



Ordinary Meeting of Council

Thursday 23 November 2023

4.00pm

Council Chambers

209 Comur Street, Yass

ATTACHMENTS TO REPORTS

Ordinary Meeting of Council

Attachments to Reports

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The Hon Paul Scully MP
Minister for Planning and Public Spaces



Ref: MDPE23/3451

Clr Allan McGrath
Mayor
Locked Bag 6
YASS NSW 2582
via: AMcGrath@yass.nsw.gov.au

Dear Clr McGrath,

I write to you regarding the need to allow for more housing in our low and medium density zones across New South Wales to help increase supply and diversity of homes we are delivering in our suburbs.

New South Wales is in a housing crisis. Through the National Housing Accord, councils and the NSW Government are committed to working together to look at every opportunity to address this crisis.

Our shared task is to approve and encourage the necessary investment and commencements for 377,000 homes by 2029.

The land use planning and assessment functions of councils and the Department will need to quickly adjust towards approaches that lead to more homes in well-located areas.

As a way to increase our housing numbers in NSW, the NSW Government has identified a number of limitations across the residential zones constraining our ability to deliver this diverse housing in our low and medium density areas. In Greater Sydney these include:

- Terraces, townhouses and 2 storey residential flat buildings (i.e. manor houses) are only permitted in the R2 low density residential zone in 2 of 35 Local Environmental Plans (LEPs) in Greater Sydney – just six per cent. This is despite 77 per cent of residential land being zoned R2. Even though the R3 medium density zones do allow terraces, they only make up 13% of residential land; and
- Residential flat buildings (RFBs) are only permitted in the R3 medium density zone in 47% of LEPs. Even though the R4 high density residential zones do allow RFBs, they only make up 3% of residential land.

The story is more mixed outside of our major cities but there are still opportunities available for the planning system to prioritise low and mid-rise housing types in our main residential zones.

We are asking councils to review their local policy settings and approaches in the interests of housing supply. I ask you to identify existing well-located areas where terraces, small unit blocks or well-designed mid-rise apartments can be permitted.

Research consistently shows that there is unmet demand for additional small apartment and low-rise multi-dwelling housing options as well as purpose-built rental and affordable and social housing.

With this in mind, the Department will be realigning its resources to support councils in these initiatives and is developing a tool kit to help councils and state agencies deliver the outcomes we need. Councils shouldn't wait for this work to happen, rather I am asking you to begin work identifying locations and permitting more low and mid-rise homes immediately.

This urgency for all of us to play our part to approve and deliver housing in all parts of New South Wales brings me to my final point. The upcoming 2024 NSW local government elections are scheduled to be held on Saturday 14 September 2024. The caretaker period will begin 4 weeks before on 16 August 2024.

The NSW local government elections may have an impact on some policy and program timeframes and exhibition dates and may impact on planning assessment timeframe targets.

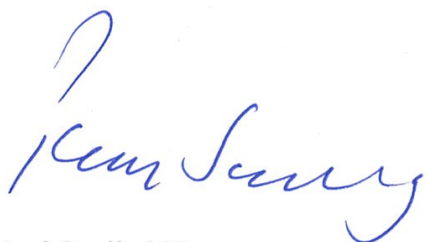
All planning assessments and other council responsibilities and operations should continue as normal until the start of the caretaker period. It is my express view that councils should continue to undertake their legal responsibilities under local government and planning legislation to make sure that we keep up the momentum on delivering the approvals for housing developments across New South Wales.

I would also request that this letter be tabled at your next council meeting so that councillors are clear about the State government's intentions on behalf of the people of NSW to deliver more low and mid-rise homes, while reminding them of their duty during election periods.

We all have a part to play in delivering on the National Housing Accord and a role in helping the next generation into home ownership or long-term rental. I urge you to look at your policy settings with the aim of expanding the number of homes in your LGA.

Should you have any questions regarding the housing reform work or to caretaker conventions for local government elections, please contact the Department at stakeholder.engagement@dpie.nsw.gov.au.

Yours sincerely



Paul Scully MP
Minister for Planning and Public Spaces

30/10/23



yass valley council
the country the people

Yass Valley Council
PO Box 6
226 Campus Street
YASS NSW 2582
Telephone: (02) 6226 1477
Email: council@yass.nsw.gov.au

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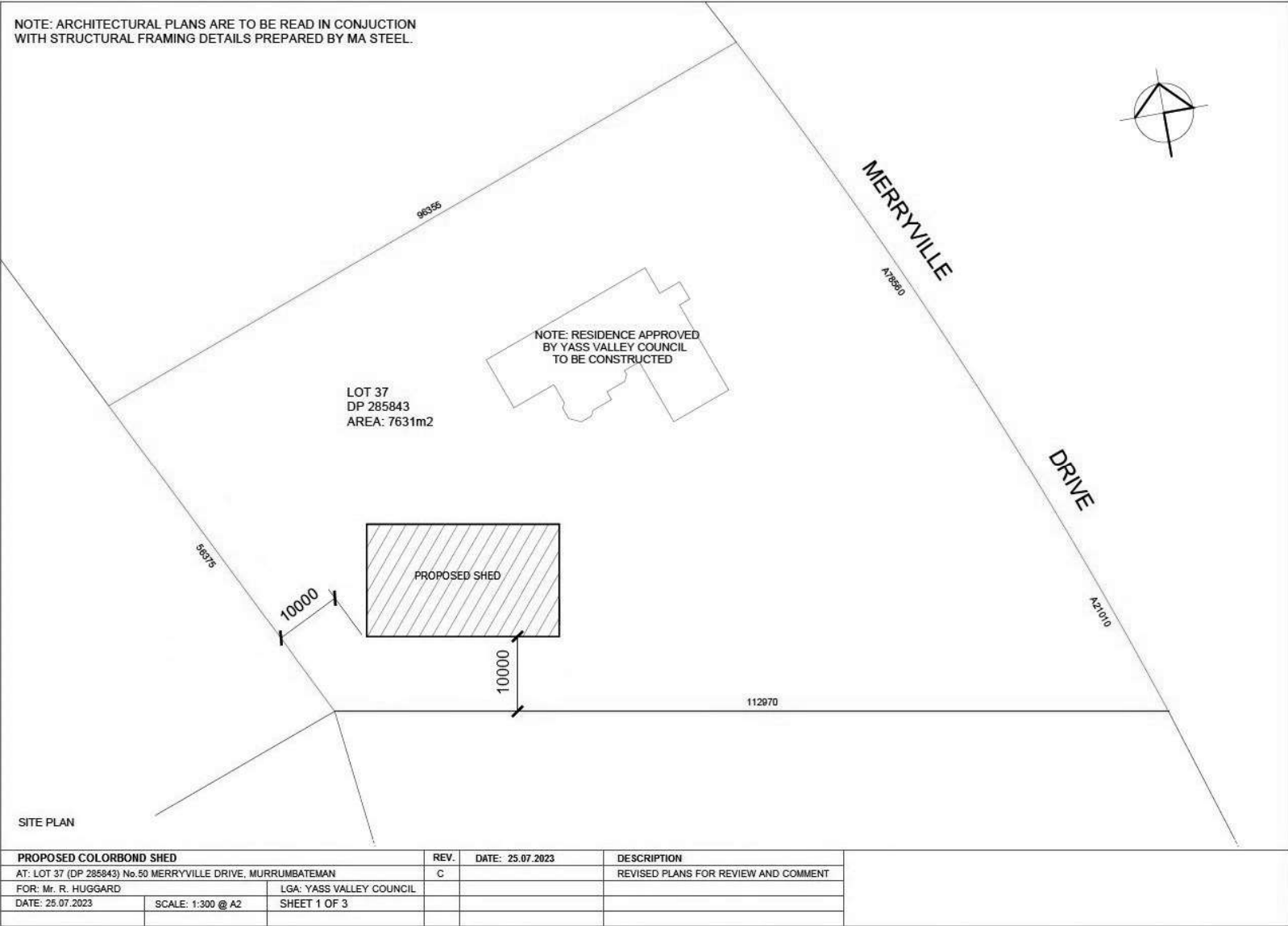
Drawn By: Kate Baker

Projection: GDA94 / MGA zone 55

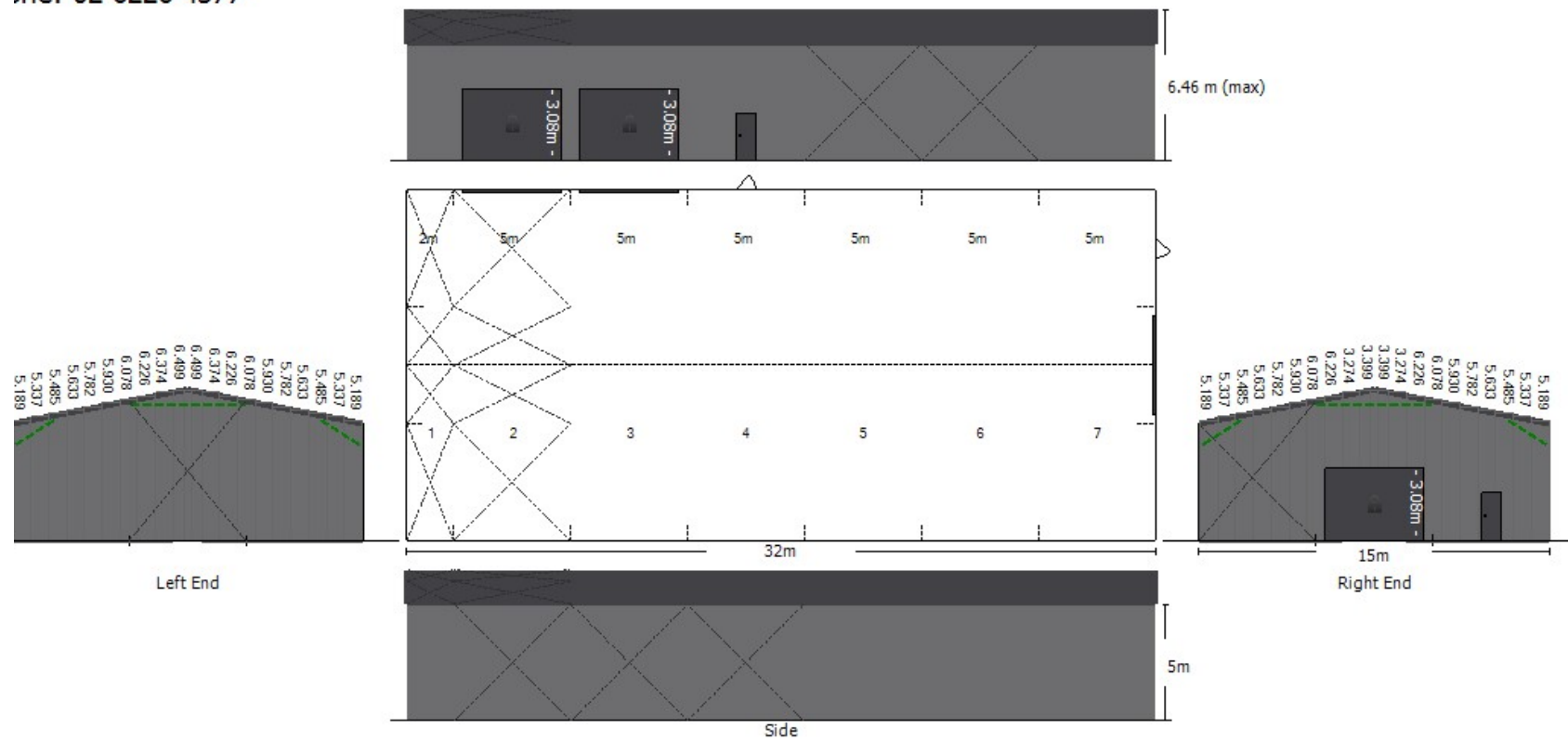
Date: 10/11/2023 9:19 AM

Locality Plan

Map Scale: 1:3788 at A4



Murrumbidgee
Merryville Drive Murrumbateman
Number: 24090
Produced by:
Steel Pty Ltd (Lic 225516C)
Phone: 02 6226 4377



Dear Anthea,

I write to you and YVC regarding the proposed development application DA230034 at 50 Merryville Drive, Murrumbateman.

[REDACTED] I am flabbergasted at the revised shed plan propose a 6.46m high shed to be constructed. Whilst I do not oppose people placing sheds on their properties, the height of this proposed construction I believe to be out of character with the properties in the area and the and rural outlook [REDACTED] will be drastically affected. This more in keeping with an industrial scale construction - something I would expect to see in Fyshwick!

I currently note the numerous horses, cars, building materials etc on the block currently and are very concerned that a shed of this scale will be used for industrial purposes - possibly working on cars (not just storing them) and excessive noise will become an issue.

The other concern I have is the plan to plant more pine trees along the property boundary [REDACTED] with up to 3 meters of overhang through and above the fence line [REDACTED]. This not only damages the fence but shades the land making it hard to grow grass and leaving areas muddy after extended periods of rain- not to mention the meters of roots that grow into the the neighboring property making it hard to do anything in that area. If trees are going to be planted along boundaries then I think a certain setback from the fence should be enforced so the branches, excessive shading and leaves and pine needles and root systems are not dropping [REDACTED].

Surely setting back the trees so they stay on the owner's land along with a lower height shed would be much more appropriate for the area designated in this DA, especially in a rural environment like this.

[REDACTED]

I look forward to hearing from you.

Section 4.15 Assessment

Summary of Application

Development Application No.	DA230034
Type of Development	Local Development
Development Site	Lot 37 DP 285843 50 Merryville Drive MURRUMBATEMAN NSW 2582
Description of Development	Construction of a shed

Integrated Development

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

Comments

The proposed development is not integrated development and there are no agency or concurrence required.

Section 4.15 – Matters for Consideration

Provisions of any environmental planning instrument

State Environmental Planning Policy (SEPP)	<p>Where a SEPP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the instrument • Complies with development standards contained in the instrument • Satisfies the requirements of the instrument • Meets the relevant concurrence, consultation and/or referral requirements.
<p>Comment</p> <p>There are no SEPPs applicable to this development application.</p>	
Local Environmental Plan (LEP)	<p>In considering the provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP), is the proposed development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Consistent with the aims and objectives of the land use zone • Permissible in the land use zone • Consistent with all relevant clauses within the LEP • Complies with development standards in the LEP.
<p>Comment</p> <p>The land is subject to the controls of the YVLEP and is zoned R5 Large Lot Residential.</p>	
Clause 2.3 Zone and zone objectives	<p>The land is zoned R5 Large Lot Residential. The objectives of which are:</p> <ul style="list-style-type: none"> • <i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i> • <i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</i> • <i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i> • <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> • <i>To ensure that development is provided with an adequate water supply and the disposal of sewage</i> <p>The shed is not considered to be consistent with the objectives of the zone as it is not considered to be development which is compatible with the rural residential character of the locality.</p>
Clause 2.3 Land Use Table	<p>The proposed development is permitted with consent in the zone as it is ancillary development to the approved residential use of the land.</p>
Clause 2.6 Subdivision consent requirements	N/A
Clause 2.8 Temporary use of land	N/A

Clause 4.1 Minimum subdivision lot size	N/A
Clause 4.1B Subdivision using average lot sizes	N/A
Clause 4.1C Additional requirements for subdivision in certain rural zones	N/A
Clause 4.1D Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5	N/A
Clause 4.2B Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones	N/A
Clause 4.3 Height of buildings	N/A
Clause 4.4 Floor space ratio	N/A
Clause 4.6 Exceptions to development standards	N/A
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A
Clause 5.10 Heritage conservation	N/A
Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	N/A
Clause 5.21 Flood planning	N/A
Clause 6.1 Earthworks	<p>Applies to the proposed development and prescribes matters that must be considered by the consent authority before granting consent for earthworks.</p> <p>Earthworks will be required for the proposed development. It is considered unlikely that the earthworks required will have a significant impact upon drainage patterns and soil stability. The earthworks proposed will not significantly impact upon neighbouring properties or waterways. Erosion and soil movement can be managed through sediment control measures.</p>

Clause 6.2 (repealed)	Repealed.
Clause 6.3 Terrestrial biodiversity	N/A
Clause 6.4 Groundwater vulnerability	N/A
Clause 6.5 Riparian land and watercourses	N/A
Clause 6.6 Salinity	N/A
Clause 6.7 Highly erodible soils	N/A
Clause 6.8 Essential services	<p>Should the development be approved, the consent authority must be satisfied that services which are essential for the development are available or that adequate arrangements have been made to make them available when required. The following essential services are applicable:</p> <ol style="list-style-type: none"> Stormwater drainage can be managed and appropriate conditions of consent. Suitable vehicular access has been installed during the initial subdivision. It is not required to be upgraded.
Clause 6.9 Development within a designated buffer area	N/A
Clause 6.10 Development on land intended to be acquired for Barton Highway duplication	N/A
Clause 6.12 Development on certain land in Gundaroo and Sutton in R2 Low Density Residential	N/A
Other relevant clause	N/A

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

Primary Matters	Specific Consideration
Draft Environmental	<p>Where a draft environmental planning instrument is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> Consistent with the aims and objectives of the draft instrument

Planning Instrument	<ul style="list-style-type: none"> Complies with development standards contained in the draft instrument Satisfies the requirements of the draft instrument Meets the relevant concurrence, consultation or referral requirements to address the provisions of the draft instrument
<u>Comment</u> Nil.	

Any development control plan

Primary Matters	Specific Consideration
Development Control Plan (DCP)	Where a DCP is applicable to the proposed development, is the development: <ul style="list-style-type: none"> Consistent with the aims and objectives of the plan Satisfies the requirements of the DCP
<u>Comment</u> Nil applicable to the proposal. Refer to comments in the Council report re draft DCP.	
Contributions Plans	Are contributions under the Yass Valley Developer Contribution Plan 2018 and/or the Yass Valley Heavy Haulage Contribution Plan 2021 applicable to the proposed development?
<u>Comment</u> Contributions are payable based on the cost of the shed being over \$100,000.	

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

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

Prescribed Matters – Environmental Planning and Assessment Regulation

Primary Matters	Specific Consideration
Environmental Planning and Assessment Regulation 2021	The following matters under the <i>Environmental Planning and Assessment Regulation 2021</i> have been considered: <ul style="list-style-type: none"> complies with AS 2601 when demolition is involved complies with the Category 1 fire safety provisions if a change of building use is involved

	<ul style="list-style-type: none"> • has provision for compliance with the Building Code of Australia as amended if an building upgrade required • has been accompanied by a compliant BASIX certificate where the development is BASIX affected.
Comment Nil outside of the matters discussed elsewhere in this assessment.	

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>Context</p> <p>Compatibility of the development with:</p> <ul style="list-style-type: none"> • scenic qualities and features of the landscape • character and amenity of the locality and streetscape • scale (bulk, height, mass) form, character, density and design of development in the locality • previous existing land uses and activities in the locality <p>Setting</p> <p>Impact of the development on adjacent properties in terms of:</p> <ul style="list-style-type: none"> • the relationship and compatibility of adjacent land uses • sunlight access (overshadowing) • visual and acoustic privacy • views and vistas • edge conditions such as boundary treatments and fencing
Comment <p>The shed is proposed to be constructed within an established Large Lot Residential Zone. The area is characterised by lots of similar size, many of which have large sheds which are used for the storage of equipment for the maintenance of these semi-rural lots.</p> <p>The proposed maximum height of the shed, being 6.46m, is considerably higher than other sheds/outbuildings approved within Merryville Estate. For the purposes of scale comparison, the following sheds have been approved in recent years within Merryville Estate:</p> <ul style="list-style-type: none"> • 5 Governor Drive, Murrumbateman – 14m (L) x 7m (W) maximum height 3.93m. • 84 Merryville Drive, Murrumbateman – 20m (L) x 7m (W) maximum height 3.08m. • 1 Thoroughbred Drive, Murrumbateman – 23m (L) x 8m (W) maximum height of 3.83m <p>The location of the proposed shed is to the left hand side of the proposed dwelling, set behind the building line. As the proposed shed will be directly in front of the existing accessway and is not shielded from view by the dwelling it will dominant the street view of the property.</p>	

Access, transport and traffic	<p>Consideration of access, transport and traffic and the proposed development:</p> <ul style="list-style-type: none"> • The existing road network is capable of supporting the proposed development • The proposed development complies with Council's Roads Standards Policy • 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 • Public transport is available • A traffic management study was either not required to support the proposed development or was submitted and was considered satisfactory • An adequate number of vehicle parking spaces have been provided • On site car parking has provisions for compliance with relevant standards • The proposed or existing location of vehicular access to the site is considered satisfactory
<p><u>Comment</u></p> <p>The existing access off Merryville Drive is suitable and is not required to be upgraded as a result of this proposal. Construction of the shed will not increase the volume of traffic to the site.</p>	
Utilities	<p>Consideration of utilities and the proposed development:</p> <ul style="list-style-type: none"> • Utilities are either existing and capable of supporting the proposed development or capable of being extended to service the site • Where onsite sewage management is proposed it has been accompanied by a report prepared by an appropriate consultant demonstrating the suitability of the site for on-site effluent disposal
<p><u>Comment</u></p> <p>No facilities are proposed within the shed and as such provision for the disposal of sewerage is not applicable. Connection to the existing stormwater discharge would be required if consent is to be granted.</p>	
Heritage	<p>Impact of the proposed development on heritage significance of the site, adjacent properties and/or a heritage conservation area:</p> <ul style="list-style-type: none"> • Consideration of impact on items, landscapes, areas, places, relics and practices • Consideration of the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site
<p><u>Comment</u></p> <p>The site is not within a heritage conservation area and does not contain a heritage listed item. There are no known Aboriginal objects on the site or site features which would increase that likelihood.</p> <p>In this regard, the proposed development is not considered to have any adverse impact on heritage.</p>	
Water	<p>Impact of the proposed development on conservation of water:</p> <ul style="list-style-type: none"> • water supply sources • treatment, reuse and disposal of waste water and runoff • drainage, flow regimes, flooding on-site, up and downstream and in the catchment flood plain • groundwater tables
<p><u>Comment</u></p> <p>No additional matters outside of those discussed elsewhere in this assessment.</p>	

Soils	<p>Impact of the development on soils:</p> <ul style="list-style-type: none"> • soil qualities - erodibility, permeability, expansion/contraction, fertility/productivity, salinity, sodicity, acidity, contaminants • instability - subsidence, slip, mass movement • the movement, formation, use and management of soils • soil erosion and degradation • remediation of contaminated soils
<p><u>Comment</u></p> <p>No additional matters outside of those discussed elsewhere in this assessment.</p>	
Air and Microclimate	<p>Impact of the development on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants.</p>
<p><u>Comment</u></p> <p>Any emissions of dust, particulates, odours, fumes, gasses and pollutants will be primarily during construction. These impacts can be managed through appropriate conditions of consent and compliance with all other relevant legislation.</p>	
Flora and Fauna	<p>Impact of the proposed development on:</p> <ul style="list-style-type: none"> • wilderness areas and national parks • wildlife corridors and remnant vegetation • the relationship of vegetation to soil erosion/stability and the water cycle • weeds, feral animal activity, vermin and disease <p>Outcomes of an assessment under the <i>Biodiversity Conservation Act 2016</i> considers:</p> <ul style="list-style-type: none"> • whether the development will result in serious and irreversible impacts • whether a BDAR is required • where a BDAR is required, whether it is considered satisfactory
<p><u>Comment</u></p> <p>The development is unlikely to have a significant impact on flora and fauna, critical habitats, threatened species, ecological communities or their habitats. The development is located on an existing residential lot.</p> <p>The development is not considered to trigger entry into the Biodiversity Offset Scheme as:</p> <ul style="list-style-type: none"> • It does not involve clearing of more than 0.25ha of native vegetation (the area threshold). • It does not involve clearing on land which is identified on the Biodiversity Values Map. • The impact of the development works is unlikely to exceed the test of significance. 	
Waste	<p>Impact of the proposed development on waste:</p> <ul style="list-style-type: none"> • solid, liquid and gaseous wastes and litter • the generation, collection, storage and disposal of waste
<p><u>Comment</u></p> <p>No additional matters outside of those discussed elsewhere in this assessment.</p>	

Energy	<p>Impact of the proposed development on energy:</p> <ul style="list-style-type: none"> the overall energy needs of the development the measures employed to save energy - passive design, solar lighting and heating, natural ventilation, shading elements, insulation, high thermal mass building materials, energy efficient appliances and machinery the use of renewable and non-polluting energy sources? energy needs in producing building/structural materials? energy use by-products and waste <p>Where relevant the development also complies with the Building Sustainability Index (BASIX).</p>
<p><u>Comment</u></p> <p>No additional matters outside of those discussed elsewhere in this assessment.</p>	
Noise and Vibration	<p>Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts.</p>
<p><u>Comment</u></p> <p>The proposed development has potential to generate offensive noise pollution or vibration in terms of noise and vibration generated from the development during its construction. These impacts can be managed through appropriate conditions of consent and compliance with all other relevant legislation.</p>	
Natural Hazards - Geological	<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><u>Comment</u></p> <p>No additional matters outside of those discussed elsewhere in this assessment.</p>	
Natural Hazards - Flooding	<p>Where the development is located on land identified as flood affected:</p> <ul style="list-style-type: none"> Compliance with the relevant Flood Risk Management Plan in accordance with the information submitted with the application or The addition of conditions which require compliance with the relevant Flood Risk Management Plan or the Building Code of Australia.
<p><u>Comment</u></p> <p>The site is not mapped as being flood prone.</p>	
Natural Hazards - Bushfire	<p>Where the development is located on land identified as bushfire prone:</p> <ul style="list-style-type: none"> Compliance with Planning for Bushfire Protection 2019 (however in accordance with s.8.3.2 of <i>Planning for Bushfire Protection 2019</i> there are no bushfire protection requirements for <u>class 10a buildings located more than 6 metres from a dwelling</u> in bushfire prone areas); or If it is integrated development it has been referred to the RFS in accordance with s100B Rural Fires Act 1997.
<p><u>Comment</u></p> <p>The proposed shed is greater than 6m from the dwelling and as such bushfire protection measures are not required to be implemented.</p>	

Technological Hazards	<p>Does the development present risks from:</p> <ul style="list-style-type: none"> • industrial and technological hazards • land contamination and remediation <p>Where potential land contamination has been identified an assessment must be provided determining whether the:</p> <ul style="list-style-type: none"> • The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive, or • The land is not contaminated, or • The land is contaminated and remediation is proposed prior to the proposed use
<p><u>Comment</u></p> <p>No additional matters outside of those discussed elsewhere in this assessment.</p>	
Safety, Security and Crime Prevention	<p>The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity.</p>
<p><u>Comment</u></p> <p>No matters which require discussion.</p>	
Social impact in the locality	<p>Whether the development is likely to have social benefits in the locality in terms of:</p> <ul style="list-style-type: none"> • community facilities and links • the interaction between the new development and the community
<p><u>Comment</u></p> <p>No matters which require discussion.</p>	
Economic impact in the locality	<p>Whether the development is likely to have economic benefits in terms of:</p> <ul style="list-style-type: none"> • employment generation • economic income • generating benefits for existing and future businesses
<p><u>Comment</u></p> <p>Positive economic impact through the generation of economic activity during construction works.</p>	
Site and internal design	<p>The development is generally sensitive to environmental conditions and site attributes including:</p> <ul style="list-style-type: none"> • the size, shape and design of allotments, easements and roads • the proportion of the site covered by buildings • the positioning of buildings • the size (bulk, height, mass), form, appearance and design of buildings • the amount, location, design, use and management of private and communal open space • landscaping <p>The development is unlikely to affect the health and safety of the occupants in terms of:</p> <ul style="list-style-type: none"> • inadequate lighting, ventilation and insulation • inadequate building fire risk prevention and suppression • inappropriate building materials and finishes

	<ul style="list-style-type: none"> • inappropriate common wall structure and design • lack of access and facilities for the disabled
<p>Comment</p> <p>The proposed shed is 480m² with a maximum ridge height of 6.46m. Whilst the shed has a large floor area it is not anticipated that a footprint of this size is likely to negatively impact on the amenity of surrounding residential neighbours. The height of the shed is of greater concern, being significantly higher than other sheds within the subdivision and having potential to impact on the rural setting of Merryville Estate and reduce the scenic quality for surrounding residential neighbours. This is contradictory to the first objective of the zone, being:</p> <p><i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i></p> <p>In their Statement of Environmental Effects, the Applicant has proposed boundary plantings which will work to block the view of the shed from neighbouring properties.</p>	
	
<p>The lot is not subject to any building envelope imposed as a condition of the original subdivision and complies with the setback requirements of Council's Policy DA-POL-08 (Building Line – Rural and Residential Land) which requires Class 10a buildings on lots less than 5ha to be positioned behind the line of the dwelling and have a minimum side setback of 5m. In this instance a 10m side and rear setback is proposed, and is set behind the approved (yet to be constructed) dwelling.</p>	
Construction	<ul style="list-style-type: none"> • The proposed development has provision for compliance with the Building Code of Australia (as amended) and relevant Australian standards • The impacts of construction activities can be managed and suitable conditions have been included in the development consent.
<p>Comment</p> <p>The proposed development has the potential to comply with the National Construction Code.</p> <p>No additional matters outside of those discussed elsewhere in this assessment.</p>	

The suitability of the site for the development

Primary Matters	Specific Consideration
Compatibility with existing development in the locality	<p>The proposal is compatible with existing development in the locality as:</p> <ul style="list-style-type: none"> • Utilities and services available to the site are adequate for the development • The development will not lead to unmanageable transport demands • Transport facilities are adequate in the area • The locality contains adequate recreational opportunities and public spaces to meet the needs of the development • The air quality and microclimate are appropriate for the development • No hazardous land uses or activities nearby • Ambient noise levels are suitable for the development • The site is not critical to the water cycle in the catchment • The proposal is compatible with the existing built environment
<p><u>Comment</u></p> <p>Aside from the height of the shed, which has been discussed earlier in the report, the proposed shed is compatible with existing development in the locality and the amenity of neighbours has been considered in assessing this application.</p>	
Site conduciveness to the development	<p>The subject site is conducive with the proposed development as :</p> <ul style="list-style-type: none"> • The site is suitable for the proposed development • The site is either not subject to natural hazards including flooding, tidal inundation, subsidence, slip, mass movement, and bushfires or where it is these risks have been adequately managed • The slope of the land is suitable for the proposed development • The proposal is compatible with conserving the heritage significance of the site • The soil characteristics on the site is appropriate for development (Saline / Sodic / Acidic) • The development is compatible with protecting any critical habitats or threatened species, populations, ecological communities on the site • The site is not prime agricultural land and the development will not unduly prejudice future agricultural production • The development will not unduly prejudice the future use of the site • Cut and fill is a suitable development option for the site
<p><u>Comment</u></p> <p>The site is not conducive to the proposed shed. The size of the shed is more consistent with an industrial setting or a large rural property rather than a residential lot. This is discussed in detail in the accompanying report to Council.</p>	

Any submissions made in accordance with this Act of the regulations

Primary Matters	Specific Consideration
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Public Submissions	Community consultation was undertaken in accordance with Council's Community Engagement Strategy. Where submissions have been received, the issues raised have been considered and are summarised in the comments below.
<p><u>Comment</u></p> <p>Due to the height of the proposed shed, it was considered necessary to notify the surrounding neighbours which may be impacted. Public exhibition was carried out from the 25 August until the 8 September 2023. One submission was received during the exhibition period, the objector's concerns can be summarised as follows:</p> <ol style="list-style-type: none"> 1. The height of the shed is out of character which properties within the area. 2. The height will drastically impact on the rural outlook. 3. Concerns about the use of the shed as a vehicle workshop or the like. <p>The above matters echo the concerns set out in this assessment report.</p>	
Submissions from Public Authorities	Where relevant submissions received from Government or Public Authorities have been considered with any issues raised being resolved, addressed by conditions of consent/general terms of approval or are considered not relevant to the development
<p><u>Comment</u></p> <p>There were no submissions sought or received from public authorities.</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">• The proposed development complies with the Council Policies identified as applicable in the <u>schedule below</u>. Where a variation to this policy has been supported details have been included in the comments.• The proposed development is generally consistent with any relevant planning studies and strategies• Covenants not imposed by council have been set aside for the purpose of this assessment• The proposal generally complies with all other covenants, easements, restrictions and agreements that have an bearing on the proposal• Issues raised in public meetings and inquiries have been considered. Where relevant more detail has been provided under the heading public submissions.• It is unlikely that the development will have a detrimental effect on the health and safety of the public		
<p><u>Comment</u></p> <p>The proposed development is generally consistent with government and community interests, other than:</p> <ul style="list-style-type: none">• Approval of the proposed shed would set an undesirable precedent on the size of sheds that may then be considered acceptable on residential lots within Merryville Estate.			
Council Policies	Policy	Code	Applicable

	Building Line – Rural and Residential Land	DA-POL-8	Yes
	Building Line – Urban	DA-POL-4	No
	Building Over Sewer Mains	SEW-POL-1	No
	Development Assessment and Decision Making	DA-POL-18	Yes
	Filling Policy	DA-CP-22	No
	Holiday Cabins – Micalong Creek Subdivision	DA-POL-3	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
	Road Standards	RD-POL-9	No
	Temporary Accommodation	DA-POL-2	No
	Truck and Transport Depots in Rural Areas	DA-POL-11	No
	Water Supply in Rural Areas and Villages	WS-POL-2	No

Comment

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

Council's Building Line – Rural and Rural Residential Land stipulates that for properties zoned R5 Large Lot Residential. For a lot less than 5ha, Class 10a buildings shall not be located forward of the building line and shall have a side and rear setback of a minimum of 5m. The proposed shed complies with these requirements.

Application Assessment and Decision Making DA-POL-8

The proposed shed is of such a height that it has the potential to impact on the rural setting of Merryville Estate and reduce the scenic quality for surrounding residential neighbours. This is contradictory to the first objective of the zone, being:

To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

6.3 Development Application DA135005 - Subdivision, 1B Rosamel Street, Gundaroo Attachment A Locality Plan



yass valley council
the country the people

Yass Valley Council
PO Box 6
209 Cornur Street
YASS NSW 2582
Telephone: 02 6226 1477
Email: council@yass.nsw.gov.au

Important Notice!

Important Notice:
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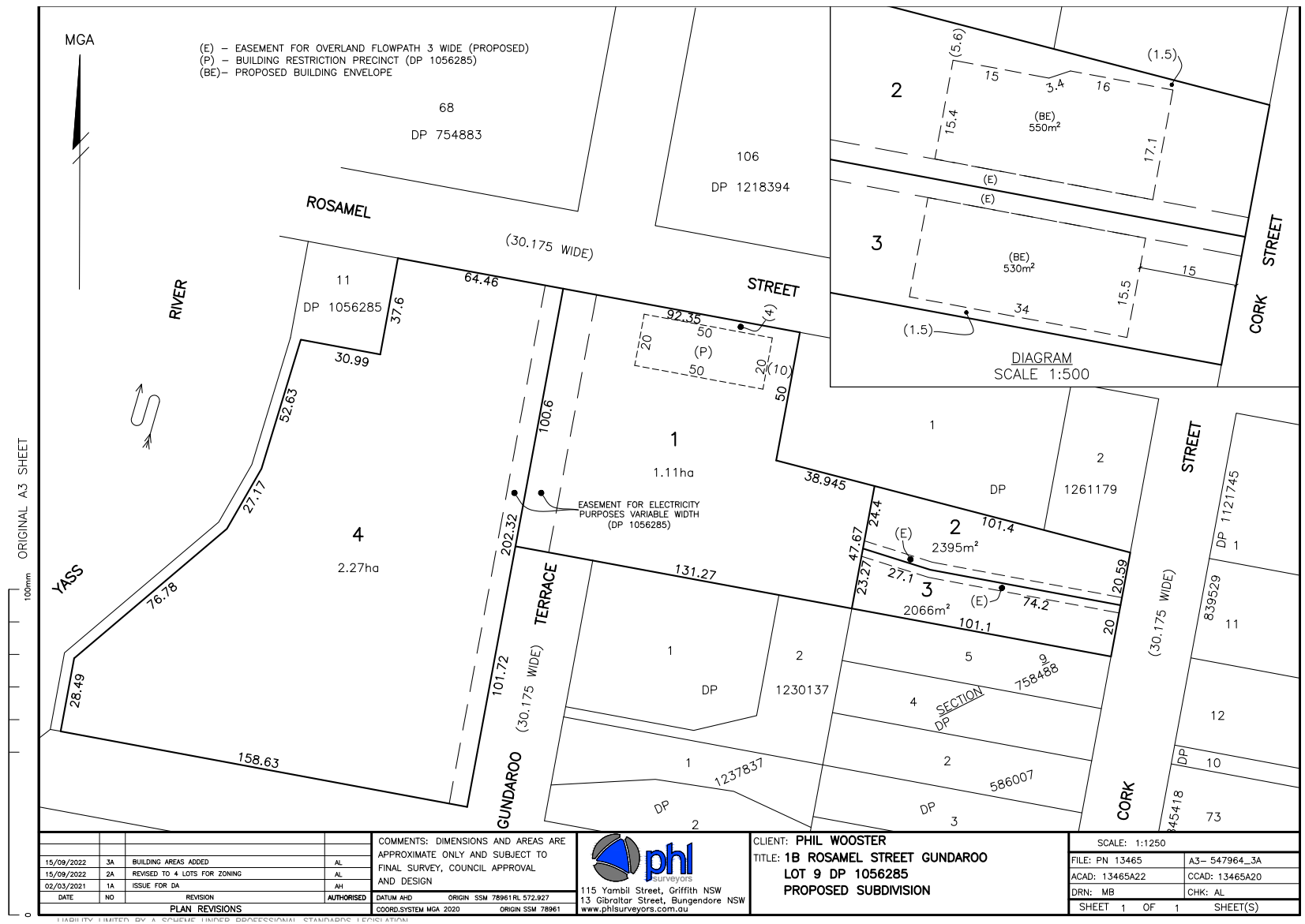
Projection: GDA94 / MGA zone 55

Date: 2/11/2023

Drawn By: Kate Withers

Map Scale: 1:6710 at A4

6.3 Development Application DA135005 - Subdivision, 1B Rosamel Street, Gundaroo
Attachment B Plans of Subdivision



2013 - Submission 1



20 February 2013

7/2013

Mr David Rowe
General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

cc: Mr Paul De Szell, Director of Planning and Environmental Services

Dear Mr Rowe:

**Development Application No. 5.2013.5.1, 1B Rosamel Street, Gundaroo
Statement of Objection**

Thank you for your letter dated 22 January 2013 providing us with a copy of the above development proposal and inviting comment. We are signatories to a joint submission which will be provided to the Council shortly which sets out detailed concerns about the proposed development. This letter provides additional comment to be read in conjunction with that submission.

Should the proposed development go ahead, it would will have a direct, significant and adverse impact on our property which adjoins the proposed lots on our northern boundary. [REDACTED] and those to the south (lots 1 to 4) are all subject to flooding during heavy rainfall events such as that which occurred on 19 December 2011. This water flows onto Lot 9 along the length of our common boundary and down to the Yass River. (Photographs attached to the joint submission show this clearly.)

Lot 9 is in a low area of the village and there is considerable historical evidence that the block is a floodway. It is described as a "waterway" in the original sub-division proposal for Bairnsdale. Reflecting this, only one building envelope was created on the new Lot 9, and only one lot with a building envelope was created along Cork Street, (new Lot 10 on the corner of Cork and Rosamel Streets). The remaining 40m of the Cork Street frontage to the south of Lot 10 was preserved for natural overland flows to the river from Cork Street, Lind Street and David Street.

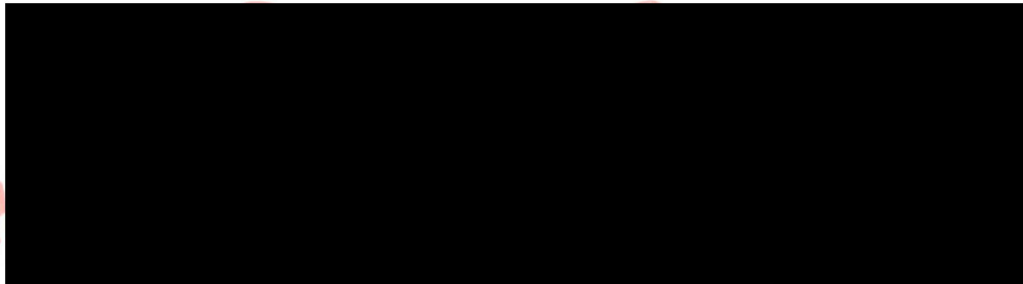
The Statement of Environmental Effects prepared for the proponents of the development by Vekta makes minimal reference to overland flows and gives no acknowledgement of the impact of the proposed development on the existing natural overland flow path or adjacent properties. In the event that a dwelling were constructed on proposed lot 2, it would seriously disrupt the existing flow of stormwater crossing our land and compound the problems we already experience. In our view, therefore, the Statement of Environmental Effects is not a credible support for the proposal.

We have been advised that the Council has asked the proponents of the development to commission a river flood and overland flow study to support the application and that this

document would be publicly available. We note that we may wish to make further comment on the proposed development once we had been able to review that document.

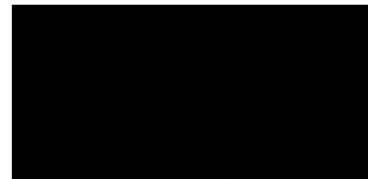
While reserving any further comment we might wish to make, we ask the Council to recognise the potential impact of the development on adjacent private properties, and on public land and infrastructure, and make its decision on the proposal in light of clause 21 (What are the restrictions on land prone to flooding?) of the *Gunning Local Environmental Plan 1997*, and clause 6.12 (Flood planning) of the *Draft Yass Valley Local Environmental Plan 2012*.

Yours sincerely



2013 - Submission 2

4/2013



To
Paul De Szell
Director of Planning & Environmental Services
Yass Valley Council

Response to DA No 5.2013.5.1

Thank you for the opportunity to comment on above DA. We object to the proposed subdivision on the following grounds:

Most of Lot9 DP1056285 is subject to flooding particularly the area close to Cork St where two new building envelopes are proposed. In the recent December 2011 flood, the lower part of Cork St between David St and Lot 9 became a fast flowing water course which drained large amounts of water coming down David St and Lind St onto properties along Cork St including 87, 88, 90 and Lot9. The water caused significant damage to properties at 87, 88 and 90 Cork St and would have inflicted further damage to houses on Lot9, if these would have been built. Please, refer to attached map and slides which illustrate the extent of floods in Dec 2011.

Was the December 2011 flood an isolated event? There is good evidence from long term residents that the lower part of Cork St was flooded before and climate models predict that the intensity of rainfall events and therefore the likelihood of flash floods will increase. Scientific data collected over many years predicts a further warming of the global surface and lower atmosphere resulting in - among other things - the intensification of rainfall events. We have attached a recent article published in 'Science' which highlights this issue and listed below other articles and links to CSIRO or CSIRO sponsored web sites for further information.

Dr Barrie Pittock from CSIRO Marine and Atmospheric Research wrote: "Increased rainfall intensity is likely even in regions where total rainfall is decreasing, as there will be more moisture in the air whenever the synoptic situation leads to any rainfall and this will result in more intense rainfall. Thus in SE Australia even if there is a reduction in total rainfall (as seems likely at least in the extreme south), the occasional intrusion of airstreams from the tropics will lead to heavier rainfall at that time".

Therefore, floods due to intense rainfall events – similar to one in Dec 2011 - are likely to increase in Gundaroo. The lower part of Cork St will therefore be more vulnerable to flooding in the future. Councils along the eastern seaboard are facing similar issues and are developing strategies to

mitigate future impact on existing developments in flood prone areas. The best mitigation strategy for YVC is to prevent further housing developments on flood prone land such as Lot 9.

With the benefit of hindsight, some of the dwellings along Cork St should probably not have been approved. We are all paying for past mistakes through higher insurance premiums.

With best wishes



Further readings

<http://theconversation.edu.au/droughts-and-flooding-rains-climate-change-models-predict-increases-in-both-5470>

<http://www.csiro.au/en/Outcomes/Environment/Australian-Landscapes/Understanding-Floods.aspx>

Durack et al. 2012 Ocean salinities reveal strong global water cycle intensification during 1950 to 2000. *Science* 336: 455-458

Donat et al. 2013 Updated analyses of temperature and precipitation extreme indices since the beginning of the twentieth century: The HadEX2 dataset. *Journal of Geophysical Research* 20:1-16



Ocean Salinities Reveal Strong Global Water Cycle Intensification During 1950 to 2000

Paul J. Durack *et al.*
Science **336**, 455 (2012);
DOI: 10.1126/science.1212222

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Atmospheric Science

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Ocean Salinities Reveal Strong Global Water Cycle Intensification During 1950 to 2000

Paul J. Durack,^{1,2,3,4*} Susan E. Wijffels,^{1,3} Richard J. Matear^{1,3}

Fundamental thermodynamics and climate models suggest that dry regions will become drier and wet regions will become wetter in response to warming. Efforts to detect this long-term response in sparse surface observations of rainfall and evaporation remain ambiguous. We show that ocean salinity patterns express an identifiable fingerprint of an intensifying water cycle. Our 50-year observed global surface salinity changes, combined with changes from global climate models, present robust evidence of an intensified global water cycle at a rate of $8 \pm 5\%$ per degree of surface warming. This rate is double the response projected by current-generation climate models and suggests that a substantial (16 to 24%) intensification of the global water cycle will occur in a future 2° to 3° warmer world.

A warming of the global surface and lower atmosphere is expected to strengthen the water cycle (1–3), largely driven by the ability of warmer air to hold and to redistribute more moisture. This intensification is expressed as an enhancement in the patterns of surface water fluxes [evaporation and precipitation (E-P)] and, as a consequence, ocean surface salinity patterns. According to the Clausius-Clapeyron (CC) relation and assuming a fixed relative humidity, we expect a $\sim 7\%$ increase in atmospheric moisture content for every degree of warming of Earth's lower troposphere (2). Of greatest importance to society, and the focus of this work, is the strength of the regional pattern of E-P, which in climate models scales approximately with CC, whereas global precipitation changes more slowly at a rate of 2 to $3\% \text{ } ^\circ\text{C}^{-1}$, limited by tropospheric energy constraints (2, 4).

An intensification of existing patterns of global mean surface E-P is found along with enhancements to extreme events such as droughts and floods (1, 5) in available 21st-century climate projections, forced by anthropogenic greenhouse gases (GHGs) from the Coupled Model Intercomparison Project Phase 3 [CMIP3 (6)]. This has been labeled the “rich get richer” mechanism, where wet areas (compared with the global mean) get wetter and dry regions drier (7). There is, however, little consistency

in the seasonal changes provided by model projections and poor agreement when compared with regional observational estimates (8). Additionally, atmospheric aerosols included in these projections can regionally counteract the GHG-driven warming and act to suppress the local water cycle through dynamical changes (9, 10).

Given the above broad-scale model responses and the CC relationship, an intensification of $\sim 4\%$ in the global water cycle (E-P) is expected to already have occurred in response to the observed 0.5°C warming of Earth's surface over the past 50 years (11). However, obtaining a global view of historical long-term rainfall pattern changes is made difficult because of the spatially sparse and short observational record. Long, high-quality land-based records are few and Northern Hemisphere-biased (12). Direct high-quality long-term rainfall estimates over oceans [which comprise 71% of the global surface area and receive over 80% of global rainfall (13) (fig. S1)] are very scarce, with most global observational products dependent on data contributions from satellites, themselves sensitive to error (14, 15). Additionally, because of the short temporal coverage (~ 15 to 30 years) by satellite missions, trends are likely affected by natural decadal modes of variability and may dominate much of the measured changes (3). This challenge is exacerbated by the spatially and temporally sporadic nature of rainfall, making the derivation of broad-scale averages of small multidecadal changes from a sparse network of observing stations error-prone (16). These difficulties are evident in the differing signs of long-term trends between reconstructed rainfall data sets (17, 18). Discrepancies among air-sea evaporative flux products (19) undermine their use in resolving long-term water cycle changes. As a result, we do not yet have a definitive view on whether Earth's water cycle has intensified over the past

several decades from atmospheric observing networks (12, 20).

It has long been noted that the climatological mean sea surface salinity (SSS) spatial pattern is highly correlated with the long-term mean E-P spatial pattern (21) (Fig. 1, A and D), reflecting the balance between ocean advection and mixing processes and E-P forcing at the ocean surface (21–23). Several studies of multidecadal SSS changes reveal a clear pattern where increasing salinities are found in the evaporation-dominated midlatitudes and decreasing salinities in the rainfall-dominated regions such as the tropical atmospheric convergence zones and polar regions (22, 24–28). These previous studies have used optimally averaged pentadal historical ocean data (24) or the difference between pre-2000 and post-2000 climatologies (27), the latter period being strongly supported by the modern baseline provided by the Argo Programme (29) to investigate long-term salinity changes in the global ocean. By using a direct local fit of trends to historical and Argo data simultaneously (25), we map the multidecadal linear SSS trends back to 1950 (Fig. 1, D and G). Over the last 50 years, SSS changes reflect an intensification of the mean SSS patterns. This strong and coherent relationship is expressed through the high spatial pattern correlation coefficient (PC) of ~ 0.7 (fig. S2) between the mean SSS and independent estimates of long-term SSS change. Following the “rich get richer” mechanism (7), salty ocean regions (compared to the global mean) are getting saltier, whereas fresh regions are getting fresher (24–28). This robust intensification of the observed SSS pattern is qualitatively consistent with increased E-P if ocean mixing and circulation are largely unchanged.

In trying to quantitatively relate SSS changes and E-P changes, previous studies have made strong simplifying assumptions. One estimate of a global 3.7% E-P intensification from the 1970s to 2005 (27) is based on the assumption of an unchanging ocean mixing and advection field, with the additional assumption that no salt or freshwater exchange has occurred over this time with the ocean below 100 m. However, several studies have shown that subsurface salinity changes have occurred during the 20th century (24, 25), with many of the largest signals expressed at depths greater than 100 m. Another study used subsurface salinity changes on isopycnals to deduce E-P changes at the surface density outcrops (26). This approach is error-prone because broad-scale salinity changes on density surfaces can largely be explained by the subduction of broad-scale warming and not E-P changes alone (25). To avoid such strong assumptions and explore the use of SSS pattern changes as a water cycle diagnostic, we used the most comprehensive simulations available to date of the historical and future global climate: the CMIP3 simulations of the 20th century (20C3M) and the Special Report on Emissions

¹Centre for Australian Weather and Climate Research, Commonwealth Scientific and Industrial Research Organisation (CSIRO) Marine and Atmospheric Research, General Post Office (GPO) Box 1538, Hobart, Tasmania 7001, Australia.

²Institute for Marine and Antarctic Studies, University of Tasmania, Private Bag 129, Hobart, Tasmania 7001, Australia. ³Wealth from Oceans National Research Flagship, CSIRO, GPO Box 1538, Hobart, Tasmania 7001, Australia.

⁴Program for Climate Model Diagnosis and Intercomparison, Lawrence Livermore National Laboratory, Mail Code L-103, 7000 East Avenue, Livermore, CA 94550, USA.

*To whom correspondence should be addressed. E-mail: pauldurack@lilnl.gov

REPORTS

Scenarios (SRES) 21st-century future projections (6). Within these simulations, we investigated the relationship between SSS and E-P pattern changes. These simulations capture the full range of complex dynamical changes in response to GHG forcing, which include ocean surface (and subsurface) temperature changes, dynamical shifts to ocean and atmospheric circulation, upper ocean stratification changes, as well as the regional effects of aerosols on water cycle operation.

To quantify and compare the strength of broad-scale SSS pattern intensification in both observations and CMIP3, we formed zonal ocean basin (Pacific, Atlantic, and Indian) averages for both the 50-year (1950–2000) climatological mean SSS and its 50-year (1950–2000) linear trends. A linear regression was undertaken by using the basin zonal averages of the climatological mean SSS (x axis) anomaly from the global climatological SSS against the SSS change pattern (y axis; Fig. 1J). We defined the resulting slope of this relationship as the pattern amplification (PA) and the corresponding correlation coefficient (R) as the PC. A key advantage of this analysis is its insensitivity to the mean spatial climatological biases in model fields (30) when compared to observations, because the model change fields are compared to their own model climatology. We formed the PA and PC metrics for each model simulation

and our observational analysis (fig. S2 presents comparative basin zonal mean analyses for available global SSS studies; see supplementary text section 1.1).

Analysis of trends in observed SSS indicates that from 1950 to 2000 the SSS PA is 8% with a PC of 0.7 (Fig. 1J). Similar to observations, many models show a high PC (~ 0.7 to 0.9) between the climatological mean SSS and the corresponding climatological mean E-P. However, most 20C3M model simulations show a weaker-than-observed spatial PC and PA between the 50-year SSS mean and SSS change patterns (Fig. 1, D and G versus E and H and F and I) and do not uniformly provide a realistic simulation of observed surface mean SSS patterns or their change over 1950–2000 (Fig. 1, D and G; fig. S6; table S2; and supplementary text section 2). Our examples of the simulations that most closely replicate the observed spatial change and mean patterns (Fig. 1, E and H) and those that produce an almost inverse spatial change pattern (Fig. 1, F and I) compared with the observed results (Fig. 1, D and G) illustrate the range of responses found in CMIP3 (Fig. 1). Some models show similar numbers to those observed (Fig. 1, E, H, and K), whereas others have very low values of both PA and PC (Fig. 1, F, I, and L), indicating no clear SSS pattern amplification. Such discrepancies raise a key question: What

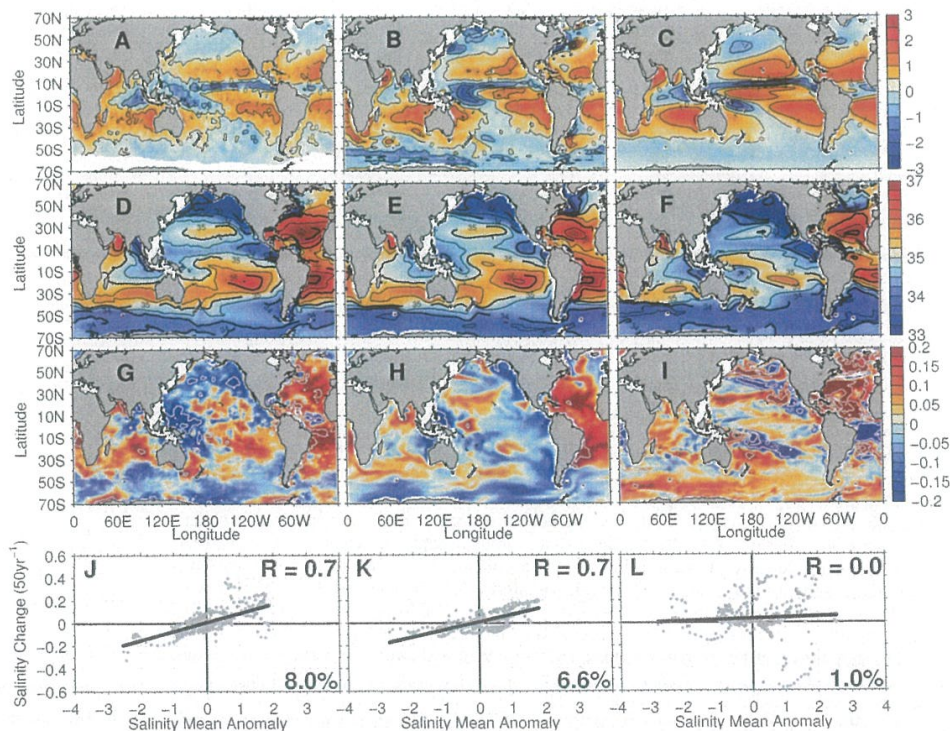
controls this difference in the modeled SSS response, and how is this related to water cycle changes?

The PA and PC methodology can also be used when considering other variables, such as the surface water flux (E-P). CMIP3 simulations show a relationship between SSS PA and the E-P PA (Fig. 2B). This key result supports the use of SSS PA as a diagnostic of a changing water cycle and also provides a relationship in which to consider the observed SSS PA for 1950–2000. The CMIP3 SSS patterns amplify at twice the rate of E-P patterns (Fig. 2B). The reason that E-P PA drives a stronger response in SSS PA for CMIP3 is not clearly understood and requires further investigation, but the relationship between them is compelling.

When investigating water cycle changes, it is important to consider the coincident global surface warming, the natural thermodynamic framework of water cycle amplification. If expressed in a per degree warming context, such water cycle rate changes can then be directly compared to other studies, both oceanographic and atmospheric in their origins (table S3, fig. S9, and supplementary text section 4).

For both the 20C3M and SRES CMIP3 simulations, we find a relationship between the rate of global average surface warming (ΔT_a) and the rate of SSS PA and PC strength (Fig.

Fig. 1. Observed and selected CMIP3 20C3M simulations of surface salinity and water fluxes. Surface annual mean water flux from 1950 to 2000 (E-P in m year^{-1}) (A to C). Surface annual mean salinity 1950–2000 (PSS-78) (D to F). Surface salinity change 1950–2000 (PSS-78 50 year^{-1}) (G to I). Basin zonal-mean surface salinity trends (y axis) versus basin surface mean salinity anomaly from the surface basin zonal mean; in text these are the PA (slope) and PC (correlation coefficient, R) (J to L). The observed result of (25) [(D), (G), and (J)] and (A) the observed result of (32) for 1980–1993. Results from the Canadian Centre for Climate Modelling and Analysis, CGCM3.1 (T63) model [(B), (E), (H), and (K)] and results from the UK MetOffice, HadGEM1 model [(C), (F), (I), and (L)]. For (A) to (C), black contours mark every 1 m year^{-1} . For (D) to (F), black contours represent surface mean salinity every 1 PSS-78 for bold lines and 0.5 for thin. For (G) to (I), white contours represent surface salinity change every 0.25 PSS-78.



2A). The 20C3M simulations in which the warming rate is low (generally those with comprehensive aerosol schemes; contrast diamonds and circles in fig. S5, table S1, and supplementary text section 2.2) feature low SSS PA, with spatial change patterns having only slight correspondence to the spatial mean pattern and consequently a low SSS PC (illustrated by the simulation in Fig. 1, F, I, and L). The stronger warming SRES simulations express a clearer and larger pattern amplification response ($PC > 0.5$) than most 20C3M simulations (Fig. 2A). The increase in PC with enhanced PA suggests a signal-to-noise process is operating, whereas in weakly warming simulations model internal variability dominates the change signal. A PC-weighted line of best fit through the 93 CMIP3 simulations suggests that SSS patterns intensify with warming at $8\% \text{ }^{\circ}\text{C}^{-1}$ (Fig. 2A), which is half of our 1950–2000 observed rate ($16\% \text{ }^{\circ}\text{C}^{-1}$; Fig. 2A). As expected on the basis

of past analyses of CMIP3 (2), the E-P PA is also linearly related to surface warming rates (Fig. 2C), with the model line of best fit below CC ($4.5\% \text{ }^{\circ}\text{C}^{-1}$). Also in agreement with many previous analyses (1, 2), total global average rainfall is linearly related to warming rates but with a distinctively weaker slope than surface water flux, near $3.1\% \text{ }^{\circ}\text{C}^{-1}$ (Fig. 2D). The stronger SSS PA response to warming and the tighter agreement among CMIP3 when compared with that for the E-P PA (Fig. 2, A versus C) suggest that long-term SSS pattern changes provide an identifiable, highly detectable, and particularly sensitive measure of long-term water cycle changes. It is likely that ocean mixing and circulation act to integrate and smooth the temporal and spatial patchiness of E-P fluxes at the ocean surface and provide a smoothed SSS anomaly field, which facilitates detection of broad-scale, persistent changes.

To independently demonstrate the strong relationship between 50-year salinity change and an enhanced water cycle, we explored the response of an ocean-only model to an idealized 5% E-P pattern increase. We used a version of the MOM3 ocean model, forced with E-P fields obtained from the National Centers for Environmental Prediction (NCEP) reanalysis. A linear trend in E-P was imposed to achieve a 5% increase over 50 years. The resulting spatial pattern of SSS change strongly mirrors the observed and CMIP3 ensemble mean patterns but with smaller absolute magnitudes (Fig. 3, A, C, and D versus B). The salinity pattern amplification is expressed for surface and subsurface changes (figs. S7 and S8 and supplementary text section 3). Therefore in a global ocean-only model, spatial salinity patterns enhance in response to an intensified E-P. A similar spatial response to the observed changes is found in CMIP3 but only for the strongly warming 20C3M simulations ($>0.5^{\circ}\text{C}$; Fig. 3, D versus C). Those simulations with less than the observed warming over 1950–2000 often incorporate aerosol effects that act to reduce warming (contrast diamonds and circles in fig. S5) and thus underpredict the subsequent water cycle amplification as expressed in SSS changes.

Despite their scatter, estimates from the CMIP3 ensemble show a weaker salinity pattern amplification per degree of warming ($8\% \text{ }^{\circ}\text{C}^{-1}$; Fig. 2A) than has been observed ($16\% \text{ }^{\circ}\text{C}^{-1}$; Fig. 2A). By using the modeled relationship between SSS PA and E-P PA from the CMIP3 ensemble [which shows that SSS PA increases at twice the rate of E-P PA (Fig. 2B)] and applying this relationship to our observed SSS PA estimate, we infer that over the past 50 years the global water cycle has amplified by 4%. Using the observed 0.5°C surface warming estimate (11), this inferred water flux amplification of $8\% \text{ }^{\circ}\text{C}^{-1}$ is close to that predicted by the CC relationship ($\sim 7\% \text{ }^{\circ}\text{C}^{-1}$). This rate of change is consistent with many other independent observational estimates (table S3 and fig. S9), which all provide evidence that an observed global water cycle amplification has occurred. However, CMIP3 ensemble averages of E-P PA produce a rate well below this of $4.5\% \text{ }^{\circ}\text{C}^{-1}$ (Fig. 2C).

A change to freshwater availability in response to climate change poses a more important risk to human societies and ecosystems than warming alone. Changes to the global water cycle and the corresponding redistribution of rainfall will affect food availability, stability, access, and utilization. We show that ocean salinity is a particularly sensitive marker of water cycle change that provides us with a salty ocean–freshwater “gauge” from which to monitor 71% of Earth’s surface. By using ocean observations, we show the “rich get richer” mechanism is already operating, with fresh regions becoming fresher and salty regions

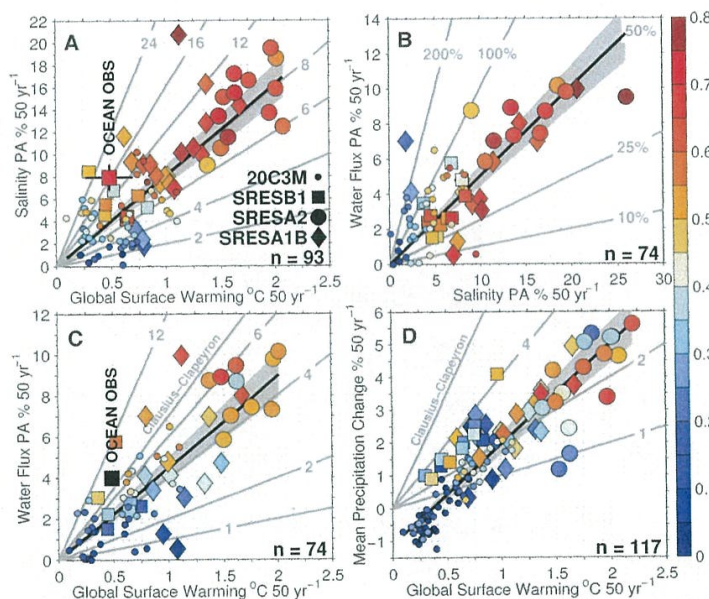


Fig. 2. PA and PCs from the available CMIP3 simulations compared with new observational estimates. The number of individual simulations that have been analyzed for each variable is noted in the bottom right-hand corner of each panel. (A) The surface salinity PA (y axis) versus the corresponding global ΔT_a (x axis); colors are the salinity PC. (B) Water flux (E-P; y axis) PA versus surface salinity PA (x axis); colors are the salinity PC. (C) Water flux (E-P; y axis) PA versus global ΔT_a (x axis); colors are the E-P PC. (D) Global spatial average precipitation change, rather than PA (ΔP ; y axis) versus global ΔT_a (x axis); colors are the precipitation PC. Gray lines express constant proportional change. Gray shading [99% confidence interval (C.I.)] bounds the PC-weighted linear best fit to the model ensemble for a line intersecting 0 [y axis in (A) to (C)] and -1.1 [y axis in (D)] in black. The 20th-century (20C3M; 1950–2000) simulations are presented in small circles, and the three 21st-century projected scenarios (SRES; 2050–2099) are shown as squares for B1, large circles for A2, and diamonds for A1B. All simulations have been de-drifted by using an appropriate preindustrial control simulation for the period 1900–2049 (supplementary text section 2). Observational estimates using a ΔT_a value from HadCRUT3 in (A) PA from this study are shown as the red square with black error bars showing the 99% significance level and in (C) as the black square with the CMIP3-scaled result based from (A) (see text).

REPORTS

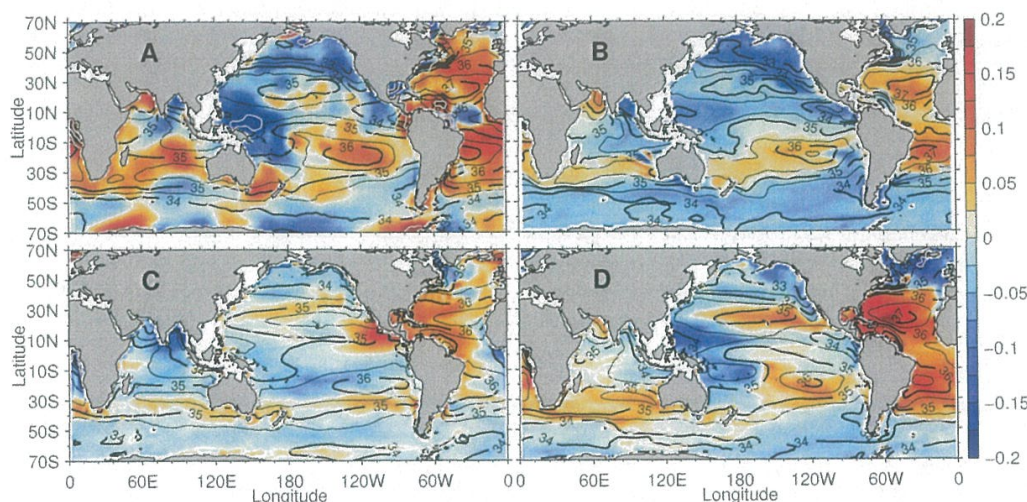


Fig. 3. Patterns of 50-year surface salinity changes (PSS-78 50 year⁻¹). (A) The 1950–2000 observational result of (25). (B) From an ocean model forced with an idealized surface 5% E-P enhancement (50 year⁻¹; see text). (C) For an ensemble mean from 1950–2000 of the CMIP3 20C3M simulations that warm <0.5°C (24 simulations; see table S2). (D) For an en-

semble mean from 1950–2000 of the CMIP3 20C3M simulations that warm >0.5°C (26 simulations; see table S2). In each panel, the corresponding mean salinity from each representative data source is contoured in black, with thick lines every 1 (PSS-78) and thin lines every 0.5 (PSS-78).

saltier in response to observed warming. Our results support a water cycle intensification rate consistent with the CC relationship under fixed relative humidity. In a future GHG-forced 2° to 3°C warmer world (31), this implies a 16 to 24% amplification of the global water cycle will occur, nearly double the CMIP3 response.

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jointly by the Department of Climate Change and Energy Efficiency, the Bureau of Meteorology, and CSIRO. P.J.D. was supported by a joint QMS-University of Tasmania Ph.D. scholarship in Quantitative Marine Science (QMS) with support from CSIRO's Wealth from Oceans Flagship. Work undertaken at Lawrence Livermore National Laboratory is supported by the U.S. Department of Energy under contract DE-AC52-07NA27344. We acknowledge the modeling groups, the Program for Climate Model Diagnosis and Intercomparison (PCMDI) and the WCRP's Working Group on Coupled Modelling (WGCM), for their roles in making available the WCRP CMIP3 multimodel data set. We thank numerous colleagues from CSIRO, the Centre for Australian Weather and Climate Research (CAWCR), and the University of Tasmania for valuable feedback and input into this project. CAWCR is a partnership between CSIRO and the Australian Bureau of Meteorology. We also thank J. Durack of the University of California at Berkeley, S. Griffies of the Geophysical Fluid Dynamics Laboratory (GFDL), and R. Colman of CAWCR for helpful comments with early drafts of this manuscript. We acknowledge J. Fasullo of the National Center for Atmospheric Research, R. Schmitt of Woods Hole Oceanographic Institution, and an anonymous third reviewer for their feedback, which strongly improved the manuscript. Observed salinity change data can be downloaded from the CSIRO Ocean Change Web site at www.cmar.csiro.au/oceanchange. P.J.D. conceived the study, completed the analysis, and shared responsibility for writing the manuscript. S.E.W. assisted in the analysis and shared responsibility for writing the manuscript. R.J.M. undertook the idealized model simulations. All authors contributed to the final version of the manuscript.

Supplementary Materials

www.sciencemag.org/cgi/content/full/336/6080/455/DC1
Supplementary Text
Figs. S1 to S9
Tables S1 to S3
References (33–60)

4 August 2011; accepted 23 March 2012
10.1126/science.1212222



GIMME SHELTER: Some homeowners in flood-prone areas will be denied insurance cover unless they hold a mortgage with the bank. Photo: GRAHAM TIDY

Westpac: no mortgage, no flood cover

By Gareth Hutchens

Westpac has ordered its staff to sell home and contents insurance to people living in areas at high risk of flooding only if they have a mortgage with the bank.

It becomes the latest institution to make things harder for homeowners trying to get basic insurance protection for properties in NSW and Queensland since the recent extreme rain and floods.

The internal memorandum was sent to the entire banking group on Friday and its order became effective on Saturday.

"For immediate action ... customers in high-risk flood areas will need to have a Westpac Group mortgage over the property to apply for cover," the memo said. "Please note this only applies to 2.5 per cent of properties across Australia."

The memo was issued so that Westpac sales staff know how to respond to inquiries from people worried about their homes after the recent devastating floods.

It comes less than four weeks after the chief executive of the bank's Australian financial services division, Brian Hartzer, made a widely publicised tour of flood-ravaged Queensland.

He pledged \$100,000 to the Premier's Disaster Relief Appeal, saying Westpac was committed to helping Queenslanders recover from the floods.

"Coming so soon after the floods of 2011, this is a major blow for Queensland," he said, "but we know how resilient the state and its people are, and Westpac is committed to help."

The decision will be a blow to residents in flood-affected regions of

northern NSW and Queensland who face steep premium rises from a smaller pool of insurance companies that are still prepared to offer insurance.

A Westpac spokeswoman confirmed the policy change but she would not say why the decision had been made.

"Because we now price [our insurance] based on households rather than postcodes, customers in higher extreme risk areas will require a Westpac mortgage to get home and contents insurance," she said.

"But there still remains an option to review, based on individual circumstances ... and the order will only apply to new customers and will not be applied retrospectively."

The decision comes after one of Australia's biggest insurers, Suncorp, stopped offering home and contents insurance last year to the Queensland

towns of Emerald and Roma after paying out millions of dollars due to the 2011 floods.

Two weeks ago, the insurer said it had already paid between \$200 million and \$220 million in claims this year for floods in NSW and Queensland, and bushfires and storms in Tasmania and Victoria.

A real estate agent in Cairns, Nathan Shingles, said huge insurance premium rises were forcing down the value of property in Queensland.

"I've been getting calls from concerned property owners about their renewal notices coming in at more than 100 per cent of last year's premium value," he said.

"I've just got my own renewal through Suncorp in the last week and it's gone from \$3000 a year to \$7500. [and] my home is only four years old and it's built to the highest standards to withstand a fierce cyclone."

Can. Times 18 Feb 2013

Premiums to rise as weather worsens

Can. Times 18 Feb 13

Disasters 'more frequent'

By Peter Hannam

INSURANCE

Australia has been re-rated on international re-insurance markets after another summer of flooding and extreme weather raised the country's peril profile, Rob Whelan, chief executive of the Insurance Council of Australia, has said.

As a result, Australian insurers must pay more for re-insurance, costs they will pass on to customers.

"Those [re-insurance] premiums have increased in some cases by as much as 50 per cent," Mr Whelan said.

Many policyholders have expressed anger at sharp increases in premiums. Data from the Australian Prudential Regulation Authority indicate premiums rose 16.4 per cent for domestic home and contents coverage in the year to the end of September and 13.9 per cent for commercial property insurance.

Flood coverage premiums have soared, with increases of 300 per cent or more prompting holders in flood-risk areas to drop cover.

Mr Whelan defended the tougher line on flood insurance. "Insurers must rate to risk," he said. "If they don't, they have a real difficulty in terms of solvency."

Insured losses from the ex-cyclone Oswald now exceed \$732 million, with 70,000 claims.

The losses remain a fraction of the \$2.5 billion from the 2011 Queensland floods but the tally will rise.

It excludes losses from bushfires, which are also certain to rise as Victorian and West Australian authorities continue to battle blazes in what may be Australia's hottest summer in more than a century of records.

Heinrich Eder, managing director of Munich Re for Australasia, said the disasters in January showed "the vulnerability of Australia" to natural perils, "especially weather-related catastrophes".

Such events have more than tripled in the past three decades "and this trend is most likely to continue", he said.

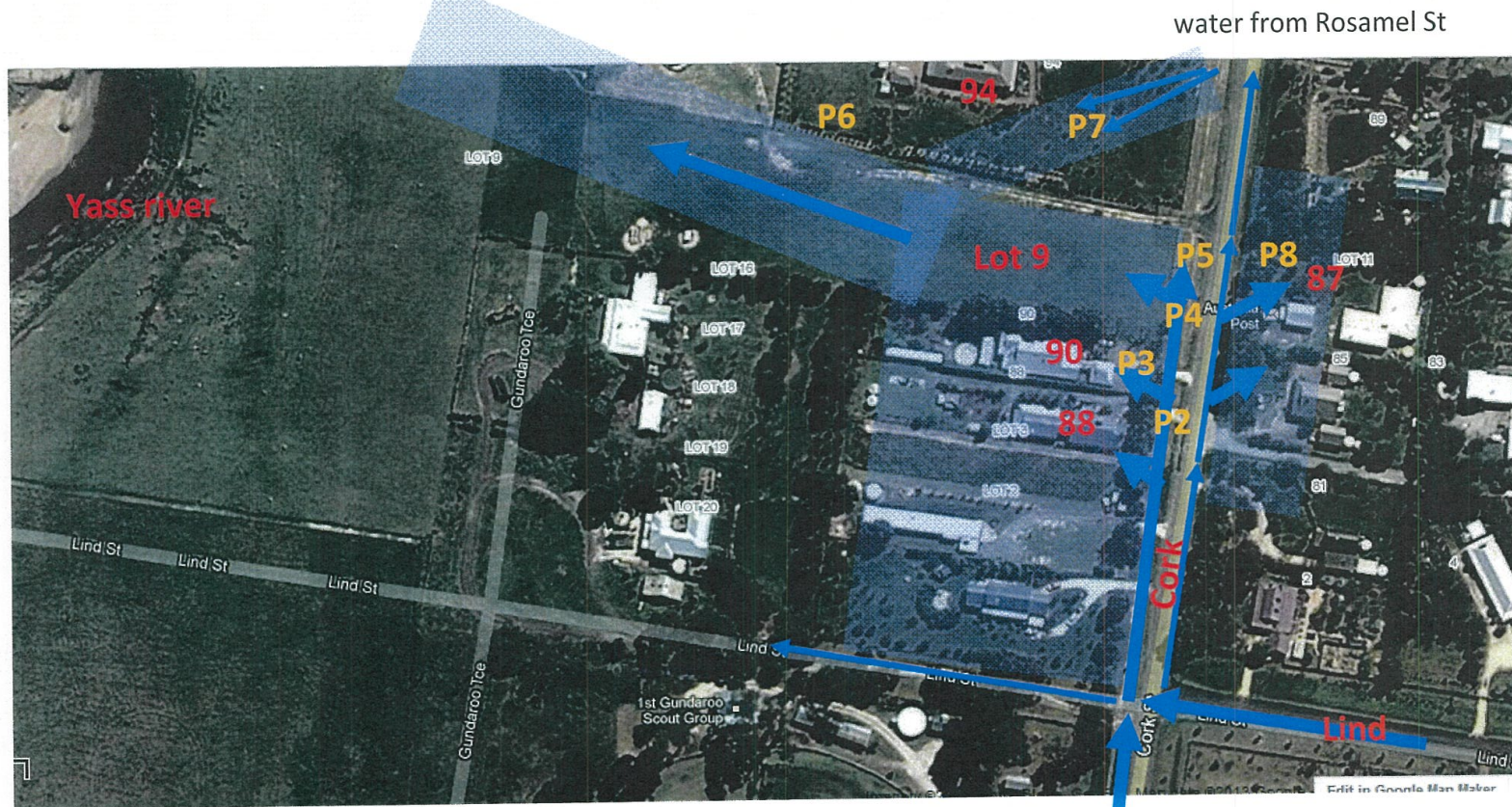
A spokeswoman for rival reinsurer Swiss Re said: "When natural catastrophes happen, the insurance industry uses the claims data to update the models used to assess and price risk. This has been happening in Australia in the wake of the significant insurance losses of recent years."

In its submission to the Senate inquiry into extreme weather preparedness, which holds its first hearings in Melbourne on Wednesday, IAG says rainfall analysis suggests "an increased frequency of major river flooding in a fairly large area" of central WA and the region taking in central South Australia, south-west Queensland and inland NSW "for the warmer part of the year".

Addresses with "extreme" risk from floods number 3860 in NSW, 51,506 in Queensland, 10,239 in Victoria, 49,576 in South Australia, 10,000 in WA and 4100 in Tasmania, IAG said, citing figures from the National Flood Insurance Database.

More than 711,000 properties are within three kilometres of the coast and below six metres elevation "which are vulnerable to coastal hazards", IAG said, with 60 per cent located in NSW and Queensland.

Flash flood along Cork St in Dec 2011



Inundated by stormwater



Major water flows

P1

Position of photos taken



P1 Overflow from David St runs down Cork St



P2 Water flowing along foot path entering [REDACTED] Cork St



P3 Water flow across [REDACTED] Cork onto Lot 9



P4 Water flow across proposed building sites Lot 9



P5 Water flow across proposed building site Lot 9



P6 Lower part of Lot 9 (opp Camden Villa)



P7 Water across [REDACTED] Cork St from overflowing surface drain along Rosamel St



P8 Major inundation of [REDACTED] Cork St



2013 - SUBMISSIONS

Page 1 of 1

5/2013

Muzaffar Rubbani

From:

Sent: Friday, 8 February 2013 4:19 PM

To: Records

Subject: Development Application No 5.2013.5.1

The General Manager
Yass Valley Council.

Council Reference PR.6654

Thank you for the opportunity to comment on this application.

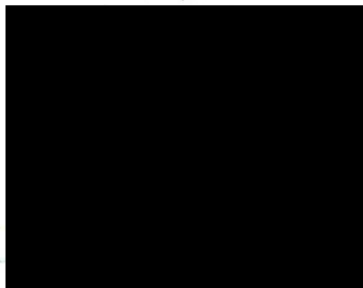
We would like to object to this application on three grounds:

1.the land in question is part of the Yass River flood plain. It would not be possible to build houses on the small area above the one in one hundred year flood level. We have seen such flood waters across Cork Street in March 1989 (and previously in the 1970s) at the present entrance to this land. With the prospect of increasing extreme weather events now expected, one in one hundred year flood events are predicted to be more frequent. The Council may leave itself open to litigation for approving an application in such a flood prone area. We do not think any further building permits should be approved unless and until a hydrological study is undertaken to confirm that residences may be safely constructed.

2.As most of the property is a flood plain, the provision of sufficient surface for on-site sewerage management is questionable.

3.A previous owner of this land applied for a sub-division, to which we objected for the above reasons. The application was rejected. The circumstances have not changed, so this application should also be rejected.

Yours faithfully,



2013 - Submission 4

p.1

Cancel Ref 5:2013-3/2013

General Manager
Yass Valley Council
PO Box 6
Yass NSW 2582
21.2.13

Dear Sir

We wish to raise our concern about the granting of the current Development Application because of the significant flooding issues associated with current design of the proposal.

Whilst we have no objection to the sub-division in principle, we have seen over the years water flooding across the proposed sub-division area in substantial volumes, especially in the recent December 2011 event, which comprehensively flooded the proposed lots on Cork Street. A full water impacts analysis should certainly be required for both surface and ground water impacts.

It appears to us that the proposed easement for the overland flow path is completely inadequate, and that only extensive civil engineering works involving a re-design of the storm water flow system from the park north to Rosamel Street and west from the higher blocks on Rosamel Street east of Cork Street would overcome this problem. Without this work, we believe that the two house envelopes proposed will inevitably be flooded on numerous occasions in future, and could cause serious flooding issues for other properties and facilities in the village.

Another matter effecting our interest, is that the proposed sub-division provides for access for the existing dwelling on Lot 1 to be onto Rosamel Street. When [REDACTED] built their home, we wrote to Council and supported the reduction of the "sealed road" they were required to build because we thought they would be the only traffic.

Because of the Elgas fire that destroyed our home and business 16 May 2011, we did not have the chance to comment on the residence that was built at the river end of Rosamel Street last year, but if we had be able to, we would have stressed that they have failed to use the Cork street access (that was our understanding at the time) and

are only using the Rosamel St access. With this much more substantial traffic on Rosamel street -- a sealed road should have been required by them at the time. We believe that this should be redressed even if the further subdivision were not contemplated. Under the Development Approval already granted for the subdivision on [REDACTED] we would be required to construct a sealed road to the western end of our proposed subdivision. This applicant should have been required to meet the same requirements asked of [REDACTED] for their the initial home construction, and certainly should be required before any further work is contemplated. Fairness requires that this issue be considered directly.

Yours Sincerely

[REDACTED]

2/2013

Muzaffar Rubbani

From: Administrator@yass.nsw.gov.au
Sent: Tuesday, 5 March 2013 3:37 PM
To: Records
Cc: Muzaffar Rubbani; Administrator
Subject: FW: Correspond No: 5.2013.5.1

-----Original Message-----

From: [REDACTED]
Sent: 4/02/2013 10:52:59 PM
To: Records [mailto:Records@yass.nsw.gov.au];
Subject: Correspond No: 5.2013.5.1

To the General Manager,
To the recent DA No: 5.2013.5.1. Application lodged with Yass Valley Council.
We wish to address the water easement to this original Bairnsdale, Sub division which was Lot 9 DP 1056285.
Please advise us what will happen to this water easement if the proposed DA 5.2013.5.1 is granted and approved.
We have previously raised this concern with Yass valley council in the past. We do not Support this type of Sub Division without a clear understanding with what happens to this water easement.
In the past it has always been a verbal discussion with Yass Valley Council, Previously we have always been advised that any type of further sub division that may occur to this Lot9,DP1056285, would fore go the water easement on the title of the property.
Please clearly state and document the water easement to the above mentioned DA Proposal.
Your Sincerely

[REDACTED]

2013 Submission 6

Page 1 of 1

DA135005

2013 Submissions 1/2013

Muzaffar Rubbani

From: [REDACTED]
Sent: Sunday, 24 February 2013 5:57 PM
To: Muzaffar Rubbani
Cc: [REDACTED]
Subject: DA 5.2013.5.1 (1B Rosamel Street, Gundaroo)

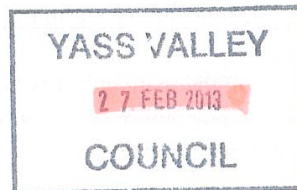
Dear Mr Rubbani:

Attached please find a joint submission from a number of residents of Gundaroo responding to a development application (DA 5.2013.5.1) for Lot 9 DP1056285 (1B Rosamel Street). I note that you have agreed to extend the deadline for submissions in relation to this DA to 25 February 2013. The original of this submission will be posted to the Council offices tomorrow. The attached submission is provided in two parts (the main submission with signatures and attachment A; and the supporting photographs in attachment B).

Yours sincerely, [REDACTED]

[REDACTED]

Doc ID	47685.3	
2nd File	WELL	
Link ID		
Task/FYI	T	MMR
GDA Ref	7.7.2	
Disposal Date	2024	



24 February 2013
Your ref: PR 6654

Mr David Rowe
General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

cc: Mr Paul De Szell, Director of Planning and Environmental Services

Dear Mr Rowe

Response to Development Application for Lot 9 DP1056285, 1B Rosamel Street, Gundaroo

We are writing in response the Council's notification dated 22 January 2013 that a development application (DA 5.2013.5.1) has been received for Lot 9 (DP1056285) and the call for submissions. Our overriding concern is the impact of the proposed new building envelopes on stormwater issues already affecting residents in Cork Street. Our specific comments are set out below:

- 1) The original sub-division of Bairnsdale, creating Lots 9 and 10, was based on extensive review of Yass River flood issues and local knowledge of historical flood events. The original sub-division proposal for Bairnsdale stated explicitly that part of this land "is a waterway" and, reflecting this, created only one new lot along Cork Street, (Lot 10 on the corner of Cork and Rosamel Streets), with the remaining 40m of the Cork Street frontage to the south of Lot 10 being preserved for natural overland flows to the Yass River from Cork Street, Lind Street and David Street.
- 2) The currently proposed building envelopes occupy two-thirds of this natural stormwater egress channel, with stormwater access to the river instead proposed to be down a shared drive serving as a V-shaped water channel. We believe that the proposed V-shaped drain could not handle the volume of water shown in the attached photographs flowing across both proposed building envelopes (see photos 1, 4 and 4). The Statement of Environmental Effects **paradoxically** states that it "is intended that the construction of a V-shaped shared driveway between Lots 2 and 3 will have minimal disturbance to the natural overland flow path that exists during significant storm events". The Statement fails to note the key point: that the proposed building envelopes occupy most of the existing floodway and there will be a major disruption to the existing natural overland flow path during significant storm events. We believe that the proposed development will necessarily restrict even the existing inadequate egress of storm water from Cork Street to the Yass River.
- 3) We are also concerned about the impact of the new building envelopes on adjoining properties. Assuming Council would not accept stormwater flowing under any house constructed on the new envelope, walls or banks would need to be built on the south and

affecting Cork Street residents with potential to impose unacceptable costs associated with flooding on both residents and the Council. The Statement of Environmental Effects does not attempt to address the effect on neighbours of the new building envelopes. Since a more general Gundaroo stormwater management strategy is still some way into the future, we believe that the proposal should not be accepted.

Yours sincerely

A large black rectangular redaction box covers the signature and name of the person who wrote the letter. It is positioned below the 'Yours sincerely' text and above the closing text.

[on behalf of the attached signatories to this letter]

Signature page

[illegible]

Attachment A

Gunning Local Environmental Plan 1997

21 What are the restrictions on land prone to flooding?

(1) The Council must not consent to development on land which is considered by the Council to be prone to flooding if the development is likely to:

- (a) restrict the flow of flood water on the land or on adjoining land, or
- (b) endanger life in time of flood, or
- (c) increase the impact of flood water through erosion, siltation or the destruction of vegetation, or
- (d) have an adverse effect on the water table of the land or of adjoining land.

(2) The Council must also take into consideration, when deciding whether to grant or refuse a development application:

- (a) any cumulative effect the development will have on flood behaviour, and
- (b) any risk of pollution to waterways from the development, and
- (c) whether access to the site of the proposed development will be available in times of flood.

Draft Yass Valley Local Environmental Plan 2012²

6.12 Flood planning

(1) The objectives of this clause are as follows:

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- (c) to avoid significant adverse impacts on flood behaviour and the environment.

(2) This clause applies to land at or below the flood planning level.

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

- (a) is compatible with the flood hazard of the land, and
- (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- (c) incorporates appropriate measures to manage risk to life from flood, and
- (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

(4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause.

(5) In this clause: **flood planning level** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

² Public Consultation and Exhibition Version endorsed 13 July 2012

Response to Development Application for Lot 9 DP1056285, 1B Rosamel Street, Gundaroo

Attachment B



Photo 1: Water flow across lot [REDACTED] onto proposed lots 2 and 3 (19 December 2011)



Photo 2: Water flow across lot [REDACTED] onto proposed lots 2 and 3 (19 December 2011)



Photo 3: Water flow into [REDACTED] from Cork Street (19 December 2011)



Photo 4: Water flow into [REDACTED] from Cork Street (19 December 2011)



Photo 5: Site of proposed lots 2 and 3 (19 December 2011)



Photo 6: Water flow into [REDACTED] from Cork Street (19 December 2011)



Photo 7: Water flow into [REDACTED] from Cork Street (19 December 2011)



Photo 8: Lind Street west of development site and Cork Street (19 December 2011)



Photo 9: Flooded property on east side of Cork Street across from proposed development site (19 December 2011)



Photo10: David Street floodway to south of oval (19 December 2011)

Kate Withers

From: [REDACTED]
Sent: Friday, 12 March 2021 1:22 PM
To: YVC Customer Service Team
Cc: [REDACTED]
Subject: DA 135005

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

The General Manager
Yass valley Council

Council reference DA135005 1B Rosamel Street Gundaroo

Thankyou for the opportunity to comment on this application.

We would like to object to this sub-division for the following reasons:

1. Now that the hydrological study of Gundaroo has been completed, we know that the land in question IS part of the Yass River 100 year flood plain. Council should not approve any new dwellings in this area. Surely it is unwise, if not illegal, to approve dwellings in a flood zone.
With climate change, this flood level will be reached and exceeded much more frequently.
We have seen such flood waters across Cork Street in 1975 and March 1989, at the entrances to these blocks.
2. As the suggested properties are in a flood plain, the provision of sufficient surface for on-site sewerage would be impossible.
3. Building dwellings on the areas suggested would force flood waters higher into adjoining land and houses.
4. Two earlier Development Applications to approve dwellings on this site have been refused. The circumstances have not changed. Raising a house up above a certain level, and how high that level should be is not known, is not changing anything.

Yours faithfully

[REDACTED]

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2021 - SUBMISSION 2



10 March 2021

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

Email: council@yass.nsw.gov.au

cc: Mr Muzaffar Rubbani, Development Planner

Dear Mr Berry:

**Development Application No. DA135005, 1B Rosamel Street, Gundaroo
Statement of Objection**

We are writing in response to a letter dated 19 February 2021 providing us with notice of the above development proposal and inviting comment. We note that the Development Application (as No. 5.2013.5.1) was previously the subject of consultation in 2013. We made a submission to the Council dated 20 February 2013 objecting to the application. We were also signatories to a joint submission dated 24 February 2013 provided to the Council which set out detailed concerns about the proposed development. Copies of these earlier submissions are attached and should be read in conjunction with this submission.

The 2013 DA proposed subdividing Lot 9 DP1056285 into three blocks with two new building sites fronting Cork Street. DA135005 provides additional documentation to support the application requested by the Council in a letter dated 21 February to the proponent before consideration of the proposal could proceed. This required addressing several matters including compatibility with the [then] draft Yass LEP in relation to flood planning and development consent.

The Yass Valley Local Environmental Plan 2013 provides the framework for flood planning on land *at or below the flood planning level* (i.e. the level of a 1:100 ARI flood event plus 0.5 metre freeboard). The land subject to the application is incontrovertibly at or below the flood planning level due to both mainstream and overland flows. It has been recognised as a significant floodway for waters flowing toward the Yass River. The land was once subdivided but the Gunning Shire Council closed roads and degazetted subdivisions from the whole of the land now known as 1B Rosamel as well as other subdivisions between the Yass River and Gundaroo Terrace due to it being flood-prone.

Lot 9 DP1056285 (1B Rosamel) was created through the 'Bairnsdale subdivision' which stated explicitly that part of this land "is a waterway" and, reflecting this, created only one new lot along Cork Street, (Lot 10¹ on the corner of Cork and Rosamel Streets), with the remaining 40m

¹ Lot 10 has been recently subdivided

of the Cork Street frontage to the south of Lot 10 preserved for natural overland flows to the Yass River from Cork Street, Lind Street and David Street.

During flood events, the two proposed lots² fronting Cork Street are affected by overland flows from the east of the village, in particular, the David Street Flow Path which carries water north along Cork Street. (Note that the report dated 23 November 2020 by WMAwater refers solely the 'Northern Flow Path' as the primary source of flooding but this is not correct and represents some carelessness in the preparation of that report.) Photographs of the December 2011 flood event along Cork Street (see attached photos) show clearly the directions of flow and volumes of floodwaters that can occur. These overland flow paths are now well documented in the 2016 flood study undertaken by WMAwater.

The revised application proposes measures to manage overland flow through the proposed development site. These measures are:

- a 6-metre-wide excavated swale between the two lots as a "flow path for flood waters between the proposed building envelopes" (Franklin Consulting Report dated 4 January 2021)
- building platforms within the proposed building envelopes raised above the flood planning level —assumed to be earthen pads to ensure effluent treatment systems are above the flood level (WMAwater and Franklin Consulting Reports)
- an impermeable wall along the northern boundary of proposed lot 2 to prevent overland flow from Cork Street within the site flowing northward (noting, however, that the attached figures in the WMAwater do not show water flows to the north from proposed lot 2, nor is a location for a wall shown).

All of these measures are proposed to overcome the constraints imposed by location in a floodway.

Development consent under the Yass Valley Local Environmental Plan 2013 for land that is flood prone must not be granted where this would likely adversely affect flood behaviour resulting in detrimental increases in the potential flood impacts on other development or properties. Surprisingly, at no place in the new supporting documentation for the application is there consideration of the impact of what is essentially a bund or dam structure 1.5 metres from the [REDACTED] (and 5.5 metres from the northern wall of our house).

We have experienced a number of minor and two significant flood events since 2009. In December 2011, a large event saw significant flooding along Cork Street and [REDACTED]. Photos 3 and 4 show water entering our block from Cork Street. Photos 1 and 2 show water flowing onto proposed lot 1 along our northern boundary. The current proposal for an earthen platform on lot 1 would interrupt the natural northern flow of flood waters across our block and effectively create a dam exacerbating flood depths adjacent to our house. We cannot agree with WMAwaters conclusion that "there are no adverse increases in flood levels outside the property boundary with overland flooding".

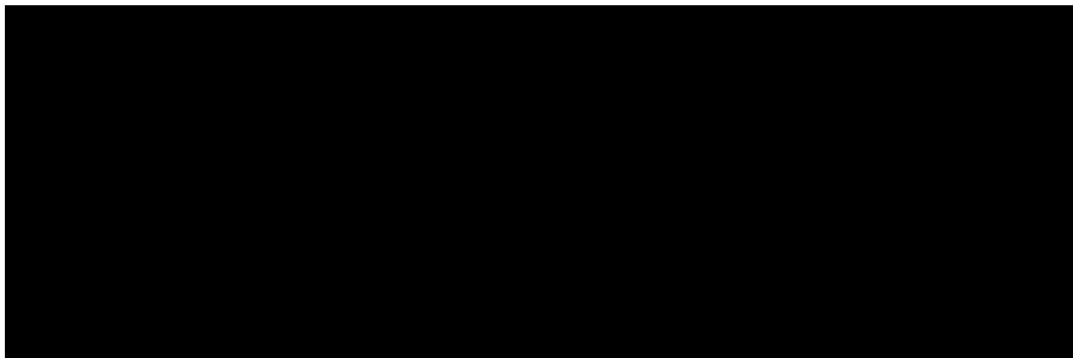
We point again the 2013 submissions in relation to the development application. The joint submission clearly set out concerns about the impact of the proposed development on

² Note that lot numbers are not consistent in the 2013 and 2021 application packages and there is some confusion across the documentation as a whole which is unhelpful.

adjoining properties. These included the impact of restricting the water flows across the site from Cork Street and the backup effects this could have on other properties toward Lind Street. With respect, the concerns raised in the earlier round have not been satisfactorily addressed by the new supporting documentation.

We urge the Council to therefore reject the development application and put beyond doubt the status of the subject land as an important floodway for overland flows to the Yass River.

Yours sincerely





Supporting Photographs – Flood event on 19 December 2011



Photo 1: Water flow across [REDACTED] onto proposed lots 1 and 2
(19 December 2011)



Photo 2: Water flow across [REDACTED] onto proposed lots 1 and 2
(19 December 2011)





Photo 3: Water flow into [REDACTED] from Cork Street (19 December 2011)



Photo 4: Water flow into [REDACTED] from Cork Street (19 December 2011)



Photo 5: Site of proposed lots 2 and 3 (19 December 2011)



Photo 6: Water flow into [redacted] from Cork Street (19 December 2011)



Photo 7: Water flow into [redacted] from Cork Street (19 December 2011)



Photo 8: Water flow into Lind Street from Cork Street



Photo 9: Flooded property on east side of Cork Street across from proposed development site (19 December 2011)



Photo10: David Street floodway to south of oval (19 December 2011)

2015 - SUBMISSION 5

Kate Withers

From: [REDACTED]
Sent: Thursday, 11 March 2021 9:21 PM
To: Muzaffar Rubbani
Cc: [REDACTED]
Subject: Re DA135005

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

RE DA135005- 1B Rosamel St Gundaroo

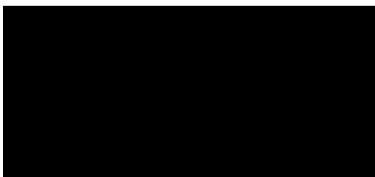
Dear Mr Rubbani,

Since we moved to Gundaroo 13 years ago, we witnessed at least three flood events along lower part of Cork St, some of these events caused serious damage to houses and properties. Particularly hard hit were properties [REDACTED] and the adjoining block subject to the DA. Our neighbour's submission [REDACTED] have provided photos of flood events and gave detailed reasons why the proposed development should not be approved. We concur with these reasons and hope that Council will be able to remedy the cause of the flood risk before considering further development in this flood prone region of Gundaroo. Of particular concern to us is that proposed changes to the water flow across the block of Lot9 are likely to impact neighbouring properties and will exacerbate flood risks for them.

After the severe 2011 flood, we had meetings with the Head of Engineering from YVC to discuss likely causes and possibly remedies. There was general agreement that the main reason why properties in the lower part of Cork St are flood prone is that water coming down Lind St has no way to go but to bank up and run north on both sides of Cork St damaging properties on both sides of the road. It would be relatively easy to install culverts under Cork St and take the water in a surface drain to the river (like in lower part of Rosamel St). Such works would alleviate flood risks to at least 10 properties, it would be interesting to see a cost benefit analysis of constructing such a surface drain and install culverts.

We think it would be inappropriate to increase the number of properties subject to flooding before the cause has been addressed. By re-directing the Lind St flow towards the river, the flood risk would substantially reduce not just for the proposed development but for several other properties in the area.

Best wishes



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Kate Withers

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Wednesday, 19 October 2022 6:32 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#566]

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

Name *

Address *

Email *

Phone

Number *

What item DA 135005 1B Rosamel st
are you
making a
submission
on? *

Submission *

Dear Mr Rubbani

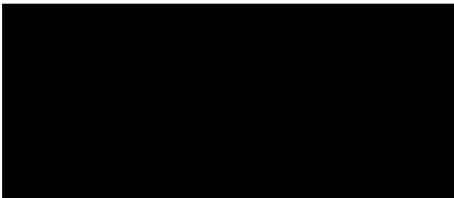
This submission is regarding 1B Rosamel Street, Gundaroo (DA135005). We have reviewed the revised subdivision plan and would like to register our objection.

I am absolutely baffled that Council continues to entertain the idea of subdividing this land. We currently own the land which backs on to this subdivision at [REDACTED] We have had to spend thousands and thousands of dollars redeveloping our house plans for our block of land, because Yass Council deemed that part of our property is in flood prone area. That in a one in one-hundred-year flood, our block would be under water due to the Yass River overflowing and travelling through blocks four and one to our block of land. This has made it near impossible for us to sell our land.

It is completely irresponsible that Yass Council would knowingly put severe restrictions on our block of land due to the flooding on blocks one and four, and then consider this land for subdivision and development.

Secondly, there is a substantial drainage issue along Cork St where blocks two and three will be. The houses neighbouring those blocks have had severe flood damage over this last year, because of the poor drainage system, and councils' inability (refusal) to fix it. These two blocks will not be immune to that drainage problem.

Yass council has spent significant funds in developing a new flood study for Gundaroo and has done absolutely nothing to implement the changes needed to fix the problem. Until you fix the drainage problem in the village, Council will be completely negligent in approving these subdivision plans, that clearly go against your very own flood study.



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2022 - SUBMISSION 2

Kate Withers

From: [REDACTED]
Sent: Monday, 14 November 2022 4:32 PM
To: YVC Customer Service Team
Cc: [REDACTED]
Subject: D A 135005

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

The General Manager,
Yass Valley Council.

DA 135005

Dear Sir,

We note that this D A has yet again been revised.

Once again we object to this sub division and permission to build. Please refer to our earlier submissions as all of the reasons previously stated still apply.

There have been significant flood events across this land on 4 August 2022 and 31 October 2022. This is well documented with photos.

On both of these occasions septic tanks in the village have been flooded. Hence septic tank effluent would have entered flood waters. To permit even more septic tanks in such a flood prone area would be irresponsible and unlawful.

Just because houses have been built in the past, in the now defined 100 year flood Zone, does not mean that this mistake now identified should be repeated. In fact Council Development controls state that the above risks must be considered.

Yours faithfully,

[REDACTED]

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2022 - SUBMISSION 5

Submission relating to revised DA 135005-1B Rosamel St Gundaroo

SUMMARY

This submission augments our previous written comments dated 22 October 2022 to Council including photographs handed to Council Officer Mr M Rubbani at a meeting convened on 25 October 2022.

We were grateful for the meeting with Council officers (Mr Dencker and Mr Rubbani) which clarified details of the revised DA.

We note that there is **no** intention that the additional proposed Lot 4 be granted building permission by Council.

We remain concerned however that the DA proposal in relation to Lots 2 & 3 does not satisfactorily address the continuing riverine and flash flooding events experienced in this part of Gundaroo (between the David St and Rosamel St intersections with Cork St).

In our view a decision by Council to grant building permission on these lots would:

- (i) “endanger life intime of flood”
- (ii) “restrict the flow of floodwater on the land and adjoining land”
- (iii) “change flood behaviour” ...” resulting in potential flood affectation of other properties”
- (iv) is not in the public interest of residents in this part of Cork St because the development would irrevocably limit Council’s options to finally resolve the flash flooding that continues to detrimentally affect those residents.

Each of these will be addressed below.

BACKGROUND

The revised DA is supported by three consultants’ reports commissioned by the applicant:

VEKTA report on Environmental effects dated 2013

WMA Water flood impact assessment dated 2020

Franklin Consulting Australia Land Capability_Assessment report dated 2021

None of these reports comment on or assess the proposed creation of Lot 4.

All reports acknowledge the requirement to mitigate flooding on Lots 2 & 3 but their recommendations in relation to a safe final floor level (FFL) for future residences are inconsistent.

VEKTA recommend a minimum FFL of **571.5m** AHD. **WMA** indicate FFL of **572.3mAHD** and **572.1m** AHD differentiating between the front and rear of the building envelopes. **Franklin Consulting** state that the FFL should be above the **Flood Planning Level** without stating what that is. All consultants envisage building platforms would be constructed to achieve the desired increase in FFL. The consultants also recommend that a 6m wide “flow path” be constructed between the two building envelopes 0.3m below the existing ground level for 60m along the joint boundaries of Lots 2 & 3.

The analysis carried out by the various consultants is based on hypothetical modelling of water levels in the event of a 1 % AEP event.

Additional to these reports which accompany the proposed subdivision Council should consider the **Webb Report** data submitted to Council in 2002 relating to the Bairnsdale subdivision which created Lot 9. Lot 9 is the subject of the current subdivision proposal. The **Webb Report** states that Lot 9 **“was partially a waterway and not suitable for residential development”**.

In order to assist Council to compare DA 135005 assertions, regarding flood levels, with **reality** we have plotted the various FFL against actual Yass River flood levels recorded by **Water NSW**, at Gundaroo, over the period since the first consultant's report in 2013. Please refer to **Figure 1. Note that this 9 year period also spans south eastern Australia's longest and most severe drought in recent memory.**

The following conclusions can be drawn:

- (i) The new dwellings on Lots 2 and 3, with raised FFL, would have been flooded on **four** occasions in that period using the WMA recommendation and on **nine** occasions using the VEKTA recommendations.
- (ii) The “flow path” between the two future dwellings FFL actually becomes a major **stormwater drain** 60m long by 6m wide with water depths ranging from 0.5m to 2.1m. This is certainly deep enough to drown children and even adults if the flow rate is high in a flash flood
- (iii) The “flow path” would not actually divert water away in a riverine flood situation but would act as a pond where water sits until the river level subsides
- (iv) Lot 4 which has an average ground level of about 570m AHD would have been totally subsumed by the river on **fifteen** occasions during the study period with depths ranging up to 3m.

“Endanger life in time of flood”

As indicated the proposed mitigation measure put forward in the DA proposal will create a new hazard in the form of a large unfenced pond/stormwater channel in close proximity to two dwellings with depths, in time of riverine flooding, high enough to cause drowning.

On the other hand, when the Yass River is not in flood but Cork St experiences a flash flood event, the “flow path” can become a fast-flowing stormwater drain taking water away from Cork St to the river. We are unable to source data on the amount of water generated by local flash flooding. However, the residents of Cork St will confirm multiple SES call outs and almost permanent sandbagging of their properties to keep the water out of their properties and along the western verge of the raised Cork St roadway. Ultimately this water exits Cork St onto the proposed Lots 2 & 3 which is the natural exit point as confirmed by the Gundaroo flood study of 2016.

Stormwater drains are normally publicly owned and managed assets. We are not aware of other situations where a stormwater channel draining water from multiple surrounding residents are placed in private ownership. What would be the legal liability of the Lot 2 & 3 homeowners and would they owe a duty of care to their neighbours who rely on the “flow path” to reduce property damage? These issues are totally ignored by the Consultants.

“Restrict the flow of floodwater on the land and adjoining land”

At present the vacant land subject to DA 135005 acts as a 41m wide drain for flash flooding events. The subdivision proposal, by constructing two solid building platforms up to 32m wide at the front, will channel this water into a 6m stormwater drain in the middle and two 1.5m channels along the northern and Southern edges of the subdivision.

If the privately managed stormwater/flow path is not correctly maintained and becomes obstructed, water could bank up on Cork St to levels not previously experienced. The subdivision proposal is totally silent on how the stormwater/flow path which would be jointly owned by two parties can effectively be managed (NB. Have the consultants considered the impact of a fence down the centre of the “flow path” which is the proposed boundary of the two lots?) How does Council ensure the “flow path” remains fit for purpose over time. It is inevitable that adjoining properties will be adversely affected by this arrangement.

“Change flood behaviour” ...” resulting in potential flood affectation of other properties”

It follows from the previous point that flood behaviours, particularly flash flooding along Cork St will be changed by the solid building platforms banking up water like a dam wall, thus affecting adjoining properties on Cork St.

“Is not in the public interest”

The Gundaroo Flood study commissioned in 2016 has identified the need for investment in flood mitigation measures throughout Gundaroo but also specifically in the area subject to the subdivision proposal. Currently more than **eleven** properties at the northern end of Cork St are adversely affected by flash flooding events which were analysed by the 2016 report. Approval of the subdivision would add **two** more residences to this list.

The recommendations to build earthen platforms to raise the FFL for these new dwellings will potentially worsen the current situation for existing residents. Proceeding with the development would also permanently eliminate flood mitigation options for Council. In particular options which take advantage of the vacant agricultural land acting as a large naturally formed drain.

Until a solution is implemented it is not in the public interest to narrow Council’s options.



13 November 2022

Attn: Muzaffar Rubbani

Submission regarding DA135005, Lot 9 DP 1056285, 1B Rosamel Street

I have reviewed the revised submission made under this DA and have some concerns regarding the viability of the application and impact, particularly considering recent flood events.

The rain events of the last few months have seen us experience flood levels that were previously unseen by us and by people who have been residents of the village for over fifty years. Personally, we have seen our garage and sheds flooded and the waters come to 5cm below our floorboards, causing tens of thousands of dollars of damage. We live opposite the proposed sub division.

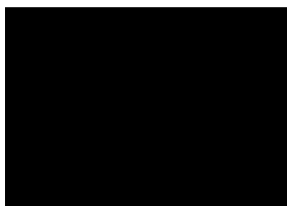
The levels of floodwater we have seen appear more than the levels expected according to the flood investigations and reports that have been compiled for the Council over recent years. As such I have concerns about the adequacy of the proposed mitigations of the proposed development to ensure that no surrounding properties are adversely affected.

My other concern is regarding the maintenance of the easement and its profile. How will the Council ensure that this is maintained to ensure that over time flows do not change?

The Gundaroo Floodplain Risk Management Study and Plan, completed for Yass Valley Council in November 2016 proposes a number of remedial works that could be undertaken to help mitigate the flood risk in various areas of the village. At this stage I am not aware of any plans to undertake these works.

As such, with no mitigations likely, increased flood levels being experienced and the uncertainty of any easements being maintained into the future, I have considerable concerns about this development application and it's long-term impact.

Regards



2022 - SUBMISSION 0

Kate Withers

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Saturday, 22 October 2022 12:40 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#568]

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

Name *

Address *

Email *

Phone

Number *

What item DA 135005, 1B Rosamel St, Gundaroo NSW
are you
making a
submission
on? *

Submission *

We [REDACTED] the land subject to the subdivision proposal.

We have firsthand knowledge and experience of the impact of Yass river flooding and the flash flooding events which have impacted our neighbours along Cork St, Gundaroo. We were astounded to see that the subdivision proposal has been amended to add an additional lot (Lot4) which is even more adversely affected by riverine and flash flooding than Lots 2 & 3 which experts acknowledge are subject to regular inundation.

We have witnessed several events where the Yass River breaks its banks and flows directly over Lot 4. We estimate the flood level over Lot 4 exceeds 1 metre. Furthermore this water flow is not simply a gentle and slow rise in water level, it is a full blown torrent carrying large logs and debris.

We have separately included a photo of lot 4 taken in August 2021 showing the extent of the flooding. In Aug 22

the water level rose approximately 0.5m higher but as the event occurred at night we don't have a legible photo. We have also submitted a photo taken on 22 October which shows the debris on the fences of Lot 4 which run along the Yass River. This proves the water depth has exceeded 1 m as the debris is all the way to the top of the fence line. The high rate of flow of the water over Lot 4 can also be judged by the fact that a 5x4 round bale of hay was washed along the paddock to the south of Lot 4 for hundreds of meters only coming to rest when it hit the southern boundary fence of Lot 4. This flow rate would sweep away anything on Lot 4 belonging to a future resident (should Council approve the subdivision).

Recent flooding events across southern Australia have alerted governments at all levels of the dangers of developing land in flood prone areas. Whilst the unwise decisions regarding development in the past can perhaps be excused by lack of data and building codes which were less definitive than now, this excuse is no longer tenable for councils, particularly as the evidence for global warming mounts. The NSW Government has publicly acknowledged that it is considering resumption of land/housing in areas affected by the recent floods such as Lismore and the Hawkesbury river catchment to the west of Sydney. It seems incomprehensible that Council would consider further new development on what is clearly flood affected land when the State Government is doing the opposite. Any Council action to approve the proposed subdivision would undoubtedly raise widespread and more concerted action by the Gundaroo community at the apparent lack of action to address the current Gundaroo flood issues.

Yass Council should consider itself on notice that any development decisions which lead to future residents experiencing losses of property (and dare I say it life) due to a decision to approve development on the proposed Lots 2,3 and 4 would result in legal, financial or indeed political repercussions. It would be very difficult for Council to deny liability or the application of proper duty of care, when you have received so much hard evidence as to why approval of DA 135005 would increase risk and not be in the public interest.

We respectfully request that Council do the right thing, based on the clear evidence you have before you, and make a permanent decision to deny the proposed subdivision.



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2022 - Submission 6



General Manager
Yass Valley Council
Email: council@yass.nsw.gov.au

Development Application No. DA135005, 1B Rosamel Street, Gundaroo. Statement of Objection.

Dear Mr Rubbani,

We are writing in response to a letter received 11 October 2022, providing us with notice of the above development proposal and inviting comment.

We note that the Development Application (No. 5.2013.5.1) was previously the subject of consultation in 2013 where we were signatories to a joint submission dated 24 February 2013.

The land subject to this application is incontrovertibly at or below the flood planning level due to both mainstream and overland flows. It has been recognised as a significant floodway for waters flowing toward the Yass River. When responsible for Gundaroo, Gunning Shire Council closed roads and degazetted subdivisions from the whole of the land now known as 1B Rosamel as well as other subdivisions between the Yass River and Gundaroo Terrace due to it being flood-prone.

We understand that, DP1056285 was created through the 'Bairnsdale subdivision' which stated that part of this land "is a waterway" and reflecting this, created only one new lot along Cork Street, with the remaining 40m (the land subject to this proposal), to be preserved for natural overland flows to the Yass River from Cork Street, Lind Street and David Street.

During flood events, the new proposed lots fronting Cork Street are significantly affected by overland flows from the village, in particular, the Lind Street and David Street flow Paths which carries stormwater north along Cork Street. We have included photographs showing the flow path of stormwater along Cork Street.

We do not understand how council will consider an application that has to propose significant measures to overcome the constraints imposed by being deemed a floodway. Given that the land is flood prone, surely council must not allow development approvals where this would likely adversely affect flood behaviour resulting in detrimental increases to the flood impacts on surrounding properties.

Since 2009, we personally have experienced multiple moderate and four significant flood events, all attributed to poor management of stormwater within Gundaroo Village. This has resulted in multiple insurance claims. With the most recent being a major event in August 2022.

These events worsen each time council approves a new development without consideration to the impacts on surrounding residences and the broader impact to the village due to its topography. Nor chooses to implement the works as recommended in the 2020 Flood study.

We have written to council regarding this matter on numerous occasions: December 2010, January 2013, March 2021, without response.

Quite simply, if this new development is approved and council does not undertake major works to remedy the stormwater issue along Cork Street, not only our property but others effected by the backup toward Lind Street will be further impacted by flooding. Effecting residents mental and physical health and wellbeing (water is contaminated by the septic systems), and causing continual and significant financial loss due to property damage.

Therefore, we are requesting that Yass Valley Council reject the proposal and that that council deem the lots in question natural flood paths exempt from future DA applications.

Yours sincerely

[Redacted Signature]





Kate Withers

From: [REDACTED]
Sent: Wednesday, 26 October 2022 8:48 PM
To: YVC Customer Service Team
Subject: DA 135005

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

The General Manager
Yass Valley Council

Dear Sir

We would like to object to DA 135005

The main reason is that the land is in a flood prone area and it is irresponsible and illegal to build on such land.

There are many photos of this block of land recently under water.

This and other reasons are given in detail in our earlier submissions re building on this block of land.

It is time that Council declared that there should be no building on this block.

Yours faithfully

[REDACTED]

Sent from my iPad

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14 November 2022

Yass Shire Council
PO Box 6
YASS NSW 2582

Email: council@yass.nsw.gov.au

cc: Mr Chris Berry, Chief Executive Officer
Ms Julie Rogers, Director, Planning and Environment
Mr James Dugdell, Director, Infrastructure and Assets
Mr Muzaffar Rubbani, Development Planner

**Development Application (DA) No. DA135005, 1B Rosamel Street, Gundaroo
Additional Statement of Objection**

We are writing in response to letters dated 11 October and 28 October 2022 providing us with notice of additional consultation in relation to the above development proposal including a revised subdivision plan. We note that the DA (as No. 5.2013.5.1) was previously the subject of consultation in 2013. We made a submission to the Council dated 20 February 2013 objecting to the application. We were also signatories to a joint submission dated 24 February 2013 provided to the Council which set out detailed concerns about the proposed development. On 10 March 2021, we made a further submission on the reactivated proposal. Copies of these earlier submissions should be read in conjunction with this submission.

Almost 10 years has passed since this DA was first lodged. In our view, the proposed residential subdivision of a well-recognised waterway is a matter which should have been resolved in the negative many years ago. The two extreme flood events of 4 August 2022 and 31 October 2022 — and a third threatening on the date of this submission — again highlight the issues including projections of increasing frequency and intensity of storms and flooding due to climate change. We are thus heartened that the Council has now recognised that there is “significant community interest in the application”.

1B Rosamel Street is located at the northern end of Gundaroo where the flood plain widens significantly. The site is subject to both mainstream flooding and major overland flow flooding. The proposed subdivision (as revised) would see new two residential blocks (Lots 2 and 3) fronting Cork Street and an additional 5.6 acre block (Lot 4) with river frontage carved off from the current block. While no additional information or analysis is provided in the revised plan for subdivision for Lot 4, we note that the land floods regularly when the river breaks its banks and is not suitable for residences and other permanent structures. The zoning for this proposed lot should be made clear.

The 1B Rosamel Street property as-a-whole plays a significant role in flood storage for the northern end of the village and functions as a floodway for waters flowing toward the Yass River. This has been recognised for decades. As noted in an earlier submission, the land was once subdivided but the Gunning Shire Council closed roads and degazetted subdivisions from the whole of the land now known as 1B Rosamel as well as other subdivisions between the Yass River and Gundaroo Terrace due to it being flood-prone. More recently, Lot 9 DP1056285 (1B Rosamel) was created through the Bairnsdale subdivision, the report for which stated explicitly that part of this land “is a waterway” and, reflecting this, created only two new lots fronting Rosamel Street with the remaining 40m of the Cork Street frontage to the south of Lot 10 preserved for natural overland flows to the Yass River

from Lind and David Streets and along Cork Street. Recognition of this is set out in the 26 October 2011 Council Business Paper in relation to a dwelling house development application (DA 5.2011.130.1) for the property now known as 1B Rosamel Street:

3. Site Description

The site is irregular in shape and has frontage to Rosamel Street in the north, Cork Street in the east, Gundaroo Terrace and Lind Street in the south. It is also bounded by the Yass River along its western boundary. The site is considered to be flood prone land ...

4. Section 79C Assessment

(g) The site is subject to flooding. This matter was addressed when the allotment was created through the imposition of a building restriction precinct close to Rosamel Street.

The 2016 floodplain risk management study of Gundaroo prepared by WMAwater identified Cork Street between David and Rosamel Streets as a significant 'hotspot' along which "numerous properties experience yard flooding ... and two properties are flooded over floor in the 10% AEP event".¹ Some of these properties are 'stranded' to the east of Cork Street during overland flooding events as raising of the road crown has cut off access to the waterway down to the river and no functional drainage has been built to address this.

In previous submissions, we raised the very significant negative impacts of the proposed subdivision on our property [REDACTED]. We pointed to and again point to the 2013 submissions in relation to the development application. The joint submission clearly set out concerns about the impact of the proposed development on adjoining properties. These included the impact of restricting the water flows across the site from Cork Street and the backup effects this could have on other properties toward Lind Street.

The revised subdivision plan of 2021 includes:

- a 6-metre-wide excavated swale between the two proposed residential lots as a "flow path for flood waters between the proposed building envelopes" (Franklin Consulting Report dated 4 January 2021)
- building platforms within the proposed building envelopes raised above the flood planning level —assumed to be earthen pads to ensure effluent treatment systems are above the flood level (WMAwater and Franklin Consulting Reports)

Council must now consider the impact of these proposals in light of the recent flood events of 4 August and 31 October 2022 and the implications for intensified flooding on adjacent properties and for the impact on the proposed residences. In August, the Yass River broke its banks and rose toward Cork Street meeting overland waters flowing deep and fast through the 1B Rosamel waterway. Debris from the river washed up to the Cork Street end of the property. (See the attached photo which gives an indication of the volume of overland flood waters flowing into properties on Cork Street adjacent to the proposed Lots 2 and 3.) Our property was extensively flooded and sustained considerable infrastructure damage. A second overland flooding event occurred on 31 October during which a huge volume flowed down Cork Street from the direction of David Street. The Cork Street end of 1B Rosamel became a rapidly flowing stream across its entire width of 40 metres. (A video of water flowing across the waterway will be provided separately.) Should the subdivision go ahead as proposed, an event of this sort would see water channeled to the north of proposed lot 2, to the south of proposed lot 3 and through the narrow 6-metre-wide floodpath swale between two new residences. This channeling will increase both the velocity and depth of floodwaters, raising very significant issues about safety and risks to property. These

¹ 1-in-10-year events.

impacts are not addressed in the DA. It is noted, however, that the Bairnsdale subdivision report explicitly identified two potential sites along Rosamel Street “where it is possible to build without significantly restricting water flows ...”. The location of proposed lots 2 and 3 fronting Cork Street did not meet this criterion.

In July 2021, the Council adopted development controls for flood risk management. The objectives of the controls include:

- c) To minimise the intensification of the high flood risk areas, and if possible, allow for their conversion to natural waterway corridors.*
- d) To ensure design and siting controls required to address the flood hazard do not result in unreasonable social, economic or environmental impacts.*
- f) To minimise the damage to property arising from flooding.*
- g) To ensure the proposed development does not expose existing development to increased risks associated with flooding.*

The performance criteria for assessing a proposed development include:

- a) The proposed development should not result in any significant increase in risk to human life, or in a significant increase in economic or social costs as a result of flooding.*
- c) Development should not significantly increase the potential for damage or risk other properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.*
- e) Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality.*

We do not believe the proposed DA is consistent with the objectives of these development controls; nor, that it meets the test of the performance criteria above. We draw Council’s attention again to our concerns and seek assurance that the negative impacts of the proposed developments will be given appropriate and serious consideration, and that the Council will not give its approval to the application.

More generally, we strongly assert that the public interest of people who live in Gundaroo must take precedence in the case of this DA. Further, and given the context of the very significant flooding events within which this DA is being considered, Council should seriously consider resumption of this flood-prone land making its status as a natural waterway corridor clear as part of a long overdue development of effective stormwater and drainage infrastructure together with implementation of broader flood mitigation strategies for the village of Gundaroo.

Yours sincerely

[Redacted Signature]

[Redacted Signature]

Attachment



4 August 2022 Flood: View from Cork St – overland flooding into [REDACTED] (late afternoon before peak)

YASS COUNCIL



Yass Shire Council
council@yass.nsw.gov.au

SUBMISSION IN RELATION TO DA135005 – 1B ROSAMEL STREET, GUNDAROO

To whom it may concern,

Our property adjoins the land subject to the subdivision proposal. We object to the development application as it does not meet the public interest criteria listed under the *Environmental Planning and Assessment Act 1979* in that it will:

- a) potentially and significantly exacerbate flooding impacts on adjacent properties
- b) permanently impede efforts to address our historic Gundaroo village's management of overland flow and escalating flood issues.

In recent months, we have witnessed repeated flooding and other significant rain events across Gundaroo village, both from the overland flow and from the Yass River. The most severe of these occurred on 5 August 2022, when the Yass River inundated our property, via Lots 1 and 2 of the proposed subdivision. Overland flow also filled Lots 2 and 3 before encroaching on our property (*see Images 1-3 for early photos of the flooding several hours before the peak*). On 31 October, the overland flow again moved through those lots and the river again encroached on our property via Lot 1. It is also important to note the flooding of our property and others was also resolved by the flow out and through the proposed subdivision site, as part of its intended purpose as a water course.

We note the need for a separate, urgent discussion regarding the need for a holistic village management plan for overland water flow and flood mitigation. The property at 1b Rosamel St is a vital component of that plan. This property has for decades, with the support of past Councils in comprehensive consultation with the community, been considered a water course. Our understanding is this is why the section between [REDACTED] was not agreed for residential development at the time our block (at a higher elevation) was approved for development. Multiple flooding events since have proven the wisdom of that decision. Building to such a density at the front of Lots 2 and 3 will create a permanent blockage to both the water flow and any collective effort to effectively mitigate flooding in the village.

We have reviewed the Statement of Environmental Effects and Flood Impact Assessment; however, their assessments do not reflect the practical realities of major flooding that we have witnessed twice in the last three months. There are potential significant risks to life and property associated with concentrating stormwater flow to between the two houses in the proposed new building envelope. Further, given the building envelope extends to within 1.5m of boundaries for adjoining properties, the water flow not channelled through this central point will inevitably be dammed by the houses and move in significantly increased volumes through adjoining properties, including our own.

At a time when the NSW Government is considering resumption of housing in areas affected by flooding, it would be counterintuitive to approve this application.

We look forward to your careful consideration of these issues in making your decision.

Kind regards





Image 1: The water starting to encroach [REDACTED] from Lots 1 and 2 on 5 August. **Image 2:** Looking from [REDACTED] the water flowing through Lots 2 and 3. This was five hours before the peak, which was between 0.5m-1m on [REDACTED] depending on location and substantially higher on the pictured land. **Image 3:** Flowing through Lot 1 from the Yass River and into [REDACTED] several hours before the peak, which fully submerged this land and our property.

Philip Wooster
1B Rosamel St
Gundaroo NSW 2620

28 August 2023

RE: DA135005 - issues raised in the submissions

Dear Muzaffar,

I write in response to the submissions received in the *third* consultation on DA 135005. Each time Council sends our DA out for consultation we receive objections from our immediate neighbours that we feel are vindictive and aimed at inflicting damage on us due to missing out on purchasing the land themselves a long time ago. This process is distressing for us, so it takes some time until we can bring ourselves to critically consider their objections and respond in a factual and balanced way. Regarding this point above, I believe that Council should consider a change to this public consultation process for the benefit of future honest, hard working rate payers who make applications in good faith. It would be better for Council to remove clearly erroneous submissions from the process before inviting a response, for example comments about a housing envelope where none is proposed or other issues they may have with Council rather than the subject DA.

The submissions received by Council, fall into three categories:

- one response supporting the development to increase the availability of housing in the area (and provide Council with two additional rate payers in Gundaroo village),
- several responses with largely identical wording suggesting they are 'campaign' responses – and would be treated by both Federal and State Government consultations as a single submission, and
- several responses that have not read the DA clearly and are objecting to the building of a dwelling on proposed block 4 – which is not proposed in the DA.

It is clear that the vast majority of submitters have based their objections to our proposed subdivision on the apparent lack of action from YVC in addressing the issues over overland storm water runoff in Gundaroo. They are directing their anger at YVC's perceived inactivity toward our proposed subdivision perhaps thinking that we are a softer target or that they can gain some traction with YVC by making these objections.

The submissions based on overland storm water runoff are demanding that Council use someone else's freehold land (some even stating 'the 1B Rosamel St property as-a-whole plays a significant role in flood storage...'). I don't expect Gundaroo villagers who are angry about perceived mismanagement of storm water runoff in the village to understand the nuances of this but it has been explained to me, and I expect Council understands this already, that the *Local Government Act 1993* would require Council to acquire freehold land if it did indeed intend to use it in any way for a local government purpose.

Errors of fact

Compounding the issues of overland storm water runoff management in Gundaroo village and flooding by Yass River – the objections state that over land storm water runoff in Gundaroo village is poorly managed. Our experience is that runoff does not significantly impact proposed blocks 1 or 4 and only slightly and transiently impacts proposed blocks 2 and 3, despite claims to the contrary. The inhabitants of 90 Cork Street have directed water across proposed blocks 2 and 3 by way of digging a trench under our fence (they say SES did this to protect their property), sandbagging and by constructing raised garden beds across their frontage with Cork Street. Past inhabitants of 1A Rosamel Street actually piped the overflow from their rainwater tank onto our property. In contrast our engineers report shows the proposed subdivision will not divert any water to neighbours and allows improved drainage.

Unqualified statements that the proposed subdivision will stop over land storm water runoff management in Gundaroo – objections stating that to approve our subdivision will 'permanently impede efforts to address our historic Gundaroo village's management of overland water flow and escalating flood issues' does not take into account that water runs into neighbouring properties and is illegally directed onto our property when there is a fully functioning drain (maintained by Council) only one house block further north of proposed blocks 2 and 3. The *Conveyancing Act 1919* makes it the responsibility of the resident to make sure that stormwater from their property is managed on their block so it is not impacting neighbouring properties. Storm water collected from our block does not run onto the properties of any of our neighbours (as it runs to the river) and our proposed development has a mitigation strategy (designed by a hydrologist) to ensure that it will not impact on neighbouring blocks.

Storm water running across proposed blocks 2 and 3 - Photos provided are showing flooding by overland storm runoff along Cork St in Gundaroo but not specifically of our property. The one photo that is showing our property boundary with Cork St is actually showing water on the footpath running past our block but not entering the property. Which, in our experience, is usually the case when there is minor or moderate stormwater runoff flooding in the village. Our sheep and lambs have safely sheltered in proposed blocks 2 and 3 during the worst runoff and flooding events experienced to date.

River flooding of blocks 1 and 4 – block 1 is where our existing home is, river flooding has encroached on this block on two occasions in the past 12 years, neither time did the flood water come within meters of our existing home (which has a finished floor level of 572.2 (as required by Council at the time of building our home). Surely this objector is not suggesting that our current

home, which has never come close to inundation, be demolished. Why would they say such a thing, what is their motivation? Block 4 is the river flat, is currently zone RU1A and a building envelope has NOT been proposed for this block. This block was only included in our subdivision plan because Council Planning Department requested we change it to make the subdivision easier by not having a single block include both village and rural zoned land.

Depth of flooding on block 4 – the first major river flooding event (August 2021) the water on block 4 was slow moving and less than a meter in depth. I can attest to this as our sheep (ewes and lambs) were on the river paddock when we woke up to the flooding and we had to wade through the flood water to chase them to higher ground. All sheep survived this flood, even the lambs. The water flowing along the river paddock was thigh height. During the second major river flooding (2022), the water was deeper and did come close to the top of the fences (standard rural fencing, approximately 1.15 m high) and we could see the tops of the fence posts. The water was flowing but still not very quickly along the river paddock. A pasture hay bale from next door did wash through our common boundary fence (we had to straighten star posts in that fence, but the wires did not require re-straining – the only damage our property sustained in that flood event) and stopped short of our northern boundary fence with no further damage. We did NOT have ‘extensive infrastructure damage’ as some objectors erroneously claim, needing only to straighten steel star pickets.

River flooding on blocks 2 and 3 – during the worst of the two floods (2022) our sheep were in the paddock fronting Cork St (proposed blocks 2 and 3). Submissions refer to riverine flooding on these blocks, however our sheep were standing in water no deeper than their pasterns (so about 3 cm deep). I also note that several of our neighbours (who may well have made some of these complaints) actually also parked their cars in our Cork St driveway and along the front of our property as this was, at that time, the area along Cork St with the lowest water level.

Objections based on the Finished Floor Levels (FFL) recommended by the three studies we have proved to support our DA - the claim is that these are inconsistent between the three reports yet these reports will not dictate the FFL of any future houses on these blocks, Council planning requirements will. When our current home was built, Council had a requirement for a FFL of 572.2 m and our current home (on proposed block 1) has a FFL of 572.2 and has never been close to being inundated in any of the flooding events. When we built our home in 2011/2012 Council Planning Department told us that the FFL of 572.2 m was set because the heritage listed house adjacent to our block is at that height and has never been inundated.

Claims that Council considers our property a water course - Council Planning Department has never informed us that Council considers our property as a water course and has never referred us to the ‘Webb Report’ as mentioned in some objections. Council requested we provide evidence on the suitability of the land for the proposed development. Therefore, we engaged qualified and experienced engineers to provide the information sort by Council Planning Department.

The facts

The proposed subdivision includes two additional house blocks on Cork Street. The two house blocks proposed are designed in keeping with the character of the Gundaroo village. The block is already appropriately zoned. We provided engineer reports in reply to Council's questions about our DA, which clearly demonstrate that our block meets Council's requirements.

My understanding is that regulatory authorities (including Federal, State and Local Government regulators) are obligated to put a greater weight on evidence and advice provided by professionals, including hydrologists, engineers and town planners, than on opinions and preferences of some residents, one of whom was part of a consortium gazumped by us when we purchased the property in 2011.

We provided an engineering report to show that both blocks have building envelopes meeting Council's requirements. This was based on extensive survey and hydrological data in order to create a relatively small number of high quality blocks that satisfy Council requirements. The report also proposes an earth dish drain to improve over land water flow on these blocks.

Two additional housing blocks which meet Council requirements, which will not direct water onto neighbouring properties, which retain the character of Gundaroo village and which are allowable under the current land zoning, will not 'restrict the flow of floodwater on the land and adjoining land', will not 'change flood behaviour', is not 'contrary to the public interest' and will most certainly not 'endanger life in the time of flood' as the water flowing across proposed lots 2 and 3 has not been high enough to injure lambs at any time in the past 12 years.

Please also consider the previous responses we have made to previous public consultations as part of this response. I have included below the previous response, from our qualified water engineer, for your convenience.

Please let me know when a decision about DA 135005 is expected.

Your sincerely,

Philip Wooster

Forwarded to Yass Valley Council by Philip Wooster 12/7/2021

Hi Alan,

A couple of general points:

- Yes the site is flood prone, but the main principle of the NSW Floodplain Development Manual is that flood-prone land should not be completely sterilised from development. The main requirements are that development is compatible with the flood hazard, and does not exacerbate existing flood problems.
- The main approach to making this subdivision compatible with the hazard is that the subdivided blocks are on the higher area of land outside the "mainstream" Yass River 1% AEP flood extents. The new blocks have some overland flow affectation. This is to be managed by minimum floor level requirements (to protect the new buildings from above floor inundation to the required standard) and the provision of an overland flow path between the buildings.
- Your proposal does not need to fix existing flood problems. It just needs to be compatible with the flood risk and not make them worse.
- Our assessment has demonstrated the proposal will not exacerbate the existing flood issues outside of the site. This is a key requirement of Council, and is why the overland flow path has certain minimum dimensions and the buildings have certain requirements for siting and footprint as outlined in our report. This modelling was undertaken according to best practice guidance by Engineers Australia and state government legislation.

Kind Regards

Rhys Hardwick Jones
Technical Director

Section 4.15 Assessment

Summary of Application

Development Application No.	DA135005
Type of Development	Local Development
Development Site	LOT: 9 DP: 1056285 1B Rosamel Street GUNDAROO
Description of Development	Four (4) Lot Subdivision

Background	<ul style="list-style-type: none"> • 8 January 2013 Development application was lodged for three lot subdivision. • 21 February 2013 Council request for additional information sent to applicant. • 3 February 2021 Additional information provided by applicant. • 16 September 2022 New lot layout proposed containing four lots. • 3 February 2023 Request for additional information sent to applicant. • 28 August 2023 Response for additional information received.
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Gunning Local Environmental Plan 1997 vs Draft Yass Valley Local Environmental Plan 2013	<p>The development application was submitted on 8 January 2013, during which time the <i>Yass Valley Local Environmental Plan</i> was in draft form and was “certain and imminent”. The <i>Yass Valley Local Environmental Plan 2013</i> (YVLEP 2013) commenced on 19 July 2013.</p> <p>The Statement of Environmental Effects submitted with the application focused its content and assessment of the then draft <i>Yass Valley Local Environmental Plan</i> as it was about to come into effect.</p> <p>As per advice received by Gadens Lawyers in June 2013, if a draft Local Environmental Plan is “certain and imminent”, more weight can be given to the draft over the existing LEP (in this case <i>Gunning Local Environmental Plan 1997</i>).</p> <p>Due to this, the application is assessed against the provisions of the YVLEP 2013.</p>
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Integrated Development

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

Comments

Transport for New South Wales (TfNSW)

Gundaroo Road is a classified regional road. Due to this, referral to TfNSW under s138 of the *Roads Act 1993* is required under Part 4 of the *Environmental Planning and Assessment Act 1979*. This proposal was sent to TfNSW for general terms of approval (GTAs) in March 2021 and October 2023. Updated GTAs was sought from TfNSW as the lot layout had changed during this time.

The proposed development is considered acceptable in terms of access subject to conditions required by TfNSW, if approved by Council.

New South Wales Rural Fire Service (NSW RFS)

This development application was submitted in January 2013, before a portion of the site was identified as being bushfire prone land, therefore a bushfire assessment report was not prepared to support the proposal.

Residential subdivisions in bushfire prone land are to be referred to the NSW RFS as per s 100B of the *Rural Fires Act 1997*. However, the lots containing existing or proposed building envelopes (lots 1-3) fall outside of the bushfire prone area. Proposed lot 4, which is within the bushfire prone area, does not propose a building envelope as the area will be used for primary production. Therefore, this proposal is not for Integrated Development under s 4.46 of the *Environmental Planning and Assessment Act 1979*.

This proposal was referred to NSW RFS under s 4.14 of the *Environmental Planning and Assessment Act 1979* after receiving written advice from the NSW RFS.

NSW RFS advice contains conditions including a 10m Inner Asset Protection Zone surrounding all building envelopes and services to the lots are to be installed with compliance to *Planning for Bush Fire Protection 2019*.

Section 4.15 – Matters for Consideration

Provisions of any environmental planning instrument

State Environmental Planning Policy (SEPP)	<p>Where a SEPP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the instrument • Complies with development standards contained in the instrument • Satisfies the requirements of the instrument • Meets the relevant concurrence, consultation and/or referral requirements.
<p>Comment</p> <p>State Environmental Planning Policy (Rural Lands) 2008</p> <p>Part 3 – Rural subdivisions and dwellings is applicable to this development application as it proposes subdivision of a rural lot.</p> <p>Clause 9 (2) - (4) of the SEPP stipulates that a rural lot can be subdivided for the purpose of primary production to create a lot less than the minimum lot size if there is no existing dwelling on the site and no dwelling proposed.</p> <p>Proposed Lot 4 is to be subdivided for the purpose of primary production and does not contain or propose a dwelling house.</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>Clause 101 of the <i>State Environmental Planning Policy (Infrastructure) 2007</i> is applicable to this development application as Cork Street is listed as being a Classified Regional Road. The application was therefore referred to Transport for New South Wales (TfNSW) for concurrence to ensure the safety, efficiency and ongoing operation of the classified road.</p> <p>General conditions were received from TfNSW regarding the upgrade and construction to access points to proposed Lots 2 and 3. Concurrence received is to be included as an appendix to Development Consent documentation, if approved by Council.</p> <p>State Environmental Planning Policy No 33—Hazardous and Offensive Development</p> <p>This application is for a subdivision of land only and does not propose any potentially hazardous or offensive development. The proposed lot layout meeting the surrounding characteristics of the Gundaroo locality.</p>	
Local Environmental Plan (LEP)	<p>In considering the provisions of the relevant LEP, is the proposed development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Consistent with the aims and objectives of the land use zone • Permissible in the land use zone • Consistent with all relevant clauses within the LEP • Complies with development standards in the LEP.
<p>Comment</p> <p>Below is an assessment of the application pursuant to the relevant clauses of the <i>Gunning Local Environmental Plan 1997</i>.</p>	
<p>Clause 7 What zones apply?</p>	<p>The eastern half of the site (proposed lots 1-3) is zoned as Zone 2(Village) and the zone objectives are:</p> <p><i>a) to maintain the predominantly residential character and service role function of villages within the area of Gunning,</i></p> <p><i>b) to ensure that development which is carried out is compatible with village character and amenity.</i></p>

	<p>The proposed residential lots (1-3) have been designed to meet the surrounding residential nature.</p> <p>The western half of the site (proposed lot 4) is zoned as Zone 1(a) (Rural) and the zone objectives are:</p> <ul style="list-style-type: none"> <i>a) to maintain the rural character of the area of Gunning,</i> <i>b) to encourage the use of rural land for agriculture and other forms of development which are associated with rural activity or which require an isolated or rural location,</i> <i>c) to ensure that the location, type and intensity of development is appropriate, having regard to the characteristics of the land, the rural environment and the need to protect significant natural resources, including prime crop and pasture land,</i> <i>d) to minimise the cost to the community of:</i> <ul style="list-style-type: none"> <i>i) fragmented and isolated development of rural land, and</i> <i>ii) providing, extending and maintaining public amenities and services,</i> <i>e) to ensure that the soils within this zone are protected and maintained in good condition, and that the water quality is maintained above a minimum standard determined by the Council.</i> <p>Proposed lot 4 will continue to be used for agriculture to maintain the rural character of the area.</p>
<p>Clause 9 What must Council consider when deciding whether to consent to development?</p>	<p><i>(1) In deciding whether to consent to development of land, the Council must consider the objectives of the zone in which the land is situated.</i></p> <p>The site is zoned as Zone 2(Village) and Zone 1(a) (Rural). It has been assessed that that proposal meets the objective of the zones as it provides residential allotments that meet the surrounding character of the locality and allows for the continued agricultural use of proposed lot 4.</p> <p><i>(2) In deciding whether to consent to development of land, the Council must also consider:</i></p> <ul style="list-style-type: none"> <i>(a) the present use of the land and the potential of the land as prime crop and pasture land for sustained agricultural production, and</i> <p>The majority of proposed lot 1 is currently being used for residential purposes as there is an existing dwelling and associated structures (to be retained) on the site. This use is to continue after the subdivision takes place.</p> <p>Proposed lots 2 and 3 are to match the surrounding residential nature of Cork Street in terms of size and overall lot layout. Proposed lot 4 will continue to be used for agricultural purposes.</p> <ul style="list-style-type: none"> <i>(b) the vegetation, timber production, land capability (including soil resources and soil stability) and water resources (including the quality and stability of water courses and ground water storage and riparian rights), and</i> <p>N/A - There are no identified resources on the site.</p>

	<p><i>(c) the future recovery, from known or prospective areas, of valuable deposits of minerals, coal, petroleum, sand, gravel or other extractive materials, and</i></p> <p>N/A - There are no identified resources on the site.</p> <p><i>(d) the protection of areas of significance for nature conservation or areas of high scenic or recreational value, and places and buildings of archaeological or heritage significance (including Aboriginal relics and places) and the conservation of native flora and fauna, and</i></p> <p>N/A - There are no identified areas of significance for nature conservation, areas of high scenic or recreational value or of archaeological or heritage significance on the site.</p> <p><i>(e) the cost of providing, extending and maintaining public amenities and services to buildings or works that will result from carrying out the development, and</i></p> <p>Future developments on the site will be required to supply rainwater tanks and onsite sewage management systems.</p> <p><i>(f) future expansion of settlements in the locality and the impact on any existing settlement or village, and</i></p> <p>This proposal will not affect future expansion of the Gundaroo area.</p> <p><i>(g) vulnerability and exposure to natural disasters such as bushfires and floods.</i></p> <p>Refer to comments above re bushfire.</p> <p>The site is identified as being flood prone and. Refer to comments elsewhere in this report.</p>
<p>Clause 10 What is required for the subdivision of land?</p>	<p>N/A – this application does not propose:</p> <p>(a) minor boundary adjustments which do not create any additional allotments, or</p> <p>(b) consolidation of existing allotments, or</p> <p>(c) road widening.</p>
<p>Clause 11 What must the Council consider before consenting to a subdivision of land in Zone 1 (a)?</p>	<p>The area of proposed lot 4 is zoned as Zone 1(a) under <i>Gunning Local Environmental Plan 1997</i>.</p> <p><i>Before granting consent to a subdivision of land in Zone 1 (a), the Council must:</i></p> <p><i>(a) determine the main purpose for which each allotment is to be used, and</i></p> <p><i>(b) identify any allotment intended to be used primarily for agriculture, and</i></p> <p><i>(c) identify any allotment on which it is intended to erect a dwelling and decide whether building a dwelling is the main reason for creating the allotment, and</i></p> <p><i>(d) identify the approximate location of any existing dwelling on the land, and</i></p> <p><i>(e) identify the likely effects of the proposed use on the natural flow of any watercourse or stream, water quality, and aquatic and riparian habitat and fauna, and</i></p> <p><i>(f) identify standards for infrastructure items such as boundary fencing, access roads and water storage, and</i></p>

	<p>(g) <i>identify the current use of the land, and</i> (h) <i>(Repealed)</i></p> <p>Proposed lot 4 will continue to be used for agricultural purposes and there are no building envelopes proposed.</p> <p>All future residential development is to take place within the proposed building envelopes on proposed lots 2 and 3 which fall under a different zone.</p>
<p>Clause 12 What are the general principles the Council will consider for development proposed in Zone 1 (a)?</p>	<p>The area of proposed lot 4 is zoned as Zone 1(a) under <i>Gunning Local Environmental Plan 1997</i>.</p> <p>(1) <i>Before granting consent to any development of land within Zone 1 (a), the Council must consider:</i></p> <p>(a) <i>any impact the development will have on the future or current agricultural use of the land and of adjoining land, and</i> (b) <i>whether an adequate water supply is available, and</i> (c) <i>what services are or may be required, and</i> (d) <i>any natural hazards likely to affect the development on the land or other land as a result of the development, and</i> (e) <i>what effect the development might have on water quality, and on land with environmental or conservation value, and</i> (f) <i>the effect the development will have on aquatic fauna or habitat and the natural flow of any watercourse or stream, and</i> (g) <i>the effect the development will have on riparian vegetation and habitat, and</i> (h) <i>whether the development will contribute to ribbon development or substantially change the appearance or character of the amenity of the locality.</i></p> <p>(2) <i>When considering these matters, the Council must also take into account any measures that may be taken to minimise any adverse impact and also whether the benefits of the development outweigh any adverse effect.</i></p> <p>The subdivision will not have an affect over proposed lot 4 and the surrounding rural locality as no change of use is proposed and no building envelopes or construction works are proposed in this space.</p>
<p>Clause 13 What is the minimum size for new allotments in Zone 1 (a)?</p>	<p>The area of proposed lot 4 is zoned as Zone 1(a) under <i>Gunning Local Environmental Plan 1997</i>.</p> <p>(1) <i>Allotments proposed in Zone 1(a) must meet the following standards:</i></p> <p>(a) <i>Where the allotment is being created for the purpose of agriculture or to facilitate farm adjustment, and there is no dwelling on the land, the allotment can be of any size.</i> (b) <i>Where there is a dwelling on the land, the allotment on which it will be situated must have an area of not less than 80 hectares.</i> (c) <i>Where the allotment will be created for the purpose of erecting a dwelling, the allotment must have an area of not less than 80 hectares.</i></p> <p>Proposed lot 4 meets the requirements of (1)(a) as there are no dwellings or building envelopes proposed in this area.</p>

	<p>(2) <i>The Council can consent to the subdivision of land within Zone 1(a) to create an allotment that will be used otherwise than for the purpose of agriculture or a dwelling (being development that may be carried out under Part 2), only if:</i></p> <p>(a) <i>the area of the allotment to be created is appropriate for the development for which it is intended to be used, and</i></p> <p>(b) <i>where the land is identified as Class 3, 4 or 5 on a map prepared by the Department of Agriculture and held in the office of the Council, there is no reasonable alternative to using the allotment for the proposed development.</i></p> <p>N/A as agricultural use the only use proposed on lot 4.</p>
<p>Clause 14 What requirements apply for the erection of dwellings on land within Zone 1 (a)?</p>	N/A – No dwellings or building envelopes are proposed on lot 4.
<p>Clause 15 What are the requirements that apply to subdividing land in Zone 1 (c)?</p>	N/A – The site is not zoned as Zone 1(c).
<p>Clause 16 What are the requirements that apply to subdividing land in Zone 2?</p>	<p>The areas of proposed lots 2 and 3 are zoned as Zone 2 under the <i>Gunning Local Environmental Plan 1997</i>.</p> <p><i>Any unsewered allotments created in Zone 2 must, in the Council's opinion, be suitable for on-site disposal of waste water. That opinion must be based on a soil analysis.</i></p> <p>A Land Capability Assessment Report, prepared by Franklin Consulting Australia Pty Ltd was submitted to support this application. The report found that the proposed lots are capable of containing effluent disposal systems if requirements listed in the report are met. Conditions to meet the requirements listed in the report are to be included in any consent, if approved by Council.</p>
<p>Clause 17 Is dual occupancy permitted?</p>	N/A – this application is for subdivision only. No dual occupancies are proposed.
<p>Clause 18 What are the restrictions on development fronting main and arterial roads?</p>	<p>Cork Street, which is connected to Gundaroo Road, (a classified regional road) therefore, this proposal was referred to TfNSW for comment.</p> <p>No objection subject to conditions was received from TfNSW.</p>
<p>Clause 19 What are the requirements for access?</p>	<p><i>In deciding whether to grant development consent, the Council must consider:</i></p> <p>a) <i>whether the standard of the roads providing access (including stormwater drainage) to the development is adequate to cater for existing and potential traffic,</i></p> <p>The proposal was referred to TfNSW comment. It has been conditioned that the existing driveway providing access to proposed lot 2 and the new access to proposed lot 3 is to be upgraded/constructed as a “rural property access”. Due to these conditions, it has been assessed that the access to the property is sufficient.</p>

	<p><i>b) whether traffic associated with the development will cause the condition of the roads to deteriorate and whether funds are or will be available for road maintenance,</i></p> <p>The proposed development is not considered to be a high traffic generating development that will cause the condition of the roads to deteriorate. There is ample parking on each residential lot to allow for off street parking for residents and guests.</p> <p><i>c) whether financial contributions from the development will be sufficient to maintain the roads likely to be affected.</i></p> <p>The proposed development is not considered to be a high traffic generating development that will cause the condition of the roads to deteriorate.</p>
<p>Clause 20 What are the building setbacks?</p>	<p>The area of proposed lot 4 is zoned as Zone 1(a) under <i>Gunning Local Environmental Plan 1997</i> and is affected by this clause. This clause is not applicable as there are no building works or building envelopes proposed in lot 4.</p> <p>Proposed lots 2 and 3 are zoned as Zone 2(Village) under the <i>Gunning Local Environmental Plan 1997</i> and are not affected by this clause.</p>
<p>Clause 21 What are the restrictions on land prone to flooding?</p>	<p>The subject land is affected by a 1% annual exceedance probability (AEP) flood event. The information submitted includes a Flood Impact Assessment and it indicates that future development can be undertaken on the site.</p> <p><i>(1) The Council must not consent to development on land which is considered by the Council to be prone to flooding if the development is likely to:</i></p> <ul style="list-style-type: none"> <i>a) restrict the flow of flood water on the land or on adjoining land, or</i> <i>b) endanger life in time of flood, or</i> <i>c) increase the impact of flood water through erosion, siltation or the destruction of vegetation, or</i> <i>d) have an adverse effect on the water table of the land or of adjoining land.</i> <p><i>(2) The Council must also take into consideration, when deciding whether to grant or refuse a development application:</i></p> <ul style="list-style-type: none"> <i>a) any cumulative effect the development will have on flood behaviour, and</i> <i>b) any risk of pollution to waterways from the development, and</i> <i>c) whether access to the site of the proposed development will be available in times of flood.</i> <p>The Flood Impact Assessment has recommended adopting the following mitigation methods to aid in flood planning:</p> <ul style="list-style-type: none"> • Minimum finished floor level of 572.3m AHD at the front of proposed lots 2 and 3 and 572.1m AHD at the rear of proposed lots 2 and 3 for mainstream flooding.

	<ul style="list-style-type: none"> • Installation and maintenance of a retaining wall or fence (solid) along the northern boundary of proposed lot 2 from the front of the lot to the front of the building envelope as to contain overland flow from Cork Street and stop flood water from flowing to the north. • Lowering of the proposed flow path between buildings to allow overland flow to travel between buildings. <p>In summary, assessment indicates that the site is generally suitable for subdivision:</p> <ul style="list-style-type: none"> • The subdivision is compatible with the flood hazard of the land. • The subdivision will not significantly adversely affect flood behaviour. • Appropriate measures to manage risk to life from flood have been proposed, including specifying minimum flood levels. • The proposal is not likely to result in unsustainable social and economic costs to the community as a consequent of flooding. • Future assessment will be required when a development application for a dwelling house is considered.
Clause 22 What are the restrictions on land within the Sydney Water Outer Catchment Area?	N/A – the site is not located within the Sydney Water Outer Catchment Area.
Clause 23 Is consent required for roads, stormwater drains, recreation areas, bushfire hazard reduction and parking?	<p><i>A person must not carry out development for the purpose of any of the following without the consent of the Council:</i></p> <p>a) Roads - This proposal is requesting consent for works on the road reserve for the construction and upgrade of access to proposed lots 2 and 3.</p> <p>b) Stormwater drainage - This proposal is requesting consent for stormwater drainage works.</p> <p>c) Recreation areas - N/A - No recreation areas are proposed.</p> <p>d) Bushfire hazard reduction- N/A – No bushfire hazard reductions works are proposed.</p> <p>e) Parking - N/A – No parking facilities are proposed.</p>
Clause 24 What Council development does not require development consent?	N/A – Council is not undergoing any development.
Clause 25 What are the controls for outdoor advertising?	N/A – No outdoor advertising is proposed.
Clause 26	N/A – There are no trees on the site to be preserved.

What are the requirements for the preservation of trees?	
Clause 27 Is there any discretion at zone boundaries?	N/A – there is no discretion at zone boundaries.
Clause 28 What provisions relate to bushfire hazard?	<p><i>In considering an application for consent to develop land that, in the opinion of the Council, is subject to bushfire hazards, the Council must make an assessment of:</i></p> <p><i>(a) the nature and degree of the hazard and any appropriate measures to reduce the hazard, and – this proposal was referred to the NSW RFS for comment.</i></p> <p>No objections received from the NSW RFS as the proposed building envelopes are outside of bushfire prone area and no dwellings are proposed in proposed lot 4.</p> <p><i>(b) if the development proposed is or includes subdivision:</i></p> <p><i>i) whether the subdivision has been designed to enable the siting of any buildings to be erected on the part of the land having the least risk, and</i></p> <p>The proposed building envelopes have been located on proposed lots 2 and 3 which are not identified as being bushfire prone land.</p> <p><i>ii) whether a perimeter road should be provided on the land or adjoining land as a fire break or to allow access for fire fighting vehicles, and</i></p> <p>N/A Perimeter roads not required as all lots have direct access from existing roads.</p> <p><i>iii) the necessity of increasing the depth of allotments adjoining land which may be the source of bushfire hazard, whether or not defined by a perimeter road, for the purpose of providing a fire radiation zone.</i></p> <p>N/A Perimeter roads not required as all lots have direct access from existing roads.</p>

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

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

At the time of lodgement, the YVLEP 2013 was in draft form. As it has been determined that more weight is to be given to the draft LEP, below is an assessment of this application against the YVLEP 2013.	
Local Environmental Plan (LEP)	<p>In considering the provisions of the relevant LEP, is the proposed development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Consistent with the aims and objectives of the land use zone • Permissible in the land use zone • Consistent with all relevant clauses within the LEP • Complies with development standards in the LEP.
<p>Comment</p> <p>Below is an assessment of the application pursuant to the relevant clauses of the <i>Yass Valley Local Environmental Plan 2013</i>.</p>	
Clause 2.3 Zone and zone objectives	The land is zoned RU1 Primary Production and RU5 Village and is generally consistent with the objectives of the zone.
Clause 2.3 Land Use Table	N/A
Clause 2.6 Subdivision consent requirements	The applicant has sought consent for the proposed subdivision.
Clause 2.8 Temporary use of land	N/A
Clause 4.1 Minimum subdivision lot size	<p>Proposed lots 1-3 are zoned as RU5 Village which has a minimum lot size of 2000m². The minimum lot size proposed for lots 1-3 is 2066m².</p> <p>Proposed lot 4 is zoned as RU1 Primary Production which has a minimum lot size of 40ha. As proposed lot 4 is to be 2.27ha, this proposal relies on the provisions of clause 4.2(3).</p>
Clause 4.1B Subdivision using average lot sizes	N/A
Clause 4.1C Additional requirements for subdivision in certain rural zones	<p>The land zoned as RU1 (Lot 4) is affected by this clause.</p> <p><i>(3) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that:</i></p> <p><i>(a) the pattern of lots created by the subdivision and the location of any future buildings on the land are not likely to have a detrimental impact on any riparian land, watercourses or biodiversity values, or exacerbate existing erosion or salinity processes, and</i></p> <p>There are no buildings or building envelopes proposed as part of this application as proposed lot 4 does not meet the minimum size requirements for a dwelling and is not suited for residential development. Therefore, there are no works proposed in this area which will have a detrimental impact on any riparian land, watercourses or biodiversity values, or existing erosion or salinity processes.</p>

	<p><i>(b) the subdivision layout has regard to protecting areas of remnant vegetation and will minimise the need for clearing vegetation for any future buildings, accessways, fences and any associated asset protection zones, and</i></p> <p>No clearing is proposed on the area affected by this clause.</p> <p><i>(c) the pattern of lots will not significantly increase access to a watercourse for stock and domestic purposes, and</i></p> <p>The proposed subdivision layout does not result in a significant increase for access to a watercourse.</p> <p><i>(d) the subdivision will not adversely affect the use of the land and surrounding land for agriculture.</i></p> <p>The proposed subdivision is not considered to have any significant effect on the agricultural use of the land in the locality</p>
<p>Clause 4.1D Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5</p>	N/A
<p>Clause 4.2 Rural subdivision</p>	<p>The objective of this clause is to provide flexibility in the application for subdivision in rural zones to allow achievement of the objectives for development in the RU1 zone. Proposed lot 4 is the only lot that falls into this zone.</p> <p><i>(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.</i></p> <p>Proposed lot 4 will continue its current use for primary production and does not propose residential use.</p> <p><i>(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.</i></p> <p>There are no existing dwellings on proposed lot 4.</p> <p><i>(5) A dwelling cannot be erected on such a lot.</i></p> <p>This application does not propose any dwellings or building envelopes on proposed lot 4.</p>
<p>Clause 4.2A Exceptions to minimum lot sizes for certain rural subdivisions</p>	<p>Proposed lot 4 is affected by this clause as it is zoned RU1 and proposes a lot that is below the minimum lot size detailed in the YVLEP 2013. The objective of this clause is to enable the subdivision of land in rural areas to create lots of an appropriate size to meet the needs of current permissible uses other than for the purpose of dwelling houses or dual occupancies.</p> <p><i>(3) Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land if the consent authority is satisfied that the use of the land after the subdivision will be the same use (other than a dwelling house or a dual occupancy) permitted under an existing development consent for the land.</i></p>

	<p>Proposed lot 4 will continue to be used for primary production purposes only.</p> <p><i>(4) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that—</i></p> <p><i>(a) the subdivision will not adversely affect the use of the surrounding land for agriculture, and</i></p> <p>Proposed lot 4 will continue to be used for primary production and will therefore not adversely affect surrounding agricultural uses.</p> <p><i>(b) the subdivision is necessary for the ongoing operation of the permissible use, and</i></p> <p>The proposed subdivision is necessary for the ongoing operation of proposed lot 4 as it separates different zoning areas.</p> <p><i>(c) the subdivision will not increase rural land use conflict in the locality, and</i></p> <p>The proposed subdivision will not increase land use conflict as the existing use of proposed lot 4 is to remain the same.</p> <p><i>(d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land.</i></p> <p>The proposed subdivision layout is appropriate for the natural and physical constraints of the land.</p>
Clause 4.2B Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones	N/A - Proposed lot 4 is affected by this clause as it is zoned as RU1. No dwellings or building envelopes are proposed on the affected lot.
Clause 4.3 Height of buildings	N/A
Clause 4.4 Floor space ratio	N/A
Clause 4.6 Exceptions to development standards	N/A
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A
Clause 5.10 Heritage conservation	<p>The eastern half of the site is within the Gundaroo Heritage Conservation Area. In addition to this, the site abuts heritage item I091 (Bairnsdale Grave and trees) to the west.</p> <p>This application was referred to Council's Heritage Advisor who has no objection to the subdivision.</p>
Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	<p>The proposed development is not considered to result in a land use conflict.</p> <ul style="list-style-type: none"> The existing land uses in the locality are rural and rural lifestyle, including both dwelling houses and genuine agricultural activity.

	<ul style="list-style-type: none"> There is adequate separate distance between location of development on adjoining lots. <p>The proposed development does not have a significant impact on the land uses that a preferred or predominant in the area.</p>
Clause 5.21 Flood planning	<p>The subject land has been identified as flood prone. The submitted Flood Impact Study requires future development to be constructed above the flood planning level and therefore meets the requirements of the clause. Where required, conditions of consent have been added to ensure compliance. Refer to previous comments.</p>
Clause 6.1 Earthworks	<p>Earthworks are required as part of access construction. Compliance with conditions of consent will ensure the earthworks have minimal impact on surrounding land.</p> <p>In this regard, the proposed development satisfies the objectives and requirements of clause 6.1 of the YVLEP 2013.</p>
Clause 6.2 (repealed)	Repealed
Clause 6.3 Terrestrial biodiversity	Negligible impact is anticipated from the proposed development.
Clause 6.4 Groundwater vulnerability	It is unlikely that the proposed development will have a significant impact on groundwater.
Clause 6.5 Riparian land and watercourses	An area along the western boundary of the site has been identified as having riparian lands or watercourses. The proposed subdivision will have little to no impact on this space as there are no building works proposed in or around this space.
Clause 6.6 Salinity	N/A
Clause 6.7 Highly erodible soils	N/A
Clause 6.8 Essential services	<p>The consent authority must be satisfied that services which are essential for the development are available or that adequate arrangements have been made to make them available when required.</p> <p>a) The supply of water – development applications for future dwellings on proposed lots 2 and 3 are to be accompanied with details about rainwater tanks in line with Council Policy <i>Water Supply for Rural Areas and Villages WS-POL-2</i>. The existing dwelling on proposed lot 1 will continue to use existing water supply from a rainwater tank. Proposed lot 4 will continue to utilise the existing water connection to the site.</p> <p>b) The supply of electricity - The subject land will be connected to grid electricity supply.</p> <p>c) The disposal and management of sewage – s88b restrictions are to be placed on proposed lots 2 and 3 requiring the installation of advanced wastewater treatment systems and</p>

	<p>land capability reports to be lodged alongside future DA's for dwellings.</p> <p>d) Stormwater drainage or on-site conservation - Stormwater drainage can be managed and will be subject to civil design as part of the Subdivision Works Certificate application process.</p> <p>e) Suitable vehicular access – Refer to previous comments.</p> <p>f) Connection to a communications network with voice or data capability (or both) - Evidence must be submitted to Council demonstrating that a satisfactory standard of telecommunications and electricity service is available to each lot within the subdivision in accordance with Council's Electricity Supply and Telecommunications Service for Subdivision Policy DA-POL-17.</p>
Clause 6.9 Development within a designated buffer area	N/A
Clause 6.10 Development on land intended to be acquired for Barton Highway duplication	N/A
Clause 6.12 Development on certain land in Gundaroo and Sutton in R2 Low Density Residential	N/A
Other relevant clause	N/A

Any development control plan

Primary Matters	Specific Consideration
Development Control Plan (DCP)	<p>Where a DCP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> Consistent with the aims and objectives of the plan Satisfies the requirements of the DCP
<p>Comment</p> <p>Nil applicable to the proposal.</p>	
Contributions Plans	<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>Comment</p> <p>If the cost of undertaking the development exceeds \$100,000 a s7.12 development contribution will be payable prior to the issue of a Subdivision Certificate. Appropriate conditions of consent can be included.</p>	

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

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

Prescribed Matters – Environmental Planning and Assessment Regulation

Primary Matters	Specific Consideration
Environmental Planning and Assessment Regulation 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"> • complies with AS 2601 when demolition is involved • complies with the Category 1 fire safety provisions if a change of building use is involved • has provision for compliance with the Building Code of Australia as amended if an building upgrade required • has been accompanied by a compliant BASIX certificate where the development is BASIX affected.
<u>Comment</u> Nil outside of the matters discussed in this report.	

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

Primary Matters	Specific Consideration
Context and setting	<p><u>Context</u></p> <p>Compatibility of the development with:</p> <ul style="list-style-type: none"> • scenic qualities and features of the landscape • character and amenity of the locality and streetscape • scale (bulk, height, mass) form, character, density and design of development in the locality • previous existing land uses and activities in the locality <p><u>Setting</u></p> <p>Impact of the development on adjacent properties in terms of:</p> <ul style="list-style-type: none"> • the relationship and compatibility of adjacent land uses • sunlight access (overshadowing)

	<ul style="list-style-type: none"> • visual and acoustic privacy • views and vistas • edge conditions such as boundary treatments and fencing
<p><u>Comment</u></p> <p>The site is located within a rural residential setting in Gundaroo. The proposed lots have been designed to meet the characteristics of the surrounding lot layout in terms of dimensions, placement of proposed building envelopes and use.</p> <p>Development on each lot will be subject to future applications, however generally there is opportunity for this to be of a form which is compatible with the locality. The subdivision is not considered to have a significant impact on adjacent development by way of views.</p> <p>The lot sizes provide adequate opportunity for development on each lot to achieve appropriate solar access and orientation. Separation from development on adjoining lots ensures that there will be no overshadowing impacts.</p>	
Access, transport and traffic	<p>Consideration of access, transport and traffic and the proposed development:</p> <ul style="list-style-type: none"> • The existing road network is capable of supporting the proposed development • The proposed development complies with Council's Roads Standards Policy • 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 • Public transport is available • A traffic management study was either not required to support the proposed development or was submitted and was considered satisfactory • An adequate number of vehicle parking spaces have been provided • On site car parking has provisions for compliance with relevant standards • The proposed or existing location of vehicular access to the site is considered satisfactory
<p><u>Comment</u></p> <p>This proposal was referred to TfNSW as the development is connected to Gundaroo Road, which is a classified regional road. General conditions have been provided by TfNSW which are to be included in any consent.</p> <p>It has been assessed that the proposal will not produce levels of traffic that are over the capabilities of the surrounding road network as only two building envelopes are proposed.</p>	
Utilities	<p>Consideration of utilities and the proposed development:</p> <ul style="list-style-type: none"> • Utilities are either existing and capable of supporting the proposed development or capable of being extended to service the site • Where onsite sewage management is proposed it has been accompanied by a report prepared by an appropriate consultant demonstrating the suitability of the site for on-site effluent disposal
<p><u>Comment</u></p> <p>As previously discussed in this assessment.</p>	
Heritage	<p>Impact of the proposed development on heritage significance of the site, adjacent properties and/or a heritage conservation area:</p> <ul style="list-style-type: none"> • Consideration of impact on items, landscapes, areas, places, relics and practices • Consideration of the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site

<p><u>Comment</u></p> <p>As previously discussed in this assessment.</p>	
<p>Water</p>	<p>Impact of the proposed development on conservation of water:</p> <ul style="list-style-type: none"> • water supply sources • treatment, reuse and disposal of waste water and runoff • drainage, flow regimes, flooding on-site, up and downstream and in the catchment flood plain • groundwater tables
<p><u>Comment</u></p> <p>Development applications for future dwellings on proposed lots 2 and 3 are to be accompanied with details about rainwater tanks in line with Council Policy <i>Water Supply for Rural Areas and Villages WS-POL-2</i>.</p> <p>The existing dwelling on proposed lot 1 will continue to use existing water supply from a rainwater tank. Proposed lot 4 will continue to utilise the existing water connection to the site.</p> <p>Stormwater drainage can be managed and will be subject to civil design as part of the Subdivision Works Certificate application process.</p>	
<p>Soils</p>	<p>Impact of the development on soils:</p> <ul style="list-style-type: none"> • soil qualities - erodibility, permeability, expansion/contraction, fertility/productivity, salinity, sodicity, acidity, contaminants • instability - subsidence, slip, mass movement • the movement, formation, use and management of soils • soil erosion and degradation • remediation of contaminated soils
<p><u>Comment</u></p> <p>The site has not been identified as “dry land salinity” or “high soil erodibility” in accordance with clauses 6.6 or 6.7 of the YVLEP 2013. The proposed development is not considered to have a significant impact on soils.</p> <p>Erosion and soil movement can be managed through sediment control measures and a sediment and erosion control plan can be requested prior to works commencing through conditions of consent.</p>	
<p>Air and Microclimate</p>	<p>Impact of the development on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants.</p>
<p><u>Comment</u></p> <p>Any emissions of dust, particulates, odours, fumes, gasses and pollutants will be primarily during construction works. These impacts can be managed through appropriate conditions of consent and compliance with all other relevant legislation.</p>	
<p>Flora and Fauna</p>	<p>Impact of the proposed development on:</p> <ul style="list-style-type: none"> • wilderness areas and national parks • wildlife corridors and remnant vegetation • the relationship of vegetation to soil erosion/stability and the water cycle • weeds, feral animal activity, vermin and disease <p>Outcomes of an assessment under the <i>Biodiversity Conservation Act 2016</i> considers:</p> <ul style="list-style-type: none"> • whether the development will result in serious and irreversible impacts

	<ul style="list-style-type: none"> • whether a BDAR is required • where a BDAR is required, whether it is considered satisfactory
<p><u>Comment</u></p> <p>A small portion along the western boundary of the site is identified on the Biodiversity Values Map. As this is located on proposed lot 4, where no physical works are proposed, negligible impact, if any, is expected as a result of this proposal.</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"> 1. the proposal does not involve clearing of vegetation on land identified on the BVM 2. the proposal does not involve the clearing of more than 0.5ha 3. the proposed subdivision will not impact threatened species which exceeds the test of significance. <p>Hence an entry into the Biodiversity Offsets Scheme will not be triggered for this development.</p>	
Waste	<p>Impact of the proposed development on waste:</p> <ul style="list-style-type: none"> • solid, liquid and gaseous wastes and litter • the generation, collection, storage and disposal of waste
<p><u>Comment</u></p> <p>Council does not conduct waste collection services in this area. There is adequate area on each lot for the storage of bins.</p> <p>Waste during construction can be suitably managed and reinforced through appropriate conditions of consent.</p>	
Energy	<p>Impact of the proposed development on energy:</p> <ul style="list-style-type: none"> • the overall energy needs of the development • the measures employed to save energy - passive design, solar lighting and heating, natural ventilation, shading elements, insulation, high thermal mass building materials, energy efficient appliances and machinery • the use of renewable and non-polluting energy sources? • energy needs in producing building/structural materials? • energy use by-products and waste <p>Where relevant the development also complies with the Building Sustainability Index (BASIX).</p>
<p><u>Comment</u></p> <p>Whilst this is a subdivision only, there is opportunity for dwellings to be located in a manner which achieves adequate solar access. Future dwelling houses will need to satisfy the Building Sustainability Index (BASIX) minimum requirements.</p>	
Noise and Vibration	<p>Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts.</p>
<p><u>Comment</u></p> <p>The proposed subdivision is creating two additional lots, however the noise associated with residential development on each lot will be consistent with the existing background levels of the surrounding land uses.</p> <p>Any noise and vibration impacts will be associated with the subdivision construction works and then future dwelling constructions works. Standard conditions of consent restricting hours of subdivision works can be</p>	

used to appropriately manage the impact. Similar conditions will be imposed on any approvals for new dwellings.	
Natural Hazards - Geological	Risks to people, property and the physical environment as a result of geologic/soil instability - subsidence, slip, mass movement has been considered.
<u>Comment</u> The proposal does not pose geologic risk to people, property and the physical environment.	
Natural Hazards - Flooding	Where the development is located on land identified as flood affected: <ul style="list-style-type: none"> • Compliance with the relevant Flood Risk Management Plan in accordance with the information submitted with the application or • The addition of conditions which require compliance with the relevant Flood Risk Management Plan or the Building Code of Australia.
<u>Comment</u> Refer to previous comments regarding flooding.	
Natural Hazards - Bushfire	Where the development is located on land identified as bushfire prone: <ul style="list-style-type: none"> • Compliance with Planning for Bushfire Protection 2019 (however in accordance with s.8.3.2 of <i>Planning for Bushfire Protection 2019</i> there are no bushfire protection requirements for <u>class 10a buildings located more than 6 metres from a dwelling in bushfire prone areas</u>); or • If it is integrated development it has been referred to the RFS in accordance with s100B Rural Fires Act 1997.
<u>Comment</u> Refer to previous comments regarding bushfire.	
Technological Hazards	Does the development present risks from: <ul style="list-style-type: none"> • industrial and technological hazards • land contamination and remediation Where potential land contamination has been identified an assessment must be provided determining whether the: <ul style="list-style-type: none"> • The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive, or • The land is not contaminated, or • The land is contaminated and remediation is proposed prior to the proposed use
<u>Comment</u> The development site is not identified as being contaminated land and therefore there is an unlikely possibility that this proposal will present risks to people, property and the surrounding environment.	
Safety, Security and Crime Prevention	The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity.
<u>Comment</u>	

This proposal has been assessed as being of low risk and therefore has not been referred to local police for comment.	
Social impact in the locality	<p>Whether the development is likely to have social benefits in the locality in terms of:</p> <ul style="list-style-type: none"> community facilities and links the interaction between the new development and the community
<p><u>Comment</u></p> <p>The proposal is unlikely to have any social impact on the locality.</p>	
Economic impact in the locality	<p>Whether the development is likely to have economic benefits in terms of:</p> <ul style="list-style-type: none"> employment generation economic income generating benefits for existing and future businesses
<p><u>Comment</u></p> <p>Economic benefit during subdivision works and construction/development of each lot.</p>	
Site and internal design	<p>The development is generally sensitive to environmental conditions and site attributes including:</p> <ul style="list-style-type: none"> the size, shape and design of allotments, easements and roads the proportion of the site covered by buildings the positioning of buildings the size (bulk, height, mass), form, appearance and design of buildings the amount, location, design, use and management of private and communal open space landscaping <p>The development is unlikely to affect the health and safety of the occupants in terms of:</p> <ul style="list-style-type: none"> inadequate lighting, ventilation and insulation inadequate building fire risk prevention and suppression inappropriate building materials and finishes inappropriate common wall structure and design lack of access and facilities for the disabled
<p><u>Comment</u></p> <p>The subdivision layout is generally considered to be in line with the surrounding rural residential and primary production nature of the area.</p> <p>Building envelopes are well located in proposed lots 2 and 3, generally matching the placement of existing dwellings in the surrounding area.</p>	
Construction	<ul style="list-style-type: none"> The proposed development has provision for compliance with the Building Code of Australia (as amended) and relevant Australian standards The impacts of construction activities can be managed and suitable conditions have been included in the development consent.
<p><u>Comment</u></p> <p>The proposed development does not involve the construction of any buildings for the purposes of the National Construction Code NCC/Building Codes of Australia BCA. Standard conditions of consent can be included to manage impacts of civil construction activities and are discussed elsewhere in this determination assessment (e.g. noise and vibration, waste).</p>	

The suitability of the site for the development

Primary Matters	Specific Consideration
Compatibility with existing development in the locality	<p>The proposal is compatible with existing development in the locality as:</p> <ul style="list-style-type: none"> • Utilities and services available to the site are adequate for the development • The development will not lead to unmanageable transport demands • Transport facilities are adequate in the area • The locality contains adequate recreational opportunities and public spaces to meet the needs of the development • The air quality and microclimate are appropriate for the development • No hazardous land uses or activities nearby • Ambient noise levels are suitable for the development • The site is not critical to the water cycle in the catchment • The proposal is compatible with the existing built environment
<p><u>Comment</u></p> <p>The proposed development will create two rural residential lots. The land use associated with the future use of these lots are likely to be primarily residential. The proposed lot sizes and future use of the lots are consistent and compatible with the existing development in the locality.</p> <p>Proposed lot 4, located in RU1 zoning will continue the existing use and will not have an impact on surrounding RU1 lots.</p>	
Site conduciveness to the development	<p>The subject site is conducive with the proposed development as :</p> <ul style="list-style-type: none"> • The site is suitable for the proposed development • The site is either not subject to natural hazards including flooding, tidal inundation, subsidence, slip, mass movement, and bushfires or where it is these risks have been adequately managed • The slope of the land is suitable for the proposed development • The proposal is compatible with conserving the heritage significance of the site • The soil characteristics on the site is appropriate for development (Saline / Sodic / Acidic) • The development is compatible with protecting any critical habitats or threatened species, populations, ecological communities on the site • The site is not prime agricultural land and the development will not unduly prejudice future agricultural production • The development will not unduly prejudice the future use of the site • Cut and fill is a suitable development option for the site
<p><u>Comment</u></p> <p>The site is considered to be conducive for the proposed development for the following reasons:</p> <ul style="list-style-type: none"> • There is opportunity for dwelling houses to be constructed on each of the lots without requiring significant or unsuitable earthworks. • The site is identified as bushfire prone – refer to discussion elsewhere in this assessment. • Building envelopes have been strategically located within each lot to ensure adequate separate between development and avoid the removal of vegetation. Lots within the subdivision are primarily regular in shape and provide adequate opportunity for construction of dwellings with solar access. • Mitigation methods detailed in the submitted Flood Impact Assessment are to be included in any consent. 	

Any submissions made in accordance with this Act of the regulations

Primary Matters	Specific Consideration
Public Submissions	Community consultation was undertaken in accordance with Council's Community Engagement Strategy. Where submissions have been received, the issues raised have been considered and are summarised in the comments below.
<p><u>Comment</u></p> <p>Public exhibition took place on three occasions between 2013 and 2022 due to the inclusion of additional information and the inclusion of an additional lot.</p> <p><u>Round 1: 31 January 2013 – 21 February 2013</u></p> <p>Exhibition included notice to 16 adjoining and nearby landowners and the Gundaroo Community Association. During this round of exhibition six submissions were received with the main issue being flooding and the location of the proposed building envelopes on proposed lots 2 and 3. It is to be noted that one submission contained 12 signatories from surrounding residents.</p> <p><u>Round 2: 26 February 2021 – 12 March 2021</u></p> <p>Exhibition included notice to 19 adjoining and nearby landowners and the Gundaroo Community Association. During this round of exhibition three submissions were received, with the key issue being flooding.</p> <p><u>Round 3: 14 October 2022 – 14 November 2022</u></p> <p>Exhibition included notice to 20 adjoining and nearby landowners and the Gundaroo Community Association. During this round of exhibition seven submissions of objection and one submission of support were received, with the key issue being flooding and the time that this application has taken to be determined. It is to be noted that video files of flooding were also submitted in this round of notification.</p>	
Key issues in submissions	Assessment Comment
Flood prone land and risk of future dwellings affecting the flow path of water on surrounding allotments	<p>The site is identified as being flood prone land however no flood assessment was submitted alongside the original proposal. In a letter dated 21 February 2013, Council requested a flood study be submitted to show that the proposed building envelopes will not affect neighbouring allotments in the event of a 1 in 100 year rain event.</p> <p>A site dedicated Flood Impact Assessment, prepared by WMAwater, was submitted by the Applicant in 2021. The Flood Impact Study conducted simulations of a 1 in 100 year flood event on the site. As a result of this study, the Flood Impact Assessment set out the following mitigation methods:</p> <ul style="list-style-type: none"> • The building envelope on proposed lot 2 was altered slightly • The easement for overland flow path was required to be made deeper to allow overland flow between the future residential developments • A retaining wall or fence is to be installed along the northern boundary to contain overland flow from Cork Street. • The following minimum finished floor levels are required to ensure future dwellings are located above flood levels: <ul style="list-style-type: none"> ○ 572.3m AHD (Australian Height Datum) at the front of the site and

	<ul style="list-style-type: none"> ○ 572.1m AHD at the rear of the site <p>It has been assessed that the mitigation methods provided in the Flood Impact Assessment, that the proposed subdivision and building envelopes are viable on the site. Conditions to meet these requirements will be included in any consent, if approved by Council.</p>
Future effluent disposal systems on the site	<p>Another concern made during exhibition is the management of onsite waste during a flood event.</p> <p>An updated Land Capability Assessment Report, prepared by Franklin Consulting Australia Pty Ltd, was submitted by the applicant.</p> <p>The report finds that the site is capable of containing onsite sewage management systems if the sewage management system is either built on a raised platform above the 1 in 100 year flood level.</p> <p>This was referred to Council's Senior Environmental Health Officer for comment where the findings of the above report were agreed upon. Conditions for compliance will be included in any consent if approved by Council.</p>
Generation of traffic	<p>The generation of traffic along Cork Street was sited as a concern by surrounding residents. It has been assessed that the proposed subdivision is not a high traffic generating development as the subdivided allotments propose only two residential building envelopes on lots that have ample space for car parking within the site.</p>
Submissions from Public Authorities	<p>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>
<p>Comment</p> <p>Refer to previous comments in this assessment.</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"> • The proposed development complies with the Council Policies identified as applicable in the schedule below. Where a variation to this policy has been supported details have been included in the comments. • The proposed development is generally consistent with any relevant planning studies and strategies • Covenants not imposed by council have been set aside for the purpose of this assessment • The proposal generally complies with all other covenants, easements, restrictions and agreements that have an bearing on the proposal • Issues raised in public meetings and inquiries have been considered. Where relevant more detail has been provided under the heading public submissions. • It is unlikely that the development will have a detrimental effect on the health and safety of the public

Comment The proposed development meets the requirements of Council's Policies, namely <i>Building Line – Rural and Residential Land, Development Assessment and Decision Making, Non-Urban Fencing, Provision of Electricity Supply and Telecommunications Service for Subdivisions, Road Standards and Water Supply in Rural Areas and Villages</i> .			
Council Policies	Policy	Code	Applicable
	Building Line – Rural and Residential Land	DA-POL-8	Yes
	Building Line – Urban	DA-POL-4	No
	Building Over Sewer Mains	SEW-POL-1	No
	Development Assessment and Decision Making	DA-POL-18	Yes
	Filling Policy	DA-CP-22	No
	Holiday Cabins – Micalong Creek Subdivision	DA-POL-3	No
	Kerb and Gutter Construction	ENG-POL-4	No
	Non-Urban Fencing	DA-POL-12	Yes
	Off-Street Car Parking	ENG-POL-8	No
	Provision of Electricity Supply and Telecommunications Service for Subdivisions	DA-POL-17	Yes
	Road Naming	RD-POL-6	No
	Road Standards	RD-POL-9	Yes
	Temporary Accommodation	DA-POL-2	No
	Truck and Transport Depots in Rural Areas	DA-POL-11	No
	Water Supply in Rural Areas and Villages	WS-POL-2	Yes
Comment <p>Building Line – Rural and Residential Land DA-POL-8 The setbacks of new building envelopes in the subdivision are generally consistent with the minimum setback requirements of the policy. This is to ensure adequate separation between development on existing lots and between new lots.</p> <p>Development Assessment and Decision Making DA-POL-18 The Application is reported to a meeting of Council for determination as it attracted more than 3 submissions.</p> <p>Non-Urban Fencing DA-POL-12 Standard conditions of Development Consent can require fencing in accordance with the policy.</p> <p>Provision of Electricity Supply and Telecommunications Services for Subdivision DA-POL-17</p>			

Standard conditions of Development Consent can require Notice of Arrangement (NOA) for electricity and certificate of practical completion for fibre ready telecommunication infrastructure to be provided prior to the issue of a Subdivision Certificate.

Road Standards Policy RD-POL-9

The policy applies for the construction of roads and property accesses. Preliminary assessment by Council engineers has indicated that the proposed subdivision has the potential to comply with the requirements of the policy, with full detailed engineering design drawings need to be provided for approval prior to the issue of a Subdivision Works Certificate.

Water Supply in Rural Areas and Villages WS-POL-2

The subject land is not within an area serviced by potable reticulated water supply. Future dwellings are to comply with the above policy.



Philip Wooster C/- PHL Surveyors
PO Box 735
Griffith NSW 2680

R201123_1BRosamelSt_FloodAssessment

23 November 2020

Attention: Mr P Wooster

Dear Philip,

1B Rosamel Street Gundaroo Flood Impact Assessment

1. INTRODUCTION

A subdivision is proposed for land at 1B Rosamel Street, Gundaroo (the site, Diagram 1).

Diagram 1: Site Location



The subdivision involves creation of two smaller lots that will front Cork Street (Attachment A). The Yass River runs flows to the north along the western boundary of the property. The two lots of interest (2 and 3) that will front Cork Street, however, are only partially affected by mainstream flooding (within the flood fringe only). The primary source of flooding of concern for development impacts are

WMAwater Pty Ltd

DIRECTORS
M K Babister, RPEQ
R W Dewar
E J Askew
F Ling

SENIOR ASSOCIATES
R Hardwick Jones
M E Retallick

ABN 14 600 315 053

Level 2, 160 Clarence St, SYDNEY NSW 2000
Phone: 02 9299 2855 Fax: 02 9262 6208
Email: enquiry@wmawater.com.au
Website: wmawater.com.au



from an overland flow path (termed the 'Northern Flow Path') that runs from Cork Street in a westerly direction through the property to the Yass River.

The proponent obtained a "Flood Certificate" for the site from Council (21/02/2013, Attachment B) that indicated "the two building envelopes proposed on lots 2 and 3 if developed may affect the neighbouring allotments in the event of a 1 in 100 year rain event" and as such, a flood study must be undertaken.

PHL Surveyors obtained permission from Yass Valley Council for WMAwater to utilise the TUFLOW model developed as part of the Gundaroo Flood Study (WMAwater, 2016, Reference 1) and Gundaroo Floodplain Risk Management Study and Plan (WMAwater 2016, Reference 2) to undertake a site-specific flood assessment relating to the subdivision proposal.

2. APPROACH

For this flood impact assessment, the 1% AEP (1 in 100 chance per year) design storm event was simulated for both existing conditions and proposed conditions (with subdivision and new buildings). Both the 1 hour and 6 hour durations were run for overland and mainstream flooding, respectively. Both the blocked and unblocked scenarios were simulated and the envelope of these two scenarios taken, in accordance with the Flood Study (Reference 1).

The following tasks were undertaken to complete this flood impact assessment:

1. Review the existing TUFLOW model from Reference 1 and 2 to ensure it is fit for purpose.
2. Update the TUFLOW model to include survey information (shown in Attachment A). Survey information was provided by PHL Surveyors across the site of interest and also on Cork Street adjacent to lot 2 and 3. WMAwater generated a TIN surface using the survey data that was applied to the TUFLOW model to refine the existing conditions flood model.
3. Include the proposed subdivision in the model, comprising of the proposed buildings (shown in Attachment A). The model was run and the results were compared to the existing case to determine the change in peak flood levels.
4. The design of the indicative building footprint and flow path configuration was adjusted to ensure that there were no adverse flood impacts outside the site, and these results are presented in the following Section.



3. FLOOD IMPACT ASSESSMENT

The existing flood depths and levels in the mainstream 1% AEP event are shown in Figure 1. The rear of lot 2 and 3 are affected by mainstream flooding. As the Yass River rises in a flood event, backwater inundates the low-lying land at the rear of the lots to a level of 571.6 mAHd. Ground levels towards the front of the lots, where the buildings are proposed, range from 571.25 mAHd to 572 mAHd.

The existing flood depths and levels in the overland 1% AEP event are shown in Figure 2. The front of the lots is affected by the overland flow path that runs through the property from Cork Street to Yass River. The peak 1% AEP flood level at the buildings is due to overland flooding at the front of the lots, where the flood level is 572 m AHd, but flood depths are shallow (less than 150 mm).

For the proposed conditions, the buildings were modelled as impermeable structures (i.e. no flood storage is assumed inside the building). The results indicated that there were adverse flood impacts, that is, increases in peak flood levels on the adjacent property. The following design revisions are required to mitigate the adverse impacts:

- A small adjustment to the building footprint on Lot 2 to allow overland flow to enter the site at the rear of dwelling. The rear half of the building should be set back approximately 5 m from the northern property boundary, as indicated on Figure 3 and Figure 4.
- Small retaining wall or fence along the northern boundary of the site (Lot 2), from the front of the lot to the front of the building. The length of this is approximately 10 m. It should be at least 0.3 m high and be impermeable. The purpose of this is contain overland flow from Cork Street within the site and prevent it from flowing northwards onto the neighbouring lot.
- Lowering of the proposed flowpath between the buildings to allow overland flow to travel between the buildings. The ground should be lowered by 0.3 m below existing ground levels, from Cork Street to the rear of the buildings (approximately 60 m in length, lowered to approximately 571.5 m AHd at the front of the lots, grading to 570.9 m AHd at the rear of the buildings).

These modifications and the flood impact are shown in Figure 3 and Figure 4 for the 1% AEP mainstream and overland flooding scenarios, respectively. The results indicate that there are no adverse increases in flood levels at all with mainstream flooding and there are no adverse increases in flood levels outside the property boundary with overland flooding. Changes in flood levels greater than 0.01 m have been mapped, which is typically considered to be the threshold of tolerance for assessing impacts with a 2D model (Reference 3). The modifications allow overland flows to be managed through the site, allowing water to flow between and around the buildings and keeping impacts within the site. There are minor increases at the northern property boundary, but these are not considered to affect the neighbouring property, given the model grid size resolution of 3 m.



4. FLOOR LEVEL REQUIREMENTS

The floor level of the proposed dwellings should be raised above the surrounding flood level. A freeboard is typically added to the flood level to set the flood planning level (FPL), which is the minimum level at which proposed development floor levels can be at. It is understood that Yass Valley Council is currently developing a development control plan (DCP) which will incorporate FPL requirements. Since this is not finalised, WMAwater suggest that a freeboard of 0.3 m for areas affected by overland flooding and 0.5 m for areas affected by mainstream flooding are appropriate at the site.

This results in a minimum finished floor level of **572.3 m AHD** at the front of the property due to overland flow (0.3 m above the overland flood level of 572.0 m AHD) and **572.1 m AHD** at the rear of the property due to mainstream flooding (0.5 m above the mainstream flood level of 571.6 m AHD). It will be necessary to confirm with Council what freeboard requirements are applicable to the site. These floor levels will need to be raised above the existing ground level. This may be achieved by placing the structure on piers (which will allow flow under the building), or placing the structure on a raised earthen pad. For the purpose of the flood impact assessment, it has been conservatively assumed that a raised earthen pad that blocks flow will be used. The proposed will therefore not adversely affect flood levels outside the site assuming either suspended or filled construction to achieve the required floor levels.



5. CONCLUSIONS

The proposed subdivision for Lot 2 and 3 of 1B Rosamel Street, Gundaroo has been assessed using the Gundaroo TUFLOW Model (Reference 1). There were no adverse impacts of the proposed dwellings with mainstream flooding, as the development is situated on the 1% AEP flood fringe. When considering the overland flooding mechanism, some minor modifications were required to manage overland flows entering the site to ensure that there were no adverse flood impacts beyond the site. The proposed development, with the minor modifications outlined in this report would not significantly increase the water level or flood hazard to neighbouring properties in the 1% AEP event.

It is recommended that floor levels be situated 0.5 m above the mainstream flood level and 0.3 m above the overland flood level. This results in finished flood levels of 572.3 m AHD and 572.1 m AHD at the front and the rear of the property, respectively. It will be necessary to confirm with Council what freeboard requirements apply to the site.

Please contact the undersigned for clarification of the above.

Yours Sincerely,

WMAwater

A handwritten signature in black ink, appearing to read "Rhys H-Jones".

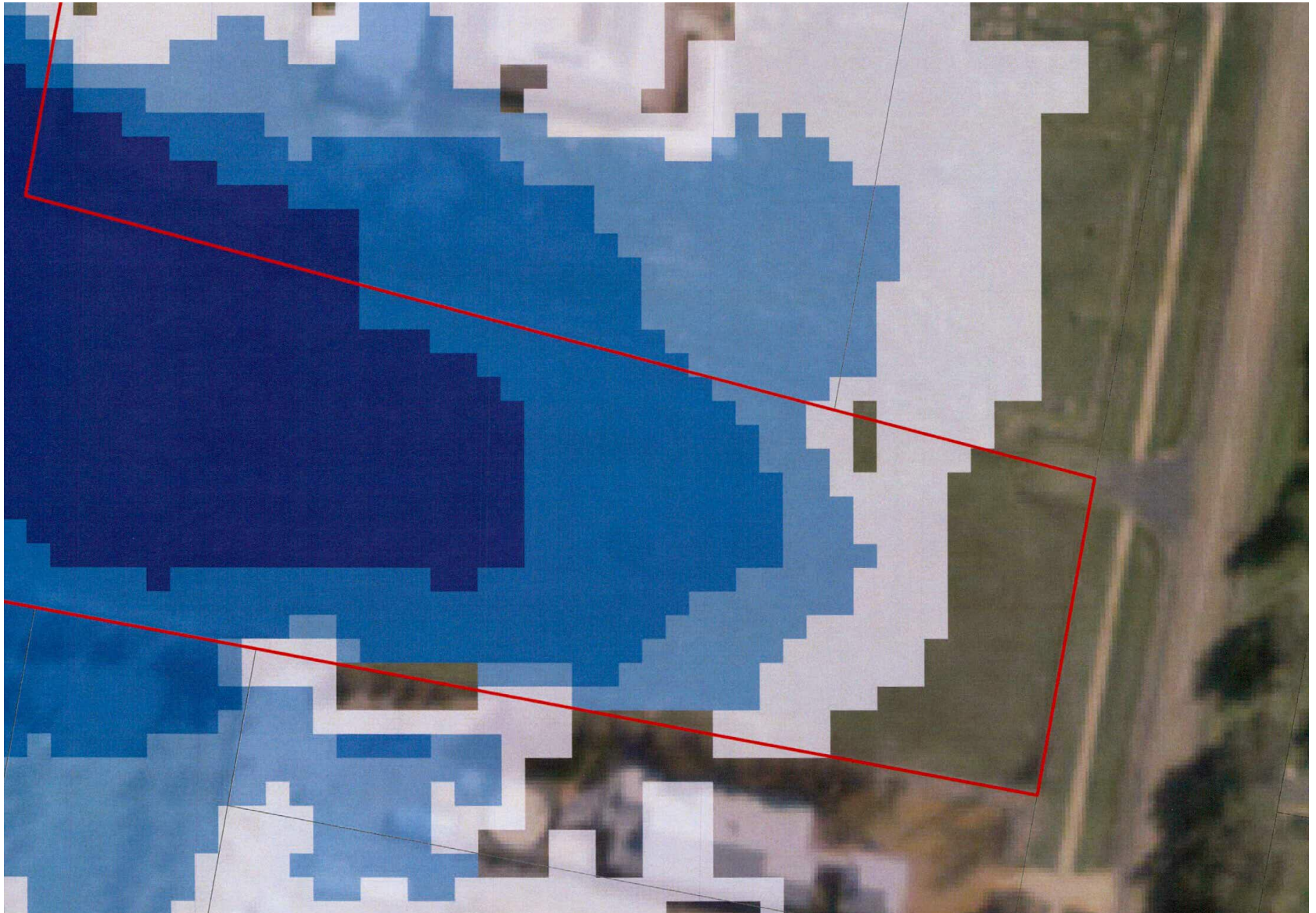
Rhys Hardwick Jones – Senior Associate

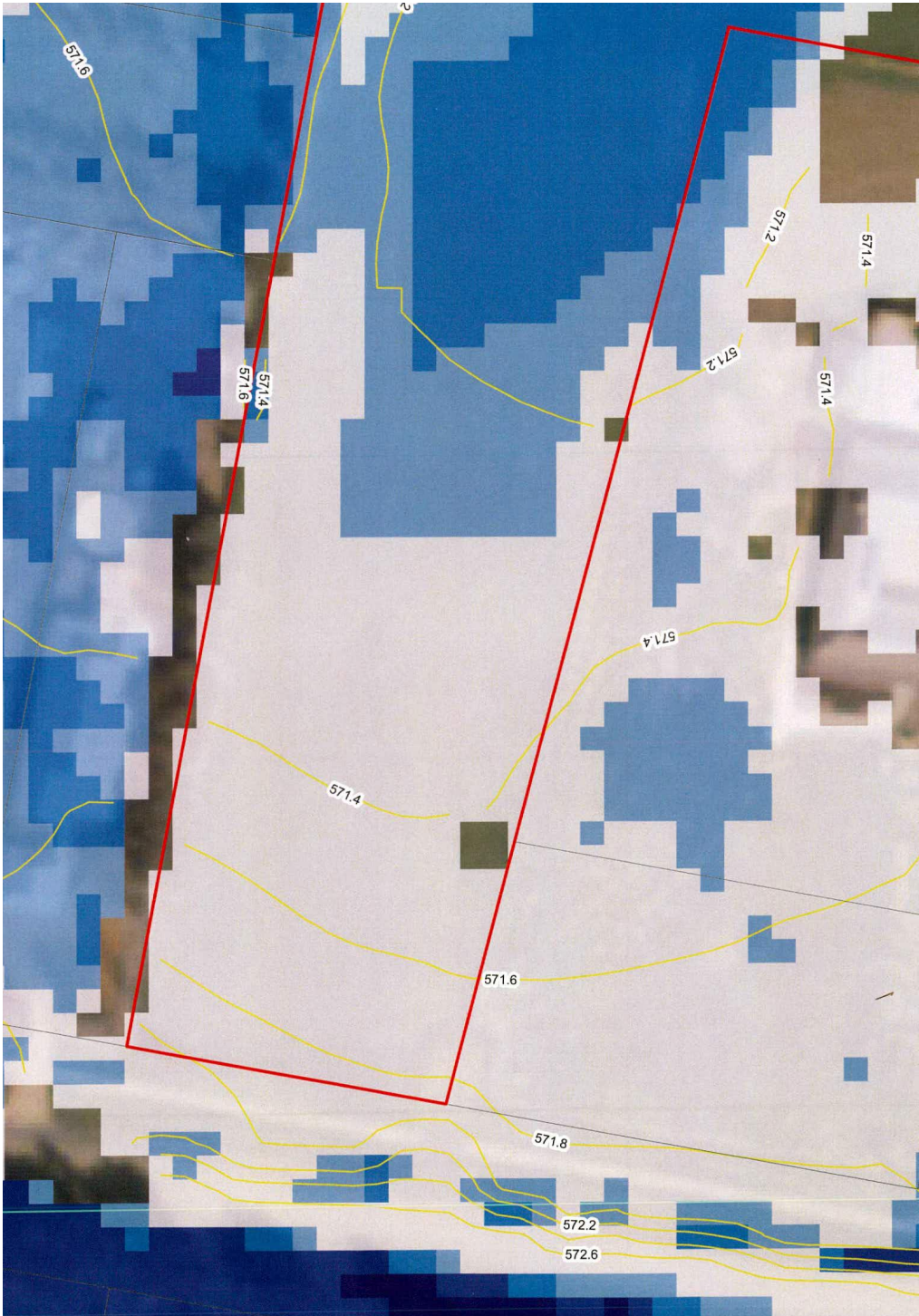
References

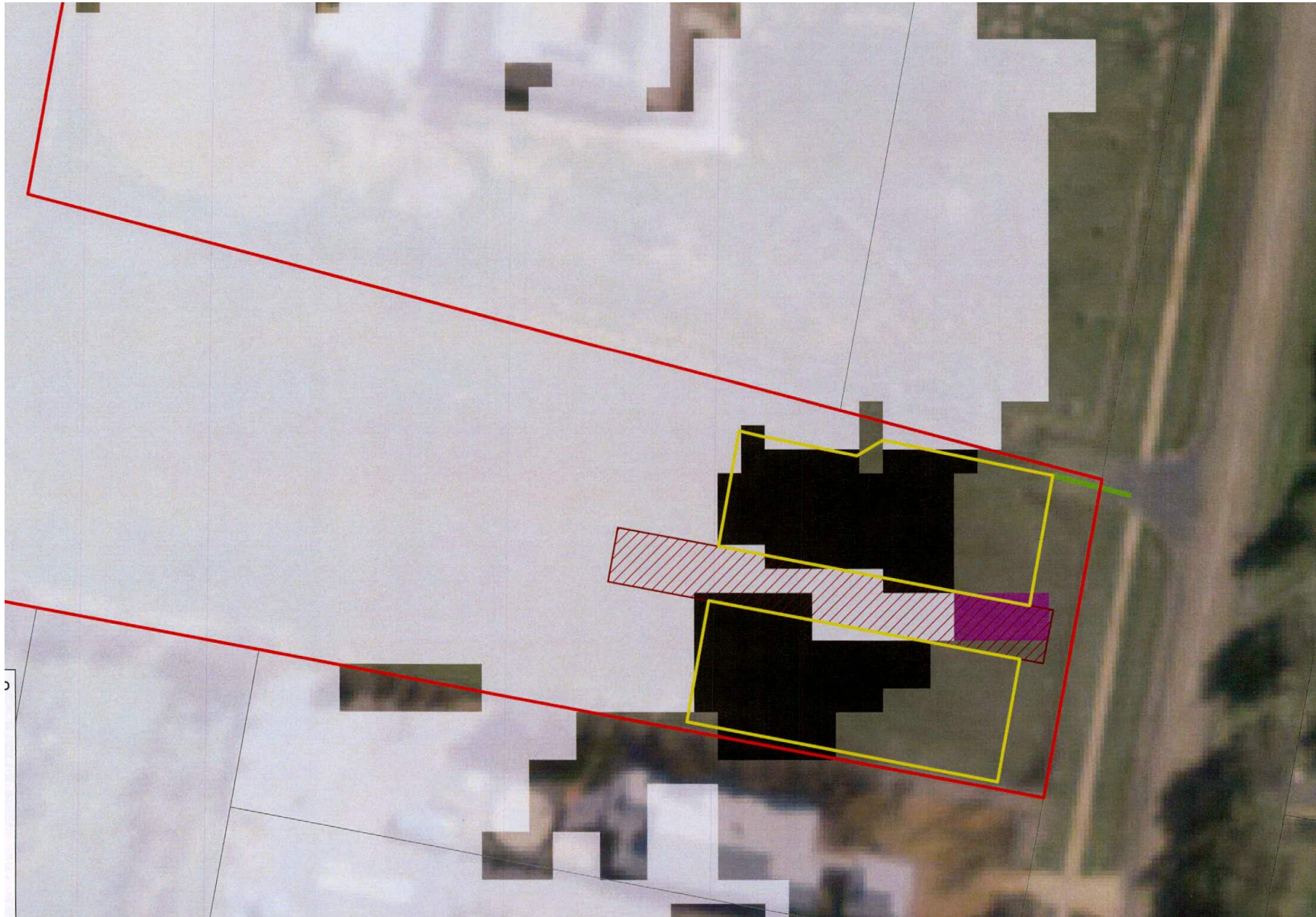
1. WMAwater
Gundaroo Flood Study
Prepared for Yass Valley Council, March 2016
2. WMAwater
Gundaroo Floodplain Risk Management Study and Plan
Prepared for Yass Valley Council, November 2016
3. Institute of Engineers Australia
Australian Rainfall and Runoff Revision Project 15 – Two-Dimensional Modelling in Urban and Rural Floodplains
November 2012

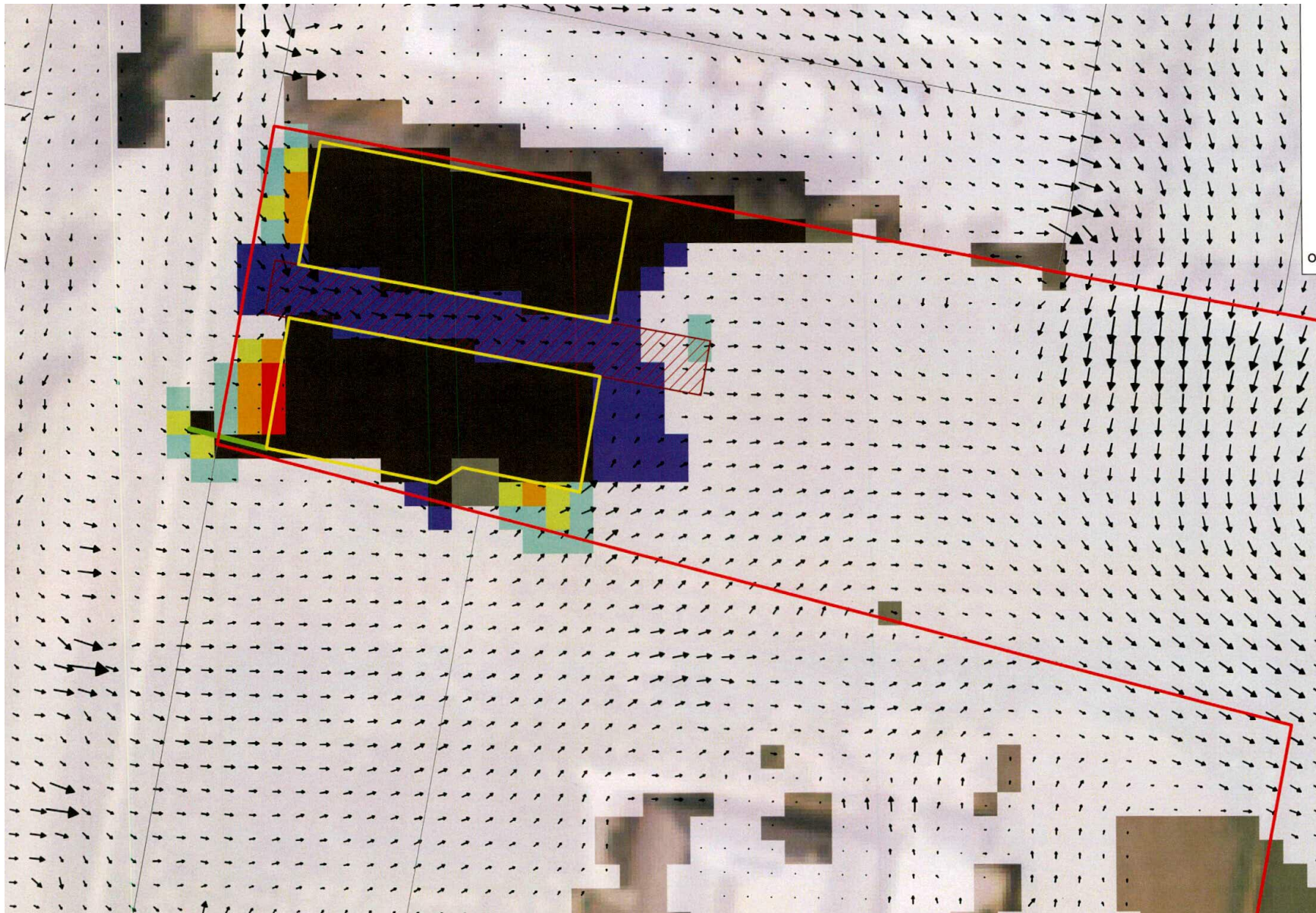
Figures

- Figure 1: Existing Conditions Mainstream 1% AEP Flood Depth and Level
Figure 2: Existing Conditions Overland 1% AEP Flood Depth and Level
Figure 3: Proposed Conditions Mainstream 1% AEP Flood Impact
Figure 4: Proposed Conditions Overland 1% AEP Flood Impact





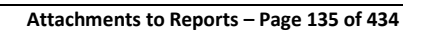


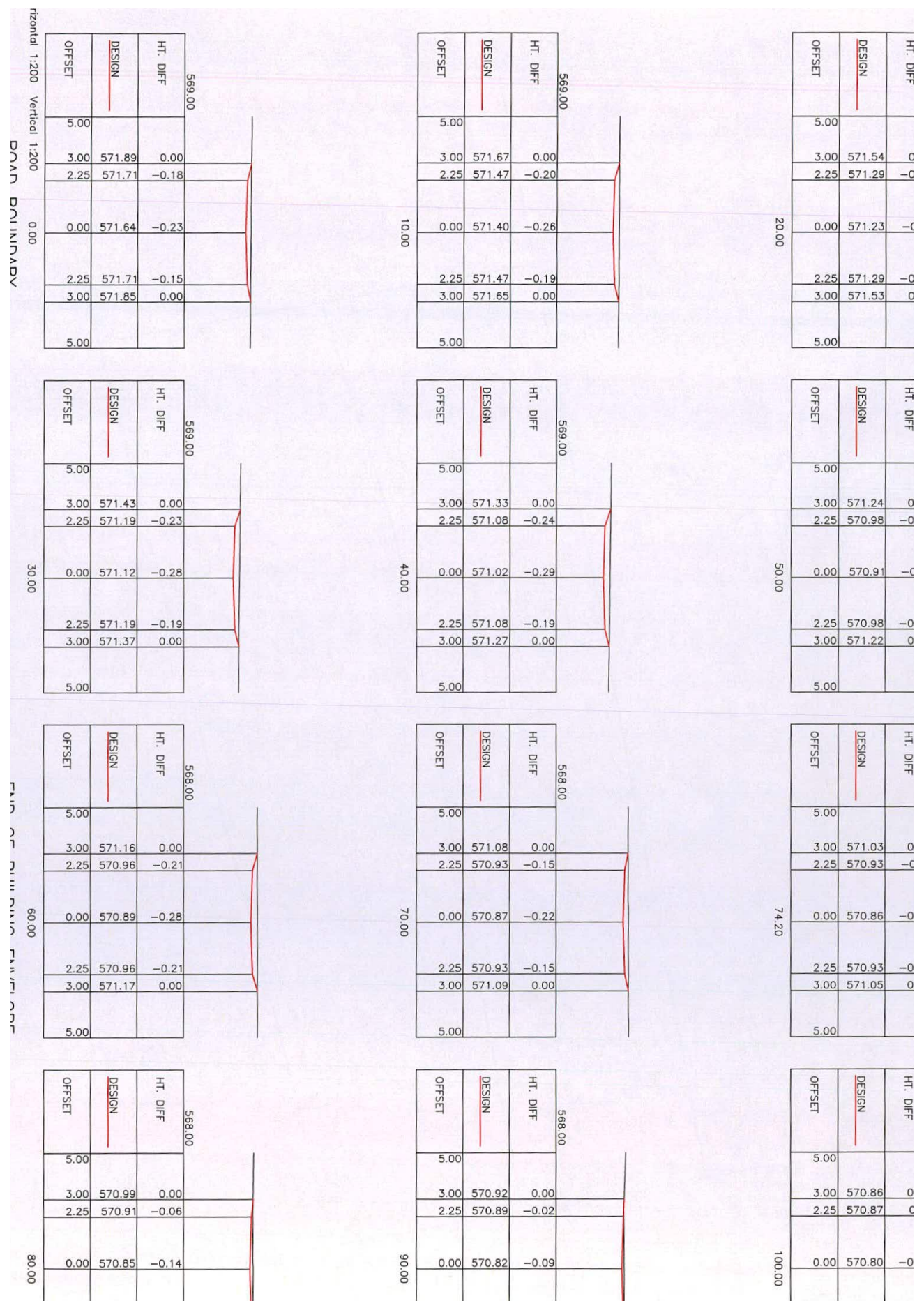


Attachment A: Proposed Subdivision Plans



Attachment A

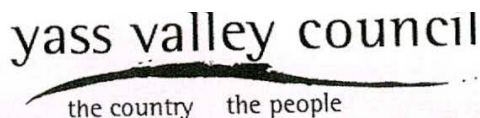




Attachment B: Flood Certificate



Attachment B



Your Reference:
Our Reference: PR.PR.6654
Correspond No: 5
Contact: Mr M Rubbani/MMR
Phone: (02) 6226 9234

Address all correspondence to:
General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

21 February 2013

Mr P Wooster
C/- Vekta Pty Ltd
PO Box 5
YASS NSW 2582

Dear Mr Wooster,

Development Application No. 5.2013.5.1 – 1B Rosamel Street GUNDAROO 2620

I refer to the Development Application 5.2013.5.1 which seeks the consent of Council to undertake a Three (3) lot subdivision of land known as Lot 9 DP 1056285 being 1B Rosamel Street Gundaroo.

I take this opportunity to advise you that an initial assessment of your proposal has revealed that additional information is required to be submitted to enable further consideration of the application. In particular the following information is required:

- The two building envelopes proposed on lots 2 and 3 if developed may affect the neighbouring allotments in the event of a 1 in 100 year rain event. This issue is specifically addressed by Clause 21 of the Gunning Local Environmental Plan 1997 (GLEP) which states:
 - “(1) *The Council must not consent to development on land which is considered by the Council to be prone to flooding if the development is likely to:*
 - (a) *restrict the flow of flood water on the land or on adjoining land, or*
 - (b) *endanger life in time of flood, or*
 - (c) *increase the impact of flood water through erosion, siltation or the destruction of vegetation, or*
 - (d) *have an adverse effect on the water table of the land or of adjoining land.*
 - (2) *The Council must also take into consideration, when deciding whether to grant or refuse a development application:*
 - (a) *any cumulative effect the development will have on flood behaviour, and*
 - (b) *any risk of pollution to waterways from the development, and*
 - (c) *whether access to the site of the proposed development will be available in times of flood.”*

Accordingly, it is required to formally address each of the above matters in any report presented to Council and as such you are required to submit information regarding each of the abovementioned items which details of how your proposed development complies with each item individually. This information/flood study is required to be adequately supported and certified by a practicing engineer or equivalent with a thorough understanding of flood analysis and calculations. This flood study must also address over land flow from all sides of the subject land particularly from Cork Street, and Yass River sides of the subject land as during significant storm events overland flow runs from Cork Street to Yass River through the subject land.

Similarly, Draft Yass LEP contains provisions that relate with ground water vulnerability and flood planning. In particular, Clause 6.12(3) states:

“Development Consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) *is compatible with the flood hazard of the land, and*

COUNCIL CHAMBERS
209 COMUR STREET
YASS NSW 2582

Administration (02) 6226 1477
Facsimile (02) 6226 2598
Email council@yass.nsw.gov.au
Web: www.yassvalley.nsw.gov.au

- (b) is not likely to significantly adversely affect flood behaviour resulting in an increase in the potential flood affectation of other development or properties, and
- (c) incorporates appropriate measures to manage risk to life from flood, and
- (d) is not likely to significantly adversely affect the environment or cause avoidable erosions, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or water courses, and
- (e) is not likely to result in unsustainable social and economic costs for the community as a consequence of flooding."

As such you are required to submit information regarding each of the abovementioned items which details of how your proposed development complies with each item individually.

- An assessment of your application has revealed that the Site and Soil Assessment prepared by Mr Peter Fogarty does not include all the necessary details in relation to the 1:100 year flood level in Gundaroo. Accordingly you are required to submit to Council the 1:100 year flood level for proposed lots 2 & 3 in order to ascertain onsite effluent disposal system would function or not.
- As you are aware, the site is subject to flooding. To this end the section 88B instrument created (see attached) for DP 1056285 stipulates that Lot 9 has only one suitable site for the erection of a dwelling. Restriction two (2) of the 88B Instrument states that no dwelling is to be constructed on the lots burdened unless it has a floor level of 572.2m AHD (Australian Height Datum) or higher and is within the building restriction precinct.

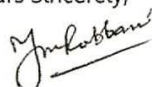
Accordingly, you are required to prove to Council that a suitable building envelope is available on both of the proposed lots 2 & 3. These envelopes should have a height of no less than 572.2 m AHD (Australian Height Datum). To do this Council requires the following information to be submitted before further assessment of your application can be made:

- (a) A survey of the subject site showing contours accurate to 200mm. This survey shall extend East across Cork Street to enable an assessment of the overland stormwater paths which currently flow through the site.
- (b) Overland flow path overlaid on the proposed subdivision plan which details the extents and direction of a 1 in 100 year ARI storm event..
- (c) Building envelopes that comply with the setback requirements of the Gunning Shire Council Development & Construction Policy.
- (d) Existing and any proposed drainage paths
- (e) Existing and proposed access locations.
- (f) The proposed concrete swale drain will need to be removed. A natural overland swale will need to be adopted without redirecting the natural flow of water. This will be established from the overland flow data which needs to be submitted.

Please note that the application will not be further processed until such times as the above information is received in a satisfactory manner.

Any enquiries concerning your application should be referred to Mr M Rubbani of Council's Development Services section on (02) 6226 9234, quoting your Development Application No. 5.2013.5.1.

Yours Sincerely,



Muzaffar Rubbani

Development Planner

COUNCIL CHAMBERS
209 COMUR STREET
YASS NSW 2582

Administration	(02) 6226 1477
Facsimile	(02) 6226 2598
Email	council@yass.nsw.gov.au
Web:	www.yassvalley.nsw.gov.au

LOT 9 DP 1056285

1B ROSAMEL STREET

GUNDAROO NSW

LAND CAPABILITY ASSESSMENT REPORT

Version 1

04 January 2021



FRANKLIN CONSULTING AUSTRALIA PTY LTD

GPO BOX 837 CANBERRA ACT 2601

www.soilandwater.net.au

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We provide our services to individual land holders, sub-division developers, surveyors, commercial business owners, and land development and regulatory agencies.

Principal Consultant

John Franklin M App Sc, BSc, EIANZ, CEnvP

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Contact details: GPO Box 837
Canberra ACT 2601
P 02 6179 3491
M 0490 393 234
admin@soilandwater.net.au
www.soilandwater.net.au

Disclaimer: *This report is based on information provided by the client and as of the date of the site inspection. These recommendations are not valid if there are significant changes to the project proposal or design, or significant changes to the site such as vegetation clearing or earthworks, after the site inspection date. Franklin Consulting Australia Pty Ltd takes no responsibility for the installation or operation of wastewater management systems.*

LAND CAPABILITY ASSESSMENT

PROJECT DESCRIPTION

Summary

Soil and Water was engaged by PHL Surveyors on behalf of the client, Philip Wooster, to assess land at Lot 9, DP 1056285, located at 1B Rosamel Street, Gundaroo, to determine the suitability of the planned subdivision into three lots based on:

- Capacity of the lots to sustainably manage effluent on-site as per Council requirements and Australian Standards; and
- Availability of suitable unconstrained building envelopes to enable the construction of dwellings.

The assessment is required to support the Development Application to be submitted to Council for the subdivision of Lot 9, DP1056285 to create three new lots.

The new blocks to be created consist of:

- Existing dwelling lot – located in the western part of the existing lot facing Rosamel Street with frontage to the Yass River.
- New Dwelling Lot 1 – [2,066m²] located in the south eastern portion of the existing lot fronting Cork Street. Lot includes Building Envelope of 620m². Access is from Cork Street. The lot is extensively cleared except for landscape plantings along the boundaries.
- New Dwelling Lot 2 – [2,395m²] located in the north eastern portion of the existing lot fronting Cork Street. Access is from Cork Street. Lot includes Building Envelope of 657m². The lot is extensively cleared except for landscape plantings along the boundaries.

Potable water supply for the proposed new dwelling lots (Lots 1 & 2) will be provided through the capture and storage of roof water in tanks. The lots will dispose of domestic effluent on-site.

The residual lot, containing the existing dwelling, will continue to dispose of domestic effluent on-site and the effluent management system will not be impacted by the proposed subdivision.

The area is currently zoned RU5 Village in the Yass Valley Local Environmental Plan 2013. The Lot Size Map classifies this area as V which has a minimum lot size of 2,000m².

Constraints to on-site effluent management and dwelling construction have been assessed in accordance with:

- Appendix C of ANZ Standard 1547:2012, *Site and Soil Evaluation for Planning, Rezoning and Subdivision of Land*
- *The Silver Book*; assessment of land capability for dwellings is based on excluding land which is flood prone, within drainage or riparian buffers, located on steep land or in an area of erosion and/or salinity.

The constraints identified on the proposed new dwelling lots include:

- Potential inundation in a 1 in 100-year flood event (flood fringe)
- Effluent disposal buffers from property boundaries (3 metres from upslope boundaries and 6 metres from downslope boundaries), bores (50 metres) and constructed drainage easement (20 metres).

Effluent disposal buffers will also be required from any future dwellings or other buildings, paths and driveways. This will be assessed at the time of Development Application for the construction of the dwelling.

There is an adequate area of suitable site and soil conditions located on the proposed new dwelling lots, to enable the on-site disposal of effluent generated by future dwellings. It is recommended that any future effluent management systems include subsurface drip irrigation as the disposal mechanism. These types of systems will reduce buffer requirements and minimise potential contamination of surface water associated with flooding events.

Key References

On-site Sewage Management for Single Households (The Silver Book) NSW Govt, 1998.

Soils and Construction: Managing Urban Stormwater - 4th Ed. Landcom NSW Government, 2004.

ANZ Standard 1547:2012 On-site Domestic Wastewater Management

Soil Landscapes of the Canberra 1:100,000 Sheet. Jenkins, B. (2000) Department of Land and Water Conservation

Yass Valley Local Environmental Plan (2013)

1B Rosamel Street Gundaroo Flood Impact Assessment, 23 November 2020, WMA Water

Methodology

A detailed on-site assessment of the new lot to be created by the subdivision was undertaken.

LOT 9 DP 1056285 GUNDAROO

LAND CAPABILITY ASSESSMENT

The assessment included measurements of slope, aspect, exposure, visual appraisal of landform and soil conditions. The location of constraints identified during site inspection are included in **Figures 7 and 8** of this report.

The report includes a preliminary assessment of the suitability of soils for on-site effluent management. Soil profiles were augured in the potential effluent disposal areas on the new lot. The soil profiles are described in **Appendix 2**.

It should be noted that this report does not constitute a detailed Effluent Management Design Report as is required by Council to approve the installation of systems associated with a new dwelling. It is expected that such a report will still be required for the new dwelling lots prior to the construction of dwellings.

SITE & DEVELOPMENT INFORMATION

Local Government Area

Yass Valley Council.

Address

Lot 9 DP1056285 located at 1B Rosamel Street, Gundaroo

Site Location

(six.nsw.gov.au)



Owner/Developer

Philip Wooster
C/- PHL Surveyors
Mark Bottomley MarkB@phlsurveyors.com.au

Block configuration:

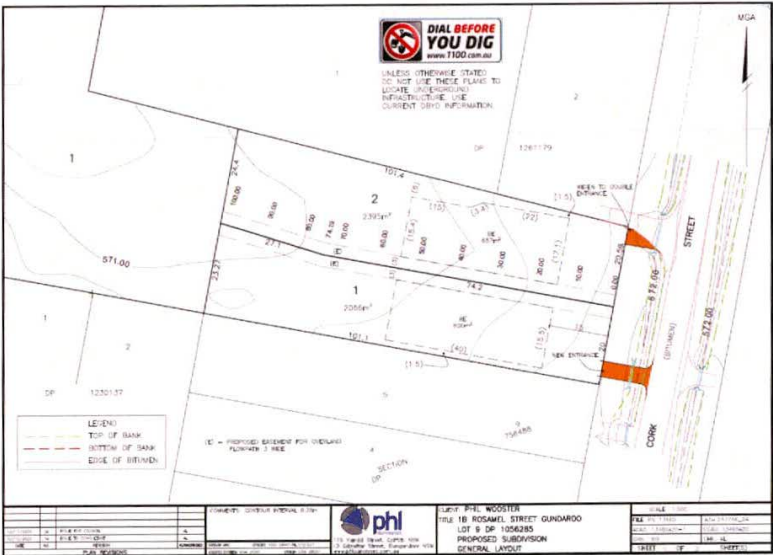


Figure 1: Proposed lot layout

Intended water supply	<p>Potable water is to be provided through roof catchment and tank storage.</p> <p>Non-potable water provided through roof catchment and tank storage.</p>
Effluent Management	<p>Effluent management on the new dwelling lots will consist of secondary treatment systems (including disinfection) with effluent disposal through subsurface drip irrigation.</p> <p>This type of treatment and dispersal system will minimise potential impacts on the vulnerable groundwater system and sensitive downslope surface water receiving environment of the Yass River. This type of system is also more resilient to the potential short-term minor inundation as may be periodically experienced on the new dwelling lots.</p> <p>(NB other options for effluent management may be considered if supported by a suitable effluent design report.)</p>
Local experience	<p>The major constraints related to on-site effluent dispersal are the buffer distances required from property boundaries, proposed buildings, paths and driveways, bores, flood risk and groundwater vulnerability.</p> <p>Many similar subdivisions have been established in the local area which share the same range of constraints. Generally, these have not posed significant problems provided infrastructure is correctly sited and mitigating measures are incorporated into to the design of effluent management systems.</p>

LOT 9 DP 1056285 GUNDAROO

LAND CAPABILITY ASSESSMENT



Figure 2: Looking north across proposed Lot 2



Figure 3: Looking north across proposed Lot 1

SOIL AND WATER

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Figure 4: Looking north across proposed Lot 1

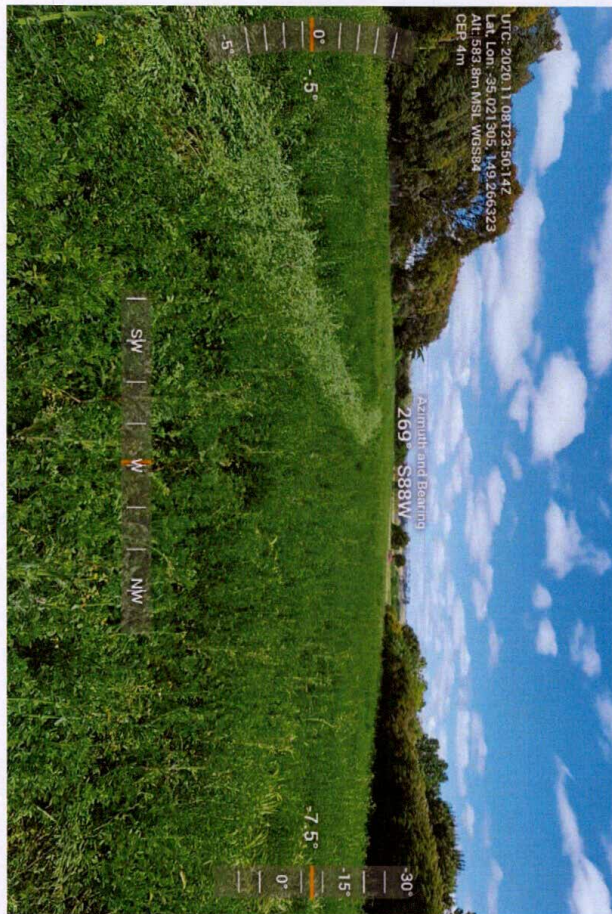


Figure 5: Looking north across proposed Lot 1

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LAND CAPABILITY ASSESSMENT



Figure 6: Looking across existing treatment system towards the existing dwelling

SITE & SOIL ASSESSMENT

Climate	<p>Cool temperate climate with mean annual rainfall of approximately 650 mm, pan evaporation 1200mm; large moisture deficit typically occurs in summer months, small moisture surplus typically occurs in winter months;</p> <p><i>Climate is well suited to dispersal by subsurface drip irrigation of secondary treated, disinfected effluent.</i></p>
Exposure	<p>The majority of the site is cleared with groundcover of lucerne pasture. There is limited shading provided from north and south boundary plantings of landscape trees.</p> <p><i>The level of exposure across the proposed new dwelling lots is suitable for dispersal of secondary treated effluent via subsurface drip irrigation.</i></p>
Slope	<p>The Building Envelope sites are flat to low slope at <3%.</p> <p><i>Effluent disposal and dwelling construction are not constrained by slope.</i></p>
Landscape	<p>The landscape is described as mid terrace landscape. This corresponds to the flood fringe zone.</p> <p>The area is on the northern end of Gundaroo village and is rural residential and large lot village land. There are comparable sized lots to the north and smaller lots to the south and east.</p> <p>The slope form of the areas considered suitable for effluent dispersal on the proposed lot is flat.</p> <p><i>Slope form is suited to the dispersal of secondary treated effluent through subsurface drip irrigation.</i></p>
Surface rock and outcrop	<p>The underlying geology is Quaternary alluvium-gravel, sand, silty clay and black organic clay. Bedrock is often greater than 2 metres below the surface. There is no surface rock or rock outcrop.</p> <p><i>There are no areas of rock outcrop or surface stone which would constrain dwelling construction or effluent disposal.</i></p>
Hydrology	<p>The fine silty/sandy loam textured topsoil across the site has a moderate permeability, of 0.5 to 1.5 m/day. The clay loam to light clay subsoils have a lower permeability in the range of 0.06-0.5 m/day (from table M1 of ANZ STD 1547:2012).</p>

Approximately 5-10% of annual rainfall forms surface runoff, although in individual high intensity storm events over 50% of rainfall may form runoff.

Rainfall that does not form surface runoff is either lost through evaporation and transpiration or infiltrates the soil. Rainfall which infiltrates soil generally drains vertically through the soil profile until it meets a less permeable subsoil layer (e.g. hard pan or clay layer), where a significant proportion drains laterally downslope as subsurface flows.

Areas of low slope and deep relatively well drained soils (as exist on the site) generally have lower runoff percentages with a higher proportion of rainfall infiltrating to the shallow and deep groundwater system.

Development within catchments can change the hydrology by increasing the amount of compacted and non-permeable hard stand areas thereby reducing infiltration and subsurface flows. This is balanced by increased volumes of surface water runoff.

The two additional dwelling lots resulting from this subdivision will have limited impact on the hydrology of the downslope catchment. The development area is also separated from the downslope Yass River by a significant distance of agricultural land. This will provide sufficient opportunity for any variations in the run-off/infiltration balance to be assimilated before impacting Yass River.

The location and extent of dwellings, sheds and other hardstand areas should be designed to minimise impacts on local hydrology and appropriate mitigation measures implemented, these should be detailed in plans in the Development Application for dwelling construction.

Effluent disposal will be properly designed and located on suitable soil types (including depths) to minimise hydrological impacts from subsurface effluent irrigation, such as rapid effluent drainage through permeable soil profiles into groundwater systems. Adequate areas of suitable soils exist on the site to mitigate these risks.

An individual On-Site Sewage Management (OSSM) Report will detail the specific effluent measures appropriate for the new dwelling lots at the time of submitting a Development Application for dwelling construction.

Soils

Detailed soil profile descriptions are provided in **Appendix 2** of this report.

The soils on the land which are generally suitable for effluent dispersal are Brown Chromosols which occur on the mid terrace landscape at or below the 1 in 100 year flood level.

Soils comprise a weakly structured, silty loam textured upper layer overlying a weakly structured yellow clay loam subsoil. Soil depth is generally > 100 cm.

LOT 9 DP 1056285 GUNDAROO

LAND CAPABILITY ASSESSMENT

Extrapolating from the soil survey of the Canberra 1:100,000 sheet (Jenkins, B.R, 2000), the soils on the gently sloping upper slopes suitable for dwelling construction and effluent dispersal fit the Gundaroo Soil Landscape Unit. The representative analytical data in the survey report shows a moderate phosphorous sorption level, non-saline subsoils and low exchangeable sodium. As such the soils are free of any significant chemical limitations to effluent dispersal.

Soils are generally unconstrained for dwelling construction. This will be confirmed through the AS 2870 Site Classification process to be undertaken at the time of submitting a Development Application for construction of new dwellings.

Soils may be a moderate-major limitation to effluent disposal by absorption trench due to lower permeability subsoils but are well suited to subsurface drip irrigation.

CONSTRAINTS ANALYSIS

Soil erosion The soil types which dominate the site are not susceptible to erosion. The erosion risk is also moderated by the very low slope and good levels of groundcover.

Yass LEP 2013 mapping does not identify any areas of highly erodible land on the property. The proposed lot has very low slope and good groundcover which will minimise the potential for erosion. There are no areas of concentrated water flow on the lot. There are no areas of existing erosion issues.

The area is mapped as potentially impacted by the 1 in 100 ARI flood events. It is proposed to construct a dedicated flow channel between the two Building Envelopes to moderate the flood risk. This flow channel will concentrate overland flows and increase flow velocities. It is recommended that the flow channel be well vegetated or otherwise lined.

Recommendation

- Greater than 70% groundcover be maintained in all areas.
- 100% groundcover be maintained along the length of the dedicated flow channel

Salinity Dryland salinity is a significant issue across many parts of the Yass River Catchment and is related to changed landscape hydrology, climate, geology, soils and land management.

There are no areas of salinity effected land mapped for this site in the Yass Valley LEP (2013).

The development is unlikely to impact on salinity due to the location low in the landscape with salinity processes generally driven by recharge in higher parts of the landscape.

Recharge impacts associated with effluent irrigation will be negligible as the effluent irrigation practices are designed on nutrient balance which is much more conservative (larger irrigation area required) than the hydraulic balance. This results in very limited potential for irrigated effluent to leach past the root zone to recharge into the groundwater system.

The development has limited potential to be impacted by salinity due to the lack of saline discharge sites on, or upslope of the site.

Recommendations

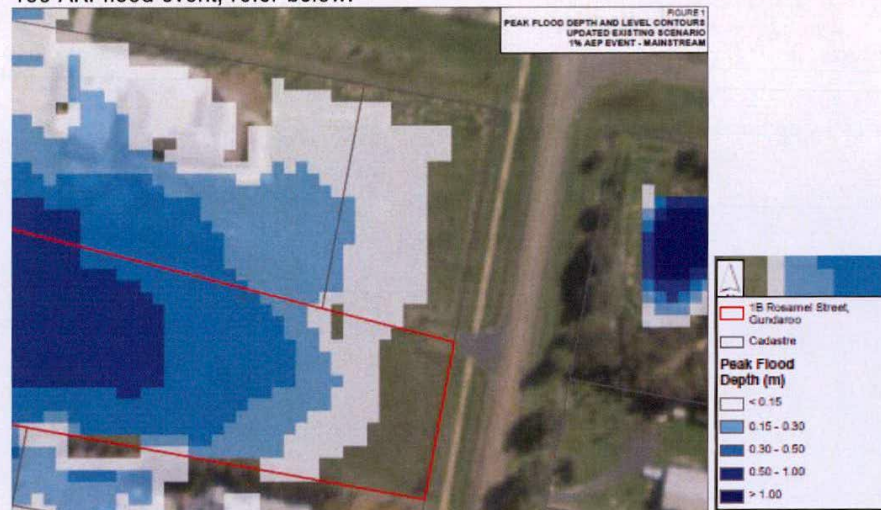
- Effluent irrigation fields should retain 100% groundcover at all times.
- Perennial groundcover on the lot should be maintained.
- Garden watering and stormwater management practices should minimise accessions to groundwater.

LOT 9 DP 1056285 GUNDAROO

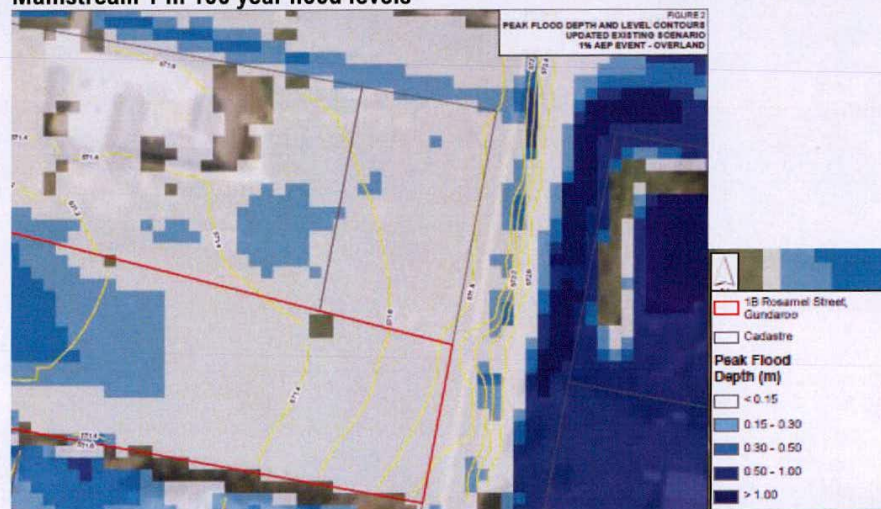
LAND CAPABILITY ASSESSMENT

Flood Planning

The western areas of the proposed dwelling lots are mapped as inundated in a 1 in 100 ARI flood event, refer below.



Mainstream 1 in 100 year flood levels



Overland 1 in 100 year flood levels

As the area is at potential risk of flooding (i.e. areas of the land are at or below the flood planning level), Council must consider the Local Environment Plan Part 6 Additional Local Provisions 6.2 Flood Planning, which state:

development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) is compatible with the flood hazard of the land, and*
- (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*

- (c) incorporates appropriate measures to manage risk to life from flood, and*
- (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding*

[flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard].

Areas below the 1 in 100 ARI flood level are constrained for the construction of dwellings. As a result, the building platform, within the identified Building Envelope, will need to be raised to above the **flood planning level** to provide a suitable unconstrained dwelling site. The potential impact of creating this raised building platform on flooding and drainage on adjacent land has been assessed in the flood study and can be achieved with minimal impact on local flooding and drainage issues, therefore there are adequate areas of unconstrained land available for dwelling construction.

Areas below the 1 in 100 year ARI are generally constrained for the on-site disposal of effluent. The treatment system will need to be installed on the raised building platform to ensure there is no ingress of flood water into the tank and/or electrical issues. Alternatively, the location of the tank could be bunded to a suitable level to prevent inundation during potential flood events. The dispersal of treated effluent will be through subsurface drip irrigation. This type of system can withstand periodic inundation without damage, and without resulting in contamination to surface waters. Consideration should also be given to building up the subsurface irrigation to above 1 in 100 year ARI levels, or bunding the area to prevent flooding. If bunding is constructed, the design will need to include provision for local water to drain from within the bunded area.

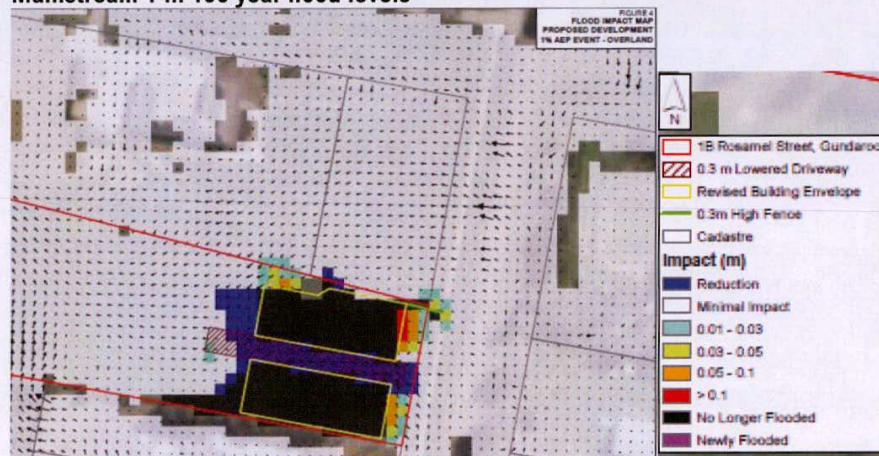
The feasibility of creating a suitable unconstrained platform above the **flood planning level** which has no impact on adjacent flooding issues has been demonstrated through modelling which is shown below:

LOT 9 DP 1056285 GUNDAROO

LAND CAPABILITY ASSESSMENT



Mainstream 1 in 100 year flood levels



Overland 1 in 100 year flood levels

Recommendations

- The building platform within the Building Envelope is to be built up to above the *Flood Planning Level (FPL)*, using suitable material and construction methods.
- Effluent treatment systems will be located on the raised building platform or bundled to a level above the *FPL*
- Effluent disposal will be through subsurface drip irrigation. If possible the subsurface irrigation area should be built up to above the 1 in 100 year ARI, or bundled to achieve this level. Bunding is to include provision for local water drainage.

Groundwater

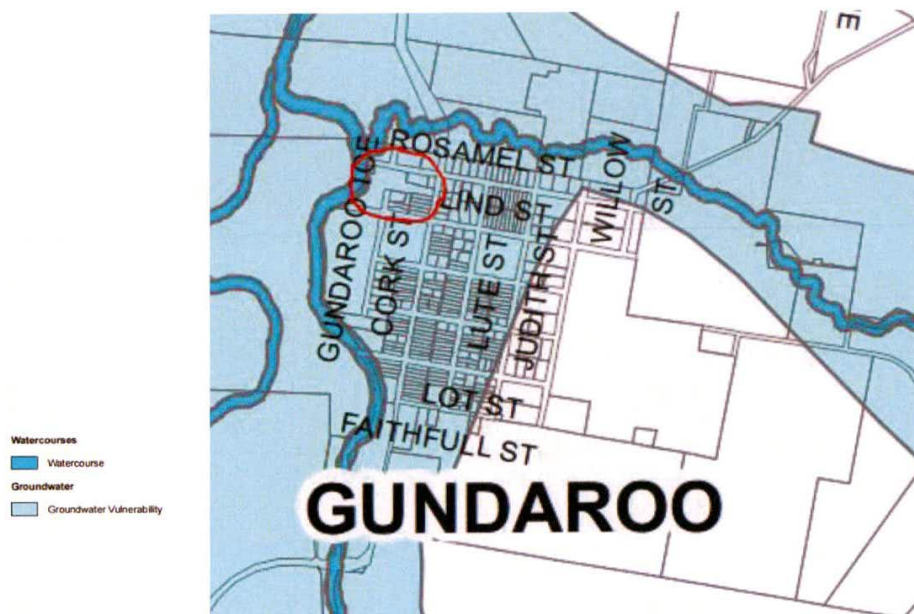
The area is mapped as having Moderate Groundwater Vulnerability on the Department of Land and Water Conservation (2001) Groundwater Map of the Murrumbidgee Catchment.

The existing lot is mapped as groundwater vulnerable on the Riparian Lands and Watercourses Map Groundwater Vulnerability – Sheet CL2_005 in the Yass Valley Local Environment Plan 2013, refer map below.

As the area is mapped as groundwater vulnerable the Part 6 Additional Local Provisions 6.4 Groundwater vulnerability require that:

Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:

- (a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*
 - (b) any adverse impacts the development may have on groundwater dependent ecosystems,*
 - (c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*
 - (d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*



Riparian Lands and Watercourses Map Groundwater Vulnerability – Sheet CL2_005 in the Yass Valley Local Environment Plan 2013

LOT 9 DP 1056285 GUNDAROO

LAND CAPABILITY ASSESSMENT



Location of bores <https://realtime.data.waternsw.com.au/>

There are 20 bores registered within 500m of proposed new dwelling lots. The closest bore (GW47270) is located 145 metres west of the Building Envelopes on Lots 1 & 2 and >100 metres west of the indicative effluent dispersal areas. It has a depth of 30m with Water Bearing Zones at 5.8-6.4m and a yield of 0.22L/sec.

There is a low risk of contamination to the groundwater system or surrounding registered bores given:

- spatial (horizontal) separation between effluent dispersal areas and closest bore of >100m
- vertical separation to water yielding zones of >5m
- low rate of secondary treated and disinfected effluent applied to the shallow subsurface
- low number of additional dwelling lots to be created (two), and
- low transmissivity of fractured rock groundwater aquifers which underlay the area.

Recommendations

- Maintain a minimum 100 m¹ buffer from the closest existing bore (GW047270) and any constructed non-domestic and non-potable bores from the proposed effluent disposal areas on the new lot
- New lots to install secondary treatment systems including disinfection.
- Exact location of effluent disposal areas including adjacent bores, to be identified in site-specific On-Site Sewage Management (OSSM) Report to be submitted to Council at the time of Development Application for dwelling construction.

¹ Meets the Sydney Catchment Authority Guidelines and double the maximum bore buffer distance in the range provided in AS/NZS 1547:2012 – justified due to low slope, deep well drained loam soils and low loads of secondary treated disinfected effluent.

- A water supply works approval must be sought prior to constructing a bore, even though each landholder is entitled to take water from an aquifer which is underlying their land for domestic consumption and/or stock watering without the need for a water access licence under Basic Landholder Rights (the application is available at www.water.nsw.gov.au and the fee is currently \$241.83)

Riparian lands Yass Valley Local Environment Plan 2013 - Riparian Lands and Watercourses Groundwater Vulnerability Map – Sheet CL2_005 includes the Yass River which forms the western boundary of the residual lots which includes the existing dwelling. The Yass River riparian corridor does not extend to cover either of the proposed new dwelling lots (Lots 1 & 2) and the river is located >292 metres from the Building Envelopes on Lots 1 & 2, refer below:



There is a low risk of impact to the Yass River riparian zone or surface water resource given:

- spatial (horizontal) separation between the Building Envelopes (including effluent dispersal areas) on the new dwelling lots and the Yass River of >292m
- low rate of secondary treated and disinfected effluent applied to the shallow subsurface
- low number of additional dwelling lots to be created (two)
- existing dwelling system consisting of secondary treatment and located >150m from the Yass River, and
- extensive buffer area of low slope and high levels of groundcover between effluent disposal areas and riparian zone.

Recommendations

- Maintain a minimum 100 m buffer between effluent disposal practices and the Yass River
- New lots to install secondary treatment systems including disinfection

LOT 9 DP 1056285 GUNDAROO

LAND CAPABILITY ASSESSMENT

**Drainage
buffers -
effluent
dispersal**

- Effluent management system on existing dwelling to be managed and maintained in accordance with Council requirements

The ANZ Standard 1547:2012 *On-site Domestic Wastewater Management and On-site and Sewage Management for Single Households* (The Silver Book) NSW Govt, 1998, require appropriate buffers between drainage depressions, creeks and rivers and effluent dispersal areas. These include a 100 m buffer from major or permanent surface waters and a 40 m buffer from any other water including dams, minor intermittent waterways and drainage channels.

There are no existing defined drainage depressions on the proposed new dwelling lots. The proposal to create a flood flow channel between the Building Envelopes on Lots 1 & 2 will require that this area be treated as seasonally waterlogged. A buffer distance of 5m from the seasonally waterlogged channel area is considered appropriate given:

- The constructed channel is not a natural drainage depression
- Flows will be intermittent, infrequent and short in duration

The drainage features associated with village road network are considered as seasonally waterlogged areas and are considered constrained for effluent disposal.

The Yass River forms the western boundary of the residual lot containing the existing dwelling and effluent disposal system. The river requires a 100 metre buffer from effluent disposal practices on the existing and new dwelling lots.

Recommendations

- The land designated for effluent disposal on the proposed new dwelling lots will not include areas of seasonal waterlogging along table drains adjacent to Cork Street, refer **Figure 7**
- The land designated for effluent disposal on the proposed new dwelling lots will not include the areas within the 5 metre buffer from the seasonal waterlogged area associated with the flood channel located between Building Envelopes on Lots 1 & 2, refer **Figure 7**
- The land designated for effluent disposal on the existing and proposed new dwelling lots is outside the 100m buffer distance from the Yass River, refer **Figure 7**.



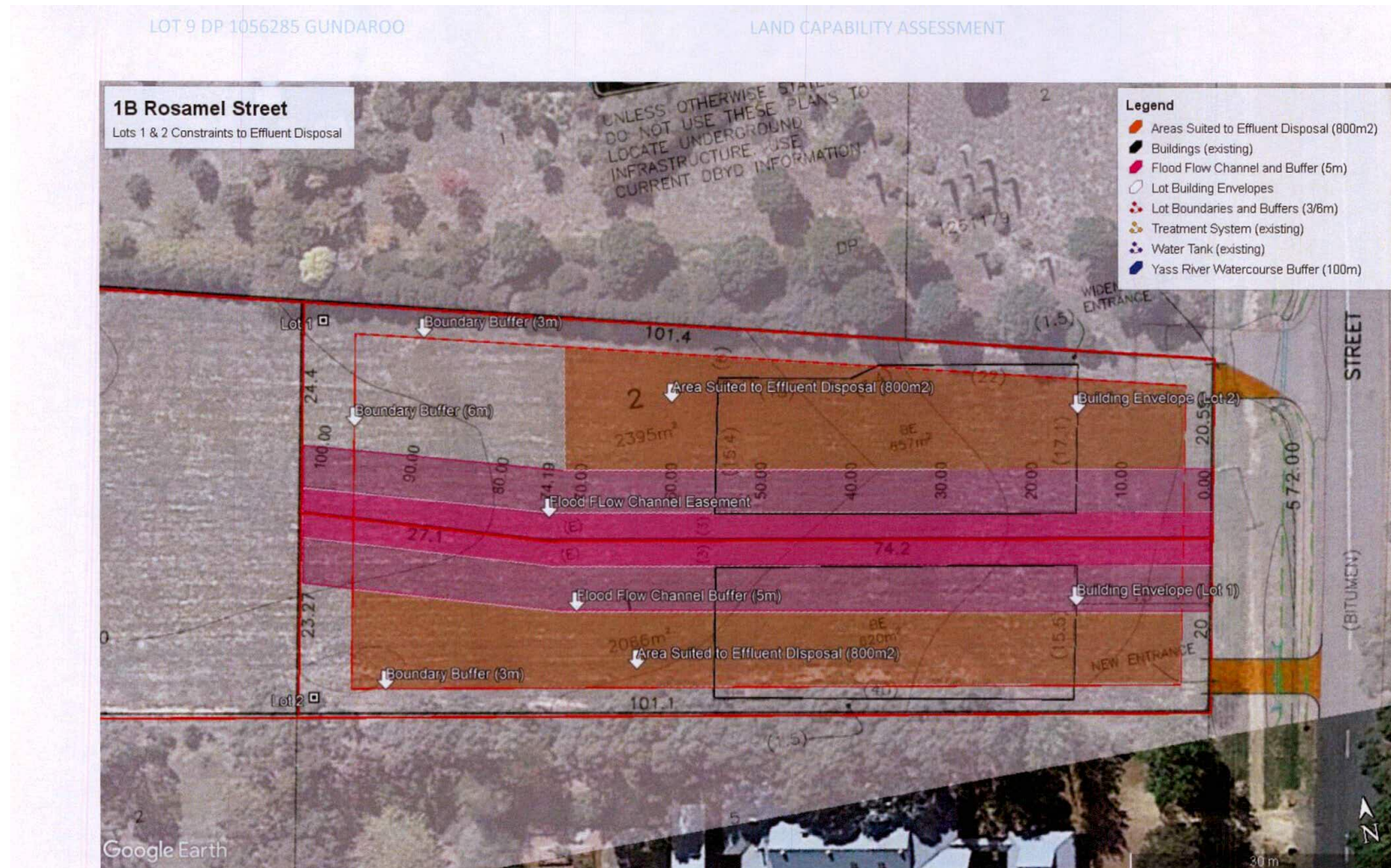


Figure 7b: Site Constraints to Effluent Dispersal

CAPABILITY FOR ONSITE EFFLUENT DISPOSAL

Summary

This report assesses the general availability of adequate-sized areas of land which are well drained, gently sloping and with moderately deep soil cover and suitable site conditions for the disposal of effluent on the proposed new dwelling lots.

The effluent disposal area adopted for the assessment of constraints on the site, is 400 m². This is adequate to service a 4-bedroom dwelling. The calculation of the exact area required to service any new dwelling constructed on the new lot will be a requirement of the specific effluent designs (OSSM) which will accompany the Development Applications for dwelling construction.

There is sufficient area for effluent dispersal on each of the new dwelling lots within and adjacent to the identified Building Envelopes and including the required buffer distances, refer **Figure 7**.

Key constraints to effluent dispersal on the property are:

- Building buffers of 6m (from downslope dwelling/building) or 3m (from upslope dwelling/building) for subsurface drip irrigation
- Boundary and driveway buffers of 6m (from downslope boundary/driveway) or 3m (from upslope boundary/driveway) from effluent disposal practices
- Seasonally waterlogged land including the 5m buffer from the proposed flood channel
- Flood prone land below 1 in 100 ARI flood level on the proposed lot is considered suitable for on-site effluent disposal provided the recommendations of this report are adopted

Figure 7 illustrates there are adequate areas of unconstrained land suitable for effluent disposal (as described in this report) to service a potential dwelling on the new lot.

The most widely used form of effluent treatment on relatively unconstrained rural residential developments in the region is a NSW Health accredited aerated wastewater system, with the secondary treated, disinfected effluent irrigated onto the surface or shallow subsurface. Reliability and maintenance issues with such systems are well known and the risk of failure is relatively low.

There are a number of more innovative options for effluent treatment and disposal. The most promising of these is the Wisconsin sand mound, of which there are a small number in the region. These systems have a small footprint, (less than 150m²), have a high degree of reliability and have a low energy requirement. There is however a lack of experienced installers for such systems in the region and the climate presents some issues in terms of maintaining grass cover through

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hot dry summers if effluent is not being regularly loaded into the mound. This is generally only an issue if the attached dwelling is not permanently or fully occupied.

In general, the area is not suited to subsoil absorption of primary treated effluent due to the existence of lower permeability clay subsoils, location within an area of groundwater vulnerability and on flood prone land. This also applies to the use of beds for dispersal of wet composting closet treatment systems (eg worm farms).

The following section addresses the specific requirements for a number of suitable effluent management options in order to show that on-site effluent can be achieved sustainably for the proposed subdivision of the lots.

This report assumes that a detailed planning for effluent management will occur at the time of submitting building plans to council. At this stage the exact location, footprint, occupancy and usage patterns of the proposed dwelling will be known. These are all critical elements of the final design process which cannot be addressed by this report.

**Secondary
treatment system
and subsurface
drip irrigation**

NSW Health accredited systems treat effluent to a minimum secondary standard, suitable for disposal by surface or subsurface drip irrigation (see list at <http://www.health.nsw.gov.au/PublicHealth/environment/water/wastewater.asp>). This includes aerated wastewater treatment systems (AWTS), sand and textile filters and biological filters.

The sizing of the effluent irrigation area is based on nutrient balance which gives a general guide to a sustainable area required for irrigation.

The size of the area required for effluent irrigation will vary according to the number of bedrooms in the dwelling, which determines the design effluent loading. Based on the hydraulic and nutrient balance shown in **Appendix 3**, the sizing of the irrigation area is shown below:

Three bedrooms.....	325m ²
Four bedrooms.....	400m ²
Five bedrooms.....	450m ²

Council also requires adequate suitable land for a reserve effluent dispersal area.

Additionally, the mandatory buffers from dwellings, buildings, driveways/paths, drainage depressions and bores as prescribed in The Silver Book prescribes a 3m buffer from upslope and flat boundaries and 6m buffer from downslope dwelling and boundaries.

For assessment purposes an area of 800m² has been adopted as the available effluent irrigation area required to demonstrate that on-site effluent disposal is viable on the proposed lot.

**Primary treatment
and subsoil
absorption
Innovative
effluent
management
systems
Effluent
management**

Not suitable due limitations of soil permeability at depth, groundwater vulnerability and flood prone land.

A Wisconsin mound pump dosed from a septic tank is generally not suitable for the site due to groundwater vulnerability and flood prone location.

Recommendations

- A lot-specific *site and soil assessment for on-site effluent management* will be required at the time of submitting building plans to Council for the new Lot, and the prescriptions of this report should be incorporated into the specific design process.
- Buffers to be applied to effluent disposal areas include:
 - 3 m from upslope lot boundaries, paths, driveways and buildings
 - 6 m from downslope boundaries, paths, driveways and buildings
 - 5 m from flood channel
 - 100 m from major drainage depression (Yass River)
 - 100 m from bore
- Specialist measures for the effluent disposal include:
 - Effluent should only be dispersed by subsurface drip irrigation
 - If possible, effluent irrigation areas should be built up to above the 1 in 100 ARI flood level or bunded to achieve this level
 - Bunded irrigation areas should include provision to drain local water from bunded area on the Lot should be located outside the 1 in 100 ARI flood level.
- Effluent treatment systems should be aerated wastewater treatment systems (AWTS) or other systems capable of secondary standard treatment with NSW Health accreditation, dispersing effluent to a designated subsurface drip effluent irrigation area.
- The AWTS treatment systems should be located above the **Flood Planning Level** on the elevated building platform, or bunded to achieve this level.
- The irrigation area size should be based on potential occupancy derived from bedroom number; as a guide, the following areas would be appropriate for the soil and site conditions of the site:
 - Three bedrooms.....325m²
 - Four bedrooms.....400m²
 - Five bedrooms.....450m²
- To ensure effective management of treated effluent across the seasons it is recommended the irrigation area be divided into two fields joined by a valve which can isolate the fields. During winter when evaporation and evapotranspiration is low (or during periods of high usage), both fields should be utilised. During summer a single irrigation field should be sufficient to utilised treated effluent.
- Drip irrigation systems should include a 100-150 micron filter to prevent blockages.

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- A subsoil absorption bed and other receiving primary treated effluent are not generally suitable for the site.

CAPABILITY FOR DWELLING CONSTRUCTION

Summary	<p>Land considered unsuitable or constrained for the construction of dwellings generally consists of areas with the following attributes:</p> <ul style="list-style-type: none"> • a slope grade of 15% - the threshold is consistent with many building codes and Council requirements and also corresponds to the slope above which erosion hazard significantly increases (Landcom, 2004) • seasonally waterlogged or flood prone land – defined as areas below the Flood Planning Level • potentially salt affected land - including areas of salt related scalding and erosion • unsuitable soils – including highly erodible dispersive soils, low wet bearing strength soils and unstable soils prone to movement. <p>In addition, NSW DPI Office of Water (Guidelines for riparian corridors on waterfront land) requires a buffer from any watercourses which may intersect the lot. Dwelling construction within these buffers would be inconsistent with DPI Water policy and these areas are therefore constrained for dwelling construction.</p> <p>The remaining gently sloping, free draining land can be considered as suitable for dwelling construction.</p>
Slope	<p>A field analysis determined there were no areas with slopes over 15% with slopes on both lots ranging < 3%.</p>
Seasonally Waterlogged-Flood Prone	<p>Significant areas of the proposed new dwelling lots are mapped as inundated in a 1 in 100 year ARI flood event. The depth of inundation is relatively minor with the area categorised as being within the flood fringe area.</p> <p>It is proposed to construct a flow path for flood waters between the Building Envelopes on Lots 1 & 2 to reduce the area impacted by the 1% AEP event and increase the feasibility of providing adequate areas above the Flood Planning Level. The building platforms will be built up with earth and/or structures will be built above the Flood Planning Level in order to meet Councils Flood Planning requirements.</p>
Dryland Salinity	<p>The existing and proposed lot is not mapped as dryland salinity in Yass Valley Council's LEP (2013). There is no evidence of dryland salinity having impacted the site. Dryland salinity is however prevalent in the region and local area.</p> <p>Provided the building platforms on the proposed new lots are above the Flood Planning Level, the risk of future dryland salinity impacting future dwellings will be minimal.</p>
Riparian Buffers	<p>There are no defined drainage depressions located on the proposed new lot therefore the NSW DPI Office of Water (Guidelines for riparian corridors on waterfront land) riparian buffers (which are constrained for dwelling construction), are not relevant to the site. The 40 metre riparian zone on the Yass River (to the</p>

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west of the site), is well outside the proposed new dwelling lots, therefore dwelling construction on the new lots is unconstrained by riparian lands.

**Dwelling
Construction**

Recommendations

- The building platforms within the Building Envelopes on Lots 1 & 2 are to be built up to above the **Flood Planning Level (FPL)**, using suitable material and/or construction methods.
- A Site Classification according to AS 2870 should be undertaken for proposed dwellings and buildings to confirm the suitability of soils including identifying drainage issues or low wet bearing soils and designing foundations/footings to suit.

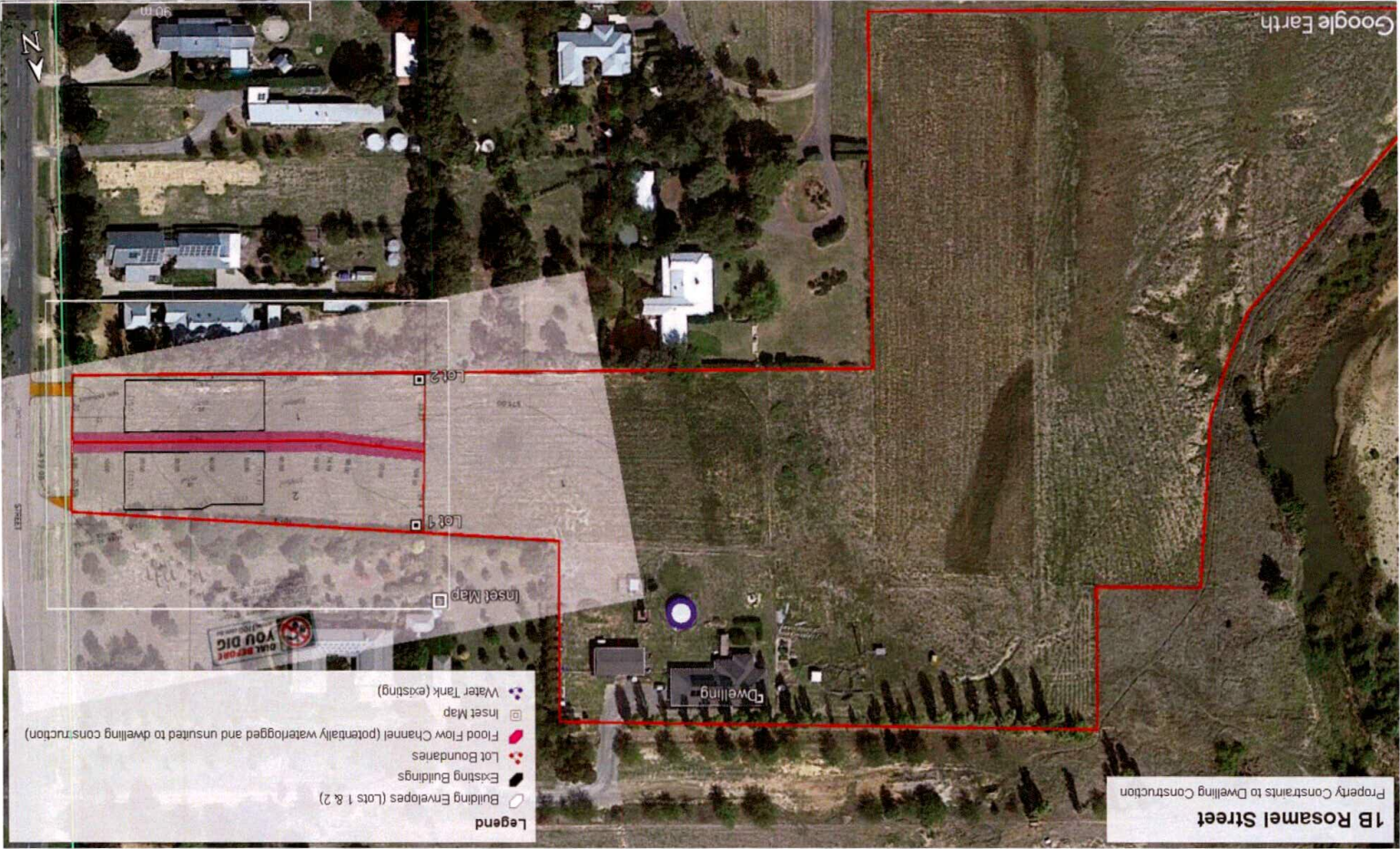
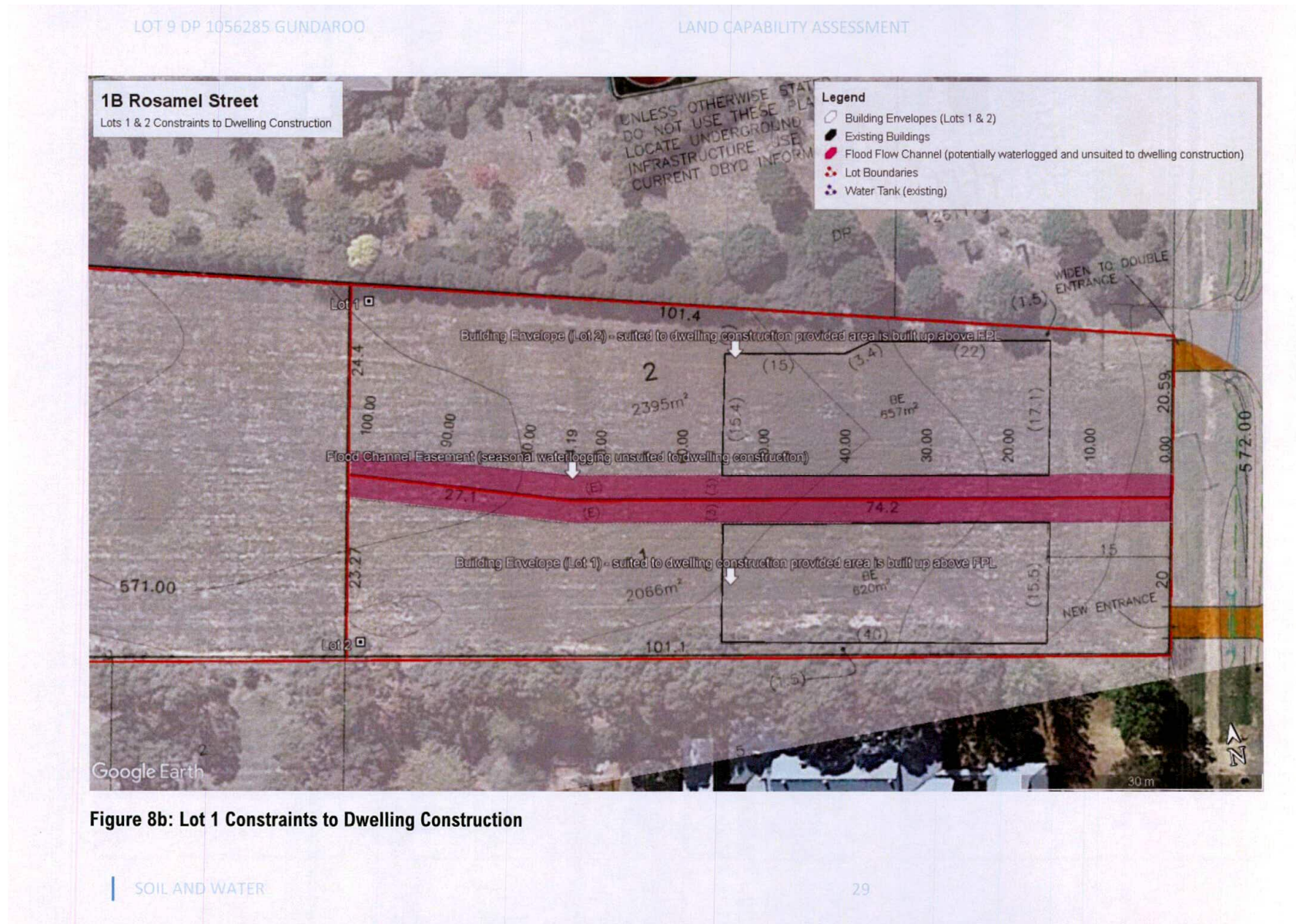


Figure 8a: Property Constraints to Dwelling Construction



APPENDICES

Appendix 1: Site and Soil Limitation Assessment

The following two limitation tables are a standardised guide to the site and soil characteristics which may limit the suitability of the site for effluent disposal and which would require attention through specific management practices. The tables have been reproduced from *On-site Sewage Management for Single Households* (tables 4 and 6, Anon, 1998). The highlighted categories represent site and soil conditions of the land covered in this report. The tables show that the land designated for effluent application has slight to moderate limitations, but no severe limitations.

Site limitation assessment

Site feature	Relevant system	Minor limitation	Moderate limitation	Major limitation	Restrictive feature
Flood potential	All land application systems	> 1 in 20 yrs.	Lots 1 & 2	Frequent, below 1 in 20 yrs	Transport in wastewater off site
	All treatment systems	components above 1 in 100 yrs.	Lots 1 & 2	Components below 1 in 100 yrs.	Transport in wastewater off site, system failure
Exposure	All land application systems	High sun and wind exposure	Moderate exposure	Low sun and wind exposure	Poor evapo-transpiration
Slope %	Surface irrigation	0-6	6-12	>12	Runoff, erosion potential
	Sub-surface irrigation	0-10	10-20	>20	Runoff, erosion potential
	Absorption	0-10	10-20	>20	Runoff, erosion potential
Landform	All systems	Hillcrests, convex side slopes and plains	Concave side slopes and foot slopes	Drainage plains and incised channels	Groundwater pollution hazard, resurfacing hazard

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Site feature	Relevant system	Minor limitation	Moderate limitation	Major limitation	Restrictive feature
Run-on and seepage	All land application systems	None-low	Moderate	High, diversion not practical	Transport of wastewater off site
Erosion potential	All land application systems	No sign of erosion potential	Minor stabilized sheet and gully erosion	Indications of erosion e.g. rills, mass failure	Soil degradation and off-site impact
Site drainage	All land application systems	No visible signs of surface dampness		Visible signs of surface dampness	Groundwater pollution hazard, resurfacing hazard
Fill	All systems	No fill	Fill present		Subsidence
Land area	All systems	Area available		Area not available	Health and pollution risk
Rock and rock outcrop	All land application systems	<10%	10-20%	>20%	Limits system performance
Geology	All land application systems	None	Small areas of isoclinal fractured regolith outcrop	Major geological discontinuities, fractured or highly porous regolith	Groundwater pollution hazard

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Soil limitation assessment

Soil feature	Relevant system	Minor limitation	Moderate limitation	Major limitation	Restrictive feature
Depth to bedrock	Surface and sub surface irrigation	> 1.0	.5-1.0	< 0.5	Restricts plant growth
or hardpan (m)	Absorption	> 1.5	1.0-1.5	< 1.0	Groundwater pollution hazard
Depth to seasonal water table (m)	Surface and sub surface irrigation	> 1.0	0.5-1.0	< 0.5	Groundwater pollution hazard
	Absorption	> 1.5	1.0-1.5	< 1.0	Groundwater pollution hazard
Permeability	Surface and sub surface irrigation	2b, 3 and 4	2a, 5	1 and 6	Excessive runoff and waterlogging
Class	Absorption	3, 4		1, 2, 5, 6	Percolation
Coarse fragments %	All systems	0-20	20-45	>40	Restricts plant growth, affects trench installation
Bulk density (g/cc)	All land application systems				restricts plant growth, indicator of permeability
SL		< 1.8		> 1.8	
L, CL		< 1.6		> 1.6	
C		< 1.4		>1.4	
pH	All land application systems	> 6.0	4.5-6.0	-	Reduces plant growth
Electrical conductivity (dS/m)	All land application systems	<4	4-8	>8	Restricts plant growth

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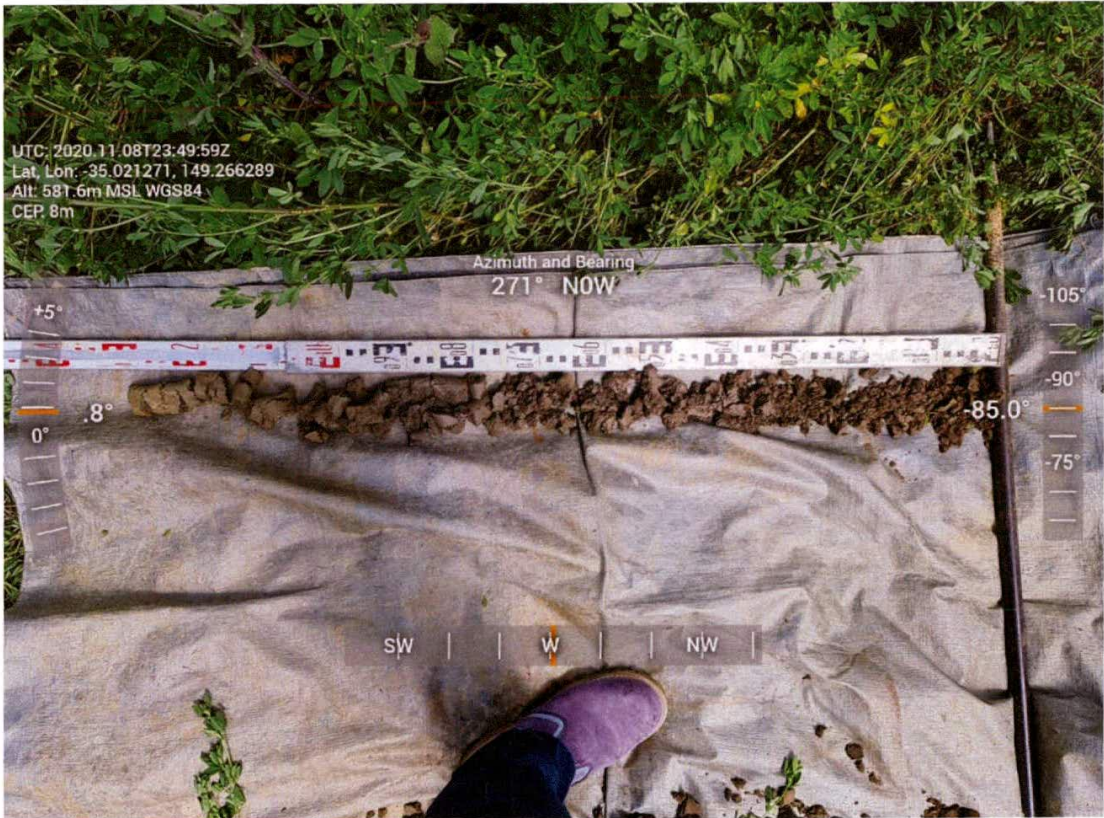
LAND CAPABILITY ASSESSMENT

Soil feature	Relevant system	Minor limitation	Moderate limitation	Major limitation	Restrictive feature
Sodicity (ESP)	Irrigation 0-40cm; absorption 0-1.2mtr	0-5	5-10	> 10	Potential for structural degradation
CEC mequiv/100g	Irrigation systems	> 15	5-15	< 5	Nutrient leaching
P sorption kg/ha	All land application systems	> 6000	2000-6000	< 2000	Capacity to immobilise P
Aggregate stability	All land application systems	Classes 3-8	class 2	class1	Erosion hazard

Appendix 2: Soil Profile Descriptions

SOIL PROFILE 1: PROPOSED NEW LOT 1

Soil classification	Depth (cm)	Properties
Brown Chromosol	0-20	A1 Dark to medium brown silty loam, massive to weak crumb structure, moist and friable consistence, no coarse fragments, gradational change to
	20-120	B1 Yellow/grey light to medium silty clay, massive to weak structure, moist and firm, <5% coarse fragments, highly plastic, continues (poorly drained)



Soil profile augered in area suited to effluent disposal

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SOIL PROFILE 2: PROPOSED NEW LOT 2

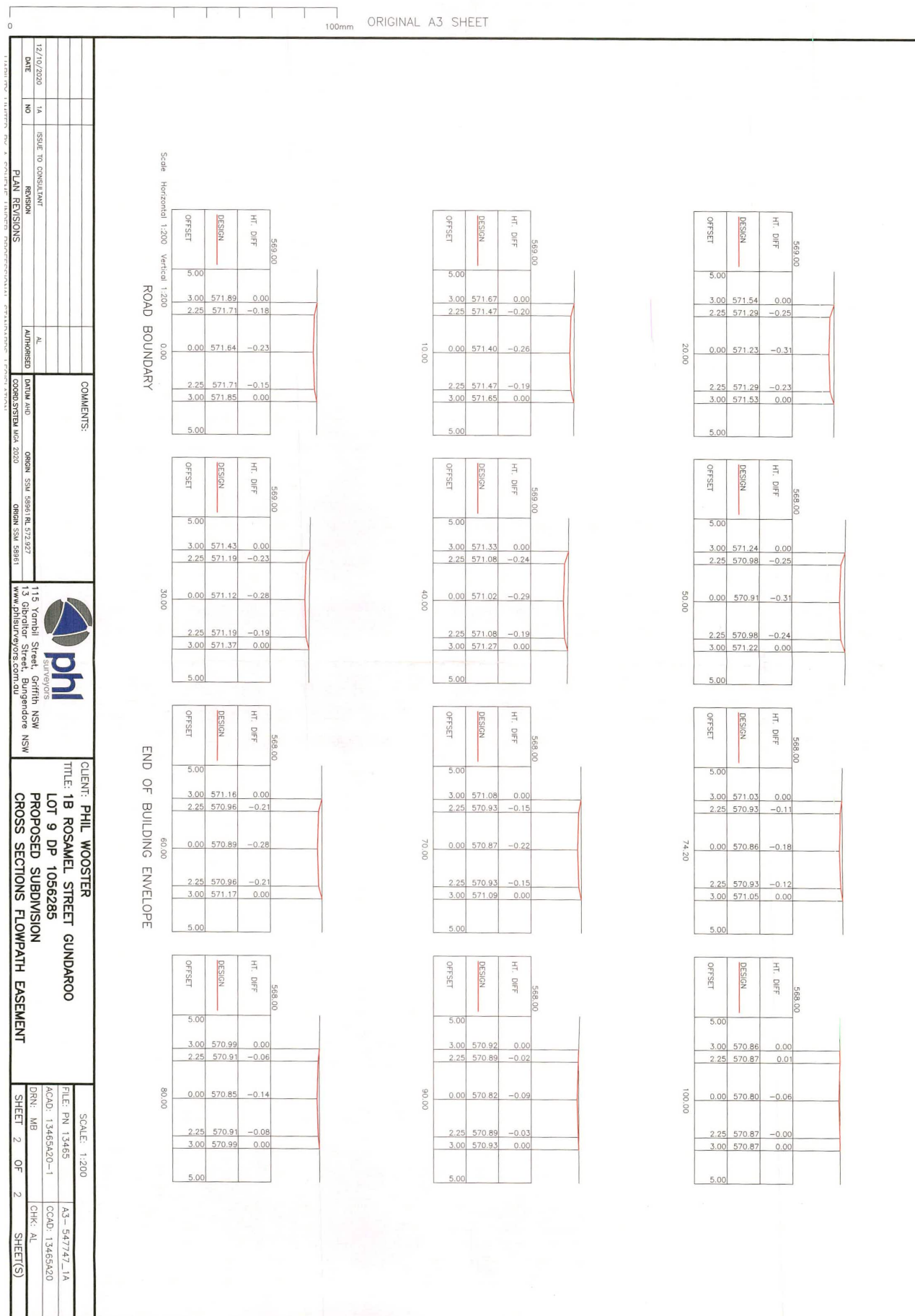
Soil classification	Depth (cm)	Properties
Brown Chromosol	0-20	A1 Dark to medium brown silty loam, massive to weak crumb structure, moist and friable consistence, no coarse fragments, gradational change to
	20-120	B1 Yellow/grey light to medium silty clay, massive to weak structure, moist and firm, <5% coarse fragments, highly plastic, continues (poorly drained)

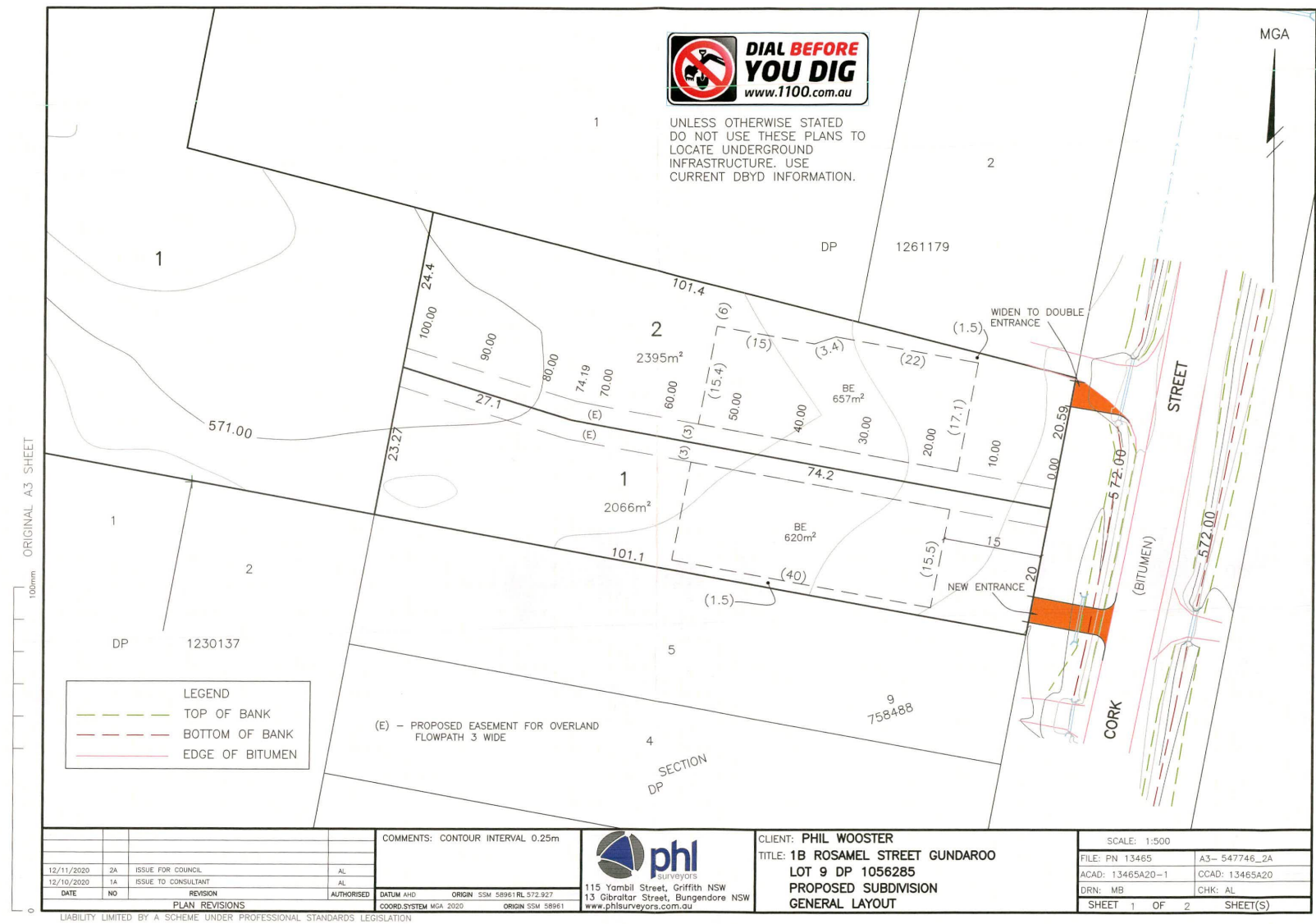


Soil profile augered in area suited to effluent disposal

Appendix 3: Effluent Area Design

Water balance	<p>Using the same DIR for drip irrigation on clay loam soils of 3.5 mm/day and adopting the most conservative (i.e. largest) estimate of additional design loading of 600 L/day, the following land application areas are required to manage additional hydraulic loading, nitrogen and phosphorous generated:</p> <ul style="list-style-type: none"> • Sizing based on hydraulic loading: <p>$A = Q \text{ (l/day)} / \text{DIR (mm/day)}$ where A = area; Q = 600 l/day; DIR = 3.5 mm/day $A = 600 / 3.5 = 171 \text{m}^2$ Area required = 200 m²</p>
Nitrogen balance	<ul style="list-style-type: none"> • Sizing based on nitrogen balance: <p>$A = Q \text{ (l/day)} \times \text{TN (mg/l)} / L_n \text{ (critical loading of TN, mg/m}^2\text{/day)}$ where A = area; Q = 600 l/day; TN = 25mg/l (from Silver Book) Assume 20% loss by denitrification; $25 \text{mg/l} - (25 \times .2) = 20 \text{mg/l}$ $L_n = 15,000 \text{mg/m}^2\text{/yr}$ (ie 150kg/ha/yr, for introduced species) $A = 600 \times 20 \times 365 / 15,000 = 292 \text{m}^2$ Area required = 300 m²</p>
Phosphorous balance	<ul style="list-style-type: none"> • Sizing based on phosphorous balance <p>$A = P_{\text{gen}} / (P_{\text{uptake}} + P_{\text{sorb}})$ [P sorption capacity in upper 50cm & 50 year design period] $P_{\text{gen}} = 10 \text{mg/l} \times 600 \times 365 \times 50 = 109.5 \text{kg}$ $P_{\text{uptake}} = 4.4 \text{mg/m}^2\text{/day} \times 365 \times 50 = .080 \text{kg/m}^2$ $P_{\text{sorb}} = 2500 \text{kg/ha} = .25 \text{kg/m}^2$ $A = 109.5 / (.08 + .225) = 359 \text{m}^2$ Area required = 400 m²</p>
Design effluent disposal area	<p>Therefore, a land application area of approximately 400 m² will account for phosphorous, nitrogen and water applied based on estimated connections and usage patterns associated with the construction of a 4-bedroom house.</p>





DRAFT 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. This approval relates only to the development referred to in the Development Application and does not approve or accept any works or buildings already erected on the land, whether or not those works or buildings are the subject of a prior approval.
3. Lot 4 is only to be used for primary production purposes only. Residential uses are not permitted for perpetuity of the Lot.
4. A Subdivision Works Certificate, as defined by the Environmental Planning and Assessment Act 1979, shall be obtained by either Council or Accredited Certifier for new engineering works prior to any works commencing on site. If Council is engaged to issue the Subdivision Works Certificate, Council's fee for providing a Works Certificate is levied in accordance with Council's Management Plan relevant at the time of payment.

This will require the Development Application Form (Form 1) to be filled out and submitted to Council to facilitate the issuing of the Sub-division Works Certificate.

5. All engineering design and construction work shall be undertaken in accordance with the following, current at the time:
 - Council's Road Standards Policy RD-POL-09
 - Specific Requirements of Transport for NSW
 - Council's Design and Construction Specification – AUS-SPEC #1
 - Australian Standards and
 - AustRoads
6. All adjustments to existing utility services, whether caused directly or indirectly by the approved development, must be undertaken at no cost to Council.
7. Public access to the site and construction works, materials and equipment on the site is to be restricted, when construction work is not in progress or the site is unoccupied.
8. The capacity and effectiveness of runoff and erosion control measures shall be maintained at all times to the satisfaction of Council as shall any techniques to suppress dust and the tracking of sediment onto existing sealed roads.
9. Noise, dust and odour generated as a result of the development must comply with the provisions of the *Protection of the Environment Operations Act 1997*.

Part B Prior to Subdivision Works Certificate

10. Engineering drawings for the upgrading of property access crossing to lot 2 and construction of a new one to lot 3 shall be submitted to Council's Infrastructure & Assets Directorate for approval in accordance with:

- Council's Roads Standards Policy RD-POL-09 and
- Council's Design and Construction Specification – AUS-SPEC #1.

Access upgrades works must ensure that property access nor that stormwater is changed or concentrated in a way that adversely impacts adjacent properties.

- 11.** Engineering drawings associated with the upgrading of the western end of Rosamel Street from the intersection with the Cork Street shall be submitted for approval in accordance with Council's Roads Standards Policy RD-POL-09 and Council's Design and Construction Specification – Ausspec#1

The western end of Rosamel Street from the intersection with Cork Street is considered to be sub-standard due to the:

- Width; and
- Lack of gravel.

and is required to be upgraded to Rural "Access" standard from the current end of the seal of the intersection for a distance of approximately 160 metres, which includes up to 10 metres past the development's furthest property access.

The required works are to be undertaken at no cost to Council.

- 12.** Engineering drawings associated with the drainage of stormwater shall be submitted to Council's Infrastructure & Assets Directorate for approval in accordance with:

- Council's Road Standards Policy RD-POL-09; and
- Council's Stormwater Policies and
- Council's Design and Construction Specification – AUS-SPEC #1.

These documents will include details of the discharge of stormwater off the site (including quantities for various storm event and is to include stormwater that falls on the site or enters the site from upstream), what is proposed to manage the discharge (including details of any infrastructure etc), the potential downstream effects of such discharges and actions proposed to ameliorate such effects and what is proposed to ameliorate any effects on the site from stormwater from upstream of the site.

The stormwater system shall be designed to ensure that discharge from the site post development is not exceed when compared to pre-development flows for a 1 in 5 and 1 in 100 year ARI.

An overland flow path to accommodate the discharge from a 1 in 100 year storm event shall be identified on the drawings in order to ensure no adjoining property is being affected by the stormwater runoff as a result of the proposed development.

If any devices (e.g., detention basins, OSD etc) are required to satisfy this condition they are to be fully located on private land or community land.

- 13.** The required works to satisfy any condition in Subdivision Works Certificate are to be undertaken at no cost to Council.

Part C Prior to Subdivision Works Commencing

14. Subdivision works shall not commence until the person having the benefit of this Development Consent has obtained a Subdivision Works Certificate pursuant to Section 6.13 of the *Environmental Planning and Assessment Act 1979*.
15. The person having the benefit of this Development Consent must provide at least two days' notice to Council of their intention to commence subdivision work. This will require Form 131 to be submitted to Council.
16. Upgrading of Rosamel Street and the property access crossing to Lot 2 and constructing a new property access crossing to Lot 3 shall not commence until the person having the benefit of this Development Consent has obtained, by Council an approval under Section 138 *Roads Act 1993* by submitting details that include but not limited to:
- Engineering drawings for required works
 - A current work Licence.
 - A current public liability certificate with a minimum cover of \$20 million
 - Current Plant / vehicle insurances
 - A certified traffic guidance scheme plan for proposed works
17. A sign must be displayed and maintained in a prominent position on the site while subdivision work is being undertaken and removed upon completion.
- The sign must list the following details:
- The name, address and telephone number of the Principal Certifying Authority
 - The name or the Principal Contractor and an after-hours telephone number and
 - That unauthorised entry to the site is prohibited.
- The sign must be maintained while the subdivision work is being carried out and removed upon completion.
18. Toilet facilities must be provided at the work site. Each toilet provided must be:
- (a) a flushing portable toilet maintained under a service agreement with an accredited service provider; or
 - (b) a standard flushing toilet connected to a public sewer; or
 - (c) a standard flushing toilet connected to an accredited on-site sewage management facility approved by Council.

Part D While subdivision works are being carried out

Environmental Heritage

19. If an Archaeology object is discovered during the course of work:
- (a) All work must stop immediately and
 - (b) The *Department of Planning, Industry and Environment* must be advised of the discovery.

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

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

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

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

Part E Inspections

To arrange an inspection with Council please use the on-line booking system:

yassvalley.nsw.gov.au > Our Services > Planning and Building > Certification and Inspections > Inspections

If Council undertakes the inspection, the fee per inspection will be levied in accordance with Council's Fees and Charges, relevant at the time of payment.

21. A compliance certificate must be obtained from Council's Infrastructure & Assets Division at the following stages of construction:

Roads

- (a) **Completion of the unsealed road upgrade** - visual only
- (b) **Completion of property access** - This inspection is for access dimensions at formwork and completion of works to ensure there are no 'trip-fall' hazards.

Stormwater

- (a) **Completion of stormwater drainage lines and associated pits** – prior to backfilling

Fencing

- (a) **Completion of boundary fencing of each lot created.**

Final Inspection

- (a) **Completion of subdivision works.**

Part F Bushfire Protection – NSW Rural Fire Service General Terms of Approval

22. Refer to [Appendix A](#).

Part G Access – Transport for New South Wales General Terms of Approval

23. Refer to [Appendix B](#).

Part H Before the issue of a Subdivision Certificate

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

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

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

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

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

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

25. A levy under the *Building and Construction Industry Long Service Payments Act 1986*, equivalent to 0.25% of the value of the works, shall be paid, where the value of such works is greater than \$250,000.
26. [Property access crossings](#) are to be constructed in accordance with either Council's Road Standards Policy RD-POL-09 or, as per designs/drawings approved with the Subdivision Works Certificate.
27. [Western end of Rosamel Street](#) from the intersection of Cork Street is to be upgraded in accordance with either Council's Road Standards Policy RD-POL-09 or, as per designs/drawings approved with the Subdivision Works Certificate.
28. [Stormwater drainage](#) and any quality/quantity devices to be constructed in accordance with either Council's Road Standards Policy RD-POL-09 or, as per designs/drawings approved with the Subdivision Works Certificate.
29. Proposed Easements to drain water for the 1 in 100 year overland flow path that runs through proposed Lots 2 and 3 shall be extended through proposed Lots 1 and 4.

30. Easements to drain water shall be created over Lots 1 and 4 benefiting proposed lots 2 and 3.
31. Property access crossings from the road to the property boundary shall be upgraded/constructed to the following minimum standards:

Rural & Rural Residential Areas

- (a) Safe Distance Requirements in accordance with Section 7 of Council's Roads Standards Policy RD-POL-09.
- (b) Access point is to be located to achieve Safe Intersection Sight Distance (SISD) in accordance with Austroads standards. Consideration will be given to accepting Approach Site Distance (ASD) on difficult sites subject to additional facilities such as BAR right turn treatment and/or BAL left turn treatments being provided as appropriate.
- (c) Required property accesses shall be constructed to "Rural Property Access –with Indented Access" (see Appendix B of Council's Roads Policy RD-POL-09) standard in accordance with Austroads Guide to Road Design – Part 4: Intersections and Crossings General.
- (d) Minimum of 100 mm thick approved gravel.
- (e) Gate to be set back 15 metres from the edge of pavement on local roads and 20m from edge of pavement on regional roads.
- (f) The finished surface of any earthworks required for the driveway shall be graded to a maximum of 1 in 4 in cut, and 1 in 2 in fill.
- (g) The surrounding soil shall be made flush with the new driveway and reseeded.
- (h) Reinforced concrete pipes and headwalls (grout pipe to headwall) are to be provided through deep table drains (or modified drain to ensure at least 2 m from the road).
- (i) Pipe are to be installed in accordance with the AS 3725 or meet the following for light loads:

Pipe cover	300mm+	200mm+	100mm+
Pipe class	2	3	4

Pipe size shall be designed using the methods outlined in Australian Rainfall and Runoff (AR&R) or determined as follows:

Catchment Size	Less than 0.5ha	Less than 1ha	Less than 2ha	Less than 3ha	3+ ha
Pipe Size	300mm	375mm	450mm	600mm	AR&R 1 in 5 year storm event.

- (j) Where a pipe culvert would be unsuitable, due to topography and pipe cover requirements, a reinforced concrete dish drain may be constructed in the table drain with the approval of the Director of Operations. Minimum requirements for the construction of a dish drain are as follows:

- Minimum 150mm thick;
- 1.5m wide;
- Dish drain to be constructed full width of the driveway, minimum 5 metres in length;
- 25MPa concrete with SL72 mesh.
- Permanent erosion protection upstream and downstream of the dish drain.

Any damage to Council's road caused by the construction is to be repaired.

All disturbed surfaces adjacent to the works, either natural or manmade, will be required to be rehabilitated to a suitable state at the end of works.

- (k) Clean debris from driveway pipe and nearby drain to facilitate water flow.

- (l) Remove existing entry, reinstate fence and revegetate disturbed area.

- 32.** Stock proof fencing must be provided to all boundaries of the proposed lots in accordance with Council's Non-Urban Fencing Policy DA-POL-12.

The minimum acceptable standard for new fencing work for rural lots is as follows:

- A fence height of no less than 1,200 mm
- Strainers – spacing 100 m to 200 m depending on terrain
- Steel Star Pickets at 4 m centres
- Two 1.57 mm high tensile barbed wires (or 2.5 mm. high tensile plain wires) on top
- Three 2.8 mm high tensile carry wires
- "Hinged Joint or Ringlock"
- Netting floodgates as required
- All gates must be set back a minimum of 15 metres from the edge of road formation.

New fences must be located so as to minimise the need for tree removal.

All "Hinge Joint or Ringlock" fencing must be set no higher than 50 mm above the surface of the ground.

The existing boundary fence where dilapidated, must be repaired to the above standard. Existing fence in good order but of varying standards may be permitted if such standard is deemed by Council as 'stock proof'.

Where the boundary fence does not coincide with the property boundary for proposed subdivision, the applicant must provide a note on the linen plan that fence may not be constructed on the boundary of particular lot.

Removal of mature or remnant trees is not permitted for the installation of stock proof fencing.

- 33. Certification from an appropriately certified person that the conditions are satisfied.
- 34. In accordance with the Provision of Electricity Supply and Telecommunications Service for Subdivisions Policy DA-POL-17, evidence must be submitted to Council demonstrating that a satisfactory standard of electricity supply is available to each lot within the subdivision.
- 35. In accordance with the Provision of Electricity Supply and Telecommunications Service for Subdivisions Policy DA-POL-17, evidence must be submitted to Council demonstrating that a satisfactory standard of telecommunications service is available to each lot within the subdivision.
- 36. The applicant must confirm by survey that the formation and associated batters and drainage structures of Cork Street along the frontage of the subject property, are within the road reserve.

Where the existing road is within the subject land, the applicant must ensure that the legal and physical attributes coincide by adjustment of the road reserve. The Applicant's request for a Subdivision Certificate must include specific reference to the review and whether or not adjustment of the road reserve is necessary.

- 37. Easements must be created on the final plan of subdivision centred on any existing or new power lines/cables passing through private property and must be in accordance with the service provider's requirements.
- 38. A restriction to user under Section 88E of the *Conveyancing Act 1919* requiring the installation of only advanced wastewater treatment systems with nutrient reduction linked to subsurface irrigation must be placed on Lots 2 and 3

The name of the Authority having the power to release, vary or modify this restriction must be Yass Valley Council.

- 39. A restriction to user under section 88E of the *Conveyancing Act 1919* over Lots 2 and 3 lots stating:

An on-site effluent disposal system must not be installed without the consideration of the "Land Capability Assessment" prepared by John Franklin of Franklin Consulting Version 1, 04 January 2021, submitted in support of the subdivision.

The name of the Authority having the power to release, vary or modify this restriction must be Yass Valley Council.

- 40. A restriction to user under section 88E of the *Conveyancing Act 1919* over Lots 2 and 3 lots stating:

A lot specific Site & Soil /Geotechnical investigation by a suitably qualified waste water consultant will be required for building approval, in order to ensure application of the general principles contained in the Land Capability Assessment prepared by John Franklin of

Franklin Consulting Australia Pty Limited version 1, 04 January 2021, and to develop site specific effluent management prescriptions.

The name of the Authority having the power to release, vary or modify this restriction must be Yass Valley Council.

- 41.** A restriction to user under section 88E of the *Conveyancing Act 1919* over Lots 2 and 3 lots stating:

Lot 4 is to be used for primary production purposes only. Residential uses are not permitted for perpetuity of the site.

The name of the Authority having the power to release, vary or modify this restriction must be Yass Valley Council.

- 42.** A restriction to user under section 88E of the *Conveyancing Act 1919* over Lots 2 and 3 lots stating:

A 300mm high and 10 meters long retaining wall along the northern boundary of proposed lot 2 shall be constructed from the front of the lot to the front of the building envelope.

The name of the Authority having the power to release, vary or modify this restriction must be Yass Valley Council.

- 43.** A restriction to user under section 88E of the *Conveyancing Act 1919* over Lots 2 and 3 lots stating:

The ground level between building envelopes within lots 2 and 3 shall be lowered to approximately 571.5m AHD at the front of lots, grading to 570.9m AHD at the rear of the building envelopes.

The name of the Authority having the power to release, vary or modify this restriction must be Yass Valley Council.

- 44.** A restriction to user under section 88E of the *Conveyancing Act 1919* over Lots 2 and 3 lots stating:

A minimum floor level for development on Lots 2 and 3 shall be 572.3AHD.

The name of the Authority having the power to release, vary or modify this restriction must be Yass Valley Council.

- 45.** Building envelopes must be designated on the final plan of subdivision over each proposed lot in accordance with the approved plan of subdivision.

The accompanying Section 88E instrument must state that no permanent or temporary dwellings and/or outbuildings and associated infrastructure are permitted to be erected outside of the identified building envelope shown on the plan of subdivision.

The building envelope for Lot 2 is to be approximately 550m² and the building envelope for Lot 3 is to be approximately 530m² in accordance with the Statement of Environmental Effects.

The name of the Authority having the power to release, vary or modify this restriction must be Yass Valley Council.



- 46. The development must comply with the General Terms of Approval issued by the NSW Rural Fire Service (refer [Appendix A](#)).
- 47. The development must comply with the General Terms of Approval issued by Transport For New South Wales (refer [Appendix B](#)).
- 48. A Subdivision Certificate Application (Form 206) must be submitted to Council.

The application is to be accompanied by the following:

- (a) A plan of subdivision (linen plan) acceptable for registration by the NSW Land Registry Service.
- (b) An Administration Sheet which incorporates a subdivision certificate acceptable for registration by the NSW Land Registry Service.
- (c) Where easements, rights of carriageway or restrictions on the use of land are proposed or required to be created under Section 88 of the *Conveyancing Act 1919*, a copy of the relevant instrument.
- (d) The relevant documents required by the NSW Land Registry Service for the registration of a Community scheme or a Strata scheme, if applicable.
- (e) A copy of relevant development consent or complying development certificate.
- (f) A copy of any relevant construction certificate.
- (g) A copy of any relevant compliance certificates, letters from authorities and receipts for payment of any fees/contributions.
- (h) A copy of detailed subdivision engineering plans, where relevant.
- (i) Evidence that the applicant has complied with all conditions of consent that it is required to comply with before a subdivision certificate can be issued.
- (j) For subdivision involving subdivision work, evidence that the work has been completed, or:
 - Agreement has been reached with the relevant consent authority as to payment of the cost of work and as to the time for carrying out the work, or
 - Agreement has been reached with the relevant consent authority as to security to be given to the consent authority with respect to the completion of the work.
- (l) The relevant fee payment at the date of application for the subdivision certificate.

- 49.** The subdivision certificate will not be issued until all conditions of this consent have been complied with in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*.

Appendix 1

		NSW RURAL FIRE SERVICE
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Yass Valley Council
Locked Bag 6
YASS NSW 2582

ATTENTION: Kate Withers

Dear Sir/Madam,

Development Application
s4.14 - Other - Subdivision
1B ROSAMEL STREET GUNDAROO 2620, 9//DP1056285

I refer to your correspondence dated 19/10/2023 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

General Conditions

1. The development proposal is to generally comply with the following plans/documents except where amended by recommendations below.

- The plan titled Proposed Subdivision, by PHL Surveyors, dated 15/09/2022

Asset Protection Zones
The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

2. At issue of subdivision certificate and in perpetuity, the property around the existing dwelling on Lot 1 must be managed as an inner protection area for a minimum distance of 10 metres or to the property boundary where closer, in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*.

Water and Utility Services
The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

3. The provision of water, electricity and gas installed as part of this application must comply with Table 5.3c of *Planning for Bush Fire Protection 2019*.

Your reference: (CNR-61458) DA 5-2013
Our reference: DA20231019004710-Original-1

Date: Thursday 26 October 2023

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

General Advice - Consent Authority to Note

- Recommendations are issued based on:
 - Council requesting referral under s4.14 of the *Environmental Planning and Assessment Act 1979*, and
 - Proposed Lot 4 will not retain a dwelling entitlement.

For any queries regarding this correspondence, please contact Anna Jones on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
**Supervisor Development Assessment & Plan
Built & Natural Environment**



Appendix 2

Transport for NSW



23 October 2023

TfNSW reference: STH23/00283/01
Your reference: DA135005

Development Planner
Yass Valley Council
By Email: kwithers@yass.nsw.gov.au
CC: council@yass.nsw.gov.au

Attention: Kate Withers

DA 135005 – Four Lot Subdivision – LOT: 9 DP: 1056285 – 1B Rosamel Street GUNDAROO

Dear Kate

Transport for NSW (TfNSW) is responding to the DA 135005 referred on 19 October 2023.

TfNSW has reviewed the information and as Gundaroo Road is a classified regional road managed by Council, TfNSW entrusts Council to assess and manage the traffic implications of the development application. Suggested conditions for Council's consideration are included in Attachment 1. Provided that Council is satisfied, TfNSW issues its concurrence under Section 138 of the *Roads Act, 1993*.

TfNSW notes that in determining the application under Part 4 of the *Environmental Planning & Assessment Act 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works that are ancillary to the development (such as removal of trees, relocation of utilities, stormwater management, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact Elira Reynolds, Development Services Case Officer, on 02 9549 9397 or email development.south@transport.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read "Elira Reynolds".

Elira Reynolds
Development Services Case Officer, Development Services

OFFICIAL

Level 4, 90 Crown St (PO Box 477 2520) Wollongong NSW 2500
193-195 Morgan Street (PO Box 484) Wagga Wagga NSW 2650

ABN 18 804 239 602
transport.nsw.gov.au

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Transport for NSW



Attachment 1

DA 135005 – Four Lot Subdivision – LOT: 9 DP: 1056285 – 1B Rosamel Street GUNDAROO

Context

TfNSW notes for this DA:

- The key classified regional road is Cork Street (Gundaroo Road). The subject site has frontage and existing access to both Cork Street and Rosamel Street, a local road managed by Council, in a 50 km/h speed zone.
- The development proposes the subdivision of the subject site into four allotments, with a building envelope identified on proposed Lots 1-3, as shown in in **Attachment 2**. No information has been provided about the proposed access arrangements for the development.
- TfNSW has previously provided a response to the DA in a letter dated 18 March 2021. This related to a two-lot subdivision with an additional access to Cork Street, as shown in **Attachment 3**.
- For road safety reasons and noting that the roadside does not have kerb and gutter, TfNSW believes that any driveways to Cork Street need to be constructed as a sealed rural property access (RPA) compliant with the Austroads Guide to Road Design.
- Concurrence from TfNSW under Section 138 of the *Roads Act, 1993* is required for any works within the road reserve of Cork Street.

Conditions

General conditions

1. The site is restricted to a maximum of one additional driveway from Cork Street.
2. As a minimum any driveway(s) from Cork Street shall be constructed/upgraded and maintained to comply with the following:
 - a) Be designed and constructed as a "Rural Property Access" in accordance with the Austroads Guide to Road Design Part 4: Intersection and Crossings – Figure 7.2 as amended by the supplements adopted by Transport for NSW.
 - b) Be constructed with a minimum width of six metres to accommodate two-way movement of the largest vehicle likely to access the subject site so that any vehicles entering or exiting the development site are not required to cross to the opposing travel lane in order to perform any manoeuvre.
 - c) Shall be sealed and maintained for at least 10 metres from the edge of seal of the carriageway in accordance with the Austroads Guide to Road Design. To minimise the ongoing maintenance of the driveway, which is the responsibility of the landowner, consideration should be given to extending the seal to the property boundary.

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- d) Be designed and constructed so as not to interfere with the capacity of the current roadside drainage network and to prevent water from proceeding onto, or ponding on, the carriageway of Cork Street. Any culvert located within the clear zone of Cork Street for the posted speed zone is to be constructed with a traversable type headwall.
- 3. All works shall be completed at no cost to TfNSW.

Prior to the issuing of the Construction Certificate, the developer must:

- 1. Submit detailed plans for the works within the road reserve of Cork Street, in accordance with the conditions listed above, to Council.

Prior to commencing works within the road reserve, the developer must:

- 1. Apply for and obtain Section 138 consent under the Roads Act, 1993 for the works on Cork Street from Council. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed works and as required by the various public utility authorities and/or their agents.

Notes:

- *Provided Council is satisfied the works have been designed in accordance with the relevant Council standard, TfNSW issues its concurrence under Section 138 of the Roads Act, 1993.*

Prior to the issuing of the Occupation Certificate, the developer must:

- 1. Construct any proposed additional driveway and upgrade the existing driveway on Cork Street to the satisfaction of Council, generally in accordance with the general conditions and Council standards.

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193-195 Morgan Street (PO Box 484) Wagga Wagga NSW 2650

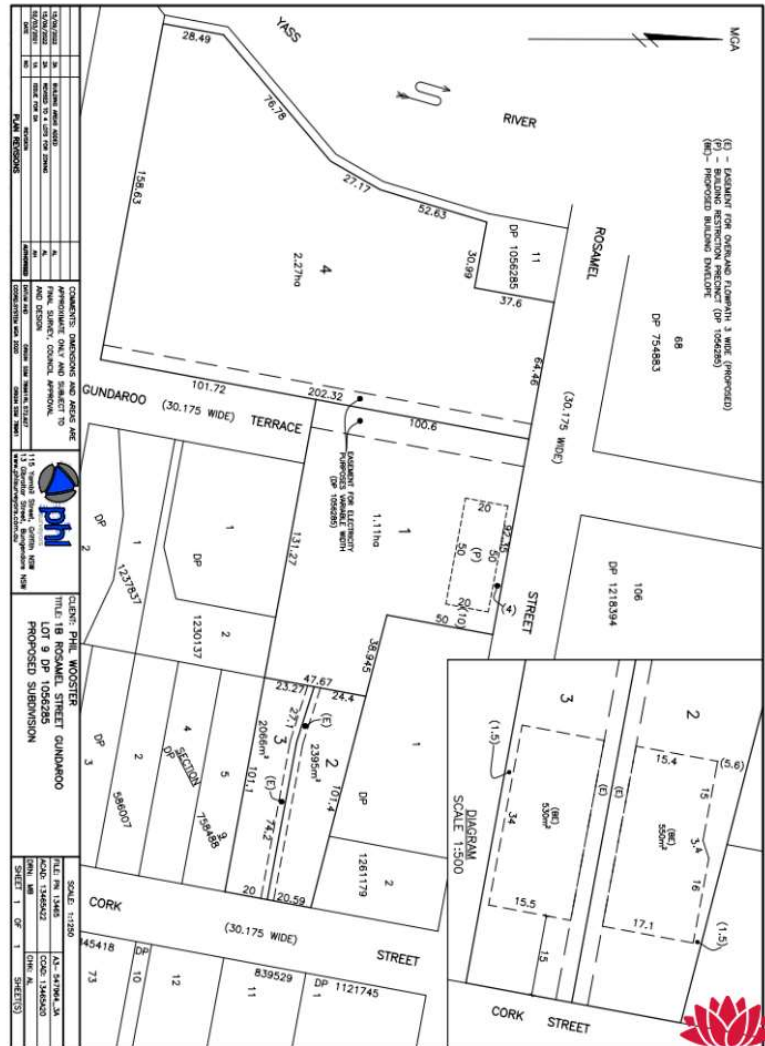
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Transport for NSW



Attachment 2



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Attachment 3



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From: [Yass Valley Council](#)
To: [YVC Customer Service Team](#)
Subject: Public Consultation online submission [#597]
Sent: 4/10/2023 3:13:03 PM

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

Name *	[REDACTED]
Address *	 [REDACTED] Australia
Email *	[REDACTED]
Phone Number *	[REDACTED]
What item are you making a submission on? *	Proposed Lease Agreement – Yass Memorial Swimming Pool
Submission *	[REDACTED] would like to submit an expression of interest for the lease and operation of the existing Yass Memorial Pool and a further expression of interest in the construction and operation of a purpose built indoor heated pool and health facility, adjunct to the existing Memorial Pool site. [REDACTED] CEO Swimming Centre Management–Australia Pty Ltd

From: [Yass Valley Council](#)
To: [YVC Customer Service Team](#)
Subject: Public Consultation online submission [#595]
Sent: 30/09/2023 4:43:25 PM

[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? *

Proposed Lease Agreement – Yass Memorial Swimming Pool

Submission *

I wholeheartedly agree with the proposal of an indoor swimming pool for Yass.

I however question it covering the site of the current pool. It should sit alongside the current pool, but not interrupt the current pool's operation. This for 2 reasons – the time taken to construct the new pool, taking the current pool out of action, and that pool users should have 2 options – indoor and outdoor. The outdoor could be charged at a different (lower cost) fee thus making it available to those who can't afford the cost of the indoor pool, and those who prefer outdoor pool activities.

As other regional communities have done, it seems appropriate to seek grants to assist with the construction of the pool – not selling to a private entity for them to demolish and construct – many risks involved with handing to a private entity for them to manage the construction and operation.


I feel 21 years is too long for the initial lease – 10 years seems appropriate.

Yass is certainly large enough and needs an indoor pool.

From: [Yass Valley Council](#)
To: [YVC Customer Service Team](#)
Subject: Public Consultation online submission [#599]
Sent: 11/10/2023 1:14:05 PM

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

[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? *	Proposed Lease Agreement Indoor Heated Pool
Submission *	Agree that YVC should explore the options for a heated pool complex lease.

From:

[Yass Valley Council](#)

To:

[YVC Customer Service Team](#)

Subject:

Public Consultation online submission [#596]

Sent:

3/10/2023 11:13:24 AM

[EXTERNAL]

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

Name *	<div></div>
Address *	<div><div></div><div></div><div></div></div>
Email *	<div></div>
Phone Number *	<div></div>
What item are you making a submission on? *	proposed lease for indoor pool
Submission *	I think the current pool and any new facilities should be owned by Council and run as a public service. Council should apply for a grant to build an indoor pool. A lease arrangement could result in a facility that is unaffordable for families to use regularly. There is a need for indoor recreation spaces in Yass, but it must be affordable.

General Manager
Yass Valley Council
council@yass.nsw.gov.au

Mr Berry

Please accept this letter as my submission on Yass Valley Council's proposed lease of land at Victoria Park for the management of the current swimming pool and construction and management of an indoor heated swimming pool, as agreed to by Yass Valley Council on 27 July 2023.

My objections are as follows:

1. As a matter of principle, Yass Valley Council should provide core services to the community itself, unless it is clearly proven that substantial savings can be achieved by outsourcing.

Local government's primary role is to provide 'public goods' to local communities, particularly where the market cannot be relied upon to do so in the interests of their communities. Those 'public goods' include recreational and leisure services, including aquatic services and facilities.

While some local councils across Australia have outsourced the management of their aquatic centres, 77% of aquatic facilities in regional areas in Australia are publicly owned. Additionally, 64% of all renewed or new aquatic facility construction is currently financed by local government.¹ The majority of public swimming pools across Australia continue to be constructed and directly managed by local authorities; indeed, of the 658 public, or publicly accessible, swimming pools across NSW, some 64 or less than 10% are leased to specialist operators.²

The experiment of 'competitive tendering' in local government in the 1990's and early 2000's has been shown to be a failure. Communities are carrying increased costs, reduced service levels and poorer social outcomes in areas such as waste management, property management, building certification, road construction and recreation services.

The default should be to do things 'in-house', as a more sustainable and efficient longer-term outcome.

This lesson has been learnt by Goulburn-Mulwaree Council which outsourced the management of its swimming pools in the early 2010's to the YMCA. In 2017, the pool operations were brought back in-house, a decision driven by cost considerations, the need to maintain control over its assets and to ensure that services were meeting community expectations.

None of the current elected body stood before the community in the December 2021 local government elections advocating the outsourcing of core local services to the private market. The community mandate for this action is not at all clear.

2. The lack of clarity about the lease proposal and what additional facilities and levels of service will be provided under the lease arrangement.

The July 2023 report to Council seemed to be suggesting that a lease arrangement would cover only the management of the existing 50m swimming pool and the construction and management of a 25m indoor heated pool.

¹ Royal Lifesaving Australia, 2022.

² Ibid and City of Newcastle, May 2023.

However there are two different descriptions on Council's website as to what the leasing proposal may be. One description states that Council is considering *"issuing a lease, and associated construction licence, for the construction and management of an indoor heated swimming pool and management of the current swimming pool at the Yass Memorial Swimming Pool site"*.

The other website description states that the lease is *"for Exclusive Management/Operation of the redeveloped Yass Swimming Pool Complex for Business Purposes: Recreation Facility (indoor) and ancillary retail premises and café."*

Clearly, one has a broader operational remit than the other. Council has not informed the community as part of this consultation process what 'Business Purposes' means (noting it is not a land-use planning term), nor has it identified that a 'Recreation Facility (indoor)' could include any or all of *"...a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation..."* (as defined in the Principal LEP).

Yet a third characterisation of the potential development of the site is contained in Council's resolution MN2023/146, that states (in part) that the lease of the land would be for *"the management of the current swimming pool and construction and management of an indoor heated swimming pool and associated facilities"*.

None of those appear to be totally consistent with the concept design considered by Council in 2019 and 2021 that also included new change rooms, a renovated concourse areas, a hydrotherapy pool, carparking, etc.

It is clear from Council's July 2023 resolution MN2023/146, that Councillors also had no idea what would be included in the lease, noting that the resolution states (in part) that *"Council [will] develop and release an Expression of Interest for the lease"* and that *"A Councillor Workshop be held prior to release of the Expression of Interest for the lease."*

Councillor confusion over the lease is also clear from public statements that they themselves have made. One has suggested that it may/may not include a gymnasium and a café and that the lease could extend beyond 21 years (a wholly incorrect statement). Another has suggested that the lease arrangement will not only provide for the management of the existing 50m pool but also its "upgrade". This has not been flagged as a requirement anywhere in the documentation provided so far to the community by Council. Yet another comment has been made by a councillor that there will be a second round of public consultation on the terms of the lease after the councillor workshop referred to in Resolution MN2023/146.

Yass Valley Council needs to put the actual details before the community as to what exactly will be sought through an Expression of Interest and the standard of delivery that will be required in any lease for each of those elements. It is unreasonable to ask the community's opinion on whether it will be best served by a private lease arrangement when the community has absolutely no detail as to whether that lease arrangement will result in same, lesser or greater services standards than currently exist, or as to the financial impacts of such a lease arrangement on Council's overall financial position.

3. There is no up-to-date evidentiary basis for determining that in-house operation of the swimming pool or the construction of a heated indoor pool by Council itself will be more expensive.

The financial estimates upon which the claim that it is possibly cheaper to outsource the provision of aquatic services is based, are now effectively over 8 years old and, importantly, reflect a pre-COVID environment.³

³ It is also unclear what happens to the management of Binalong Pool under the proposed lease arrangements. Is it to be handed over to the lessee as well? If not, what impact does its continued management in-house have on the supposed savings to be made from outsourcing?

It is irresponsible of councillors to rely on such dated analysis. It can be seen from other examples of this arrangement (eg. at Cootamundra-Gundagai in 2020 and in Newcastle City in 2023) that decisions have been based upon comprehensive analysis which is less than 12 months old and on a proper calculation of current 'in-house' operating costs.

The SGL Group Feasibility Study which was presented to Council in 2019 and which forms the basis of this proposal, not only uses data that dates to the 2015/16 financial year but is flawed in many other respects. It does not include for example the full and true cost of existing operations, the full and true cost of construction of a new heated indoor pool nor the associated cost to Council of managing an outsourced service, which can be considerable.

The Feasibility Study's demand estimates are extrapolated from broad demographic data which is years old, and a self-selecting electronic survey which has no statistical validity whatsoever. Lined up against actual recent usage data⁴ the suggested demand levels in the Feasibility Study, even at the lower end, are possible but less than rigorous.

The Feasibility Study projects annual visitations for a fully-revamped year-round facility as at least 45,000. This is possibly an overestimation if one looks at usage rates of surrounding or similar facilities. Junee, for example, which provides multiple pools, water slides and a gymnasium has never exceeded 60,000 visitations despite its larger overall catchment and effective monopoly position. Multi-aquatic complexes such as that in Wagga Wagga serving a large regional centre average between 200,000 and 250,000 visitations per annum.

The only financial argument put forward at the July 2023 Council meeting – either in the Business Paper or Councillor discussions - that the outsourcing would save Yass Valley Council money was a vague, general, and ideological line that 'economies of scale' must somehow inevitably apply. The proposal is not for multiple, closely located and similar functioning facilities either, where the notion of 'economies of scale' might have some applicability. The reality is that most costs in pool operations (labour, maintenance etc) and pool construction (capital, materials, labour etc) are fixed costs irrespective of who provides the actual service.

In many cases, such fixed costs are inherently greater for a private provider than a public authority. A council does not need to profit from its investment, whereas a private operator or builder must. Such profit can only ever be achieved through directly charging the Yass community or requiring a significant subsidy from Council in the form of excess management fees. The idea – which seemed to be floated at the July 2023 meeting - that outsourcing means we as a community will not have to pay for the new pool is simply absurd. Do councillors really think that just because it will not appear on Council's 'books' that the community will be freed of any expense?

It is worth noting that the former Director of Assets & Infrastructure often stated that Yass Valley Council runs its pools at a loss of around \$100,000⁵ per annum. A quick review of other regional NSW Councils' publicly available information⁶ shows that the annual management fee for even the simplest Olympic-sized swimming pool, without any capital contribution, ranges from \$170,000 (Wingecarribee); \$180,000 (Bland); \$170,000, \$230,000 and \$320,000 (three pools in Upper Lachlan); and up to \$340,000 (Cootamundra).

⁴ It is worth noting that when pool usage data was requested by Council's Sustainability Advisory Committee in late 2022, the Committee member making the request was told by the relevant manager that he was in fact the first person, either within or without Council, ever to have asked for the usage data.

⁵ No serious effort seems to have been made by Council to even try to run the Yass Memorial Pool on a more commercial basis or benchmark its performance against other regional pools. Goulburn's aquatic centre is run in-house and appears to be done so to the highest standard and at a cost less than many private operators could achieve. Junee's recreation and aquatic centre is also done so on a professional basis.

⁶ These figures are sourced from council contract registers, reports or public statements by staff and/or councillors.

Add in a return on investment of up to \$8m for a new heated indoor pool - which will need to be recovered over the life of the lease along with an appropriate return on investment (ROI) - and the subsidy will likely be many times more than any other regional NSW council is currently paying.

Where then is the supposed saving to our community?

4. Leasing the swimming pool presents a significant financial risk to Council and the community.

Council appears not to have considered the risks related to choosing to outsource either its current operations or the construction of a new indoor heated pool. Certainly, no such analysis has been put before the community as it should be under any genuine and reliable risk management policy. Or as part of a genuine community consultation process.

The fact is Yass Valley Council, like any lessor will be liable to maintain the existing pool to a prescribed level. If it does not, the private operator, like any lessee will demand compensation for loss of earnings or take legal action.

A report to Council in July 2021 stated that a study into the condition of the existing pool *“indicated that the pool was likely to need a major upgrade in the future however interim works have been undertaken that appear to be maintaining the pool in a good condition. It is assessed that this is a risk that Council will need to maintain and be prepared to fund should any lease be provided for the management of the pool”*.

This is Council crossing its fingers and hoping for the best. In fact, the condition report by John Skurr Consulting Engineers to which the report refers, is far more direct. It concludes that *“the most economical solution is to budget to replace the pool in ten years”*. Yass Memorial Pool is now well beyond the generally accepted usable life of 50 years, presenting a real risk of failure during the proposed 21 year lease.

There appears to be a real risk that Yass Valley Council would find the lessee demanding the pool be replaced as a matter of priority or to provide significant financial compensation.⁷ According to an assessment by Turner and Townsend, a major Australia public swimming pool building services company, \$10 million was the minimum amount it cost to replace a relatively basic outdoor public pool in 2022. Council is therefore putting itself into a vulnerable financial position and surrendering control over that position just when it should be retaining control.

Setting aside that likely scenario, Council has no real sense of what its obligatory maintenance expenditure will be. The SGL Group Feasibility Study is based upon a ridiculously small figure of some \$30,245 taken from the 2015/16 financial statements, while the actual maintenance expenditure on the pools in 2021/22 was some \$106,000.

The relevant YVC Asset Management Plan from 2022 states that the current level of maintenance expenditure is inadequate but says it is impossible to determine what an adequate level of maintenance expenditure would be. Any capable private operator will demand the highest possible level of investment in maintenance by Council to ensure their earning and profit potential, yet Council appears to be entering into a lease without knowing the actual costs of maintaining the asset it is leasing out.

As to the risk associated in the building of a heated indoor pool, it is highly improbable that any private operator will take on such a risk themselves without significant compensation⁸. Rather they will look to ensure any contract they enter allocates that financial risk to Council itself.

⁷ This is in fact one of the reasons Goulburn-Mulwaree brought their aquatic operations back in-house.

⁸ Such risks include additional excavation costs, asbestos, and contaminated waste removal.

5. Capital costs will need to be paid for by the community irrespective of whether the construction of a heated indoor pool is outsourced or not.

The 2019 SGL Feasibility Study suggested a build cost of \$4 million for a 25m indoor heated pool. At the July 2023 Council meeting it was stated that this may well have doubled since that report was produced.⁹

However the average contribution by lessees to the capital costs of local swimming pools in NSW and Queensland, according to a 2023 review by Newcastle City Council, is around \$1m.¹⁰

Where private operators will never own the asset (such as in this proposal), they will logically only contribute to the capital costs of assets where they believe they can make a better return from that investment over the length of the contract.

In the case of Yass Valley where the cost of the indoor heated pool is likely to be \$8m or more this return can only be achieved through

- (i) charging locals inordinately for use of the facility;
- (ii) insisting on the longest possible contract term; or
- (iii) requiring that Council guarantees future income streams or heavily subsidises the business; and/or
- (iv) demanding full discretion over the service offering.

The simple fact of the matter is that capital sourced privately by the lessee will cost more than that which could be sourced by a local government authority through TCorp.

Having over-extended its borrowing position to pay for the \$50m Crago Mill Redevelopment, there is no excuse for imposing the additional cost of meeting the more expensive capital costs of a private constructor upon the community. Public financing is the best and most efficient option.

6. The outsourcing of pool management may result in a loss of local employment opportunities.

Properly managed pool centres are a source of local employment.

The Goulburn Aquatic Centre employs some two-dozen local people and is often a first job for young people who learn basic skills that are developed further in their local communities. Casual employees will often find other jobs with their local council in unskilled or skilled roles.¹¹ Given the troubles Yass Valley Council has at present in recruiting staff, it seems foolish to cut off this opportunity to source talent.

Moreover, community comments on social media regarding the proposed leasing of the swimming pool have focused, amongst other things, on the need to offer swimming lessons and other programs and that these should be provided by local businesses. This simply cannot be assured, however, if the service is outsourced. Indeed, if there are to be savings made by the private operators such as L&R Group and Bluefit, it will be through both sourcing staff and managing programs from afar.

Finally, Council will have no control over the terms and conditions of employment of staff working at its own facility under the leasing proposal. It is unclear if Council has yet consulted with the relevant unions in this regard, as I believe it must under the current industrial agreement.

⁹ While state and federal governments regularly make funds available for local swimming pool projects, they contribute less than one-third of the total aquatic centre project cost on average according to Royal Lifesaving Australia.

¹⁰ This assessment related to coastal NSW and QLD councils and identified an average capital contribution of \$1m for a 15-year lease and \$2m for a lease of 20 years. City of Newcastle, May 2023.

¹¹ The aquatic sector in Australia employs some 67,000 people of which 73% are female and 63% are casual or part-time. Royal Lifesaving Australia 2022.

7. Leasing of the swimming pool will lead to a loss of control over the service offering.

At this point in time Yass Valley Council has not specified the service levels it will expect of a lessee, tested the adequacy of those service levels with the community or established the systems to ensure that such service levels are monitored and met.

All that has been stated to date is some general obligations which will be expected of the lessee. Eg. that the pool operates 6 months of the year as a minimum and that swimming lessons should be offered. This is wholly inadequate and any smart private operator will work such ill-defined service obligations to their maximum advantage and profit.

The fact is most private operators tend to make their profits from program offerings, such as learn to swim classes and aqua-aerobics. Equally the margins are much less when it comes to recreational and lap swimmers, school swimming carnivals and they tend to try and discourage this usage.

Given this, Council needs to comprehensively specify the quality standards, frequency, timing and pricing parameters of the programs that are to be offered by the lessee, along with the expected community satisfactions levels as to those programs. It equally needs to have comprehensive and detailed service levels articulated for other users of the pool including recreational and lap swimmers.

The fact that Council has not done so at this time – or consulted with the community about those service levels – is evidence that any move to lease Yass Memorial Pool should be deferred.

Please, if you are to take this deeply problematic course of action, be serious about it and put in the hard work in advance of a premature and potentially costly mis-step. You owe that to the community. This will involve some months of solid work. It is not the thing that can be done through a two-hour workshop with Councillors.

8. An apparent lack of experience within Yass Valley Council in contract management of external for-profit operators

It is not at all clear that Yass Valley Council is wholly inexperienced in the complicated task of managing the private provision of public goods by experienced private contractors.

A lack of experienced and capable contract management staff within Council will enable a private operator to maximise their profits by delivering the barest minimum of service and to squeeze the maximum payment for any contract variations that Council puts forward.

Even local councils experienced in such matters can be caught out and have had to buy in expensive expertise. At this time, the simple fact is that Yass Valley Council could neither source or afford such expertise.

Moreover, the longer the contract term the greater the risk of ‘market capture’ for Council. As such, what may seem like a financially attractive option in the short term will prove extortionate in the long-run as whatever skills and capability Council has in running the pools in-house is lost over time.

Recognising the sizeable capital contributions being sought, Council should also be considering the implications of the contracted provider’s business failing or going bankrupt during the lease, and the terms upon which Council would be able/obliged to resume direct management of the pool. Given that a failed business will likely have a series of creditors seeking to recover their investments from the pool operations, there is the possibility that they will have capacity to direct or constrain the resumed business until such time as their investments are recovered. Unless a contract is properly structured, and rigorous enough to withstand legal challenge, this remains a significant, possible risk for Council.

9. Leasing of the existing pool and construction and management of a new heated pool means that Council will be unable to insist on the best possible environmentally sustainable approach.

Heated pools are a major consumer of energy.

While they can be constructed with energy efficiency in mind and run on a net-zero emissions basis, a lease arrangement will lessen Yass Valley Council's ability to insist upon such standards being met both during construction and during the term of the lease.

This is inconsistent with the Council's stated mission of building sustainable communities and its supposed commitment to the environment.

Finally, it must be said that given:

- (i) the significant capital contribution Council is seeking from a private operator (some \$8m or more);
- (ii) the fact that the operator will need to recover that cost and make an appropriate return on investment over the length of the lease; and
- (iii) the limited demand for aquatic services in a regional town like Yass,

the proposed lease is highly unlikely to ever make outright commercial sense.

Some simple 'back-of-the-envelope' calculations should make this reality obvious to Council staff and councillors. The SGL Feasibility Study projects some 45,000 visitations per annum to the Yass Swimming Pool if an indoor heated pool was built. A return on an investment of \$8m over 21 years using the current 10-year treasury bond rate of 4.2% would be some \$11.3m. As such the profit margin per visit would need to be an extraordinary \$20 per person just to match the bank rate. A commercial operator within such an industry might typically be looking for a return on investment of 10 to 15%.

As such, one might think that Council is not serious or genuine about this proposed leasing arrangement but rather is simply wanting to 'look' as if it is doing something about a facility that has long been demanded in the LGA.

If Council was serious, it would not proceed with this proposal based on the existing dated analysis. Rather it would be actively lobbying state and federal governments for financial support based upon a comprehensive up-to-date business plan.

It has been said by the previous Deputy Mayor that Council will go through the Expression of Interest process to 'test the water'. This is virtually a concession that the leasing and EOI process is not being taken seriously by Council.

It is inappropriate to call for Expressions of Interest from commercial operators, who will invest time and resources in pulling together their offers, unless you fully intend to procure services from such parties. In fact, it is in contravention of Part 1.2 of the *Tendering Guidelines for Local Government*, which are called up by the Local Government (General) Regulation 2021, that clearly state that "*Councils must not invite or submit tenders without a firm intention and capacity to proceed with a contract, including having funds available*".

An EOI is not a 'fishing exercise' and the information obtained from such a process represents intellectual property and is subject to the rules governing commercial confidentiality. To be blunt, it is not an opportunity to copy someone else's homework.

If you want to market-test your pool operations you could do so by other means, including proper benchmarking of your costs and service offerings. You could also invest the time and effort to improve your current pool offerings at both Yass and Binalong.

Finally, if Council is continuing down this outsourcing path, I would urge Councillors to take up the Deputy Mayor's statement that a second round of public consultation is to be part of this community consultation process. If councillors are themselves confused about the process, and confused about what is to be built

and managed and what is not, then how can you reasonably expect the community to make an informed judgement?

Yours faithfully


A black rectangular box redacting the signature of the sender.A black rectangular box redacting the name of the sender.

13 October 2023

From: [Yass Valley Council](#)
To: [YVC Customer Service Team](#)
Subject: Public Consultation online submission [#594]
Sent: 11/09/2023 11:31:09 PM

[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? * Swimming Pool Lease

Submission *

The detail seems very thin. This is privatising the revenue from a public asset. Who is paying for the construction of the indoor pool (taxpayers or the private organisation)? How much is the private organisation paying for the lease?

Last summer the season ticket price for a family was \$219. One suspects a private organisation would need to make a profit on top of this of 10%+ each year to make it worth their while. Would ratepayers be subsidising the private organisation to keep rates from increasing dramatically?

The private organisation would have a monopoly on the swimming pool. What is to stop them gauging swimmers and doubling entrance fees if they complain it is not profitable?

From:	
To:	YVC Customer Service Team
Cc:	Abbey@yass.nsw.gov.au ; Cr Kim Turner ; Cr Mike Reid ; Cr Cayla Pothan ; Cr Adrian Cameron ; allanmcgrath42@gmail.com ; Cr Jasmin Jones ; Cr Cecil Burgess ;
Subject:	Objection to the 'Proposed Lease Agreement – Yass Memorial Swimming Pool'
Sent:	16/10/2023 5:34:01 AM

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

Objection to the 'Proposed Lease Agreement – Yass Memorial Swimming Pool'

I am writing to register objection to the current Council 'Proposed Lease Agreement – Yass Memorial Swimming Pool' under two areas of concern:

1) The risks of leasing

The lease 'purpose' stated by Council is inadequate to satisfy that community needs will be met under private operation.

2) Alternative funding options

There are funding options that need to be sought before relinquishing redevelopment under a lease agreement.

There is no doubt that improvement to Yass aquatic facilities is long overdue. The cost of pool operation to Council is significant and the potential cost of redevelopment appears to have intimidated Council out of action for too long.

Private lease MAY ultimately be the only option capable of generating an outcome for the Yass community, but not without addressing these two areas.

1) The risks of leasing

The lease 'purpose' stated by Council is:

"Purpose of Lease: Lease for Exclusive Management/Operation of the redeveloped Yass Swimming Pool Complex for Business Purposes: Recreation Facility (indoor) and ancillary retail premises and café."

This purpose and the information Council has provided needs to be expanded before our community can be expected to support a leasing option. Some obvious concerns for the community are:

- Pool entry fees limiting public access

Like the Yass Memorial Pool, swimming pools across regional Australia are not profitable – hence they are subsidised by local councils to ensure public access.

A private business will not subsidise facility use for the benefit of the community, they will need to cover costs and make a profit which all passes on to pool users – higher admission costs.

Noting also that use of other public sporting facilities, ovals, parks playgrounds are effectively ‘subsidised’ for the community., but swimming would no longer be.

- Heated pool adding to community cost

Construction of an indoor heated pool is an additional cost that the private operator needs to recoup from pool users.

- Heated pool design and function

To achieve this, the priority of a private operator would understandably be to build a ‘lesson pool’ sufficient to accommodate the highest income generating activities (lessons) and this may well mean not accommodating lap swimming or public access area/lanes at lesson times.

Many privately operated ‘lesson pools’ do not allow public access when prioritising their own lesson schedule. This can mean no public swimming for larger amounts of time each week.

- Community and Professional Consultation

Within a lease that is undertaking construction on Crown Land as a community asset, Council needs to inform the community about what consultation will be required by the private operator.

The indoor pool design needs to include community and industry consultation to ensure it is fit for purpose and has longevity as a community (not purely private sector) asset.

- Future of the outdoor 50m pool

Council’s lease information does not tell the community about the 50m pool provisions it proposes under the lease. The community needs to know if the 50m pool would be redeveloped or closed and under either option, the community should be consulted specifically about this.

- Other sport facilities

The lease information from Council does not inform the community of how other sport facilities indicated as part of the Victoria Park Master Plan will be included and similarly what consultation with community will guide the suitability of these.

2) Alternative funding options

There are funding options that need to be sought before relinquishing redevelopment under a lease agreement. These should including a combination of grant funding and co-contribution, as well as combined NSW and Federal funding. While funding programs vary and past funds may no longer be active – Council needs to proactively seek funding partnerships and pathways before advancing a lease option. By way of

local examples, pool improvements in Harden-Murrumburrah, Temora, Gundagai, Bombala, and Cooma have benefited from past programs including; Stronger Communities Fund, Regional Sport Facility Fund, Building Better Regions Fund and Infrastructure Grants.

What funding options has Yass Council applied for to support pool improvement?

What co-funding options has Council sought for a Yass pool redevelopment project?

Why has Council not wholeheartedly approached co-funded pool redevelopment and retaining public ownership/operation for Yass following the path of other LGAs across Australia?

Last year (2022) Royal Life Saving Australia released a report titled 'The State of Aquatic Facility Infrastructure in Australia – Rebuilding our Aging Public Swimming Pools'. It can be found at: https://www.royallifesaving.com.au/_data/assets/pdf_file/0004/69385/RLS_AquaticInfrastructureReport2022.pdf

This report validates that the position of Yass Council, in relation to its swimming pool, is incredibly challenging and it repeated in LGAs throughout Australia. It acknowledges the costs, provides data and comparisons of funding splits for completed pool redevelopments, sets out where that funding came from (council/state/federal) and it includes two project case studies from each state. The report acknowledges the challenge of sourcing funding for these pool redevelopments, and shows that across the nation the ownership and co-contribution of local government produces best outcomes for communities.

Summary

Leasing of the Yass pool location to private operators for development and operation is not a responsible long-term option until Council demonstrates all other options including co-funding with State and Federal funding programs have been actively pursued, and provides a body of evidence proving a lease agreement will produce outcomes that meet community needs and expectations. Within this any lease arrangement needs to:

- Protect community access/use of the pool facility.
- Deliver asset improvement (facilities/pools heated/indoor/outdoor) that are fit for community purpose (not just private business needs).
- Require current up-to-date community and independent professional aquatic sporting body input.

The cost and permanency of aquatic redevelopment and integrated sporting facilities calls for Yass Council to more robustly investigate options to get the best outcome for the community. Leasing the pool for private redevelopment appears hasty, shortsighted and risky as currently presented.

Kind regards



6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions

Attachment A Combined Submissions

From: [REDACTED]
To: [YVC Customer Service Team](#); [allan mcgrath](#); [Cr Cayla Pothan](#); [Cr Jasmin Jones](#); [Cr Mike Reid](#); [Cr Cecil Burgess](#); [Cr Adrian Cameron](#); [Cr Kristin Butler](#); [Cr Kim Turner](#); [Cr Jim Abbey](#); [Chris Berry](#);
Cc: [REDACTED]
Subject: Objection to heated pool lease proposal in Yass
Attachments: [favicon.ico](#); [favicon.ico](#);
Sent: 6/10/2023 4:26:02 PM

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

Dear Council and Councillors,

I write to object to Councils proposal to call for EOI's for a lease for a heated pool in Yass and suggest an alternative approach.

I strongly support a heated pool being built in Yass as proposed under the Victoria Park Masterplan (pic below). However, it must be Council owned and operated. A private enterprise will - by its nature - need to make a profit, which will inevitably make entry fees unaffordable for local families. It will also not deliver the splash pad and new basketball courts as set out in the Master Plan, and which are sorely needed by the community.

Council can afford to deliver a great heated pool by using grant funding and a co-contribution. There are two relevant Commonwealth grants in particular that this project may qualify for using the Masterplan already done (with updated figures): Growing Regions (\$500k-\$15 million) and the Regional Precincts and Partnership Program (rPPP, \$5-50 million). Both of these programs are for "local government entities and not for profit organisations for capital works projects that deliver community and economic infrastructure projects across regional and rural Australia". Growing Regions explicitly calls for aquatic and sports centre applications (pic below).

From the publicly available information, the heated pool project fits both Grant guidelines, and could even be expanded under the rPPP to include the nearby railway cycleway project as part of an "outdoor healthy sports precinct". A webinar for the rPPP was held on 19 September, and a recording is available on the website below. An application could be made tomorrow, if the motivation was there.

The NSW Government may also have relevant grant opportunities. Tripartite funding of local, State and Commonwealth funding is an entirely reasonable thing for Council to pursue for a public facility so sorely needed and long asked for by our community. Yet, here we are. Still waiting.

Presuming the estimated costs of the build have increased since the Master Plan was done, the projected cost could be between \$10-\$15m, well within those grant guidelines and would mean a co-contribution of somewhere around \$5m from Council (depending on State and Federal funding available).

Other Councils in NSW prioritise such projects, and seek all available funding to support them. Why doesn't Yass? If the current Growing Regions application for Crago Mill is successful, doesn't this put \$11 million back in the budget? Why did Council use Growing Regions for the library (which it had already agreed to fund by other means) instead of a heated pool? This is a matter of priorities, and Council staff should not need to be formally tasked to take advantage of ALL available grants by having projects in the top drawer ready to apply for them.

Round 1 of Growing Regions has now closed. By not applying for the heated pool, Council has missed a golden opportunity to have a funding application already underway. But there will be another round next year. So that mistake can be rectified.

If we can borrow money for Council chambers, we can borrow for a heated pool for the community. I agree we need a new chambers precinct, but we also really need a heated pool. Issuing an unsustainable lease proposal is an unwelcome distraction that will delay real progress on a loooong overdue community facility.

I hope you've seen Luke's letter to the editor (below). A lease application process is unlikely to yield any serious applicants and even if it does, Council must then crunch the numbers to reassure locals how much we will be expected to pay to use the facility. Without this knowledge, how can Councillors possibly make an informed decision about whether to support it.

Subject to the outcome of this objection to lease process, and before tender documents are prepared, I would expect open community consultation in order to inform the tender documents on design. I cannot see anything in the council papers that suggests the community will be consulted on the design before the request for tender goes out. We could be lumped with an entirely unsuitable proposal at a cost users can't afford. It's doomed to fail.

I want to be very clear - I agree with everyone that we need a heated pool asap. As a person with a disability that causes mobility issues, a heated pool would be absolutely amazing and - as much as anyone - I want to see it happen sooner rather than later and at an accessible cost.

Ratepayers need not bear the full capital cost of a Council owned project. But we will bear the costs of entry for decades, entirely beholden to a profit-making enterprise. I urge Council to cease all plans to issue a lease, and instead work quickly with all levels of Government to apply for grants that can actually deliver this project once and for all within a year or two.

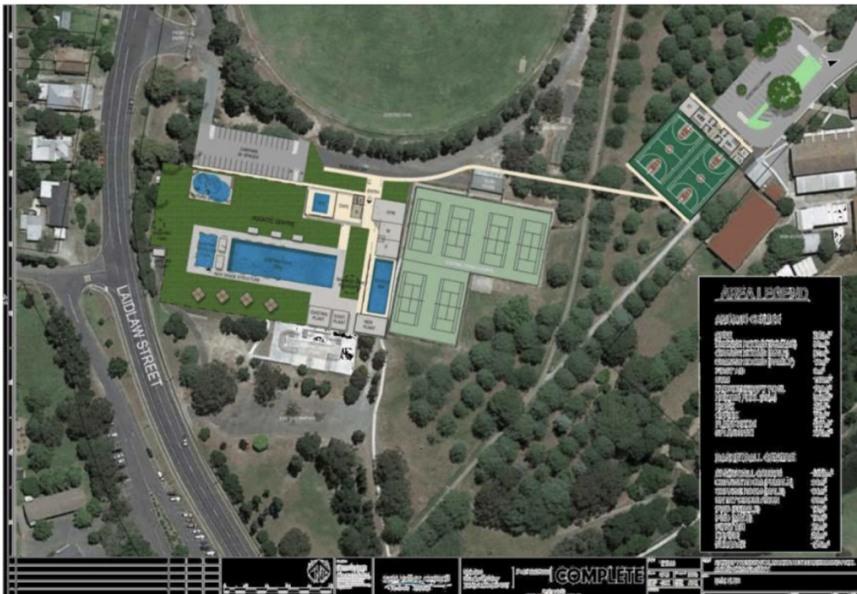
I will shortly be writing separately about the need for an indoor sports centre, which could equally be funded by Cth grants and located at the old Saleyards to be convenient to Murrumbateman residents.

Thank you for your consideration.



Growing Regions Program
[infrastructure.gov.au](#)

Regional Precincts and Partnerships Program
[infrastructure.gov.au](#)



7.3

Lease of Yass Memorial Pool Area for Construction of a Heated Pool

Attachment A Yass Aquatic Centre Design Report

5. Costing

Cost Estimate

5.1 Cost Estimate

<div><div>Yass Valley Council</div><div>QS Concept Design Budget - Summary</div><div><div>Project Description:</div><div>Yass Indoor Heated Pool & Sports Facility</div></div></div> <div><div><div>COMPLETE</div><div>proactive</div><div>quantity surveying</div></div><div>12th April 2019</div></div>		
No.	Category Description	Totals
1	DRAWINGS	
2	STAGE 1	\$5,771,000
3	STAGE 2	\$120,000
4	STAGE 3	\$1,950,000
5	STAGE 4	\$750,000
6	PROFESSIONAL FEES	\$1,030,920
7	REGIONAL INDEX (Yass) - 8%	\$769,754

6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions Attachment A Combined Submissions

[illegible]

Complete Urban Pty Ltd | www.completeurban.com.au Page 23 of 28 **COMPLETE**

Attachments to Reports – Page 137 of 1225




7.3 Lease of Yass Memorial Pool Area for Construction of a Heated Pool

5. Costing

Cost Estimate

Yass Valley Council
QS Concept Design Budget - Detail

Project Description:
Yass Indoor Heated Pool & Sports Facility

12th April 2019

Item No.	Item Description	Quantity	Unit	Price	Amount
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11:37



infrastructure.gov.au



- the eligibility and assessment criteria

- how we consider and assess grant applications
- how we monitor applicants and enter into grant agreements with grantees
- how we monitor and evaluate grantees' performance
- responsibilities and expectations in relation to the opportunity.

This grant opportunity and process will be administered by the Department of Industry, Science and Resources (the department/DISR) on behalf of the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA).

We have defined key terms used in these guidelines in the glossary at section 14.

You should read this document carefully before you fill out an application.

2. About the grant program

The Growing Regions Program – Round 1 (the program) will run over 3 years from 2023-24 to 2025-26. The program was announced as part of the October 2022 Budget.

The program will deliver community and economic benefits by investing in community-focused infrastructure which revitalises regions and enhances amenity and liveability throughout regional Australia.

The objectives of the program are:

- constructing or upgrading community infrastructure that fills an identified gap or need for community infrastructure
- contributing to achieving a wide range of community socio-economic outcomes
- is strategically aligned with regional priorities.

The intended outcomes of the program are:

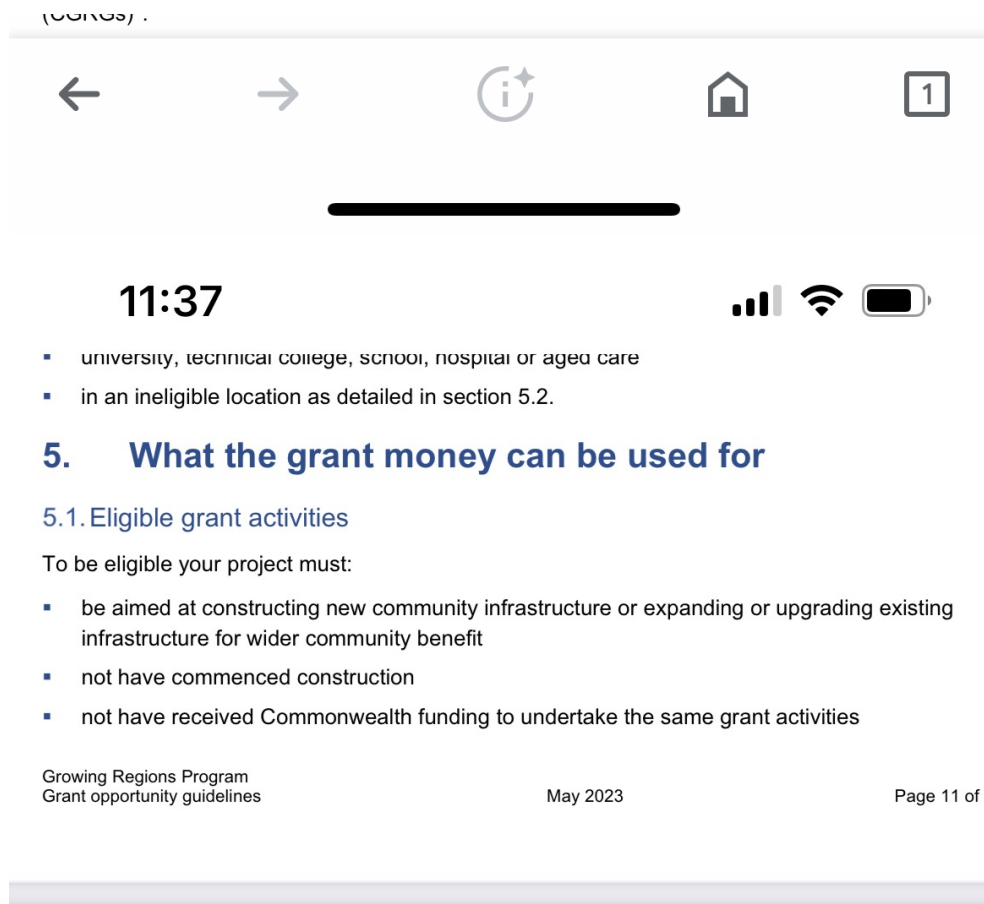
- delivery of community-focused infrastructure which contributes to local and regional priorities
- provision of infrastructure which benefits the community by improving equity and supports diverse social inclusion
- to contribute to the achievement of broader Government priorities such as net zero emissions, gender equity, and/or First Nations priorities
- growing local economies and enhancing amenity and liveability in the regions.

Growing Regions Program Round 1 will be delivered through a two-stage selection process.

Applicants must first submit an Expression of Interest at Stage 1 and if successful, applicants will be invited to submit a full application at Stage 2. For further details see section 6.

There will be other grant opportunities as part of this program and we will publish the opening and closing dates and any other relevant information on business.gov.au and [GrantConnect](#).

We administer the program according to the [Commonwealth Grants Rules and Guidelines \(CGRG\)](#)



- have a minimum eligible expenditure of at least \$555,556 (group 1), \$714,286 (group 2) or \$1,000,000 (group 3) depending on co-funding requirements as outlined in section 3.1.

Eligible activities must directly relate to the project and must include at least one of the following:

- constructing new community infrastructure
- expanding or upgrading existing infrastructure for wider community benefit

Examples of these activities include but not limited to:

- community hubs and centres (youth centres, men's sheds)
- art galleries/libraries/museums/cultural facilities
- aquatic/sports centres
- social and community infrastructure which encourages economic and social liveability

All activities must be strategically aligned to regional priorities and benefit the wider community. This will need to be addressed through the assessment criteria.

We may also approve other activities.

5.2. Eligible locations

Your project must be delivered in an eligible location. All eligible locations must be outside of the Greater Capital City Statistical Areas (GCCSA) as defined by the Australian Bureau of Statistics.

Use the [mapping tool](#) to determine eligibility of your project location.

5.2.1. Ineligible locations

The following are ineligible locations:

- Greater Capital City Statistical Area - Greater Sydney
- Greater Capital City Statistical Area - Greater Melbourne
- Greater Capital City Statistical Area - Greater Perth
- Greater Capital City Statistical Area - Greater Adelaide
- Greater Capital City Statistical Area - Greater Brisbane
- Greater Capital City Statistical Area - Greater Darwin
- Greater Capital City Statistical Area - Greater Hobart
- All of ACT.

5.3. Eligible expenditure

You can only spend the grant on eligible expenditure you have incurred on an agreed project as defined in your grant agreement.

- For guidance on eligible expenditure, refer to appendix A
- For guidance on ineligible expenditure, refer to appendix B.

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Proposed leasing of land at Yass Memorial Pool to construct a Heated Pool.

I am lodging an objection to leasing part of the land at Yass Memorial Pool to enable the construction of a new heated pool by leasing part of our community pool to a private operator. My objections to this proposal include:

1. Yass Memorial Pool belongs to our community and should remain in community control. No councillor at the last council election put forward a position about possibly outsourcing our YVC core services to the private market. Without disclosing this possibility, no current councillor has a mandate from the Yass Valley electorate to lease out any of our community facilities.
2. Private may not be better or more cost effective than local government management and ownership of the pool. Goulburn Mulwaree Council outsourced management of its pools in the early 2010s, but returned to in-house in 2017 as they found they needed to maintain Control over assets and insure that services provided by their swimming centres met with community expectations.
3. YVC may be met with unexpected demands and costs from a lessee. Consulting engineers reporting in 2021 to the previous director of Infrastructure and Assets suggested that the most economic solution to maintaining the current facilities at the pool would be to budget to replace the existing pool within 10 years. So the lessee may demand this be done to maintain their income.
4. There would be a loss of control over the way the heated pool was constructed and over the services offered and the costs of the services. Instead of possibly having a pool which is built to ensure sustainability and the most cost-effective management including minimising environmental impacts, the pool provided under a lease may be below the standard which would fit with the Yass Valley

Council Strategic Plan with regard to having a sustainable Community and a strong commitment to the quality of our local environment.

5. Leasing out the pool would lead to a lot of jobs and YVC skills in managing a municipal pool.
6. Is it legitimate or good business practice to call for EOIs if Yass Valley Council is just testing the water, rather than having a real intention to do a lease of the pool?


October 16, 2023

From: [REDACTED]
To: [YVC Customer Service Team](#)
Cc: [Cr Allan McGrath](#); [Cr Cayla Pothan](#); [Cr Jasmin Jones](#); [Cr Adrian Cameron](#); [Cr Cecil Burgess](#); [Cr Jim Abbey](#); [Cr Kim Turner](#); [Cr Kristin Butler](#); [Cr Mike Reid](#);
Subject: Objection to the 'Proposed Lease Agreement – Yass Memorial Swimming Pool'
Sent: 16/10/2023 9:51:33 AM

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

I am writing to register my objection to the proposed lease agreement for Yass Memorial Pool.

The Yass Pool is an important place for our community and sadly due to the lack of regular maintenance over the past 58 years since opening in 1965 I beleive we have forgotten the importance of having such facilities in our fast-growing community and the possibilities on what we could transform this facility into with some successful grant applications.

My passion and love of swimming started many years ago as competing as a national level swimmer as a child. Upon moving to Yass with a young family (3 under 2) in 2012 I was astounded that a community of our size didn't have access to regular swimming lessons and a year-round indoor pool. It angers me that another decade has passed and not one upgrade has been made to the Yass pool, no wonder it operates at a loss.

In late 2012, I decided to start training as a learn to swim teacher, left my Executive Level Public Service job and in January 2012 opened the doors to our 7-metre indoor pool at our home in Yass. The demand and response for swimming lessons was overwhelming and from the start I constantly had more people wanting lessons than time available in my small pool that could only accommodate one lesson at a time due to its size. I offered swimming lessons year-round until mid 2014 and was teaching over 200 children every week, with only a 7 metre pool. During this time, I met with Paul DeSzell (former Director of Planning at Yass Council) as it was my dream to build a 25 metre indoor facility where I could have lots of teachers to meet the needs of the community and being on 25 acres had the space but there was no flexibility in changing the rural residential zoning. Sadly, the time I had to spend in the water, due to it being a home business and not being able to employ more than 2 others outside of the home was too much and closed the doors to have more time with my family as

suitable spaces have become available, of course with much competition.

Over the years I went on to coach swimming at the Yass Pool and having a competitive swimming child and have spent the last 3 years driving to and from Canberra daily to collect her from swimming training and have travelled all over our region, NSW and Queensland attending regional, country, state and national swimming carnivals. I have remained on the Yass Swimming Club Committee all of these years and have always been an advocate of improving the Yass Pool.

In 2017 I sat of the Yass Council community committee to work with SGL Consultants engaged by Yass Valley Council and worked closely to investigate the history of the Yass Pool (studying previous reports from consultants engaged by Yass Valley Council on the poor condition of the Yass Pool). During this process, we visited many other swimming pools in our area to investigate how they had achieved their pool upgrades. We worked hard to compile the community survey on what the community so desperately wanted and needed (and does even more so now) and was very deflated when once again, like all of the council formed swimming pool committees prior to my time, no new outcomes were achieved.

Over 2020-2022 I have organised and met with Yass Council (former Director of Planning James Dugdell and his team) on numerous occasions, and we have offered our time in writing grant applications for improvements on the Yass Pool under the Yass Swimming Club banner after success with infrastructure grants for local pre-schools I knew of the possibilities. We have arranged pool designing experts to come to the pool and meet with council to provide guidance on ways to move forward and still no progress. Our offer to write grant applications on behalf of the Yass Council still stands, we have a local working group willing, capable and at your disposal free of charge to move

that sits on Crown land without investigating other possibilities is the answer. Some of my biggest concerns with this process are;

- Lack of community consultation, the Yass Swimming Club, the biggest pool users haven't even been approached throughout this process.
- The proposal is all about an indoor pool, this needs to be much tighter – what sized pool will this be stipulated in the lease agreement? Will it be a learn to swim pool only?
- Access to the proposed indoor pool for all in the community- will this be stipulated in the lease agreement? Most swim schools will operate 100% for learn to swim as its so profitable and not have any lane space available for recreational swimmers, hydrotherapy, swimming squad etc. This must be stipulated as once the facility is handed over, the private enterprise has the ability to do whatever they like for a 21-year term and Council loses the control to ensure the facility meets the needs of all in our community.
- The upgrade of the 50-metre pool which is already past end of life and not meeting NSW Health Regulations – will this be stipulated in the lease agreement? This pool is needed for our community school swimming carnivals, I worry that a private lessee will simply close this facility as you can not expect them to have the funding required to not only build an indoor pool but also replace this facility.
- We lose the ability to seek grants as a not-for-profit group to make the pool an amazing meeting place and facility for our town. So many other towns in our area have recently won grants to not only upgrade and heat their outdoor pools but also install kids splash pads and waterslides. Some of these include Temora, Young, Leeton, Narrandera, Tumut, Batlow, Cooma, Cootamundra, Griffith, Junee, Corowa....the list is endless! Look at the attached Leeton Pool and slides opening this

pools, talked about how they made their projects a reality.

In my opinion it is no shock that the existing Yass pool operates at a loss. I have visited almost ALL pools in our region with competitive swimming kids and have never come across even one other pool that has absolutely NO heating, many in towns much smaller than Yass. This is unheard of, and no wonder people don't swim in the pool when the water is sooo cold and learn to swim lessons are a waste of time as kids spend the time crying due to the cold water. Start small, lets try getting a grant to heat the water and see if pool users and income increase. Have you visited the change rooms at the Yass Pool? I have never visited another pool anywhere in Australia with absolutely no roofs over the change rooms! Install some solar panels, try to save some money on your operating costs, almost all pools have these, even council run pools.


Please do not take this decision lightly. I understand that building and running a large pool facility is complex, expensive and difficult. I have spent endless hours investigating this for Yass already, myself and others in our community are willing to donate our time and expertise to help move this project forward. Please before making your decision to hand this asset over, I ask you to question whether you really believe a private operator will transform both the outdoor and indoor pool into what it could be for our town? I think if you are honest, you know that the town will suffer as a result. We may end up with a year-round learn to swim facility with little community access, but the 50-metre pool will close and no extra recreational facilities will be built on the site – is this the best outcome for our town and community?

Just look at what opened in Leeton this month....it is possible. We want to make it happen and are willing, cable and able to help.



Leeton Shire Council is excited to share more details on its newly installed twin slides at the Leeton Regional Aquatic Centre with the opening date of 21 October 2023 fast approaching.

Key Features of the New Attraction:

 **Twin Slides:** The Leeton Pool boasts a dual delight with an open flume slide and a tube slide, promising double the excitement for



Please do not hesitate to contact me if you require any additional information.

Kind regards

[Redacted signature]

[Redacted contact information]

From:	Yass Swimming Club
To:	YVC Customer Service Team
Cc:	Cr Allan McGrath ; Cr Cayla Pothan ; Cr Jasmin Jones ; Cr Adrian Cameron ; Cr Cecil Burgess ; Cr Jim Abbey ; Cr Kim Turner ; Cr Kristin Butler ; Cr Mike Reid ;
Subject:	Objection to the 'Proposed Lease Agreement – Yass Memorial Swimming Pool'
Sent:	16/10/2023 3:53:55 PM

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

Objection to the 'Proposed Lease Agreement – Yass Memorial Swimming Pool'

The lease 'purpose' stated by Council is: "Purpose of Lease: Lease for Exclusive Management/Operation of the redeveloped Yass Swimming Pool Complex for Business Purposes: Recreation Facility (indoor) and ancillary retail premises and café."

There is no question that the Yass Memorial Pool improvements and expansion are long overdue. The Yass Swimming Club wants nothing more than a heated, updated 50 metre pool with the addition of a year round indoor 25 metre aquatic centre to meet the club and communities needs.

The Yass Swimming Club has for many years been offering our assistance to council with grant writing and research capabilities to progress the upgrade of the Yass Memorial Pool however the information shared in regards to a proposed privatised lease lacks detail, consultation and depth. The Club is unable to support this proposal without the Council sharing more detailed plans on how this arrangement will work, what are the provisions of the lease in regards to access, rates and upgrades of both a new indoor pool and also the existing outdoor 50m pool which is past its end of life period.

Some of our clubs concerns are listed below;

- Will the lease include provision for the Yass Swimming Club to retain access to our club shed that is built within the pool area?
- Will the club's shed be impacted by the proposed heated pool construction?
- Will the lease require the new operator to consult with the club about the shed/club room (access/removal/etc)?
- Will the club be consulted about the lease terms, which may directly impact the club's sport season, use of facilities, storage of equipment and the clubroom/shed, costs to hire lanes?
- Will club equipment (which has to date been shared with Council squad etc) be identified as belonging to the club? OR will this be handed over to the new operators without clear definition?
- Will the lease include a requirement for community/public indoor pool access? (currently privately operated swim school pools have VERY limited public access times and water space due to maximising their own commercial operation). A private operator needs to be profitable, however the pool is a community asset so BALANCE is key, the community needs to be able to access the pool facilities.

- What stipulations will exist around the operation maintenance and improvement of the OUTDOOR pool facility as part of the lease and indoor development? (A private operator will be very motivated by an indoor teaching pool environment, however the outdoor pool is what school and carnivals and our club rely on for a summer swim season – this needs to be prioritised as well – not be left to slip off the radar until it reaches ‘end of life’ and is closed).
- Will the swim club (and other sporting groups) be excluded from indoor pool use at key times (eg after school) when lessons may be the operator’s priority?
- The pool remains a council/community asset – even while paying a private operator commercial rates to access, clubs and community should be given some certainty about having access use the pool facilities.
- Will the terms of the lease include input to the specifications of the indoor pool facility that is developed (ie size of a pool suiting multiple uses – not just the private operators preferences?)
- Will outdoor pool operation/summer seasons continue or be disrupted/closed during the construction of the indoor facility?

Thank you for your consideration.

██████████

President
Yass Swimming Club

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

Dear Councillors,

Further to my email, I am sure you have seen the attached more recent fee indications for the Yass Pool redevelopment gained from Facility Design Group who visited the Yass Pool last year and met with Council staff and swim club members in an effort to provide some direction on what is needed to get this project happening. These guys design and build indoor and outdoor aquatic facilities regularly and after speaking to pools such as Griffith and Corowa who have used them to design and construct their amazing facilities recently, we believe they know what is needed. Just thought this may help with some more recent pricing guidelines.

Additionally, the Community Building Partnership grants are currently open now until 27 October. In 2023, there is a maximum of \$300,000 to allocate in each electorate. Incorporated not-for-profit community organisations and local councils are eligible to apply for grants of between \$5000 and \$150,000 capital works including construction of new community infrastructure as well as refurbishment, repair and maintenance of existing community infrastructure. Capital works are: improvements to the land or building, or freestanding equipment that will be fixed or installed to the land or building. We are willing and available to write a grant application for any component that the council would agree on for upgrades at the Yass Pool. The attached list shows some examples in our regions how other councils have used grants such as this one to upgrade some of their aquatic facilities in a staged approach.

Thanks



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How other similar pools have sourced funding for pool improvements and redevelopment

Pool	Council	Funding	Amount	Project
Harden-Murrumburrah and Districts Memorial Pool	Hilltops Council	NSW Govt's Regional Sport Facility Fund	\$997,500 (announced 2021)	Funding towards upgrade and replacement of the existing pool filtration system to ensure it meets the required safety standards.
Young Aquatic Centre	Hilltops	Stronger Communities Fund through rounds 1, 2 and 3	Total of \$2,892, 962 (multiple grants over multiple years)	
Temora Swimming Pool	Temora Shire Council	NSW Government's Regional Sport Facility Fund	\$900,000 (announced 2021)	"Major pool upgrades incl widening to 8 lanes, adding pool ramp access and address maintenance issues associate with existing facility. "
Gundagai Swimming Pool	Awarded to Club – Mentions Gundagai Council	NSW Government Infrastructure Grants Program	\$170,000 (announced 2021)	"up-grading amenities at the pool and upgrade equipment – including getting Dolphin timing equipment" !! "Help Gundagai Council upgrade change-rooms"
Bombala Swimming Pool	Snowy Monaro Regional Council	NSW Government's Stringer Country Communities Fund	\$1,010,881 (announced 2021)	Media article mentions 'all year round swimming, mechanical ventilation plants and ductwork.'
Cooma Swimming Pool	Snowy Monaro Regional Council	NSW Government's Stronger Country Communities Fund	\$981,680 (announced 2021)	
Further afield in NSW				
Woolgoola Swimming Pool	Coffs Harbour City Council	Building Better Regions Fund Round 5	\$3,857,727 Grant matching same \$\$ contributed by Council	"Pool is 35 years old and needs significant work to bring it up to standard"
Narromine Aquatic Centre	Narromine Shire Council	Clubgrants program	\$300,000 grant being added to Council funding of project	New purpose-built learn to swim pool.



P: 02 4446 0777
E: info@fdg.com.au
A: PO Box 82, Cambewarra, NSW 2540
ABN: 75 083 999 624

25.05.2022

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

Attn: Melinda Cooke
Senior Project Officer

Re: ***FEE ESTIMATION AND SCOPE OF DELIVERABLES FOR YASS AQUATIC CENTRE DESIGN TO DEVELOPMENT APPLICATION SUBMISSION.***

Dear Melinda,

Thanks for this request to provide an indication of professional fees to develop a design and co-ordinate the required sub consultants team to deliver a full Development Application package for a new Yass Aquatic Centre. Our practice delivers the 'lions share' of aquatic projects for Local Governments in country NSW. A view of our web site lists some of the plethora of projects delivered over 24 years in business. www.fdg.com.au

Our recent invitation to visit site to meet with yourself and other stakeholders was very useful and I believe will allow me to provide a clear description of deliverables required to reach that milestone in the most favourable fashion.

As I mentioned on site, I firmly believe that for a successful Design and Construct outcome the Client is greatly benefitted by having a DA approval in place at the time of tender to the construction industry. Building Contractors do not enjoy the uncertainty of time required to have the approvals process undertaken. It is also of great benefit to the community and Council to have full control over function and look of the proposed facility prior to a D & C tender. The result is a much more defined 'race' with keener pricing – especially if the Tenderers have been pre-selected to 5 or less in an EOI process.

It is important to note that the aim of a DA submission is to have the design virtually locked in if possible – including all access and BCA issues complied with. Any changes after approval will result in further hold ups and Section 4.55 process and cost.

The potential budget was discussed on site to ideally be around \$12-15 million all up. Both myself and Alan Vermeer from Hines Constructions agreed that this is a viable and doable budget.

This budget is similar to a project located in Queensland that listed many similar elements in the brief as what was outlined during our visit to the Yass facility. Our firm entered into and was successful in winning the design contract for this project in which we prepared a detailed fee schedule for each phase of the project, please refer overleaf. There were three pools including outdoor 50m pool.

AQUATIC ■ SPORTS ■ LEISURE ■ CIVIC ■ PROJECT MANAGEMENT

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Fee's – Concept & DA Documentation – \$ 12-15 Million Indoor outdoor facility

CONSULTANT	CONCEPT	DA	TOTAL (Ex GST)	TOTAL (Inc GST)
Architect	\$ 83,600.00	\$ 52,400.00	\$ 136,000.00	\$ 149,600.00
Access Consultant		\$ 1,732.50	\$ 1,732.50	\$ 1,905.75
Acoustic Engineer	\$ 4,830.00		\$ 4,830.00	\$ 5,313.00
BCA/NCC Consultant	\$ 787.50	\$ 472.50	\$ 1,260.00	\$ 1,386.00
Civil & Structural Engineer	\$ 9,450.00	\$ 31,500.00	\$ 40,950.00	\$ 45,045.00
Contamination Consultant	\$ 2,625.00		\$ 2,625.00	\$ 2,887.50
Electrical Engineer	\$ 5,250.00	\$ 5,250.00	\$ 10,500.00	\$ 11,550.00
Environmental Consultant	\$ 1,260.00	\$ 840.00	\$ 2,100.00	\$ 2,310.00
Filtration Consultant	\$ 36,960.00	\$ 9,870.00	\$ 46,830.00	\$ 51,513.00
Geotechnical Engineer	\$ 18,375.00		\$ 18,375.00	\$ 20,212.50
Hydraulic & Fire Engineer	\$ 8,400.00	\$ 4,725.00	\$ 13,125.00	\$ 14,437.50
Landscape Architect	\$ 4,200.00	\$ 1,575.00	\$ 5,775.00	\$ 6,352.50
Mechanical Engineer		\$ 4,725.00	\$ 4,725.00	\$ 5,197.50
Section J Consultant	\$ 2,625.00		\$ 2,625.00	\$ 2,887.50
Town Planner	\$ 2,100.00	\$ 2,100.00	\$ 4,200.00	\$ 4,620.00
SUB TOTAL (Ex GST)	\$ 180,462.50	\$ 115,190.00	\$ 295,652.50	\$ 325,217.75
SUB TOTAL (Inc GST)	\$ 198,508.75	\$ 126,709.00		

Fees – Concept, DA, & CC/Tender/Construction Issue Documents - \$ 12-15 Million Indoor outdoor facility

CONSULTANT	CONCEPT	DA	DESIGN DEVELOPMENT	CC/TENDER/CONST ISSUE	TOTAL (Ex GST)	TOTAL (Inc GST)
Architect	\$ 83,600.00	\$ 52,400.00	\$ 98,800.00	\$ 27,700.00	\$ 262,500.00	\$ 288,750.00
Access Consultant		\$ 1,732.50		\$ 1,732.50	\$ 3,465.00	\$ 3,811.50
Acoustic Engineer	\$ 4,830.00		\$ 3,864.00	\$ 966.00	\$ 9,660.00	\$ 10,626.00
BCA/NCC Consultant	\$ 787.50	\$ 472.50	\$ 262.50	\$ 262.50	\$ 1,785.00	\$ 1,963.50
Civil & Structural Engineer	\$ 9,450.00	\$ 31,500.00	\$ 31,500.00	\$ 7,350.00	\$ 79,800.00	\$ 87,780.00
Contamination Consultant	\$ 2,625.00				\$ 2,625.00	\$ 2,887.50
Electrical Engineer	\$ 5,250.00	\$ 5,250.00	\$ 7,350.00	\$ 1,575.00	\$ 19,425.00	\$ 21,367.50
Environmental Consultant	\$ 1,260.00	\$ 840.00	\$ 1,680.00	\$ 420.00	\$ 4,200.00	\$ 4,620.00
Filtration Consultant	\$ 36,960.00	\$ 9,870.00	\$ 9,450.00	\$ 6,720.00	\$ 63,000.00	\$ 69,300.00
Geotechnical Engineer	\$ 18,375.00				\$ 18,375.00	\$ 20,212.50
Hydraulic & Fire Engineer	\$ 8,400.00	\$ 4,725.00	\$ 6,825.00	\$ 3,675.00	\$ 23,625.00	\$ 25,987.50
Landscape Architect	\$ 4,200.00	\$ 1,575.00	\$ 3,150.00	\$ 840.00	\$ 9,765.00	\$ 10,741.50
Mechanical Engineer		\$ 4,725.00	\$ 5,985.00	\$ 3,465.00	\$ 14,175.00	\$ 15,592.50
Section J Consultant	\$ 2,625.00		\$ 4,882.50		\$ 7,507.50	\$ 8,258.25
Town Planner	\$ 2,100.00	\$ 2,100.00	\$ 1,575.00	\$ 1,575.00	\$ 7,350.00	\$ 8,085.00
SUB TOTAL (Ex GST)	\$ 180,462.50	\$ 115,190.00	\$ 175,324.00	\$ 56,281.00	\$ 527,257.50	\$ 579,983.25
SUB TOTAL (Inc GST)	\$ 198,508.75	\$ 126,709.00	\$ 192,856.40	\$ 61,909.10		

The first breakup for **Concept & DA Documents only** – (also includes a number of expected stakeholder engagements/consultations). The early inclusion of 3D fly around and fly through animations for advanced stakeholder/community/councillor presentation is also part of the delivery.

This breakup shows the various additional disciplines often required for a full DA submission. Once DA is achieved then a D & C tender package can be formed and delivered to the market for a Design & Construct Tender Price. All design consultants would work under the Head Contractors 'umbrella' for detailed design/CC documentation.

The second breakup shows our full fee submission for a **fully designed and documented commission for this same project**. We include this as an example to give you a better indication of the inputs required by all design team members.

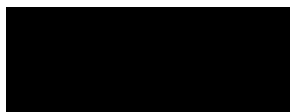
The request for tender/quotation for design consultants to develop an aquatic centre concept design and then develop to a standard required for DA should include evidence of the following –

1. Extensive experience in both indoor and outdoor aquatic centre design.
2. Consultation experience for stakeholder and community engagement – considered essential tool
3. Master planning experience for such facilities demonstrating functional planning excellence as well as operational filtration knowledge of pools and balance tanks and plant rooms.
4. A true understanding of new innovations in design of such in order to deliver sustainable outcomes for both longevity of building fabric, operational costs and staffing operations which is critical for smaller town facilities.
5. A substantiated reputation for delivery to expected budget across a large number of projects – indicating true specialist knowledge of this genre of architecture.
6. Demonstrate a specialist team of sub consultants and long term team work in design in this specialist genre.

We hope this overview is clear enough to give council some confidence in allocation of monies to gain a good design outcome and approved Development Application.

We look forward to being of assistance to you again – feel free to call if there are any further queries.

Yours sincerely



Stephen Johansson
Director, Nominated Architect – NSW Reg No 7168.

From [REDACTED]
Sent: Monday, October 16, 2023 6:16 am
To: Cr Jim Abbey <JAbbey@yass.nsw.gov.au>; Cr Kim Turner <KTurner@yass.nsw.gov.au>; Cr Mike Reid <MReid@yass.nsw.gov.au>; Cr Cayla Pothan <cpothan@yass.nsw.gov.au>; Cr Adrian Cameron <ACameron@yass.nsw.gov.au>; allanmcgrath42@gmail.com <allanmcgrath42@gmail.com>; Cr Jasmin Jones <JJones@yass.nsw.gov.au>; Cr Cecil Burgess <CBurgess@yass.nsw.gov.au>
Cc: Yass Swimming Club <swimclubyass@outlook.com>
Subject: Pool Lease/Redevelopment - background reading

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

Dear Councillors,

Further to my submission regarding: **‘Proposed Lease Agreement – Yass Memorial Swimming Pool’**

I am emailing to directly provide you with a PDF copy of the (2022) Royal Life Saving Australia released a report titled ‘The State of Aquatic Facility Infrastructure in Australia – Rebuilding our Aging Public Swimming Pools’.

It is significant that this 48-page document is current (2022) because it contains up-to-date information that can meaningfully inform decision-making about pool redevelopments such as what Yass is currently facing.

This report validates that the position of Yass Council, in relation to its swimming pool, is repeated in LGAs throughout Australia. It acknowledges the costs, provides data and comparisons of funding splits for completed pool redevelopment.

The report acknowledges the challenge of sourcing funding for these pool redevelopments, and shows that across the nation the ownership and co-contribution of local government produces best outcomes for communities.

I respectfully suggest all Yass Councillors take the time to read this document in its entirety – beyond the key messages and graphics – digest the detail and data summaries it presents. Consider why Councils across NSW and Australia are retaining pool operation and ownership, particularly in regional areas; how the needs of private operators differ from that of the general community; how the importance of indoor heated pools has grown, but 50m pools need to be retained.

This document can also help support Yass Councils future efforts to seek funding.

None of the completed aquatic facility re-developments across NSW or Australia found it easy to fund or complete their projects . . . but they were not deterred and committed to the work necessary to deliver outcomes for their communities.

Yass Council needs to make wise well-informed decisions. A Council decision as substantial as this needs to be based on more than just daunting cost figures without detail, such as we are seeing provided for pool operation or development.

Thank you for your time.

Kind regards



(see PDF report attached)

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The State of Aquatic Facility Infrastructure in Australia

Rebuilding our Aging Public Swimming Pools



ROYAL LIFE SAVING
AUSTRALIA

ABOUT ROYAL LIFE SAVING

Royal Life Saving is focused on reducing drowning and promoting healthy, active and skilled communities through innovative, reliable, evidence based advocacy; strong and effective partnerships; quality programs, products and services; underpinned by a cohesive and sustainable national organisation.

Royal Life Saving is a public benevolent institution (PBI) dedicated to reducing drowning and turning everyday people into everyday community lifesavers. We achieve this through: advocacy, education, training, health promotion, aquatic risk management, community development, research, sport, leadership and participation and international networks.

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Printed copies of this document are available upon request. Please contact:
PO Box 558 Broadway
NSW 2007 Australia
Phone: 02 8217 3111
Email: info@rlssa.org.au

The drowning prevention research of the Royal Life Saving Society – Australia is proudly supported by the Australian Government:



Australian Government

Suggested Citation:
Summers, J & Houston, R (2022) The State of Aquatic Facility Infrastructure in Australia – Rebuilding our Aging Public Swimming Pools. Royal Life Saving Society - Australia, Sydney.

ACKNOWLEDGEMENT OF COUNTRY

Royal Life Saving Society – Australia acknowledges the Aboriginal and Torres Strait Islander people of this nation. We pay our respects to their Elders past, present and emerging recognising their continued connection to land, waters and communities.



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> OUR VISION

A water-loving nation free from drowning.

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Cover: Horsham War Memorial Pool, National Library Australia

 **ROYAL LIFE SAVING**
AUSTRALIA

KEY FINDINGS: STATE OF SWIMMING POOLS

In Australia, in 2022, there are **1,306 public pools** built and owned by government and 807 publicly accessible pools provided by the private sector.



of aquatic facilities located in areas with the lowest SEIFA decile are publicly owned.



of aquatic facilities located in areas with the highest SEIFA decile are privately owned.



of aquatic facilities in regional areas are publicly owned.

The average public pool in Australia was **built in 1968**.

500 (40%) of public pools will reach the **end of their lifespan this decade**.



\$910 million annually would be the likely social, health and economic cost should 10% of aquatic facilities fail to be renewed by the end of this decade.

\$8 Billion

is needed to replace Australia's **500 aging public pools**, whose functional lifespan will end by 2030.



A further **\$3 billion** will be needed to replace facilities ending their lifespan by 2035.

\$10 Million

The basic cost to replace an outdoor swimming pool.

64%

of all renewal or new aquatic facility construction is currently financed by local government.

Many Councils struggle to afford to maintain or replace swimming pools, and increasingly councils are considering closing their pools.

4

KEY OPPORTUNITIES



Regional and remote communities are most at risk of missing out on updated or new aquatic facilities.



Rising energy costs and labour shortages pose a serious threat to the ongoing availability and sustainability of aquatic facilities across Australia.



Closing community pools is inherently very unpopular and consistently aggravates community sentiment and mobilises communities towards involvement in the political process.

Beyond a straight 'like-for-like' replacement of all aging aquatic facilities, which is likely unrealistic, several case studies show opportunities to rethink the Australian approach to aquatic facility provisioning in Australia.

These include:

- > Prioritising function over form and keeping new designs simple, modular and scalable.
- > Exploring new ways of funding swimming pool infrastructure, such as Public-Private-Partnerships, which can spread both risks and rewards.
- > Considering lowering access barriers to increase the use and impact of existing aquatic facilities. In some cases, removing entry fees has resulted in net neutral operating costs while increasing asset utilisation and social value.
- > Exploring opportunities for local governments to collaborate and partner on aquatic facility provisioning and sharing of costs and benefits.
- > Considering how the private sector can provide benefits traditionally serviced by local governments while being mindful that some activities and facilities require subsidies, such as lap swimming and recreational swimming.

5

EXECUTIVE SUMMARY

The awareness and knowledge of the significant health, social and economic benefits the aquatic sector's services deliver are increasing significantly due to the work of the Royal Life Saving Society – Australia (RLSSA) in association with PricewaterhouseCoopers Australia and Swinburne University. These organisations, and other peak bodies, have provided evidence highlighting the importance of aquatic facilities to Australia. The significant contribution that aquatic facilities deliver is now indisputable through quantifiable data, and we are also more informed about the number and the profiles of aquatic facilities across the country.

What is far less known is the state of the aquatic facilities and the likely timeframes for their upgrade and replacement. The research in this report provides us with important information about the age and condition of these important assets; however, its findings are extremely concerning.

In the next 10 years, up to 40 per cent of public aquatic facilities that local governments own will need to be replaced at a cost of over \$8 billion. While this determination is based on a sample size of 20 per cent of facilities and in some cases involves desktop assessment of the age and condition of facilities, it does provide sufficient cause to raise our serious concern that this will become a pressing issue in the near future requiring significant focus and investment.

Of the approximate 1,300 public aquatic facilities [3] across the nation that are available for swimming, most are funded and built by governments. While state and federal governments regularly make funds available for local governments to apply for through grants, they contribute to less than one-third of the total aquatic project cost on average. Consequently, based on the assessment of current aquatic infrastructure, local governments across Australia will collectively need to fund the balance of \$5.3 billion in aquatic facility capital costs over the next 10 years, assuming state and federal governments continue to make funding available at the current rate.

These facilities are essential for the provision of learn-to-swim, water therapy, leisure, physical activity and swimming, which are activities that over 5,000,000 Australians regularly attend [4]. In addition to these benefits they are places that create social cohesion [5]. They are an essential service for our communities to access now and, most importantly, into the future.

Regional and remote councils seem the most exposed, often providing multiple aquatic facilities across a large area. It has increasingly been these rural communities, but not exclusively, that have been presented with the prospect of pool closures and who have actively resisted. It is also clear from additional Royal Life Saving research that regional and remote communities are at higher risk of drowning in inland waterways and most benefit from access to swimming and water safety programs, made possible by local public swimming pools in most cases. It is clear that communities will protest at the prospect of their pool being closed and are vulnerable to the effects of pool closures – and this scenario is becoming more widespread as a large proportion of our aquatic infrastructure rapidly approaches the end of its lifespan.

Additional funding from state and federal governments is clearly the default remedy, however there are several approaches identified in this report that warrant further examination.

Options that should be strongly considered include:

- Encouraging, facilitating and potentially providing financial assistance to the private sector to reach beyond the delivery of swim lessons, and to make privately owned facilities available for recreational, leisure and fitness swimming to the broader community.
- Exploring how public and/or private schools might build and share their aquatic facilities.
- Encouraging and facilitating greater cooperation between councils.
- Better understanding how sports clubs and associations who may seek aquatic facilities for their sports might also consider collaborative approaches to the development of such facilities.
- Reviewing how state and federal governments plan and allocate funds to support aquatic facility developments.

RLSSA is now seeking to bring together representatives from the aquatic sector and governments to better understand the situation we are about to confront and to explore what the sector needs to be able to ensure all Australians continue to have access to a publicly-available aquatic facility.

The following are the objectives that RLSSA sets out to achieve through the development of this report:

- To clearly understand the state and profile of aquatic infrastructure within Australia, including historical and current contexts of aquatic infrastructure.
- To understand the key challenges and opportunities confronting the sector with respect to aquatic infrastructure.
- To effectively engage with the sector to ensure information obtained is up to date and reflective of the current environment.
- To advocate the need to address aquatic infrastructure needs across Australia, so that no child or person misses out on swimming for fun, fitness or education.



In the next 10 years, up to 40 per cent of public aquatic facilities that local governments own will need to be replaced at a cost of over \$8 billion.

6



Wangaratta Swimming Pool 7

6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions

Attachment B Combined Additional Submissions

Method and Scope

The information in this document compiles desktop research and telephone interviews with pool owners, operators, designers, builders and consultants. In addition, modelling was provided by PricewaterhouseCoopers to support conclusions drawn from a statistically significant sample size of the Royal Life Saving National Aquatic Facility Database, which assists with estimating the average age of aquatic facilities across Australia accurately.

In addition, modelling provided by Turner and Townsend and Leisure Management Excellence was used to calculate the average cost of refurbishment and/or replacement of aquatic facilities. This modelling was then used to estimate a conservative total figure needed to replace the 40 per cent of aquatic facilities which have reached or are nearing the end of their functional lifespan.

Additional information by way of literature review and case study analysis has been included to provide reference to alternative models of aquatic facility ownership and operations and support this report's main conclusions.

This report analysed the location of publicly-accessible pools against the Australian Bureau of Statistics (ABS) Socio-Economic Indexes for Areas (SEIFA) index. The SEIFA index ranks areas in Australia according to relative socioeconomic advantage and disadvantage.

The indexes are based on information from the five yearly Australian Census.

Limitations of this Review

Royal Life Saving engaged a consulting and research partner, Leisure Management Excellence, to complete the majority of this research. The analysis and findings of this report do not constitute legal advice, nor should they be relied upon as such. It is purely the opinion of Royal Life Saving and its research partner on the need for increased understanding of the state of and investment in aquatic facilities across Australia. You and/or your organisation should seek legal advice concerning any matter you and/or your organisation may have and conduct your own due diligence in relation to any matter you and/or your organisation may have.

This report comprises reviews of primarily publicly accessible information. It should be noted that some information may not be publicly accessible. For example, it is possible that some aquatic facilities identified as being in a poor state of repair may in fact have had significant investment that is not on the public record.

The findings contained in this review are not definitive or exhaustive and should not be interpreted as definitive. It is a synthesis and analysis of key data and case studies surrounding the state of the aquatic facility infrastructure in Australia.



Pimpama Pool 9



CONDENSED HISTORY OF PUBLIC POOL CONSTRUCTION IN AUSTRALIA

While it is well established that Aboriginal and Torres Strait Islander communities have a deep connection to water and are known to have participated in swimming and aquatic recreation in Australia for thousands of years, according to historians [6], Australia's early public baths were constructed in Melbourne and Sydney. One of the first was the heated Natatorium Baths in Sydney, built in 1888. Before this time, Australians bathed and swam in the many rivers, ocean beaches, lakes and dams [6].

In the 1930s, several public pools were built across Australia as governments recognised the importance of swimming as a desirable skill for all Australians to master, citing reasons of health, fitness and safety [14]. The drive to construct new pools was also due to drowning deaths in unsafe open water conditions as well as ongoing outbreaks of infectious diseases due to the unhygienic water quality of existing swimming sites [6].

Australia's international reputation for producing successful competitive swimmers also enhanced the interest in swimming pools and grew the community's acceptance of swimming as a respectable sporting and leisure pastime [6]. Family swimming was also being promoted as a pursuit to be encouraged, believing this would create better-behaved communities. Pools were becoming more modernised, and elements such as lighting, bathing boxes and even water slides were becoming more common in the late 1930s, as was the use of reinforced concrete in construction, filtration and chlorination systems [6].

Most local municipalities in cities such as Melbourne had some form of swimming pool prior to World War II. Underwater lights were often installed to enable swimming into the evening, and spectator seating was added. In 1944, a contentious Victorian government report was produced that debated the merits of seasonal outdoor pools in contrast to fully enclosed facilities, a topic that continues to be debated today [6].

Pools were generally built next to local parks and near public transport and increasingly offered bike racks. The need to better cater for children was also recognised and was consequently addressed between the 1950s and 1970s through the provision of toddler and diving pools. During this phase, the Olympics were hosted in Melbourne [6]. Along with the event came a groundswell of interest in the provision of 50-metre pools, which were constructed at various locations across the country. Between 1950 and 1959, over 50 pools were built in Victoria alone, followed by a further 70 in the 1960s. In Western Australia, a government grant program called 'The Ribbon of Blue' saw many pools built in the Western Australia Wheatbelt region during this time [6]. The 1950s, 1960s and 1970s saw enormous growth in the number of swimming pools constructed across Australia [12], which has culminated in most of these pools now being at the end of their useful life and requiring an urgent review [6].

In the 1970s and 1980s, government funding was focused on indoor aquatic facilities because they were recognised as being better able to cater for unstructured and diverse usage [6]. Government funding during these years was directed away from outdoor, single-use pools and towards indoor, multipurpose aquatic leisure facilities [6], a trend that continues to this day.

In the 1980s and into the new millennium, pool complexes, particularly indoor ones, became larger and were developed with many more leisure water spaces. Learn-to-swim pools were also becoming more prevalent, consistent with the objective of creating greater opportunities for more diverse usage by the community. This trend has continued to the current day, with indoor waterslides, wave pools and water playgrounds becoming increasingly popular, as have warm water pools and new approaches regarding the provision of rehabilitation and relaxation pools.

Over the past 60 years in Australia, pools appear to have progressed through three phases of focus in design and services, from competition and fitness to fun and leisure, and now wellness and rehabilitation.

Olympic pool, Melbourne, 1956 / Wolfgang Sievers

THE KEY ISSUE: DECADES OF DECLINE

Australians love the water, and they love their public swimming pools. This is not surprising as over five million Australians (or one in five of us) [4] regularly swim, while many others participate in a range of physical and recreational activities which are based on being able to swim.

Australia's love of water-based activities is legendary and is used to attract significant economic activity through tourism. This love affair is not just the result of the many beautiful beaches and waterways in this great land. It can also be largely attributed to the boom in the construction of aquatic facilities following the 1956 Melbourne Olympics. After the Games, a proliferation of public pools were built right across the nation, particularly in regional areas.

With over 333 million visits to public pools each year [1], we know that Australians love their swimming pools, yet many of them are under threat, particularly in regional areas. Changes to populations and demographics, a lack of local government resources, and decades of decline have seen many pools close or become under threat of closure. There would be few of us who, at some stage, have not heard of or been a part of a local 'save the pool' campaign. Members of the public fight to see these critical community assets maintained so the current and next generation of Aussie swimmers can swim, relax, have fun and exercise at these much-loved facilities.

Of these aging swimming pools, many are unable to meet their communities' needs adequately and, in some instances, are no longer operational or safe to remain open. Increasingly, many can no longer comply with Australian and Royal Life Saving standards, including filtration and circulation rates and water quality management. As a result of rusted and broken underground pipes, cracks in pool tanks and non-porous concrete pool shells, many older pools leak significant amounts of chlorinated water into groundwater, making its way into natural waterways and basins. Leaking pools are not sustainably responsible options for governments as the cost of topping up leaking pools and heating and treating water to ensure it is up to the regulated public health standards further compounds the cost crunch to maintain these critical community assets.

In many cases, no fit-for-purpose assessments have been conducted, nor have any major engineering or environmental assessments been carried out.

Over 500 Australian public swimming pools require replacing in the next 10 years.

While the life expectancy of a public swimming pool is 50 years, a small number continue to be serviceable beyond this. However, this report has found that the vast majority of the pools built during the 1950s, 1960s and 1970s are reaching or have reached the end of their operational life. In Australia, approximately 500 (or approximately 40 per cent) of public swimming pools require replacement in the next 10 years. This problem is likely to deepen and become of greater concern due to the continued population growth and increased demands on infrastructure that accompany the development of new areas.

This problem is an even greater challenge for ageing aquatic infrastructure within regional areas where 58 per cent of Australian public pools are located [1]. With demand for swimming facilities ever-increasing and the unwillingness of the Australian community to allow their pools to close, the expectation upon local government, who carry the primary responsibility for funding and maintaining aquatic facilities, will only continue to increase.

The combined operational expenditure on swimming facilities and the ever-increasing costs of replacing them places a tremendous strain on local governments to make this vital community infrastructure available. While there are state and federal government funding schemes, many councils cannot secure funding or receive amounts that provide minimal contributions towards the total project. Consequently, councils must invariably generate, on average, 60-70 per cent of the upfront capital costs of most aquatic facility developments as well as all ongoing maintenance costs.

According to an assessment by Turner and Townsend, a major Australia public swimming pool building services company, \$10 million is the minimum amount it costs to replace a relatively basic outdoor public pool (dollar amount accurate at the time of writing).

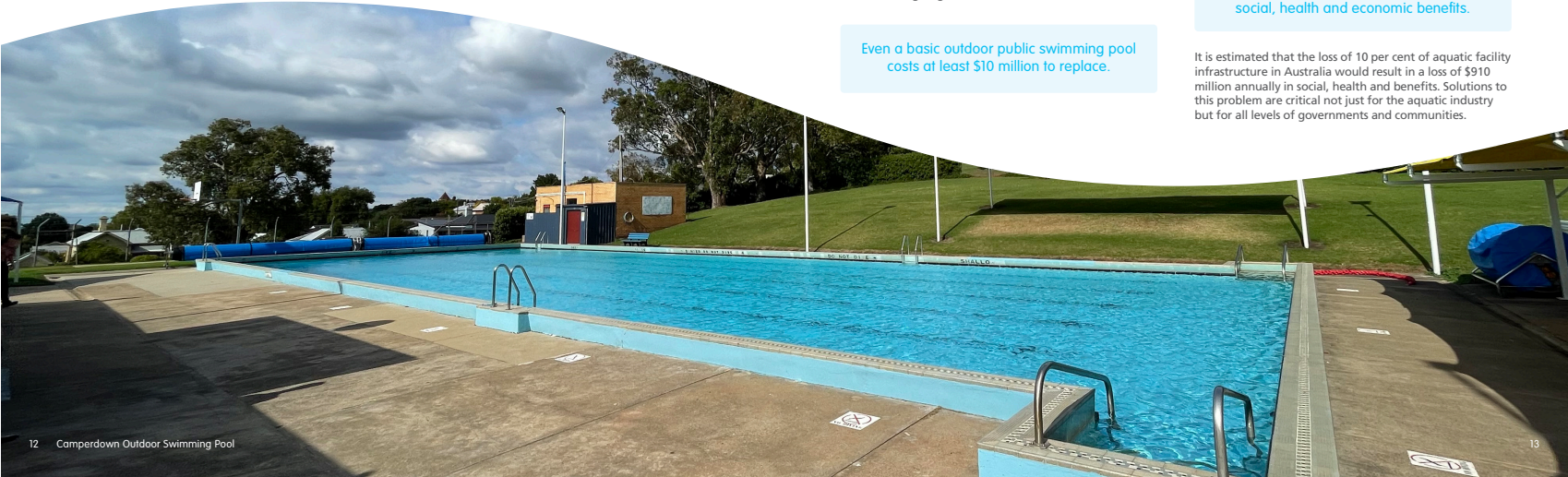
In order to replace, renew and/or upgrade the 500 pools at the end of their life, significant investment is needed and possibly the exploration of alternative service models for the delivery of aquatic facilities to be identified and implemented. Without both of these, it is likely that the number of swimming pools in Australia will significantly reduce over the coming decade. Most importantly, the opportunities for Australians to access the important social, health and economic benefits of public swimming pools will diminish. The opportunities for healthier lifestyles, social interaction and children learning to swim will be lost.

Annually, visitations will be reduced by hundreds of thousands, millions of dollars will be lost in economic benefits, and there will be an increase in health and social costs associated with the reduction in social value derived from aquatic facilities. The Australian public will likely bear the costs of inaction if there is a significant reduction in the availability of public swimming pools. This will be felt acutely in regional, remote and low-socio-economic areas, which are already in urgent need of additional support.

The loss of 10% of aquatic facilities would result in loss of \$910 million annually in social, health and economic benefits.

It is estimated that the loss of 10 per cent of aquatic facility infrastructure in Australia would result in a loss of \$910 million annually in social, health and benefits. Solutions to this problem are critical not just for the aquatic industry but for all levels of governments and communities.

Even a basic outdoor public swimming pool costs at least \$10 million to replace.



12 Camperdown Outdoor Swimming Pool

13

THE IMPORTANCE OF A HEALTHY AQUATIC INFRASTRUCTURE

There are a multitude of health, social and economic benefits that are attributable to the availability of an aquatic facility, including the opportunities they provide for children and adults to learn essential swimming and water safety skills, the contribution to healthier lifestyles and, importantly, the avenues they provide for social connections.

A recent report by PricewaterhouseCoopers (PwC) and Royal Life Saving (RLS) found that the aquatic industry contributes \$9.1 billion annually in health, social and economic benefits to Australia [3]. Another joint report by RLS and Swinburne University of Technology found that aquatic facilities and their programs play a critical role in creating social connections and reducing social isolation for at-risk community members [5].

Water Safety

As a result of the aquatic industry's activities and the work of the Australian Water Safety Council, the rate of drowning deaths in the 0 to 4 age group has reduced from 4.28 to 0.76 per 100,000 from 1998 to 2020, while within the 5 to 14 age group, the fatal drowning rate has dropped from 0.6 to 0.27 [7]. The PwC report notes that this reduction is primarily due to increased swimming capability and water safety education of children, and it was calculated that the corresponding avoidance of drowning has annual benefits valued at \$174 million in avoided health costs [3].

Education programs such as Keep Watch At Public Pools and Watch Around Water, which are now in place in most public aquatic facilities, have also reinforced the importance of child supervision which is then replicated in other settings.

Most schools now facilitate swimming and water safety programs at local pools, with these school lessons fulfilling an important role in water safety, as do the aquatic facilities' primary learn-to-swim programs. The public swimming pool is essential for the delivery of learn-to-swim for not just children but for adults to continue to build their swimming competency and confidence in the water. It also provides a place of social connection, fun and physical activity.

Access to swimming lessons and safe places to swim is undoubtedly far more challenging, if not prohibitive, for the 11 per cent of Australians who do not live within a 20-minute drive of an aquatic facility [3]. With the prospect of pool rationalisations and/or closures, this percentage will likely increase, as will the number of children that are deprived of the opportunity to learn the essential skills of being able to swim and survive.

Social Value and Impact

In the study and report by RLS and Swinburne University, it was noted that for many aquatic facility users, the pool and/or its programs may be the only opportunity for regular and genuine social interaction for many members of the community, particularly those who have been identified as being vulnerable, or at higher risk of drowning, or who do not engage in any other physical activity outside of aquatics [5]. PwC and RLS found that there is a \$4.87 social return on investment for every dollar spent on aquatic facility operations in capital cities and a \$2.18 social return in regional Australia [3]. Other benefits that were not quantified included increased social cohesion, early childhood learning and long-term enjoyment of water.

PwC has calculated the collective value of these social benefits to Australia as \$3.8 billion per year. Swimming was also noted as a sport that provides people with a 44 per cent higher increase in subjective wellbeing compared to the average for other sports [3].

The social value achieved through the programs and services delivered at aquatic leisure facilities is increasingly becoming better understood, but arguably could be better incorporated into the planning for aquatic infrastructure as is proposed by Simetrica-Jabobs in their publication titled: "Before and Beyond the Build: A Blueprint for Creating enduring social value at scale through infrastructure investments" [8]. Within the document they note: "we have a major opportunity to take a look at infrastructure investments through a collaborative and deeply strategic lens and to consider how we leverage these new models and approaches to design, deliver/build and operate infrastructure in a way that could support us to tackle some of today and tomorrow's most pressing challenges". As identified later within this report, the current funding approach appears somewhat adhoc, and not overly strategic in consideration to the significant social value that could be realised, if better planned for.

Employment

Research by RLS has shown that the aquatic industry employs 67,000 people across Australia in roles such as lifeguards, swimming and water safety teachers, aquatic technical operators, duty managers, aquatic program instructors and customer service officers. Each year, 40,000 new staff enter the aquatic sector workforce, of which 73 per cent are female. Sixty-three per cent of the workforce are casual or part-time. However, the 67,000 employees' total hours of work equate to 33,600 full-time equivalent employees [9].

An important element of the employment profile of the workforce is that approximately 22 per cent of the aquatic industry workforce are aged between 15 and 24 [10], which equates to 14,500 employees.

The total direct economic impact, which is predominantly generated through compensation paid to employees, has been estimated by PwC to be valued at \$1.4 billion annually [3].

Health Benefits

The PwC Report further established that the aquatic industry provides health benefits worth \$2.5 billion per annum [3], comprising the following benefits:

- Improved mental health outcomes
- Improved physical health outcomes
- Reduced absenteeism
- Avoidance of drownings

These health benefits are derived from the range of programs and activities available within aquatic centres, including swimming, aqua aerobics, hydrotherapy and other water-related exercises.

It has been established that 83 per cent of Australians aged 15 or over do not meet the recommended physical activity guidelines [11], and as such, aquatic leisure facilities have an enormous role to play in addressing this lack of physical activity. A weekly visit to the pool has been found to take most people out of the 'physically inactive' category and generates \$26.39 in health savings per visit [12].

For those over 65 years of age, the Aus Play Sports and Physical Activity Reports reveal that 20 per cent of this age group obtain their physical activity at aquatic facilities [4]. This is a significant contribution by the aquatic sector, noting that over 40 per cent of the disease burden is attributed to adults aged 65 and over, for whom swimming, hydrotherapy and other aquatic activities are highly-popular forms of physical activity.

The overall physical health benefits attained by the reduced occurrences of disease due to attendance at aquatic facilities have been valued by PwC at \$1.65 billion per year.

Type II diabetes, bowel cancer, uterine cancer, dementia, coronary heart disease, breast cancer and stroke are all diseases associated with sedentary behaviour. Participation at aquatic facilities can reduce the likelihood of developing such conditions. Regular exercise also reduces stress and improves the mental wellbeing of individuals. Physical activity helps reduce the risk of developing mental health conditions such as anxiety and depression by 26 per cent. The PwC report has calculated that the reduced cost of mental health conditions as a result of aquatic facilities has an annual value of \$238 million. It also notes that 11 per cent of Australian swimmers use swimming as an avenue to help improve their mental health.

As detailed in this section of the report, the benefits of aquatic facilities highlight the enormous contribution of swimming pools to the health and wellbeing of Australians. It is important to note that PwC has solely assessed the contribution of the swimming pools across Australia. However, it should be noted that public swimming pools are increasingly co-located within leisure facilities that offer health and fitness programs within gymnasiums, fitness studios and sports stadiums. This contributes significantly to social, health and economic value and the health and wellbeing of the communities in which they are located.

"Many public swimming pools are multi-purpose, with dry-based fitness, stadium and gym health, social and economic benefits not included in the research to date. These additional dry facilities contribute greatly to the health and wellbeing of the communities in which they are located and are often built around the availability of the swimming pool."

AQUATIC INFRASTRUCTURE PROFILE

There are approximately 2,113 aquatic facilities across Australia that are publicly accessible, of which 1,306 are built and owned by government and 807 are provided by the private sector [1].

This provision equates to an aquatic facility for every 12,200 people. While some areas are well serviced, regional and remote areas are less likely to be as well-catered for, and in most cases, comprise the 11 per cent of Australians who live further than a 20-minute drive to such a facility [3].

The privately owned, publicly accessible facilities are generally private swim schools that operate within privately owned or leased buildings. Swim school operations are a profitable venture that can justify the significant capital and operational expenditure required for a swimming pool. The provision of non-programmatic swimming opportunities, including lap swimming and recreational water activities, are generally not profitable and, as such, are not generally available within the privately owned, publicly accessible aquatic facilities. As such, most non-programmatic swimming activities are almost universally only available within government owned premises, often referred to as public pools.

Public swimming pools can generally be categorised in the following manner:

- Outdoor swimming pools.
- Indoor swimming pools.
- Leisure/recreation/aquatic centres with indoor pools.
- Leisure/recreation/aquatic centres with outdoor pools.
- Leisure/recreation/aquatic centres with indoor and outdoor pools.

This report analysed the location of publicly-accessible pools against the Australian Bureau of Statistics (ABS) Socio-Economic Indexes for Areas (SEIFA) index. The SEIFA index ranks areas in Australia according to relative socioeconomic advantage and disadvantage. The indexes are based on information from the five-yearly Australian Census.

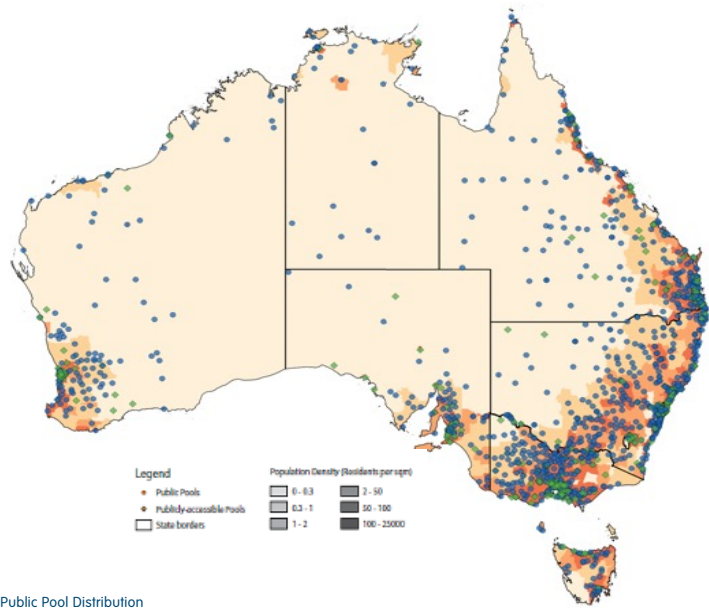
The analysis found that public pools are more likely to be located in regional areas than privately-owned swimming pools and are more likely to service lower socioeconomic areas.

The analysis of publicly-accessible aquatic facilities [1] found that:

- > 79% of aquatic facilities in areas with the lowest SEIFA decile were publicly owned.
- > 74% of aquatic facilities in areas with the highest SEIFA decile were privately owned.
- > 77% of aquatic facilities in regional areas were publicly owned.
- > Only 15% of aquatic facilities in areas with the lowest SEIFA decile were commercial learn-to-swim facilities.
- > Only 14% of aquatic facilities in regional areas were commercial learn-to-swim facilities.
- > 78% of aquatic facilities in areas in the bottom three SEIFA deciles (1-3) were publicly owned.
- > 57% of aquatic facilities in areas in the top three SEIFA deciles (7-10) were privately owned.
- > 54% of aquatic facilities in areas in the bottom three SEIFA deciles (1-3) were public outdoor swimming pools.
- > 37% of aquatic facilities in areas with the highest SEIFA decile (10) were public pools.
- > 37% of aquatic facilities in areas with the highest SEIFA decile (10) were commercial learn-to-swim pools.
- > 25% of publicly-accessible aquatic facilities in areas with the highest SEIFA decile (10) were private education institution pools or privately-owned health club pools.

State / Territory	Number of facilities			Number of people per aquatic facility	% within a 20-minute drive
	Public	Publicly-Accessible	Total		
QLD	285	168	453	11,400	85%
NSW	445	213	658	12,400	89%
VIC	290	280	570	11,750	94%
WA	129	79	208	12,800	87%
SA	76	44	120	14,750	88%
TAS	42	8	50	10,800	67%
ACT	11	12	23	18,750	100%
NT	28	3	31	7,950	63%

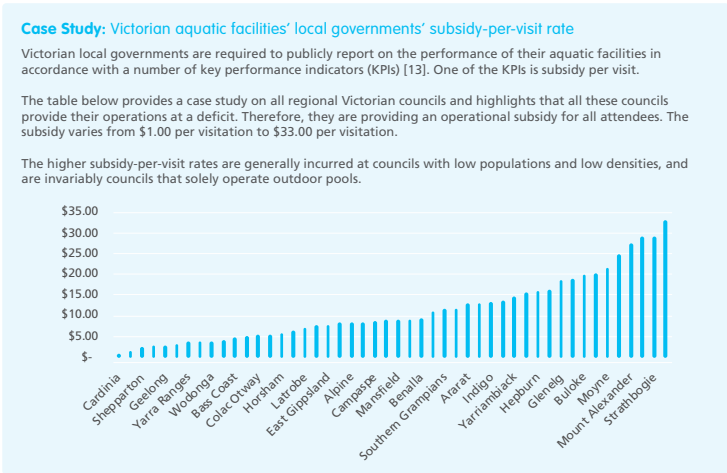
Table 1: Summary of Public and Publicly-accessible swimming pools across Australia 2022 [1]



Public Pool Distribution

AQUATIC FACILITY OPERATIONS: GENERALLY UNDERWRITTEN BY LOCAL GOVERNMENT

In addition to the significant capital costs of building and upgrading or replacing aquatic facilities, many incur operating losses that need to be underwritten by local government.



Source: Victorian Government: Know your Council: Aquatic facilities

The operating deficits requiring councils to subsidise their aquatic facilities are increasing due to a range of factors, many of which have further increased due to COVID-19. These factors include increased inflationary pressure, particularly on energy prices and employee wages, and a rising repayment rate on current borrowings.

While energy expenses, which can exceed \$1 million per year in large aquatic facilities, have significantly escalated in the past few years, other expenses, including labour costs, have also been increasing. It is now apparent that due to significant labour shortages and the need to attract staff, wage rates are likely to increase, creating even greater financial pressures. In addition, the current natural gas price inflation, the main source of public pool heating in Australia, poses a significant threat of more pool closures, and fewer resources are available to renew aging infrastructure.

Without further intervention, services are likely to be cut, compounding the loss of social, health and economic benefits to Australians due to aquatic facility operations.

While expenses continue to increase, the total income of aquatic facilities has generally decreased. This decrease is a consequence of a decline in health and fitness memberships due to the impact of COVID-19. Historically, the significant operating losses incurred in the aquatic areas have been somewhat minimised by the strong performances of the health club. However, most centres have not yet been able to regain the membership numbers they attracted pre-COVID-19.

Increased COVID-19 protocols and other increasing compliance requirements have also resulted in additional financial pressures. Councils are not only struggling with the need to maintain, upgrade or replace their facilities but with having to underwrite the annual operating deficits.

Rising energy costs and labour shortages pose a serious threat to the ongoing availability and sustainability of aquatic facilities across Australia.

AQUATIC INFRASTRUCTURE ACROSS AUSTRALIA

While there is now extensive literature on aquatic facilities and swim schools that demonstrate the important social, economic and health benefits they provide to Australians of all ages, little information exists regarding the history of renovation, value, condition, or future building and replacement requirements of these facilities.

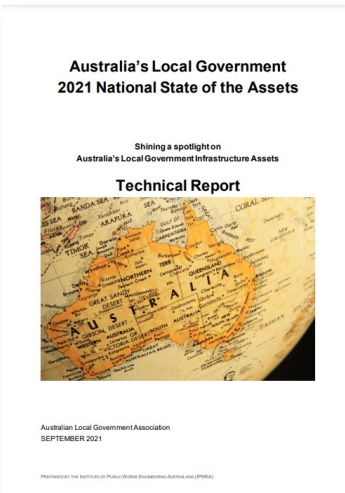
This research has undertaken desktop research on 254 facilities and conducted around two dozen case study interviews of pool owners to determine the level of investment made in public pools as a general estimate.

- Australian Local Government National State of the Assets Report**
- Australia's Local Government 2021 National State of the Assets (ALGA) report produced by the Australian Local Government Association [14] noted that at the end of the 2019/20 financial year:
- Local governments across Australia had control of a \$523 billion asset portfolio.
 - The Buildings category (including aquatic facilities) represents 16% or \$91 billion.
 - Within the buildings category, \$9.2 billion are in poor condition.
 - 10% of community infrastructure assets are in poor condition.
 - 9% have poor function requiring an upgrade.
 - 9% have poor capacity and/or utilisation.
 - Councils in rural and remote areas are more likely to hold an 'older' stock of infrastructure assets.

The Report Notes:

"Despite a steady increase in renewal spending, the proportion of local government infrastructure in poor condition was not going down, indicating an increased need for councils to move into a major renewal phase over the coming 20 years to sustain service levels."

The information in the ALGA report provides a valuable, high-level insight into local government infrastructure but does not provide detailed information which enables a clearer understanding of the state of aquatic facilities' infrastructure.



AQUATIC INFRASTRUCTURE ACROSS AUSTRALIA

Infrastructure Australia
Infrastructure Australia is the nation's independent infrastructure advisor that was established in 2008 to advise governments, industry and the community on the investments and reforms needed to deliver better infrastructure for all Australians.

The organisation's vision for 2036 is to have infrastructure that improves the sustainability of the country's economic, social, environmental and governance settings, builds quality of life for all Australians, and is resilient to shocks and emerging stresses.

Infrastructure Australia has developed a reform agenda within their report titled: 2021 Australian Infrastructure Plan, which focuses on population growth, adaptation to climate, risk, building resilience, stimulating employment, driving economic productivity, embracing a diversity of places and social equity [15].

The plan specifically addresses social infrastructure, noting that the arts, culture and recreation facilities define Australian cultural identity. Furthermore, the plan recognised that the public spaces (such as parks and waterways) improve physical and mental health and make communities more liveable.

The report's key findings and recommendations are summarised below.

Australian Infrastructure Plan - Key Finding
Governments should strategically coordinate, plan and evaluate the delivery of social infrastructure and ensure consistent and standard approaches to delivery and planning.

Recommendations:

 All levels of government should collectively plan to bring these areas to life by including them in transport planning and precinct development and renewal.

 A consistent national social infrastructure valuation framework needs to be established to appropriately capture, prioritise, measure and assess the total economic value of social infrastructure so investment is more effective.


 Governments should take a considered, strategic and standardised approach to evaluating the quadruple-bottom-line benefits of social infrastructure sectors by considering both their separate and their combined economic value.

 Social infrastructure assets should be multi-functional so different groups can use them for different purposes. Good examples are school facilities such as halls, pools and sporting fields, in both the public and private sectors.

 **Infrastructure Australia** August 2021

Reforms to meet Australia's future infrastructure needs

2021 Australian Infrastructure Plan



Priorities and Reforms to strengthen our nation's future

The costs of failing to provide the necessary aquatic infrastructure can have a significant impact on the prevalence and impacts of preventable disease.

"Recreational infrastructure such as playing fields, swimming pools and sports centres help to relieve the significant economic burden of preventable disease on the health system by encouraging physical activity.

These infrastructure assets also contribute to a healthy community by providing a hub for connection. A 2019 Australian study found the burden of physical inactivity on annual health expenditure can be as high as \$840 million. It also costs the economy up to \$15.6 billion in annual production losses" [16]

In 2020, about a half of all local councils who had responsibility for a building portfolio had an asset management plan in place to help prioritise their capital and operations/ maintenance investments. This is the same result as in 2015 [14]. The Institute of Public Works (IPWEA) do however argue within their white paper titled: "Best Practice Asset Management of Essential Public Infrastructure" [17] that there is a significant need in Australia to improve the skills of asset managers and government's approach to infrastructure planning, recommending the following actions be taken:

1. All levels of government commit to educational programs that raises the capacity and asset management practice (to achieve an industry wide uplift in skills)
2. Federal and state governments reactivate the Local Government Financial Sustainability – National Consistency Frameworks (and report on the outcomes), to improve asset improvement decisions
3. Federal government to require certain levels of proficiency in asset management practice when providing funding to state and local government
4. State and territory governments audit the long term financial plan of each local government to ensure alignment with the asset management plan lifecycle forecasts
5. Local government be required to audit and report the state of their infrastructure as a requirement to receive federal grants
6. Asset management to be recognized as a profession

Note: The recommendations have been summarised. Refer to the white paper for the recommendations in their entirety [17].

6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions

Attachment B Combined Additional Submissions

FEDERAL FUNDING

National funding for aquatic facility infrastructure (previous five years)

Federal Government funding for the past five years has fundamentally been available through three main schemes.

1. Local Roads and Community Infrastructure Fund
The Local Roads and Community Fund was a \$2.5 billion scheme that provided funds in three phases, commencing in July 2020 and concluding in October 2021.

The primary objective of the fund was to:

- Strengthen the sustainability, capacity and diversity of our cities and regional economies, including facilitating local partnerships between all levels of government and local communities, implementing reforms that stimulate growth and providing grants and financial assistance.

The intended outcomes of the LRCI Program were to:

- Provide stimulus to protect and create local short-term employment opportunities through funded projects following the impacts of COVID-19.
- Deliver community benefits, such as improved road safety, accessibility and visual amenity.

Reporting on the allocations of these funds provides details regarding the local governments that received funding. However, minimal information is available regarding the nature of the projects funded. It would seem that while the funds did include community infrastructure, the program details did not specifically reference aquatic or leisure facilities, and the examples did not align with aquatic facility building or redevelopment works.

2. Building Better Regions

The Building Better Regions funding scheme had two main streams:

- The Infrastructure Projects Stream: Supports projects that involve the construction of new infrastructure, or the upgrade or extension of existing infrastructure
- The Community Investments Stream: Funds community development activities including, but not limited to, new or expanded local events, strategic regional plans, leadership and capability-building activities

The program consisted of six rounds of funding, totalling \$1.334 billion. The first round commenced in January 2017, and the final round will conclude in mid-2022.

Detailed information regarding the successful applicants, the funds they received, and a project description are available (round six grants have yet to be allocated).

A review of the first five rounds reveals that some aquatic centres were funded and that the total amount of the first five rounds was \$38.64 million, or 3.4 per cent of the available funds. The allocation to aquatic facility works per round is as follows:

Round	Total Funds - \$ Mil	Funds allocated to aquatic Projects - \$ Mil	% of funds allocated to aquatic projects
1	220	7.7	4.7%
2	208	11.5	5.5%
3	197	4.9	2.5%
4	205	5.24	2.6%
5	294	9.3	5.6 %

Table 2: Building Better Regions Grant Funding (2017 – 2022)

Aquatic Facility Infrastructure Projects Funded Through The Building Better Regions Program

Round	Funded Entity	Project Title	Project Description	Location	State	Amount Funded	Total Project value
1	Lachlan Council	Tottenham Pool Multipurpose Facility Project	Construction of a café with an outdoor dining area, office with first aid facilities and upgrade to existing amenities including toilets and change rooms.	Tottenham	NSW	\$181,450	\$461,450
1	Spinal Life Australia Ltd	Construction of the Spinal Life Healthy Living Centre, Cairns QLD	A purpose-built Centre to provide allied health services for people with spinal cord injuries and other disabilities. The Centre will include, a hydrotherapy pool and gymnasium.	Cairns North	QLD	\$4,400,000	\$8,800,000
1	Shire of Northam	Northam Aquatic Facility	Construction of the new Northam Recreation Centre, that will include a 50 meter, 8 lane outdoor public swimming pool and family leisure pool	Northam	WA	\$3,200,000	\$8,060,000
2	Blayney Shire Council	Blayney CentrePoint Sports and Leisure Facility Upgrade	The project will upgrade the facility including disability upgrades and upgrade to the 'learn to swim' pool.	Blayney	NSW	\$1,900,000	\$3,890,000
2	Apollo Bay Aquatic Centre Inc	Making a Splash: Community Pool becomes indoor, heated Aquatic Centre	The project will upgrade the existing outdoor 25m community pool into an indoor, heated facility for all year swimming.	Apollo Bay	VIC	\$180,000	\$400,150
2	Wangaratta Rural City Council	The Wangaratta Aquatic Plan for the Future.	The project will redevelop and update the Wangaratta Indoor Sport and Aquatic Centre to include a 50m outdoor pool, splash play area and indoor hydrotherapy pool.	Wangaratta	VIC	\$4,400,000	\$12,503,500
2	Shire of Toodyay	Toodyay Sport and Recreation Precinct	The project will develop a sport and recreation precinct that will include sporting fields, change rooms and an aquatic centre in the Toodyay region of Western Australia.	Nunile	WA	\$4,710,000	\$11,785,670
2	Shire of Trayning	Redevelopment of Trayning Aquatic Centre	The project will redevelop and expand Trayning's Aquatic Centre into a multi-user facility to include alfresco dining, café, shelter, meeting room, change rooms and multi-purpose space.	Trayning	WA	\$363,317	\$734,635
3	Barossa Village Inc	Community Hydrotherapy Pool	The project will construct a community hydrotherapy pool facility for the Allied Health Centre affordable outcomes for the community.	Nuriootpa	SA	\$400,000	\$1,044,908
3	Griffith City Council	Griffith Regional Sports Precinct (Stage One) - Westend Oval/ GRLAC	The project will establish a Regional Sports Hub facility through the expansion and revitalisation of the Westend Oval and Regional Aquatic Centre	West Griffith	NSW	\$4,500,000	\$24,800,000
4	Shire of Jerramungup	Jerramungup Swimming Pool Upgrade Project	The project will deliver a new public swimming pool and supporting infrastructure to replace current pool facilities	Jerramungup	WA	\$2,100,000	\$4,200,000
4	Armidale Regional Council	New England Regional Hydrotherapy Centre (NERHC)	The project will provide a new hydrotherapy pool precinct within the Armidale Monckton Aquatic Centre.	Armidale	NSW	\$2,316,224	\$3,773,819
4	Lachlan Council	Lake Cargelligo Swimming Pool Amenities Upgrade	The project will replace the existing dilapidated 1970s amenities building with a modern, low-maintenance facility.	Lake Cargelligo	NSW	\$825,000	\$1,100,000
5	Blue Mountains City Council	Katoomba Swimming Pool upgrade project	The project will upgrade an existing public pool and its surrounds.	Katoomba	NSW	\$499,000	\$998,000
5	City of Palmerston	Construction of SWELL (Swimming, Wellness, Events, Leisure, Lifestyle)	The project will renovate and upgrade an aquatic centre.	Moulden	NT	\$5,000,000	\$15,000,000
						\$34,974,991	\$97,552,132

Table 3: Building Better Regions Grants Scheme: Funded Aquatic Facility Infrastructure Projects (2017 - 2022)

6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions

Attachment B Combined Additional Submissions

3. Female Facilities and Water Safety Stream Program

The objectives of the grant were to:

- Remove barriers to participation for women in sport.
- Increase access to community swimming facilities.

The intended outcomes of the grant were:

- An increase in sporting facilities that provide female change rooms and amenities.
- An increase in the number of girls and women participating in sport at all levels.
- An increase in community swimming facilities.

Note: this program did not permit local government to apply.

Grant Funding Breakdown:

- 2019-20 FY \$20 M (GST exclusive)
- 2020-21 FY \$40 M (GST exclusive)
- 2021-22 FY \$40 M (GST exclusive)
- 2022-23 FY \$50 M (GST exclusive)
- Total \$150 M (GST exclusive)

The following lists all projects that were funded under this scheme:

Funding Recipient	Project Title	State	Description	Amount (\$M)
City of Mandurah	Mandurah waterfront pool	WA	Construction of a new estuary pool on the eastern foreshore	7
Coffs Harbour City Council	Sportz central upgrades	NSW	Upgrade and expansion to provide an additional court and improvements to the existing facility	6.3
North Sydney Council	North Sydney swimming pool	NSW	Redevelopment of the pool and amenities	10
Richmond Valley Council	Casino pool	NSW	Upgrade of pool area and change rooms	3.2
City of Swan	Ellenbrooke Pool and Recreation Centre	WA	Construction of a 25 m Lap pool, learn to swim pool, informal pools and other stadium and group fitness works	25
City of South Perth	South Perth aquatic Centre	WA	To provide an integrated multipurpose sport and recreation facility with indoor and outdoor Aquatics	20
The Uniting Church	The Lakes college swimming pool development	QLD	The construction of a 25 m swimming pool and facilities	2
Greater Geelong City Council	Bellarine aquatic Centre pool	Vic	Construction of a new 50 m swimming pool and associated amenities	10
Port Macquarie Tidal Pool Committee	Port Macquarie tidal pool	NSW	Construction of a title pool and associated amenities	4.5
Georges River Council	Kogarah War Memorial swim pool	NSW	Replacement of current leaking pool	5
Surf Coast Shire Council	Torquay pool	Vic	Construction of an indoor swimming pool and facilities	20
City of Wanneroo	Northern suburbs aquatic facility	WA	Details to be determined pending outcome of feasibility study	5
TOTAL				118

Table 4: Female Facilities and Water Safety Stream: Funded Programs (2019 – 2022)

Further to the availability of defined Federal Government funded grant schemes, it is common during election cycles for political parties to commit to funding local, state and national programs and capital works. The following are aquatic facility developments that, during the election campaign, the Australian Labor Party (who subsequently formed a majority government) committed to:

Name	Additional \$ (M)	State / Territory
Alkimos Aquatic and Recreation Centre	25	WA
Boyne Tannum Aquatic Recreation Centre	15	QLD
Carnegie Memorial Swimming Pool	15	VIC
Casuarina Pool	7.5	NT
City of Kingston Aquatic and Leisure Centre	20	VIC
Diamond Creek Outdoor Pool	1.5	VIC
Ellenbrook Swimming Pool	5	WA
Fawcner Pool	0.5	VIC
George Town Aquatic Centre	15	TAS
High Wycombe Community, including Aquatic Centre	Unclear	WA
Kalgoorlie-Boulder Outdoor Pool	8	WA
Katherine Aquatic Centre	10	NT
Leichhardt Park Aquatic Centre	1	NSW
Noble Park and Dandenong swimming pools	20	VIC
North Bellarine Aquatic and Leisure Centre	20	VIC
Total	163.5	

Table 5: Australian Labor Party Election Commitments to Aquatic Facility Infrastructure during the 2022 Election Campaign (2022)

The state and territory distribution for the two Federal Government funds where aquatic facility funding can be established, as well as the ALP federal election commitments, are as follows:

	Building Better Regions	Female Facilities and Water Safety	Government Election Commitments	Total
NSW	\$10,221,674	\$29,000,000	\$1,000,000	\$40,221,674
WA	\$10,373,317	\$57,000,000	\$38,000,000	\$105,373,317
NT	\$5,000,000	\$0	\$17,500,000	\$22,500,000
VIC	\$4,580,000	\$30,000,000	\$77,000,000	\$111,580,000
QLD	\$4,400,000	\$2,000,000	\$15,000,000	\$21,400,000
SA	\$400,000	\$0	\$0	\$400,000
TAS	\$0	\$0	\$15,000,000	\$15,000,000
ACT	\$0	\$0	\$0	\$0
	\$34,974,991	\$118,000,000	\$163,500,000	\$316,474,991

Table 6: State distribution of all federal government funded or commitments to Aquatic Facility Infrastructure in the past 5 years (2017 – 2022)

6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions

Attachment B Combined Additional Submissions

STATE FUNDING

In addition to Federal Government funding opportunities, state governments also have funds available for local government programs and capital works. As the following summary of state funding opportunities highlights, there is significant diversity in the total amount of funds, the amounts per project, and the specificity of the funds to aquatic facilities from state to state. On face value, no government has a specific stream of funding which is dedicated to aquatic facilities. Although many state and territory funds are more broadly available for regional projects, local infrastructure, or alternatively to cover the range of sports and recreational activities, such as the recently announced Multi-Sport Community Facility Fund in New South Wales Month/Year.

It is also important to note that the various schemes are not recurrent but instead available for one to three years, with long-term predictability regarding future funds rarely a feature of such schemes.

New South Wales

Infrastructure Grants: Sport and Recreation
Grants of between \$50,000 and \$300,000.
Specific reference to the funding of swimming pools.

Restart NSW Fund
\$2.2 billion funding 750 local projects.
Includes funds for local and community infrastructure projects being delivered by local government, non-government organisations and other entities.
Primarily funds health, water, roads, education and tourism.

The Greater Cities and Regional Sport Facility Fund
Provides grants from \$100,000 to \$1 million for projects such as lighting, amenity and changeroom upgrades.

NSW Regional Sports Infrastructure Fund
Provides grants of between \$1 million and \$10 million for regional sports hubs or regionally significant sports facilities.

NSW Multi-Sport Community Facilities Fund
Provides grants of between \$1 million and \$5 million to a range of organisations which provide community sport, sporting associations and organisations providing sport and recreation programs.
Fund total: \$200 million.

Northern Territory

Remote Sports Program
Primarily funds programs rather than infrastructure.

Queensland

Sport and Recreation- Queensland Recreation Centres
2021/22 fund total: **\$2.4 million.**

Sport Female Facilities Program
Fund total: **\$15 million.**

Sports Infrastructure Program
2021/22 Fund total: **\$8.7 million.**

Active Gameday Projects Fund
Fund total: **\$9.7 million.**

Projects funded: 104
Example: Heating for Mareeba Aquatic Centre

South Australia

Local Government Infrastructure Partnership Program
Fund total: **\$100 million.**

Funding is provided dollar for dollar. Therefore this funding provides for \$200 million of works.

Proposed infrastructure projects must contribute to the future economic growth of the region, support the Government's Growth State agenda, improve local infrastructure facilities for businesses and community organisations to enable them to grow in the future, or upgrade key community facilities.

Tasmania

Infrastructure Fund (Dept of State Growth)
127 Projects funded. One aquatic project awarded funds.
Huonville Pool shade structure for \$50,000

Victoria

The Regional Infrastructure Fund
Provides funding of between \$20,000 and \$3 million excluding GST.

Fund total: \$88 million.

Provides grant opportunities across five funding streams:

- Indoor stadiums and aquatic facilities.
- Female-friendly facilities
- Community sports lighting.
- Community facilities.
- Planning.

Community Sports Infrastructure Loans Scheme

Provides organisations access to government-guaranteed loans of between \$500,000 and \$10 million for community sport and recreation infrastructure.

Western Australia

Community Sporting and Recreational Facilities Fund
Administered by the Department of Local Government, Sport and Cultural Industries.
Fund total: \$12.5 million.



6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions

Attachment B Combined Additional Submissions

LOCAL GOVERNMENT FUNDING

Key Points:

- Local governments contribute the majority of capital investment in new aquatic facility construction at 64 per cent.
- State and federal governments contribute lesser shares respectively.
- The contribution level for each project and/or each level of government is inconsistent.

To better understand the general level of funding that each tier of government provides for aquatic infrastructure, a review has been undertaken to examine the funding composition. The review included 14 recently funded projects or projects that have been committed.

As the table highlights, the funding of new and redeveloped aquatic facilities varies considerably from project to project. However, the majority of capital costs are borne by local government in most cases.

64%

of all capital investment in new aquatic facilities is contributed by local governments

PROJECT	LOCAL GOVT (\$ M)	STATE GOVT (\$ M)	FEDERAL GOVT (\$ M)	BUSINESS (\$ M)	TOTAL PROJECT (\$ M)
Yawa Rosebud Aquatic Centre (Vic)	45		5		50
Northern Aquatic and Community Hub (Vic)	44.84	8.5	8.26		61.6
Surf Coast Aquatic and Health Centre (planned) (Vic)	5.25	13.5	20		38.75
North Bellarine Aquatic Centre (Vic)	5.5		10		15.5
Parramatta Aquatic Centre (NSW)	50.1	38.5			88.6
Goulburn Aquatic Centre (NSW)	20	10			30
Batemans Bay Regional Aquatic, Arts and Leisure Centre Proposed (NSW)	4	26	25		55
Pimpama Sports Hub (QLD)	94				94
Mount Morgan Aquatic Centre (QLD)	2	4.5			
Southern Cross Aquatic Centre (WA)	4.9	0.7		0.05	5.65
Exmouth Paltridge Memorial Swimming Pool (WA)	3.45	0.75			4.2
Salisbury Recreation Precinct/ Outdoor Pool (SA)	7.2	7.2			14.4
Doone Kennedy Hobart Aquatic Centre (Tas)	0.75	2.65	3.4		6.8
Casuarina Aquatic and Leisure Centre proposed (NT)	25				25
TOTAL	311.99	112.3	71.66	0.05	489.5

Table 7: Composition (\$) of 3 tiers of government contributions towards recently funded aquatic infrastructure projects (2019 – 2022)

PROJECT	LOCAL GOVT	STATE GOVT	FEDERAL GOVT	BUSINESS
Yawa Rosebud Aquatic Centre (Vic)*	90%		10%	
Northern Aquatic and Community Hub (Vic)	73%	14%	13%	
Surf Coast Aquatic and Health Centre (planned) (Vic)	14%	35%	52%	
North Bellarine Aquatic Centre (Vic)	35%	0%	65%	
Parramatta Aquatic Centre (NSW)	57%	43%		
Mount Morgan Aquatic Centre (QLD)	67%	33%		
Goulburn Aquatic Centre (NSW)	67%	33%		
Batemans Bay Regional Aquatic, Arts and Leisure Centre Proposed (NSW)	7%	47%	45%	
Pimpama Sports Hub (QLD)	100%			
Southern Cross Aquatic Centre (WA)	87%	12%		1%
Exmouth Paltridge Memorial Swimming Pool (WA)	82%	18%		
Salisbury Recreation Precinct/ Outdoor Pool (SA)	50%	50%		
Doone Kennedy Hobart Aquatic Centre (Tas)	11%	39%	50%	
Casuarina Aquatic and Leisure Centre proposed (NT)	100%			
AVERAGE CONTRIBUTIONS	64%	23%	15%	0%

Table 8: Composition (%) of 3 tiers of government contributions towards recently funded aquatic infrastructure projects (2019 – 2022)

6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions

Attachment B Combined Additional Submissions

CURRENT COSTS OF INFRASTRUCTURE MAINTENANCE/REPLACEMENT

Key Points:

- Over \$8 billion is needed this decade to maintain the current aquatic facility provisioning in Australia.
- It is estimated that around 500 council-owned aquatic facilities will require replacement within the next 10 years based on their age and the level of maintenance/renewal investment across the sector.
- The cost for these facilities to be replaced or renewed at today's dollar will be in the vicinity of \$8 billion to \$8.3 billion.
- Those aquatic facilities requiring replacement in 10 to 15 years will require up to a further \$3 billion.

The methodology applied to determine the approximate capital costs for the replacement of ageing aquatic infrastructure commenced with an initial audit of the 2020 Royal Life Saving Society - Australia database of all Australian aquatic facilities, with a primary focus on the public facilities owned by local government. The audit established that as at June 2022, there were 1,263 local government aquatic leisure facilities (indoor and outdoor) across Australia.

A desktop condition and scale/size assessment was undertaken on 254 of these facilities, representing 20 per cent of all public facilities, and included facilities across all states and territories. They were selected in proportion to the distribution of pools across the country. The condition assessment of the facilities was based on the age of the pools with consideration to major maintenance, upgrades and refurbishment work that the council had made public.

Pools that were over 40 years old and that had no major works undertaken were classified as in poor condition and likely requiring replacement in the next 10 years.

All 254 sample pools were also graded from Level 1 to Level 7 based on the size and scope of facilities. From a single outdoor pool graded as a Level 1 centre to a centre with an indoor 50-metre pool, three additional indoor water spaces and an equivalent dry area footprint rated as a Level 7.

An average replacement cost for all seven levels of pools was then established based on the advice of an experienced quantity surveyor (Turner and Townsend). They provided an approximate mid-point cost for replacement of each based on budgets and actual capital works for each facility level.

The results from the 20 per cent of pools assessed were then extrapolated across the total of 1,263 pools to establish likely costs for future works on all public aquatic facilities.

These replacement costs do not include new aquatic facility requirements for those suburbs and towns with significant population growth and warrant further aquatic infrastructure.

Victoria and New South Wales have the most significant needs within the next 10 years, with both requiring in excess of \$2.5 billion to replace aquatic facilities that will no longer be operational, safe or align with community expectations.

Ageing aquatic infrastructure and the current challenge of the requirement for significant investment are not unique to Australia. England, which had a similar boom in building aquatic facilities in the 1960s and 1970s, finds itself in a very similar situation.

In 2021, Sports England commissioned a report titled *A Decade of Decline: The Future of Swimming Pools in England*. It highlighted the fact that based on an average lifespan of 38 years, aquatic facility numbers in the past decade declined by 67 and that if continued, the total number of pools could reduce by 2,000 pools or 40 per cent in the next 20 years.

This would result in 3.86 million people being "shut out of the activities they love" [18].

Up to \$8. Billion is required for the replacement of ageing aquatic infrastructure in the next 10 years



POOL CLOSURES

- Key Points:
- Many Councils struggle to afford to maintain or replace swimming pools and attempt to close community pools.
 - Closing community pools is inherently very unpopular, consistently aggravating community sentiment and mobilises communities towards involvement in the political process.

As pools age, the prospect of closures appears to be becoming more prevalent.

The Campaspe Council in northern Victoria has been forced to consider rationing their pools after they proposed to close up to seven of their eight outdoor pools, including Colbinabbin, Lockington, Tongala and Stanhope. The Council has estimated it would cost more than \$8 million to continue running all eight pools over the next 15 years, putting their future as a council at risk. Due to enormous community pressure, the Council have deferred a decision regarding the future of these pools [19].

Further north in Bendigo, the community fought to save the Golden Square Pool from demolition in 2013 [20] , while residents from Strathbogie Shire in north-east Victoria have developed working groups to create their own pool rescue plans [21].

Across the New South Wales border at the Greater Hume Council, two pools (Henty and Holbrook Pools) are being considered for closure however have now been saved through a Federal Government grant that eased the financial pressure [22].

Recently, the Wattle Range Council in South Australia announced it would allocate \$250,000 to build new recreational facilities in Nangwarry rather than spend an estimated \$400,000 to upgrade the town's ageing pool. A Save the Nangwarry Pool online campaign attracted more than 1,000 people, more than double the town's population [23]. This type of community campaigning frequently occurs when pools are flagged for closure.



Riverina Herald, "700 Dip Into Pool Petition" 4th May 2016



Herald Sun Article: "Campaspe Council: Pools in 7 country Vic Towns to Close" 15th January 2022



Photo: Pines Forest Aquatic Centre, Rebuild the Pool Campaign



CASE STUDY 1: GURRI WANYARRA WELLBEING CENTRE – VICTORIA

The City of Greater Bendigo opened the Gurri Wanyarra Wellness Centre in October 2018. The facility is located in Kangaroo Flat, six kilometres north of the Bendigo CBD. The Council own another aquatic facility in Eaglehawk but have no aquatic facility in central Bendigo, which is naturally the geographic centre of Greater Bendigo.

The facility cost Council \$32.2 million to build, which stands out as an exceptionally low cost for the range of facilities when comparing the capital costs to other similarly-sized facilities built in Australia in the past three years. While Gurri Wanyarra is of a similar footprint and contains similar amenities and facilities to Gunyama Park Aquatic and Recreation Centre in the City of Sydney, the costs were less than a third of the City of Sydney facility.

The City of Bendigo was committed to minimising costs and did so based on a primary focus of simplicity in design. Council have described the design as “building a box”, not dissimilar to a warehouse. This approach to design ensured that architectural costs were minimised and the lack of complexity of the building enabled local tradespeople to undertake the majority of the building works at lower rates than if larger companies had been engaged from Melbourne or Sydney.

The simpler design also enabled Council to assume full responsibility for project management. It has been subsequently acknowledged that the approach may have contributed to some increased operational costs relating to maintenance and utilities. However, it has been the source of great interest from several other councils looking at aquatic infrastructure replacement and eagerly seeking to understand how capital costs can be minimised.

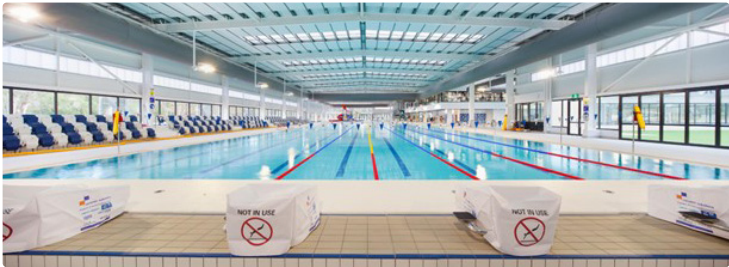
Gurri Wanyarra Wellness Centre is a state-of-the-art health and leisure facility that offers the following facilities [24]:

- Indoor 50-metre, 8-lane heated pool with moveable boom
- Warm water pool
- Spa, sauna and steam room
- Learn-to-swim and toddler’s pool
- Fully equipped 560-square-metre health club
- Group exercise
- Childcare
- Cycling studio
- Zero depth splash park area
- Birthday parties
- Cafe
- Exercise physiology
- Personal training

A key feature of the facility’s service offering is an allied health program that is fully integrated with the health and fitness services. Belgravia Leisure, which manages the centre, created a then-industry-leading partnership with an allied health provider. The partnership was the first of its kind in formally integrating general practitioners and other allied health professions within a community leisure and aquatic facility.

Within this one-stop structure, the theory is that a community member can complete their journey to better health from early diagnosis through to engagement in physical activity as prescribed by their exercise physiologist (EP). The initiative also provides opportunities for the advancement of research concerning the link between chronic illness and the preventative physical activity services that can significantly improve such conditions.

Gurri Wanyarra Wellbeing Centre





CASE STUDY 2: BALGO POOL – WESTERN AUSTRALIA

In Western Australia there are remote communities where the State Government have taken a leadership role in the construction and operation of public swimming pools.

Balgo is one of Australia's most remote Aboriginal communities, located in the south-east Kimberley, approximately 1,780 kilometres north-east of Perth and 900 kilometres south-southwest of Darwin. The community, with a population of around 460 people, lies on the northern edge of the Great Sandy Desert and on the western edge of the Tanami Desert

- The Balgo swimming pool features:
- 25 x 6-lane lap pool
 - 10m x 6m dedicated LTS area
 - Walk-in beach entry
 - Separate toddlers pool with spray features
 - Full shaded
 - Grassed areas and BBQ
 - Toilets and changerooms
 - Building containing plant room, first aid, office space and storage.

Work commenced on the Balgo pool and facilities in September 2018, and the project was completed on 29 March 2019 at the cost of \$7 million.

During its construction phase, the Balgo pool provided employment opportunities for 17 members of the community, including eight apprentices.

Funding for these pools aligns with the state government's health, education and community development portfolios. Health research found the incidence of skin sores and ear infections decreased and the application of a no-school, no-pool policy by school principals increased in school attendance. Further benefits include increased physical activity levels and enhanced community cohesion. The Royal Life Saving Society of WA (RLSSWA) also delivers vocational training along with mentoring and traineeship opportunities. Pool entry is free.



CASE STUDY 3: GUNYAMA PARK AQUATIC AND RECREATION CENTRE – NEW SOUTH WALES

The Gunyama Park Aquatic and Recreation Centre is the largest pool complex built in Sydney since the 2000 Olympics.

The City of Sydney approved the project in 2015 along with a \$50 million budget. However, the final project budget was \$106 million following delays and construction cost increases.

Tenders were called for, and the final winning design was selected due to its sustainability and seamless integration of an urban beach pool into a park and surrounding native landscape, inspired by the area's former wetlands.

Situated in Zetland, in the City of Sydney's new Green Square development, the expansive, state-of-the-art complex is said to be Australia's most accessible and sustainable facility of its kind.

The centre is the first in Australia to hold a Green Star rating. Gunyama Park is now recognised as a leader in sustainability, featuring an energy co-generation system to heat and power the centre, significantly reducing its carbon footprint and making it cheaper to run each year. Solar panels on the centre's roof are connected to the local electricity network, allowing any surplus electricity to power buildings in the neighbouring community and cultural precinct [26].

Gunyama Park Aquatic Centre features:

- 50-metre heated outdoor pool set within a larger, irregular-shaped artificial beach pool
- 25-metre heated indoor program pool for swimming lessons
- Indoor leisure pool with a range of interactive toys, including water spraying devices and tipping buckets
- Heated hydrotherapy pool
- Health and fitness centre and covered outdoor yoga deck
- A full-size outdoor synthetic multipurpose sports playfield
- A fully equipped gymnasium and outdoor training circuit

Editor note: This facility's inclusion as a case study is not due to the financial model but rather its approach to sustainability and accessibility.

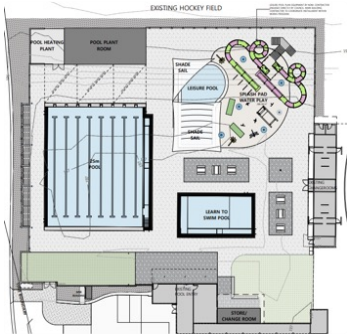
CASE STUDY 4: SCOTTSDALE AQUATIC CENTRE (DORSET COUNCIL, TASMANIA)

The Scottsdale Aquatic Centre, located in Tasmania's north-east, was officially opened in December 2021. The Dorset Council redeveloped the outdoor aquatic facility at the cost of \$7 million. The upgrades included refurbishment of the Centre's eight-lane, 25-metre pool, a learner's pool, a toddler's pool for children under five years of age and an outdoor water play area (the largest in Tasmania), featuring small and larger slides and water dump buckets.

According to the media reports, the upgrade was long overdue, as the pool was probably 15 years past its use by date, and the upgrades are giving it a new life. The upgrade was made possible by a \$3 million grant from the Tasmanian Government, with the remaining \$4 million funded by the Dorset Council [27].

Unlike most public pools, the pool has historically been free for the public to access and continues to have no entry fee following the redevelopment. The Council's primary objective is to see that the usage of the facility is maximised, and it is the Council's view that to charge entry fees is incongruent with this objective.

The Southern Grampians Council in Western Victoria has also trialled free entry before permitting free entry to all eight of their outdoor pools. Initial results have indicated that the net costs of operation have not been significantly impacted. Noting the reduced staffing costs at reception and based on subsidy per visit, their performance has improved significantly since the introduction of free entry due to the marked increase in attendances.



Scottsdale Pool (The Examiner, 27th November 2021)



CASE STUDY 5: PIMPAMA SPORTS HUB (CITY OF GOLD COAST, QUEENSLAND)

Pimpama Sports Hub is an integrated aquatic, sporting and community precinct that provides significant social and community benefit to the northern Gold Coast. With the population expected to more than double by 2036, the City has recognised that it must provide a range of sporting and social infrastructure to existing and future residents.

The Pimpama Sports Hub has become an important sporting and community facility that is a place to engage in social, cultural, recreational and educational activities.

The Pimpama Sports Hub was constructed on a 14-hectare site and has been designed as a 2-stage development. The first stage comprised a clubhouse, 12 sports courts spanning almost one hectare, six court shade structures, a new community park and an events space catering for 3,000 patrons. The sports facilities have been designed with the intent of hosting both local and regional level events.

Phase 2 was completed in December 2021 and included:

- Community centre with multipurpose hall, meeting and function rooms
- Tennis centre with eight competition standard courts
- 25-metre indoor pool
- Indoor learn-to-swim pool
- Indoor warm water pool
- 50-metre outdoor pool
- Outdoor children's water play
- Café Change rooms
- Crèche
- Fitness centre

It is projected that the Hub will attract 750,000 visitors annually.

Other unique elements of the Hub include:

- Events park with a natural amphitheatre
- One-kilometre distanced marked walking trail
- Community park
- Six EV Chargers for electric vehicles
- 1,924 solar power, battery storage and co-generation systems provide 100 per cent of the annual electricity required at the site.

The project also had a significant local economic benefit, with 409 jobs generated during construction [28].

Editor note: This case study has been included to demonstrate that some Councils recognise the important role of social infrastructure in responding to growth, and are able to fund the delivery of significant infrastructure, however, this is likely out of reach for the majority of Australian Councils.

Pimpama Sports Hub (InsideGoldCoast)



➤ ALTERNATE MODELS

In Australia, there are 1,306 local government-owned public pools, which are in addition to the 807 privately owned facilities that are publicly accessible. The overwhelming majority of the privately owned and publicly accessible aquatic facilities are operated as swim schools.

When operated in an area with a large catchment population, swim schools can be especially profitable, hence the private sector's interest in providing such facilities. However, the provision of lap swimming pools by the private sector is almost non-existent as it is generally not financially profitable and generally requires subsidising. Consequently, if government does not subsidise lap swimming and recreational swimming facilities in some way, they are usually not available to the public.

The following case studies profile facilities and their operations at various locations which challenge the traditional local government-owned and operated model. Facilities that do this broaden the opportunities for the public to access aquatic facilities:

CASE STUDY 1: SANDRINGHAM FAMILY LEISURE CENTRE STATE (CITY OF BAYSIDE, VICTORIA)

The Sandringham Family Leisure Centre comprises a stadium, gymnasium and swimming facility. These three program areas, which the City of Bayside built and owns, have been separately leased to third parties. The aquatic facilities, which BlueFit management agency leases, are operated similarly to other council-owned aquatic facilities. BlueFit provides lap and recreational swimming, with entry fees and hours of operation similar to neighbouring council-operated aquatic facilities.

The pool and health club, which Goodlife management agency leases, and the stadium are all operated under a commercial lease of 10 years duration. By operating under a lease rather than a management contract, Council has limited control over the operations. But as the landlord, Council has maintenance obligations and is also presently looking at potential upgrade works for the facility.

The operators of the pool and the health club offer a range of accessible and inclusionary programs. All social media and discussions with Council would suggest that the public consider the facility to be operated in line with a traditionally operated local government facility.

Sandringham Family Leisure Centre (Bluefit Swimming 2022)



CASE STUDY 2: THE PARKS RECREATION AND SPORTS CENTRE (SOUTH AUSTRALIA)

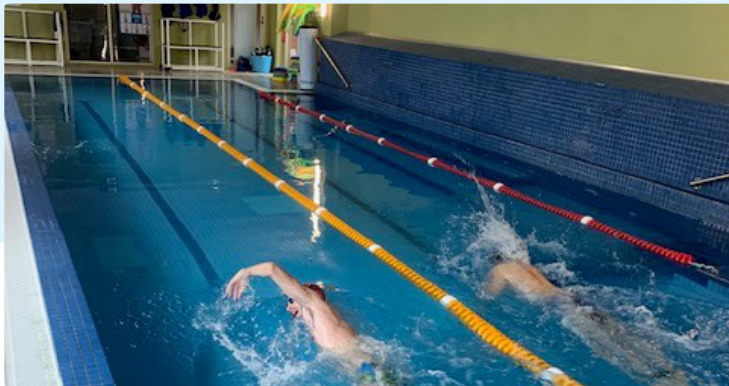
State governments across the country build and operate state sports facilities. They are either directly managed or operated through state-appointed trusts or other entities. Facilities built, owned and operated this way include the Melbourne Sports Aquatic Centre, Brisbane Aquatic Centre, Sydney Olympic Park Aquatic Centre and SA Aquatic and Leisure Centre. These facilities generally host state, national and international sporting events that require coordination with other state bodies. As such, the responsibility for the construction and ongoing provision by state entities is understandable.

While the Parks Recreation and Sports Centre was constructed and is owned by the South Australian Government, it is not a base for a sports institute like other state aquatic and leisure facilities, nor does it host state or national events. The range of facilities includes a 25-metre pool, program pool and zero depth wet play area similar to what would be found in most local council-owned metropolitan aquatic leisure facilities.

The Parks Recreation and Sports Centre is located in Angle Park, 10 kilometres north of the Adelaide CBD, and is one of two aquatic and recreation centres owned by the State Government along with the FINA standard South Australian Aquatic and Leisure Centre. The site was originally a state-owned education, arts and recreation hub, which included a sports stadium and a gymnasium. In 2013, the site was largely sold off, but the government was pressured to retain the recreation centre. This was then converted into a more modern leisure centre which then had the pools added to it.

The Parks Recreation and Sports Centre (YMCA 2022)





Paddles to Swim (Private swim school in Legana, Tasmania)

CASE STUDY 3: WEST TAMAR COUNCIL (TASMANIA)

As noted earlier in the report, there are over 800 publicly-accessible pools in Australia that are not local government-owned public aquatic facilities but rather privately-owned businesses that the public can access [1].

In West Tamar in Tasmania, three privately owned indoor swimming pools are available for public access. In addition, there is also a primary school that has a pool that has limited opportunities for public use.

Of the three privately-owned swimming pools, the access permitted is as follows:

- A 2-lane indoor 25-metre pool, predominantly operated as a swim school with limited access for swimming by competition swimmers.
- A 10.5m x 5.5m pool located at a resort that the public can attend for swimming (limited due to length), water aerobics and swim lessons.
- A 10m x 5m private pool is available for hire, swim lessons, aqua aerobics and recreational/lap swimming.

While the private sector provides all indoor aquatic opportunities, the West Tamar Council solely offers a heated outdoor pool (33-metre pool, learner's pool and toddler's pool).

Additionally, the Launceston Leisure Aquatic Centre is in the neighbouring municipality and provides an extensive range of aquatic programs in both indoor and outdoor pools.

The West Tamar Council has not facilitated the provision of the indoor pools, and essentially the Council residents are fortunate that the private sector has chosen to locate in the area and offer services that might traditionally be only made available by Council.

These circumstances are not unique, with this situation present throughout Australia, although with varying degrees of indoor swimming being made available. This case study highlights that the private sector has shown itself to fill a void in indoor aquatic service provision in some isolated cases. This raises the prospect of increased council involvement in the establishment phase.

With ongoing engagement, there may exist the scope for a broadening of services offered by the private sector to cater more for communities' indoor pool needs without councils being the builders and owners of the facilities.



Fleurieu Aquatic Centre

CASE STUDY 4: CITY OF VICTOR HARBOR AND CITY OF ALEXANDRIA PARTNERING TO FUND AND CONSTRUCT THE FLEURIEU REGIONAL AQUATIC CENTRE LOCATION (SOUTH AUSTRALIA)

The Fleurieu Regional Aquatic Centre is a unique aquatic facility because it was equally funded by two councils. The \$21 million project was a joint initiative of the City of Victor Harbor and Alexandrina Council, which both committed \$6.5 million.

The project also received \$8 million in funding support from the State Government's Community, Recreation and Sport Facilities Program and a land donation from Beyond Today, a local property developer. As the mayors of both councils noted in a joint statement: "An investment of \$6.5 million by one council would not procure much in the way of major new infrastructure, but together \$13 million leveraged significant grant funding to make a \$21 million project possible" [29].

In 2013, the Alexandrina and Victor Harbor communities were provided with an opportunity to consider concept plans for the Fleurieu Aquatic Centre and the financial commitment required to deliver the project. In addition to this consultation, a Community Reference Group was established in 2014 to provide input into the functionality and operations of the Aquatic Centre. This was made up of 17 community members across the two councils from local schools, swim school providers, allied health care providers, retirement facilities, childcare providers, sporting clubs and other community groups.

The City of Victor Harbor and Alexandrina Council created the Fleurieu Regional Aquatic Centre Authority, which is a regional subsidiary established under Section 43 of the Local Government Act 1999 by its Constituent Councils. The Authority was established in August 2015 to enable joint ownership and management of the Aquatic Centre.

The Fleurieu Aquatic Centre is located on the councils' border, and its facilities include:

- 25-metre, 8-lane swimming pool
- Multi-use program pool
- Multi-Use hydrotherapy pool
- Outdoor splash park
- Fitness facility
- Crèche
- Café
- Outdoor barbecues

The project received the Community Partnerships and Collaboration Award at the Local Government Professionals Australia Federation Awards in 2016 [29].

**CASE STUDY 5: BAROOGA SPORTIES HEALTH AND FITNESS CENTRE
(BAROOGA, NEW SOUTH WALES)**

The Barooga Sporties Health and Fitness Centre was significantly impacted by COVID-19 and was at risk of closure. The facility, which a local not-for-profit sports association owns, includes several health and fitness facilities and programs but also offers a 25-metre indoor pool that operates at a deficit.

Before the COVID-19 pandemic, the health and fitness centre at Barooga Sporties was well patronised, with approximately 50,000 visits each year.

Barooga is located on the New South Wales side of the New South Wales and Victoria border. However, a large proportion of customers are residents of the Moira Shire, which is located in Victoria. In mid-2021, the prospect of the pool's closure was mooted; however, Council identified a substantial groundswell of community support from both sides of the river for this facility to remain open. The sports club approached Berrigan Shire Council to provide an operational subsidy to enable the club to continue to operate. It agreed, but on the condition an identical commitment was provided by the Moira Shire Council.

After some consideration, the Moira Shire Council voted to grant Barooga Sporties Health and Fitness Centre up to \$100,000 over two financial years to subsidise the provision of the indoor heated pool facilities, thereby matching the contribution from Berrigan Shire [30].

The facility has been renamed Barooga Aquatic and Recreation Centre, or BARC. All parties recognised at that time that providing an indoor 25-metre pool in a rural community could be very expensive. Benchmarking undertaken by the aquatics industry has found that the average cost of providing an indoor heated pool in communities of less than 10,000 people is around \$275,000 per annum (not including depreciation). The Sporties Group noted at the time that through their members, they still owned and operated the facility and continue to provide the majority of the funding required for its operation, highlighting that operational costs solely for the pool are \$170,000 per annum.

Both Councils have emphasised that the support is only for two years while the club takes on the onus to ensure the facility is viable and sustainable into the future.

Barooga Aquatic and Recreation Centre



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INTERNATIONAL TRENDS

While seeking to simply maintain the aquatic facilities that local governments currently own and/or operate, consideration needs to be given to how they may cater to changing community needs and be responsive to consumer trends which present further challenges and opportunities.

The International Associations for Leisure Facilities (IAKS) is recognised as a leading international aquatic sector association that seeks to bring industry leaders from around the world together to share their experiences and learnings for the growth and development of the sector worldwide. In 2020, IAKS produced a report titled: IAKS Future Trends for Pools [31].

Within this report, the following trends were identified:

- Swimming as a sport and as an activity is regaining increased popularity.
- The importance of swimming lessons is increasingly being recognised, resulting in increased attendance.
- Water exercise is increasing in popularity.
- The importance of providing fun activities for children and families is evident in the current design and the corresponding increased participation.
- Improved facilities design for inclusivity.
- Increased demand in space for socialising, in recognition of the positive social impacts of aquatic centres.
- More ecologically sustainable facilities are being built.
- Communities expect facilities to be more safe and secure.
- There is increasing competition for funds to build facilities, which has resulted in examples of innovative partnerships.
- There are improving economics of facilities, often as a consequence of multicomponent facilities.
- There are increased examples of digital transformation, including increased individualised marketing and virtual reality water slides.
- Scarcity of land is impacting the opportunities to provide facilities.
- There is an increased fight for talent with challenges attracting the appropriate skill set for the delivery of aquatic services.
- Design is constantly evolving to improve the user experience and ensure patrons' loyalty.

NEXT STEPS

This report, while limited in large part to the desktop review and of available historical data and interviews with swimming pool owners and operators, has nevertheless reaffirmed the widely shared anecdotal views of the sector: that up to 40 per cent of Australia's aquatic facilities are nearing their end of life. The replacement of these facilities is likely to exceed \$8 billion and is an issue that requires further review and significant and coordinated action.

It is recommended that two key actions be undertaken now to respond to the findings and insights gained through this report:

1. Broaden the capability and understanding of the sector's approach to infrastructure investment and work with industry and governments so this problem can be addressed

Leaders from within the aquatic industry sector, including state and federal governments and representatives from Infrastructure Australia, should come together to review the insights revealed within this report and other sources, with the aim of developing a common understanding of the issues and the range of actions and recommendations that could be used to address the issues raised, as well as exploring strategies and opportunities to ensure continued provision of aquatic facilities across Australia is sustainable into the future.

2. Conduct a thorough analysis of the state of aquatic facility infrastructure across Australia

As the most significant investors and beneficiaries of aquatic facility infrastructure, governments should comprehensively address the absence of available data on the condition of aquatic facilities across Australia and seek ways to maximise returns on investment in aquatic facility provisioning.



6.4 Lease of Yass Memorial Pool for Construction of a Heated Pool - Public Notification Submissions

Attachment B Combined Additional Submissions



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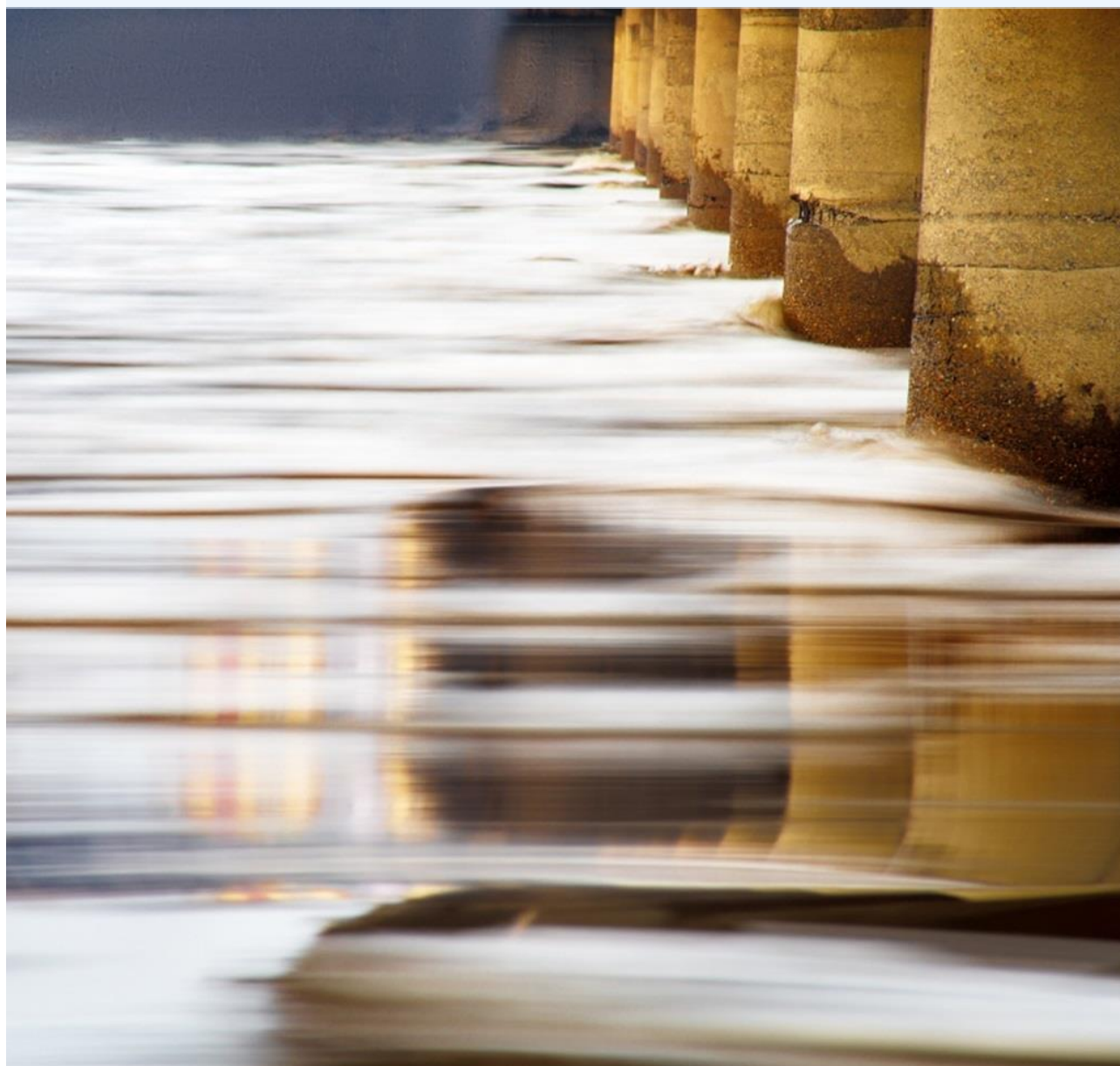
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Your Water Quality Matters Survey Results

What we've heard from you



Your Water Quality Matters Survey Results 2023

Works to date

In 2019, we assessed the WTP's performance. The evaluation report concluded that many of the assets, systems, and processes within the WTP needed to be upgraded.

Based on these results, we worked with the New South Wales Department of Planning, Industry and Environment (now DPE Water) and New South Wales Health to identify priority actions. A new WTP with a softening process was identified as the best option but was not endorsed by the DPE Water. Instead, these agencies required Council to implement Stage 1 works to address immediate issues.

Stage 1 works focused on making immediate improvements to the WTP, to increase community satisfaction with the water supply and reduce risks including:

1. an upgrade of the raw water pump station
2. installation of bubble plume aeration of Yass Dam
3. completing urgent works at the Water Treatment Plant.

Following completion of stage 1, we are now progressing a business case which includes looking at the following three options:

- **Option 1 - Base Case:** This provides basic improvements (new fine sand for the filters and replacing aged equipment).
- **Option 2 - Risk Mitigation Upgrade:** This would include new chemical storage, handling and dosing assets, the replacement of aged electrical assets and power supply and standby generator, inlet outlet modification of existing reservoirs, UV disinfection to address *cryptosporidium* risk from the catchment, filter improvements, amenities, and additional clear water storage. Some of this requires demolition of the old 1938 WTP.
- **Option 3 - WTP Augmentation:** This includes all of option 2 as well as new treatment processes including inclined plate settling tanks, DAF/Filters, and softening.

More information on the above can be found on our website - www.yassvalley.nsw.gov.au/Our-Services/Water-and-Wastewater/Water-and-wastewater-projects/Yass-Water-Treatment-Plant-Upgrade.

This is where our community came in.

We reached out to 3,395 customers served by the Yass Valley Council Water Treatment Plant through a comprehensive survey designed to gather their valuable insights. Of these, we received 491 responses.

The results of this survey will help us in choosing the option that best reflects our customers wants and needs within the Yass Valley.

Upon reviewing and analysing the data, we have compiled a detailed summary outlining the key themes and responses that emerged from this valuable feedback. The findings provide an in-depth understanding of customer concerns, satisfaction levels, and suggestions for improvements, enabling us to better cater to your needs and enhance our water services.

We sent the survey through email and by post to all our customers. The survey was open for a month and closed on 1 September 2023.

Your Water Quality Matters Survey Results 2023

The Yass Valley Council distributed 3,395 surveys to customers within the Yass region. Of those, we received 491 responses.

Most of the respondents were from South Yass region, making up 57% of the total feedback. North Yass residents contributed 26%, with the remaining respondents hailing from places such as Binalong, Murrumbateman, Bowning and other areas of Yass.

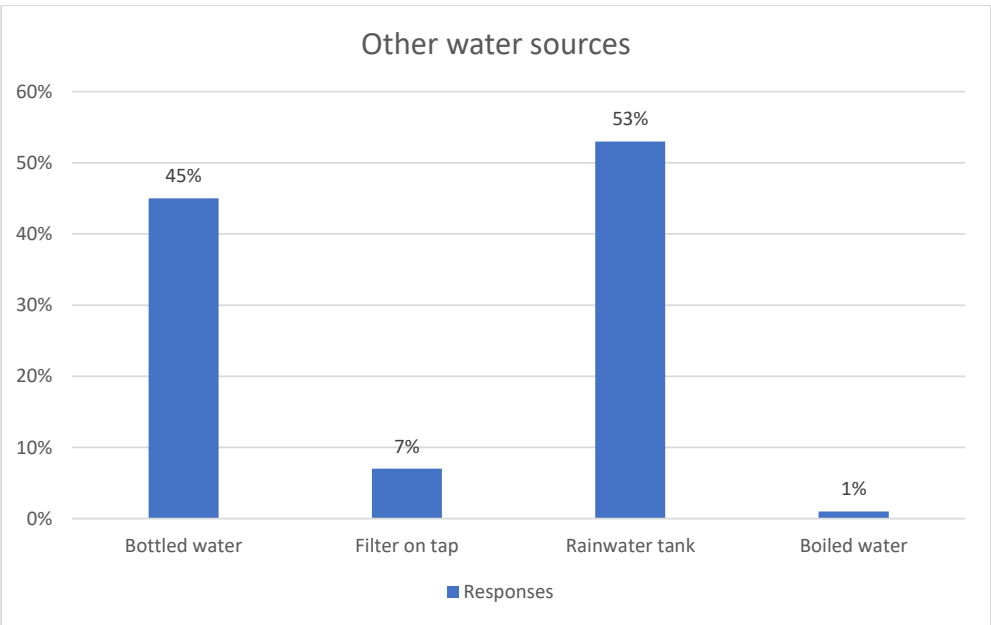
Here is a summary of the feedback received:

Water Quality and Usage: Community Survey Insights

In the survey, 15% of respondents drink town water directly from the tap, with 38% of this group observing improvements since March 2023.

A majority of 85% do not drink town water, with only 39% of this group noticing an improvement since March 2023.

To meet their water consumption needs, these individuals turn to alternative sources such as rainwater tanks (53%), bottled water (45%), various filtration methods (7%), and boiled water (1%).



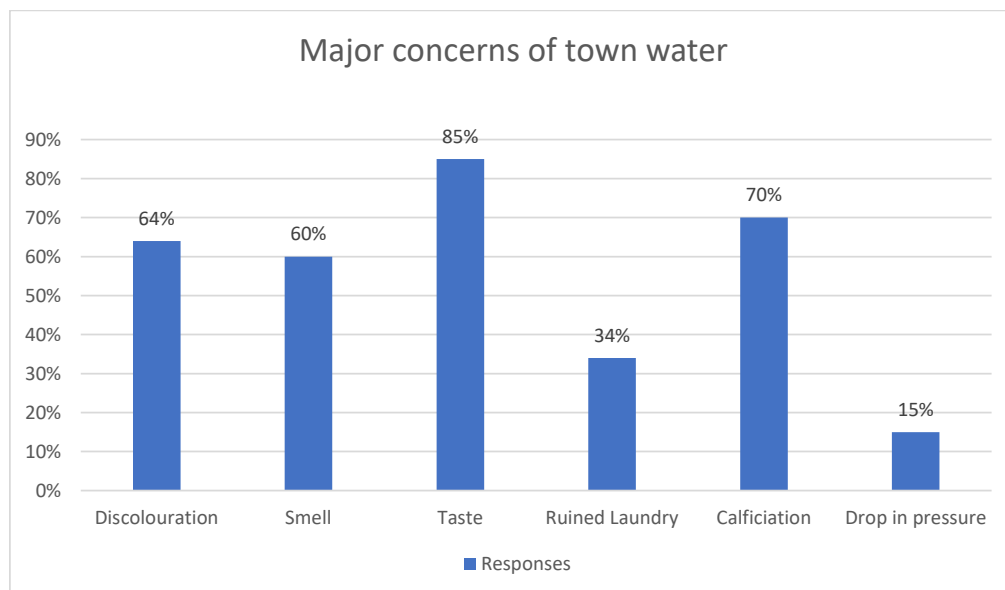
Participants who reported not drinking town water directly from the tap utilised alternative sources to meet their consumption need.

Results shown above indicate a range of preferences when it comes to seeking alternatives to town supplied water.

Your Water Quality Matters Survey Results 2023

Water quality

Water quality was discussed in the survey. The most frequently reported concern in response to water quality was taste, with a significant 85% of participants mentioning it. Calcification was noted in 70% of the survey responses, while discolouration and smell bothered 64% and 60% of respondents. Further, 34% were concerned with ruined laundry, and a minority of 15% reported a concern for drop in pressure.



Filters, rainwater tanks and hot water systems

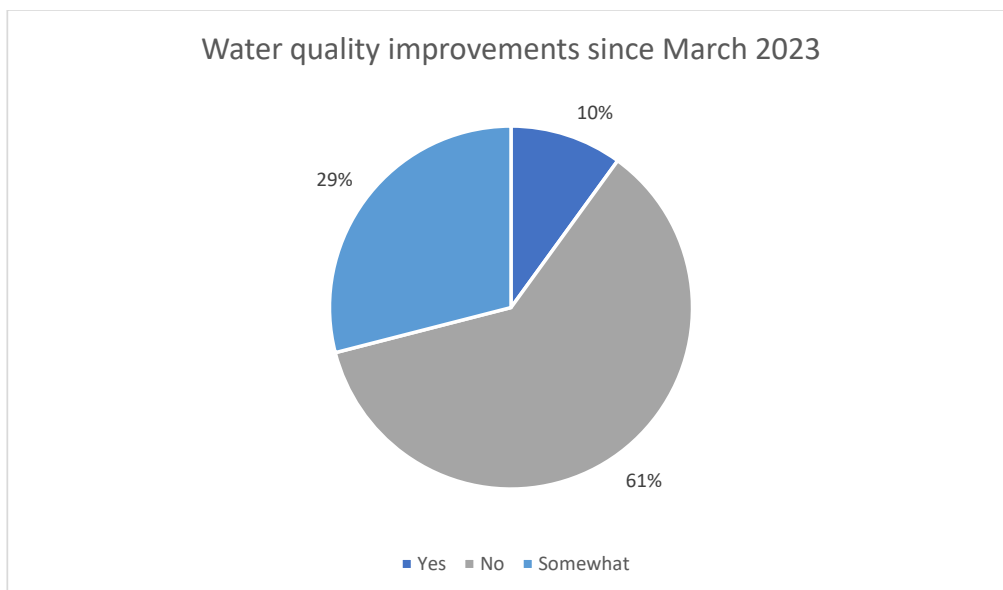
When asked if devices such as household filters for town or drinking water are used, the respondents were almost split at 44% saying 'Yes' and 56% 'No'. Those who did use filters typically replaced their cartridges around 3-4 times per year, with a few replacing them each month. The average cost incurred for each replacement averaged \$154 per year, with notable expenses reaching up to \$1,600.

In the case of those relying on rainwater tanks for drinking or cooking, 38% confirmed using household filters while 62% did not. Cartridge replacements amongst these users also occurred around 3-4 times per year, with some respondents replacing them monthly. Only 28% of rainwater tank users additionally boiled their water before consumption.

On average replacing hot water systems occurred every 10 years; however, there were respondents who replaced their systems as frequently as every 1-2 years, and as infrequently as every 30 years. The cost associated with replacing a hot water system stood at approximately \$1,925. Some participants incurring higher expenses around \$4,500 to \$5,000 but were found to have relatively lower average water bills – \$70 during winter months and \$100 during summer months.

67% of respondents expressed concern for discoloured water within the last year (June 2022 – June 2023) and was experienced roughly 14 times throughout the year. When presented with this problem, only 11% reached out to Council, with the remaining 89% refraining from doing so due to the belief that it would not yield any change.

Your Water Quality Matters Survey Results 2023



Since March 2023, improvements have been observed by 39% of the respondents. A significant 61% stated they had not seen any improvements, while 29% felt there was a slight change, and only 10% witnessed substantial progress.

For those who responded positively about observing improvements since March 2023, their water usage habits displayed certain trends. It's interesting to note that they replaced their hot water systems more frequently than average - approximately every 7.7 years instead of the usual 10. Additionally, when it came to replacing their hot water system, they incurred lesser costs than average by about \$150. Another area where they saved was in replacing cartridges for their filtration devices, shelling out approximately \$50 less than the typical expense.

A comparison of water bills across seasons disclosed that the average water bill in winter (June) amounted to approximately \$202.39. On the other hand, during the summer months (February), the average water bill increased to around \$282.22. Many people noted in the feedback that they do not want to pay any extra for clean water usage.

Conclusion

In conclusion, the survey results provide a valuable snapshot of our community's water usage habits, priorities, and concerns.

The survey identified the most common water quality issues, such as taste, calcification, discolouration, and smell. It highlighted usage patterns regarding filters, rainwater tanks, and hot water systems while revealing concerns about water quality and council responsiveness. Some improvements have indeed been observed by the community; however, more work is required to deliver consistent, sustainable progress. The survey responses also noted the fluctuation in water bills, with costs rising during summer months.

Now that we have received and reviewed the results of this survey, our next step is to choose the option that best reflects our customers wants and needs within the Yass Valley. We will update members by the end of the year with the preferred option.

Your Water Quality Matters Survey Results 2023

Breakdown of responses

Do you drink town water?

- 15% responded 'Yes'
 - 38% have noticed some improvements since March 2023
- 85% responded 'No'
 - 39% have noticed some improvements since March 2023

If not, what are the other sources?

- Rainwater tank - 53%
- Bottled water - 45%
- Some sort of filter - 7%
- or boiled water - 1%

What are the major concerns you have with town water? Please select all that are applicable.

- Taste (85%)
- Calcification (70%)
- Discolouration (64%)
- Smell (60%)
- Ruined Laundry (34%)
- Drop in pressure (15%)

If you use town water for drinking water, do you use any devices such as household filters?

- 44% said 'Yes'
- 56% said 'No'

If you use town water for drinking water, how often do you replace cartridges? (times per year)

- Average was 3.35 times per year

If you use town water for drinking water, how much does it cost to replace each cartridge?

- Average was around \$154
 - Some notable responses included \$1600, \$1040, \$500, \$25

If you use rainwater tanks for drinking or cooking, do you use any devices such as household filters?

- 38% said 'Yes'
- 62% said 'No'

If you use rainwater tanks for drinking or cooking, how often do you replace cartridges?

- 3-4 times per year

If you use rainwater tanks for drinking or cooking, do you boil water from rainwater tank for drinking?

- 28% said 'Yes'
- 72% said 'No'

Your Water Quality Matters Survey Results 2023

How often do you replace your hot water system?

- Average was every 10 years
 - Notable responses included 1-2 years and 30 years. There was no difference to the bill if they replaced their hot water system more or less frequently.

How much does it cost you to replace your hot water system?

- Averaging about \$1,925
 - Those who responded with around \$4,500 to \$5,000, oddly their water bill was on average \$70 in the winter months and \$100 in the summer months.

Have you been affected by discoloured water within the last year (June 2022-June 2023)?

- 67% said 'Yes'
- 33% said 'No'

If yes, how many times did it occur?

- Average of 14 times in the last year

Did you contact Council?

- 11% said 'Yes'
- 89% said 'No'
 - Many who responded no, also noted that nothing would happen if they did.

Have you noticed any improvements since March 2023?

- 10% said 'Yes'
 - For those that responded Yes to this question, about 45% boil water from the rainwater tank, they replace their hot water system more frequently (7.7 years), it cost them about \$150 less than average to replace their hot water system, and it cost them less to replace their cartridges by about \$50.
- 61% said 'No'
- 29% said 'Somewhat'

What was your approximate water bill in the winter (June)?

- Average was \$202.39

What was your approximate water bill in the summer (February)?

- Average was \$282.22

Regional responses:

- South Yass – 57%
- North Yass – 26%
- Murrumbateman – 4%
- Binalong – 4%
- Bowling – 2%
- Wider Yass region – 6%

Your Water Quality Matters Survey Results 2023

Appendix – Copy of survey

Good water quality – it's important to all of us!

Yass Valley Council recognises that we all value clean, clear, healthy, and tasty water straight from the tap. This is important for our families, customers, and communities serviced in Yass, Binalong, Bowning, and Murrumbateman by the Yass Water Treatment Plant (WTP).

For these reasons, Yass Valley Council has been endeavouring to improve the water quality produced at the Yass WTP, specifically since 2019.

In investigating options to improve performance, Yass Valley Council want to make sure we capture all your concerns. This feedback will help us decide the best way forward, ensuring you receive the best water quality possible.

Tell us what you think!

Council is asking all our water supply customers to fill out the attached survey, which covers the below topics including:

- your general satisfaction with your water supply (quality and supply)
- the ways households improve their water (devices such as filters, boiling, using bottled water, or rainwater tanks or a combination of these)
- how you use water and where it comes from (town water, rainwater tank, or bottled water for example)
- household costs to improve water (filters, bottled water, replacement of hot water systems and washing machines)
- people's willingness to pay towards improved water quality (\$ per year).

You can complete the survey by:

- Filling out the enclosed survey and returning it in the prepaid envelope
- Filling out the survey and dropping it in to the Council Office at 209 Comur Street, Yass
- Filling out the survey and emailing to council@yass.nsw.gov.au

Your feedback is important - please return the survey by 1 September 2023.

About the Yass Water Treatment Plant

The Yass Water Treatment Plant (WTP) was built in 1938 to treat water from the Yass Dam, which is the main water source of the Yass Water Supply System. It was upgraded in 1990 and now services approximately 7,500 people in our region.

Unfortunately, over the years, Yass residents have complained about receiving poor water quality, including a metallic/poor taste, unpleasant odour, and discolouration. We know something needs to be done.

Through our monitoring systems and evaluations of the Water Treatment Plant, we have identified a shortlist of upgrade options, starting from a 'do minimum' scenario for comparison. To identify which of these will best suit our community, we need to hear directly from you.

Your Water Quality Matters Survey Results 2023

Works to date

In 2019, we assessed the WTP's performance. The evaluation report concluded that many of the assets, systems, and processes within the WTP needed to be upgraded.

Based on these results, we worked with the New South Wales Department of Planning, Industry and Environment (now DPE Water) and New South Wales Health to identify priority actions. A new WTP with a softening process was identified as the best option, but was not endorsed by the DPE Water. Instead, these agencies required Council to implement Stage 1 works to address immediate issues.

Stage 1 works focused on making immediate improvements to the WTP, to increase community satisfaction with the water supply and reduce risks including:

4. an upgrade of the raw water pump station
5. installation of bubble plume aeration of Yass Dam
6. completing urgent works at the Water Treatment Plant.

Following completion of stage 1, we are now progressing a business case which includes looking at the following three options:

- **Option 1 - Base Case:** This provides basic improvements (new fine sand for the filters and replacing aged equipment).
- **Option 2 - Risk Mitigation Upgrade:** This would include new chemical storage, handling and dosing assets, the replacement of aged electrical assets and power supply and standby generator, inlet outlet modification of existing reservoirs, UV disinfection to address *cryptosporidium* risk from the catchment, filter improvements, amenities, and additional clear water storage. Some of this requires demolition of the old 1938 WTP.
- **Option 3 - WTP Augmentation:** This includes all of option 2 as well as new treatment processes including inclined plate settling tanks, DAF/Filters, and softening.

More information on the above can be found on our website - www.yassvalley.nsw.gov.au/Our-Services/Water-and-Wastewater/Water-and-wastewater-projects/Yass-Water-Treatment-Plant-Upgrade.

This is where you come in.

For us to understand which option will best suit our community's needs, we need to hear from you!

What happens after we receive your feedback?

We will collate and analyse all the surveys we receive from community members and create a summary report identifying key themes and feedback.

This feedback will be considered alongside our technical and financial evaluation of the Water Treatment Plant, to help us identify which of the above options best fits our community needs.

This preferred option will then be developed further, with the final business case due in December 2023. We thank for your interest in this project!

Your Water Quality Matters Survey Results 2023

Water source

1. Do you drink town water directly from the tap without any improvements such as filters?

☐ Yes ☐ No

2. If not, what are the other sources?

☐ Rainwater tank ☐ Bottled water ☐ Other _____.

3. What are the major concerns you have with town water? Please select all that are applicable.

☐ Discolouration ☐ Smell ☐ Taste ☐ Ruined laundry ☐ Drop in pressure / blocked water meter
☐ Calcification in hot water system /shower head ☐ Other _____.

Water usage and sources

4. If you use town water for drinking or cooking,

- a. Do you use any devices such as household filters?

☐ Yes ☐ No

- b. How often do you replace cartridges?

_____ times per year.

- c. How much does it cost to replace your water cartridge each time?

\$ _____.

5. If you use rainwater tank for drinking or cooking,

- a. Do you use any devices such as household filters?

☐ Yes ☐ No

- b. How often do you replace cartridges?

_____ times per year.

- c. Do you boil water from the rainwater tank for drinking?

☐ Yes ☐ No

6. How often do you replace your hot water system?

_____.

7. How much does it cost to replace your hot water system?

\$ _____.

Your Water Quality Matters Survey Results 2023

Discoloured Water

8. Have you been affected by discoloured water within the last year (June 2022 – June 2023)?

☐ Yes ☐ No

9. If yes, how many times did it occur?

_____ in the last year.

10. Did you contact the Council?

☐ Yes ☐ No

Stage 1 Works

11. Have you noticed any improvements since March 2023?

☐ Yes ☐ No ☐ Somewhat

a. If yes, please describe _____.

Cost of water – Water Bill

12. What was your approximate water bill in the winter (June)?

\$ _____.

13. What was your approximate water bill in the summer (February)?

\$ _____.

14. Please provide street name and town of your water supply.

Street name: _____.

Town/Village: ☐ North Yass ☐ South Yass ☐ Murrumbateman ☐ Bowning ☐ Binalong

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Yass Valley Council

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2023

"A diverse rural region that provides lifestyle, business and recreation choices, while sustaining our environment, history and community"



Yass Valley Council

General Purpose Financial Statements

for the year ended 30 June 2023

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Overview

Yass Valley Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

209 Comur Street
YASS NSW 2582

Council's guiding principles are detailed in Chapter 3 of the Act and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.yassvalley.nsw.gov.au.

Yass Valley Council

General Purpose Financial Statements

for the year ended 30 June 2023

Understanding Council's Financial Statements

Introduction

Each year NSW local governments are required to present audited financial statements to their council and community.

What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2023.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

1. The Income Statement

Summarises Council's financial performance for the year, listing all income and expenses. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

2. The Statement of Comprehensive Income

Primarily records changes in the fair value of Council's Infrastructure, property, plant and equipment.

3. The Statement of Financial Position

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

4. The Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

5. The Statement of Cash Flows

Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

About the Auditor's Reports

Council's financial statements are required to be audited by the NSW Audit Office.

In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

Who uses the Financial Statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the audit report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

Yass Valley Council

General Purpose Financial Statements

for the year ended 30 June 2023

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 23 November 2023.

Allan McGrath
Mayor
23 November 2023

Cayla Pothan
Councillor
23 November 2023

Chris Berry
Chief Executive Officer
23 November 2023

Lynette Safranek
Director Corporate & Community
23 November 2023

Yass Valley Council

Income Statement

for the year ended 30 June 2023

Original unaudited budget 2023	\$ '000	Notes	Actual 2023	Actual 2022
Income from continuing operations				
19,275	Rates and annual charges	B2-1	19,788	18,663
6,071	User charges and fees	B2-2	5,622	5,883
300	Other revenues	B2-3	458	607
5,092	Grants and contributions provided for operating purposes	B2-4	8,548	7,929
11,578	Grants and contributions provided for capital purposes	B2-4	17,061	18,450
139	Interest and investment income	B2-5	1,220	201
507	Other income	B2-6	656	2,739
1,896	Net gain from the disposal of assets	B4-1	—	—
44,858	Total income from continuing operations		53,353	54,472
Expenses from continuing operations				
15,085	Employee benefits and on-costs	B3-1	12,742	12,448
11,133	Materials and services	B3-2	14,894	10,121
1,097	Borrowing costs	B3-3	693	845
5,997	Depreciation, amortisation and impairment of non-financial assets	B3-4	9,141	8,017
880	Other expenses	B3-5	963	1,008
—	Net loss from the disposal of assets	B4-1	2,344	2,452
34,192	Total expenses from continuing operations		40,777	34,891
10,666	Operating result from continuing operations		12,576	19,581
10,666	Net operating result for the year attributable to Council		12,576	19,581
(912)	Net operating result for the year before grants and contributions provided for capital purposes		(4,485)	1,131

The above Income Statement should be read in conjunction with the accompanying notes.

Yass Valley Council | Statement of Comprehensive Income | for the year ended 30 June 2023

Yass Valley Council

Statement of Comprehensive Income for the year ended 30 June 2023

\$ '000	Notes	2023	2022
Net operating result for the year – from Income Statement		12,576	19,581
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
- Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	27,061	31,560
Total items which will not be reclassified subsequently to the operating result		27,061	31,560
Total comprehensive income for the year attributable to Council		39,637	51,141

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

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Yass Valley Council

Statement of Financial Position

as at 30 June 2023

\$ '000	Notes	2023	2022
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	11,333	14,475
Investments	C1-2	25,100	21,200
Receivables	C1-4	7,217	4,807
Inventories	C1-5	119	141
Contract assets and contract cost assets	C1-6	3,242	4,889
Total current assets		47,011	45,512
Non-current assets			
Infrastructure, property, plant and equipment	C1-7	513,878	478,300
Investment property	C1-8	6,688	6,688
Right of use assets	C2-1	181	180
Total non-current assets		520,747	485,168
Total assets		567,758	530,680
LIABILITIES			
Current liabilities			
Payables	C3-1	6,631	8,936
Contract liabilities	C3-2	5,677	4,873
Lease liabilities	C2-1	119	178
Borrowings	C3-3	824	683
Employee benefit provisions	C3-4	2,891	2,948
Other Provisions	C3-5	940	584
Total current liabilities		17,082	18,202
Non-current liabilities			
Lease liabilities	C2-1	62	9
Borrowings	C3-3	13,024	13,910
Employee benefit provisions	C3-4	121	116
Other Provisions	C3-5	347	958
Total non-current liabilities		13,554	14,993
Total liabilities		30,636	33,195
Net assets		537,122	497,485
EQUITY			
Accumulated surplus		293,486	280,910
IPPE revaluation reserve	C4-1	243,636	216,575
Total equity		537,122	497,485

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Yass Valley Council | Statement of Changes in Equity | for the year ended 30 June 2023

Yass Valley Council

Statement of Changes in Equity for the year ended 30 June 2023

\$ '000	Notes	2023			2022		
		Accumulated surplus	IPPE revaluation reserve	Total equity	Accumulated surplus	IPPE revaluation reserve	Total equity
Opening balance at 1 July		280,910	216,575	497,485	261,329	185,015	446,344
Net operating result for the year		12,576	–	12,576	19,581	–	19,581
Other comprehensive income							
- Gain on IPPE revaluation	C1-7	–	27,061	27,061	–	31,560	31,560
Total comprehensive income		12,576	27,061	39,637	19,581	31,560	51,141
Closing balance at 30 June		293,486	243,636	537,122	280,910	216,575	497,485

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

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Yass Valley Council

Statement of Cash Flows

for the year ended 30 June 2023

Original unaudited budget 2023	\$ '000	Notes	Actual 2023	Actual 2022
Cash flows from operating activities				
Receipts:				
18,977	Rates and annual charges		19,064	18,816
6,735	User charges and fees		6,796	5,820
193	Interest received		966	149
13,327	Grants and contributions		29,480	23,275
—	Bonds, deposits and retentions received		—	927
764	Other		1,264	4,472
Payments:				
(15,025)	Payments to employees		(12,361)	(12,348)
(12,484)	Payments for materials and services		(18,019)	(11,771)
(1,069)	Borrowing costs		(1,103)	(853)
—	Bonds, deposits and retentions refunded		(245)	—
(1,563)	Other		(4,402)	(38)
9,855	Net cash flows from operating activities	G1-1	21,440	28,449
Cash flows from investing activities				
Receipts:				
3,298	Redemption of term deposits		27,800	11,500
2,310	Proceeds from sale of IPPE	B4-1	253	242
Payments:				
—	Acquisition of term deposits		(31,700)	(8,500)
(23,316)	Payments for IPPE		(20,012)	(25,686)
(17,708)	Net cash flows from investing activities		(23,659)	(22,444)
Cash flows from financing activities				
Receipts:				
11,000	Proceeds from borrowings	C3-3a	8,277	—
Payments:				
(9,161)	Repayment of borrowings	C3-3a	(9,022)	(870)
(201)	Principal component of lease payments	C3-3a	(178)	(214)
1,638	Net cash flows from financing activities		(923)	(1,084)
(6,215)	Net change in cash and cash equivalents		(3,142)	4,921
14,475	Cash and cash equivalents at beginning of year		14,475	9,554
8,260	Cash and cash equivalents at end of year	C1-1	11,333	14,475
—	plus: Investments on hand at end of year	C1-2	25,100	21,200
8,260	Total cash, cash equivalents and investments		36,433	35,675

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Yass Valley Council

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Yass Valley Council

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 23 November 2023. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the NSW Office of Local Government (OLG) directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (Act) and *Local Government (General) Regulation 2021* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- i. fair values of investment property – refer Note C1-8
- ii. fair values of infrastructure, property, plant and equipment (IPPE) – refer Note C1-7
- iii. tip remediation provisions – refer Note C3-5
- iv. employee benefit provisions – refer Note C3-4.

Significant judgements in applying the Council's accounting policies

- i. Impairment of receivables – refer Note C1-4.
- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 - B2-4.
- iii. Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease - refer to Note C2-1.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in Council's Consolidated Fund unless it is required to be held in Council's Trust Fund.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- General purpose operations
- Water service
- Sewerage service

A1-1 Basis of preparation (continued)

The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by Council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies.

Trust monies and property subject to Council's control have been included in these reports.

A separate statement of monies held in the Trust Fund is available for inspection at the council office by any person free of charge.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

New accounting standards and interpretations issued but not yet effective

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2022 reporting period. Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

Council's assessment of these new standards and interpretations (where they have been deemed as having a material impact on Council's future financial performance, financial position and cash flows) are set out below:

AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current

AASB 2020-6 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current – Deferral of Effective Date

This Standard amends AASB 101 Presentation of Financial Statements to clarify requirements for the presentation of liabilities in the statement of financial position as current or non-current.

For example the amendments clarify that a liability is classified as non-current if an entity has the right at the end of the reporting period to defer settlement of the liability for at least 12 months after the reporting period. The meaning of settlement of a liability is also clarified.

Council does not expect any material impact from the above amendments and to its classification of liabilities as current or non-current.

This standard has an effective date for the 30 June 2024 reporting period.

AASB 2022-5 Amendments to Australian Accounting Standards – Lease Liability in a Sale and Leaseback

This Standard amends AASB 16 to add subsequent measurement requirements for sale and leaseback transactions that satisfy the requirements in AASB 15 from Contracts with Customers to be accounted for as a sale.

AASB 16 already requires a seller-lessee to recognise only the amount of any gain or loss that relates to the rights transferred to the buyer-lessor. The amendments made by this Standard ensure that a similar approach is applied by also requiring a seller-lessee to subsequently measure lease liabilities arising from a leaseback in a way that does not recognise any amount of the gain or loss related to the right of use it retains.

Council does not expect any material impact from the above amendments.

This standard has an effective date for the 30 June 2025 reporting period.

AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates [amends AASB 7, AASB 101, AASB 108, AASB 134 & AASB Practice Statement 2]

A1-1 Basis of preparation (continued)

This Standard amends a number of standards as follows:

- AASB 7 to clarify that information about measurement bases for financial instruments is expected to be material to an entity's financial statements;
- AASB 101 to require entities to disclose their material accounting policy information rather than their significant accounting policies;
- AASB 108 to clarify how entities should distinguish changes in accounting policies and changes in accounting estimates;
- AASB 134 to identify material accounting policy information as a component of a complete set of financial statements; and
- AASB Practice Statement 2 to provide guidance on how to apply the concept of materiality to accounting policy disclosures.

Council does not expect any impact on reported financial performance or position.

This standard has an effective date for the 30 June 2024 reporting period.

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B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Functions/activities										
Our Civic Leadership	16,373	14,497	6,895	5,086	9,478	9,411	2,846	2,636	43,515	40,427
Our Community	489	825	3,296	1,447	(2,807)	(622)	210	452	1,872	2,327
Our Economy	1,119	858	1,813	1,519	(694)	(661)	286	8	6,722	6,718
Our Environment	1,457	1,369	2,599	2,301	(1,142)	(932)	1,217	1,137	45,609	45,088
Our Infrastructure	33,915	36,923	26,174	24,538	7,741	12,385	21,050	22,146	470,040	436,120
Total	53,353	54,472	40,777	34,891	12,576	19,581	25,609	26,379	567,758	530,680

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Our Civic Leadership (Systems of Government of Management)

Our leaders operate ethically and implement good governance. We empower our residents with the tools to participate actively in the development of our communities. Civic leadership includes:

- Continuous Improvements
- Accountability and Compliance
- Participation and Communication
- Resourcing and Support

Our Infrastructure (Facilities, Transport and Systems serving the area)

Our community is well serviced and connected to built, social and communications infrastructure. Providing infrastructure includes:

- Quality built environment and places
- Efficient Transport and access
- Effective essential services

Our Community (Life and Welfare in the community)

We are a network of vibrant, inclusive and diverse communities that value our cooperative spirit, self sufficiency, and rural lifestyle. Working for our community includes:

- Community health and wellbeing
- Creative culture and recreation
- Good community relations
- Community resilience

Our Environment (Conditions and influences in the area and sustainability)

We appreciate our range of rural landscapes and habitats, and act as custodians of the natural environment for future generations. Working for our environment includes:

- Protecting the land
- Maintaining healthy waterways
- Protecting Biodiversity

Our Economy (Generation, Distribution, Use of Income and Business development)

We have a strong regional economy experiencing sustainable growth, which provides for a diverse range of employment opportunities. Providing for our economy includes:

- Efficient and careful resource use
- Healthy economic activity
- Meaningful work and employment

B2 Sources of income

B2-1 Rates and annual charges

\$ '000	2023	2022
Ordinary rates		
Residential	7,088	6,335
Farmland	4,506	4,438
Business	886	845
Less: pensioner rebates (mandatory)	(136)	(134)
Rates levied to ratepayers	12,344	11,484
Pensioner rate subsidies received	72	71
Total ordinary rates	12,416	11,555
Annual charges (pursuant to s496, 496A, 496B, 501 & 611)		
Domestic waste management services	1,862	1,805
Water supply services	1,959	1,890
Sewerage services	2,514	2,427
Drainage	60	59
Waste management services (non-domestic)	1,035	986
Less: pensioner rebates (mandatory)	(132)	(133)
Annual charges levied	7,298	7,034
Pensioner annual charges subsidies received:		
– Water	26	26
– Sewerage	21	21
– Domestic waste management	27	27
Total annual charges	7,372	7,108
Total rates and annual charges	19,788	18,663

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

B2-2 User charges and fees

\$ '000	2023	2022
Specific user charges (per s502 - specific 'actual use' charges)		
Water supply services	2,104	2,103
Sewerage services	55	33
Waste management services (non-domestic)	730	810
Total specific user charges	2,889	2,946
Other user charges and fees		
(i) Fees and charges – statutory and regulatory functions (per s608)		
Section 10.7 certificates (EP&A Act)	90	89
Section 603 certificates	30	40
Town planning and building - regulatory	671	706
Total fees and charges – statutory/regulatory	791	835
(ii) Fees and charges – other (incl. general user charges (per s608))		
Caravan park	623	394
Cemeteries	89	143
Companion animals	43	31
Emergency services reimbursements	267	347
Engineering Income	213	110
Health fees and charges	165	163
Library and art gallery	14	11
Transport for NSW works (state roads not controlled by Council)	284	667
Sporting grounds	25	26
Swimming centres	123	113
Visitors centre sales	84	73
Other	12	24
Total fees and charges – other	1,942	2,102
Total other user charges and fees	2,733	2,937
Total user charges and fees	5,622	5,883
Timing of revenue recognition for user charges and fees		
User charges and fees recognised over time	–	–
User charges and fees recognised at a point in time	5,622	5,883
Total user charges and fees	5,622	5,883

Accounting policy

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as joining fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

B2-3 Other revenues

\$ '000	2023	2022
Diesel rebate	20	48
Fines	20	10
Insurance claims recoveries	5	—
Legal fees recovery – other	36	46
Recycling income (non-domestic)	217	376
Other	160	127
Total other revenue	458	607

Timing of revenue recognition for other revenue

Other revenue recognised over time	—	—
Other revenue recognised at a point in time	458	607
Total other revenue	458	607

Accounting policy for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

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B2-4 Grants and contributions

\$ '000	Notes	Operating 2023	Operating 2022	Capital 2023	Capital 2022
General purpose grants and non-developer contributions (untied)					
Current year allocation					
Financial assistance		986	1,792	–	–
Payment in advance - future year allocation					
Financial assistance		4,003	2,756	–	–
Amount recognised as income during current year		4,989	4,548	–	–
Special purpose grants and non-developer contributions (tied)					
Cash contributions					
Heritage and cultural		34	20	–	–
Library – per capita		196	102	–	–
Noxious weeds		251	123	–	–
Emergency Services Levy		–	255	–	–
Road safety officer		17	56	–	–
Stormwater		–	–	–	105
Training incentives		–	29	–	–
Transport (roads to recovery)		857	684	–	–
Transport for NSW contributions (regional roads, block grant)		377	800	1,523	1,629
Transport (other roads and bridges funding)		1,450	410	6,442	7,840
Other Roads and bridges		–	–	1,464	4,716
Water supplies		–	740	829	929
Other specific grants		377	162	–	–
Recreation and culture		–	–	2,381	246
Total special purpose grants and non-developer contributions – cash		3,559	3,381	12,639	15,465
Non-cash contributions					
Drainage		–	–	–	346
Roads and bridges		–	–	69	1,574
Water supplies (excl. section 64 contributions)		–	–	3	–
Total other contributions – non-cash	G1-1	–	–	72	1,920
Total special purpose grants and non-developer contributions (tied)		3,559	3,381	12,711	17,385
Total grants and non-developer contributions		8,548	7,929	12,711	17,385
Comprising:					
– Commonwealth funding		7,296	5,422	1,523	2,013
– State funding		1,252	1,784	11,116	14,027
– Other funding		–	723	72	1,345
		8,548	7,929	12,711	17,385

B2-4 Grants and contributions (continued)

Developer contributions

\$ '000	Notes	Operating 2023	Operating 2022	Capital 2023	Capital 2022
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):					
Cash contributions					
S 7.4 – contributions using planning agreements		–	–	840	772
S 7.12 – fixed development consent levies		–	–	52	175
S 64 – water supply contributions		–	–	2,233	89
S 64 – sewerage service contributions		–	–	1,225	29
Total developer contributions – cash		–	–	4,350	1,065
Total developer contributions	G4-1	–	–	4,350	1,065
Total grants and contributions	B1-1	8,548	7,929	17,061	18,450
Timing of revenue recognition for grants and contributions					
Grants and contributions recognised over time		1,827	1,950	15,549	16,179
Grants and contributions recognised at a point in time		6,721	5,979	1,512	2,271
Total grants and contributions		8,548	7,929	17,061	18,450

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Notes	Operating 2023	Operating 2022	Capital 2023	Capital 2022
Unspent grants and contributions					
Unspent funds at 1 July		151	211	4,722	4,986
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions		–	–	–	–
Add: Funds received and not recognised as revenue in the current year		667	135	9,648	4,510
Less: Funds recognised as revenue in previous years that have been spent during the reporting year		(490)	(195)	(9,105)	(4,774)
Unspent funds at 30 June	C1-3a	328	151	5,265	4,722
Contributions					
Unspent funds at 1 July		–	–	10,722	10,190
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions		–	–	4,690	1,114
Less: contributions recognised as revenue in previous years that have been spent during the reporting year		–	–	(858)	(582)
Unspent contributions at 30 June	C1-3a	–	–	14,554	10,722

continued on next page

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B2-4 Grants and contributions (continued)

Accounting policy

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include the successful completion of milestone progress for the projects being funded. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

B2-5 Interest and investment income

\$ '000	2023	2022
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	94	83
– Cash and investments	1,126	118
Total interest and investment income	1,220	201

Interest and investment income is attributable to:

Unrestricted investments/financial assets:

Overdue rates and annual charges (general fund)	94	83
General cash and investments	434	60

Restricted investments/funds – external:

Development contributions		
– Section 7.11	210	46
– Section 64	128	3
Water fund operations	118	3
Sewerage fund operations	133	4
Domestic waste management operations	95	2
Stormwater management	8	–
Total interest and investment income	1,220	201

Accounting policy

Interest income is recognised using the effective interest rate at the date that interest is earned.

Dividends are recognised as income in profit or loss when the shareholder's right to receive payment is established unless the dividend clearly represents a recovery of part of the cost of the investment.

B2-6 Other income

\$ '000	Notes	2023	2022
Fair value increment on investment properties			
Fair value increment on investment properties		–	2,338
Total fair value increment on investment properties	C1-8	–	2,338
Rental income			
Investment properties			
Lease income (excluding variable lease payments not dependent on an index or rate)		75	58
Total Investment properties	C2-2	75	58
Other lease income			
Leaseback fees - council vehicles		189	162
Other		137	181
Total other lease income	C2-2	326	343
Total rental income		401	401
Other			
Reversal of landfill remediation and restoration provision	C3-5,G1-1	255	–
Total other		255	–
Total other income		656	2,739

B3 Costs of providing services

B3-1 Employee benefits and on-costs

\$ '000	2023	2022
Salaries and wages	10,620	9,752
Employee leave entitlements	933	1,434
Superannuation	1,084	1,106
Workers' compensation insurance	553	256
Fringe benefit tax	15	48
Total employee costs	13,205	12,596
Less: capitalised costs	(463)	(148)
Total employee costs expensed	12,742	12,448

Accounting policy

Employee benefit expenses are recorded when the service has been provided by the employee.

Retirement benefit obligations

All employees of Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Superannuation plans

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

B3-2 Materials and services

\$ '000	Notes	2023	2022
Raw materials and consumables		1,445	1,210
Consultancy costs		198	200
Contractor costs		7,496	3,824
Audit Fees	F2-1	147	61
Councillor and Mayoral fees and associated expenses	F1-2	157	149
Advertising		38	53
Bank charges		90	87
Cleaning		189	126
Repairs and maintenance		177	316
Electricity and heating		684	532
Fire control expenses		303	367
Insurance		387	342
Street lighting		110	79
Subscriptions and publications		287	181
Telephone and communications		94	127
Valuation fees		66	62
Property rental and equipment hire		32	4
Chemicals		322	226
Computer related charges		678	613
Heritage expenses		27	28
Licencing		65	70
Postage, printing and stationery		105	90
Promotions and celebrations		72	26
Training costs (other than salaries and wages)		195	105
Uniform		66	49
Vehicle and plant operation expenses		1,277	1,027
Other expenses		81	51
Legal expenses:			
– Legal expenses: planning and development		55	81
– Legal expenses: debt recovery		19	24
– Legal expenses: other		32	11
Total materials and services		14,894	10,121

Accounting policy

Expenses are recorded on an accruals basis as Council receives the goods or services.

B3-3 Borrowing costs

\$ '000	Notes	2023	2022
Interest on loans		691	838
Interest on leases	C2-1d	2	7
Total borrowing costs expensed		693	845

Accounting policy

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

B3-4 Depreciation, amortisation and impairment of non-financial assets

\$ '000	Notes	2023	2022
Depreciation and amortisation			
Plant and equipment		991	845
Infrastructure:	C1-7		
– Buildings		959	858
– Other structures		16	18
– Roads		3,397	3,143
– Bridges		465	513
– Footpaths		123	103
– Stormwater drainage		204	194
– Water supply network		1,477	1,021
– Sewerage network		785	659
– Swimming pools		52	50
– Other open space/recreational assets		387	307
Reinstatement, rehabilitation and restoration assets:	C1-7		
– Tip assets		19	19
– Quarry assets		2	2
Other Assets – Waste	C1-7	93	74
Right of use assets	C2-1a	171	211
Total depreciation, amortisation and impairment for non-financial assets		9,141	8,017

Accounting policy

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-7 for IPPE assets and Note C2-1 for right of use assets.

Depreciation is capitalised where in-house assets have contributed to new assets.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are no longer required to be tested for impairment under AASB 136. This is because these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Other assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

B3-5 Other expenses

\$ '000	Notes	2023	2022
Impairment of receivables			
User charges and fees		55	23
Total impairment of receivables	C1-4	55	23
Contributions/levies to other levels of government			
– Emergency services levy (includes FRNSW, SES, and RFS levies)		825	615
– Other contributions/levies		16	12
Donations, contributions and assistance to other organisations (Section 356)		67	256
Landfill remediation and restoration provision	G1-1	–	102
Total other expenses		963	1,008

Accounting policy

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

B4 Gains or losses

B4-1 Gain or loss from the disposal, replacement and de-recognition of assets

\$ '000	Notes	2023	2022
Gain (or loss) on disposal of property (excl. investment property)			
Proceeds from disposal – property		–	–
Less: carrying amount of property assets sold/written off		(750)	–
Gain (or loss) on disposal		(750)	–
Gain (or loss) on disposal of plant and equipment	C1-7		
Proceeds from disposal – plant and equipment		253	242
Less: carrying amount of plant and equipment assets sold/written off		(123)	(184)
Gain (or loss) on disposal		130	58
Gain (or loss) on disposal of infrastructure	C1-7		
Proceeds from disposal – infrastructure		–	–
Less: carrying amount of infrastructure assets sold/written off		(1,724)	(2,510)
Gain (or loss) on disposal		(1,724)	(2,510)
Net gain (or loss) from disposal of assets		(2,344)	(2,452)

Accounting policy

Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 23 June 2022 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2023 Budget	2023 Actual	2023 ----- Variance -----	
Revenues				
Rates and annual charges	19,275	19,788	513	3% F
No material budget variations for the year.				
User charges and fees	6,071	5,622	(449)	(7)% U
User charges and fees reduction by 7% as compared with the original budget is mainly attributable to the lower level consumption of the water supply services by \$666k, and the improvement of caravan park services income by \$249k for the year.				
Other revenues	300	458	158	53% F
Other revenues increase of 53% as compared with the original budget is mainly attributable to a \$126k final recovery of Lehman Brothers CDOs invested before 2008.				
Operating grants and contributions	5,092	8,548	3,456	68% F
Operating grants and contributions increase of 68% or \$3,456k as compared with the original budget is mainly due to Council receiving additional \$1,801k of financial assistance grant (FAG), almost as a 100% payment in advance for future year allocation. Council also received additional \$1,450k operating grants for the roads and bridges maintenance caused by the natural disaster events in the year, and \$146k of crown reserve improvement grant in the year.				
Capital grants and contributions	11,578	17,061	5,483	47% F
Capital grants and contributions increase of 47% or \$5,483k as compared with the original budget is mainly attributable to Council receiving the developer contributions of \$3,870k over estimate, and the increase of \$1,491k in the capital grants for the specific roads and bridges infrastructure renewal works due to the heavy rains and floodings in the year.				
Interest and investment revenue	139	1,220	1,081	778% F
The significant increase in interest and investment revenue over the original budget is mainly attributable to the Reserve Bank of Australia lifting the cash rate from 0.1% in the previous year to 4.1% during this year.				
Other income	507	656	149	29% F
The increase in other income by 29% as compared with the original budget is mainly attributable to the reversal of the provision for landfill asset remediation and rehabilitation by \$255k as at the reporting date.				
Net gains from disposal of assets	1,896	—	(1,896)	(100)% U
Council's original budget for the net gains from disposal of assets was based on the expected sale proceeds of plant and equipment. Refer net loss from disposal of assets below for more information.				

B5-1 Material budget variations (continued)

\$ '000	2023 Budget	2023 Actual	2023 ----- Variance -----	
Expenses				
Employee benefits and on-costs	15,085	12,742	2,343	16% F
Employee benefits and on-costs reduction by 16% as compared with the original budget is mainly attributable to the salaries from a high level of staff vacancy of \$1,669k and the capitalised salaries by \$463k for the year.				
Materials and services	11,133	14,894	(3,761)	(34)% U
Materials and services is above the original budget by 34% mainly attributable to the increase in plant and vehicle operation costs by \$555k, and the increase in contractor costs by \$3,110k for the infrastructure maintenance and services caused by the higher than anticipated storm and flooding natural occurrences in the year, and the additional engagement of contractors to assist with staff vacancies.				
Borrowing costs	1,097	693	404	37% F
Borrowing costs reduced by 37% as compared with the original budget mainly attributable to a \$260k for landfill remediation provision included in the budget.				
Depreciation, amortisation and impairment of non-financial assets	5,997	9,141	(3,144)	(52)% U
Depreciation expenses increased by \$3,144k as compared with the original budget is mainly attributable to the significant increase in the IPPE additions plus the fair value revaluation and indexation in the last two financial years.				
Other expenses	880	963	(83)	(9)% U
Other expenses increased by 9% as compared with the original budget mainly attributable to the increase in Emergency Services Levy by \$45k and the provision for the user charges and fees impairment by \$55k for the year.				
Net losses from disposal of assets	—	2,344	(2,344)	∞ U
Council did not estimate the net loss from the disposal of IPPE assets as part of the annual budget, instead estimates were based on the expected sales proceeds. Refer net gains from disposal of assets above.				
Statement of cash flows				
Cash flows from operating activities	9,855	21,440	11,585	118% F
Cash flows from operating activities increased by \$11,585k as compared with the original budget mainly attributable to the increase in the grants and contributions for the year, together with the budget variations of income and expenses from continuing operations identified above.				
Cash flows from investing activities	(17,708)	(23,659)	(5,951)	34% U
Cash flows from investing activities decreased by \$5,951k mainly attributable to the placement of \$3,900k term deposits at the reporting date and a \$2,057k from sale proceeds of IPPE less than original estimates.				
Cash flows from financing activities	1,638	(923)	(2,561)	(156)% U
Cash flows from financing activities reduced by \$2,561k as compared with the original budget mainly due to the refinancing of a water dam wall borrowings, with lower level of annuity over the loan repayment terms.				

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

\$ '000	2023	2022
Cash assets		
Cash on hand and at bank	3,307	7,642
Cash equivalent assets		
– Managed funds	5,016	4,833
– Short-term deposits	3,010	2,000
Total cash and cash equivalents	11,333	14,475

Reconciliation of cash and cash equivalents

Total cash and cash equivalents per Statement of Financial Position	11,333	14,475
Balance as per the Statement of Cash Flows	11,333	14,475

Accounting policy

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

C1-2 Financial investments

\$ '000	2023 Current	2022 Current
Debt securities at amortised cost		
Term deposits	25,100	21,200
Total financial investments	25,100	21,200
Total cash assets, cash equivalents and investments	36,433	35,675

Accounting policy

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

C1-2 Financial investments (continued)

Amortised cost

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

Council does not have any investments in financial assets classified as FVOCI or FVTPL as at the reporting date.

C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000	Notes	2023	2022
(a) Externally restricted cash, cash equivalents and investments			
Total cash, cash equivalents and investments		36,433	35,675
Less: Externally restricted cash, cash equivalents and investments		(31,022)	(26,798)
Cash, cash equivalents and investments not subject to external restrictions		5,411	8,877
External restrictions			
External restrictions – included in liabilities			
External restrictions included in cash, cash equivalents and investments above comprise:			
Specific purpose unexpended grants – general fund		5,677	4,866
Specific purpose unexpended grants – water fund	D1-2	–	7
External restrictions – included in liabilities	C3-2	5,677	4,873
External restrictions – other			
External restrictions included in cash, cash equivalents and investments above comprise:			
S7.11 Developer contributions – general	G4-1	6,901	6,656
S64 Developer contributions – water fund	G5-1,D1-2	5,369	3,040
S64 Developer contributions – sewer fund	G5-1,D1-2	2,284	1,026
Water fund	D1-2	2,873	3,738
Sewer fund	D1-2	4,682	4,222
Domestic waste management		3,110	2,993
Stormwater management		126	250
External restrictions – other		25,345	21,925
Total external restrictions		31,022	26,798

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

(b) Internal allocations

Cash, cash equivalents and investments not subject to external restrictions

	5,411	8,877
Less: Internally restricted cash, cash equivalents and investments	(5,367)	(8,850)
Unrestricted and unallocated cash, cash equivalents and investments	44	27

Internal allocations

At 30 June, Council has internally allocated funds to the following:

Plant and vehicle replacement	1,186	1,906
Employees leave entitlement	1,003	919
Carry over works	196	691
Binalong pool	22	22
Comur street rehabilitation	20	20
Land and assets	1,452	1,453
Council elections	135	135
Murrumbateman Library School Ground	123	123
Quarry rehabilitation	106	106
Roads	–	44
Victoria park	324	578
Electricity Savings Reserve	97	97
Financial Assistance Grant	703	2,756
Total internal allocations	5,367	8,850

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

(c) Unrestricted and unallocated

Unrestricted and unallocated cash, cash equivalents and investments	44	27
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C1-4 Receivables

\$ '000	2023 Current	2022 Current
Rates and annual charges	1,877	1,149
Interest and extra charges	72	–
User charges and fees	2,023	2,844
Accrued revenues		
– Interest on investments	267	85
– Other income accruals	–	1
Net GST receivable	2,446	563
Other assets (prepayment)	644	222
Total	7,329	4,864
Less: provision for impairment		
Rates and annual charges	–	(34)
User charges and fees	(112)	(23)
Total provision for impairment – receivables	(112)	(57)
Total net receivables	7,217	4,807

Accounting policy

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When estimating ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

When considering the ECL for rates and annual charges debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

Credit losses are measured at the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

Council writes off a receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.

None of the receivables that have been written off are subject to enforcement activity.

Where Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

C1-5 Inventories

\$ '000	2023 Current	2022 Current
(i) Inventories at cost		
Stores and materials	86	111
Trading stock	33	30
Total inventories at cost	119	141
(ii) Inventories at net realisable value (NRV)		
Stores and materials	-	-
Trading stock	-	-
Total inventories at net realisable value (NRV)	-	-
Total inventories	119	141

Accounting policy

Raw materials and stores, work in progress and finished goods

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

C1-6 Contract assets and Contract cost assets

\$ '000	2023 Current	2022 Current
Contract assets	3,242	4,889
Contract cost assets	-	-
Total contract assets and contract cost assets	3,242	4,889

Accounting policy

Contract assets

Contract assets represent Council's right to payment in exchange for goods or services Council has transferred to a customer when that right is conditional on something other than the passage of time.

Contract assets arise when the amounts billed to customers are based on the achievement of various milestones established in the contract and therefore the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer. Once an invoice or payment claim is raised or the relevant milestone is reached, Council recognises a receivable.

Impairment of contract assets is assessed using the simplified expected credit loss model where lifetime credit losses are recognised on initial recognition.

Contract cost asset – costs to fulfil a contract

Where costs are incurred to fulfil a contract and these costs are outside the scope of another accounting standard, they are capitalised as contract cost assets if the following criteria are met:

- the costs relate directly to a contract
- the costs generate or enhance resources of Council that will be used to satisfy performance obligations in the future and
- the costs are expected to be recovered.

The capitalised costs are recognised in the Income statement on a systematic basis consistent with the timing of revenue recognition.

Refer to B3-4 for the accounting policy for impairment of contract cost assets.

C1-7 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2022			Asset movements during the reporting period								At 30 June 2023		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation increments / decrements		Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000														
Capital work in progress	13,086	–	13,086	6,768	–	–	–	(8,649)	(742)	(962)		9,501	–	9,501
Plant and equipment	7,078	(2,502)	4,576	–	973	(123)	(991)	–	–	–		7,691	(3,256)	4,435
Land:														
– Operational land	22,126	–	22,126	–	1,149	(173)	–	–	–	6,628		29,730	–	29,730
– Community land	18,769	–	18,769	–	–	–	–	–	–	–		18,769	–	18,769
– Land under roads (pre 1/7/08)	4,333	–	4,333	–	–	–	–	–	–	–		4,333	–	4,333
– Land under roads (post 30/6/08)	2,932	–	2,932	–	4	–	–	–	–	–		2,936	–	2,936
Infrastructure:														
– Buildings	43,111	(27,032)	16,079	396	–	(577)	(959)	48	–	14,262		49,887	(20,638)	29,249
– Roads	233,251	(63,979)	169,272	5,063	33	(1,546)	(3,395)	3,096	–	–		238,853	(66,330)	172,523
– Bridges	41,206	(22,633)	18,573	2,433	386	(93)	(466)	200	–	–		44,036	(23,003)	21,033
– Footpaths	7,427	(1,540)	5,887	203	–	–	(122)	2,275	–	–		9,906	(1,663)	8,243
– Bulk earthworks (non-depreciable)	83,069	–	83,069	120	32	(70)	–	999	–	–		84,150	–	84,150
– Other structures	1,376	(980)	396	67	97	–	(17)	73	–	–		1,612	(996)	616
– Stormwater drainage	20,396	(5,243)	15,153	–	–	–	(205)	299	–	–		20,694	(5,447)	15,247
– Water supply network	97,841	(36,060)	61,781	982	3	(15)	(1,478)	1,595	–	4,847		107,872	(40,157)	67,715
– Sewerage network	48,089	(18,297)	29,792	602	–	–	(785)	39	–	2,286		52,487	(20,553)	31,934
– Swimming pools	3,375	(1,450)	1,925	–	–	–	(53)	–	–	–		3,375	(1,503)	1,872
– Other open space/recreational assets	12,050	(3,341)	8,709	1,515	–	–	(385)	25	–	–		13,591	(3,727)	9,864
Other assets:														
– Waste	2,533	(773)	1,760	–	–	–	(92)	–	–	–		2,533	(865)	1,668
Reinstatement, rehabilitation and restoration assets:														
– Tip assets	1,236	(1,159)	77	–	–	–	(19)	–	–	–		1,236	(1,178)	58
– Quarry assets	102	(97)	5	–	–	–	(3)	–	–	–		102	(100)	2
Total infrastructure, property, plant and equipment	663,386	(185,086)	478,300	18,149	2,677	(2,597)	(8,970)	–	(742)	27,061		703,294	(189,416)	513,878

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-7 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2021			Asset movements during the reporting period							At 30 June 2022		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	Adjustments and transfers	Revaluation increments to equity (ARR)		Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000													
Capital work in progress	9,419	—	9,419	3,667	—	—	—	—	—		13,086	—	13,086
Plant and equipment	5,643	(1,812)	3,831	1,774	—	(184)	(845)	—	—		7,078	(2,502)	4,576
Land:													
– Operational land	15,107	—	15,107	—	193	—	—	—	6,826		22,126	—	22,126
– Community land	18,769	—	18,769	—	—	—	—	—	—		18,769	—	18,769
– Land under roads (pre 1/7/08)	4,333	—	4,333	—	—	—	—	—	—		4,333	—	4,333
– Land under roads (post 30/6/08)	2,915	—	2,915	—	17	—	—	—	—		2,932	—	2,932
Infrastructure:													
– Buildings	—	—	—	1,031	—	(4)	(858)	14,470	1,440		43,111	(27,032)	16,079
– Buildings – non-specialised	5,715	(2,657)	3,058	—	—	—	—	(3,058)	—		—	—	—
– Buildings – specialised	32,573	(21,161)	11,412	—	—	—	—	(11,412)	—		—	—	—
– Other structures	1,118	(782)	336	—	—	—	(18)	—	78		1,376	(980)	396
– Roads	211,782	(60,029)	151,753	14,986	1,054	(2,435)	(3,143)	—	7,057		233,251	(63,979)	169,272
– Bridges	39,375	(21,137)	18,238	—	—	—	(513)	—	848		41,206	(22,633)	18,573
– Footpaths	6,257	(1,374)	4,883	692	188	—	(103)	—	227		7,427	(1,540)	5,887
– Bulk earthworks (non-depreciable)	78,289	—	78,289	826	314	—	—	—	3,640		83,069	—	83,069
– Stormwater drainage	19,158	(4,825)	14,333	—	347	—	(194)	—	667		20,396	(5,243)	15,153
– Water supply network	85,411	(29,199)	56,212	351	—	(59)	(1,021)	—	6,298		97,841	(36,060)	61,781
– Sewerage network	48,706	(22,469)	26,237	1,824	—	(12)	(659)	—	2,402		48,089	(18,297)	29,792
– Swimming pools	3,207	(1,338)	1,869	20	—	—	(50)	—	86		3,375	(1,450)	1,925
– Other open space/recreational assets	9,660	(2,465)	7,195	163	—	—	(307)	—	1,658		12,050	(3,341)	8,709
Other assets:													
– Waste	2,012	(568)	1,444	57	—	—	(74)	—	333		2,533	(773)	1,760
Reinstatement, rehabilitation and restoration assets:													
– Tip assets	1,236	(1,140)	96	—	—	—	(19)	—	—		1,236	(1,159)	77
– Quarry assets	102	(95)	7	—	—	—	(2)	—	—		102	(97)	5
Total infrastructure, property, plant and equipment	600,787	(171,051)	429,736	25,391	2,113	(2,694)	(7,806)	—	31,560		663,386	(185,086)	478,300

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-7 Infrastructure, property, plant and equipment (continued)

Accounting policy

Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes).

When infrastructure, property, plant and equipment is acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Useful lives of IPPE

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Plant and equipment	Years	Other equipment	Years
Office equipment	5 to 10	Playground equipment	5 to 15
Office furniture	10 to 20	Benches, seats etc.	10 to 35
Computer equipment	4		
Vehicles	5 to 8	Buildings	Years
Heavy plant/road making equipment	5 to 8	Buildings: masonry	50 to 100
Other plant and equipment	5 to 15	Buildings: other	20 to 40
Water and sewer assets	Years	Stormwater assets	Years
Dams and reservoirs	80 to 100	Drains	80 to 100
Bores	20 to 40	Culverts	50 to 80
Reticulation pipes: PVC	70 to 80	Flood control structures	80 to 100
Reticulation pipes: other	25 to 75		
Pumps and telemetry	15 to 20		
Transportation assets	Years	Other infrastructure assets	Years
Sealed roads: surface	20	Bulk earthworks	20
Sealed roads: structure	50	Swimming pools	50
Unsealed roads	20	Other open space/recreational assets	35
Bridge: concrete	100	Other infrastructure	20
Bridge: other	50		
Road pavements	60		
Kerb, gutter and footpaths	40		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Revaluation model

Infrastructure, property, plant and equipment are held at fair value. Comprehensive valuations are performed at least every 5 years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Water and sewerage network assets are indexed at each reporting period in accordance with the Rates Reference Manual issued by Department of Planning, Industry and Environment – Water.

Increases in the carrying amounts arising on revaluation are credited to the IPPE revaluation reserve. To the extent that the increase reverses a decrease previously recognized in profit or loss relating to that asset class, the increase is first recognised as income statement. Decreases that reverse previous increases of assets in the same class are first charged against IPPE revaluation reserve to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

C1-7 Infrastructure, property, plant and equipment (continued)

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected to recognise land under roads acquired before 1 July 2008 in accordance with AASB 1051 Land Under Roads.

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 Property, Plant and Equipment.

Crown reserves

Crown reserves under Council's care and control are recognised as assets of Council. While ownership of the reserves remains with Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

Rural Fire Service assets

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

Until such time as discussions on this matter have concluded and the legislation changed, Council will recognise rural fire assets including land and buildings and exclude plant and vehicles.

C1-8 Investment properties

\$ '000	2023	2022
Owned investment property		
Investment property on hand at fair value	6,688	6,688
Total owned investment property	6,688	6,688

Owned investment property

\$ '000	Notes	2023	2022
At fair value			
Opening balance at 1 July		6,688	4,350
Net gain/(loss) from fair value adjustments	B2-6	—	2,338
Closing balance at 30 June		6,688	6,688

Accounting policy

Investment property, principally comprising of a property and farm land in Murrumbateman, is held for long-term rental yields and is not occupied by Council. Changes in fair values are recorded in the Income Statement as part of other income.

C2 Leasing activities

C2-1 Council as a lessee

Council has leases over a range of assets including land and buildings, vehicles, machinery and IT equipment. Information relating to the leases in place and associated balances and transactions is provided below.

Terms and conditions of leases

Plant and Equipment

Council leases plant and equipment with lease terms varying from 3 to 8 years; the lease payments are fixed during the lease term and there is generally no renewal option.

Office and IT equipment

Leases for office and IT equipment are generally for low value assets, except for significant items such as photocopiers. The leases are for between 2 and 3 years with no renewal option, the payments are fixed.

Extension options

At commencement date and each subsequent reporting date, Council assesses where it is reasonably certain that the extension options will be exercised.

(a) Right of use assets

\$ '000	Notes	Plant & Equipment	Total
2023			
Opening balance at 1 July		180	180
Additions to right-of-use assets		172	172
Depreciation charge	B3-4	(171)	(171)
Balance at 30 June		181	181
2022			
Opening balance at 1 July		391	391
Depreciation charge	B3-4	(211)	(211)
Balance at 30 June		180	180

(b) Lease liabilities

\$ '000	Notes	2023 Current	2023 Non-current	2022 Current	2022 Non-current
Lease liabilities		119	62	178	9
Total lease liabilities	C3-3a	119	62	178	9

(c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
2023					
Cash flows	119	62	–	181	181
2022					
Cash flows	178	9	–	187	187

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C2-1 Council as a lessee (continued)

(d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

\$ '000	Notes	2023	2022
Interest on lease liabilities	B3-3	2	7
Depreciation of right of use assets	B3-4	171	211
Expenses relating to short-term leases		32	–
		205	218

(e) Statement of Cash Flows

Total cash outflow for leases	178	214
	178	214

(f) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land and buildings which are used for:

- Visitor Information Centre
- Community Halls

The leases are generally between 1 and 5 years and require payments of a maximum amount of \$1,000 per year. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide. These services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

Accounting policy

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI). Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / Concessionary leases

C2-1 Council as a lessee (continued)

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

C2-2 Council as a lessor

Operating leases

Council leases out a number of properties and /or plant and equipment to community groups; these leases have been classified as operating leases for financial reporting purposes and the assets are included in the Statement of Financial Position as:

- investment property: where the asset is held predominantly for rental or capital growth purposes (refer note C1-8)
- property, plant and equipment: where the rental is incidental, or the asset is held to meet Councils service delivery objective (refer note C1-7).

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below:

\$ '000	Notes	2023	2022
(i) Assets held as investment property			
The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below			
Lease income (excluding variable lease payments not dependent on an index or rate)	B2-6	75	58
Total income relating to operating leases for investment property assets		75	58
Operating lease expenses			
Direct operating expenses that generated rental income		5	10
Total expenses relating to operating leases		5	10
(ii) Assets held as property, plant and equipment			
Lease income (excluding variable lease payments not dependent on an index or rate)	B2-6	326	343
Total income relating to operating leases for Council assets		326	343
Other leased assets expenses			
Other		42	30
Total expenses relating to other leases assets		42	30
(iii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:			
Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for all operating leases:			
< 1 year		27	27
1–2 years		17	27
2–3 years		17	17
3–4 years		11	17
4–5 years		11	17
> 5 years		–	5
Total undiscounted lease payments to be received		83	110

C2-2 Council as a lessor (continued)

Accounting policy

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components, the non-lease components are accounted for in accordance with AASB 15 *Revenue from Contracts with Customers*.

The lease income is recognised on a straight-line basis over the lease term for an operating lease and as finance income using amortised cost basis for finance leases.

C3 Liabilities of Council

C3-1 Payables

\$ '000	Notes	2023 Current	2022 Current
Goods and services – operating expenditure		3,192	4,206
Accrued expenses:			
– Salaries and wages		492	4
– Borrowings		78	233
– Other expenditure accruals		214	1,631
Security bonds, deposits and retentions		2,028	2,273
Prepaid rates and water charges		627	589
Total payables	E1-1c	6,631	8,936

Current payables not anticipated to be settled within the next twelve months

\$ '000	2023	2022
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Security bonds, deposits and retentions	1,622	1,818
Total payables	1,622	1,818

Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C3-2 Contract Liabilities

\$ '000	Notes	2023 Current	2022 Current
Grants and contributions received in advance:			
Unexpended capital grants (to construct Council controlled assets)	(i)	5,677	4,722
Unexpended operating grants (received prior to performance obligation being satisfied)	(ii)	—	150
Total grants received in advance	B2-4c	5,677	4,873
Total contract liabilities	C1-3a	5,677	4,873

Notes

(i) Council has received funding to construct assets including sporting facilities, bridges, library and other infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

(iii) User fees and charges received in advance do not meet the definition of a performance obligation and therefore the funds received are recorded as a contract liability on receipt and recognised as revenue over the expected average membership life.

Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	Notes	2023	2022
Grants and contributions received in advance:			
Capital grants (to construct Council controlled assets)		4,722	4,774
Operating grants (received prior to performance obligation being satisfied)		151	195
Total revenue recognised that was included in the contract liability balance at the beginning of the period	B2-4c	4,873	4,969

Accounting policy

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

C3-3 Borrowings

\$ '000	Notes	2023 Current	2023 Non-current	2022 Current	2022 Non-current
Loans – secured ¹		824	13,024	683	13,910
Total borrowings	E1-1c	824	13,024	683	13,910

(1) Loans are secured over the general rating income of Council.

Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note E1-1.

Loan funds were used to undertake Water and Sewer upgrade works.

C3-3 Borrowings (continued)

(a) Changes in liabilities arising from financing activities

\$ '000	Notes	2022		Non-cash movements				2023
		Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured		14,593	(9,022)	8,277	–	–	–	13,848
Lease liability	C2-1b	187	(178)	–	–	–	172	181
Total liabilities from financing activities		14,780	(9,200)	8,277	–	–	172	14,029

\$ '000	Notes	2021		Non-cash movements				2022
		Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured		15,463	(870)	–	–	–	–	14,593
Lease liability (Note C2-1b)		401	(214)	–	–	–	–	187
Total liabilities from financing activities		15,864	(1,084)	–	–	–	–	14,780

(b) Financing arrangements

\$ '000	2023	2022
Total facilities		
Credit cards/purchase cards	91	55
Total financing arrangements	91	55
Undrawn facilities		
– Credit cards/purchase cards	71	35
Total undrawn financing arrangements	71	35

Additional financing arrangements information

Breaches and defaults

During the current and prior year, there were no defaults or breaches on any of the loans.

Security over loans

Loans are secured over future cash flows and leased liabilities are secured by the underlying leased assets.

Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or borrowing costs.

C3-4 Employee benefit provisions

\$ '000	2023 Current	2023 Non-current	2022 Current	2022 Non-current
Annual leave	1,072	–	1,375	–
Long service leave	1,459	110	1,546	116
ELE on-costs	316	11	–	–
Other leave (RDOs/VDOs and TILs)	44	–	27	–
Total employee benefit provisions	2,891	121	2,948	116

Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2023	2022
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	2,409	2,451
	2,409	2,451

Accounting policy

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

C3-5 Other Provisions

\$ '000	2023 Current	2023 Non-Current	2022 Current	2022 Non-Current
Asset remediation/restoration:				
Asset remediation/restoration (future works)	940	347	584	958
Total provisions	940	347	584	958

C3-5 Other Provisions (continued)

Description of and movements in provisions

\$ '000	Asset remediation	Total
2023		
At beginning of year	1,542	1,542
Changes to provision – Revised discount rate	(255)	(255)
Total other provisions at end of year	1,287	1,287
2022		
At beginning of year	1,474	1,474
Remeasurement effects	68	68
Total other provisions at end of year	1,542	1,542

Nature and purpose of provisions

Asset remediation

The asset remediation provision represents the present value estimate of future costs Council will incur to restore, rehabilitate and reinstate the council tips and quarries as a result of past operations. The discount rate used is the RBA Indicative Mid Rates of Selected Commonwealth Government Securities.

Accounting policy

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

Asset remediation – tips and quarries

Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs. Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

The ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors, including changes to the relevant legal requirements, the emergence of new restoration techniques, or experience at other locations. The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production rates. As a result, there could be significant adjustments to the provision for close down and restoration and environmental clean-up, which would affect future financial results.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within infrastructure, property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

C4 Reserves

C4-1 Nature and purpose of reserves

IPPE Revaluation reserve

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Council structure

D1 Results by fund

General fund refers to all Council activities other than water and sewer. All amounts disclosed in this note are gross i.e. inclusive of internal charges and recoveries made between the funds. Assets and liabilities shown in the water and sewer columns are restricted for use for these activities.

D1-1 Income Statement by fund

\$ '000	General 2023	Water 2023	Sewer 2023
Income from continuing operations			
Rates and annual charges	15,354	1,938	2,496
User charges and fees	3,325	2,240	57
Other revenues	446	12	—
Grants and contributions provided for operating purposes	7,719	829	—
Grants and contributions provided for capital purposes	13,600	2,236	1,225
Interest and investment income	840	214	166
Other income	656	—	—
Total income from continuing operations	41,940	7,469	3,944
Expenses from continuing operations			
Employee benefits and on-costs	11,347	1,189	206
Materials and services	13,117	1,056	721
Borrowing costs	2	516	175
Depreciation, amortisation and impairment of non-financial assets	6,879	1,477	785
Other expenses	963	—	—
Net losses from the disposal of assets	2,329	15	—
Total expenses from continuing operations	34,637	4,253	1,887
Net operating result for the year	7,303	3,216	2,057
Net operating result attributable to each council fund	7,303	3,216	2,057
Net operating result for the year before grants and contributions provided for capital purposes	(6,297)	980	832

D1-2 Statement of Financial Position by fund

\$ '000	Notes	General 2023	Water 2023	Sewer 2023
ASSETS				
Current assets				
Cash and cash equivalents	C1-3a	3,778	2,873	4,682
Investments	C1-3a	17,447	5,369	2,284
Receivables		6,209	971	37
Inventories		119	—	—
Contract assets and contract cost assets		3,193	49	—
Total current assets		30,746	9,262	7,003
Non-current assets				
Infrastructure, property, plant and equipment		405,959	72,854	35,065
Investment property		6,688	—	—
Right of use assets		181	—	—
Total non-current assets		412,828	72,854	35,065
Total assets		443,574	82,116	42,068
LIABILITIES				
Current liabilities				
Payables		6,403	192	36
Contract liabilities	C1-3a	5,677	—	—
Lease liabilities		119	—	—
Borrowings		—	582	242
Employee benefit provision		2,544	224	123
Provisions		940	—	—
Total current liabilities		15,683	998	401
Non-current liabilities				
Lease liabilities		62	—	—
Borrowings		—	9,615	3,409
Employee benefit provision		121	—	—
Provisions		347	—	—
Total non-current liabilities		530	9,615	3,409
Total liabilities		16,213	10,613	3,810
Net assets		427,361	71,503	38,258
EQUITY				
Accumulated surplus		224,468	44,552	24,466
Revaluation reserves		202,893	26,951	13,792
Council equity interest		427,361	71,503	38,258
Total equity		427,361	71,503	38,258

E Risks and accounting uncertainties

E1-1 Risks relating to financial instruments held

Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of Council.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance team manages the cash and Investments portfolio with the assistance of independent advisors. Council has an investment policy which complies with the s 625 of the LG Act and the Ministerial Investment Order. The policy is regularly reviewed by Council and a monthly investment report is provided to Council setting out the make-up performance of the portfolio as required by local government regulations.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance team under policies approved by the Councillors.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

The risks associated with the financial instruments held are:

- interest rate risk – the risk that movements in interest rates could affect returns
- liquidity risk – the risk that Council will not be able to pay its debts as and when they fall due.
- credit risk – the risk that a contracting entity will not complete its obligations under a financial instrument, resulting in a financial loss to the Council.

Council manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. Council also seeks advice from independent advisers before placing any cash and investments.

(a) Market risk – interest rate and price risk

\$ '000	Notes	2023	2022
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.			
Impact of a 1% movement in interest rates			
– Equity / Income Statement	C1-2	364	357
Impact of a 10% movement in price of investments			
– Equity / Income Statement	C1-2	2,911	2,120

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

E1-1 Risks relating to financial instruments held (continued)

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

\$ '000	Notes	Not yet overdue	overdue rates and annual charges < 5 years	≥ 5 years	Total
2023					
Gross carrying amount	C1-4	–	1,869	8	1,877
2022					
Gross carrying amount	C1-4	–	1,101	48	1,149

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Notes	Not yet overdue	Overdue debts				Total
			0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	
2023							
Gross carrying amount	C1-4,C1-6	7,915	183	29	343	224	8,694
Expected loss rate (%)		0.00%	0.00%	0.00%	17.00%	24.00%	1.29%
ECL provision	C1-4	—	—	—	58	54	112
2022							
Gross carrying amount	C1-4,C1-6	8,031	74	22	204	273	8,604
Expected loss rate (%)		0.00%	0.00%	0.00%	16.70%	8.40%	0.66%
ECL provision	C1-4	—	—	—	34	23	57

E1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Notes	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2023								
Payables	C3-1	0.00%	2,028	4,126	—	—	6,154	6,631
Borrowings	C3-3	0.00%	—	823	4,653	8,372	13,848	13,848
Total financial liabilities			2,028	4,949	4,653	8,372	20,002	20,479
2022								
Payables	C3-1	0.00%	2,273	6,226	—	—	8,499	8,936
Borrowings	C3-3	5.52%	—	810	4,525	9,258	14,593	14,593
Total financial liabilities			2,273	7,036	4,525	9,258	23,092	23,529

E2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment;
- Investment property;
- Financial assets and liabilities.

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

		Fair value measurement hierarchy							
		Level 1 Quoted prices in active mkts		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
\$ '000	Notes	2023	2022	2023	2022	2023	2022	2023	2022
Recurring fair value measurements									
Financial assets									
Cash and short term deposits	C1-1	10,333	14,475	–	–	–	–	10,333	14,475
Receivables	C1-4	–	–	7,217	4,608	–	–	7,217	4,608
Financial investments									
– 'Held to maturity'	C1-2a	26,100	21,200	–	–	–	–	26,100	21,200
Total financial assets		36,433	35,675	7,217	4,608	–	–	43,650	40,283
Financial liabilities									
Loans/advances	C3-3	–	–	13,848	14,593	–	–	13,848	14,593
Payables	C3-1	–	–	6,630	8,936	–	–	6,630	8,936
Total financial liabilities		–	–	20,478	23,529	–	–	20,478	23,529
Investment property									
Investment property	C1-8	6,688	6,688	–	–	–	–	6,688	6,688
Total investment property		6,688	6,688	–	–	–	–	6,688	6,688
Infrastructure, property, plant and equipment									
Plant and equipment		–	–	–	–	4,435	4,576	4,435	4,576
Operational land		–	–	–	–	29,730	22,126	29,730	22,126
Community land		–	–	–	–	18,769	18,769	18,769	18,769
Land under roads		–	–	–	–	7,269	7,265	7,269	7,265
Buildings		–	–	–	–	29,249	16,079	29,249	16,079
Roads		–	–	–	–	172,523	169,272	172,523	169,272
Bridges		–	–	–	–	21,033	18,573	21,033	18,573
Footpaths		–	–	–	–	8,243	5,887	8,243	5,887
Bulk earthworks		–	–	–	–	84,150	83,069	84,150	83,069
Other structures		–	–	–	–	616	396	616	396
Stormwater drainage		–	–	–	–	15,247	15,153	15,247	15,153
Water supply network		–	–	–	–	67,715	61,781	67,715	61,781
Sewerage network		–	–	–	–	31,934	29,792	31,934	29,792
Swimming pools		–	–	–	–	1,872	1,925	1,872	1,925
Open space/recreation		–	–	–	–	9,864	8,709	9,864	8,709
Waste		–	–	–	–	1,668	1,760	1,668	1,760
Remediation and restoration		–	–	–	–	60	82	60	82
Total IPPE	C1-7	–	–	–	–	504,377	465,214	504,377	465,214

continued on next page

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E2-1 Fair value measurement (continued)

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Financial assets

Receivables are subject to bad and doubtful debts.

Financial liabilities

Some loans may be subject to interest rate risk and some payables may incur interest.

Infrastructure, property, plant and equipment (IPPE)

Most infrastructure is subject to external valuation or externally validated methodology applied by Council. This is subject to variability based on changing unit rates.

Fair value measurements using significant unobservable inputs (level 3)

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

\$ '000	Notes	IPP&E	
		2023	2022
Opening balance		465,214	420,317
Other movements			
Purchases (GBV)		22,707	23,837
Disposals (WDV)		(2,597)	(2,694)
Depreciation and impairment	C1-7	(8,970)	(7,806)
Revaluations through equity	C1-7	28,023	31,560
Closing balance		504,377	465,214

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

E3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

LIABILITIES NOT RECOGNISED

1. Guarantees

(i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme (Active Super), named The Local Government Superannuation Scheme–Pool B (the Fund) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements, including the method used to determine Council's rate of contributions and any minimum funding requirements.

Pooled employers are required to pay standard employer contributions and additional lump sum contributions to the Fund.

The future employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current standard employer contribution rates are:

Division B	1.9 times member contributions for non-180 point members and nil for 180 point members
Division C	2.5% salaries
Division D	1.64 times employee contributions

*For 180 Point Members, Employers are required to contribute 8.0% (2022: 7.5%) of salaries for the year ending 30 June 2023 (increasing to 8.5% in line with the increase in the Superannuation Guarantee) to these members accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$20 million per annum (2022: \$40.0 million per annum for 1 July 2019 to 31 December 2021) for 1 January 2022 to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2022. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions.

There is no provision for allocation of any surplus which may be present at the date of withdrawal of Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

E3-1 Contingencies (continued)

The amount of Council employer contributions to defined benefit section of the Fund and recognised as an expense for the year ended 30 June 2023 was \$50,440 (2022: \$78,467). The last valuation of the Fund was performed by the Fund Actuary, Richard Boyfield FIAA as at 30 June 2022.

Council's expected contributions to the Fund for the next annual reporting period are \$46,277 (2022: \$59,558).

The estimated employer reserves financial position for the Pooled Employers at 30 June 2023 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,290.9	
Past Service Liabilities	2,236.1	102.4%
Vested Benefits	2,253.6	101.7%

* excluding other accumulation accounts and reserves in both assets and liabilities.

The share of any funding surplus or deficit that can be attributed to Council is 0.20% (2022: 0.27%).

Council's share of that deficiency cannot be accurately calculated as the Fund is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Fund require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	6.0% per annum (2022:5.75%)
Salary inflation *	3.5% per annum (2022: 3.5%)
Increase in CPI	6.0% for FY2022/23, 2.5% per annum thereafter

* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

The estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review, which will be a triennial actuarial investigation will be completed by December 2023.

(ii) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30 June 2023 may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

(iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

2. Other liabilities

E3-1 Contingencies (continued)

(i) Third party claims

Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

(ii) Potential land acquisitions due to planning restrictions imposed by Council

Council has not classified any privately owned land parcels as local open space or bushland.

As a result there are no potential land acquisitions due to planning restrictions imposed by Council.

ASSETS NOT RECOGNISED

(i) Land under roads

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30/6/2008.

(ii) Infringement notices/fines

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

(iii) Rural Fire Services assets

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the firefighting equipment has been purchased or constructed."

Council has assessed during 2022/23 that it does not have control over Rural Fire Services (RFS) fleet assets, and as such has not performed a stocktake or recognised them in the financial statements. The estimated total new replacement costs RFS fleet assets in the Yass Valley District as at the reporting date was \$9,537,397 (2022: \$5,701,817), based on data provided by NSW Treasury.

Council does have a level of control over Rural Fire Services land and buildings and continues to recognise these in the financial statements.

F People and relationships

F1 Related party disclosures

F1-1 Key management personnel (KMP)

Key management personnel (KMP) of Council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly. KMP personnel of Council include Councillors (refer F1-2), Chief Executive Officer and Directors.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2023	2022
Compensation:		
Short-term benefits	761	780
Total	761	780

Other transactions with KMP and their related parties

Council has determined that transactions at arm's length between KMP and Council as part of Council delivering a public service objective (e.g. access to library or Council swimming pool by KMP) will not be disclosed.

As at the reporting date, there is no other transactions with KMP and their related parties identified (2022: nil).

F1-2 Councillor and Mayoral fees and associated expenses

\$ '000	Notes	2023	2022
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:			
Mayoral fee		28	25
Councillors' fees		114	106
Other Councillors' expenses (including Mayor)		15	18
Total	B3-2	157	149

F2 Other relationships

F2-1 Audit fees

\$ '000	Notes	2023	2022
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During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms

Auditors of the Council - NSW Auditor-General:

(i) Audit and other assurance services

Audit and review of financial statements		147	61
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Total audit fees	B3-2	147	61
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G Other matters

G1-1 Statement of Cash Flows information

Reconciliation of net operating result to cash provided from operating activities

\$ '000	Notes	2023	2022
Net operating result from Income Statement		12,576	19,581
Add / (less) non-cash items:			
Depreciation and amortisation	B3-4	9,141	8,017
(Gain) / loss on disposal of assets	B4-1	2,344	2,452
Non-cash capital grants and contributions	B2-4	(72)	(1,920)
Landfill remediation and restoration	B3-5	–	102
Losses/(gains) recognised on fair value re-measurements through the P&L:			
– Investment property	B2-6	–	(2,338)
Unwinding of discount rates on reinstatement provisions	B2-6	(255)	–
Movements in operating assets and liabilities and other cash items:			
(Increase) / decrease of receivables		(2,465)	(304)
Increase / (decrease) in provision for impairment of receivables		55	22
(Increase) / decrease of inventories		22	26
(Increase) / decrease of other current assets		–	271
(Increase) / decrease of contract asset		1,647	(3,033)
Increase / (decrease) in payables		(1,014)	1,772
Increase / (decrease) in accrued interest payable		(155)	(8)
Increase / (decrease) in other accrued expenses payable		(929)	784
Increase / (decrease) in other liabilities		(207)	1,015
Increase / (decrease) in contract liabilities		804	1,849
Increase / (decrease) in employee benefit provision		(52)	93
Increase / (decrease) in other provisions		–	68
Net cash flows from operating activities		21,440	28,449

G2-1 Commitments

Capital commitments (exclusive of GST)

\$ '000	2023	2022
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Property, plant and equipment		
Plant and equipment	579	—
Road infrastructure	5,373	1,328
Water supply infrastructure	1,873	841
Sewerage network infrastructure	255	412
Parks and recreational assets	1,145	176
Buildings facility and waste assets	470	84
Waste management and landfill rehabilitation	387	449
Total commitments	10,082	3,290
Sources for funding of capital commitments:		
Unexpended grants	5,501	658
Externally restricted reserves	2,046	1,701
Internally restricted reserves	2,535	931
Total sources of funding	10,082	3,290

Details of capital commitments

Purchase of heavy plant & equipment, projects for roads, water, sewer, waste and stormwater infrastructure, building and lighting upgrades and recreation ground upgrades.

G3-1 Events occurring after the reporting date

Council is unaware of any material or significant adjusting events and non-adjusting events occurring after the reporting date that should be disclosed.

G4 Statement of developer contributions as at 30 June 2023

G4-1 Summary of developer contributions

\$ '000	Notes	Opening balance at 1 July 2022	Contributions received during the year - Cash	Interest and investment income earned	Amounts expended	Held as restricted asset at 30 June 2023
Council Area		5,088	840	161	(858)	5,231
Heavy Haulage		1,569	52	49	—	1,670
Total S7.11 and S7.12 revenue under plans		6,657	892	210	(858)	6,901
S64 contributions - water		3,039	2,234	96	—	5,369
S64 contributions - sewer		1,026	1,225	33	—	2,284
Total contributions	B2-4b,C1-3a	10,722	4,351	339	(858)	14,554

Under the *Environmental Planning and Assessment Act 1979*, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

G5 Statement of performance measures

G5-1 Statement of performance measures – consolidated results

\$ '000	Amounts 2023	Indicator 2023	Indicators 2022 2021		Benchmark
1. Operating performance ratio					
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1,2}	(2,086)	(5.75)%	4.07%	(1.35)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions ¹	36,292				
2. Own source operating revenue ratio					
Total continuing operating revenue excluding all grants and contributions ¹	27,744	52.00%	49.40%	51.50%	> 60.00%
Total continuing operating revenue ¹	53,353				
3. Unrestricted current ratio					
Current assets less all external restrictions	14,932	2.55x	2.39x	3.36x	> 1.50x
Current liabilities less specific purpose liabilities	5,856				
4. Debt service cover ratio					
Operating result before capital excluding interest and depreciation/impairment/amortisation ¹	7,748	4.79x	5.30x	3.38x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	1,616				
5. Rates and annual charges outstanding percentage					
Rates and annual charges outstanding	1,949	9.27%	5.59%	6.25%	< 10.00%
Rates and annual charges collectable	21,031				
6. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term deposits	36,433	11.80 months	16.41 months	4.16 months	> 3.00 months
Monthly payments from cash flow of operating and financing activities	3,088				

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

G5-2 Statement of performance measures by fund

\$ '000	General Indicators ³		Water Indicators		Sewer Indicators		Benchmark
	2023	2022	2023	2022	2023	2022	
1. Operating performance ratio							
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1,2}	(13.75)%	(1.63)%	18.73%	22.33%	30.60%	30.39%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions ¹							
2. Own source operating revenue ratio							
Total continuing operating revenue excluding capital grants and contributions ¹	49.17%	44.01%	58.96%	69.03%	68.94%	98.83%	> 60.00%
Total continuing operating revenue ¹							
3. Unrestricted current ratio							
Current assets less all external restrictions	2.55x	2.39x	9.28x	3.71x	17.46x	2.51x	> 1.50x
Current liabilities less specific purpose liabilities							
4. Debt service cover ratio							
Operating result before capital excluding interest and depreciation/impairment/amortisation ¹	16.57x	5.48x	2.57x	4.09x	4.40x	8.53x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)							
5. Rates and annual charges outstanding percentage							
Rates and annual charges outstanding	11.74%	7.12%	0.00%	0.00%	0.00%	0.00%	< 10.00%
Rates and annual charges collectable							
6. Cash expense cover ratio							
Current year's cash and cash equivalents plus all term deposits	7.64 months	13.19 months	∞	24.64 months	∞	49.51 months	> 3.00 months
Monthly payments from cash flow of operating and financing activities							

(1) - (2) Refer to Notes at Note G4-1 above.

(3) General fund refers to all of Council's activities except for its water and sewer activities which are listed separately.

End of the audited financial statements

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H Additional Council disclosures (unaudited)

H1-1 Council information and contact details

Principal place of business:

209 Comur Street
YASS NSW 2582

Contact details

Mailing Address:

PO Box 6
209 Comur Street
YASS NSW 2582

Opening hours:

Office hours: 9:00am to 4:30pm (Monday to Friday)
Cashier hours: 9:00am to 4:30pm (Monday to Friday)

Telephone: 02 6226 1477 or 1300 553 652

Facsimile: 02 6226 2598

Website: www.yassvalley.nsw.gov.au

Email: council@yass.nsw.gov.au

Officers

CHIEF EXECUTIVE OFFICER

Chris Berry

DIRECTOR CORPORATE & COMMUNITY

Lynette Safranek

Elected members

Mayor

Allan McGrath

Councillors

Adrian Cameron
Cayla Pothan
Cecil Burgess OAM
Jasmine Jones
Jim Abbey
Kim Turner
Kristen Butler
Mike Reid

Other information

ABN: 50 119 744 650

Yass Valley Council

General Purpose Financial Statements

for the year ended 30 June 2023

Independent Auditor's Reports:

On the Financial Statements (Sect 417 [2])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).

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Yass Valley Council

General Purpose Financial Statements

for the year ended 30 June 2023

Independent Auditor's Reports: (continued)

On the Financial Statements (Sect 417 [3])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (commentary) for inclusion in the GPFS report (via the Home screen).

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Yass Valley Council

SPECIAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2023

"A diverse rural region that provides lifestyle, business and recreation choices, while sustaining our environment, history and community"



Yass Valley Council

Special Purpose Financial Statements

for the year ended 30 June 2023

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Background

- i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.

- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.

These include (a) those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and (b) those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).

- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must (a) adopt a corporatisation model and (b) apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

Yass Valley Council

Special Purpose Financial Statements

for the year ended 30 June 2023

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement '*Application of National Competition Policy to Local Government*',
- the Division of Local Government Guidelines '*Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*',
- the Local Government Code of Accounting Practice and Financial Reporting,
- the NSW Office of Water Best-Practice Management of Water and Sewerage Guidelines.

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year,
- accord with Council's accounting and other records; and
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 23 November 2023.

Allan McGrath
Mayor
23 November 2023

Cayla Pothan
Councillor
23 November 2023

Chris Berry
Chief Executive Officer
23 November 2023

Lynette Safraneck
Director Corporate & Community
23 November 2023

Yass Valley Council | Income Statement of water supply business activity | for the year ended 30 June 2023

Yass Valley Council

Income Statement of water supply business activity for the year ended 30 June 2023

\$ '000	2023	2022
Income from continuing operations		
Access charges	1,938	1,869
User charges	2,239	2,102
Fees	1	6
Interest and investment income	214	6
Grants and contributions provided for operating purposes	829	740
Other income	12	11
Total income from continuing operations	5,233	4,734
Expenses from continuing operations		
Employee benefits and on-costs	1,189	933
Borrowing costs	516	653
Materials and services	1,056	1,070
Depreciation, amortisation and impairment	1,477	1,021
Net loss from the disposal of assets	15	59
Total expenses from continuing operations	4,253	3,736
Surplus (deficit) from continuing operations before capital amounts	980	998
Grants and contributions provided for capital purposes	2,236	1,052
Surplus (deficit) from continuing operations after capital amounts	3,216	2,050
Surplus (deficit) from all operations before tax	3,216	2,050
Less: corporate taxation equivalent (25%) [based on result before capital]	(245)	(250)
Surplus (deficit) after tax	2,971	1,800
Plus accumulated surplus	41,336	40,809
Plus/less: other adjustments (transfer to/from general fund)	–	(1,523)
Plus adjustments for amounts unpaid:		
– Corporate taxation equivalent	245	250
Closing accumulated surplus	44,552	41,336
Return on capital %	2.1%	2.5%
Subsidy from Council	1,433	805
Calculation of dividend payable:		
Surplus (deficit) after tax	2,971	1,800
Less: capital grants and contributions (excluding developer contributions)	(2,236)	(1,052)
Surplus for dividend calculation purposes	735	748
Potential dividend calculated from surplus	368	374

Yass Valley Council | Income Statement of sewerage business activity | for the year ended 30 June 2023

Yass Valley Council

Income Statement of sewerage business activity for the year ended 30 June 2023

\$ '000	2023	2022
Income from continuing operations		
Access charges	2,496	2,409
User charges	55	33
Fees	2	9
Interest and investment income	166	4
Total income from continuing operations	2,719	2,455
Expenses from continuing operations		
Employee benefits and on-costs	206	174
Borrowing costs	175	185
Materials and services	721	691
Depreciation, amortisation and impairment	785	659
Net loss from the disposal of assets	—	12
Total expenses from continuing operations	1,887	1,721
Surplus (deficit) from continuing operations before capital amounts	832	734
Grants and contributions provided for capital purposes	1,225	29
Surplus (deficit) from continuing operations after capital amounts	2,057	763
Surplus (deficit) from all operations before tax	2,057	763
Less: corporate taxation equivalent (25%) [based on result before capital]	(208)	(184)
Surplus (deficit) after tax	1,849	579
Plus accumulated surplus	22,409	21,631
Plus/less: other adjustments (transfer to/from general fund)	—	15
Plus adjustments for amounts unpaid:		
— Corporate taxation equivalent	208	184
Closing accumulated surplus	24,466	22,409
Return on capital %	2.9%	2.7%
Subsidy from Council	403	314
Calculation of dividend payable:		
Surplus (deficit) after tax	1,849	579
Less: capital grants and contributions (excluding developer contributions)	(1,225)	(29)
Surplus for dividend calculation purposes	624	550
Potential dividend calculated from surplus	312	275

Yass Valley Council | Income Statement of Waste services | for the year ended 30 June 2023

Yass Valley Council

Income Statement of Waste services for the year ended 30 June 2023

\$ '000	2023 Category 1	2022 Category 1
Income from continuing operations		
Annual charges	2,850	2,744
User charges	238	807
Fees	1	4
Interest and investment income	95	2
Grants and contributions provided for operating purposes	27	27
Other income	457	376
Total income from continuing operations	3,668	3,960
Expenses from continuing operations		
Employee benefits and on-costs	1,076	1,031
Borrowing costs	1	102
Materials and services	1,228	1,449
Depreciation, amortisation and impairment	114	93
Total expenses from continuing operations	2,419	2,675
Surplus (deficit) from continuing operations before capital amounts	1,249	1,285
Surplus (deficit) from continuing operations after capital amounts	1,249	1,285
Surplus (deficit) from all operations before tax	1,249	1,285
Less: corporate taxation equivalent (25%) [based on result before capital]	(312)	(321)
Surplus (deficit) after tax	937	964
Plus accumulated surplus	2,442	4,428
Plus/less: other adjustments (transfer to/from general fund)	–	(3,271)
Plus adjustments for amounts unpaid:		
– Corporate taxation equivalent	312	321
Closing accumulated surplus	3,691	2,442
Return on capital %	47.4%	75.5%
Subsidy from Council	–	–

Yass Valley Council | Income Statement of Caravan park | for the year ended 30 June 2023

Yass Valley Council

Income Statement of Caravan park for the year ended 30 June 2023

\$ '000	2023 Category 2	2022 Category 2
Income from continuing operations		
Fees	619	394
Other income	4	–
Total income from continuing operations	623	394
Expenses from continuing operations		
Materials and services	369	351
Depreciation, amortisation and impairment	94	186
Total expenses from continuing operations	463	537
Surplus (deficit) from continuing operations before capital amounts	160	(143)
Surplus (deficit) from continuing operations after capital amounts	160	(143)
Surplus (deficit) from all operations before tax	160	(143)
Less: corporate taxation equivalent (25%) [based on result before capital]	(40)	–
Surplus (deficit) after tax	120	(143)
Plus accumulated surplus	1,354	2,279
Plus/less: other adjustments (transfer to/from general fund)	–	(782)
Plus adjustments for amounts unpaid:		
– Corporate taxation equivalent	40	–
Closing accumulated surplus	1,514	1,354
Return on capital %	13.2%	(18.5)%
Subsidy from Council	–	171

Yass Valley Council | Statement of Financial Position of water supply business activity | for the year ended 30 June 2023

Yass Valley Council

Statement of Financial Position of water supply business activity as at 30 June 2023

\$ '000	2023	2022
ASSETS		
Current assets		
Cash and cash equivalents	2,873	3,745
Investments	5,369	3,040
Receivables	971	708
Contract assets and contract cost assets	49	170
Total current assets	9,262	7,663
Non-current assets		
Infrastructure, property, plant and equipment	72,854	67,094
Total non-current assets	72,854	67,094
Total assets	82,116	74,757
LIABILITIES		
Current liabilities		
Payables	192	347
Contract liabilities	–	7
Borrowings	582	450
Employee benefit provisions	224	254
Total current liabilities	998	1,058
Non-current liabilities		
Borrowings	9,615	10,259
Total non-current liabilities	9,615	10,259
Total liabilities	10,613	11,317
Net assets	71,503	63,440
EQUITY		
Accumulated surplus	44,552	41,336
Revaluation reserves	26,951	22,104
Total equity	71,503	63,440

Yass Valley Council | Statement of Financial Position of sewerage business activity | for the year ended 30 June 2023

Yass Valley Council

Statement of Financial Position of sewerage business activity as at 30 June 2023

\$ '000	2023	2022
ASSETS		
Current assets		
Cash and cash equivalents	4,682	4,222
Investments	2,284	1,026
Receivables	37	—
Total current assets	7,003	5,248
Non-current assets		
Infrastructure, property, plant and equipment	35,065	33,689
Total non-current assets	35,065	33,689
Total assets	42,068	38,937
LIABILITIES		
Current liabilities		
Payables	36	38
Borrowings	242	232
Employee benefit provisions	123	139
Total current liabilities	401	409
Non-current liabilities		
Borrowings	3,409	3,651
Total non-current liabilities	3,409	3,651
Total liabilities	3,810	4,060
Net assets	38,258	34,877
EQUITY		
Accumulated surplus	24,466	22,409
Revaluation reserves	13,792	12,468
Total equity	38,258	34,877

Yass Valley Council | Statement of Financial Position of Waste services | for the year ended 30 June 2023

Yass Valley Council

Statement of Financial Position of Waste services as at 30 June 2023

\$ '000	2023 Category 1	2022 Category 1
ASSETS		
Current assets		
Cash and cash equivalents	4,148	4,013
Total current assets	4,148	4,013
Non-current assets		
Infrastructure, property, plant and equipment	2,635	1,838
Total non-current assets	2,635	1,838
Total assets	6,783	5,851
LIABILITIES		
Current liabilities		
Lease liabilities	9	178
Provisions	940	535
Total current liabilities	949	713
Non-current liabilities		
Lease liabilities	-	9
Provisions	348	892
Total non-current liabilities	348	901
Total liabilities	1,297	1,614
Net assets	5,486	4,237
EQUITY		
Accumulated surplus	3,691	2,442
Revaluation reserves	1,795	1,795
Total equity	5,486	4,237

Yass Valley Council | Statement of Financial Position of Caravan park | for the year ended 30 June 2023

Yass Valley Council

Statement of Financial Position of Caravan park as at 30 June 2023

\$ '000	2023 Category 2	2022 Category 2
ASSETS		
Current assets		
Cash and cash equivalents	324	579
Total current assets	324	579
Non-current assets		
Infrastructure, property, plant and equipment	1,209	775
Total non-current assets	1,209	775
Total assets	1,533	1,354
Net assets	1,533	1,354
EQUITY		
Accumulated surplus	1,514	1,354
Revaluation reserves	19	–
Total equity	1,533	1,354

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Note – Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act 1993 (Act)*, the *Local Government (General) Regulation 2005 (Regulation)* and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government. The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'. *The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

Declared business activities

In accordance with Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality, Council has declared that the following are to be considered as business activities:

Category 1

(where gross operating turnover is over \$2 million)

a. Yass Valley Council Waste Service

Comprising the operations, and net assets of Council's Domestic Waste, and Other Waste activities, servicing the local government area.

b. Yass Valley Council Water Supplies

Comprising the operations, and net assets of Council's water supply activities, servicing the towns of Yass, Bowning, Binalong and Murrumbateman.

c. Yass Valley Council Sewerage Service

Comprising the operations, and net assets, of Council's sewerage reticulation and treatment activities servicing the town of Yass and most recently expanded to include the town of Murrumbateman.

Category 2

(where gross operating turnover is less than \$2 million)

a. Yass Valley Council Caravan Park

Comprising the operations and net assets of Council's Caravan Park, servicing the town of Yass.

Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

Note – Significant Accounting Policies (continued)

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Notional rate applied (%)

Corporate income tax rate – **25.0%** (2022: 25.0%)

Land tax – the first \$969,000 (2022: \$822,000) of combined land values attracts **0%**. For the combined land values in excess of \$969,000 up to \$5,925,000 the rate is **\$100 + 1.6%**. For the remaining combined land value that exceeds \$5,925,000 (2022: \$5,026,000) a premium marginal rate of **2.0%** applies.

Payroll tax – **4.85%** (2021:4.85%) on the value of taxable salaries and wages in excess of \$1,200,000.

In accordance with the Department of Planning, Industry & Environment – Water guidelines, a payment for the amount calculated as the annual tax equivalent charges (excluding income tax) must be paid from water supply and sewerage business activities.

The payment of taxation equivalent charges, referred to in the Best Practice Management of Water Supply and Sewer Guidelines as a 'dividend for taxation equivalent', may be applied for any purpose allowed under the Act.

Achievement of substantial compliance to the DoI – Water guidelines is not a prerequisite for the payment of the tax equivalent charges, however the payment must not exceed \$3 per assessment.

Income tax

An income tax equivalent has been applied on the profits of the business activities.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the relevant corporate income tax rate, currently 25.0% (2022:25.0%).

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 25.0% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

(i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

Note – Significant Accounting Policies (continued)

(ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

The rate of return is calculated as follows:

Operating result before capital income + interest expense

Written down value of I,PP&E as at 30 June

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 4.02% at 30/6/23 (2022: 3.66%).

(iii) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.

Local government water supply and sewerage businesses are permitted to pay an annual dividend from its water supply or sewerage business surplus.

Each dividend must be calculated and approved in accordance with the Department of Industry – Water guidelines and must not exceed:

- 50% of this surplus in any one year, or
- the number of water supply or sewerage assessments at 30 June 2023 multiplied by \$30 (less the payment for tax equivalent charges, not exceeding \$3 per assessment).

In accordance with the Best Practice Management of Water Supply and Sewer Guidelines, a Dividend Payment form, Statement of Compliance, Unqualified Independent Financial Audit Report and Compliance Audit Report are required to be submitted to the Department of Planning, Industry and Environment – Water.

Yass Valley Council

Special Purpose Financial Statements for the year ended 30 June 2023

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Yass Valley Council

SPECIAL SCHEDULES
for the year ended 30 June 2023

"A diverse rural region that provides lifestyle, business and recreation choices, while sustaining our environment, history and community"



Yass Valley Council

Special Schedules
for the year ended 30 June 2023

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Yass Valley Council

Permissible income for general rates

\$ '000	Notes	Calculation 2022/23	Calculation 2023/24
Notional general income calculation ¹			
Last year notional general income yield	a	11,676	12,081
Plus or minus adjustments ²	b	149	149
Notional general income	c = a + b	11,825	12,230
Permissible income calculation			
Rate peg percentage	e	2.30%	4.20%
Plus rate peg amount	i = e x (c + g)	272	514
Sub-total	k = (c + g + h + i + j)	12,097	12,744
Plus (or minus) last year's carry forward total	l	(2)	(1)
Less valuation objections claimed in the previous year	m	(16)	(1)
Sub-total	n = (l + m)	(18)	(2)
Total permissible income	o = k + n	12,079	12,742
Less notional general income yield	p	12,081	12,753
Catch-up or (excess) result	q = o - p	(2)	(11)
Plus income lost due to valuation objections claimed ⁴	r	1	-
Carry forward to next year ⁶	t = q + r - s	(1)	(11)

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Permissible income for general rates

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Yass Valley Council

Report on infrastructure assets as at 30 June 2023

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2022/23 Required maintenance ^a	2022/23 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Buildings	Buildings	1,135	1,135	430	430	29,249	49,887	12.0%	18.0%	56.0%	13.0%	1.0%
	Sub-total	1,135	1,135	430	430	29,249	49,887	12.0%	18.0%	56.0%	13.0%	1.0%
Other structures	Other structures	–	–	96	96	616	1,515	0.0%	20.0%	80.0%	0.0%	0.0%
	Sub-total	–	–	96	96	616	1,515	0.0%	20.0%	80.0%	0.0%	0.0%
Roads	Sealed roads	693	693	679	679	140,524	173,374	24.0%	57.0%	18.0%	1.0%	0.0%
	Unsealed roads	3,810	3,810	652	652	11,246	31,748	20.0%	10.0%	40.0%	25.0%	5.0%
	Bridges	2,773	2,773	7	7	21,033	44,036	34.0%	4.0%	49.0%	13.0%	0.0%
	Footpaths	–	–	2	2	8,243	9,926	69.0%	24.0%	7.0%	0.0%	0.0%
	Bulk earthworks	–	–	–	–	84,140	84,150	100.0%	0.0%	0.0%	0.0%	0.0%
	Culverts	152	152	162	162	13,694	23,674	9.0%	38.0%	46.0%	7.0%	0.0%
	Kerbs	205	205	–	–	4,102	6,410	26.0%	42.0%	24.0%	8.0%	0.0%
	Roundabouts	–	–	–	–	–	–	0.0%	0.0%	0.0%	0.0%	0.0%
	Traffic Islands	–	–	–	–	–	–	0.0%	0.0%	0.0%	0.0%	0.0%
	Ancillary Assets	–	–	40	40	1,013	1,104	100.0%	0.0%	0.0%	0.0%	0.0%
	Land Under Roads	–	–	–	–	7,269	7,269	100.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	7,633	7,633	1,542	1,542	285,949	381,691	43.5%	30.9%	20.6%	4.6%	0.4%
Water supply network	Water supply network	–	–	871	871	67,715	100,151	80.0%	15.0%	5.0%	0.0%	0.0%
	Sub-total	–	–	871	871	67,715	100,151	80.0%	15.0%	5.0%	0.0%	0.0%
Sewerage network	Sewerage network	–	–	560	560	31,934	48,730	45.0%	44.0%	11.0%	0.0%	0.0%
	Sub-total	–	–	560	560	31,934	48,730	45.0%	44.0%	11.0%	0.0%	0.0%
Stormwater drainage	Stormwater drainage	68	68	45	45	15,248	20,694	28.0%	54.0%	17.0%	1.0%	0.0%
	Sub-total	68	68	45	45	15,247	20,694	28.0%	54.0%	17.0%	1.0%	0.0%

Yass Valley Council

Report on infrastructure assets as at 30 June 2023 (continued)

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2022/23 Required maintenance ^a	2022/23 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Open space / recreational assets	Swimming pools	—	—	200	200	1,872	3,375	0.0%	0.0%	100.0%	0.0%	0.0%
	Parks and Gardens	—	—	115	115	9,864	13,668	14.0%	68.0%	18.0%	0.0%	0.0%
	Sub-total	—	—	315	315	11,736	17,043	11.2%	54.5%	34.2%	0.0%	0.1%
	Total – all assets	8,836	8,836	3,859	3,859	442,446	619,711	45.5%	29.7%	20.6%	3.9%	0.3%

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

Yass Valley Council | Report on infrastructure assets as at 30 June 2023 | for the year ended 30 June 2023

Yass Valley Council

Report on infrastructure assets as at 30 June 2023

Infrastructure asset performance indicators (consolidated) *

\$ '000	Amounts 2023	Indicator 2023	Indicators 2022 2021		Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals ¹	18,149	230.76%	343.15%	134.30%	> 100.00%
Depreciation, amortisation and impairment	7,865				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	8,836	1.96%	2.33%	1.23%	< 2.00%
Net carrying amount of infrastructure assets	451,947				
Asset maintenance ratio					
Actual asset maintenance	3,859	100.00%	78.04%	100.33%	> 100.00%
Required asset maintenance	3,859				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	8,836	1.43%	1.74%	0.00%	
Gross replacement cost	619,711				

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Yass Valley Council

Report on infrastructure assets as at 30 June 2023

Infrastructure asset performance indicators (by fund)

\$ '000	General fund		Water fund		Sewer fund		Benchmark
	2023	2022	2023	2022	2023	2022	
Buildings and infrastructure renewals ratio							
Asset renewals ¹	295.65%	412.38%	66.49%	34.38%	76.69%	276.78%	> 100.00%
Depreciation, amortisation and impairment							
Infrastructure backlog ratio							
Estimated cost to bring assets to a satisfactory standard	2.51%	2.97%	0.00%	0.00%	0.00%	0.00%	< 2.00%
Net carrying amount of infrastructure assets							
Asset maintenance ratio							
Actual asset maintenance	100.00%	73.06%	100.00%	100.00%	100.00%	100.00%	> 100.00%
Required asset maintenance							
Cost to bring assets to agreed service level							
Estimated cost to bring assets to an agreed service level set by Council	1.88%	2.34%	0.00%	0.00%	0.00%	0.00%	
Gross replacement cost							

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Consolidated 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
Income from Continuing Operations												
Revenue:												
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	410,573	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	2,046,949	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	15,853,442	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	552,452	606,631	545,950	565,779	612,197	639,022	651,710	1,032,504	1,073,867
Other Income:												
Net Gains from the Disposal of Assets	-	1,896,000	-	-	-	-	-	-	-	-	6,430,975	-
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	-	-
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
Total Income from Continuing Operations	54,472,000	44,857,932	47,555,277	47,218,167	49,332,402	50,102,458	50,975,966	51,922,394	52,876,124	53,844,292	61,388,645	55,976,329
Expenses from Continuing Operations												
Employee Benefits & On-Costs	12,448,000	15,084,964	16,990,810	17,298,676	17,704,207	18,049,512	18,401,954	18,761,685	19,128,857	19,503,629	19,886,161	20,276,616
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	15,228,375	13,347,930	13,459,469	13,727,258	14,005,503	14,463,413	14,582,981	14,878,641	15,187,714	15,498,968
Depreciation & Amortisation	8,017,000	5,996,114	9,500,283	9,595,899	9,789,969	10,005,948	10,239,966	10,494,863	10,749,634	11,002,612	11,276,610	11,251,715
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	-	-	-	-	-	-	-	-	-	-	-
Total Expenses from Continuing Operations	34,891,000	34,191,262	44,599,165	43,561,439	45,539,510	46,992,828	47,742,133	48,671,446	49,288,471	50,337,320	50,594,532	51,116,832
Operating Result from Continuing Operations	19,581,000	10,666,670	2,956,112	3,656,727	3,792,892	3,109,630	3,233,833	3,250,948	3,587,653	3,506,972	10,794,113	4,859,497
Net Operating Result for the Year	19,581,000	10,666,670	2,956,112	3,656,727	3,792,892	3,109,630	3,233,833	3,250,948	3,587,653	3,506,972	10,794,113	4,859,497
Net Operating Result before Grants and Contributions provided for Capital Purposes	1,131,000	(911,123)	(12,897,330)	(11,153,846)	(11,030,026)	(11,725,849)	(11,614,436)	(11,610,349)	(11,286,913)	(11,381,112)	(4,107,743)	(10,056,394)

Consolidated Long Term Financial Plan: Cash Flow Statement

			Original Adopted Budget	Projected Years									
	Actuals 2021/22 \$'000	2022/23 \$'000		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
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		998,187	551,081	603,016	545,651	566,262	609,213	640,799	650,800	994,671	1,074,916
Grants & Contributions	23,275,000	13,326,755		18,086,161	16,768,263	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		761,154	942,157	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)		(16,983,993)	(17,297,774)	(17,702,763)	(18,048,039)	(18,400,452)	(18,760,153)	(19,127,295)	(19,502,035)	(19,884,535)	(20,274,958)
Materials & Contracts	(11,771,000)	(12,484,199)		(14,237,401)	(13,877,764)	(13,440,465)	(13,663,768)	(13,939,340)	(14,348,017)	(14,560,904)	(14,808,322)	(15,113,925)	(15,424,804)
Borrowing Costs	(853,000)	(1,069,152)		(1,892,796)	(2,285,853)	(3,550,208)	(4,210,384)	(4,076,732)	(3,911,103)	(3,760,150)	(3,872,232)	(3,135,597)	(2,956,061)
Other	(38,000)	(1,562,660)		(741,947)	(1,054,524)	(987,038)	(1,002,916)	(1,022,764)	(1,036,058)	(1,071,073)	(1,085,350)	(1,106,748)	(1,129,048)
Net Cash provided (or used in) Operating Activities	28,449,000	9,855,215		13,164,559	12,296,615	13,253,972	12,867,341	13,222,535	13,542,918	14,032,071	14,243,657	15,591,791	16,111,756
Cash Flows from Investing Activities													
Receipts:													
Sale of Investment Securities	-	3,797,975		8,113,966	-	-	-	-	-	-	-	-	-
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)		(32,872,525)	(29,533,082)	(24,515,860)	(8,062,366)	(8,659,444)	(7,210,556)	(11,518,025)	(13,031,962)	(8,770,158)	(10,518,025)
Other Investing Activity Payments	(8,500,000)	-		-	-	-	-	-	-	-	-	-	-
Net Cash provided (or used in) Investing Activities	(22,444,000)	(17,208,484)		(24,758,559)	(29,533,082)	(24,515,860)	(8,062,366)	(8,659,444)	(7,210,556)	(11,018,025)	(13,031,962)	6,229,842	(10,518,025)
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)	(1,692,886)	(2,493,027)	(2,975,009)	(2,977,573)	(2,757,422)	(3,328,426)	(3,088,414)	(3,061,797)
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	14,313,214	(2,789,297)	(3,257,204)	(3,263,945)	(3,036,152)	(3,641,610)	(3,465,276)	(3,328,388)
Net Increase/(Decrease) in Cash & Cash Equivalents	4,921,000	(5,715,314)		(373,395)	2,661,149	3,051,326	2,015,678	1,305,887	3,068,417	(22,106)	(2,429,915)	18,356,356	2,265,343
plus: Cash & Cash Equivalents - beginning of year	9,554,000	14,475,000		8,759,686	8,386,291	11,047,440	14,098,767	16,114,445	17,420,332	20,488,748	20,466,643	18,036,728	36,393,084
Cash & Cash Equivalents - end of the year	14,475,000	8,759,686		8,386,291	11,047,440	14,098,767	16,114,445	17,420,332	20,488,748	20,466,643	18,036,728	36,393,084	38,658,427
Cash & Cash Equivalents - end of the year													
Cash & Cash Equivalents - end of the year	14,475,000	8,759,686		8,386,291	11,047,440	14,098,767	16,114,445	17,420,332	20,488,748	20,466,643	18,036,728	36,393,084	38,658,427
Investments - end of the year	21,200,000	17,402,025		9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059
Cash, Cash Equivalents & Investments - end of the year	35,675,000	26,161,711		17,674,350	20,335,499	23,386,826	25,402,504	26,708,391	29,776,807	29,754,702	27,324,787	45,681,143	47,946,486
Representing:													
- External Restrictions	26,798,056	22,003,465		17,130,070	20,197,403	22,215,007	24,360,690	25,672,800	27,080,088	28,225,398	25,413,472	28,181,347	31,319,638
- Internal Restrictions	8,849,920	4,027,797		421,146	27,797	277,797	527,797	777,797	1,027,797	1,527,797	1,777,797	1,777,797	2,027,797
- Unrestricted	27,023	130,448		123,134	110,300	894,021	514,017	257,794	1,688,922	251,506	383,517	15,721,998	14,599,051
	35,675,000	26,161,711		17,674,350	20,335,499	23,386,826	25,402,504	26,708,391	29,776,807	29,754,702	27,324,787	45,681,143	47,946,486

Consolidated Long Term Financial Plan: Balance Sheet

Yass Valley Council 10 Year Financial Plan for the Years ending 30 June 2033 BALANCE SHEET - CONSOLIDATED Scenario: 1 - Base Scenario			Original Adopted Budget Projected Years									
	Actuals 2021/22 \$'000	Budget 2022/23 \$'000	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
ASSETS												
Current Assets												
Cash & Cash Equivalents	14,475,000	8,759,686	8,386,291	11,047,440	14,098,767	16,114,445	17,420,332	20,488,748	20,466,643	18,036,728	36,393,084	38,658,427
Investments	21,200,000	17,402,025	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059	9,288,059
Receivables	4,807,000	4,682,028	5,391,168	5,445,137	5,650,232	5,741,379	5,833,963	5,934,229	6,032,180	6,135,328	6,277,973	6,374,485
Inventories	141,000	207,695	289,785	245,407	246,621	251,521	256,636	265,835	267,271	272,708	278,425	284,165
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	168,803	156,485	158,492	161,652	164,912	169,486	171,658	175,120	178,705	182,333
Total Current Assets	45,512,000	33,615,815	25,968,606	28,627,027	31,886,672	34,001,556	35,408,401	38,590,857	38,670,311	36,352,442	54,860,747	57,231,968
Non-Current Assets												
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	518,863,853	547,267,373	571,037,425	578,609,576	586,679,859	593,178,403	603,326,017	615,370,834	622,998,446	632,541,793
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	-	-
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
Total Non-Current Assets	485,168,000	505,034,721	528,515,732	557,697,414	581,448,583	589,414,883	597,472,421	604,781,405	614,922,722	627,384,589	626,193,591	635,487,355
TOTAL ASSETS	530,680,000	538,650,536	554,484,339	586,324,441	613,335,256	623,416,439	632,880,823	643,372,262	653,593,033	663,737,031	681,054,338	692,719,324
LIABILITIES												
Current Liabilities												
Payables	8,936,000	6,918,391	8,314,305	7,720,874	7,826,785	7,907,663	7,990,271	8,137,412	8,172,904	8,261,405	8,361,030	8,464,238
Contract liabilities	4,873,000	2,114,169	2,371,296	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	1,692,886	2,493,027	2,975,009	2,977,573	2,757,422	3,328,426	3,088,414	3,061,797	3,030,673
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
Total Current Liabilities	18,202,000	13,888,894	15,618,125	15,516,877	16,409,389	16,979,918	17,024,275	16,994,654	17,614,186	17,554,167	17,520,241	17,435,600
Non-Current Liabilities												
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	46,108,211	59,915,185	56,940,176	53,962,603	51,205,182	47,876,756	44,788,343	41,726,546	38,695,872
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
Total Non-Current Liabilities	14,983,000	16,609,152	27,757,069	47,824,967	61,355,828	58,490,732	55,275,731	53,012,606	49,396,581	46,327,771	43,000,439	39,863,143
TOTAL LIABILITIES	33,185,000	30,498,046	43,375,194	63,341,843	77,765,217	75,470,650	72,300,006	70,007,260	67,010,767	63,881,938	60,520,680	57,298,743
Net Assets	497,485,000	508,152,490	511,109,145	522,982,597	535,570,039	547,945,790	560,580,816	573,365,002	586,582,266	599,855,092	620,533,658	635,420,580
EQUITY												
Retained Earnings	280,910,000	291,576,670	294,532,783	298,189,510	301,982,402	305,092,032	308,325,866	311,576,814	315,164,467	318,671,439	329,465,552	334,325,049
Revaluation Reserves	216,575,000	216,575,820	216,576,362	224,793,087	233,587,636	242,853,757	252,254,950	261,788,189	271,417,800	281,183,655	291,068,106	301,095,532
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Council Equity Interest	497,485,000	508,152,490	511,109,145	522,982,597	535,570,039	547,945,790	560,580,816	573,365,002	586,582,266	599,855,094	620,533,658	635,420,580
Total Equity	497,485,000	508,152,490	511,109,145	522,982,597	535,570,039	547,945,790	560,580,816	573,365,002	586,582,266	599,855,094	620,533,658	635,420,580

General Fund Long Term Financial Plan: Income Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	Projected Years									
			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
Income from Continuing Operations												
Revenue:												
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	410,573	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	2,025,603	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	14,972,442	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	409,648	463,827	423,475	443,304	489,722	516,547	529,235	910,029	951,392
Other Income:												
Net Gains from the Disposal of Assets	-	1,896,000	-	-	-	-	-	-	-	-	6,430,975	-
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	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-
Total Income from Continuing Operations	46,202,000	35,950,281	38,758,605	38,180,390	39,999,802	40,571,036	41,219,445	41,934,659	42,649,569	43,370,197	50,660,276	44,986,764
Expenses from Continuing Operations												
Employee Benefits & On-Costs	11,341,000	13,552,573	15,376,957	15,615,472	15,983,468	16,290,263	16,603,195	16,922,384	17,247,958	17,580,043	17,918,770	18,264,271
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	12,674,049	10,733,107	10,786,224	11,000,549	11,224,259	11,626,545	11,689,376	11,927,163	12,177,206	12,428,250
Depreciation & Amortisation	6,337,000	4,525,403	7,509,767	7,573,799	7,735,762	7,919,102	8,119,939	8,341,105	8,561,586	8,779,702	9,018,260	8,957,334
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	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses from Continuing Operations	29,434,000	28,220,908	37,358,673	36,241,450	38,076,257	39,493,916	40,170,379	41,032,917	41,570,564	42,263,418	42,994,041	43,415,343
Operating Result from Continuing Operations	16,768,000	7,729,372	1,399,932	1,938,940	1,923,545	1,077,120	1,049,066	901,743	1,079,005	1,106,779	7,666,235	1,571,422
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
Net Profit/(Loss) from Discontinued Operations	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Result for the Year	16,768,000	7,729,372	1,399,932	1,938,940	1,923,545	1,077,120	1,049,066	901,743	1,079,005	1,106,779	7,666,235	1,571,422
Net Operating Result before Grants and Contributions provided for Capital Purposes	(601,000)	(2,346,909)	(13,572,510)	(12,040,402)	(12,062,752)	(12,916,186)	(12,951,305)	(13,105,749)	(12,935,664)	(12,915,124)	(6,362,960)	(12,465,123)

General Fund Long Term Financial Plan: Cash Flow Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	Projected Years						2032/33 \$'000
							2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000		
Cash Flows from Operating Activities													
Receipts:													
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	835,053	408,277	460,212	423,176	443,787	486,738	518,324	528,325	872,196	952,441	
Grants & Contributions	-	11,808,927	17,184,896	15,900,391	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	749,154	930,157	921,094	940,620	959,428	978,612	998,179	1,018,137	1,038,495	1,061,168	
Payments:													
Employee Benefits & On-Costs	-	(13,492,102)	(15,370,140)	(15,614,570)	(15,982,024)	(16,288,791)	(16,601,692)	(16,920,852)	(17,246,395)	(17,578,449)	(17,917,144)	(18,262,613)	
Materials & Contracts	-	(10,386,786)	(11,660,539)	(11,261,466)	(10,765,736)	(10,935,581)	(11,156,589)	(11,509,612)	(11,665,730)	(11,855,245)	(12,101,786)	(12,352,423)	
Borrowing Costs	-	(180,164)	(792,175)	(1,265,817)	(2,515,328)	(3,262,983)	(3,182,842)	(3,082,149)	(2,989,922)	(2,873,393)	(2,754,881)	(2,618,335)	
Other	-	(1,562,660)	(741,947)	(1,054,524)	(987,038)	(1,002,916)	(1,022,764)	(1,036,058)	(1,071,073)	(1,085,350)	(1,106,748)	(1,129,048)	
Net Cash provided (or used in) Operating Activities	-	5,740,232	9,728,364	8,607,756	9,377,679	8,789,725	8,960,763	9,081,579	9,371,945	9,665,593	10,244,607	10,566,001	
Cash Flows from Investing Activities													
Receipts:													
Sale of Investment Securities	-	3,797,975	8,113,966	-	-	-	-	-	-	-	-	-	
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	15,000,000	-	
Sale of Infrastructure, Property, Plant & Equipment	-	2,310,000	-	-	-	-	-	-	500,000	-	-	-	
Payments:													
Purchase of Infrastructure, Property, Plant & Equipment	-	(17,654,947)	(30,237,525)	(28,568,082)	(23,550,860)	(7,097,366)	(7,294,444)	(5,845,556)	(8,553,025)	(7,066,962)	(6,805,158)	(8,553,025)	
Net Cash provided (or used in) Investing Activities	-	(11,546,972)	(22,123,559)	(28,568,082)	(23,550,860)	(7,097,366)	(7,294,444)	(5,845,556)	(8,053,025)	(7,066,962)	8,194,842	(8,553,025)	
Cash Flows from Financing Activities													
Receipts:													
Proceeds from Borrowings & Advances	-	-	12,500,000	21,300,000	16,300,000	-	-	-	-	-	-	-	
Payments:													
Repayment of Borrowings & Advances	-	-	-	-	(451,561)	(1,162,748)	(1,590,346)	(1,688,522)	(1,792,760)	(1,903,435)	(2,020,945)	(2,145,712)	
Repayment of lease liabilities (principal repayments)	-	(201,280)	(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	-	(201,280)	12,395,196	21,154,143	15,554,539	(1,459,018)	(1,872,541)	(1,974,894)	(2,071,490)	(2,216,620)	(2,397,807)	(2,412,303)	
Net Increase/(Decrease) in Cash & Cash Equivalents	-	(6,008,000)	-	1,193,817	1,381,358	233,340	(206,223)	1,261,129	(752,570)	382,011	16,041,641	(399,327)	
plus: Cash & Cash Equivalents - beginning of year	-	6,508,000	500,000	500,000	1,693,817	3,075,175	3,308,515	3,102,292	4,363,421	3,610,851	3,992,862	20,034,503	
Cash & Cash Equivalents - end of the year	-	500,000	500,000	1,693,817	3,075,175	3,308,515	3,102,292	4,363,421	3,610,851	3,992,862	20,034,503	19,635,176	
Cash & Cash Equivalents - end of the year	6,508,000	500,000	500,000	1,693,817	3,075,175	3,308,515	3,102,292	4,363,421	3,610,851	3,992,862	20,034,503	19,635,176	
Investments - end of the year	17,134,000	13,336,025	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	
Cash, Cash Equivalents & Investments - end of the year	23,642,000	13,836,025	5,722,059	6,915,876	8,297,234	8,530,574	8,324,351	9,585,480	8,832,910	9,214,921	25,256,562	24,857,235	
Representing:													
- External Restrictions	14,765,056	9,677,779	5,177,779	6,777,779	7,125,415	7,488,760	7,288,760	6,888,760	7,303,606	7,303,606	7,756,766	8,230,386	
- 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	123,448	123,134	110,300	894,021	514,017	257,794	1,668,922	251,506	383,517	15,721,998	14,599,051	
23,642,000	13,836,025	5,722,059	6,915,876	8,297,234	8,530,574	8,324,351	9,585,480	8,832,910	9,214,921	25,256,562	24,857,235		

General Fund Long Term Financial Plan: Balance Sheet

Yass Valley Council			Original Adopted Budget											
10 Year Financial Plan for the Years ending 30 June 2033			BALANCE SHEET - GENERAL FUND											
Scenario: 1 - Base Scenario			Actuals	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
			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
ASSETS														
Current Assets														
Cash & Cash Equivalents	6,508,000	500,000	500,000	1,693,817	3,075,175	3,308,515	3,102,292	4,363,421	3,610,851	3,992,862	20,034,503	19,635,176		
Investments	17,134,000	13,336,025	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059	5,222,059
Receivables	4,099,000	3,776,616	4,409,429	4,431,057	4,607,603	4,677,897	4,749,211	4,827,782	4,903,604	4,984,180	5,103,803	5,176,832		
Inventories	141,000	207,695	289,785	245,407	246,621	251,521	256,636	265,835	267,271	272,708	278,425	284,165		
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	2,359,500	2,359,500
Other	-	71,517	97,902	84,109	84,631	86,314	88,067	91,104	91,708	93,571	95,525	97,490		
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	32,601,000	20,251,353	12,878,675	14,035,948	15,595,589	15,905,807	15,777,765	17,129,701	16,454,994	16,924,881	33,093,815	32,775,221		
Non-Current Assets														
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	2,359,500	2,359,500
Infrastructure, Property, Plant & Equipment	377,517,000	390,267,656	413,245,567	442,706,188	467,565,446	476,259,443	485,084,752	492,372,054	501,742,716	510,045,443	517,966,404	527,839,133		
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	-	-		
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		
Total Non-Current Assets	384,385,000	399,973,420	422,811,213	453,049,970	477,890,321	486,978,441	495,790,979	503,888,694	513,253,032	521,972,780	521,075,104	530,698,221		
TOTAL ASSETS	416,986,000	420,224,773	435,689,888	467,085,918	493,485,911	502,884,248	511,568,745	521,018,395	529,708,026	538,897,661	554,168,920	563,473,441		
LIABILITIES														
Current Liabilities														
Payables	8,552,000	6,615,642	8,026,880	7,452,140	7,576,559	7,677,773	7,781,571	7,948,067	7,997,418	8,107,794	8,222,839	8,338,649		
Contract liabilities	4,866,000	2,112,199	2,370,407	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	276,862	266,591	107,699		
Borrowings	-	-	-	451,561	1,162,748	1,590,346	1,688,522	1,792,760	1,903,435	2,020,945	2,145,712	2,278,184		
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		
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-		
Total Current Liabilities	16,735,000	12,016,585	13,680,285	13,612,910	14,434,979	14,971,464	15,132,628	15,446,756	15,619,821	15,939,199	16,072,075	16,163,633		
Non-Current Liabilities														
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	33,348,439	48,485,691	46,895,345	45,206,824	43,414,064	41,510,628	39,489,683	37,343,971	35,065,787		
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		
Total Non-Current Liabilities	1,083,000	1,309,995	13,710,938	35,018,677	49,878,507	48,397,117	46,470,193	45,170,733	42,978,683	40,976,306	38,564,003	36,178,120		
TOTAL LIABILITIES	17,818,000	13,326,580	27,391,223	48,631,587	64,313,486	63,368,581	61,602,821	60,617,489	58,598,505	56,915,505	54,636,078	52,341,753		
Net Assets	399,168,000	406,898,192	408,298,666	418,454,331	429,172,425	439,515,666	449,965,924	460,400,906	471,109,521	481,982,156	499,532,842	511,131,688		
EQUITY														
Retained Earnings	217,165,000	224,894,372	226,294,304	228,233,244	230,156,788	231,233,908	232,282,974	233,184,717	234,263,722	235,370,501	243,036,735	244,608,157		
Revaluation Reserves	182,003,000	182,003,820	182,004,362	190,221,087	199,015,636	208,281,757	217,682,950	227,216,189	236,845,800	246,611,655	256,496,106	266,523,532		
Council Equity Interest	399,168,000	406,898,192	408,298,666	418,454,331	429,172,425	439,515,666	449,965,924	460,400,906	471,109,521	481,982,156	499,532,842	511,131,688		
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-		
Total Equity	399,168,000	406,898,192	408,298,666	418,454,331	429,172,425	439,515,666	449,965,924	460,400,906	471,109,521	481,982,156	499,532,842	511,131,688		

Water Fund Long Term Financial Plan: Income Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	Projected Years					
							2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
Income from Continuing Operations												
Revenue:												
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
Other Income:												
Net Gains from the Disposal of Assets	-	-	-	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of revaluation decrements on IPPE previously expensed	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of impairment losses on receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Joint Ventures & Associated Entities - Gain	-	-	-	-	-	-	-	-	-	-	-	-
Total Income from Continuing Operations	5,786,000	6,292,647	5,880,511	6,066,118	6,240,536	6,353,053	6,483,976	6,618,190	6,757,104	6,901,742	7,050,028	7,202,058
Expenses from Continuing Operations												
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
Impairment of investments	-	-	-	-	-	-	-	-	-	-	-	-
Impairment of receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	59,000	-	-	-	-	-	-	-	-	-	-	-
Revaluation decrement/impairment of IPPE	-	-	-	-	-	-	-	-	-	-	-	-
Fair value decrement on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Loss	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses from Continuing Operations	3,736,000	4,044,787	5,069,985	5,104,175	5,205,487	5,204,979	5,239,478	5,270,953	5,311,471	5,627,335	5,113,369	5,173,088
Operating Result from Continuing Operations	2,050,000	2,247,860	810,527	961,943	1,035,049	1,148,074	1,244,498	1,347,237	1,445,633	1,274,407	1,936,659	2,028,970
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
Net Profit/(Loss) from Discontinued Operations	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Result for the Year	2,050,000	2,247,860	810,527	961,943	1,035,049	1,148,074	1,244,498	1,347,237	1,445,633	1,274,407	1,936,659	2,028,970
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 Fund Long Term Financial Plan: Cash Flow Statement

			Original Adopted Budget	Projected Years									
	Actuals 2021/22 \$'000	2022/23 \$'000	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	
Cash Flows from Operating Activities													
Receipts:													
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	
Payments:													
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)	(916,940)	(312,662)	(284,147)	
Net Cash provided (or used in) Operating Activities	-	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	
Cash Flows from Investing Activities													
Receipts:													
Sale of Infrastructure, Property, Plant & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	
Payments:													
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)	
Net Cash provided (or used in) Investing Activities	-	(4,311,512)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	(885,000)	
Cash Flows from Financing Activities													
Receipts:													
Proceeds from Borrowings & Advances	-	10,999,865	-	-	-	-	-	-	-	-	-	-	
Payments:													
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)	
Net Cash Flow provided (used in) Financing Activities	-	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)	
Net Increase/(Decrease) in Cash & Cash Equivalents	-	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	
plus: Cash & Cash Equivalents - beginning of 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	
Cash & Cash Equivalents - end of the year	-	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	
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	
Cash, Cash Equivalents & Investments - end of the year	6,785,000	7,330,350	7,422,758	7,674,804	8,046,308	8,475,939	8,974,127	9,704,394	10,846,847	11,379,756	12,970,051	14,838,880	
Representing:													
- 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	
	6,785,000	7,330,350	7,422,758	7,674,804	8,046,308	8,475,939	8,974,127	9,704,394	10,846,847	11,379,756	12,970,051	14,838,880	

Water 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
ASSETS												
Current Assets												
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
Total Current Assets	7,663,000	8,364,029	8,556,189	8,841,909	9,243,324	9,695,195	10,216,069	10,969,474	12,135,529	12,692,511	14,307,361	16,201,237
Non-Current Assets												
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
Total Non-Current Assets	67,094,000	70,669,924	70,345,149	70,004,405	69,647,481	69,274,164	68,884,237	68,477,481	68,053,674	67,612,590	67,154,003	66,677,679
TOTAL ASSETS	74,757,000	79,033,954	78,901,338	78,846,314	78,890,806	78,969,359	79,100,306	79,446,955	80,189,203	80,305,102	81,461,364	82,878,916
LIABILITIES												
Current Liabilities												
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
Total Current Liabilities	1,058,000	1,456,114	1,511,699	1,469,163	1,530,104	1,555,740	1,426,364	1,117,935	1,553,944	1,163,310	984,767	796,240
Non-Current Liabilities												
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
Total Non-Current Liabilities	10,259,000	11,889,980	10,891,252	9,916,821	8,865,322	7,770,166	6,785,990	6,093,831	4,954,437	4,186,563	3,584,710	3,161,819
TOTAL LIABILITIES	11,317,000	13,346,094	12,402,951	11,385,984	10,395,426	9,325,906	8,212,354	7,211,767	6,508,381	5,349,873	4,569,477	3,958,059
Net Assets	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
EQUITY												
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
Total Equity	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

Sewer Fund Long Term Financial Plan: Income Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	Projected Years					
							2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
Income from Continuing Operations												
Revenue:												
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
Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-
Grants & Contributions provided for Operating Purposes	-	-	-	-	-	-	-	-	-	-	-	-
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
Other Income:												
Net Gains from the Disposal of Assets	-	-	-	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of revaluation decrements on IPPE previously expensed	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of impairment losses on receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Gain	-	-	-	-	-	-	-	-	-	-	-	-
Total Income from Continuing Operations	2,484,000	2,615,005	2,916,161	2,971,658	3,092,065	3,178,369	3,272,545	3,369,544	3,469,451	3,572,354	3,678,341	3,787,507
Expenses from Continuing Operations												
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
Impairment of investments	-	-	-	-	-	-	-	-	-	-	-	-
Impairment of receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	12,000	-	-	-	-	-	-	-	-	-	-	-
Revaluation decrement/impairment of IPPE	-	-	-	-	-	-	-	-	-	-	-	-
Fair value decrement on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Loss	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses from Continuing Operations	1,721,000	1,925,567	2,170,507	2,215,814	2,257,766	2,293,934	2,332,275	2,367,575	2,406,436	2,446,567	2,487,121	2,528,402
Operating Result from Continuing Operations	763,000	689,438	745,654	755,844	834,298	884,436	940,270	1,001,968	1,063,015	1,125,786	1,191,220	1,259,106
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
Net Profit/(Loss) from Discontinued Operations	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Result for the Year	763,000	689,438	745,654	755,844	834,298	884,436	940,270	1,001,968	1,063,015	1,125,786	1,191,220	1,259,106
Net Operating Result before Grants and Contributions provided for Capital Purposes	734,000	679,438	525,654	585,647	658,740	703,347	753,476	809,291	864,269	920,779	979,755	1,040,980

Sewer Fund Long Term Financial Plan: Cash Flow Statement

	Actuals 2021/22 \$'000	Original Adopted Budget 2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	Projected Years 2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000
Cash Flows from Operating Activities												
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)
Net Cash provided (or used in) Operating Activities	-	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
Cash Flows from Investing Activities												
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)
Net Cash provided (or used in) Investing Activities	-	(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)
Cash Flows from Financing Activities												
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)
Net Cash Flow provided (used in) Financing Activities	-	(232,802)	(242,020)	(254,298)	(265,411)	(277,470)	(288,550)	(303,900)	(271,507)	(284,580)	(298,559)	(313,176)
Net Increase/(Decrease) in Cash & Cash Equivalents	-	(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
plus: Cash & Cash Equivalents - beginning of 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
Cash & Cash Equivalents - end of the year	-	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
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
Cash, Cash Equivalents & Investments - end of the year	5,248,000	4,995,336	4,529,533	5,744,819	7,043,284	8,395,990	9,409,912	10,486,934	10,074,945	6,730,110	7,454,530	8,250,371
Representing:												
- 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
	5,248,000	4,995,336	4,529,533	5,744,819	7,043,284	8,395,990	9,409,912	10,486,934	10,074,945	6,730,110	7,454,530	8,250,371

Sewer 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
ASSETS												
Current Assets												
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
Total Current Assets	5,248,000	5,000,433	4,533,743	5,749,170	7,047,759	8,400,554	9,414,567	10,491,682	10,079,788	6,735,051	7,459,569	8,255,511
Non-Current Assets												
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
Total Non-Current Assets	33,689,000	34,391,377	35,359,370	34,643,039	33,910,781	33,162,278	32,797,205	32,415,230	33,616,017	37,799,218	37,964,484	38,111,455
TOTAL ASSETS	38,937,000	39,391,810	39,893,112	40,392,208	40,958,539	41,562,832	42,211,772	42,906,912	43,695,805	44,534,269	45,424,053	46,366,966
LIABILITIES												
Current Liabilities												
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
Total Current Liabilities	409,000	416,195	426,141	434,804	444,306	452,713	465,284	429,963	440,420	451,658	463,398	475,727
Non-Current Liabilities												
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
Total Non-Current Liabilities	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
TOTAL LIABILITIES	4,060,000	3,825,372	3,581,020	3,324,272	3,056,305	2,776,162	2,484,832	2,178,004	1,903,881	1,616,560	1,315,124	998,931
Net Assets	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
EQUITY												
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
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
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
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
Total Equity	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

The Hon. Ron Hoenig MP

Leader of the House in the Legislative Assembly
Vice-President of the Executive Council
Minister for Local Government



Your Ref: (if applicable)
Our Ref: A869390

Mrs Wendy Tuckerman MP
Member for Goulburn
PO Box 168
GOULBURN NSW 2580

Via email: goulburn@parliament.nsw.gov.au

Dear Mrs Tuckerman,

Thank you for your representations on behalf of Mr Luke McAlary, who has concerns about Yass Valley Council's forecasted financial position and its ability to finance the Crago Mill redevelopment. I acknowledge Mr McAlary's concerns and appreciate your advocacy on the matter.

Mr McAlary has made several assertions about Council's financial performance and specifically its ability to finance the redevelopment of the Crago Mill Precinct. The redevelopment involves the building of new council offices, a library, community amenities, public meeting rooms and an office building. The project is budgeted to cost approximately \$50 million, to be funded by a commercial loan.

The Office of Local Government (OLG) monitors council performance and this includes regularly reviewing budgets and long-term financial plans. I understand OLG has reviewed Council's 2023-24 budget and the recently published long-term financial plan (LTFP) and had some questions regarding its projections.

OLG has contacted Council to seek clarification on the LTFP. Council has advised that it is reviewing the LTFP with an intention to submit a revised plan for consideration at Council's October meeting. At that time, OLG will review the revised information and provide me with a briefing and a recommendation on whether any further actions are required.

I can also advise that OLG's records show no capital expenditure review on the Crago Mill redevelopment has occurred. Council was asked to provide this information for a review to be completed and have since done so. That review is now underway.

Thank you for bringing this important matter to my attention. If Mr McAlary has any further questions, he is welcome to contact [REDACTED] at OLG on [REDACTED] or via email at [REDACTED]

Yours sincerely,



The Hon. Ron Hoenig MP
Leader of the House in the Legislative Assembly
Vice-President of the Executive Council
Minister for Local Government

Date: 23 OCT 2023

yass valley council

the country the people

2022/23 Annual Report

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Mayoral and CEO Message

It is with great pleasure that we present to you Yass Valley Council's 2022-23 Annual Report.

The Annual Report provides us with an important opportunity to share our achievements from the past 12 months with our local residents.

We believe the most significant improvements are:

- The Yass Soldiers' Memorial Hall has received multiple restoration upgrades over the past year. The much-needed work has included repairs to the hall's roof, front door restoration, a new paint job and further improvements to the shrine area of the hall. The current improvements to the Memorial Hall are due to be complete in 2024.
- The stage one upgrade works for Yass' Water Treatment Plant were completed in February 2023. Stage one involved improving the existing water treatment plant to reduce issues with discolouration and odour of water. Preparation of a business case for the overall upgrade of the water treatment plant is continuing, to improve the quality of water supply further and to secure additional funding. Council is also preparing a program to upgrade water reticulation to reduce water discolouration.
- Construction of a new amenities building at the Murrumbateman Recreation Grounds is well underway with expected completion by March 2024. Murrumbateman Recreation Grounds are used by over 100 sporting and community activities throughout the year. The new amenities building will provide facilities designed to be accessible, inclusive and multi-functional.
- Council has successfully replaced 18 old timber bridges across the Yass Valley LGA as part of the Timber Bridge Replacement Program which commenced in 2015. The program had originally been estimated to take over 25 years to complete with an end year of 2041. However, seven years and eight successful grant applications later and the last of the bridges was successfully completed 18 years ahead of schedule.

May 2023 saw the Development Application for the new Crago Mill Precinct approved. The precinct will include a new administration building and Council chamber, but it will also include a number of community services. The precinct will feature a new local community library including providing a children's area and study centre. The precinct will also include business meeting rooms which are available for community hire, a space for long-term tenants and community groups, public amenities and a dedicated plaza area.

Following last year's flooding and wet weather road disruptions, Council has been hard at work repairing and upgrading the roads following significant damage. This has been an ongoing process, given the scope of the damage, the Council would like to thank the community for their ongoing understanding and support on this work.

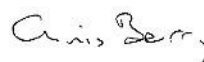
Looking ahead, the community can be assured that Council remains in a sound financial position due to substantial capital project funding. The sustainable provision of services to communities is a challenge for most Councils in an environment where more is expected of them from both the community and other tiers of government. Council has an ongoing commitment to continuous improvement to deliver value for money when providing services to its community.

We appreciate and acknowledge the hard work of our Councillors and Council staff over the past year upholding the values of the Yass Valley Council. We also acknowledge the work of the many dedicated volunteers who give up their time to help their community and make Yass Valley a great place to live.

We commend this Annual Report to you.



Allan McGrath
Mayor



Chris Berry
Chief Executive Officer



Corporate & Community

It has been a busy year for staff involved in this directorate due to difficulties hiring key staff, while at the same time increasing events and programs for the Yass Valley. The directorate includes the Communication & Media, Customer Services, Community & Economic Development, Finance, Governance & Risk, Information Communication Technology, Library and Organisation Development departments.

Finance

Council lost key finance staff and due to difficulties hiring professional staff we have managed by staff stepping up and taking on additional duties, as well as various contractors to ensure that we maintained our ongoing compliance requirements.

The annual 2021/22FY external audit was delayed, with a request for extension granted by the Office of Local Government. This work was not completed until February 2023, which meant that we were once again required to apply for an extension to complete the 2022/23FY Annual Financial Statements. It is anticipated that the 2022/23FY statements will be completed by December 2023, at which time they will be added to this Annual Report (refer to **Attachment A**).

Community & Economic Development Department

Staff in community services focused on increasing community events and supporting the community by hosting the following activities: Yass Valley Community Christmas Parade and Night Markets – December 2022; Reconnect activities (after COVID) – calendar of multiple events targeting seniors, youth, and community in the Yass Valley Region; School Holiday activities each break; Seniors Month – September 2022; How to Adult, Youth program – April 2023; Local Government Week; International Women's Day; Australia Day; Alive in the Park; Small Business Month, and a Jobs & Skills Fair.



The variety and number of activities could not have been held without staff applying, and winning, State Government grant funding.

Council engaged and supported various economic development activities for the region. We hosted 11 events across the Yass Valley for small business month in November of 2022, which saw over 200 attendees upskilling our local small businesses.

In November 2022, we launched the 'Why Leave Town – Shop Yass Valley' gift cards. The focus was on the circular economy for the region, with over 400 gift cards available to be spent locally. This project was very successful with approx. \$23,210 worth of cards purchased in the first 2 months. This program continues to provide a boost to local small businesses.



Council worked with the following organisations: Yass Valley Business Chamber, Canberra Region Joint Organisation (CRJO) Economic Development managers, Destination Southern NSW, RDASI, Regional NSW, Southern Tablelands Steering Committee, Visit Canberra, interagency services, Service NSW.



Staff also supported three destination workshops; attended and supported all Yass Valley Business Chamber breakfast meetings; operated the Yass Valley Information Centre 363 days of the year; supported the Hume & Hovell strategic planning; Regional Connectivity forums; opening of the Murrumbateman Winery Trail and Z-Card; and regional marketing.

Yass Library

Staff continued to offer a wide range of events and activities for the community in 2023. Some included Storytime, book groups, tech help, knitting group, author talks, and Men's Health Week. We also ran a range of school holiday programs, which we have been able to extend thanks to additional funding from the NSW Government.

Some of the highlights of the year included:

- Author talks by Chris Hammer, "The Tilt" and Emma Grey, "The Last Love Note".
- A visit from Canberra author Jack Heath, who writes fiction for both adults and young adults.
- Mayor Allan McGrath reading National Simultaneous Storytime book "Speedy Sloth" to local preschoolers.
- Installation of a Gallery Box, by Southern Tablelands Art (STA), in the foyer of the library which housed micro exhibitions by Peter Crisp, Robyn Booth, Peter Minson, and Walter Brecky.



Yass Library is committed to providing a welcoming and inclusive space for all members of the community. The library's events program is designed to cater to a wide range of interests and ages, and to promote literacy, creativity, and learning.

1. Council's Achievements in Implementing the Delivery Program

Councils' achievements during 2022/23 include, but are not limited to:

- Replacement of 18 old timber bridges throughout the Yass region,
- Continued work on the Crago Mill Precinct,



- Completed stage one upgrade works for Yass Water Treatment Plant,
- Coordinated community events such as Yass Valley Christmas Parade, and Alive in the Park,
- Continued upgrades of Yass Soldiers' Memorial Hall,
- Introduced a successful Shop Yass Valley voucher program,
- Held a wonderful Small Business Month program with the Yass Valley Business Chamber, and
- Regular community events for seniors and youth, including but not limited to activities such as visits to the National Museum of Australia and Junee Chocolate Factory, Skate Boarding, Author talks, Poppy Bubbles, movies, and Little Wing Puppetry.



2. Rates and Charges Written Off

Pensioner Concessions Granted	\$120,622.26
Postponed Rates	\$7,304.06
Rates and Charges (including interest)	\$47,958.40

3. Overseas visits by Councillors, Council Staff, or other representatives

Nil

4. Payment of Expenses and Provision of Facilities to Councillors

A total of \$162,095 was attributed to the provision of Councilor facilities and payment of expenses, including conferences, travel costs, accommodation, meals and reimbursement of travel for use of Councilor private vehicles on Council business.

There were no interstate visits undertaken by Councillors, other than regional meetings in the ACT, which is included above.

Mayoral and Councilor Fees and related expenses

Mayoral Allowance	\$27,600
Councillor Fees	\$113,850
Councillor Expenses	\$15,060

Other Expenses

Mayoral Car (travel expenses)	\$23,181
Conference/meeting attendance	\$5,585

Total Elected Members expenditure	\$185,276
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5. Contracts Awarded Above \$150,000

Nature of Contract	Name	Amount (\$)
Supply and Delivery of 14T 4x2 Commercial Waste collection Truck	Isuzu Australia Limited	294,096
Supply and Delivery of Truck mounted road repair unit	Ausroad Manufacturing Pty Ltd	521,957
Supply and Delivery of Truck mounted Road suction and Broom Sweeper	Bucher Municipal Pty Ltd	376,571
Supply and Delivery of two (2) Backhoe loaders	Westrac Equipment Pty Ltd	411,385
Roadside Slashing	Triniem Pty Ltd, trading as Ultimate property solutions	366,300
Roads – Line marking (various locations)	Capital Lines and Signs Pty Ltd	210,000
Laidlaw SPS Decommissioning - increased capacity of Yarrah SPS1	WMD Construction Pty. Ltd.	160,402
Yass WTP Upgrade Business Case & High-level Concept Design	HunterH2O Holdings Pty Ltd	440,604
Yass Sewer Relining	Interflow Pty Ltd	514,693
Primary School SPS Refurbishment – Civil Package	QMax Pumping Systems	212,262
Murrumbateman Landfill Capping & Rehabilitation	Complete Civil Pty Ltd	\$168,036
Jeir Creek Bridge Replacement	Complete Civil Pty Ltd	1,300,000
Back Creek Road Stage 1 - Sealing	Lentro Earthworks Pty Ltd	2,900,000
Wee Jasper Road Stage 2 Seg 70 & 71 - Rehabilitation	Lentro Earthworks Pty Ltd	720,000
Strategic Assessment - Yass Rail Trail	Burchills Engineering Solutions Pty Ltd	190,000
Jeir Creek Bridge Replacement	Complete Civil Pty Ltd	1,300,000
Back Creek Road Stage 1 - Sealing	Lentro Earthworks Pty Ltd	2,900,000
Wee Jasper Road Stage 2 Seg 70 & 71 - Rehabilitation	Lentro Earthworks Pty Ltd	720,000
Strategic Assessment - Yass Rail Trail	Burchills Engineering Solutions Pty Ltd	190,000
Browne Street Drainage - Stormwater Augmentation	Lentro Earthworks Pty Ltd	190,000
Provision of Geotechnical Services - 3 year contract (+ 2 years)	D&N Geotechnical Services Pty Ltd	based on unit rates and expected to be >\$150k pa
Provision of Engineering Survey Services - 3 year contract (+ 2 years)	Diverse Project Solutions Pty Ltd	based on unit rates and expected to be >\$150k pa
Provision of Environmental Services Reporting - 3 year contract (+ 2 years)	Ozark Environment & Heritage Pty Ltd	based on unit rates and expected to be >\$150k pa
Provision of Engineering Project Management Services - 3 year contract (+ 2 years)	Genium Civil Engineering Pty Ltd	based on unit rates and expected to be >\$150k pa
Provision of Engineering Design Services - 3 year contract (+ 2 years)	Genium Civil Engineering Pty Ltd	based on unit rates and expected to be >\$150k pa

6. Amounts Incurred in Relation to Legal Proceedings

- a) \$9,585 the Trustee for a DA.
- b) \$51,267 Pikes & Vereker for planning legal
- c) \$ 55,208 Bradley Allen for planning legal.

7. Summary of Resolutions made under section 67 concerning work carried out on private land

Council has not undertaken any work on Private Land during 2022/23FY.

8. Grants and Donations under Section 356

<i>Binalong Brahmans RLFC (seating)</i>	<i>\$1,000</i>
<i>Binalong Brahmans RLFC (park visitor seating)</i>	<i>\$3,000</i>
<i>Binalong Mechanics Institute Land Manager (Windows)</i>	<i>\$2,000</i>
<i>Binalong Mechanics Institute Land Manager (Rates)</i>	<i>\$750</i>
<i>Binalong Progress Association Inc (Basketball System)</i>	<i>\$1,901</i>
<i>Bookham War Memorial Hall Inc (Rates)</i>	<i>\$130</i>
<i>Bowling & District Progress Association (Rec Ground Fencing)</i>	<i>\$1,434</i>
<i>Bowling Hall Association (Rates)</i>	<i>\$1,120</i>
<i>Bowling Hall Association (Wheelchair Access)</i>	<i>\$2,710</i>
<i>Chantal Fleming (Beauty pageant)</i>	<i>\$200</i>
<i>Country Women's Association Yass Branch (rates)</i>	<i>\$1,325</i>
<i>Goulburn & Southern Highlands Amateur Radio Society (UHF CB Repeater)</i>	<i>\$1,000</i>
<i>Gundaroo Community Association (Rates)</i>	<i>\$381</i>
<i>Gundaroo Literary Institute (Rates)</i>	<i>\$710</i>
<i>Gundaroo Park Land Manager (Amenities Block)</i>	<i>\$4,000</i>
<i>Gundaroo Soldiers Memorial Hall (Film & Sound Projection)</i>	<i>\$1,000</i>
<i>Gundaroo Soldiers Memorial Hall (Dishwasher)</i>	<i>\$2,370</i>
<i>Gundaroo Soldiers Memorial Hall (Rates)</i>	<i>\$1,000</i>
<i>Headspace Yass (Youth Mental Health First Aid)</i>	<i>\$12,000</i>
<i>Irish & Celtic Music Festival Inc</i>	<i>\$1,000</i>
<i>Murrumbateman Progress Association (Rural Talk Tent)</i>	<i>\$1,903</i>
<i>Vine Church Inc (Rates)</i>	<i>\$1,500</i>
<i>Visual Arts Society of Yass Inc (event signage)</i>	<i>\$380</i>
<i>Yass Apex Homes (Pergola)</i>	<i>\$2,000</i>
<i>Yass Bowling Club Ltd (Rates)</i>	<i>\$1,000</i>
<i>Yass Golf Club Inc (Rates)</i>	<i>\$1,000</i>
<i>Yass Lawn Tennis Club Inc (Rates)</i>	<i>\$1,000</i>
<i>Yass Senior Citizens Club Inc (Tile work)</i>	<i>\$2,624</i>



Yass Swimming Club (Equipment improvements)	\$4,000
Yass Touch Association (Megaphone and Line Marker)	\$3,000
Yass Valley Concert Band (New music, instruments, banners)	\$4,000
Yass Valley Triathlon Club (Equipment)	\$5,000
2022/23 Village Improvement Funds for Bookham, Sutton, Wee Jasper (\$5,000 each – other villages are included in applications above)	\$15,000
Total	\$81,438

9. Statement of all external bodies that exercised functions delegated by Council

No external bodies exercised any delegated functions of Council during the reporting period.

10. Statement of all Corporations, Partnerships, Trusts, Joint Ventures, Syndicates or other Bodies in which Council held a controlling Interest

Council held no controlling interest in any such entity during the reporting period.

11. Statement of all Corporations, Partnerships, Trusts, Joint Ventures, Syndicates or other Bodies in which Council participated

Canberra Region Joint Organisation (CRJO)	South East Australia Transport Strategy Inc (SEATS)
ACT and Region Catchment Management Coordination Group	Country Mayors Association
Southern Tablelands Arts (STARTS) Inc	Local Government NSW
South West Regional Waste Management Committee	Statewide Mutual (Insurance)
	South East Weight of Loads Group

12. Activities to Implement Council's Equal Employment Opportunity (EEO) Management Plan

Council's *EEO Management Plan 2019/2023* was adopted in June 2019. An EEO action plan was developed to ensure the objectives of the EEO management plan are achieved. The following activities were undertaken in 2022/2023:

- Objective 1 All staff understand EEO principles, their responsibilities and rights with EEO**
- The *EEO Management Plan* is accessible to all staff.
 - New staff receive a copy of the plan during onboarding.
- Objective 2 Ensure Council HR policies and procedures comply with EEO principles**
- HR policies and procedures conform with EEO principles, with no complaints received in 2022/2023 regarding EEO practices.
 - Recruitment activities comply with EEO principles, with no complaints received in 2022/2023 regarding recruitment practices.
 - Selection panels comprised of a least one representative of the same gender as candidates being interviewed where possible.
 - Position descriptions were reviewed prior to recruitment of a position to ensure EEO compliance.
 - Applications for flexible working arrangements were considered and reviewed based on merit.



Objective 3 EEO Management Plan was successfully implemented, evaluated, and periodically reviewed

- New employees were asked to complete EEO questions on commencement (voluntary).
- EEO data has been collected on a voluntary basis for submission in Annual Report (details below).

Objective 4 EEO TARGET GROUPS: Council's workforce diversity is reflective and representative of the broader community.

- Aboriginal and Torres Strait Islander staff were advised of their entitlement under the Local Government (State) Award 2020 to take 1 day of leave to participate in NAIDOC day celebrations.
- Aboriginal and Torres Strait Islander people are encouraged to apply for vacant positions, as stated on Council's website in information on how to apply.
- The number of women in management position has been reviewed.
- Staff facilities have been adapted to accommodate staff with disabilities.

The below table shows the number of employees including casuals in each EEO target group by salary levels as at 30 June 2022:

Salary range	No. employees	Male	Female	NESB*	ATSI*	PWD*
\$40,000 - \$49,999	43	18	25	0	2	2
\$50,000 - \$59,999	39	36	3	2	0	4
\$60,000 - \$69,999	41	23	18	0	1	0
\$70,000 - \$79,999	17	10	7	1	0	0
\$80,000 - \$89,999	14	10	4	2	0	0
\$90,000 - \$99,999	4	2	2	1	0	0
>\$100,000	16	10	6	0	0	0
TOTAL	174	109	65	6	3	6

*NESB – Non-English-Speaking Background; ATSI – Aboriginal and Torres Strait Islanders; PWD – People with a Disability

13. Statement of total number of persons who performed paid work on Wednesday 25 May 2022

Persons employed by the council on a permanent full-time, permanent part-time or casual basis or under a fixed-term contract	139
Persons employed by the council as senior staff members	4
Persons engaged by the council, under a contract or other arrangement with the person's employer, wholly or principally for the labour of the person	5
Persons supplied to the council, under a contract or other arrangement with the person's employer, as an apprentice or trainee	Nil

14. Total Remuneration Package of the Chief Executive Officer

The value of the General Manager's TRP as of 30 June 2022 was \$269,984.

15. Total Remuneration Package of all Senior Staff

The value of the TRP for all senior staff as of 30 June 2022 was \$569,340. The value is expressed as the combined total TRP of the senior staff members.

16. Stormwater Management Services

Nil stormwater projects identified.

17. Coastal Protection Services

Not applicable

18. Environmental upgrade agreements, in accordance with s406

No environmental upgrade agreements have been entered into by Council that require compliance with section 406.

19. Special Rate Variation (SRV)

No special rate variation for 2022/23FY

20. Report on Capital Works Projects

Below is the list of capital works projects undertaken during the 2022/23FY.

- | | |
|--|--|
| • Shingle Hill Way Bridge Replacement | • Resheeting - Tallagandra Lane, Seg 5-8 |
| • Shingle Hill Way Bridge Replacement | • Resheeting - Yass River Road, Seg 12-15 |
| • Bango Bridge | • Resheeting - Corregans Road, Seg 1-2 |
| • Back Creek Bridge | • Resheeting - Dairy Creek Road, Seg 1-2 |
| • Jeir Creek Bridge - Nanima Road | • Resheeting - Gum's Lane, Seg 8-11 |
| • Murrumbateman Crk Bridge - Greenwood Rd | • Resheeting - Longrail Gully Road, Seg 3-8 |
| • Yass River Bridge - Greenwood Road | • Regional Roads |
| • Browne Street Stormwater Upgrade | • Regional Roads |
| • YV Rail Trail Feasibility Study Engineering | • Annual Resealing - Regional Roads Network |
| • Wee Jasper Rd Rehab Seg 70 & 71 Stage 1 & 2 | • Murrumbateman Road - Safety Improvements |
| • Winery Trail | • Recreational Assets |
| • Nanima Rd Rehabilitation | • Recreational Assets |
| • Construction of Shared Paths | • Murrumbateman sand arena stabilisation |
| • Dog Trap Seg 8 | • Murrumbateman Rec grounds Dog park |
| • Hillview Road Seq 1 rehab | • Bowning Rec Ground new septic system |
| • Morton Avenue | • Murrumbateman Rec Ground Amenities |
| • Resealing (Capital) | • Murrumbateman Rec Ground Amenities |
| • FLR Grant Rd 2 Resealing program | • Adventure Playground - Riverbank Park |
| • Lot St, Gundaroo - Pedestrian Refuge | • Bowning Rec Ground Amenities |
| • Safer Roads Program | • O'Connor Park Boat Ramp re-construction |
| • Rossi St, Mt Carmel - Upgrade existing children's crossing | • Parks, Gardens & Recreation |
| • Grand Junction Rd, Berinba - Shared Path & pedestrian facility at intersection | • Village Ovals Bore water investigations |
| • Mulligans Flat Road - Safety Improvements | • Murrumbateman Equestrian Ground/Oval Upgrade |
| • Back Creek Road, Gundaroo Rehab Stage 1 | • Murrumbateman Rec Grounds Club House |
| • Berinba St footpath Stage 2 | • Murrumbateman Rec Ground Storage & Horse Yards Upgrade |
| • Unscheduled renewal work | • Plant & Equipment |



- | | |
|--|--|
| <ul style="list-style-type: none"> • Plant & Equipment • Caravan Park • Caravan Park • Amenities Upgrade • Concrete Steps & damaged path replacement • Water Supply Network • Water Supply Network • Integrated Water Cycle Management Plan • Village Water Main Extension • Water Pump / Motor Replacement (Capital) • WTP Improvement • Yass to Murrumbateman WS Easement • Yass Tto Murrumbateman WS construction • Developer Servicing Plan • Telemetry System Upgrade Strategy - Water & Sewer • Water Quality Improvements Yass • Water Reservoir Upgrade program • Water Reticulation Upgrade program • Water Main Extension Murrumbateman North • Water Source Strategy Water Meter Replacement • Morton Low Level Reservoir Repair • WTP Upgrade: Stage 1 Construction (HAF) • Sewer Network • Sewer Network • Sewer Main Upgrade program • Ford Street SPS Generator Design • Wellington Road Sewerage Pump Station • Integrated Water Cycle Management Plan - Sewer (capital) • Wastewater Treatment Plant Upgrade program | <ul style="list-style-type: none"> • Wastewater Pump Station Upgrade Program • Telemetry Upgrade • Laidlaw street SPS - decommissioning • Developer Servicing Plan • Facility & Waste • Facility & Waste • Old sale yard remediation • Community centre repairs • Stadium site remediation • Cemeteries strategic plan • Sutton Rec Round Stage 1 • Goodradigbee Centre Subdivision • Monitor Gas Works • 116 Laidlaw St Sale Preparation • Memorial Hall Roof Restoration • Waste Management • Waste Management • Solar irrigation pump Murrumbateman landfill • Yass Transfer station recyclable storage cover • 3 x Bulk Skip bins with Tarps • Landfill Closure Plans • Concrete pad for scales Yass T/S • Closure Murrumbateman Landfill • 3 x 23m3 Bulk skip bins with Tarps • Murrumbateman Stage 2 Landfill Rehabilitation • Property Management • Crago Mill Precinct • Property Management • Solar panel Installation • Cemeteries • Construction of Yass Lawn Cemetery Concrete Plinth |
|--|--|

21. Companion Animals Act 1998 and Companion Animals Regulation 2008

During 2022/23, Council carried out companion animal community education programs using local media, community notice boards, Facebook and the Council website. Educational letters and fact sheets were sent to individual owners and areas with a high number of reported animal incidents. . A microchipping program in conjunction with SELEX (stock sales facility), the NSW Farmers Association and local rural suppliers was also held over three events with a total of 41 working dogs microchipped. To assist with the identification of companion animals received at the impound facility; the Compliance Ranger received training and is now authorised to implant microchips on animals that have no identification.

Through the year, there were:

- 56 incidents involving dog attacks. These were predominately on stock and animals.
- 9 Orders were issued for Menacing and Nuisance dogs
- 27 Infringement Notices were issued – totaling \$22,470
- 80 Advisory and education letters forwarded to owners of companion animals
- 51 dogs were impounded, 37 of those were returned to owners and 14 were rehomed through rescue organisations. Impounding rates were lower due to Covid restrictions and dogs being able to be returned prior to impounding.

The rehome and return to owner's rate for suitable dogs in 2022/23 was 100%.

Council provides unfenced off leash areas within the Local Government Area at:

- Lower Walker Park; below Joe O'Connor Park at the riverbank
- Bowring Recreation Ground
- Binalong Recreation Ground
- Nirta Drive Common
- Murrumbateman Recreation Area.

A fenced off leash park is provided in Yass on Laidlaw Street below the Yass Pool. There is ongoing Council consultation with a user group to develop appropriate facilities for dog owners and their companions. A fenced off-leash area has been identified in 2021 Strategic Plan for Murrumbateman Recreation Grounds.

Council received \$11,118 in animal registration fees and \$7,965 in companion animal infringements during 2022/23. This income offsets council's costs directly related to animal control in 2022/23.

Daily activities are undertaken by Council to promote compliance with the Companion Animals Act 1998 including patrols of parks and public areas across the LGA.

22. Details Inspection of private Swimming Pools - Swimming Pools Act & Regulation

Swimming Pool Inspections	No. Inspections	No. Certificates of Compliance	No. Certificates of Non-Compliance
Tourist and Visitor Accommodation	0	0	0
Premises which there are more than 2 dwellings	0	0	0
Inspections that resulted in issuance a Certificate of Compliance under s.22D SP Act	17	17	0
Inspections that resulted in issuance a certificate of non-compliance under cl.21 SP Regulation	17	0	17

23. Government Information (Public Access) Act 2009 and Regulation

The Government Information (Public Access) Act 2009 (GIPA Act) replaced the Freedom of Information Act 1989 on 1 July 2010. The GIPA Act provides four ways for government information to be released:

1. Open access information

Yass Valley Council publishes certain categories of information on our website as a matter of course; this is known as Open Access Information. Open Access Information includes details of contracts, policies and many other categories of information.

2. Proactive release

Yass Valley Council releases as much other information as possible to the public free of charge and publishes as much as possible on our website.



3. Informal access request

Members of the public may contact Council and ask for information. This is known as an informal access request.

4. Formal access application for release of information

If information cannot be accessed through any of the above ways, members of the public may submit a formal access application.

This report provides an account of the work of Yass Valley Council for the period 1 July 2016 to 30 June 2017. During this time Council's aim was to meet the requirements of the GIPA Act with regard to Open Access Information and to establish simple processes for dealing with the informal and formal access applications.

During the reporting period the following categories of information have been published on Yass Valley Council's website:

- Policies
- Delegations
- Contracts
- Political donations
- Environmental Planning Instruments

During the reporting period the following documents relevant to the GIPA Act have been published on Yass Valley Council's website:

- Access to Information Policy
- How can I gain access to Council Information, Documents or Records?
- Delegations to Staff
- Informal Access Request Form
- Formal Access Application Form
- Publication Guide
- Disclosure Log
- Contracts Register

Council's focus for 2017-2018 is to continue to review the information held by Yass Valley Council and to work with internal stakeholders to encourage proactive publication of information and to develop procedures and guidance material.

Clause 8A: Details of the review carried out by the agency under section 7 (3) of the Act during the reporting year and the details of any information made publicly available by the agency as a result of the review.

Reviews carried out by the agency	Information made publicly available by the agency
No	No

Clause 8B: The total number of access applications received by the agency during the reporting year (including withdrawn applications but not including invalid applications)

Total number of applications received	9
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Clause 8C: The total number of access applications received by the agency during the reporting year that the agency refused either wholly or partly, because the application was for the disclosure of information referred to in Schedule 1 to the Act (information for which there is conclusive presumption of overriding public interest against disclosure)

Number of Applications Refused	Wholly	Partly	Total
	0	1	1
% of Total	0%	11%	11%

Table A: Number of applications by type of applicant and outcome*

	Access granted in Full	Access granted in Part	Access refused in Full	Info. not held	Info already available	Refuse to deal with appl.	Refuse to confirm/deny whether info. is held	Application withdrawn	Total	% of Total
Media	0	0	0	0	0	0	0	0	0	0%
Members of Parliament	0	0	0	0	0	0	0	0	0	0%
Private sector business	1	0	0	0	0	0	0	0	1	11%
Not for profit org. or community groups	0	0	0	0	0	0	0	0	0	0%
Members of the public (by legal rep.)	0	0	0	0	0	0	0	0	0	0%
Members of the public (other)	5	1	0	1	1	0	0	0	8	89%
Total	6	1	0	1	1	0	0	0	9	
% of Total	67%	11%	0%	11%	11%	0%	0%	0%		100%

* More than one decision can be made in respect of a particular access application. If so, a recording must be made in relation to each such decision. This also applies to Table B.



Table B: Number of applications by type of application and outcome*

	Access granted in Full	Access granted in Part	Access refused in Full	Info. not held	Info already available	Refuse to deal with appl.	Refuse to confirm/deny whether info. is held	Application withdrawn	Total	% of Total
Personal information applications *	0	0	0	0	0	0	0	0	0	0%
Access applications (other than personal information applications)	6	1	0	1	1	0	0	0	9	100%
Access applications that are partly personal information applications and partly other	0	0	0	0	0	0	0	0	0	0%
Total	6	1	0	1	1	0	0	0	9	
% of Total	67%	11%	0%	11%	11%	0%	0%	0%		100%

* A personal information application is an access application for personal information (as defined in clause 4 of Schedule 4 to the Act) about the applicant (the applicant being an individual).

Table C: Invalid applications

Reason for invalidity	No of applications	% of Total
Application does not comply with formal requirements (section 41 of the Act)	0	0%
Application is for excluded information of the agency (section 43 of the Act)	0	0%
Application contravenes restraint order (section 110 of the Act)	0	0%
Total number of invalid applications received	0	0%
Invalid applications that subsequently became valid applications	0	0%
Total	5	Â

Table D: Conclusive presumption of overriding public interest against disclosure: matters listed in Schedule 1 of Act

	Number of times consideration used*	% of Total
Overriding secrecy laws	0	0%
Cabinet information	0	0%
Executive Council information	0	0%
Contempt	0	0%
Legal professional privilege	0	0%
Excluded information	0	0%
Documents affecting law enforcement and public safety	0	0%
Transport safety	0	0%
Adoption	0	0%
Care and protection of children	0	0%
Ministerial code of conduct	0	0%
Aboriginal and environmental heritage	0	0%
Privilege generally - Sch 1(5A)	0	0%
Information provided to High Risk Offenders Assessment Committee	0	0%
Total	0	0%

*More than one public interest consideration may apply in relation to a particular access application and if so, each such consideration is to be recorded (but only once per application). This also applies in relation to Table E

Table E: Other public interest considerations against disclosure: matters listed in table to section 14 of Act.

	Number of times consideration used*	% of Total
Responsible and effective government	1	11%
Law enforcement and security	0	0%
Individual rights, judicial processes and natural justice	0	0%
Business interests of agencies and other persons	0	0%
Environment, culture, economy and general matters	0	0%
Secrecy provisions	0	0%
Exempt documents under interstate Freedom of Information legislation	0	0%
Total	1	11%

Table F: Timeliness

	Number of applications*	% of Total
Decided within the statutory timeframe (20 days plus any extensions)	9	100%
Decided after 35 days (by agreement with applicant)	0	0%
Not decided within time (deemed refusal)	0	0%
Total	9	100%

Table G: Number of applications reviewed under Part 5 of the Act (by type of review and outcome)

	Decision varied	Decision upheld	Total	% of Total
Internal review	0	0	0	0%
Review by Information Commissioner*	0	0	0	0%
Internal review following recommendation under section 93 of Act	0	0	0	0%
Review by NCAT	0	0	0	0%
Total	0	0	0	0%
% of Total	0%	0%	0	0%

*The Information Commissioner does not have the authority to vary decisions but can make recommendations to the original decision-maker. The data in this case indicates that a recommendation to vary or uphold the original decision has been made by the Information Commissioner.

Table H: Applications for review under Part 5 of the Act (by type of applicant)

	Number of applications for review	% of Total
Applications by access applicants	0	0%
Applications by persons to whom information the subject of access application relates (see section 54 of the Act)	0	0%
Total	0	0%

Table I: Applications transferred to other agencies.

	Number of applications transferred	% of Total
Agency-Initiated Transfers	0	0%
Applicant - Initiated Transfers	0	0%
Total	0	0%

24. Environmental Planning & Assessment Act 1979

Following planning agreements in accordance with the *Environmental Planning & Assessment Act 1979*:

Date PA was entered into	224 November 2022
PA Parties	Yass Valley Council & CVC Projects
Development Description	58 lot subdivision including open space lot and a future development lot. Widening and upgrading of Grand Junction Road and Burrai Place. Construction of new road and associated infrastructure.
Land to which the PA applies	Lot 1 DP1185454, 3 Burrai Place, Yass

25. Public Interest Disclosures

Section 6CA *Public Interest Disclosures Act 1994* requires Council to provide the NSW Ombudsman with information about Council's obligations in relation to public interest disclosures every six months. The following information was provided to the Ombudsman during 2022/23.

	Made by public officials performing their day-to-day functions	Under a statutory or other legal obligation	All other PIDs
No. of public officials who made public interest disclosures to Council	0	0	0
No. of public interest disclosure received by Council	0	0	0
Of public interest disclosures received, how many were primarily about:			
Corrupt conduct	0	0	0
Maladministration	0	0	0
Serious and substantial waste	0	0	0
Government information contravention	0	0	0
Local government pecuniary interest contravention	0	0	0
No of public interest disclosures (received since 1 Jan 2012) that have been finalised in this reporting period	0	0	0
Has Council established an internal reporting policy?	YES		
Has the head of your public authority taken action to meet their staff awareness obligations?	YES	Training by Council, Links on Council's internet and intranet site, Training provided to new staff during induction	

26. Compliance with the NSW Carers (Recognition) Act 2010

As no staff identified themselves as carers in accordance with the Act, no follow up consultation was required. Council was not required to adopt new policies or make any amendments to existing policies.

27. Disability Inclusion Act 2014

Introduction

Council's *Disability Inclusion Action Plan* (DIAP) is currently under review and will be presented for adoption in 2024.

28. Fisheries Management ACT 1994

Not applicable



Attachment A:

2022/23 Financial Statements

2022/23 Financial Statements will be included upon finalization of the audit.





Minutes of the Sustainability Advisory Committee

6.00 pm Tuesday 19 September 2023

Council Chambers
209 Comur Street, Yass

Minutes of the Sustainability Advisory Committee held on 19 September 2023

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Minutes of the Sustainability Advisory Committee held on 19 September 2023

Present

Cr Adrian Cameron (Chair), John Connelly (on line), Saan Ecker, Alison Elvin, L McAlary, C Nelson (on line), Alex Tewes, Ana Wardale

Also Present

Chris Berry (Chief Executive Officer and Gabby Lucas (Manager Media & Communications)

1. Apologies

Nicole Elliott and Peter Davidson

2. Declarations of Interest

Nil

3. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Sustainability Advisory Committee held on 01 August 2023 be taken as read and confirmed.

McAlary/Elvin

4. Presentation

Gabby Lucas (Manager Media & Communications) gave a verbal presentation on:

- Previous 'Sustainability Sunday' campaign on social media organised by Rebecca Widdows but lapsed due to her secondment to the State Government
- Garage Sale Trail promotion
- Chemical Clean Ups
- Eco Champions

Actions:

- *Cr Cameron to raise eco champions at Yass Valley Business Chamber meeting seeking nomination*
- *Recycle past sustainability posts on social media*
- *Promote eco champions on web site and extend nomination to community organisations (eg Community Garden Group)*

5. Reports

5.1 FOOD ORGANICS AND GARDEN ORGANICS SERVICE

SUMMARY

In April 2023 the Committee considered a report on the FOGO (Food Organics and Garden Organics) Threshold Questions. Staff advised in May 2023 that a discussions paper on the design of a FOGO service was being prepared for consideration by the Committee.

Minutes of the Sustainability Advisory Committee held on 19 September 2023

COMMITTEE RECOMMENDATION

That:

- *Council conduct of a bin audit, consistent with the guidelines issues by the EPA, in order that necessary data be collected to assist in the design of a future FOGO collection service*
- *In parallel with the bin audit, undertake the surveying and engagement of the community on a future FOGO collection service, adapting materials and background information from other Local Councils where appropriate and available*
- *Establish focus groups, in the first instance, through approaching existing community, environment and business organisations in Yass Valley seeking participants in the surveying / engagement process on FOGO services.*

McAlary/Ecker

5.2 POLICY REVIEW SCHEDULE

SUMMARY

The Committee requested a policy review schedule be presented to enable priorities for the input from the Committee to be determined.

COMMITTEE DECISION

That the Committee be briefed by Council staff in the remaining meetings of 2023 on the:

- *Housing Strategy (noting work done in this regard to date by the Economic Development Committee)*
- *Development Control Plan*
- *Draft Open Space Strategy*
- *Procurement Policy*

McAlary/Wardale

5.3 SMART METERS IN YASS VALLEY

SUMMARY

The question of how many smart meters are currently installed throughout Yass Valley. Essential Energy have provided a breakdown of meters by locality.

COMMITTEE DECISION

That the information on smart meters provided by Essential Energy be noted.

Tewes/Connelly

Minutes of the Sustainability Advisory Committee held on 19 September 2023

5.4 REVISED RENEWABLE ENERGY POLICY

SUMMARY

Following the recent consideration of the proposed Wallaroo Solar Farm and the comments made in Council's submission to the Springdale Solar Farm at Sutton, Council requested a review of its *Renewable Energy Policy*. Councillors made some suggested changes to the policy at a Workshop in August 2023.

In August 2023 a revised policy was presented to Council. Council determined that the revised *Renewable Energy Policy* be placed on public exhibition for 28 days and adopted, if no significant objections received

The revised policy is now presented to the Sustainability Committee for input as part of the public exhibition process.

COMMITTEE DECISION

That the Chairman be authorised to consolidate the Committee's comments on the revised policy into a submission to Council, noting that the closing date for comment is 9 October 2023.

McAlary/Nelson

Actions:

The Committee be provided with copies of Council's response to:

- *The mandatory September 2023 EPA Climate Change Survey*
- *The September 2023 Department of Energy and Climate Change's Local Government Climate Change Survey*

6. Next Meeting

Tuesday 17 October 2023, at 6.00pm in Council Chambers, 209 Comur Street, Yass

The meeting closed at 7.30pm



Minutes of the Sustainability Advisory Committee

Tuesday 31 October 2023

6.00pm

Council Chambers

209 Comur Street, Yass

Minutes of the Sustainability Advisory Committee held on 31 October 2023

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Minutes of the Sustainability Advisory Committee held on 31 October 2023

Present

Cr Adrian Cameron (Chair), Peter Davidson, Caitlin Nelson (Teams) John Connelly (Teams), Ania Wardle, Saan Ecker, Luke McAlary (Teams)

Also Present

Julie Rogers (Director Planning & Environment), Shirree Garland (Corporate Executive Officer)

1. Apologies

Alison Elvin and Chris Berry

2. Declarations of Interest

Nil

3. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Sustainability Advisory Committee held on 19 September 2023 be taken as read and confirmed.

4. Staff Reports

4.1 2022/23 ANNUAL REPORT

SUMMARY

The Standard Committee Constitution & Instrument of Delegation provides for the preparation of an Annual Report.

COMMITTEE DECISION

That the 2022/23 Annual Report be endorsed with suggested amendments

(C Nelson/S Ecker)

ACTION: Luke McAlary to provide suggested amendments to Annual Report. Correction to the spelling of Ania Wardle's name to be made.

4.2 DRAFT OPEN SPACE STRATEGY

SUMMARY

The Director Planning & Environment will provide a presentation on the preparation of the Open Space Strategy.

COMMITTEE DECISION

That the update on the preparation of the Open Space Strategy be noted.

(McAlary/A Wardle)

Minutes of the Sustainability Advisory Committee held on 31 October 2023

C Nelson arrived at the meeting in person at 6.30pm.

4.3 ELECTRIC VEHICLE UPDATE

SUMMARY

To present an update on the take up of electric vehicles.

COMMITTEE DECISION

That the update on electric vehicles be noted.

(Davidson/Nelson)

4.4 CLIMATE CHANGE SURVEYS

SUMMARY

To present the climate change surveys requested by the Committee.

COMMITTEE DECISION

That the report on the climate change surveys be noted.

(Wardle/Ecker)

4.5 COMMUNITY ENGAGEMENT IN THE DESIGN OF FOGO SERVICE - CURRENT STATUS AND ISSUES

SUMMARY

At its 19 September 2023 meeting the Committee recommended that Council conduct of a bin audit, consistent with the guidelines issues by the EPA, in order that necessary data be collected to assist in the design of a future FOGO collection service. In parallel with the bin audit, it was decided that the Committee would start engaging with the community on a future FOGO collection service, adapting materials from other local councils as appropriate. Also, as part of this engagement, the Committee would as a first step establish focus groups seeking participants from existing community, environment and business organisations in Yass Valley.

Since that meeting several steps have been taken to progress these matters and further work identified that needs to be followed through.

COMMITTEE DECISION

That the actions taken to date in progressing with its engagement work and the additional work now required be noted.

(Ecker/Nelson)

- 9.1 Minutes of the Sustainability Advisory Committee meetings held on 19 September 2023 and 31 October 2023
Attachment B Sustainability Advisory Committee Minutes 31 October 2023
-

Minutes of the Sustainability Advisory Committee held on 31 October 2023

3. Next Meeting

Tuesday 28 November 2023, at 6.00pm in Council Chambers.

The meeting closed at 7.07 p.m.



Minutes of the Local Traffic Management Committee Meeting

Wednesday 1 November 2023

10.30am

Foyer Room

209 Comur Street, Yass

Minutes of the Local Traffic Management Committee Meeting held on 1 November 2023

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Minutes of the Local Traffic Management Committee Meeting held on 1 November 2023

Acknowledgement of Country

Yass Valley Council recognises the Ngunnawal people, the Traditional Custodians of the land, water, and sky. We pay our respect to their Elders past, present and future emerging leaders. We extend our respect to other Aboriginal and Torres Strait Islander people who live in the Yass Valley Local Government Area.

1.0 Present:

Cr Adrian Cameron (Chairperson), Terry Cooper (Manger Engineering Services – YVC), Kim Schultz (TfNSW), Mark Burgess (Rep. Hon Wendy Tuckerman MP), Senior Constable Hayley Upton (NSW Police), Stephen Pidgeon (NSW Police), Meryl Hinge (RSO Officer – YVC) & Trish Reynolds (YVC Officer - Minutes).

2.0 Apologies:

Nil

3.0 Declaration of Interest

Nil

4.0 Public Participation

Nil

5.0 Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Local Traffic Committee meeting held on 2nd August 2023 be endorsed.

6.0 MATTERS ARISING FROM MINUTES

6.1 UPDATE ON ITEMS RAISED AT THE AUGUST 2023 LTC MEETING

PURPOSE OF REPORT

To report to the committee feedback from matters discussed at the August 2023 LTC meeting.

The following table provides details of matters raised at the August 2023 LTC and provides an opportunity for the responsible committee member to provide any feedback on the matters.

Minute Ref.	Minute Description	Action	Update
6.1	Safety concerns new playground Riverbank Park	Application to TfNSW for carpark as shared zone &	TfNSW & RSO officer to meet onsite to consider options to progress
		bus zone signs to be replaced	Referred to Council's Roads & Delivery area for installations
		Collection of traffic and pedestrian numbers and referral to TfNSW- high pedestrian zone	Options to determine to be finalised after meeting onsite (RSO & TfNSW)
6.3	Safety concerns Laidlaw St	Install 'no stopping zone'	Referred to Council Roads & Delivery area for installation – NB – currently significant delays of signs being delivered

This is page 2 of 7 of the minutes of a meeting of
Yass Valley Local Traffic Management Committee held on the above date

Minutes of the Local Traffic Management Committee Meeting held on 1 November 2023

9.0	Member Update	Burley Griffin Way pavement deterioration	TfNSW considering no stopping zones for heavy vehicles and planning to undertake traffic counts/classification
		Burley Griffin Way safety including (Binalong to Harden) no overtaking lanes, no stopping areas for heavy vehicles, speed cameras	TfNSW – NO STOPPING Trucks Over 4.5 Tone signage to be installed.
		Mont/Weemilah Streets - LATM	Noting no funding has been allocated to undertaking this work. Cr Adrian Cameron -noted he will consider taking this matter back to Council.
		Rose/North Street intersection – pedestrian safety	It was noted that a design is being prepared based on a raised pedestrian crossing.
		Safety concerns (burnouts, speed and heavy vehicles) Sutton Road and Mulligans Flat Road	Onsite meeting held 1/9/2023 Community to write to Local member proposing a two stage process. Short Term Install speed and traffic monitoring cameras at intersection Sutton and Mulligans Flat Roads. Council and TfNSW to also review options to fund Long term: Depending on effectiveness of Short-term Re-engineer intersection to make burnout difficult eg median strip NSW Police agreed to supply Infringement data to support traffic camera.
		Options to deter burnouts	TfNSW still following up
		South Street speed humps	Speed humps have been ordered. Awaiting delivery.

7.0 MATTERS FOR INFORMATION

Nil

Minutes of the Local Traffic Management Committee Meeting held on 1 November 2023

8.0 MATTERS CONSIDERED BETWEEN MEETINGS

8.1 BINALONG PUBLIC SCHOOL 2023 SPRING FAIR

PURPOSE OF REPORT

To report to the committee an event approved between LTC meetings. Council has received a request from the Binalong public school to hold their 2023 spring fair event on Sunday 5th November 2023.

COMMITTEE DECISION

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

8.2 2023 REMEMBRANCE DAY CEREMONY

PURPOSE OF REPORT

To report to the committee an event approved between LTC meetings. Council has received a request from the Yass RSL Sub-Branch to hold the 2023 Remembrance Day Ceremony on Saturday 11 November 2023.

COMMITTEE DECISION:

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

9.0 ITEMS DELEGATED TO COUNCIL

9.1 2023 YASS CHRISTMAS PARADE EVENT

PURPOSE OF REPORT

To consider a request to hold the 2023 Yass Christmas Parade event. Council has received a request to hold the 2023 Yass Christmas Parade on Thursday 14th December 2023. As in 2022 the event will required the following closures on the day:

- Comur Street from Lead to Rossi Streets between 4.30pm to 8.00pm
- Crago Street carpark between 7.00am to 8.00pm

COMMITTEE RECOMMENDATION:

That the proposed 2023 Christmas Parade and associated road and car park closures be approved subject to the following conditions:

1. *The organiser is to supply Council with a copy of the current Public Liability Insurance for the event with a minimum \$20,000,000 indemnity. Transport for NSW, NSW Police and Yass Valley*

This is page 4 of 7 of the minutes of a meeting of
Yass Valley Local Traffic Management Committee held on the above date

Minutes of the Local Traffic Management Committee Meeting held on 1 November 2023

- Council are to be identified on the insurance document as “interested parties” or equivalent;*
- 2. The event organiser develop and implement a Traffic Management Plan (TMP) and associated Traffic Guidance Scheme (TSG);*
 - 3. The event organiser provide Council with a Risk Management Plan for the event;*
 - 4. The event organiser is responsible for directly notifying all residents that may be affected by the approved events as soon as possible;*
 - 5. The event organiser is responsible for placing signs in the Crago Street carpark advising of the closure of the carpark;*
 - 6. The event organiser is responsible for directly notifying all commercial premises etc in Comur Street from Polding Street to the Yass River advising of the road closure of Comur Street;*
 - 7. The event organiser is responsible for directly notifying all school bus operators of the road closure of Comur Street as soon as possible;*
 - 8. That the event organiser is responsible for public notification of the road closure;*
 - 9. Event marshals, event participants etc. will at all times obey the provisions of NSW Transport Legislation;*
 - 10. The event organiser is to arrange the supply and installation/removal of appropriate signs etc. identified in the TMP and associated TGS. All personnel involved must be appropriate accredited;*
 - 11. The event organiser is to ensure any local traffic, emergency services vehicles etc can safely and efficiently access/egress any property impacted by the TMP and associated TGS;*
 - 12. Event organisers, event marshals, volunteers, event participants etc. are to take all possible actions to minimise the effect of the event on the non-event community, throughout the event;*
 - 13. Event organisers shall comply with the above conditions and the undertakings in its submission. Failure to comply will immediately void this approval.*

10. COMMITTEE MEMBER UPDATES

PURPOSE OF REPORT

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 were provided.

- **NSW Police;**
 - Sutton & ACT border area will have more police presents on Friday and Saturday nights.
 - additional police resources leading up to Christmas 2023 have been assigned to Local Area to carryout alcohol/drug testing etc.
- **TfNSW;**
 - Mulligans Flat Rd under new standards for speed zone may now meet the reduce speed zone 80KMS.
 - East Tallagandra Lane speed review will be completed soon.
- **Council;**
 - Murrumbateman Field Days was well received. The crash car display was a great talking point.
 - Traffic Count Data – currently following if the funding for the purchase of traffic counters has been approved..
 - Walls Junction Road speed signs into Bowning – 80kms speed review is currently with TfNSW for review.

Minutes of the Local Traffic Management Committee Meeting held on 1 November 2023

- **Office of Local Member;**

- Weight limited on Tallagandra Lane and Mulligans Flat Rd to be tabled at the next Traffic Committee Meeting.
- Requested sign advising of load limit on Shingle Hill Way to be removed on Sutton Road – Murrumbateman Road side.

11. 2024 LOCAL TRAFFIC COMMITTEE MEETING DATES

PURPOSE OF REPORT

To set the LTC committee meeting dates for 2024. It is proposed that the LTC meetings for 2024 be set at 10.30am on the first Wednesday of February, May, August and November.

COMMITTEE DECISION

That the 2024 LTC meeting dates be set as follows:

- **7 February**
- **1 May**
- **7 August**
- **6 November**

Meeting Closed: 11:20am

NEXT MEETING–

7 February 2023



Minutes of the Rescue Committee

Thursday 9 November 2023

9.30am

Yass Valley Council Chambers
209 Comur Street, Yass

Minutes of the Rescue Committee held on 9 November 2023

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Minutes of the Rescue Committee held on 9 November 2023

Present

Dave Cowell –LEOCON (NSW Police), Superintendent Paul Condon (Hume Police District Commander) (Teams), Paul Vasey (VRA Rescue NSW Limited Binalong Rescue), Dean Campbell (Fire Rescue NSW) (Teams), Belle Green (NSW Ambulance) and Matt Chifley (REMO)

Also Present

Shirree Garland – Yass Valley Council

Meeting commenced at 9.40

Welcome to Country

1. Apologies

Apologies were received from George Shepherd and Peter Alley (RFS)

The Chair introduced and welcome Matt Chifley, REMO to the meeting.

2. Confirmation of Minutes

COMMITTEE RECOMMENDATION

That the minutes of the Rescue Committee held on 10 August 2023 be taken as read and confirmed.

(P Vasey/D Campbell)

3. Delegates Reports

Fire Rescue NSW

Dean Campbell advised that it was business as usual for the service. Safe Work on Roofs training will be held in Yass in the next few weeks. Joint training drill with VRA last week was very successful. Staffing at Yass is good. More rescue training will be undertaken in the future.

Ambulance NSW

Belle Green advised that all was working well. Need to ensure access to lights at Walker Park – to be raised at LEMC.

There is currently one 4WD drive ambulance permanently located at Goulburn (shared between Crookwell and Goulburn). Working on familiarisation training.

VRA Rescue NSW

Paul Vasey – spoke to the report as provided (copy attached).

Police

David Cowell advised that the recent search and research exercise had resulted in the person being located. Dragon Dreaming festival occurred without too many issues, report to be provided to the

Minutes of the Rescue Committee held on 9 November 2023

next meeting. Attended search and rescue for ACT school children who were dopped at Wee Jasper, part of a school exercise, to find their way back to Canberra. All were located with no injuries.

Yass Valley continues to be over represented with fatal crashes, on both the Hume and Barton Highways and thanked agencies for their attendance and assistance at these incidents.

Superintendent Paul Condon – Hume Police District Commander

Invitations to the upcoming REMC meeting have been sent out. Agencies were asked to ensure a representative is available to attend.

REMO

Matt Chifley advised that he was here to help the Committee and would keep in contact.

4. Next Meeting

Thursday 8 February 2024

The meeting closed at 9.56 am.

Minutes of the Rescue Committee held on 9 November 2023



**VRA RESCUE NSW Limited
Binalong Rescue**

Email: Binalong.secretary@vrarescue.org
Phone: 0410 564 520

09.11 2023

VRA Rescue NSW - Binalong LRC & LEMC Report

VRA Rescue NSW – Binalong has been steady since the last meeting.

Regional Coordinator Paul Marshall continues assisting.

VRA Binalong continue assisting Warby Motor sports trials at Tumut a trial run is scheduled for the end of February 2024 – WIP.

Driver Reviver:

VRA Binalong opened Driver Reviver at Bookham over the October Long Weekend; it was busy; travellers were very happy to see us there. Debra Scanes advised Insp David Cowell the dates and times they were opened.

Driver Reviver at Bookham will be open over the Festive Season: Debra Scanes will advise Insp David Cowell once dates and times have been confirmed.

Donation:

VRA Rescue NSW Binalong have been donated an Ark Angle and 6 life Jackets for Swift Water Rescue. The Ark Angle has arrived and is ready for activations.

Callout System:

Binalong is being responded by RFS Active; this is working very well.
Members are happy with this and have the backup from our call centre

Call Outs:

VRA Binalong are being responded to more incidents now with the new call out system.

Update:

2 GRN radios have been placed in the Rescue Truck and 4x4 this allows us to speak with other services for better communications.

Ongoing:

VRA Rescue NSW - Binalong are still not being responded to MVA's in the area?

If members are called by a member of the public or another emergency service to an incident, they will respond accordingly and notify the call centre and the relevant agencies.

Training:

VRA Binalong attended cross training exercise with FRNSW Yass members on the 18.10.2023. This was an MVA Drill and went well. VRA Binalong will be happy to set up a training scenario in the new year for another cross-training session with FRNSW Yass.

*The Community Based Volunteer Emergency Service
WE ARE RESCUE*

Minutes of the Rescue Committee held on 9 November 2023



REPORT TO
Yass Valley Local Emergency Management Committee



Report Period: 10th August – 7th November 2023

ACTIVITY

LGA	Fire/Explosion	MVA	Hazardous Condition	Service Call	Good Intent	False Alarm	Other	Not Classified	Total
Yass Valley Shire	34	11	2	8	10	1	0	6	72
Goulburn Mulwaree	63	22	5	3	7	6	0	2	108
Upper Lachlan Shire	24	8	1	0	2	3	0	1	39

TOTAL LOCALLY 219

**There has been a number of out of area calls and they have not been included in this report
**Strike team have been sent north to the S44 Fires in the Northern Tablelands, with future strikes teams organised for replacement but due to the rain this week they have been cancelled.
**A Strike Team from Yass Valley & Goulburn/Mulwaree was sent to assist with the Lake George Mayfield fire on the 2nd November.

CAPABILITY

- Operationally business as usual.
- Staffing at Southern Tablelands still waiting for a OPO 1.

PLANNING

- NextGen Bush Fire Risk Management Plan is ongoing.
- Zone fleet servicing is just about finished.
- New State-wide Fire Permits have been introduced.
- Increase in bush/grass fire hazard complaints continue and are processed as they arrive.

TRAINING

- 2023 ST District Training and will be finished in December and will continue as per our 2024 Zone calendar in February/March.

OTHER Nil

ACTION Nil



Report submitted by: George Shepherd
Date: 07/11/2023



Minutes of the Local Emergency Management Committee

Thursday 9 November 2023

10.00am

Council Chambers

209 Comur Street, Yass

Minutes of the Local Emergency Management Committee held on 9 November 2023

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Minutes of the Local Emergency Management Committee held on 9 November 2023

Present

N Cooke (Director Infrastructure & Assets – Chair), D Cowell (LEOCON), Matt Chifley (REMO), Belle Green (NSW Ambulance), Dean Campbell (FRNSW) (Teams), Paul Vasey (VRA Rescue NSW), Alexandra Smith and Hannah Wanless (Welfare Dept Community Justice) (Teams), Anne Eade and Michael Sandford (Southern LHD) (Teams) and Fiona Leech (LLS)

1. Apologies

George Shepherd and Peter Alley (RFS), Rob Connell (SES)

2. Declarations of Interest

Nil

3. Confirmation of Minutes

COMMITTEE RECOMMENDATION

That the minutes of the Local Emergency Management Committee held on 10 August 2023 be taken as read and confirmed.

(Paul Vasey/Alexandra Smith)

4. Staff Reports

4.1 ADOPTION OF CONSEQUENCE MANAGEMENT GUIDES

SUMMARY

To adopt the following Consequence Management Guides (CMG):

- Transport Accidents Involving Animals
- Transport Accident
- Bushfire

COMMITTEE RECOMMENDATION

That the following Consequence Management Guides be adopted:

- *Transport Accidents Involving Animals*
- *Transport Accident*
- *Bushfire*

(Cowell/Vasey)

Minutes of the Local Emergency Management Committee held on 9 November 2023

5. Delegates Reports

Council

Nathan Cooke advised that Tony Stevens (LEMO) had left YVC. Position of LEMO to be discussed off line.

NSW Ambulance

Belle Green advised that it was business as usual. Access to Walker Park lights to be available. No major issues at recent Dragon Dreaming Festival.

Action: Nathan Cooke to ensure access is available.

VRA Rescue NSW Limited – Binalong Rescue

Paul Vasey spoke to the report as provided, copy attached.

REMO

Matt Chifley advised that he was working on preparedness for the fire season.

Police

Dave Cowell advised that it was business as usual. The decriminalisation of drugs in the ACT could have an affect on policing in the Yass Valley. Work load is likely to increase with warmer weather and Christmas events. Dragon Dreaming Festival had approx. 3,500 people in attendance. 19 were detected driving under the influence of drugs. Yass Valley is being over represented with fatal crashes on both the Hume and Barton Highways.

LEOCON

LEMO role – to be addressed off line. Need to run an EOC readiness exercise, mid-December was discussed. Additional equipment is required for the EOC (whiteboards, wifi dongle etc) – REMO to assist with requirements. RFS to provide a presentation on the upcoming fire season.

Action: EOC Readiness Exercise to be arranged.

Review of EOC equipment to be undertaken. Additional equipment to be acquired following review.

Rural Fire Service

Dave Cowell read a report from the Rural Fire Service, copy attached.

Southern NSW LHD – Yass Hospital

Anne Eade advised that there were small pockets of COVID in the community – nothing unusual. Business as usual.

Fire Rescue NSW

Dean Campbell advised that the Yass Fire Station would be getting a fleet upgrade, new truck with large pumping capabilities. Licence upgrades and training is currently underway.

Superintendent Paul Condon – Hume Police District Commander

REMC meeting is scheduled for 11.00am on 28 November. Agencies were asked to ensure a representative is available to attend.

Welfare Dept - Community Justice

Alexandra Smith spoke to the report provide (copy attached).

Minutes of the Local Emergency Management Committee held on 9 November 2023

Southern NSW LHD

Michael Sandford advised that an additional person had been employed to assist in the aged care area. Training around bushfire management has been held in residential aged care facilities with a good response. Working on ensuring that there is full cover for a Health Liaison Officer over the Christmas period.

Local Land Services

Fiona Leech advised that two aerial shoots had just been completed. One in Wee Jasper and the other in Bango. Expecting to receive correspondence in relation to roadside grazing as feed in paddocks continues to dry out.

6. Next Meeting

Thursday 8 February 2024

The meeting closed at 10.35 am

Minutes of the Local Emergency Management Committee held on 9 November 2023



VRA RESCUE NSW Limited Binalong Rescue

Email: Binalong.secretary@vrarescue.org
Phone: 0410 564 520

09.11.2023

VRA Rescue NSW - Binalong LRC & LEMC Report

VRA Rescue NSW – Binalong has been steady since the last meeting.

Regional Coordinator Paul Marshall continues assisting.

VRA Binalong continue assisting Warby Motor sports trials at Tumut a trial run is scheduled for the end of February 2024 – WIP.

Driver Reviver:

VRA Binalong opened Driver Reviver at Bookham over the October Long Weekend; it was busy; travellers were very happy to see us there. Debra Scanes advised Insp David Cowell the dates and times they were opened.

Driver Reviver at Bookham will be open over the Festive Season: Debra Scanes will advise Insp David Cowell once dates and times have been confirmed.

Donation:

VRA Rescue NSW Binalong have been donated an Ark Angle and 6 life Jackets for Swift Water Rescue. The Ark Angle has arrived and is ready for activations.

Callout System:

Binalong is being responded by RFS Active; this is working very well.
Members are happy with this and have the backup from our call centre

Call Outs:

VRA Binalong are being responded to more incidents now with the new call out system.

Update:

2 GRN radios have been placed in the Rescue Truck and 4x4 this allows us to speak with other services for better communications.

Ongoing:

VRA Rescue NSW - Binalong are still not being responded to MVA's in the area?

If members are called by a member of the public or another emergency service to an incident, they will respond accordingly and notify the call centre and the relevant agencies.

Training:

VRA Binalong attended cross training exercise with FRNSW Yass members on the 18.10.2023. This was an MVA Drill and went well. VRA Binalong will be happy to set up a training scenario in the new year for another cross-training session with FRNSW Yass.

*The Community Based Volunteer Emergency Service
WE ARE RESCUE*

Minutes of the Local Emergency Management Committee held on 9 November 2023



REPORT TO
Yass Valley Local Emergency Management Committee



RFS

Report Period: 10th August – 7th November 2023

ACTIVITY

LGA	Fire/Explosion	MVA	Hazardous Condition	Service Call	Good Intent	False Alarm	Other	Not Classified	Total
Yass Valley Shire	34	11	2	8	10	1	0	6	72
Goulburn Mulwaree	63	22	5	3	7	6	0	2	108
Upper Lachlan Shire	24	8	1	0	2	3	0	1	39

TOTAL LOCALLY 219

**There has been a number of out of area calls and they have not been included in this report

**Strike team have been sent north to the S44 Fires in the Northern Tablelands, with future strikes teams organised for replacement but due to the rain this week they have been cancelled.

**A Strike Team from Yass Valley & Goulburn/Mulwaree was sent to assist with the Lake George Mayfield fire on the 2nd November.

CAPABILITY

- Operationally business as usual.
- Staffing at Southern Tablelands still waiting for a OPO 1.

PLANNING

- NextGen Bush Fire Risk Management Plan is ongoing.
- Zone fleet servicing is just about finished.
- New State-wide Fire Permits have been introduced.
- Increase in bush/grass fire hazard complaints continue and are processed as they arrive.

TRAINING

- 2023 ST District Training and will be finished in December and will continue as per our 2024 Zone calendar in February/March.

OTHER Nil

ACTION Nil



Report submitted by: George Shepherd
Date: 07/11/2023

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The BOM forecast is generally for the possibility of hotter and dryer weather than the average for summer and, as is common knowledge now the prediction is for El-Nino up until early Autumn.

A check of daily predicted temperatures up until early January 2024 indicate an average of 27deg with the highest of 32deg. Night time temps average at about 10 or 12 deg.

Grasslands have definitely dried off over the past week due to windy conditions for a few days but we are not expecting anything other than a normal fire season.

We will definitely get grass fires but that is normal for us.

We are well prepared, trucks are serviced and ready to go, training still continues as usual. This year we have trained over 200 new members.

We currently have crews assisting in Lismore and the second strike team will depart on Wednesday 8th November. Staff and other volunteers have been assisting other IMT's in the North in specialist roles.

If you need to contact me or there are any questions I will be contactable by phone.

Cheers,



Superintendent Peter Alley | Manager | Southern Tablelands Zone

NSW RURAL FIRE SERVICE

1410 Yass Valley Way | PO Box 597 Yass NSW 2582

P 02 6226 3100 **F** 02 6226 3716 **M** 0427 941 188 **E** Peter.Alley@rfs.nsw.gov.au

www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs

PREPARE. ACT. SURVIVE.

Minutes of the Local Emergency Management Committee held on 9 November 2023



Health
Southern NSW
Local Health District

HLO To LEMC Reporting Template

LEMC: Yass Valley

Date/Time : 9 NOV Council Chambers/RFS Ops Centre?

Health Activity within the LGA activity	Dates (as appropriate)	Follow up feedback/ Debriefs	Comments
1. Incidents affecting Emergency Department capacity or capability	Nil		
2. Code Yellow in the Hospital necessitating activation of Facility BCP	Nil		
3. Assistance with other agencies in Hospital or at hospital grounds (excluding NSWA)	Nil		
4. Current COVID or other Infectious Disease that affects Hospital and/or Staffing <i>EXAMPLE: Influenza Peak expected TBA with immunity the issue (due to previous 3 years) Higher Risk Children under 16. Reduced number of outbreaks affecting RACFs in the LHD</i>	Small pockets of Covid identified in the district but not affecting Hospital capacity at this stage.		
5. Exercises conducted	Nil		
6. Refurbishment or Infrastructure upgrades major repairs	Nil		
7. External Event management (Medical Plan) assistance and or awareness	Dragon Dreaming		
8. Other items of general interest – Community activities RE Hospital staff Volunteers Community events etc	Nil		

9. OTHER:

- Bushfire Plan completed with review test and update.
- Dragon Dreaming event had Debrief. Medical was well managed at the event. Nil issues for the hospital.
- HLO availability and staff over Xmas new year currently being worked on (rosters) – For Agency assistance from Health please contact the LHD HSFAC 0477 313 985 (EOC activation etc)

Minutes of the Local Emergency Management Committee held on 9 November 2023

**REPORT TO
Yass Valley Local Emergency Management Committee**

Insert agency logo

DCJ– Welfare Functional Services – Southern District

Report Period: October 2023

1. **ACTIVITY** One activation via the LEMC in this period for an EOC, Nil Evacuation Centre activations.
2. **CAPABILITY** DCJ- Disaster Welfare team conducted a recruitment round seeking staff volunteers to assist during operations, in the Illawarra Shoalhaven and Southern Districts there where 21 EOI's. These staff have commenced the training program for Disaster Welfare Officers.
3. **PLANNING** The Welfare Services Functional Area plan has been approved by the SEMC and is available on the NSW Gov websites.
4. **TRAINING** A workshop for WelfAC, Deputies and staff was conducted on 18-19 October to demonstrate and practice our new Operational framework. There will be an evacuation centre exercise in Moruya on 21 November for any interested parties.
5. **OTHER**
 1. Local 24/7 Duty Officer 0427 324 572
 2. State 24/7 Duty Officer 0292129398
 3. Senior Disaster Welfare Officer Paul Cortese 0419 932 602

Email correspondence continue to use: Welfacisnsw@facs.nsw.gov.au which is monitored on a daily basis.
6. **ACTION** Nil

Submitted By: Paul Cortese Date 30/10/2023