Interest and Investment Income	139	981
Other Income	507	606
Net Gains from Disposal of Assets	1,896	-
<b>Total Income</b>	<b>44,858</b>	<b>46,535</b>
<b>Expenses from Continuing Operations</b>		
Employee Benefits & On-Costs	15,085	16,975
Borrowing Costs	1,097	1,914
Materials and Contracts	11,133	14,884
Depreciation and Amortisation	5,997	9,500
Other Expenses	880	966
<b>Total Expenses</b>	<b>34,192</b>	<b>44,239</b>
<b>Operating Result from Continuing Operations</b>	<b>10,666</b>	<b>2,296</b>
<b>Net Operation Result before Grants and Contributions provided for Capital Purposes</b>	<b>(912)</b>	<b>(12,557)</b>

The following assumptions are to be read in conjunction with the Income Statement. As Australia continues to grapple with COVID-19, Council has had to address the previous assumptions used in the Long Term Financial Plan to consider the affect this will have during 2023/24 and over the next 10 years.

Council has made assumptions in accordance with the accounting standards.

## Rates and Annual Charges

Rates for 2023/24 have been increased overall by a Rate Peg of 4.2%. [Rate Pegging is a term used by IPART it is the “maximum” percentage amount by which a council may increase its general rateable income for the year].

Annual charges will increase in accordance with the following table. Domestic waste has a substantial increase of 19% due to the fire at the Hume MRF Canberra waste facility in late 2022. Refer to the table below for details.

Annual Charges	Description	Actual FY22	Actual FY23	Budget FY23	Budget FY24	Bud FY24 vs Act FY23 %	Bud FY24 vs Bud FY23 %
Annual Charges	Domestic Waste - Annual Charges	1,804,894	1,862,090	1,835,256	2,188,180	15%	19%
	Sewer Network - Access Charges	2,426,619	2,513,668	2,498,705	2,624,771	4%	5%
	Water Supply Network- Annual Charges	1,890,438	1,959,398	1,991,845	2,109,812	7%	6%
Annual Charges Pension Rebate (Council)	Domestic Waste - Annual Charges Pension Rebate (Council)	(21,306)	-	(24,000)	(24,000)	100%	-
	Financial Management- Annual Charges Pension Re	(60,143)	(2,371)	(122,000)	(122,000)	98%	-
	Sewer Network- Access Charges - Pension Rebate (Council)	(17,240)	-	(18,000)	(19,000)	100%	6%
	Water Supply Network- Annual Charges Pension Rebate (Council)	(21,187)	-	(22,000)	(22,000)	100%	-
	Domestic Waste - Annual Charges Pension Rebate (Govt)	(26,046)	-	(30,000)	(30,000)	100%	-
Annual Charges Pension Rebate (Govt)	Financial Management- Annual Charges Pension Re	(73,503)	(2,895)	(150,000)	(150,000)	98%	-
	Sewer Network- Access Charges - Pension Rebate (Govt)	(21,076)	-	(22,000)	(23,000)	100%	5%
	Water Supply Network- Annual Charges Pension Rebate (Govt)	(25,901)	-	(26,000)	(26,000)	100%	-
Annual Charges Write Off	Financial Management- Annual Charges Write Off	-	-	(500)	(500)	100%	-
Domestic Waste Charges - Environmental	Domestic Waste - Annual Chgs - Domestic Waste M	986,224	1,035,258	-	1,054,080	2%	-
	General Waste Management - Annual Chgs - Waste Mgmt Services	-	-	1,025,545	-	-	(100%)
Specific Purpose Grants - State	Domestic Waste- Specific Purpose Grants - Pensi	27,201	27,182	30,000	30,000	9%	-
	Financial Management - Pensioner Subsidy	70,973	72,298	150,000	150,000	52%	-
	Sewer Network- Specific Purpose Grants - Pensio	20,836	20,728	22,000	23,000	10%	5%
Stormwater Levy	Stormwater- Annual Charges - Drainage	59,187	59,712	42,500	50,000	(19%)	18%
<b>Annual Charges Total</b>		<b>7,019,970</b>	<b>7,545,068</b>	<b>7,181,351</b>	<b>7,813,343</b>	<b>3%</b>	<b>9%</b>
<b>Rates</b>							
General Purpose Rates	Financial Management- Rates - Business	844,679	886,130	854,542	923,347	4%	8%
	Financial Management- Rates - Farmland	4,440,689	4,510,531	4,499,524	4,699,974	4%	4%
	Financial Management- Rates - Residential	6,818,931	6,736,172	6,585,694	7,019,089	4%	7%
General Purpose Rates Write Off	Financial Management- Rates Write Off - Farmlan	(2,555)	(4,460)	(1,500)	(4,750)	6%	217%
	Financial Management- Rates Write Off- Resident	(47,039)	(52)	(250)	(250)	79%	-
Special Rate Variation	Financial Management - Special Rate Variation	-	-	130,073	-	-	(100%)
<b>Rates Total</b>		<b>12,054,705</b>	<b>12,128,321</b>	<b>12,068,083</b>	<b>12,637,410</b>	<b>4%</b>	<b>4.72%</b>
<b>Grand Total</b>		<b>19,074,675</b>	<b>19,673,389</b>	<b>19,249,434</b>	<b>20,450,753</b>	<b>4%</b>	<b>6%</b>

## Fees and Charges

The schedule of “Fees and Charges” has been increased by a 7% consumer price index (CPI). Council also takes into account that “Statutory” Fees and Charges that fall under this category, for example, Development & Planning Applications. Council is bound by legislation in this instance and will adjust the charges upon notification from the appropriate sources. Refer to the draft 2023/24 Revenue Statement for details.

## Interest and Investment

Council has budgeted for the current investment rate to continue to grow during 2023/24FY. Council will review this type of revenue during the required quarterly budget reviews to assess any movement that may occur as a result of decisions made by the Australian Reserve Bank.

## Other Revenues

Other revenues include items such as legal fees recovered from debt recovery, fuel tax credits, insurance claims, lease back vehicles, library and visitor information centre revenue, RFS revenue, Heritage revenue, and sale of assets and equipment.

Grants are provided to Councils for roads, such as part of the Financial Assistance Grant (FAG), Roads2Recovery (R2), and the Roads Block Grant.

Community activities over the last 12 months have only been possible due to state government grant funding. Community activities have been so well received by the Yass Valley residents, that they are now a standard item in the budget. For 2023/24FY we have budgeted 50% of expenditure of the previous programs. Staff will continue to source grant funding to enable Council to provide a variety of fun, educational, and wellbeing programs for all ages.

### Employee Benefits and On-Costs

A proposed 4.5% increase in the LG Award negotiations currently taking place, plus performance increases for staff have been included. Superannuation increases by 0.5% to 11% at 1 July 2023.

The budget figure for Employee Benefits and On-Costs has increased due to some additional staff position bids and other appropriate expenses that have transferred into this budget line, such as recruitment, workers compensation insurance, and training, in accordance with standard financial reporting.

The Yass Valley local government area is growing with developments and Council needs to increase its resources to match the growth to ensure we can meet appropriate compliance and requirements for our residents. Below is a list of positions, estimated at \$1.86M, which Council staff have bid for inclusion in the 2023/24FY:

- 1 full time equivalent (FTE): Records Officer
- 15% increase to Financial Accountant rate
- 0.4 FTE: Community/Grants Office (increase current role 16 hours to create 1 FTE)
- 0.5 FTE: Library Mobile Driver
- 1 FTE: Coordinator Building Certification
- 1 FTE: Trainee Strategic Planner
- 1 FTE: Compliance Officer
- 1 FTE: Environmental Health Officer
- 1 FTE: Flood Engineer
- 1 FTE: Waste Manager
- 1 FTE: Waste & Wastewater Support Engineer
- 1 FTE: Water and Wastewater Labourer
- 1 FTE: Recr Operations Project Manager
- 1 FTE: Recreational Operations Arborist
- 2 FTE: Transfer Station Operators

Protective clothing, and travel expenses have increased by 7% CPI.

Current field staff PPE and uniforms have increased by 7% CPI. Additional funding has been included for the introduction of a new corporate uniform allowance. Yass Valley Council is currently the only Council in NSW that does not have a corporate uniform.

### Borrowing Costs

Council has four loans with a balance of \$14.59M owing on 30 June 2022. These are for the Sewer Infrastructure, Dam Wall, Yass to Murrumbateman Water Supply, and Water Main & Pump Station Upgrades. This will reduce by \$745,599 during this financial year to \$13.85M on 30 June 2023.

Following many years of discussions and planning, Council resolved at its April 2023 meeting to borrow up to \$50M for the Crago Mill Precinct project, upon approval of the development application by the Regional Planning Panel. The estimated repayment schedule has been included in the *Borrowing Costs* of the 2023/24 Operational Plan.

### Capital and Operational Projects

The table below outlines the proposed capital and operational projects for 2023/24FY. The table includes of how the funding for each of the projects will be sourced.

				Funding Source			
Capital Projects	Project description	New / Renewal	Total	Grant	Reserves	General Revenue	Bank Loan
Local Roads	Back Creek Road Bridge Replacement	Renewal	3,384,475	2,280,067	712,521	391,887	
	Murrumbateman Creek Bridge Replacement	Renewal	2,964,509	1,997,142	624,107	343,260	
	Nanima Road (Jeir Creek) Low Level Crossing Replacement	Renewal	1,002,922	984,802	410,334	-392,214	
	Stage 2 Back Creek Road Rehab (no project no. issued yet)	New	3,366,174	2,383,288	540,112	442,774	
	Yass River Bridge Replacement	Renewal	2,964,509	1,997,142	624,107	343,260	
Local Roads Total			13,682,589	9,642,441	2,911,181	1,128,967	
Property Management	Crago Mill	Renewal	12,500,000				12,500,000
Property Management Total			12,500,000				12,500,000
Parks Gardens & Recreations	20-21 Murrumbateman Rec Ground Amenities	Renewal	2,100,000	2,100,000			
	O'Connor Park Yass (Yass River) - Boat ramp re-construction	Renewal	50,000	50,000			
Parks Gardens & Recreations Total			2,150,000	2,150,000			
Sewer Network	Integrated Water Cycle Management Plan (Capital)	Renewal	55,000	55,000			
	Murrumbateman STP Irrigation System (Capital)	Renewal	750,000			750,000	
	Sewer Main Upgrade Program (Capital)	Renewal	50,000			50,000	
	Sewerage Reticulation - Backlog Area (Capital)	Renewal	60,000			60,000	
	Telemetry Upgrade Sewer (Capital)	Renewal	60,000			60,000	
	Wastewater Pump Station Upgrade Program (Capital)	Renewal	250,000			250,000	
	Wastewater Treatment Plant Upgrade Program (Capital)	Renewal	250,000			250,000	
Sewer Network Total			1,750,000	220,000	110,000	1,420,000	
Regional Roads	Regional Roads - Construction	Renewal	30,000	30,000			
	Regional Roads - Drainage Rural	Renewal	10,000	10,000			
	Regional Roads - Footpaths	Renewal	30,000	30,000			
	Regional Roads - Grading	Renewal	55,000	55,000			
	Regional Roads - Lines and Signs	Renewal	55,000	55,000			
	Regional Roads - Pothole Repairs	Renewal	5,000	5,000			
	Regional Roads - Quick Response	Renewal	24,000	24,000			
	Regional Roads - Safety Barriers	Renewal	50,000	50,000			
	Regional Roads - Sealing	Renewal	35,000	35,000			
	Regional Roads - Slashing and Spraying	Renewal	50,000	50,000			
	Regional Roads - Trees and Vegetation	Renewal	20,000	20,000			
	RRRP project - Sutton Road rehab Seg 38	Renewal	700,000	700,000			
Regional Roads Total			1,064,000	1,064,000			
Water Supply Network	Integrated Water Cycle Management (capital)	Renewal	55,000	55,000			
	Telemetry System Upgrade Upgrade - Water (Capital)	Renewal	60,000			60,000	
	Village Water Main Extensions (Capital)	Renewal	20,000			20,000	
	Water Meter Upgrade Program (Capital)	Renewal	250,000			250,000	
	Water Pump Station Upgrade Program (Capital)	Renewal	100,000			100,000	
	Water Reservoir Upgrade Program (Capital)	Renewal	150,000			150,000	
	Water Reticulation Upgrade Program (Capital)	Renewal	150,000			150,000	
	WTP Improvement (Capital)	Renewal	100,000			100,000	
Water Supply Network Total			885,000	55,000		830,000	
Recreational Assets	Bookham Rec Grounds Cricket pitch replacement	New	25,000	25,000			
	Bowling Playground	New	60,000	60,000			
	Caravan Park electronic Boom gates	New	80,000	80,000			
	Caravan Park Shelter	New	20,000	20,000			
	Female Friendly Community Sport Facilities	New	220,624	220,624			
	Murrumbateman Adventure Playground Study	New	200,000	200,000			
	Replace Binalong Pool Pump house	New	75,000	75,000			
	Stage 1 'Signage as remote Supervision'	New	25,000	20,000		5,000	
	Tree inspection system 'QTRA'	New	20,000	20,000			
	Victoria Park Field Lighting Upgrade in the 2023/24	Renewal	115,312	115,312			
Recreational Assets Total			840,936	835,936		5,000	
Capital Projects Total			32,872,525	13,967,377	3,021,181	3,383,967	12,500,000
Operational Projects	Project description	New / Renewal	Total	Grant	Reserves	General Revenue	Bank Loan
Local Roads	Council - Administration	Renewal	13,500			13,500	
	Council - Depot	Renewal	1,800			1,800	
	Council - Events - ANZAC Day	Renewal	6,300			6,300	
	Council - Fleet	Renewal	27,000			27,000	
	Council - Illegal Dumping	Renewal	4,500			4,500	
	Council - Traffic Committee	Renewal	18,000			18,000	
	Council - Waste and Tip	Renewal	4,500			4,500	
	Fund for completing overdue projects from Future Works Ledger (beyond normal maintenance)	New	90,000			90,000	
	Funds to re-establish an annual Kerb and Gutter program	New	45,000			45,000	
	Gravel for Resheeting for long-term asset management	New	540,000			540,000	
	Improvements to new plant orders (i.e. LED lights, etc)	New	18,000			18,000	
	Internal - Department Overhead	Renewal	46,800			46,800	
	Internal - Emergency Response	Renewal	9,000			9,000	
	Local Roads - Construction	Renewal	18,000			18,000	
	Local Roads - Drainage Rural	Renewal	9,000			9,000	
	Local Roads - Drainage Urban	Renewal	9,000			9,000	
	Local Roads - Footpaths	Renewal	18,000			18,000	
	Local Roads - Grading	Renewal	130,500			130,500	
	Local Roads - Inspections	Renewal	4,500			4,500	
	Local Roads - Kerb and Gutter	Renewal	4,500			4,500	
	Local Roads - Lines and Signs	Renewal	31,500			31,500	
	Local Roads - Patching Truck	Renewal	103,500			103,500	
	Local Roads - Pothole Repairs	Renewal	18,000			18,000	
	Local Roads - Quick response	Renewal	5,500			5,500	
	Local Roads - Safety Barriers	Renewal	45,000			45,000	
	Local Roads - Slashing and Spraying	Renewal	45,000			45,000	
	Local Roads - Trees and Vegetation	Renewal	18,000			18,000	
	Unscheduled Renewal Work	Renewal	90,000			90,000	
Local Roads Total			1,374,400			1,374,400	

Operational Projects	Project description	New / Renewal	Total	Grant	Reserves	General Revenue	Bank Loan
Planning & Environment	Bookham Masterplan - detailed designs town entrances (p8 of MP)	New	40,000			40,000	
	Chemicals - weeds	New	45,000			45,000	
	DCP	New	10,000			10,000	
	Flood Study review	New	50,000			50,000	
	Ginnindery Reserve - future planning resources	New	150,000			150,000	
	Heritage Interpretation Plan	New	80,000			80,000	
	Heritage Program	Renewal	13,000		13,000		
	Interpretative signs - Sutton	New	15,000			15,000	
	North Murrumbateman Strategic Planning Project	New	200,000			200,000	
	Surveillance cameras	New	5,000			5,000	
	Village Masterplan	Renewal	50,000			50,000	
	Wayfinding Strategy	New	80,000			80,000	
	Yass Mainstreet Masterplan, including detailed designs	New	160,000			160,000	
	<b>Planning &amp; Environment Total</b>		<b>898,000</b>		<b>13,000</b>	<b>885,000</b>	
Community & Economic Development	Australia Day 2023 - Economic Development & Tourism	Renewal	10,000	10,000			
	Brand Development	Renewal	60,000	60,000			
	Community Christmas Parade / Markets - Traffic Mgmt	New	15,000			15,000	
	NAIDOC Week	New	2,500	2,500			
	NSW Small Business Week	New	5,000			5,000	
	Regional Marketing	Renewal	137,500			137,500	
	Seniors Festival	New	2,500			2,500	
	Spring Break	New	5,000	5,000			
	Summer Break Grant Jan 2023 - Economic Development & Tourism	New	5,000	2,500		2,500	
	VFR Marketing	Renewal	21,000			21,000	
	Visitor Guide	Renewal	65,000			65,000	
	Visitor Information Centre Retail	Renewal	65,000		65,000		
	Winter Break	New	5,000	2,500		2,500	
	Youth Week	New	2,500	2,500			
	<b>Community &amp; Economic Development Total</b>		<b>401,000</b>	<b>85,000</b>	<b>65,000</b>	<b>251,000</b>	
Caravan Park	Caravan Park Amenities Upgrade (Capital)	Renewal	280,484	280,484			
	New hot water systems	New	25,000		25,000		
	New Linen and Mattresses	New	12,000		12,000		
	Park / Carpark Dividing	New	15,000	15,000			
	<b>Caravan Park Total</b>		<b>332,484</b>	<b>295,484</b>	<b>37,000</b>		
Plant & Equipment	Cyber Security uplift	New	50,000		50,000		
	MagiQ transition (Removal from MagiQ)	New	175,000	25,000	150,000		
	Monitoring Hardware	New	2,500		2,500		
	Monitoring software	New	30,000		30,000		
	Public Cloud Hybrid Redundancy Investigation project	New	10,000		10,000		
	Team viewer	New	2,000		2,000		
	Vulnerability Management software, Defender endpoint Protection or Qualys	New	22,000		22,000		
	<b>Plant &amp; Equipment Total</b>		<b>291,500</b>	<b>25,000</b>	<b>266,500</b>		
Parks Gardens & Recreations	Funding to allow new or upgraded footpath, k&g, culvert projects to be delivered from the Future Works ledger	New	200,000			200,000	
	<b>Parks Gardens &amp; Recreations Total</b>		<b>200,000</b>			<b>200,000</b>	
Domestic Waste	Cover over Yass & murrumbateman waste Pitts	New	160,000		160,000		
	Yass Shed Laser Light panel replacement	New	14,400	14,400			
	<b>Domestic Waste Total</b>		<b>174,400</b>	<b>14,400</b>	<b>160,000</b>		
Property Management	Contamination reports 116 laidlaw street 2nd stage testing	New	30,000			30,000	
	Discovery Drive Subdivision	New	30,000			30,000	
	Faulder Avenue stage 1 subdivision	New	30,000			30,000	
	Gold Gas Works EPA monitoring as per VMP & 2 extra wells	New	35,000			35,000	
	SES Building	New	15,000			15,000	
	SES Building requested remediation works	New	15,000			15,000	
	<b>Property Management Total</b>		<b>155,000</b>			<b>155,000</b>	
Stormwater	Stormater - Construction	Renewal	60,000			60,000	
	Stormater - Drainage Rural	Renewal	10,000			10,000	
	Stormater - Drainage Urban	Renewal	25,000			25,000	
	Stormater - Kerb and Gutter	Renewal	5,000			5,000	
	<b>Stormwater Total</b>		<b>100,000</b>			<b>100,000</b>	
Swimming Pools	Chlorine Shed	New	30,000		30,000		
	Fencing Repair works	New	5,000			5,000	
	Light Towers make Safe	New	11,000			11,000	
	Yass Pool	New	6,000			6,000	
	<b>Swimming Pools Total</b>		<b>52,000</b>		<b>30,000</b>	<b>22,000</b>	
Corporate & Community	Community Strategic Plan	New	30,000			30,000	
	Council On Call After Hours Contractor	New	20,000		20,000		
	<b>Corporate &amp; Community Total</b>		<b>50,000</b>		<b>20,000</b>	<b>30,000</b>	
<b>Operational Projects Total</b>			<b>4,028,784</b>	<b>419,884</b>	<b>591,500</b>	<b>3,017,400</b>	
			<b>36,901,309</b>	<b>14,387,261</b>	<b>3,612,681</b>	<b>6,401,367</b>	<b>12,500,000</b>



### Councillor Remuneration

The Local Government Remuneration Tribunal (the Tribunal) determine the increase to Mayoral and Councillor fees annually. It has not yet been set for the 2023/24 financial year; therefore, we have used the 2022/23 increase of 3%. This rate will be adjusted, if needed, through a Quarterly Budget Review.

The provision of a 11% superannuation contribution has been included.

### Provision of Long Service Leave

Council's restricted funds for the provision of long service and other leave entitlements are considered "reasonable and adequate".

### Section 356 Financial Assistance Grants

Council received 43 applications and approved 38 applications to a total of \$90,950 in accordance with Council's Financial Assistance Grants and Donations Policy (CA-CP-02), being a 7% CPI increase. Below is the list of successful applicants.

Community Group/Organisation	Funding Purpose	Approved
1st Yass Scout Group	To help a youth based community group in Yass, who are seen regularly in the community, keeping our youth members active outside and learning about the environment	\$ 2,500
Binalong Brahmans Rugby League Football Club	Club Laptop	\$ 2,000
Binalong Country Womens Assoc	Plumbing works that are needed for our building	\$ 3,000
Binalong NSW Swimming Club Inc	Teacher of Swimming and Water Safety, and Competitive	\$ 1,000
Binalong Public School P&C - Binalong Spring Fair	Annual Binalong Spring Fair	\$ 2,250
Binalong Public School P&C Playgroup	Purchase outdoor play equipment for children under five	\$ 2,250
Bowning Public School	Installation of three flagpoles	\$ 1,050
Buena Vibra (Alive in the Park)	Council in-kind support for the 2024 event	\$ 4,000
Combined Churches Yass Community Carols	Community Carols Event on 10 December at Victoria Park	\$ 4,000
Gundaroo Community Assoc	Annual community event to highlight local business and community groups	\$ 3,000
Gundaroo Park Land Manager	Improving water supply to the Amenities Block	\$ 3,000
Gundaroo Park Land Manager	General maintenance and cleaning of Amenities Block and	\$ 3,000
Gundaroo Park Land Manager	Funding for the pruning and/or removal of large pine trees	\$ 3,000
Gundaroo Soldiers Memorial Hall Management	Under stage storage upgrade	\$ 2,246
Hume Tennis Club	Replacement of the club house portable BBQ	\$ 805
Irish & Celtic Music Festival	The Committee wish to grow this annual event. Not only provide top quality education and entertainment, but increasing awareness and visitation to Yass Valley	\$ 2,000
Murrumbateman Field Days	Logistics support for 60+ individual volunteers and local community organisations	\$ 2,000
Music Theatre Projects Limited	Bring touring production of "Drought and other Plays" by Millice & Armstrong to Yass, September 2023	\$ 3,000
Smart Pups Australia	Community event to fundraise money for an Autism Assistance Dog for my 6 year old son Jarli	\$ 3,000
The Valley Boxing Gym	Help develop athletes to compete on a national and international stage. I train 40 kids and 20 adults a week, from the age of 6-65	\$ 3,500
Visual Arts Society of Yass Inc.	Provide 2 starter art classes for up to 20 participants	\$ 1,050
Yass Community Radio Assoc	Developed a plan to build a facility as part of the new Community Centre, next to the Men's Shed	\$ 2,500

Yass Golf Club	Use of Council staff and equipment to repair the damage to the drainage on the golf course caused by the floods in August and November 2022	\$ 2,500
Yass High School	The school choir would like to request assistance for their excursion to Sydney to participate in the School Spectacular in November 2023	\$ 3,500
Yass Lawn Tennis Club	Purchase of additional sight screen for Northern end Court 1	\$ 1,100
Yass Music Club	Rebuild membership, which declined as a result of Covid-19	\$ 2,500
Yass Music Club	Mary Reid Yass Music Club 70 years celebration concerts	\$ 2,500
Yass Polocrosse Club	Purchase playing shirts and equipment (eg balls and racquets)	\$ 2,500
Yass Public School	Travel, accommodation, and food for school choir to participate in the NSW Schools Spectacular	\$ 3,500
Yass Repertory Society Inc	Renew partnership with the community to launch first full production	\$ 2,500
Yass Roos AFC	To upgrade infrastructure at Joe O'Connor Park	\$ 2,500
Yass RSL Sub Branch	To purchase equipment to use in a Veterans "Drop In" Centre in Yass	\$ 2,199
Yass Rugby Union Club Inc	Purchase a new set of six hit shields	\$ 1,500
Yass Swimming Club	To purchase backstroke start ledges (portable/removable) and replace pace clock	\$ 2,500
Yass Touch Assoc	Purchase a defibrillator for the club	\$ 2,000
Yass Valley Cat Rescue	Purchase 4 freestanding, outdoor cages to temporarily house rescued cats	\$ 2,000
Yass Valley Concert Band	Help to continue to employ a Conductor and toward purchase of percussion equipment	\$ 2,000
Yass Valley Triathlon Club	Purchase of storage unit or shipping container with internal shelving to store sporting equipment	\$ 1,500

## Long Term Financial Plan Assumptions

### Consolidated Long Term Financial Plan: Income Statement

	Actuals	Original Adopted	Projected Years									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	18,663,000	19,275,435	20,450,753	21,271,197	23,135,117	23,805,259	24,494,897	25,227,344	25,981,765	26,758,818	27,559,182	28,383,557
User Charges & Fees	5,883,000	6,071,284	7,206,722	7,375,919	7,527,568	7,643,455	7,761,660	7,882,229	8,005,210	8,130,650	8,258,600	8,368,387
Other Revenues	607,000	299,750	408,150	416,313	424,639	433,132	441,795	450,631	459,643	468,836	478,213	487,777
Grants & Contributions provided for Operating Purposes	7,929,000	5,091,512	2,029,331	2,058,285	2,069,271	2,079,824	2,090,827	2,102,296	2,115,568	2,131,597	2,148,232	2,156,425
Grants & Contributions provided for Capital Purposes	18,450,000	11,577,793	14,853,442	14,810,573	14,822,918	14,835,479	14,848,270	14,861,297	14,874,566	14,888,084	14,901,857	14,915,891
Interest & Investment Revenue	201,000	139,499	981,344	968,515	979,878	974,926	990,611	1,006,609	1,022,927	1,039,572	1,056,550	1,073,867
<b>Other Income:</b>												
Net Gains from the Disposal of Assets	-	1,896,000	-	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	2,338,000	112,556	109,494	227,748	230,705	233,735	236,841	240,025	243,288	246,633	250,061	109,494
Other Income	401,000	394,104	496,000	505,680	515,554	525,625	535,897	546,375	557,063	567,964	579,083	590,425
<b>Total Income from Continuing Operations</b>	<b>54,472,000</b>	<b>44,857,932</b>	<b>46,535,236</b>	<b>47,634,230</b>	<b>49,705,649</b>	<b>50,531,434</b>	<b>51,400,798</b>	<b>52,316,805</b>	<b>53,260,029</b>	<b>54,232,154</b>	<b>55,231,777</b>	<b>56,085,823</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	12,448,000	15,084,964	16,975,590	17,208,568	17,513,999	17,825,764	18,143,995	18,468,831	18,800,411	19,138,878	19,484,378	19,837,062
Borrowing Costs	845,000	1,097,368	1,914,054	2,333,978	3,581,210	4,185,363	4,049,467	3,885,337	3,739,527	3,843,218	3,112,642	2,935,500
Materials & Contracts	10,121,000	11,132,817	14,883,640	15,290,725	15,439,464	15,743,254	16,058,119	16,549,281	16,706,867	17,041,004	17,381,824	17,729,461
Depreciation & Amortisation	8,017,000	5,996,114	9,500,283	9,648,314	9,798,379	9,950,411	10,105,409	10,262,913	10,422,957	10,585,582	10,750,832	10,918,749
Impairment of investments	102,000	-	-	-	-	-	-	-	-	-	-	-
Impairment of receivables	23,000	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	883,000	880,000	965,643	984,956	1,004,655	1,024,748	1,045,243	1,066,148	1,087,471	1,109,220	1,131,405	1,154,033
Net Losses from the Disposal of Assets	2,452,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>34,891,000</b>	<b>34,191,262</b>	<b>44,239,211</b>	<b>45,466,541</b>	<b>47,337,708</b>	<b>48,729,540</b>	<b>49,402,234</b>	<b>50,232,510</b>	<b>50,757,232</b>	<b>51,717,902</b>	<b>51,861,082</b>	<b>52,574,805</b>
<b>Operating Result from Continuing Operations</b>	<b>19,581,000</b>	<b>10,666,670</b>	<b>2,296,026</b>	<b>2,167,689</b>	<b>2,367,942</b>	<b>1,801,894</b>	<b>1,998,564</b>	<b>2,084,295</b>	<b>2,502,797</b>	<b>2,514,252</b>	<b>3,370,696</b>	<b>3,511,019</b>
<b>Net Operating Result for the Year</b>	<b>19,581,000</b>	<b>10,666,670</b>	<b>2,296,026</b>	<b>2,167,689</b>	<b>2,367,942</b>	<b>1,801,894</b>	<b>1,998,564</b>	<b>2,084,295</b>	<b>2,502,797</b>	<b>2,514,252</b>	<b>3,370,696</b>	<b>3,511,019</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>1,131,000</b>	<b>(911,123)</b>	<b>(12,557,416)</b>	<b>(12,642,884)</b>	<b>(12,454,976)</b>	<b>(13,033,585)</b>	<b>(12,849,706)</b>	<b>(12,777,002)</b>	<b>(12,371,769)</b>	<b>(12,373,832)</b>	<b>(11,531,161)</b>	<b>(11,404,872)</b>

## Consolidated Long Term Financial Plan: Cash Flow Statement

			Original Adopted Budget	Projected Years									
	Actuals 2021/22		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Cash Flows from Operating Activities													
Receipts:													
Rates & Annual Charges	18,816,000		18,976,506	20,387,604	21,230,050	23,025,749	23,771,117	24,459,771	25,189,707	25,942,998	26,718,888	27,518,054	28,341,196
User Charges & Fees	5,820,000		6,735,295	6,787,591	7,320,980	7,478,273	7,605,662	7,723,111	7,842,909	7,965,103	8,089,742	8,216,873	8,333,462
Investment & Interest Revenue Received	149,000		192,706	1,004,701	976,149	980,681	974,926	990,611	1,006,609	1,022,927	1,039,572	1,056,550	1,073,867
Grants & Contributions	23,275,000		13,326,755	16,965,851	16,870,954	16,894,314	16,917,397	16,941,251	16,965,808	16,992,413	17,022,029	17,052,503	17,073,884
Bonds & Deposits Received	927,000		-	-	-	-	-	-	-	-	-	-	-
Other	4,472,000		764,457	786,432	914,456	933,094	952,620	971,428	990,612	1,010,179	1,030,137	1,050,495	1,073,168
Payments:													
Employee Benefits & On-Costs	(12,348,000)		(15,024,493)	(16,968,773)	(17,207,666)	(17,512,556)	(17,824,291)	(18,142,493)	(18,467,299)	(18,798,848)	(19,137,284)	(19,482,752)	(19,835,404)
Materials & Contracts	(11,771,000)		(12,484,199)	(13,987,531)	(15,191,069)	(15,410,224)	(15,669,857)	(15,981,878)	(16,424,735)	(16,674,327)	(16,960,097)	(17,299,299)	(17,645,285)
Borrowing Costs	(853,000)		(1,069,152)	(1,892,796)	(2,285,853)	(3,552,861)	(4,216,021)	(4,082,721)	(3,917,465)	(3,766,910)	(3,879,413)	(3,143,227)	(2,964,167)
Bonds & Deposits Refunded	-		-	-	-	-	-	-	-	-	-	-	-
Other	(38,000)		(1,562,660)	(756,732)	(963,403)	(989,485)	(1,002,767)	(1,022,617)	(1,036,076)	(1,070,924)	(1,085,209)	(1,106,914)	(1,129,052)
Net Cash provided (or used in) Operating Activities	28,449,000		9,855,215	12,326,346	11,664,598	11,846,986	11,508,785	11,856,462	12,150,069	12,622,612	12,838,365	13,862,283	14,321,670
Cash Flows from Investing Activities													
Receipts:													
Sale of Investment Securities	-		3,297,975	10,809,379	2,764,844	261,802	-	-	-	-	-	-	-
Sale of Investment Property	-		-	-	-	-	-	-	-	-	-	15,000,000	-
Sale of Infrastructure, Property, Plant & Equipment	242,000		2,310,000	-	-	-	-	-	-	500,000	-	-	-
Other Investing Activity Receipts	11,500,000		-	-	-	-	-	-	-	-	-	-	-
Payments:													
Purchase of Infrastructure, Property, Plant & Equipment	(25,686,000)		(23,316,459)	(34,729,725)	(32,859,725)	(26,659,725)	(10,359,725)	(10,759,725)	(10,759,725)	(12,359,725)	(15,359,725)	(11,359,725)	(11,359,725)
Other Investing Activity Payments	(8,500,000)		-	-	-	-	-	-	-	-	-	-	-
Net Cash provided (or used in) Investing Activities	(22,444,000)		(17,708,484)	(23,920,346)	(30,094,881)	(26,397,923)	(10,359,725)	(10,759,725)	(10,759,725)	(11,859,725)	(15,359,725)	3,640,275	(11,359,725)
Cash Flows from Financing Activities													
Receipts:													
Proceeds from Borrowings & Advances	-		10,999,865	12,500,000	21,300,000	16,300,000	-	-	-	-	-	-	-
Payments:													
Repayment of Borrowings & Advances	(870,000)		(9,160,651)	(1,174,590)	(1,256,527)	(2,520,240)	(4,251,005)	(4,842,702)	(4,961,828)	(4,865,513)	(5,568,083)	(5,467,847)	(5,589,730)
Repayment of lease liabilities (principal repayments)	(214,000)		(201,260)	(104,804)	(145,857)	(293,900)	(296,270)	(282,196)	(286,373)	(278,730)	(313,184)	(376,862)	(266,591)
Net Cash Flow provided (used in) Financing Activities	(1,084,000)		1,637,954	11,220,605	19,897,616	13,485,860	(4,547,276)	(5,124,898)	(5,248,201)	(5,144,244)	(5,881,267)	(5,844,709)	(5,856,321)
Net Increase/(Decrease) in Cash & Cash Equivalents	4,921,000		(6,215,314)	(373,395)	1,467,332	(1,065,077)	(3,398,216)	(4,028,160)	(3,857,857)	(4,381,356)	(8,402,627)	11,657,849	(2,894,376)
plus: Cash & Cash Equivalents - beginning of year	9,554,000		14,475,000	8,259,686	7,886,291	9,353,623	8,288,546	4,890,330	862,170	(2,995,687)	(7,377,043)	(15,779,670)	(4,121,822)
Cash & Cash Equivalents - end of the year	14,475,000		8,259,686	7,886,291	9,353,623	8,288,546	4,890,330	862,170	(2,995,687)	(7,377,043)	(15,779,670)	(4,121,822)	(7,016,198)
Cash & Cash Equivalents - end of the year	14,475,000		8,259,686	7,886,291	9,353,623	8,288,546	4,890,330	862,170	(2,995,687)	(7,377,043)	(15,779,670)	(4,121,822)	(7,016,198)
Investments - end of the year	21,200,000		17,902,025	7,092,646	4,327,802	4,066,000	4,066,000	4,066,000	4,066,000	4,066,000	4,066,000	4,066,000	4,066,000
Cash, Cash Equivalents & Investments - end of the year	35,675,000		26,161,711	14,978,937	13,681,425	12,354,546	8,956,330	4,928,170	1,070,313	(3,311,043)	(11,713,670)	(55,822)	(2,950,198)
Representing:													
- External Restrictions	26,798,056		22,006,859	14,553,464	13,520,797	15,190,765	16,973,103	18,485,213	20,292,501	21,022,965	18,211,039	20,525,754	23,190,425
- Internal Restrictions	8,849,920		4,027,797	421,146	27,797	277,797	527,797	777,797	1,027,797	1,277,797	1,527,797	1,777,797	2,027,797
- Unrestricted	27,023		127,054	4,327	132,832	(3,114,017)	(8,544,570)	(14,334,840)	(20,249,985)	(25,611,805)	(31,452,507)	(22,359,374)	(28,168,420)
	35,675,000		26,161,711	14,978,937	13,681,425	12,354,546	8,956,330	4,928,170	1,070,313	(3,311,043)	(11,713,670)	(55,822)	(2,950,198)

## Consolidated Fund Long Term Financial Plan: Balance Sheet

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	14,475,000	8,259,686	7,886,291	9,353,623	8,288,546	4,890,330	862,170	-	-	-	-	-
Investments	21,200,000	17,902,025	7,092,646	4,327,802	4,066,000	4,066,000	4,066,000	4,066,000	4,066,000	4,066,000	4,066,000	4,066,000
Receivables	4,807,000	4,682,028	5,317,735	5,429,618	5,630,296	5,721,144	5,814,210	5,911,493	6,011,221	6,113,458	6,218,271	6,315,832
Inventories	141,000	207,695	281,903	289,827	291,893	297,616	303,568	313,527	315,833	322,149	328,592	335,164
Contract assets and contract cost assets	4,889,000	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500
Other	-	119,882	166,329	170,430	172,704	176,122	179,645	184,458	186,902	190,640	194,453	198,342
<b>Total Current Assets</b>	<b>45,512,000</b>	<b>33,615,815</b>	<b>23,189,404</b>	<b>22,015,800</b>	<b>20,893,939</b>	<b>17,595,713</b>	<b>13,670,092</b>	<b>12,919,976</b>	<b>13,024,456</b>	<b>13,136,749</b>	<b>13,251,818</b>	<b>13,359,838</b>
<b>Non-Current Assets</b>												
Receivables	-	2,500	1,234	1,258	1,284	1,309	1,335	1,362	1,389	1,417	1,446	1,474
Contract assets and contract cost assets	-	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500	2,444,500
Infrastructure, Property, Plant & Equipment	478,300,000	495,241,457	520,721,053	544,182,334	561,293,295	561,952,221	562,856,149	563,602,573	565,288,953	570,312,708	571,171,212	571,861,801
Investment Property	6,688,000	6,800,556	6,910,050	7,137,798	7,368,503	7,602,238	7,839,079	8,079,104	8,322,392	8,569,025	(6,180,914)	(6,071,420)
Right of use assets	180,000	545,708	296,096	846,484	596,872	757,260	507,648	1,078,036	828,424	998,812	749,200	499,588
<b>Total Non-Current Assets</b>	<b>485,168,000</b>	<b>505,034,721</b>	<b>530,372,933</b>	<b>554,612,375</b>	<b>571,704,454</b>	<b>572,757,528</b>	<b>573,648,711</b>	<b>575,205,575</b>	<b>576,885,659</b>	<b>582,326,462</b>	<b>568,185,444</b>	<b>568,735,943</b>
<b>TOTAL ASSETS</b>	<b>530,680,000</b>	<b>538,650,536</b>	<b>553,562,337</b>	<b>576,628,175</b>	<b>592,598,393</b>	<b>590,353,241</b>	<b>587,318,803</b>	<b>588,125,551</b>	<b>589,910,115</b>	<b>595,463,210</b>	<b>581,437,262</b>	<b>582,095,781</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Bank Overdraft	-	-	-	-	-	-	-	2,995,687	7,377,043	15,779,670	4,121,822	7,016,198
Payables	8,936,000	6,918,391	8,194,298	8,390,200	8,502,366	8,588,743	8,676,687	8,827,595	8,868,081	8,961,285	9,062,805	9,169,008
Contract liabilities	4,873,000	2,114,169	2,229,387	2,232,277	2,235,214	2,238,110	2,241,088	2,244,151	2,247,302	2,250,546	2,253,883	2,256,050
Lease liabilities	178,000	104,804	99,057	293,900	277,422	282,196	238,403	278,730	288,615	376,862	266,591	107,699
Borrowings	683,000	1,174,590	1,256,527	2,520,240	4,251,005	4,842,702	4,961,828	4,865,513	5,568,083	5,467,847	5,589,730	5,716,373
Employee benefit provisions	2,948,000	2,941,181	2,941,181	2,941,181	2,941,181	2,941,181	2,941,181	2,941,181	2,941,181	2,941,181	2,941,181	2,941,181
Other provisions	584,000	635,759	635,759	635,759	635,759	635,759	635,759	635,759	635,759	635,759	635,759	635,759
<b>Total Current Liabilities</b>	<b>18,202,000</b>	<b>13,888,894</b>	<b>15,356,209</b>	<b>17,013,557</b>	<b>18,842,948</b>	<b>19,528,691</b>	<b>19,694,946</b>	<b>22,788,616</b>	<b>27,926,063</b>	<b>36,413,151</b>	<b>24,871,770</b>	<b>27,842,267</b>
<b>Non-Current Liabilities</b>												
Payables	-	41,533	45,034	46,517	47,827	48,784	49,759	50,754	51,770	52,805	53,861	54,938
Lease liabilities	9,000	280,935	181,878	641,178	363,756	472,712	234,309	727,609	438,995	457,563	190,972	83,273
Borrowings	13,910,000	15,257,624	26,501,097	45,280,857	57,329,852	52,487,150	47,525,321	42,659,808	37,091,726	31,623,879	26,034,150	20,317,776
Employee benefit provisions	116,000	122,819	122,819	122,819	122,819	122,819	122,819	122,819	122,819	122,819	122,819	122,819
Other provisions	958,000	906,241	906,241	906,241	906,241	906,241	906,241	906,241	906,241	906,241	906,241	906,241
<b>Total Non-Current Liabilities</b>	<b>14,993,000</b>	<b>16,609,152</b>	<b>27,757,069</b>	<b>46,997,613</b>	<b>58,770,495</b>	<b>54,037,706</b>	<b>48,838,449</b>	<b>44,467,232</b>	<b>38,611,551</b>	<b>33,163,307</b>	<b>27,308,043</b>	<b>21,485,047</b>
<b>TOTAL LIABILITIES</b>	<b>33,195,000</b>	<b>30,498,046</b>	<b>43,113,278</b>	<b>64,011,170</b>	<b>77,613,443</b>	<b>73,566,397</b>	<b>68,533,395</b>	<b>67,255,848</b>	<b>66,537,614</b>	<b>69,576,458</b>	<b>52,179,813</b>	<b>49,327,315</b>
<b>Net Assets</b>	<b>497,485,000</b>	<b>508,152,490</b>	<b>510,449,058</b>	<b>512,617,005</b>	<b>514,984,950</b>	<b>516,786,844</b>	<b>518,785,408</b>	<b>520,869,703</b>	<b>523,372,501</b>	<b>525,886,753</b>	<b>529,257,448</b>	<b>532,768,467</b>
<b>EQUITY</b>												
Retained Earnings	280,910,000	291,576,670	293,872,696	296,040,385	298,408,327	300,210,221	302,208,785	304,293,081	306,795,878	309,310,130	312,680,825	316,191,844
Revaluation Reserves	216,575,000	216,575,820	216,576,362	216,576,620	216,576,623	216,576,623	216,576,623	216,576,623	216,576,623	216,576,623	216,576,623	216,576,623
Council Equity Interest	497,485,000	508,152,490	510,449,058	512,617,005	514,984,950	516,786,844	518,785,408	520,869,703	523,372,501	525,886,753	529,257,448	532,768,467
<b>Total Equity</b>	<b>497,485,000</b>	<b>508,152,490</b>	<b>510,449,058</b>	<b>512,617,005</b>	<b>514,984,950</b>	<b>516,786,844</b>	<b>518,785,408</b>	<b>520,869,703</b>	<b>523,372,501</b>	<b>525,886,753</b>	<b>529,257,448</b>	<b>532,768,467</b>



## General Fund Long Term Financial Plan: Income Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	14,385,000	14,824,885	15,783,170	16,407,576	18,067,223	18,585,328	19,118,369	19,689,520	20,277,806	20,883,740	21,507,852	22,150,688
User Charges & Fees	3,733,000	3,202,440	4,155,112	4,224,420	4,287,754	4,338,845	4,390,958	4,444,113	4,498,331	4,553,634	4,610,044	4,646,860
Other Revenues	596,000	299,750	408,150	416,313	424,639	433,132	441,795	450,631	459,643	468,836	478,213	487,777
Grants & Contributions provided for Operating Purposes	7,189,000	5,070,166	2,007,985	2,021,664	2,035,803	2,049,590	2,063,910	2,078,782	2,094,222	2,110,251	2,126,886	2,135,079
Grants & Contributions provided for Capital Purposes	17,369,000	10,076,281	13,972,442	13,979,342	13,986,297	13,993,306	14,000,371	14,007,492	14,014,669	14,021,903	14,029,195	14,036,544
Interest & Investment Revenue	191,000	86,099	818,211	825,711	837,074	852,451	868,136	884,134	900,453	917,097	934,075	951,392
<b>Other Income:</b>												
Net Gains from the Disposal of Assets	-	1,896,000	-	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	2,338,000	112,556	109,494	227,748	230,705	233,735	236,841	240,025	243,288	246,633	250,061	109,494
Reversal of revaluation decrements on IPPE previously expensed	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of impairment losses on receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	401,000	382,104	484,000	493,680	503,554	513,625	523,897	534,375	545,063	555,964	567,083	578,425
Joint Ventures & Associated Entities - Gain	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>46,202,000</b>	<b>35,950,281</b>	<b>37,738,564</b>	<b>38,596,454</b>	<b>40,373,049</b>	<b>41,000,012</b>	<b>41,644,277</b>	<b>42,329,071</b>	<b>43,033,474</b>	<b>43,758,059</b>	<b>44,503,408</b>	<b>45,096,258</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	11,341,000	13,552,573	15,361,737	15,525,363	15,793,260	16,066,516	16,345,236	16,629,531	16,919,511	17,215,292	17,516,988	17,824,717
Borrowing Costs	7,000	179,164	832,257	1,334,117	2,566,147	3,259,254	3,177,743	3,076,735	2,984,174	2,867,289	2,748,401	2,611,454
Materials & Contracts	8,360,000	9,083,769	12,329,315	12,675,902	12,766,220	13,016,544	13,276,875	13,712,413	13,813,261	14,089,526	14,371,317	14,658,743
Depreciation & Amortisation	6,337,000	4,525,403	7,509,767	7,626,214	7,744,172	7,863,565	7,985,383	8,109,156	8,234,908	8,362,673	8,492,482	8,624,368
Impairment of investments	102,000	-	-	-	-	-	-	-	-	-	-	-
Impairment of receivables	23,000	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	883,000	880,000	965,643	984,956	1,004,655	1,024,748	1,045,243	1,066,148	1,087,471	1,109,220	1,131,405	1,154,033
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	2,381,000	-	-	-	-	-	-	-	-	-	-	-
Revaluation decrement/impairment of IPPE	-	-	-	-	-	-	-	-	-	-	-	-
Fair value decrement on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Loss	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>29,434,000</b>	<b>28,220,908</b>	<b>36,998,719</b>	<b>38,146,552</b>	<b>39,874,454</b>	<b>41,230,627</b>	<b>41,830,480</b>	<b>42,593,981</b>	<b>43,039,325</b>	<b>43,644,000</b>	<b>44,260,591</b>	<b>44,873,315</b>
<b>Operating Result from Continuing Operations</b>	<b>16,768,000</b>	<b>7,729,372</b>	<b>739,845</b>	<b>449,902</b>	<b>498,594</b>	<b>(230,616)</b>	<b>(186,203)</b>	<b>(264,910)</b>	<b>(5,851)</b>	<b>114,059</b>	<b>242,817</b>	<b>222,943</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>16,768,000</b>	<b>7,729,372</b>	<b>739,845</b>	<b>449,902</b>	<b>498,594</b>	<b>(230,616)</b>	<b>(186,203)</b>	<b>(264,910)</b>	<b>(5,851)</b>	<b>114,059</b>	<b>242,817</b>	<b>222,943</b>
Net Operating Result before Grants and Contributions provided for Capital Purposes	(601,000)	(2,346,909)	(13,232,597)	(13,529,440)	(13,487,702)	(14,223,922)	(14,186,574)	(14,272,402)	(14,020,520)	(13,907,844)	(13,786,378)	(13,813,601)

## General Fund Long Term Financial Plan: Cash Flow Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	14,525,956	15,720,021	16,366,429	17,957,856	18,551,186	19,083,243	19,651,882	20,239,039	20,843,810	21,466,724	22,108,326
User Charges & Fees	-	4,135,298	3,804,040	4,198,879	4,264,415	4,320,017	4,371,754	4,424,525	4,478,351	4,533,254	4,589,256	4,633,293
Investment & Interest Revenue Received	-	139,306	841,568	833,345	837,877	852,451	868,136	884,134	900,453	917,097	934,075	951,392
Grants & Contributions	-	11,808,927	16,064,587	16,003,082	16,024,228	16,044,994	16,066,439	16,088,493	16,111,173	16,134,502	16,158,495	16,173,191
Other	-	752,457	774,432	902,456	921,094	940,620	959,428	978,612	998,179	1,018,137	1,038,495	1,061,168
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(13,492,102)	(15,354,920)	(15,524,461)	(15,791,816)	(16,065,043)	(16,343,734)	(16,627,998)	(16,917,949)	(17,213,698)	(17,515,362)	(17,823,059)
Materials & Contracts	-	(10,386,786)	(11,410,669)	(12,574,771)	(12,735,495)	(12,941,671)	(13,199,128)	(13,586,329)	(13,779,154)	(14,007,020)	(14,287,160)	(14,572,904)
Borrowing Costs	-	(180,164)	(792,175)	(1,265,817)	(2,517,981)	(3,268,620)	(3,188,831)	(3,088,512)	(2,996,682)	(2,880,574)	(2,762,511)	(2,626,441)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	(1,562,660)	(756,732)	(963,403)	(989,485)	(1,002,767)	(1,022,617)	(1,036,076)	(1,070,924)	(1,085,209)	(1,106,914)	(1,129,052)
<b>Net Cash provided (or used in) Operating Activities</b>	-	5,740,232	8,890,151	7,975,739	7,970,692	7,431,169	7,594,690	7,688,730	7,962,487	8,260,300	8,515,099	8,775,915
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	3,297,975	10,809,379	2,764,844	261,802	-	-	-	-	-	-	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	15,000,000	-
Sale of Infrastructure, Property, Plant & Equipment	-	2,310,000	-	-	-	-	-	-	500,000	-	-	-
<b>Payments:</b>												
Purchase of Infrastructure, Property, Plant & Equipment	-	(17,654,947)	(32,094,725)	(31,894,725)	(25,694,725)	(9,394,725)	(9,394,725)	(9,394,725)	(9,394,725)	(9,394,725)	(9,394,725)	(9,394,725)
<b>Net Cash provided (or used in) Investing Activities</b>	-	(12,046,972)	(21,285,346)	(29,129,881)	(25,432,923)	(9,394,725)	(9,394,725)	(9,394,725)	(8,894,725)	(9,394,725)	5,605,275	(9,394,725)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	12,500,000	21,300,000	16,300,000	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	-	-	-	(1,278,915)	(2,920,726)	(3,458,039)	(3,672,777)	(3,900,852)	(4,143,092)	(4,400,378)	(4,673,645)
Repayment of lease liabilities (principal repayments)	-	(201,260)	(104,804)	(145,857)	(293,900)	(296,270)	(282,196)	(286,373)	(278,730)	(313,184)	(376,862)	(266,591)
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(201,260)	12,395,196	21,154,143	14,727,185	(3,216,997)	(3,740,235)	(3,959,150)	(4,179,582)	(4,456,277)	(4,777,241)	(4,940,236)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	(6,508,000)	-	-	(2,735,046)	(5,180,553)	(5,540,270)	(5,665,145)	(5,111,821)	(5,590,702)	9,343,133	(5,559,046)
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	-	6,508,000	-	-	-	(2,735,046)	(7,915,599)	(13,455,869)	(19,121,014)	(24,232,835)	(29,823,536)	(20,480,403)
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	-	-	-	(2,735,046)	(7,915,599)	(13,455,869)	(19,121,014)	(24,232,835)	(29,823,536)	(20,480,403)	(26,039,449)
Cash & Cash Equivalents - end of the year	6,508,000	-	-	-	(2,735,046)	(7,915,599)	(13,455,869)	(19,121,014)	(24,232,835)	(29,823,536)	(20,480,403)	(26,039,449)
Investments - end of the year	17,134,000	13,836,025	3,026,646	261,802	-	-	-	-	-	-	-	-
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>23,642,000</b>	<b>13,836,025</b>	<b>3,026,646</b>	<b>261,802</b>	<b>(2,735,046)</b>	<b>(7,915,599)</b>	<b>(13,455,869)</b>	<b>(19,121,014)</b>	<b>(24,232,835)</b>	<b>(29,823,536)</b>	<b>(20,480,403)</b>	<b>(26,039,449)</b>
<b>Representing:</b>												
- External Restrictions	14,765,056	9,681,173	2,601,173	101,173	101,173	101,173	101,173	101,173	101,173	101,173	101,173	101,173
- Internal Restrictions	8,849,920	4,027,797	421,146	27,797	277,797	527,797	777,797	1,027,797	1,277,797	1,527,797	1,777,797	2,027,797
- Unrestricted	27,023	127,054	4,327	132,832	(3,114,017)	(8,544,570)	(14,334,840)	(20,249,985)	(25,611,805)	(31,452,507)	(22,359,374)	(28,168,420)
	<b>23,642,000</b>	<b>13,836,025</b>	<b>3,026,646</b>	<b>261,802</b>	<b>(2,735,046)</b>	<b>(7,915,599)</b>	<b>(13,455,869)</b>	<b>(19,121,014)</b>	<b>(24,232,835)</b>	<b>(29,823,536)</b>	<b>(20,480,403)</b>	<b>(26,039,449)</b>

## General Fund Long Term Financial Plan: Balance Sheet

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	6,508,000	-	-	-	-	-	-	-	-	-	-	-
Investments	17,134,000	13,836,025	3,026,646	261,802	-	-	-	-	-	-	-	-
Receivables	4,099,000	3,776,616	4,335,996	4,415,538	4,587,667	4,657,662	4,729,458	4,805,046	4,882,645	4,962,311	5,044,101	5,118,178
Inventories	141,000	207,695	281,903	289,827	291,893	297,616	303,568	313,527	315,833	322,149	328,592	335,164
Contract assets and contract cost assets	4,719,000	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500
Other	-	71,517	95,427	98,054	98,843	100,784	102,800	106,076	106,953	109,092	111,274	113,499
<b>Total Current Assets</b>	<b>32,601,000</b>	<b>20,251,353</b>	<b>10,099,472</b>	<b>7,424,721</b>	<b>7,337,903</b>	<b>7,415,562</b>	<b>7,495,327</b>	<b>7,584,149</b>	<b>7,664,931</b>	<b>7,753,052</b>	<b>7,843,467</b>	<b>7,926,342</b>
<b>Non-Current Assets</b>												
Contract assets and contract cost assets	-	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500	2,359,500
Infrastructure, Property, Plant & Equipment	377,517,000	390,267,656	415,102,768	439,621,149	457,821,316	459,602,088	461,261,042	462,796,223	463,705,652	464,987,316	466,139,171	467,159,140
Investment Property	6,688,000	6,800,556	6,910,050	7,137,798	7,368,503	7,602,238	7,839,079	8,079,104	8,322,392	8,569,025	(6,180,914)	(6,071,420)
Right of use assets	180,000	545,708	296,096	846,484	596,872	757,260	507,648	1,078,036	828,424	998,812	749,200	499,588
<b>Total Non-Current Assets</b>	<b>384,385,000</b>	<b>399,973,420</b>	<b>424,668,414</b>	<b>449,964,931</b>	<b>468,146,191</b>	<b>470,321,086</b>	<b>471,967,269</b>	<b>474,312,863</b>	<b>475,215,968</b>	<b>476,914,653</b>	<b>463,066,957</b>	<b>463,946,808</b>
<b>TOTAL ASSETS</b>	<b>416,986,000</b>	<b>420,224,773</b>	<b>434,767,886</b>	<b>457,389,652</b>	<b>475,484,094</b>	<b>477,736,648</b>	<b>479,462,596</b>	<b>481,897,012</b>	<b>482,880,899</b>	<b>484,667,705</b>	<b>470,910,425</b>	<b>471,873,150</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Bank Overdraft	-	-	-	-	2,735,046	7,915,599	13,455,869	19,121,014	24,232,835	29,823,536	20,480,403	26,039,449
Payables	8,552,000	6,615,642	7,906,873	8,121,467	8,252,139	8,358,853	8,467,986	8,638,250	8,692,596	8,807,674	8,924,613	9,043,419
Contract liabilities	4,866,000	2,112,199	2,228,499	2,231,368	2,234,310	2,237,210	2,240,192	2,243,259	2,246,413	2,249,657	2,252,994	2,255,161
Lease liabilities	178,000	104,804	99,057	293,900	277,422	282,196	238,403	278,730	288,615	376,862	266,591	107,699
Borrowings	-	-	-	1,278,915	2,920,726	3,458,039	3,672,777	3,900,852	4,143,092	4,400,378	4,673,645	4,963,884
Employee benefit provisions	2,555,000	2,548,181	2,548,181	2,548,181	2,548,181	2,548,181	2,548,181	2,548,181	2,548,181	2,548,181	2,548,181	2,548,181
Other provisions	584,000	635,759	635,759	635,759	635,759	635,759	635,759	635,759	635,759	635,759	635,759	635,759
<b>Total Current Liabilities</b>	<b>16,735,000</b>	<b>12,016,585</b>	<b>13,418,369</b>	<b>15,109,590</b>	<b>19,603,584</b>	<b>25,435,837</b>	<b>31,259,167</b>	<b>37,366,046</b>	<b>42,787,490</b>	<b>48,842,049</b>	<b>39,782,186</b>	<b>45,593,552</b>
<b>Non-Current Liabilities</b>												
Lease liabilities	9,000	280,935	181,878	641,178	363,756	472,712	234,309	727,609	438,995	457,563	190,972	83,273
Borrowings	-	-	12,500,000	32,521,085	45,900,358	42,442,319	38,769,542	34,868,690	30,725,598	26,325,219	21,651,575	16,687,691
Employee benefit provisions	116,000	122,819	122,819	122,819	122,819	122,819	122,819	122,819	122,819	122,819	122,819	122,819
Other provisions	958,000	906,241	906,241	906,241	906,241	906,241	906,241	906,241	906,241	906,241	906,241	906,241
<b>Total Non-Current Liabilities</b>	<b>1,083,000</b>	<b>1,309,995</b>	<b>13,710,938</b>	<b>34,191,323</b>	<b>47,293,174</b>	<b>43,944,091</b>	<b>40,032,911</b>	<b>36,625,359</b>	<b>32,193,653</b>	<b>27,811,842</b>	<b>22,871,607</b>	<b>17,800,024</b>
<b>TOTAL LIABILITIES</b>	<b>17,818,000</b>	<b>13,326,580</b>	<b>27,129,307</b>	<b>49,300,914</b>	<b>66,896,758</b>	<b>69,379,928</b>	<b>71,292,078</b>	<b>73,991,405</b>	<b>74,981,143</b>	<b>76,653,891</b>	<b>62,653,793</b>	<b>63,393,576</b>
<b>Net Assets</b>	<b>399,168,000</b>	<b>406,898,192</b>	<b>407,638,579</b>	<b>408,088,739</b>	<b>408,587,336</b>	<b>408,356,720</b>	<b>408,170,517</b>	<b>407,905,607</b>	<b>407,899,756</b>	<b>408,013,815</b>	<b>408,256,632</b>	<b>408,479,575</b>
<b>EQUITY</b>												
Retained Earnings	217,165,000	224,894,372	225,634,217	226,084,119	226,582,713	226,352,097	226,165,894	225,900,984	225,895,133	226,009,192	226,252,009	226,474,952
Revaluation Reserves	182,003,000	182,003,820	182,004,362	182,004,620	182,004,623	182,004,623	182,004,623	182,004,623	182,004,623	182,004,623	182,004,623	182,004,623
Council Equity Interest	399,168,000	406,898,192	407,638,579	408,088,739	408,587,336	408,356,720	408,170,517	407,905,607	407,899,756	408,013,815	408,256,632	408,479,575
<b>Total Equity</b>	<b>399,168,000</b>	<b>406,898,192</b>	<b>407,638,579</b>	<b>408,088,739</b>	<b>408,587,336</b>	<b>408,356,720</b>	<b>408,170,517</b>	<b>407,905,607</b>	<b>407,899,756</b>	<b>408,013,815</b>	<b>408,256,632</b>	<b>408,479,575</b>

## Water Long Term Financial Plan: Income Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	1,869,000	1,969,845	2,061,812	2,148,408	2,238,641	2,305,800	2,374,975	2,446,224	2,519,610	2,595,199	2,673,055	2,753,246
User Charges & Fees	2,108,000	2,768,844	3,002,260	3,101,162	3,188,470	3,252,239	3,317,284	3,383,630	3,451,302	3,520,328	3,590,735	3,662,549
Other Revenues	11,000	-	-	-	-	-	-	-	-	-	-	-
Grants & Contributions provided for Operating Purposes	740,000	21,346	21,346	36,621	33,468	30,234	26,917	23,514	21,346	21,346	21,346	21,346
Grants & Contributions provided for Capital Purposes	1,052,000	1,491,512	661,000	661,034	661,063	661,084	661,106	661,128	661,151	661,174	661,197	661,221
Interest & Investment Revenue	6,000	29,100	122,093	106,894	106,894	91,695	91,695	91,695	91,695	91,695	91,695	91,695
<b>Other Income:</b>												
Other Income	-	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
<b>Total Income from Continuing Operations</b>	<b>5,786,000</b>	<b>6,292,647</b>	<b>5,880,511</b>	<b>6,066,118</b>	<b>6,240,536</b>	<b>6,353,053</b>	<b>6,483,976</b>	<b>6,618,190</b>	<b>6,757,104</b>	<b>6,901,742</b>	<b>7,050,028</b>	<b>7,202,058</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	933,000	1,277,938	1,088,415	1,139,152	1,160,083	1,181,433	1,203,210	1,225,423	1,248,079	1,271,189	1,294,761	1,318,805
Borrowing Costs	653,000	741,405	914,637	844,978	871,293	794,398	751,094	703,322	663,123	896,772	299,064	273,484
Materials & Contracts	1,070,000	1,204,856	1,857,158	1,894,301	1,932,187	1,970,831	2,010,247	2,050,452	2,091,461	2,133,290	2,175,956	2,219,475
Depreciation & Amortisation	1,021,000	820,588	1,209,775	1,225,744	1,241,924	1,258,317	1,274,927	1,291,756	1,308,807	1,326,084	1,343,588	1,361,323
Net Losses from the Disposal of Assets	59,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>3,736,000</b>	<b>4,044,787</b>	<b>5,069,985</b>	<b>5,104,175</b>	<b>5,205,487</b>	<b>5,204,979</b>	<b>5,239,478</b>	<b>5,270,953</b>	<b>5,311,471</b>	<b>5,627,335</b>	<b>5,113,369</b>	<b>5,173,088</b>
<b>Operating Result from Continuing Operations</b>	<b>2,050,000</b>	<b>2,247,860</b>	<b>810,527</b>	<b>961,943</b>	<b>1,035,049</b>	<b>1,148,074</b>	<b>1,244,498</b>	<b>1,347,237</b>	<b>1,445,633</b>	<b>1,274,407</b>	<b>1,936,659</b>	<b>2,028,970</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>2,050,000</b>	<b>2,247,860</b>	<b>810,527</b>	<b>961,943</b>	<b>1,035,049</b>	<b>1,148,074</b>	<b>1,244,498</b>	<b>1,347,237</b>	<b>1,445,633</b>	<b>1,274,407</b>	<b>1,936,659</b>	<b>2,028,970</b>
Net Operating Result before Grants and Contributions provided for Capital Purposes	998,000	756,348	149,527	300,910	373,986	486,990	583,392	686,109	784,483	613,233	1,275,461	1,367,749

## Water Long Term Financial Plan: Cash Flow Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	1,969,845	2,061,812	2,148,408	2,238,641	2,305,800	2,374,975	2,446,224	2,519,610	2,595,199	2,673,055	2,753,246
User Charges & Fees	-	2,502,497	2,932,936	3,071,788	3,162,539	3,233,300	3,297,966	3,363,925	3,431,203	3,499,827	3,569,824	3,641,221
Investment & Interest Revenue Received	-	29,100	122,093	106,894	106,894	91,695	91,695	91,695	91,695	91,695	91,695	91,695
Grants & Contributions	-	1,507,828	681,265	697,674	694,527	691,314	688,019	684,638	682,494	682,520	682,543	682,567
Other	-	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(1,277,938)	(1,088,415)	(1,139,152)	(1,160,083)	(1,181,433)	(1,203,210)	(1,225,423)	(1,248,079)	(1,271,189)	(1,294,761)	(1,318,805)
Materials & Contracts	-	(1,248,123)	(1,880,582)	(1,895,635)	(1,933,547)	(1,972,218)	(2,011,663)	(2,051,896)	(2,092,934)	(2,134,793)	(2,177,488)	(2,221,038)
Borrowing Costs	-	(710,364)	(931,130)	(862,704)	(888,553)	(813,017)	(770,480)	(720,746)	(675,382)	(616,940)	(312,662)	(284,147)
<b>Net Cash provided (or used in) Operating Activities</b>	-	2,784,845	1,909,978	2,139,275	2,232,418	2,367,440	2,479,301	2,600,417	2,720,607	2,558,319	3,244,205	3,356,739
<b>Cash Flows from Investing Activities</b>												
<b>Payments:</b>												
Purchase of Infrastructure, Property, Plant & Equipment	-	(4,311,512)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)
<b>Net Cash provided (or used in) Investing Activities</b>	-	(4,311,512)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	10,999,865	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	(8,927,848)	(932,570)	(1,002,229)	(975,914)	(1,052,809)	(1,096,113)	(985,151)	(693,154)	(1,140,410)	(768,909)	(602,909)
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	2,072,017	(932,570)	(1,002,229)	(975,914)	(1,052,809)	(1,096,113)	(985,151)	(693,154)	(1,140,410)	(768,909)	(602,909)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	545,350	92,408	252,046	371,504	429,631	498,188	730,266	1,142,453	532,909	1,590,295	1,868,829
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	-	3,745,000	4,290,350	4,382,758	4,634,804	5,006,308	5,435,939	5,934,127	6,664,394	7,806,847	8,339,756	9,930,051
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>4,290,350</b>	<b>4,382,758</b>	<b>4,634,804</b>	<b>5,006,308</b>	<b>5,435,939</b>	<b>5,934,127</b>	<b>6,664,394</b>	<b>7,806,847</b>	<b>8,339,756</b>	<b>9,930,051</b>	<b>11,798,880</b>
Cash & Cash Equivalents - end of the year	3,745,000	4,290,350	4,382,758	4,634,804	5,006,308	5,435,939	5,934,127	6,664,394	7,806,847	8,339,756	9,930,051	11,798,880
Investments - end of the year	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>6,785,000</b>	<b>7,330,350</b>	<b>7,422,758</b>	<b>7,674,804</b>	<b>8,046,308</b>	<b>8,475,939</b>	<b>8,974,127</b>	<b>9,704,394</b>	<b>10,846,847</b>	<b>11,379,756</b>	<b>12,970,051</b>	<b>14,838,880</b>
<b>Representing:</b>												
- External Restrictions	6,785,000	4,985,173	5,040,173	5,097,291	5,156,321	5,217,330	5,280,382	5,345,547	5,412,894	5,482,498	5,554,433	5,628,778
- Internal Restrictions	-	-	-	-	-	-	-	-	-	-	-	-
- Unrestricted	-	2,345,177	2,382,585	2,577,513	2,889,987	3,258,609	3,693,745	4,358,847	5,433,953	5,897,258	7,415,618	9,210,102
	<b>6,785,000</b>	<b>7,330,350</b>	<b>7,422,758</b>	<b>7,674,804</b>	<b>8,046,308</b>	<b>8,475,939</b>	<b>8,974,127</b>	<b>9,704,394</b>	<b>10,846,847</b>	<b>11,379,756</b>	<b>12,970,051</b>	<b>14,838,880</b>



## Water Long Term Financial Plan: Balance Sheet

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	3,745,000	4,290,350	4,382,758	4,634,804	5,006,308	5,435,939	5,934,127	6,664,394	7,806,847	8,339,756	9,930,051	11,798,880
Investments	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000	3,040,000
Receivables	708,000	905,412	981,739	1,014,080	1,042,630	1,063,482	1,084,752	1,106,447	1,128,576	1,151,147	1,174,170	1,197,654
Contract assets and contract cost assets	170,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Other	-	43,267	66,692	68,026	69,386	70,774	72,189	73,633	75,106	76,608	78,140	79,703
<b>Total Current Assets</b>	<b>7,663,000</b>	<b>8,364,029</b>	<b>8,556,189</b>	<b>8,841,909</b>	<b>9,243,324</b>	<b>9,695,195</b>	<b>10,216,069</b>	<b>10,969,474</b>	<b>12,135,529</b>	<b>12,692,511</b>	<b>14,307,361</b>	<b>16,201,237</b>
<b>Non-Current Assets</b>												
Contract assets and contract cost assets	-	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Infrastructure, Property, Plant & Equipment	67,094,000	70,584,924	70,260,149	69,919,405	69,562,481	69,189,164	68,799,237	68,392,481	67,968,674	67,527,590	67,069,003	66,592,679
<b>Total Non-Current Assets</b>	<b>67,094,000</b>	<b>70,669,924</b>	<b>70,345,149</b>	<b>70,004,405</b>	<b>69,647,481</b>	<b>69,274,164</b>	<b>68,884,237</b>	<b>68,477,481</b>	<b>68,053,674</b>	<b>67,612,590</b>	<b>67,154,003</b>	<b>66,677,679</b>
<b>TOTAL ASSETS</b>	<b>74,757,000</b>	<b>79,033,954</b>	<b>78,901,338</b>	<b>78,846,314</b>	<b>78,890,806</b>	<b>78,969,359</b>	<b>79,100,306</b>	<b>79,446,955</b>	<b>80,189,203</b>	<b>80,305,102</b>	<b>81,461,364</b>	<b>82,878,916</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	347,000	267,574	254,582	238,340	222,390	204,727	186,317	169,889	158,646	139,512	126,969	117,384
Contract liabilities	7,000	1,970	888	908	904	900	896	891	889	889	889	889
Borrowings	450,000	932,570	1,002,229	975,914	1,052,809	1,096,113	985,151	693,154	1,140,410	768,909	602,909	423,967
Employee benefit provisions	254,000	254,000	254,000	254,000	254,000	254,000	254,000	254,000	254,000	254,000	254,000	254,000
<b>Total Current Liabilities</b>	<b>1,058,000</b>	<b>1,456,114</b>	<b>1,511,699</b>	<b>1,469,163</b>	<b>1,530,104</b>	<b>1,555,740</b>	<b>1,426,364</b>	<b>1,117,935</b>	<b>1,553,944</b>	<b>1,163,310</b>	<b>984,767</b>	<b>796,240</b>
<b>Non-Current Liabilities</b>												
Payables	-	41,533	45,034	46,517	47,827	48,784	49,759	50,754	51,770	52,805	53,861	54,938
Borrowings	10,259,000	11,848,447	10,846,218	9,870,304	8,817,495	7,721,382	6,736,231	6,043,077	4,902,667	4,133,758	3,530,849	3,106,881
<b>Total Non-Current Liabilities</b>	<b>10,259,000</b>	<b>11,889,980</b>	<b>10,891,252</b>	<b>9,916,821</b>	<b>8,865,322</b>	<b>7,770,166</b>	<b>6,785,990</b>	<b>6,093,831</b>	<b>4,954,437</b>	<b>4,186,563</b>	<b>3,584,710</b>	<b>3,161,819</b>
<b>TOTAL LIABILITIES</b>	<b>11,317,000</b>	<b>13,346,094</b>	<b>12,402,951</b>	<b>11,385,984</b>	<b>10,395,426</b>	<b>9,325,906</b>	<b>8,212,354</b>	<b>7,211,767</b>	<b>6,508,381</b>	<b>5,349,873</b>	<b>4,569,477</b>	<b>3,958,059</b>
<b>Net Assets</b>	<b>63,440,000</b>	<b>65,687,860</b>	<b>66,498,387</b>	<b>67,460,330</b>	<b>68,495,380</b>	<b>69,643,454</b>	<b>70,887,952</b>	<b>72,235,189</b>	<b>73,680,822</b>	<b>74,955,229</b>	<b>76,891,887</b>	<b>78,920,857</b>
<b>EQUITY</b>												
Retained Earnings	41,336,000	43,583,860	44,394,387	45,356,330	46,391,380	47,539,454	48,783,952	50,131,189	51,576,822	52,851,229	54,787,887	56,816,857
Revaluation Reserves	22,104,000	22,104,000	22,104,000	22,104,000	22,104,000	22,104,000	22,104,000	22,104,000	22,104,000	22,104,000	22,104,000	22,104,000
Council Equity Interest	63,440,000	65,687,860	66,498,387	67,460,330	68,495,380	69,643,454	70,887,952	72,235,189	73,680,822	74,955,229	76,891,887	78,920,857
<b>Total Equity</b>	<b>63,440,000</b>	<b>65,687,860</b>	<b>66,498,387</b>	<b>67,460,330</b>	<b>68,495,380</b>	<b>69,643,454</b>	<b>70,887,952</b>	<b>72,235,189</b>	<b>73,680,822</b>	<b>74,955,229</b>	<b>76,891,887</b>	<b>78,920,857</b>

## Sewer Long Term Financial Plan: Income Statement

	Actuals	Original Adopted Budget	Projected Years									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	2,409,000	2,480,705	2,605,771	2,715,213	2,829,252	2,914,130	3,001,554	3,091,600	3,184,348	3,279,879	3,378,275	3,479,624
User Charges & Fees	42,000	100,000	49,350	50,337	51,344	52,371	53,418	54,486	55,576	56,688	57,821	58,978
Grants & Contributions provided for Capital Purposes	29,000	10,000	220,000	170,198	175,559	181,089	186,793	192,677	198,746	205,007	211,465	218,126
Interest & Investment Revenue	4,000	24,300	41,040	35,910	35,910	30,780	30,780	30,780	30,780	30,780	30,780	30,780
<b>Total Income from Continuing Operations</b>	<b>2,484,000</b>	<b>2,615,005</b>	<b>2,916,161</b>	<b>2,971,658</b>	<b>3,092,065</b>	<b>3,178,369</b>	<b>3,272,545</b>	<b>3,369,544</b>	<b>3,469,451</b>	<b>3,572,354</b>	<b>3,678,341</b>	<b>3,787,507</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	174,000	254,453	525,438	544,053	560,656	577,815	595,549	613,878	632,820	652,397	672,629	693,540
Borrowing Costs	185,000	176,799	167,160	154,882	143,770	131,711	120,630	105,280	92,230	79,157	65,178	50,562
Materials & Contracts	691,000	844,192	697,168	720,523	741,058	755,879	770,996	786,416	802,145	818,188	834,551	851,242
Depreciation & Amortisation	659,000	650,123	780,741	796,356	812,283	828,529	845,099	862,001	879,241	896,826	914,763	933,058
Net Losses from the Disposal of Assets	12,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>1,721,000</b>	<b>1,925,567</b>	<b>2,170,507</b>	<b>2,215,814</b>	<b>2,257,766</b>	<b>2,293,934</b>	<b>2,332,275</b>	<b>2,367,575</b>	<b>2,406,436</b>	<b>2,446,567</b>	<b>2,487,121</b>	<b>2,528,402</b>
<b>Operating Result from Continuing Operations</b>	<b>763,000</b>	<b>689,438</b>	<b>745,654</b>	<b>755,844</b>	<b>834,298</b>	<b>884,436</b>	<b>940,270</b>	<b>1,001,968</b>	<b>1,063,015</b>	<b>1,125,786</b>	<b>1,191,220</b>	<b>1,259,106</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>763,000</b>	<b>689,438</b>	<b>745,654</b>	<b>755,844</b>	<b>834,298</b>	<b>884,436</b>	<b>940,270</b>	<b>1,001,968</b>	<b>1,063,015</b>	<b>1,125,786</b>	<b>1,191,220</b>	<b>1,259,106</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>734,000</b>	<b>679,438</b>	<b>525,654</b>	<b>585,647</b>	<b>658,740</b>	<b>703,347</b>	<b>753,476</b>	<b>809,291</b>	<b>864,269</b>	<b>920,779</b>	<b>979,755</b>	<b>1,040,980</b>

## Sewer Long Term Financial Plan: Cash Flow Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>Cash Flows from Operating Activities</b>												
Receipts:												
Rates & Annual Charges	-	2,480,705	2,605,771	2,715,213	2,829,252	2,914,130	3,001,554	3,091,600	3,184,348	3,279,879	3,378,275	3,479,624
User Charges & Fees	-	97,500	50,616	50,312	51,319	52,345	53,392	54,460	55,549	56,660	57,793	58,949
Investment & Interest Revenue Received	-	24,300	41,040	35,910	35,910	30,780	30,780	30,780	30,780	30,780	30,780	30,780
Grants & Contributions	-	10,000	220,000	170,198	175,559	181,089	186,793	192,677	198,746	205,007	211,465	218,126
Payments:												
Employee Benefits & On-Costs	-	(254,453)	(525,438)	(544,053)	(560,656)	(577,815)	(595,549)	(613,878)	(632,820)	(652,397)	(672,629)	(693,540)
Materials & Contracts	-	(849,289)	(696,280)	(720,664)	(741,182)	(755,968)	(771,088)	(786,509)	(802,240)	(818,284)	(834,650)	(851,343)
Borrowing Costs	-	(178,624)	(169,492)	(157,332)	(146,327)	(134,384)	(123,410)	(108,208)	(94,846)	(81,899)	(68,054)	(53,579)
<b>Net Cash provided (or used in) Operating Activities</b>	-	1,330,138	1,526,217	1,549,584	1,643,875	1,710,176	1,782,471	1,860,922	1,939,518	2,019,746	2,102,979	2,189,017
<b>Cash Flows from Investing Activities</b>												
Receipts:												
Payments:												
Purchase of Infrastructure, Property, Plant & Equipment	-	(1,350,000)	(1,750,000)	(80,000)	(80,000)	(80,000)	(480,000)	(480,000)	(2,080,000)	(5,080,000)	(1,080,000)	(1,080,000)
<b>Net Cash provided (or used in) Investing Activities</b>	-	(1,350,000)	(1,750,000)	(80,000)	(80,000)	(80,000)	(480,000)	(480,000)	(2,080,000)	(5,080,000)	(1,080,000)	(1,080,000)
<b>Cash Flows from Financing Activities</b>												
Receipts:												
Payments:												
Repayment of Borrowings & Advances	-	(232,802)	(242,020)	(254,298)	(265,411)	(277,470)	(288,550)	(303,900)	(271,507)	(284,580)	(298,559)	(313,176)
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(232,802)	(242,020)	(254,298)	(265,411)	(277,470)	(288,550)	(303,900)	(271,507)	(284,580)	(298,559)	(313,176)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	(252,664)	(465,803)	1,215,286	1,298,465	1,352,706	1,013,921	1,077,022	(411,989)	(3,344,834)	724,420	795,841
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	-	4,222,000	3,969,336	3,503,533	4,718,819	6,017,284	7,369,990	8,383,912	9,460,934	9,048,945	5,704,110	6,428,530
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>3,969,336</b>	<b>3,503,533</b>	<b>4,718,819</b>	<b>6,017,284</b>	<b>7,369,990</b>	<b>8,383,912</b>	<b>9,460,934</b>	<b>9,048,945</b>	<b>5,704,110</b>	<b>6,428,530</b>	<b>7,224,371</b>
Cash & Cash Equivalents - end of the year	4,222,000	3,969,336	3,503,533	4,718,819	6,017,284	7,369,990	8,383,912	9,460,934	9,048,945	5,704,110	6,428,530	7,224,371
Investments - end of the year	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>5,248,000</b>	<b>4,995,336</b>	<b>4,529,533</b>	<b>5,744,819</b>	<b>7,043,284</b>	<b>8,395,990</b>	<b>9,409,912</b>	<b>10,486,934</b>	<b>10,074,945</b>	<b>6,730,110</b>	<b>7,454,530</b>	<b>8,250,371</b>
<b>Representing:</b>												
- External Restrictions	5,248,000	4,972,309	4,478,144	4,212,867	3,953,078	3,693,707	3,434,762	3,176,252	2,918,185	2,660,570	2,403,415	2,146,730
- Internal Restrictions	-	-	-	-	-	-	-	-	-	-	-	-
- Unrestricted	-	23,027	51,389	1,531,952	3,090,206	4,702,283	5,975,150	7,310,682	7,156,760	4,069,540	5,051,115	6,103,641
	<b>5,248,000</b>	<b>4,995,336</b>	<b>4,529,533</b>	<b>5,744,819</b>	<b>7,043,284</b>	<b>8,395,990</b>	<b>9,409,912</b>	<b>10,486,934</b>	<b>10,074,945</b>	<b>6,730,110</b>	<b>7,454,530</b>	<b>8,250,371</b>

## Sewer Long Term Financial Plan: Balance Sheet Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	4,222,000	3,969,336	3,503,533	4,718,819	6,017,284	7,369,990	8,383,912	9,460,934	9,048,945	5,704,110	6,428,530	7,224,371
Investments	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000	1,026,000
Other	-	5,097	4,210	4,351	4,475	4,564	4,655	4,748	4,843	4,940	5,039	5,140
<b>Total Current Assets</b>	<b>5,248,000</b>	<b>5,000,433</b>	<b>4,533,743</b>	<b>5,749,170</b>	<b>7,047,759</b>	<b>8,400,554</b>	<b>9,414,567</b>	<b>10,491,682</b>	<b>10,079,788</b>	<b>6,735,051</b>	<b>7,459,569</b>	<b>8,255,511</b>
<b>Non-Current Assets</b>												
Receivables	-	2,500	1,234	1,258	1,284	1,309	1,335	1,362	1,389	1,417	1,446	1,474
Infrastructure, Property, Plant & Equipment	33,689,000	34,388,877	35,358,136	34,641,780	33,909,497	33,160,969	32,795,869	32,413,868	33,614,627	37,797,801	37,963,039	38,109,981
<b>Total Non-Current Assets</b>	<b>33,689,000</b>	<b>34,391,377</b>	<b>35,359,370</b>	<b>34,643,039</b>	<b>33,910,781</b>	<b>33,162,278</b>	<b>32,797,205</b>	<b>32,415,230</b>	<b>33,616,017</b>	<b>37,799,218</b>	<b>37,964,484</b>	<b>38,111,455</b>
<b>TOTAL ASSETS</b>	<b>38,937,000</b>	<b>39,391,810</b>	<b>39,893,112</b>	<b>40,392,208</b>	<b>40,958,539</b>	<b>41,562,832</b>	<b>42,211,772</b>	<b>42,906,912</b>	<b>43,695,805</b>	<b>44,534,269</b>	<b>45,424,053</b>	<b>46,366,966</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	37,000	35,175	32,843	30,393	27,836	25,163	22,383	19,456	16,840	14,099	11,222	8,205
Borrowings	233,000	242,020	254,298	265,411	277,470	288,550	303,900	271,507	284,580	298,559	313,176	328,522
Employee benefit provisions	139,000	139,000	139,000	139,000	139,000	139,000	139,000	139,000	139,000	139,000	139,000	139,000
<b>Total Current Liabilities</b>	<b>409,000</b>	<b>416,195</b>	<b>426,141</b>	<b>434,804</b>	<b>444,306</b>	<b>452,713</b>	<b>465,284</b>	<b>429,963</b>	<b>440,420</b>	<b>451,658</b>	<b>463,398</b>	<b>475,727</b>
<b>Non-Current Liabilities</b>												
Borrowings	3,651,000	3,409,177	3,154,879	2,889,468	2,611,999	2,323,449	2,019,548	1,748,041	1,463,461	1,164,902	851,726	523,204
<b>Total Non-Current Liabilities</b>	<b>3,651,000</b>	<b>3,409,177</b>	<b>3,154,879</b>	<b>2,889,468</b>	<b>2,611,999</b>	<b>2,323,449</b>	<b>2,019,548</b>	<b>1,748,041</b>	<b>1,463,461</b>	<b>1,164,902</b>	<b>851,726</b>	<b>523,204</b>
<b>TOTAL LIABILITIES</b>	<b>4,060,000</b>	<b>3,825,372</b>	<b>3,581,020</b>	<b>3,324,272</b>	<b>3,056,305</b>	<b>2,776,162</b>	<b>2,484,832</b>	<b>2,178,004</b>	<b>1,903,881</b>	<b>1,616,560</b>	<b>1,315,124</b>	<b>998,931</b>
<b>Net Assets</b>	<b>34,877,000</b>	<b>35,566,438</b>	<b>36,312,092</b>	<b>37,067,936</b>	<b>37,902,235</b>	<b>38,786,670</b>	<b>39,726,940</b>	<b>40,728,908</b>	<b>41,791,923</b>	<b>42,917,709</b>	<b>44,108,929</b>	<b>45,368,035</b>
<b>EQUITY</b>												
Retained Earnings	22,409,000	23,098,438	23,844,092	24,599,936	25,434,235	26,318,670	27,258,940	28,260,908	29,323,923	30,449,709	31,640,929	32,900,035
Revaluation Reserves	12,468,000	12,468,000	12,468,000	12,468,000	12,468,000	12,468,000	12,468,000	12,468,000	12,468,000	12,468,000	12,468,000	12,468,000
Council Equity Interest	34,877,000	35,566,438	36,312,092	37,067,936	37,902,235	38,786,670	39,726,940	40,728,908	41,791,923	42,917,709	44,108,929	45,368,035
<b>Total Equity</b>	<b>34,877,000</b>	<b>35,566,438</b>	<b>36,312,092</b>	<b>37,067,936</b>	<b>37,902,235</b>	<b>38,786,670</b>	<b>39,726,940</b>	<b>40,728,908</b>	<b>41,791,923</b>	<b>42,917,709</b>	<b>44,108,929</b>	<b>45,368,035</b>



## **Minutes of the Local Traffic Management Committee Meeting**

**Wednesday 3 May 2023**

10.30am

Council Chambers

209 Comur Street, Yass



held on

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Minutes of a meeting of  
Yass Valley held on the above date

**held on**

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**Acknowledgement of Country**

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

**1.0 Present:**

Cr Adrian Cameron (Chairperson), Terry Cooper (Manger Engineering Services – YVC), Kelly Cherry (TfNSW), Mark Burgess (Rep. Hon Wendy Tuckerman MP), Stephen Pidgeon (NSW Police - Yass), Hayley Upton (NSW Police – Hume Command) & Trish Reynolds (YVC Officer - Minutes)

**2.0 Apologies:**

Meryl Hinge (RSO Officer – YVC) & Mel Lausz (TfNSW),

**3.0 Declaration of Interest: Nil**

**4.0 Public Participation: Nil**

**5.0 Confirmation of Minutes:**

That the minutes of the Traffic Committee meeting held on 1st February 2023 taken as read and confirmed.

**6.0 Matters Arising from Minutes: Nil**

**7.1 REQUEST FOR A LOADING ZONE LEAD STREET YASS**

---

**SUMMARY:**

Council has received a request from the manager of the Club House Hotel, located on the corner of Lead and Comur Streets, to have a loading zone installed to facilitate the receipt of supplies.

**RECOMMENDATION:**

*That:*

- 1. the Committee gives in principle support to install of a loading zone in Lead Street adjacent to the Club House Hotel to operate Monday to Friday 12.00pm to 5.00pm be approved*
- 2. the proposed works be placed on public exhibition.*

held on

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## **7.2 REQUEST FOR STOP OR GIVE-WAY AT THE INTERSECTIONS OF MULLIGANS FLAT ROAD WITHD EAST TALLAGANDRA LANE AND READ ROAD**

---

### **SUMMARY**

To consider a request to install a stop or give-way sign on the intersections of Mulligans Flat Road with East Tallagandra Lane and Read Road.

### **RECOMMENDATION:**

*That:*

1. *the Committee gives in principle support to install a 'Give-Way' sign & line marking at the Mulligans Flat Road and East Tallagandra Lane intersection.*
2. *No new signage be installed at the Read Road intersection.*
3. *Council place the proposed works on public exhibition*

---

## **7.3 KIDNEY KAR RALLY EVENT 2023**

---

### **SUMMARY**

To consider correspondence recently received advising of the Kidney Kar Rally event 2023.

### **DECISION:**

*That no event approval is required.*

---

## **7.4 SAFETY IMPROVEMENTS INTERESECTION OF FIFIELD LANE AND MEEHAN STREET YASS**

---

### **SUMMARY:**

To advise the Committee of possible safety improvements at the intersection of Fifield Lane and Meehan Street Yass. The intersection is difficult due its unusual geometry combined with access and parking arrangements for what was a doctor's surgery. It is noted that the doctor's surgery has now been relocated.

### **RECOMMENDATION:**

*That:*

1. *the Committee gives in principle support to proposed modified stages of work to improve safety at the intersection of Fifield Lane and Meehan Street as below;;*  
*Stage 1 –temporary works to close the access into Fifield Lane via the driveway adjacent to the eastern side of 116 Meehan Street. Installation of reduce speed signs and convex mirrors on blind bends in Fifield Lane. This is considered minor works and can be undertaken using existing operational budgets.*  
*Stage 2 – Preparation of a detailed design and implementation of agreed works including:*
  - *widening the 90 degree access from Meehan Street to Fifield Lane to cater for heavy vehicle movements;*
  - *associated landscaping including replacing timber sleepers with concrete edging;*

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Minutes of a meeting of  
Yass Valley held on the above date

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**held on**

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- *Formalisation of any temporary works from Stage 1;*
  - *Installation of kerb and guttering as appropriate to improve road drainage;*
  - *Reviewing on street parking options and current signage;*
  - *Current parking area on Meehan Street to be maintain although landscaped area to be reviewed for opportunity to increase adjacent width of Fifield Lane;*  
*These works will be subject to a separate budget request in a future operation plan or undertaken at the same time as the Main Street Plan implementation;*
2. *Local resident consultation to be undertaken to inform the above proposed works for Stages 1 and 2;*
  3. *Council to place the final detailed proposed works for Stage 2 on public exhibition prior to implementation.*

**8.0 FOR INFORMATION AND/OR ADVISE**

**8.1 ROLE AND FUNCTIONING OF THE LOCAL TRAFFIC COMMITTEE**

---

**SUMMARY:**

To provide information to the committee on the role and function of the Local Traffic Committee (LTC).

**DECISION:**

*That the information be noted.*

**8.2 TFNSW TEMPORARY DELEGATION OF POWERS TO COUNCIL**

---

**SUMMARY:**

To advise the Committee of recent powers delegated to Councils by TfNSW.

**DECISION:**

*That the information be noted.*

**8.3 TFNSW UPDATE ON SPEED REVIEWS**

---

**SUMMARY:**

To advise the Committee of the progress of speed reviews being undertaken in Yass Valley by TfNSW..

**DECISION:**

*That the information be noted.*

held on

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#### **8.4 LOAD LIMIT FITZROY STREET BINALONG**

---

##### **SUMMARY:**

To consider a request for the installation of a 10 tonne load limit on Fitzroy Street Binalong.

##### **RECOMMENDATION:**

*That the information be noted and any proposal to install a load limit be referred to the Traffic Committee for consideration.*

#### **8.5 SAFETY CONCERNS MARKED TREE ROAD**

---

##### **SUMMARY:**

To consider a request received in relation to motorcycle groups using Marked Tree Road.

##### **DECISION:**

*That the information be noted and no action is required as the activity is not a breach of any legislation.*

#### **9.0 MATTERS CONSIDERED BETWEEN MEETINGS**

##### **9.1 2023 SUTTON PUBLIC SCHOOL AND DISTRICT CROSS COUNTRY EVENTS**

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##### **SUMMARY**

To consider a request to hold cross country events at Sutton Public School.

##### **DECISION:**

*That the approval of the event as a matter considered between meetings be noted.*

##### **9.2 2023 BLACK DOG MOTORCYCLE RIDE EVENT**

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##### **SUMMARY**

To consider a request to hold the 2023 Black Dog Motorcycle Ride event.

##### **DECISION:**

*That the approval of the event as a matter considered between meetings be noted.*



held on

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## 10.0 COMMITTEE MEMBER UPDATES

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### SUMMARY

To provide each Committee member an opportunity to provide the Committee with an update on traffic matters as it relates to their area of responsibility..

The following updates be provided as provided from:

- **NSW Police;**
  - ANZAC Day road closure had no issues.
  - A number of crashes and fatalities have occurred in the LGA, extra funding has been given to have more highway patrols in the LGA, as well as some special operations to take place.
  - A number of the recent road accidents will be removed from the fatality listings since the accidents have been determined to have been primarily the result of the consumption of alcohol and death by suicide
- **TfNSW;**

Nil
- **Yass Valley Council**
  - It was advised that Council has received initial information of proposed foot race, half marathon to be held on the 19 August 2023, loop route to start Riverside Park, Coolalie Road, Hardwicke Lane, Lucernvale Road & Riverbank Park. More information to be provided between meetings.
  - Road accident Fatality Information for Yass Valley LGA YTD 2022/23 was provided.
  - It was advised that Council has received complaints in relation to safety issues in the Murrumbateman Recreation Area carpark during the markets. Particularly in relation to vehicle conflict near toilets and hall area. This issue will be referred to the Council area managing the site.
- **Office of Local Member.**
  - The intersection of Mulligans Flat Road and Sutton Road had a number of vehicles over the ANZAC period carrying out 'Burnouts', as a road safety issue, this is an ongoing issue.

### DECISION

*That the information be noted*

Next Meeting: 2<sup>nd</sup> August 2023

The meeting closed at 11:26am

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Minutes of a meeting of  
Yass Valley held on the above date



# Country Mayors Association of NEW SOUTH WALES Inc

**Chairperson:** Cr Jamie Chaffey  
PO Box 63 Gunnedah NSW 2380  
02 6740 2115  
e-mail [Council@infogunnedah.com.au](mailto:Council@infogunnedah.com.au)  
ABN 92 803 490 533

## MINUTES

### GENERAL MEETING

FRIDAY, 26 MAY 2023 THEATRETTE, PARLIAMENT HOUSE, SYDNEY

The meeting opened at 8.31a.m.

**1. Chairmans Welcome**

**2. Acknowledgement to Country**

We acknowledge the Traditional Custodians of the land and waters, and we show our respect for Elders past and present and emerging. We are committed to providing communities in which Aboriginal and Torres Strait Islander people are included socially, culturally and economically.

**3. Acknowledgement of Parliamentarians**

The Chairman acknowledged the attendance of several Shadow Ministers and Members of Parliament as observers.

**4. ATTENDANCE:**

Albury City Council, Cr Kylie King, Mayor  
Armidale Regional Council, Mayor, Cr Tod Redwood, Deputy Mayor  
Armidale Regional Council, Mr James Roncon, General Manager  
Ballina Shire Council, Cr Sharon Cadwallader, Mayor  
Bathurst Regional Council, Cr Robert Taylor, Mayor  
Bega Valley Shire Council, Cr Russell Fitzpatrick, Mayor  
Bega Valley Shire Council, Mr Anthony McMahon, CEO  
Bellingen Shire Council, Cr Jo Cook, Deputy Mayor  
Bellingen Shire Council, Mr Mark Griffioen, General Manager  
Berrigan Shire Council, Cr Matthew Hannan, Mayor  
Bland Shire Council, Cr Brian Monaghan, Mayor  
Bland Shire Council, Mr Grant Baker General Manager  
Blayney Shire Council, Cr Scott Ferguson, Mayor  
Blayney Shire Council, Mr Mark Dicker, General Manager  
Bogan Shire Council, Cr Glen Neill, Mayor  
Bogan Shire Council, Mr Derek Francis, General Manager  
Bourke Shire Council, Cr Barry Hollman, Mayor

Bourke Shire Council, Ms Leone Brown, General Manager  
Broken Hill City Council, Cr Jim Hickey, Deputy mayor  
Byron Shire Council, Cr Michael York, Mayor  
Cabonne Shire Council, Cr Kevin Beatty, Mayor  
Cabonne Shire Council, Mr Brad Burns, General Manager  
Coffs Harbour City Council, Cr Paul Amos, Mayor  
Coolamon Shire Council, Cr David McCann, Mayor  
Coolamon Shire Council, Mr Tony Donoghue, General Manager  
Coonamble Shire Council, Cr Tim Horan, Mayor  
Coonamble Shire Council, Mr Hein Basson, General Manager  
Cowra Shire Council, Cr Bill West, Mayor  
Dubbo Regional Council, Cr Mathew Dickerson, Mayor  
Dubbo Regional Council, Mr Murray Wood, CEO  
Dungog Shire Council, Cr John Connors, Mayor  
Dungog Shire Council, Mr Gareth Curtis, General Manager  
Forbes Shire Council, Cr Phyllis Miller, Mayor  
Forbes Shire Council, Mr Steve Loane, General Manager  
Gilgandra Shire Council, Cr Doug Batten, Mayor  
Gilgandra Shire Council, Mr David Neeves, General Manager  
Glen Innes Shire Council, Cr Rob Banham, Mayor  
Glen Innes Shire Council, Cr Troy Arandale, Deputy Mayor  
Greater Hume Council, Cr Tony Quinn, Mayor  
Greater Hume Council, Ms Evelyn Arnold, General Manager  
Griffith City Council, Cr John Doug Curran, Mayor  
Griffith City Council, Mr Brett Stonestreet, General Manager  
Gunnedah Shire Council, Cr Jamie Chaffey, Mayor  
Hay Shire Council, Cr Carol Oataway, Mayor  
Hay Shire Council, Mr David Webb, General Manager  
Hilltops Council, Cr Margaret Roles, Mayor  
Inverell Shire Council, Cr Paul Harmon, Mayor  
Junee Shire Council, Cr Neil Smith, Mayor  
Kempsey Shire Council, Cr Leo Hauville, Mayor  
Kempsey Shire Council, Mr Craig Milburn, General Manager  
Kiama Municipal Council, Cr Neil Reilly, Mayor  
Kiama Municipal Council, Ms Jane Stroud, CEO  
Kyogle Council, Cr Kylie Thomas, Mayor  
Lachlan Shire Council, Cr John Medcalf, Mayor  
Lachlan Shire Council, Mr Greg Tory, General Manager  
Leeton Shire Council, Cr Tony Reneker, Mayor  
Leeton Shire Council, Ms Jackie Kruger, General Manager  
Lismore City Council, Cr Steve Krieg, Mayor  
Lismore City Council, Mr John Walker, General Manager  
Lithgow City Council, Cr Maree Statham, Mayor  
Lithgow City Council, Mr Craig Butler, General Manager  
Liverpool Plains Shire Council, Cr Doug Hawkins, Mayor  
Liverpool Plains Shire Council, Mr Gary Murphy, General Manager  
Lockhart Shire Council, Cr Greg Verdon, Mayor  
Lockhart Shire Council, Mr Peter Veneris, General Manager  
MidCoast Council, Cr Claire Pontin, Mayor  
MidCoast Council, Mr Adrian Panuccio, General Manager  
Mid-Western/Mudgee Regional Council, Cr Des Kennedy, Mayor

Moree Plains Shire Council, Cr Mark Johnson, Mayor  
Moree Plains Shire Council, Mr Nick Tobin, General Manager  
Murray River Council, Cr Christopher Bilkey, Mayor  
Murray River Council, Mr Terry Dodds, General Manager  
Murrumbidgee Council, Mr John Scarce, General Manager  
Muswellbrook Shire Council, Cr Steve Reynolds, Mayor  
Muswellbrook Shire Council, Derrick Finnigan, General Manager  
Narrabri Shire Council, Cr Ron Campbell, Mayor  
Narrabri Shire Council, Mr Robert Williams, General Manager  
Narrandera Shire Council, Cr Cameron Lander, Deputy Mayor  
Narromine Shire Council, Cr Craig Davies, Mayor  
Oberon Council, Cr Mark Kellam, Mayor  
Oberon Council, Mr Gary Wallace, General Manager  
Orange City Council, Cr Jason Hamling, Mayor  
Parkes Shire Council, Cr Ken Keith, Mayor  
Queanbeyan-Palerang Regional Council, Mr Kenrick Winchester, Mayor  
Queanbeyan-Palerang Regional Council, Ms Rebecca Ryan, CEO  
Shellharbour City Council, Cr Chris Homer, Mayor  
Shoalhaven City Council, Cr Amanda Findley, Mayor  
Shoalhaven City Council, Mr Stephen Dunshea, CEO  
Singleton Council, Cr Sue Moore, Mayor  
Singleton Council, Mr Jason Linnane, General Manager  
Snowy Valleys Council, Cr Ian Chaffey, Mayor  
Tamworth Regional Council, Cr Russell Webb, Mayor  
Tamworth Regional Council, Mr Paul Bennett, General Manager  
Temora Shire Council, Cr Rick Firman, Mayor  
Temora Shire Council, Mr Gary Lavelle, General Manager  
Tenterfield Shire Council, Cr Bronwyn Petrie, Mayor  
Upper Lachlan Shire Council, Cr Pam Kensit, Mayor  
Upper Lachlan Shire Council, Mr Alex Waldron, General Manager  
Uralla Shire Council, Cr Robert Bell, Mayor  
Uralla Shire Council, Ms Kate Jessep, General Manager  
Walcha Council, Cr Eric Noakes, Mayor  
Walcha Council, Phil Hood, Acting General Manager  
Warren Shire Council, Cr Milton Quigley, Mayor  
Warren Shire Council, Mr Gary Woodman, General Manager  
Warrumbungle Shire Council, Cr Ambrose Doolan, Mayor  
Warrumbungle Shire Council, Mr Roger Bailey, General Manager  
Weddin Shire Council, Cr Craig Bembrick, Mayor  
Weddin Shire Council, Ms Noreen Vu, General Manager  
Wingecarribee Shire Council, Mr Viv May, Interim Administrator  
Wingecarribee Shire Council, Ms Lisa Miscamble, General Manager  
LGNSW, Cr Darriea Turley, President  
LGNSW, Mr Damien Thomas, Director Advocacy  
LGNSW, Mr Shaun McBride  
LGNSW, Bronwen Regan  
ALGA, Cr Linda Scott, President  
OLG, Brett Whitworth, Deputy Secretary  
OLG, Melissa Gibbs, Director Policy and Sector Development  
RAMJO, Ms Yvonne Lingua, CEO  
CNSWJO, Ms Jenny Bennett

The Hon Leslie Williams - Shadow Minister for Women, Prevention of Domestic Violence and Sexual Assault and Aboriginal Affairs  
The Hon Wendy Tuckerman – Shadow Minister for Local Government  
The Hon Aileen McDonald – Shadow Minister for Youth Justice  
The Hon Scott Farlow – Shadow Minister for Planning & Public spaces, Housing and Cities  
The Hon Bronnie Taylor – Shadow Minister for Regional Health  
The Hon Gurmeh Singh – Shadow Minister for Tourism, Emergency Services and North Coast  
The Hon Adam Marshall – Member for the Northern Tablelands  
The Hon Kevin Anderson – Shadow Minister for Gaming, Racing, Arts and Heritage  
The Hon Wes Fang – Shadow assistant Minister for Police and Emergency Services  
Mr Michael Kemp – Member for Oxley  
Ms Tanya Thompson – Member for Myall Lakes  
Mr Dave Layzell MP

**APOLOGIES:**

As submitted Additional apologies received on behalf of Cr Narelle Davis, Mayor Snowy Monaro Regional Council, Mr James Davis, General Manager, Junee Shire Council and Mr David Sherley, General Manager, Bathurst Regional Council

**SPECIAL GUESTS:**

**The Hon Jenny Aitchison MP, Minister for Regional Transport and Roads**  
**The Hon Rose Jackson MLC, Minister for Water, Minister for Housing, Minister for Homelessness, Minister for Mental Health, Minister for Youth and Minister for the North Coast**  
**Dr Michael Holland MP, Parliamentary Secretary for Health and Regional Health**  
**Carmel Donnelly, Chair, IPART**  
**The Hon Dugald Saunders MP, Leader of the Nationals, Shadow Minister for Regional NSW, Shadow Minister for Agriculture and Natural Resources**  
**The Hon Sam Faraway MLC, Shadow Minister for Regional Transport and Roads**  
**The Hon Steph Cooke MP, Shadow Minister for Water and Shadow Minister Minister for Crown Lands**

**5. ADOPTION OF MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the General Meeting held on 9 March 2023 be accepted as a true and accurate record.

Moved Singleton Council Mayor, Councillor Sue Moore  
Seconded Forbes Shire Mayor Councillor Phyllis Miller

**6. Matters Arising from the Minutes**  
NIL

**7. ALGA Update Report**



Cr Linda Scott, President, presented her report advising that the Association focused on the Federal budget and advising that Local Government was currently receiving 0.5% of tax instead of the 1.5% tax being sought. There is a 75% hole in FAG Grants which is not being able to be filled. Councils are to receive \$3.1 billion in Financial Assistance Grants over the next twelve months but it is disappointing the government have not delivered on its pre-election promise for "fair increases." Other budget funding was \$484 million in Roads to Recovery funding • \$60 million over three years in supplementary road funding for South Australian councils • \$200 million Thriving Suburbs Program (local governments eligible to apply) • \$150 million Urban Precincts and Partnerships Program (local governments eligible to apply) • \$120 million Black Spot Program • Additional \$13.5 million round of the Remote Airstrip Upgrade Program • \$236 million over 10 years for flood warning infrastructure (rain gauges) • \$10 million for a national waste education campaign. Other subjects addressed were NSW Housing Affordability Reforms, Growing Regions Grants, Disaster recovery Funding, New Bank Closure Protocols, and National General Assembly. A copy of the report was included in the business paper.

RESOLVED That the report be noted

Moved Lachlan Shire Council Mayor, Councillor John Medcalf  
Seconded Parkes Shire Council Mayor, Councillor Ken Keith

## **8. LGNSW Update Report**

Cr Darriea Turley, President, provided up to date advice regarding the ESL subsidy advising that the subsidy was not allocated this year and a review of the models are to be undertaken. Cr Turley requested Councils to write to their local members and the Minister. The report covered Emergency Services Levy, Red Fleet Update and the IPART Review of Rate Peg Methodology NSW State Election, Cost Shifting Survey, Federal Budget with NSW to Receive \$951.4Million in Financial Assistance Grants and other assistance with Local Roads and Community Infrastructure Program, Skills, Aged Care, Flood and River Gauges, Rental Assistance and Sustainable Urban Development. A copy of the report was included in the business paper.

Resolved That the report be noted

Moved Forbes Shire Council Mayor, Councillor Phyllis Miller  
Seconded Tamworth Regional Council Mayor, Councillor Russell Webb

## **9. Membership**

RESOLVED that Bogan Shire Council, Greater Hume Shire Council and MidCoast Council be admitted as members of the Association.

Moved Forbes Shire Council Mayor, Councillor Phyllis Miller  
Seconded Muswellbrook Shire Council Mayor, Councillor Steve Reynolds

Membership pins were presented to the new members admitted at the 9 March meeting and this meeting and to other members that had not received them.

#### 10. Retirement of Mr Gary Lavell, General Manager, Temora Shire Council

Deputy Chairman Cr Rick Firman thanked Mr Lavell who retires on the 30 June, for his 28 years of service to Temora Shire Council and for his contribution to the Country Mayors Association.

#### 11. Correspondence Outward

Mr Andrew Clennell, Sky News Political Reporter	Thanking for being master of ceremonies at the "Meet the Leaders Forum" on the 21 February 2023
Cr Neil Smith, Mayor, Junee Shire Council	Advising that Junee Shire Councils application for membership was approved at the General meeting held on the 9 March 2023
Cr Steven Reynolds, Mayor Muswellbrook Shire Council	Advising that Muswellbrook Shire Councils application for membership was approved at the General meeting held on the 9 March 2023
Cr Barry Holman, Mayor, Bourke Shire Council	Advising that Bourke Shire Councils application for membership was approved at the General meeting held on the 9 March 2023
Cr Nuatali, Lord Mayor, Newcastle City Council	Thanking her for hosting the welcome function on the 8 March 2023 and updating her on Newcastle's application for associate membership of the Country Mayors Association
Mr Craig Carmody, Chief Executive Officer, Port of Newcastle	Thanking him for hosting the Country Mayors meeting on the 9 March 2023 and updating him on the Port of Newcastle's application for associate membership of the Country Mayors Association
The Hon Chris Minns MP, Premier	Congratulating him on his elevation to the position of Premier and offering an open invitation to address our members at future meetings
The Hon Timothy Crakanthorp MP, Minister for Skills, TAFE, and Tertiary Education, The Hon Daniel Mookhay MLC, Treasurer, The Hon Jenny Aitchison MP, Minister for Regional Transport and Roads, The Hon Ron Hoenig MP, Minister for Local Government, The Hon Rose Jackson MLC,	Congratulating them on their elevation to the Ministry outlining the CMA's priorities and offering an opportunity to address our members at a future meeting

Minister for Water, Housing, Homelessness, Mental Health, and Youth, The Hon Ryan Park MP, Minister for Health and Regional Health, and The Hon Tara Moriarty MLC, Minister for Agriculture, Regional NSW and Western NSW	
Department of Fair Trading	Notifying them of the change to the Constitution to create the position of Immediate Past Chairman
The Hon Damien Tudehope, MLC, Shadow Minister for Industrial Relations and Treasurer, The Hon Dugald Saunders MP, Leader of the Nationals, Shadow Minister for Regional NSW, Ms Eleni Petinos MP, Shadow Minister for Finance and Sport, Mr Gurmeh Singh MP, Shadow Minister for Tourism, Emergency Services and North Coast, The Hon James Griffin MP, Shadow Minister for Energy and Climate Change, Customer Service and Digital Government. The Justin Clancy MP, Shadow Minister for Skills, TAFE and Tertiary Education, Ms Kellie Sloane MP, Shadow Minister for Environment, The Hon Kevin Anderson MP, Shadow Minister for	Congratulating them on their elevation to the Shadow Ministry outlining the CMA's priorities and offering an opportunity to address our members at a future meeting

Gaming, Racing, Arts and Heritage, The Hon Leslie Williams MP, Shadow Minister for Women, Mr Mark Coure MP, Shadow Minister for Multiculturalism, The Hon Mark Speakman MP, Opposition Leader, Leader of the Liberals, Mr Mark Taylor MP, Shadow Minister for Corrections and Western Sydney, The Hon Matt Kean MP, Shadow Minister for Health, The Hon Natalie Ward MLC, Shadow Minister for Transport and Roads, The Hon Natasha Maclaren-Jones MLC, Shadow Minister for Families and Communities, Disability Inclusion, Homelessness and Youth, The Hon Paul Toole MP, Shadow Minister for Police, Ms Robyn Preston MP, Shadow Minister for Mental Health and Medical Research, The Hon Sam Faraway MLC, Shadow Minister for Regional Transport and Roads, The Hon Sarah Mitchell MLC, Shadow Minister for Education and Early Learning and Western NSW, The Hon Scott Farlow MLC, Shadow Minister for Planning	
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and Public Spaces, Housing, Cities, Hunter and the Central Coast, The Hon Steph Cooke MP, Shadow Minister for Water and Crown Lands, Mr Tim James MP, Shadow Minister for Fair Trading, Work Health and Safety and Building, The Hon Wendy Tuckerman MP, Shadow Minister for Local Government and Small Business, The Hon Aileen MacDonald MLC, Shadow Minister for Youth Justice, The Hon Alister Henskens MP, Shadow Attorney General, The Hon Bronnie Taylor MLC, Shadow Minister for Regional Health, Trade and Seniors.	
Mr Phillip Donato MP, Member for Orange	Congratulating him on his election to State Parliament and seeking a meeting with him on the 25 May 2023
The Hon Yasmin Catley MP, Minister for Police and Counter- terrorism	Congratulating her on her appointment as Minister for Police and Counter-terrorism and seeking a meeting with her on the 25 May 2023
Mr Roy Butler MP, Member for Barwon	Congratulating him on his election to State Parliament and seeking a meeting with him on the 25 May 2023

**Inward**

Department of Fair Trading	Advising that the changes to the Constitution having the Immediate Past Chairman as a member of the Executive Committee has been registered
Mr Greg Warren MP, Shadow Minister for Local Government, Shadow Minister for Veterans Affairs, and	Regarding the CMA priorities for the next election (Copy Attached)



Shadow Minister for Western Sydney	
Mr Robert Borsak MLC, Shooters and Fishers and Farmers Party NSW	Advising that they will hold the Government to account regarding Regional NSW (Copy Attached)

#### **Media Releases**

Regional NSW Doing the Heavy Lifting
Local Government March to the Wall

RESOLVED THAT THE INFORMATION BE NOTED

Moved Kyogle Council Mayor, Councillor Kylie Thomas  
Seconded Mayor, Councillor

#### **12. FINANCIAL REPORT**

RESOLVED That the financial reports for the last quarter were tabled and accepted

Moved Weddin Shire Council Mayor, Councillor Craig Bembrick  
Seconded Junee Shire Council Mayor, Councillor Neil Smith

#### **13. The Hon Rose Jackson MLC, Minister for Water, Minister for Housing, Minister for Homlessness, Minister for Mental Health, Minister for Youth and Minister for the North Coast**

The Minister hoped that this meeting would be the start of ongoing conversations with Country Mayors. She undertook to give clear and honest and direct answers to matters referred to her. Collaboration can be fruitful between government and councils. Water authorities are aware that councils in regional and rural areas are water utilities and need support through a partnership with the government and state water authorities, based on honesty to provide a more reliable water supply. The government wishes to lift the quality of town water supplies. Housing shortages particularly housing for key workers needs to be addressed. If any council has land that can be developed for housing please let's talk.

#### **The Hon Jenny Aitchison MP, Minister for Regional Transport and Roads**

The Minister has already had meetings with several councils. Integrated plans that look at people first are important. Reclassifications of roads is a great opportunity. Unfortunately in 2019 it was unfunded and in some cases councils have had to wait up to 8 years for their reclassification. Things have now moved on. Disaster Recovery funding has changed the way councils are looking at reclassifications so priorities are changing. The Government wants to give councils the cash now rather than having to wait. The city was getting \$5 for every \$1 that the country was getting in road funding. This has now been addressed and regional NSW will be getting double what it is now plus emergency repair funds.

#### **Dr Michael Holland MP, Parliamentary Secretary for Health and Regional Health**

Closing the gap for aboriginal health regional health is a priority. The NSW Government is committed to regional NSW and wants it to have parity with metropolitan areas. Dr John McGirr MP has been appointed Chairman of a select committee to oversee Rural Health Inquiry recommendations and the financial implications. The Health workforce is a high priority with the intention of employing 1,200 additional nurses and 500 paramedics. Those studying Health Care Degrees can receive a \$4000 subsidy per year for 4 years providing they comply with work requirements. The threat of workforce burnout is real and a taskforce has been established and has commenced work looking at the needs of health staff. Access to health care has improved using technology in country areas. The Rural Generalist Service supports country GP's.

The presentations were followed by Question and Answers from members

**14. Carmel Donnelly, Chair, IPART**

The Ratepayer Review Terms of Reference commenced 30 August 2022, followed by an issues paper and workshops with a draft report due early June 2023 and a final report to the Minister in August 2023. There have been 96 submissions and 2881 resident/ratepayer respondents. Council feedback has included abolishing rate pegging, current model doesn't support council financial sustainability, labour cost changes should be based on the Local Government award and other suggestions. Ratepayer submissions included affordability and cost of living and Councils financial affordability, and Councils financial management and efficiency. Affordability of rates is the most important consideration and residents have positive views about the services provided by councils. Council technical workshops propose the rate peg should include change in base costs, population factor, ESL factor, productivity factor and other adjustments which IPART are looking at as options.

**15. The Hon Dugald Saunders MP, Leader of the Nationals, Shadow Minister for Regional NSW, Shadow Minister for Agriculture and Natural Resources**

The leader of the Nationals introduced his Shadow Minister Team who are representing NSW on the cost of government. Funds committed by the previous Coalition Government are unspent and still available and the opposition is working to keep those funds for the purpose for which they were allocated. They are putting the money where their mouth is.

**The Hon Sam Faraway MLC, Shadow Minister for Regional Transport and Roads**

The Coalitions top commitment is the state of the roads and in opposition they want to highlight what programs should be continued and not be diverted. The Minister this morning did not mention betterment. The Coalition in Government had significantly more funds allocated to regional NSW including \$1.6billion to improve the road system, compared to the current government. It is understood that the Seniors Travel Card and Regional Apprenticeship and University Travel Card will be chopped in the September budget.

**The Hon Steph Cooke MP, Shadow Minister for Water, and Shadow Minister for Crown Lands**

Hosted 5 Cootamundra summits which has helped her to understand the Local Government sector. The Government has introduced an amendment to the Sydney Water Act and regional and rural NSW's 1.8 million water customers have been left out. Water NSW was also left out of the proposed legislation. The Opposition is now putting forward a number of amendments and the legislation has currently been removed. Water infrastructure and water planning is being deferred. It is critical that funding be provided for water services projects. A lot of work on priorities for Crown Land needs to be done.

The presentations were followed by Question and Answers from members

## **15. Scholarship Program Update**

RESOLVED That the amended Scholarship program be adopted

1. The NSW CMA Scholarship be allocated to the finalist Runner-up Council of the A R Bluett Memorial Award Winner (Rural/Regional Category)
2. Implement for 2023 at November AGM
3. The Council must be a current, Financial Member of NSW CMA
4. In the first year, that a \$5,000 Scholarship be offered to a Trainee/Apprentice/Degree of a Member Council (NSW CMA) amplifying the 'Grow our Own' Staff position NSW CMA Members have.
5. This Scholarship would assist with expenses such as accommodation, tools, textbooks, travel, and other relevant costs associated with their TAFE, University or similar courses relating to their employment at their respective member Council.
6. Scholarship funds will be presented in full to the recipient at the AGM in November.
7. Should the Runner Up of the Bluett Award not be a current financial member of NSW CMA, they be given the opportunity to join (enhancing membership numbers).
8. The inaugural Scholarship be funded out of NSW CMA reserves. Subsequent years, to be determined (eg: special Scholarship Levy added to existing membership fee)
- 9.. A Special Plaque to be presented, acknowledging the Scholarship Recipient (NSW CMA logo, Recipient's name and date etc). The Recipient would also present to the NSW CMA Members about their career and how the funds may assist. Further, the Recipient to be invited back at another future meeting of NSW CMA, to present a written report to the Members, on how the Scholarship actually assisted them during the year. This places responsibility on the Recipient and should only enhance the Members commitment to continuing with the concept of awarding a Scholarship.
10. It is expected that the Runner-up Council will pay for the travel accommodation costs associated with the scholarship recipient to attend appropriate meetings of the Country Mayors Association.
11. A caveat be placed on the Scholarship Recipient that if the Recipient discontinues their course/s, the Scholarship ceases, effective at the time of advice. If they discontinue studies within six months from presentation of scholarship unexpended funds to be returned to CMA.

12. The Scholarship Sub-Committee conducts a review, after the first year of awarding a Scholarship and make recommendations to the Executive and members on potential improvements/restructuring that may be required

Moved Forbes Shire Mayor, Councillor Phyllis Miller  
Seconder Parkes Shire Council Mayor, Councillor Ken Keith

**16. Aligning Membership Criteria of CMA with LGNSW**

A MOTION was moved by Forbes Shire Council seconded by Singleton Council that the CMA membership be aligned with the LGNSW Regional and Rural membership.

The motion was LOST

**17. Country Mayors Association Associate Members**

RESOLVED That the following new clauses be added to the Constitution  
6. Those Councils, for Profit Organisations and not for Profit Organisations that are not eligible under clause 3 and 3a. Clause 4 conditions apply to obtain Associate Membership

7. Associate Members will not have voting rights at Annual General Meetings or at any other time a membership vote is taken

8. Associate Members will be encouraged to attend, Annual General Meetings, forums, study tours and any other events that promote CMA's objectives

Clause 10 be amended by the inclusion of the words "Associate Membership of for Profit Organisations shall be set at 200% of the full fee and not for Profit Organisations shall be set at 75% of the full fee" after the words "full fee in line four"

Moved Parkes Shire Council Mayor, Councillor Ken Keith  
Seconded Singleton Council Mayor, Councillor Sue Moore

**18. Rural Councils Victoria Forum Echuca 14 July**

Rural Councils Victoria have extended an invitation to the Chairman and Deputy Chairman to attend their Forum at Echuca as complimentary Guests. The Executive Committee have resolved that any costs incurred be paid by the CMA

RESOLVED That the information be noted

Moved Junee Shire Mayor, Councillor Neil Smith  
Seconded Muswellbrook Shire Council Mayor, Councillor Steve Reynolds

**19. Review of Pensioner Rebate Subsidy**

RESOLVED That the Country Mayors Association advocate to the State Government for a more realistic and timely indexing process for pensioner concessions and rebates to assist pensioners in paying their Council rates and

charges. This advocacy is to include increased funding support from the State Government for the cost of providing pensioner rebates

Moved Ballina Shire Council Mayor, Councillor Sharon Cadwallader  
Seconded Muswellbrook Shire Council Mayor, Councillor Steve Reynolds

## **20. Daylight Saving**

RESOLVED That Day Light Saving be reduced to four months of the year starting on the first weekend in November and finishing in the last weekend in February to be implemented no later than November 2023.

Moved Lachan Shire Council Mayor, Councillor John Medcalf  
Seconded Kyogle Council Mayor, Councillor Kylie Thomas

## **21. Gifts for Future Presenters**

The Executive Committee has received quotations for the supply of Country Mayors ties, scarf's and pens and has agreed to purchase 50 ties and scarf's at a cost of \$3,185.00 and 100 pens with logo and engraving for \$850.00. Invited guests will be offered a gift for attending our meetings and members are encouraged to purchase these items at cost.

RESOLVED that the information be noted

Moved Narromine Shire Council Mayor, Councillor Craig Davies  
Seconded Kyogle Council Mayor, Councillor Kylie Thomas

## **22. The Accounting Treatment of RFS Assets**

RESOLVED That the NSW Country Mayors Association

1. Confirms its strong position that local councils do not control RFS assets and therefore should not have to account for RFS assets in their financial statements
2. Rejects outright NSW Treasury's current policy position that the State Government does not control the RFS assets and that Local Government therefore does
3. Rejects and dismisses any argument that vesting under the RFS Act equates to control in terms of accounting standards (where 'substance over form' sees control in the accounting sense sitting squarely with the RFS)
4. Rejects outright the Auditor General's position that she must audit in accordance with Treasury's policy position instead of Australian Accounting standards, noting also that the AG is supposed to be independent of government, not a voice for government
5. Writes to the Premier of NSW and the NSW Parliamentary Accounts Committee to ask that they
  - (i). immediately investigate the basis behind all 40 Councils' qualified financial statements for YE 21/22 (especially given that nothing changed in YE 21/22 from prior years when absolutely NO Councils were qualified for having accounting policies that did not account for RFS assets), and



(ii). Immediately investigate statutory remedies that enshrine in legislation the reality regarding control of RFS assets, being that RFS assets are entirely controlled by the NSW RFS.

Moved Leeton Shire Council Mayor, Councillor Tony Reneker  
Seconded Lachlan Shire Council Mayor, Councillor John Medcalf

**23. CMA November Meeting**

CMA meeting dates are organized around Parliamentary sitting days. Our August meeting complies with those dates but the 3 November does not as the sitting days are the 21-23 November 2023

RESOLVED That the AGM and General Meeting in November be held on the 24 November 2023

Moved Forbes Shire Council Mayor, Councillor Phyllis Miller  
Seconded Leeton Shire Council Mayor, Councillor Tony Reneker

**24. Launch of Country Mayors Association Website**

The Chairman advised that in accordance with the CMA resolution of the 9 March 2023 the website has now been developed and is online "nswcountrymayors.com.au" and invited all to connect. The Chairman walked through each of the tabs of Publications, Media, Events, Advocacy, Members, Annual Survey and Contacts. The website will be updated regularly.

**25. Survey Results**

The priority survey forwarded to members closed on Friday 19 May 2023. The results are as follows

Q1 - 90% of our members responded to the annual survey

Q2 - New top five issues as ranked by our members are;

1. Financial Sustainability
2. Housing
3. Labour Shortages
4. Transport and Roads
5. Health

Q3 - New top five emerging issues as ranked by our members

1. Planning
2. Disaster Preparedness
3. Renewable Energy
4. Water Security
5. Infrastructure – Crime, Law and Order

Q4 - At full value more than 2,000 positions vacant over 71 Regional Councils in NSW

Q5 - 85% of our members that completed the survey have in the past two years or will within the next five years undertake a Special Rate Variation

Q6 - 39 responses to our request for further advocacy positions

**26. Next Meeting**

The date of the next meeting is scheduled for Friday, 4 August 2023

There being no further business the meeting closed at 1.26pm.

Cr Jamie Chaffey  
Chairman Country Mayor's Association of NSW



## **Minutes of the Sustainability Advisory Committee**

**Tuesday 30 May 2023**  
6.00pm  
Council Chambers  
209 Comur Street, Yass

**Minutes of the Sustainability Advisory Committee held on 30 May 2023**

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**Minutes of the Sustainability Advisory Committee held on 30 May 2023**

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**Present**

Cr Adrian Cameron (Chair), Luke McAlary, Alex Tewes, Ania Wardle (via Teams), Saan Ecker and Caitlin Nelson.

**Also Present**

Chris Berry – Chief Executive Officer, and Shirree Garland – Corporate Planning & Executive Support Officer

Meeting opened at 6.03pm

**Acknowledgement of Country**

**1. Apologies**

Alison Elvin and Peter Davidson

**2. Declarations of Interest**

Nil

**3. Confirmation of Minutes**

**COMMITTEE DECISION**

*That the minutes of the Sustainability Advisory Committee held on 20 April 2023 be taken as read and confirmed.*

*(A Tewes/C Nelson)*

**4. Sustainability Policy Update – verbal report by Chair**

Cr Cameron provided a verbal report advising that Council endorsed the Sustainability Policy to go on public exhibition at its 25 May meeting.

**FOGO**

The Chief Executive Officer responded to the previous recommendation that staff further refine the FOGO threshold paper and advised that a report with a proposed detailed design and options would be brought to the Committee's next meeting. Discussion was held in relation to the need for education/community consultation.

**Electric Vehicles**

The Chief Executive Officer advised that staff had received demonstrations for various types of machinery for use in the Parks and Gardens areas. EVs are being considered as part of the fleet turnover. Currently there are a couple of hybrid vehicles in the fleet.

Proposed Tesla recharging station, park and ride site, requires power upgrade, hope to have operational next financial year.



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**Minutes of the Sustainability Advisory Committee held on 30 May 2023**

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**5. Reports**

**5.1 2023/24 INTEGRATED PLANNING & REPORTING DOCUMENTS**

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**SUMMARY**

Council approved the draft 2023/24 Integrated Planning & Reporting documents for public exhibition at an its meeting on 11 May 2023. While the Sustainability Advisory Committee provided a “pre-budget submission” to Council following its 31 January 2023 meeting, it would be appropriate for the Committee to consider whether it wishes to comment further on any items within the 2023/24 Integrated Planning & Reporting documentation.

**COMMITTEE RECOMMENDATION**

*That:*

1. *The Committee note the contents of the 2023/24 Integrated Planning & Reporting documents.*
2. *The Committee indicated support for the following budget items:*
  - *Conduction of waste services review*
  - *Engagement of a Waste Manager.*

*(L McAlary/S Ecker)*

**5.2 REVIEW OF THE CURRENT STATUS OF VARIOUS PROJECTS AND REQUESTS**

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**SUMMARY**

The Sustainability Advisory Committee has been in operation for close to 12 months and has met on six separate occasions. Various actions have been proposed and are still in progress. Several matters have also been identified requiring Council assistance. It is appropriate at this stage to review those outstanding actions and requests for assistance to ensure matters continue to be progressed.

**COMMITTEE DECISION**

*That the Committee note the actions and requests for assistance in this report and continue to progress as appropriate.*

*(A Tewes/S Ecker)*

**Update from Chair**

The Chair advised that he had recently attended the Aboriginal Advisory Committee meeting and would be attending the Yass Soldiers Memorial Meeting this week.

Invitation to attend South West CWA meeting to discuss FOGO legislation – Caitlin Nelson to attend.

Resource Energy and Industry Forum – Towards Zero Emissions future, 6-8 June 2023.

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**Minutes of the Sustainability Advisory Committee held on 30 May 2023**

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Meeting with Council's Communications & Media Team to discuss promotion of sustainability within the community etc.

**Action:** *CEO to follow up meeting request.*

**6. Next Meetings**

Tuesday 1 August at 6.00pm.

Thursday 21 September 2023, at 6.00pm.

The meeting closed at 7.10 p.m.



## **Minutes of the Youth Council Meeting**

**Monday 5 June 2023**  
6.00pm  
Council Chambers  
209 Comur Street, Yass

**Minutes of the Youth Council Meeting held on 5 June 2023**

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**Minutes of the Youth Council Meeting held on 5 June 2023**

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**Present**

Blake Hollingsworth, Imogen Bradley, Jyelee Bogan, Phoebe Cooke, Hunter Hass, Mitch Blundell, Jasmine, Riley, Maddy

**Also Present**

Georgia Patmore, Manager Community & Economic Development; Melinda Cooke, Senior Project Officer Rec Assets; Kelly Mather, Youth Worker – Headspace and Robyn Zwar, Events Coordinator

**1. Apologies**

Lynette Safranek, Director Corporate & Community, Cr Cayla Pothan and Erin Ballenger

**2. Confirmation of Minutes**

**COMMITTEE DECISION**

*That the minutes of the Youth Council Meeting held on 8 May 2023 be taken as read and confirmed.*

*(M Blundell)*

**3. Presentation by HeadSpace Yass**

Kelly Mather, Youth Worker from Headspace, provided a presentation and handed out merchandise and information for the Council.

**4. Staff Reports**

**4.1 Riverbank Park Opening update**

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The Youth Council selected costumes that they would be wearing on the opening on 1 July.

**ACTION:** *Robyn Zwar to send an email confirming the costumes and the time for everyone to meet on 1 July, get face painted and instructions on the morning and what is required.*

**4.2 Bi-monthly BBQ's**

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Robyn Zwar to send an email with a roster so the Youth Council can confirm the times they will be arriving to sell egg and bacon rolls. \$5 was discussed on the charge. Youth Council to confirm size for their jacket to be worn on the day. Maddy mentioned that she would be happy to make biscuits and sell these on the day as well. Setting up at 8.30am in front of the National Bank in Comur Street, BBQ will go from 9am – 12 pm and pack up at finish by 12.30pm

**4.3 Meeting locations for remainder of 2023**

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To be discussed at the July meeting.

**4.4 Meeting Procedures**

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Georgia spoke about what is required in all meetings and the procedures we require.

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**Minutes of the Youth Council Meeting held on 5 June 2023**

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**4.5 Involvement with Council Community Events Calendar**

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Discussion was held on the Youth Council being involved in our Local Government Week by cooking a BBQ and raising money for the Youth Council. Other activities to be held during the year on how to build awareness at community events was also discussed.

**5. Next Meeting**

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Monday 10 July 2023, at 6pm in Council Chambers 209 Comur Street, Yass.

The meeting closed at 7pm





## **Minutes of the Yass Soldiers Memorial Hall Advisory Committee Meeting**

**Thursday 1 June 2023**  
4.00pm  
Council Chambers  
209 Comur Street, Yass

**Minutes of the Yass Soldiers Memorial Hall Advisory Committee Meeting  
held on 1 June 2023**

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**Minutes of the Yass Soldiers Memorial Hall Advisory Committee Meeting  
held on 1 June 2023**

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**Present**

Cr Turner (Chair), Cr Abbey, A Charry, A Hennell, A McCarthy, J Scanes,

**Also Present**

Cr Cameron, T.Stevens – YVC

**Acknowledgement of Country**

**1. Apologies**

Cr Pothan, J Davidson, L Hagerty, C Mongan (Alt), S Jitts

**2. Declarations of Interest**

**3. Confirmation of Minutes**

**COMMITTEE DECISION**

*That the minutes of the Yass Soldiers Memorial Hall Advisory Committee Meeting held on 09 February 2023 be taken as read and confirmed.*

*The Committee noted that the previous minutes did not refer to the attendance by members of the public, the significance of the meeting with regards to roof repairs and the requirement to move the archives with short notice, and the separate matter of use of the front rooms by Yass RSL Sub Branch*

**4. Sustainability Advisory Committee**

Cr Cameron, Chair provided a verbal report on the committee's charter. He provided updates on the following initiatives which the committee are currently advocating:

- The Sustainable Policy currently on exhibition other points
- FOGO
- Electric Vehicles

**5. Staff Reports**

**5.1 YASS SOLDIER'S MEMORIAL HALL - UPDATE ON MAINTENANCE WORK.**

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**SUMMARY**

To present an update on the maintenance priorities of the Yass Soldier's Memorial Hall.

**RECOMMENDATION**

*That the updated works maintenance report be received and noted by the committee.*

**Minutes of the Yass Soldiers Memorial Hall Advisory Committee Meeting  
held on 1 June 2023**

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**The following questions were permitted by the chair:**

Cr Cameron asked the following questions on behalf of absent committee member Judith Davidson.

Q1. Was \$28,000 of Hall upgrade money spent renovating the 2 front rooms for the prospective tenants?

Reply: No upgrade funding was spent on the 2 front rooms.

Any upgrade & fit out to both spaces were undertaken at the expense of the tenant.

Q2. Building upstairs was said to be unsafe when Archives moved. Has money been utilised to fix the unsafe nature of the first floor.

Reply: An allocation has been included in the priorities for further funding requirements for the Yass Soldiers Memorial Hall (see staff report to this meeting). No funding has been allocated at this stage.

**6. Next Meeting**

Thursday 14 September 2023, at 4.00pm in Council Chambers, 209 Comur Street, Yass

The meeting closed at <4:55 p.m.>