



Ordinary Meeting of Council

Thursday 27 February 2025

4:00 PM

Yass High School

Grampian Street, Yass

PRAYER:

All Stand:

Mayor:

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

All say together:

Almighty God, we ask your blessing upon this Council.

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

FUTURE MEETINGS

Thursday 27th March 2025

4:00 PM

Ordinary Meeting of Council

Ordinary Meeting of Council

A G E N D A

Open Forum

Page No.

Webcasting

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

Acknowledgement of Country

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. Prayer

2. Apologies

3. Declaration of Pecuniary Interests/Special Disclosures

4. Confirmation of Minutes

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Close of Meeting Time

Julie Costa
ACTING CHIEF EXECUTIVE OFFICER



Minutes of the Ordinary Meeting of Council

Thursday 19 December 2024

4:00 PM

Yass High School

Grampian Street, Yass

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Minutes of the Ordinary Meeting of Council held on 19 December 2024

Open Forum

Open Forum - Brett Whitworth from the Office of Local Government addressed Councillors about the Yass Valley Council's financial position.

Open Forum - Item 6.2 - Modification of Development Consent No. DA200091 – Erosion Gully Rehabilitation and Importation of Material – 64 Brooklands Road, Wallaroo

- Jodie Newell

Open Forum - Item 6.9 - Murrumbateman BMX/Pump Track Focus Group

- Matt Baker
- Stephanie McCall

Council Meeting - The Mayor declared the meeting open at 4.45pm.

Present

Acknowledgement of Country

Councillors Jasmin Jones Mayor, in the chair, Cecil Burgess, Kristin Butler, Adrian Cameron, David Carter, Alvaro Charry, Fleur Flanery, Allan McGrath and David Rothwell.

Staff Present - Acting Chief Executive Officer – Julie Costa, Director of Infrastructure & Assets – Nathan Cooke, Acting Director of Planning & Environment – Kate Baker, Executive Support Officer – Katie Yeo and Local Government Consultant from UHY Haines Norton Chartered Accountants -William Pavia.

1. Prayer

2. Apologies

Nil

3. Declaration of Interest/Disclosures

Councillor Butler, declared a Non Pecuniary Significant Conflict in Item 6.3 Development Application No. DA240214 – Dual Occupancy and Two Lot Strata Title Subdivision – 2 Oak Grove Murrumbateman and will leave the room.

Reason: My house is near the site mentioned.

Councillor Carter, declared a Non Pecuniary significant conflict in Item 6.11 Road Safety Program 2023-24 to 2025-2026 Grant and will leave the room.

Reason: Councillor lives on Shaw Street and grant funding is planned to be applied at least in part to footpaths on Shaw Street.

Acting Chief Executive Officer Julie Costa, declared a Pecuniary Interest in Item 5.1 Mayoral Minute Appointment of Acting Chief Executive Officer and Recruitment of Chief Executive Officer Update and will leave the room.

Reason: Ms Costa is currently the Acting Chief Executive Officer and this role will be reviewed as part of this Mayoral Minute.

Acting Chief Executive Officer Julie Costa, declared a Non Pecuniary – Less than Significant Interest in Item 6.11 Road Safety Program 2023-24 to 2025-2026 Grant and will remain in the meeting.

Reason: The footpath will be in the vicinity of property I own on Shaw Street.

4. Confirmation of Minutes

RESOLVED that the minutes of the Ordinary Council Meeting held on 28 November 2024 covered by resolution numbers 37-62 inclusive, copies of which had been circulated to all Councillors, be taken as read and confirmed.

(McGrath/Burgess) 63

FOR: Councillors C Burgess, K Butler, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Councillor A Cameron

Motion

RESOLVED that the late report be accepted as an additional item to the meeting for the Yass Water Treatment Plant Upgrade – National Water Grid Funding

(Cameron/Butler) 64

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

5. Mayoral Minute

5.1 MAYORAL MINUTE - APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER AND RECRUITMENT OF CHIEF EXECUTIVE OFFICER UPDATE

SUMMARY

To consider matters relating to the appointment of the Acting Chief Executive Officer and recruitment of the Chief Executive Officer.

RESOLVED that item be classified CONFIDENTIAL in accordance with Section 10A(2)(a) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to personnel matters concerning particular individuals (other than councillors) and discussion of the matter in an open meeting would be, on balance contrary to the public interest

(McGrath/Butler) 65

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6. Reports to Council

6.1 DEVELOPMENT APPLICATION NO. DA240223 - THREE LOT SUBDIVISION - 110 SOUTHWELL ROAD & 51 BROOKLANDS ROAD, WALLAROO

SUMMARY

Minutes of the Ordinary Meeting of Council held on 19 December 2024

To present the assessment of development application no. DA240223 for three lot rural subdivision at 110 Southwell Road and 51 Brooklands Road, Wallaroo. The application attracted four objections. Approval is recommended.

RESOLVED that conditional development consent be issued for Development Application No DA240223 for a three lot subdivision of 110 Southwell Road and 51 Brooklands Road, Wallaroo.

(Butler/Burgess) 66

FOR: Councillors C Burgess, K Butler, D Carter, A Charry, J Jones, A McGrath and D Rothwell

AGAINST: Councillors A Cameron and F Flanery

6.2 MODIFICATION OF DEVELOPMENT CONSENT NO. DA200091 - EROSION GULLY REHABILITATION AND IMPORTATION OF MATERIAL - 64 BROOKLANDS ROAD, WALLAROO

SUMMARY

To present the assessment of a request to modify deferred commencement development consent no. DA200091 for erosion gully rehabilitation including importation of 42,000m³ of material. The modification seeks to allow additional impacts to native vegetation, specifically eucalyptus trees, and to increase the maximum number of heavy vehicle movements per day. The application attracted 17 submissions. The applicant has not responded to requests for additional information. Relevant concerns cannot be addressed, and refusal is recommended.

RESOLVED that the request to modify deferred commencement development consent No. DA200091 for erosion gully rehabilitation including importation of 42,000m³ of material at 64 Brooklands Road, Wallaroo, be refused on the following grounds:

- 1. The modification application has been made pursuant to section 4.55(1A) Environmental Planning and Assessment Act 1979 (EP&A Act) as being of 'minimal environmental impact'. Based on the information available, the impact to native vegetation, specifically eucalyptus trees, detailed in the Vegetation Assessment and the Tree Management Report as 'adverse effect' and 'unlikely to survive' is not considered to represent 'minimal environmental impact' in the context of the proposal. In this regard, the modification application cannot be approved in accordance with s4.55(1A)(a) of the EP&A Act.**
- 2. The proposed development, as modified, is not considered to represent 'substantially the same development' to which deferred commencement development consent was originally granted. The original development involved no proposed impact or removal of native trees, whilst the development as modified will result in impacts of 'adverse effect' and 'unlikely to survive' to approximately 19 mature or remnant native eucalyptus trees. Modified development consent therefore cannot be granted in accordance with s4.55(1A)(b) of the EP&A Act.**
- 3. A 'test of significance' for threatened species has not been provided. It is therefore not possible to determine whether the development as modified may be 'likely to significantly affect threatened species' or now triggers entry into the NSW Biodiversity Offset Scheme in accordance with the requirements of Part 7 Biodiversity Conservation Act 2016.**
- 4. The applicant did not provide response to council's request for additional information on 22 June 2023 and final request on 1 October 2024. The information available does not enable a complete assessment for the purposes of s4.55(3) of the EP&A Act.**

(Cameron/Flanery) 67

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

Councillor Butler left the room at 5.10pm.

6.3 DEVELOPMENT APPLICATION NO. DA240214 - DUAL OCCUPANCY AND TWO LOT STRATA TITLE SUBDIVISION - 2 OAK GROVE, MURRUMBATEMAN

SUMMARY

To present the assessment of development application No. DA240214 for a dual occupancy and associated two lot strata title subdivision at 2 Oak Grove, Murrumbateman. The application has requested an exception to the 1,500m² minimum lot size development standard by between 47-49% through clause 4.6 of the Yass Valley Local Environmental Plan 2013. The application attracted one submission. Approval is recommended.

RESOLVED that conditional development consent be issued for Development Application No. DA240214 for a dual occupancy and associated two lot strata title subdivision at 2 Oak Grove, Murrumbateman.

(Rothwell/McGrath) 68

FOR: Councillors C Burgess, A Cameron, D Carter, A Charry, J Jones, A McGrath and D Rothwell

AGAINST: Councillor F Flanery

Councillor Butler returned to the room at 5.12pm.

6.4 DEVELOPMENT APPLICATION NO. DA240302 - TWO LOT SUBDIVISION - 29 ORION STREET, YASS

SUMMARY

To present the assessment of Development Application No DA240302 for the two lot torrens title subdivision and demolition of a carport at 29 Orion Street, Yass. The application as requested an exception to the 2,000m² minimum lot size development standard by up to 57% through clause 4.6 of the Yass Valley Local Environmental Plan 2013. Relevant issues cannot be addressed by conditions and refusal is recommended for the subdivision. Approval is recommended for the demolition of a carport.

RESOLVED that for Development Application No DA240302 relating to 29 Orion Street, Yass:

- 1. That Development Consent be granted for Development Application No. DA240302 for the two lot subdivision and demolition of an existing carport at 29 Orion Street, Yass, as:***
 - The subdivision assists with meeting the NSW Housing Targets, the Yass Valley Settlement Strategy 2036, and Local Strategic Planning Statement for increased infill development in North Yass.***
 - Satisfaction has been formed that the Applicant's written request seeking an exception to the minimum lot size development standard using clause 4.6 Yass Valley Local Environmental Plan 2013 has demonstrated that compliance with the development standard is unreasonable and unnecessary in this instance and that there are sufficient environmental planning grounds.***
- 2. A report be prepared for Council's consideration examining other sites in North Yass suitable for infill development subject to available resources.***

(Rothwell/Charry) 69

FOR: Councillors C Burgess, K Butler, D Carter, A Charry, J Jones, A McGrath and D Rothwell

AGAINST: Councillors A Cameron and F Flanery

6.5 PLAY OUR WAY PROGRAM - GRANT OUTCOME

SUMMARY

To advise Council with the outcome of the 'Play Our Way' program grant application.

RESOLVED that Council notes:

- 1. The unsuccessful application for grant funding from the Federal Government's 'Play Our Way' program, for the construction of a female change room and amenities building at Victoria Park, Yass.***
- 2. The project has been placed on a reserve list and a further report will be provided to Council if the outcome changes.***

(Carter/Charry) 70

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.6 SPORTS FACILITY CLOSURE POLICY

SUMMARY

To develop a policy for the closure of council sporting grounds due to inclement weather, maintenance or renovation works.

RESOLVED that the draft Sports Facility Closure Policy:

- 1. Is placed on public exhibition for a period of 28 days, and***
- 2. Is adopted at the conclusion of the public exhibition period if no significant submissions are received.***

(McGrath/Butler) 71

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.7 COMMUNITY SPORTS FACILITY BOOKING POLICY

SUMMARY

To develop a policy for the allocation of sporting fields and associated facilities for hire within the Yass Valley local government area.

RESOLVED that the draft Community Sports Facility Booking Policy:

- 1. Is placed on public exhibition for a period of 28 days and*
- 2. Is adopted at the conclusion of the public exhibition period if no significant submissions are received.*

(McGrath/Carter) 72

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.8 BINALONG RECREATION GROUND MASTERPLAN

SUMMARY

To present the draft Binalong Recreation Ground Masterplan and recommend the masterplan be placed on public exhibition.

RESOLVED that the draft Binalong Recreation Ground Masterplan:

- 1. Is placed on public exhibition for 28 days and*
- 2. Is adopted at the conclusion of the exhibition period if no significant objections are received or substantial revisions to the masterplan are required.*

(Rothwell/Butler) 73

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.9 MURRUMBATEMAN BMX/PUMP TRACK FOCUS GROUP

SUMMARY

To approve the terms of reference and seek approval to release an Expression of Interest for a Project Focus Group to help advise Council on the location and concept design of a BMX/Pump Track in Murrumbateman.

RESOLVED that :

- 1. The terms of reference for the Murrumbateman BMX/Pump Track Focus Group be endorsed.*
- 2. An expression of interest be issued to fill the positions of the Murrumbateman BMX/Pump Track Focus Group and to include the following:*
 - Three (3) Councillors*
 - Four (4) community members, to be comprised of:*
 - Youth representative (Murrumbateman resident between ages of 15)*
 - Murrumbateman Recreation Ground Focus Group representative*
 - Two (2) Murrumbateman community members with experience in BMX/pump track design and/or use*

(Butler/Charry) 74

FOR: Councillors C Burgess, K Butler, A Charry, J Jones, A McGrath and D Rothwell

AGAINST: Councillors A Cameron, D Carter and F Flanery

6.10 APPLICATIONS UPDATE - OCTOBER & NOVEMBER 2024

SUMMARY

A list of applications that have been lodged, determined and under assessment for October and November 2024, and a wrap-up of Development Assessment Team statistics.

RESOLVED that the report on applications for October and November 2024 and the “2024 wrap-up” be noted.

(Burgess/Rothwell) 75

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

Councillor Carter left the room at 5.54pm.

6.11 ROAD SAFETY PROGRAM 2023-24 TO 2025-26 GRANT

SUMMARY

To advise of a grant offer received under the Road Safety Program 2023-24 to 2025-26 to undertake various pedestrian projects to improve pedestrian connectivity in Yass township.

RESOLVED that :

- 1. The Road Safety Program 2023-24 to 2025-26 grant be accepted for \$853,000 for the construction of path connecting Walker Park to Berinba Public School via Walker and Julian Places to Petit Street to Church Street and a path connecting Crago Street via Shaw Street to Petit Street.***
- 2. The 2024/25 Operational Plan and associated budget be updated to allow \$20,000 of income and expenditure to undertake preliminary activities including procurement, road safety audit etc.***
- 3. The remainder of the funding (\$833,000) and associated expenditure be referred to the draft 2025/26 Operational Plan for the construction of the project.***
- 4. The Roads Delivery draft 2025/26 Operational Plan budget for Local Roads – Footpaths expenditure (GL 310 Project Number 502027) be reduced by \$8,500 to fund the additional annual depreciation costs associated with the project.***

(Cameron/Charry) 76

FOR: Councillors C Burgess, K Butler, A Cameron, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

Councillor Carter returned to the room at 5.59pm.

6.12 MONTHLY FINANCIAL REPORT

SUMMARY

Council was advised at its November 2024 meeting that a monthly report would be developed to update Council and the Office of Local Government on Council's financial performance. This monthly financial report is now provided and provides information about Council's financial position 30 November 2024. It also includes a variance analysis against the full year budget and budget year to date (YTD).

RESOLVED that the November 2024 Monthly Financial Report be noted

(Carter/Charry) 77

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.13 2024/25 FIRST QUARTERLY BUDGET REVIEW STATEMENTS

SUMMARY

This report represents the 2024/25 First Quarterly Budget Review Statements (QBRS) for the period 1 July to 30 September 2024. This review demonstrates Council's projected year end **Net Operating Result before Capital Items** remains negative and is predicted to be \$(4.8M), an increase in deficit of \$123k compared to the original budget. Actuals as at 30 September 2024 show a surplus of \$14.8M due to rate and annual charges income happening in July but expenses evenly spread across the year.

RESOLVED that :

- 1. The 2024/25 First Quarterly Budget Review Statements and approve adjustments, as detailed in the report be adopted.**
- 2. In accordance with the Local Government (General) Regulation (NSW) Clause 203 (2)(a), Council's financial position at 30 September 2024 be noted as being satisfactory, having regard to revised projected estimates of income and expenditure, and the original budgeted income and expenditure.**

(McGrath/Rothwell) 78

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.14 INVESTMENT AND BORROWING REPORT

SUMMARY

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments for the period 1 to 30 November 2024. In accordance with paragraph (1) (b), it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

RESOLVED that the Investment and Borrowings Report covering the period 1 to 30 November 2024 be noted.

(Carter/Rothwell) 79

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.15 YVC.PE.37.2024 MURRUMBATEMAN RECREATION GROUND - ACCESS UPGRADE

SUMMARY

To provide advice and recommendations on the submissions received for the YVC.PE.37.2024 Murrumbateman Recreation Ground – Access Upgrade tender.

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

(Butler/Cameron) 80

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.16 WORKPLACE CULTURE REVIEW

SUMMARY

Council resolved at its meeting on 28 November 2024 to undertake a Workplace Culture Review. This report details how this review could be funded.

RESOLVED that :

- 1. The 2024/25 Operational Plan be updated to include the Workplace Culture Review and a budget of \$40,000 be identified for this work.***
- 2. The 2024/25 Operational Plan be updated to reflect a reduction in budget for the afterhours service project (NP20104) from \$30,000 to \$10,000 and the budget for the purchase of library books (GL760220228) from \$100,000 to \$80,000.***

(Charry/Rothwell) 81

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.17 TENDER EVALUATION REPORT - MURRUMBATEMAN CREEK BRIDGE REPLACEMENT - GREENWOOD ROAD YVC.IA.36.2023

SUMMARY

This report provides advice and recommendations on the submissions received for the Murrumbateman Creek Bridge Replacement – Greenwood Road YVC-IA-36-2023 tender.

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

(Butler/Cameron) 82

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.18 TENDER EVALUATION REPORT - BOWNING ACTIVE CIRCUIT - YVC/IA/35.2024

SUMMARY

This report provides advice and recommendations on the submissions received for the Bowning Active Circuit YVC.IA.37.2023 tender.

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

(Butler/Cameron) 83

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6.19 YASS WATER TREATMENT PLANT UPGRADE - NATIONAL WATER GRID FUNDING

SUMMARY

The Yass Water Treatment Plant Upgrade Project is a challenging and a very high priority project for Council. This report provides an update on progress following Council approval of the Final Business Case at the extraordinary Council Meeting on 9 May 2024 and the recent announcement of the National Water Grid funding.

RESOLVED that :

- 1. The funding of \$18.1M for the upgrade of the Yass Water Treatment Plant from the National Water Grid, June 2024 Round by the Australian Government be accepted.***
- 2. The Chief Executive Officer be delegated to execute the Funding Deed for the National Water Grid, June 2024 Round.***

Minutes of the Ordinary Meeting of Council held on 19 December 2024

(Cameron/Carter) 84

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

6. Notice of Motion

Nil

7. Questions with Notice

Nil

8. Minutes and Recommendations of Council Committees

9.1 MINUTES OF THE CANBERRA REGION JOINT ORGANISATION EXTRAORDINARY BOARD MEETING HELD ON FRIDAY 25 OCTOBER 2024

REPORT

The minutes of the Canberra Region Joint Organisation Extraordinary meeting held on 25 October 2024 are included in **Attachment A**.

From these minutes there are no items which covers a matter that:

- Requires expenditure not provided for in the current Operational Plan
- Involves a variation to a Council policy
- Is contrary to a previous decision or position of Council
- Relates to a matter which requires Council to form a view or adopt a position
- Deals with a matter of specific interest

Accordingly, the minutes are presented for information.

RESOLVED that the minutes of the Canberra Region Joint Organisation meeting held on 25 October 2024 be noted

(McGrath/Butler) 85

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

9.2 MINUTES OF THE CRJO JOINT AUDIT RISK & IMPROVEMENT COMMITTEE HELD ON 17 SEPTEMBER 2024

REPORT

The minutes of the CRJO Joint Audit Risk & Improvement Committee meeting held on 17 September 2024 are included in **Attachment A**.

From these minutes there are no items which covers a matter that:

- Requires expenditure not provided for in the current Operational Plan
- Involves a variation to a Council policy
- Is contrary to a previous decision or position of Council
- Relates to a matter which requires Council to form a view or adopt a position

Minutes of the Ordinary Meeting of Council held on 19 December 2024

- Deals with a matter of specific interest

Accordingly, the minutes are presented for information.

RESOLVED that the minutes of the CRJO Joint Audit Risk & Improvement Committee meeting held on 17 September 2024 be noted.

(Cameron/Butler) 86

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

9. Confidential Matters

RECOMMENDATION

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

10.1 Tender Evaluation Report - Murrumbateman Creek Bridge Replacement - Greenwood Road YVC.IA.36.2023

Item 10.1 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

10.2 YVC.PE.37.2024 Murrumbateman Recreation Ground - Access Upgrade

Item 10.2 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

10.3 Tender Evaluation Report - Bowring Active Circuit - YVC/IA/35.2024

Item 10.3 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

10.4 Mayoral Minute - Appointment of Acting Chief Executive Officer and Recruitment of Chief Executive Officer Update

Item 10.4 is confidential in accordance with section s10(A)(2)(a) of the Local Government Act because it contains personnel matters concerning particular individuals (other than councillors) and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Motion

RESOLVED that the meeting be moved into confidential session of Council meeting.

(Cameron/Charry) 87

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

Closed Council commenced at 7.01 pm.

10.1 TENDER EVALUATION REPORT - MURRUMBATEMAN CREEK BRIDGE REPLACEMENT - GREENWOOD ROAD YVC.IA.36.2023

SUMMARY

This report provides advice and recommendations on the submissions received for the Murrumbateman Creek Bridge Replacement – Greenwood Road YVC-IA-36-2023 tender.

RESOLVED that :

- 1. The tender submitted by Murray Constructions for the construction of the Murrumbateman Creek Bridge under Contract YVC.IA.36.2023 be accepted for a total cost of \$3,260,200.00;***
- 2. An additional \$469,930 be allocated from the Contributions Reserve in the 2024/25 Operational Plan for this project.***

(Burgess/Rothwell) 88

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

10.2 YVC.PE.37.2024 MURRUMBATEMAN RECREATION GROUND - ACCESS UPGRADE

SUMMARY

This report provides advice and recommendations on the submissions received for the YVC.PE.37.2024 Murrumbateman Recreation Ground – Access Upgrade tender.

RESOLVED that the tender submitted by R Con Civil Pty Ltd under the YVC.PE.37.2024 Murrumbateman Recreation Ground – Access Upgrade contract be accepted for a total cost of \$275,422.65.

(Butler/Rothwell) 89

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

10.3 TENDER EVALUATION REPORT - BOWNING ACTIVE CIRCUIT - YVC/IA/35.2024

SUMMARY

This report provides advice and recommendations on the submissions received for the Bowning Active Circuit YVC.IA.37.2023 tender.

RESOLVED that :

Minutes of the Ordinary Meeting of Council held on 19 December 2024

- 1. The tender submitted by Jasique Building and Earthworks for the contract of the Bowring Active Circuit YVC.IA.37.2023, be accepted for a total cost of \$1,138,927.39 (Ex Gst).**
- 2. The remaining funding from the project budget allocation be utilised as a contingency allowance for latent conditions and/or for undertaking additional schedule of rates works.**

(Cameron/Carter) 90

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

All staff left the confidential session of the meeting at 7.25pm.

10.4 MAYORAL MINUTE - APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER AND RECRUITMENT OF CHIEF EXECUTIVE OFFICER UPDATE

SUMMARY

To consider matters relating to the appointment of the Acting Chief Executive Officer and recruitment of the Chief Executive Officer.

RESOLVED that Council:

- 1. Appoint Julie Costa as the Acting Chief Executive Officer until Council either appoints a permanent CEO and they commence their employment, or makes a further resolution in relation to the Acting Chief Executive Officer role.**
- 2. Delegate to the Acting Chief Executive Officer all the functions, delegations and sub-delegations given to the Chief Executive Officer by the Council.**
- 3. The Chief Executive Officer Recruitment and Selection update be noted.**

(Jones/Rothwell) 91

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

RESOLVED that the meeting move into Open Council.

(Butler/McGrath) 92

FOR: Councillors C Burgess, K Butler, A Cameron, D Carter, A Charry, F Flanery, J Jones, A McGrath and D Rothwell

AGAINST: Nil

All staff returned to the confidential session of the meeting at 7.55pm.

Open Council resumed at 7.56 pm and confidential resolutions were read out by Mayor Jones.

The meeting closed at 7.59pm.



Minutes of the Extraordinary Meeting of Council

Thursday 30 January 2025

4.00pm

Yass High School

Grampian Street, YASS

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Open Forum

Presentations to Council – Items on the Meeting Agenda

- Item 5.1 Financial Sustainability
 - Peter Walker

The Mayor declared the meeting open at 4.26pm.

Present

Councillors Jasmin Jones, Mayor, in the chair, Cecil Burgess, Kristin Butler (Teams), Adrian Cameron, David Carter, Alvaro Charry, Allan McGrath and David Rothwell.

Staff present - Acting Chief Executive Officer – Julie Costa, Acting Director of Planning & Environment – Kate Baker, Director of Infrastructure & Assets – Nathan Cooke, Chief Executive Officer – Jason McGuire, Governance & Risk Officer – Tanya Whitmarsh, UHY Chartered Accountant – William Pavia and Executive Support Officer – Katie Yeo.

Acknowledgement of Country

1. Prayer

A minutes silence was observed to acknowledge the recent passing of the former Yass Shire Council General Manager Ian Lumsden.

2. Councillor Request for Attendance via Audio-Visual

The request for remote attendance by the following councillor be approved for the council meeting via audio-visual link and accept their reason listed:

- Cr Butler: Elective surgery performed today

RESOLVED that Councillor Butler attend the Council meeting via audio-visual link.

(McGrath/Carter) 93

3. Apologies

Cr Fleur Flanery – Leave of Absence

(Cameron/Carter) 94

4. Declaration of Interest/Disclosures

Nil

5. Reports to Council

5.1 FINANCIAL SUSTAINABILITY

SUMMARY

Agreement by Council of the scope of requirements to proceed with sourcing a suitable consultant/contractor to undertake a review of Council's long term financial sustainability.

RESOLVED that :

- 1. The original motion passed by council on 28 November 2024 concerning the Financial Statement Review concerning conducting an 'on-the-ground assessment into Council's financial information which informs the financial statements to verify Council's true financial situation' be set aside.***
- 2. That the Council seek advice on the appropriate methodologies to ensure correct internal allocation of costs between various services and funds (such as Water, Waste and Sewer)***
- 3. That the Council seek advice on how to improve its handling of grant revenue to reduce errors in its internal financial accounting processes.***
- 4. That council executive seek agreement from our contracted CFO services to release the report from December 18 financial presentation.***

(Carter/Charry) 95

FOR: Councillors C Burgess, K Butler, D Carter, A Charry, J Jones, A McGrath and D Rothwell

AGAINST: Councillor A Cameron

The meeting closed at 5.08pm.

6.1 DEVELOPMENT APPLICATIONS NO. DA240332, DA240352, DA240353 AND DA240354 - DUAL OCCUPANCIES AND TWO LOT STRATA TITLE SUBDIVISIONS - 30 HERCULES STREET, 3 OAK GROVE, 7 OAK GROVE AND 8 OAK GROVE, MURRUMBATEMAN

SUMMARY

To present the assessment of development applications for dual occupancy and two lot strata title subdivision at 30 Hercules Street, 3 Oak Grove, 7 Oak Grove and 8 Oak Grove, Murrumbateman. The applications are presented collectively as they are all located in Murrumbateman, involve similar proposals, have the same applicant, and have the same planning issues for consideration. Each application has also requested exception to the 1,500m² minimum lot size development standard for strata title subdivision by between 43% and 49% through clause 4.6 of the Yass Valley Local Environmental Plan 2013. There were five submissions received across the applications. Approval of all four applications is recommended.

RECOMMENDATION

That:

- 1. Conditional development consent be issued for development application No. DA240332 for a dual occupancy and associated two lot strata title subdivision at 30 Hercules Street, Murrumbateman.*
- 2. Conditional development consent be issued for development application No. DA240352 for a dual occupancy and associated two lot strata title subdivision at 3 Oak Grove, Murrumbateman.*
- 3. Conditional development consent be issued for development application No. DA240353 for a dual occupancy and associated two lot strata title subdivision at 7 Oak Grove, Murrumbateman.*
- 4. Conditional development consent be issued for development application No. DA240354 for a dual occupancy and associated two lot strata title subdivision at 8 Oak Grove, Murrumbateman.*

FINANCIAL IMPLICATIONS

- Cost of resources for development assessment
- Increase in ratepayers contributing to council revenue
- Increase infrastructure and service costs to council

POLICY & LEGISLATION

Acts and Regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Biodiversity Conservation Act 2016
- Biodiversity Conservation Regulation 2017
- Local Government Act 1993
- Roads Act 1993

State Environmental Planning Policies

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Exempt and Complying Codes) 2008
- State Environmental Planning Policy (Sustainable Buildings) 2022

Local Controls

- Yass Valley Local Environmental Plan 2013
- Yass Valley Development Control Plan 2024
- Yass Valley Development Contributions Plan 2018
- Yass Valley Community Engagement Strategy
- Road Standards Policy RD-POL-9
- Water Supply Policy WS-POL-1

Guidelines

- NSW Guide to Varying Development Standards – November 2023

REPORT

1. Application Details

DA240332 - 30 Hercules Street

Date Received	-	16 October 2024
Land	-	Lot 2 DP 129546, 30 Hercules Street, Murrumbateman
Area	-	1,647m ²
Zoning	-	RU5 Village

DA240352 - 3 Oak Grove

Date Received	-	26 October 2024
Land	-	Lot 8 DP 1295461, 3 Oak Grove, Murrumbateman
Area	-	1,655m ²
Zoning	-	RU5 Village

DA240353 - 7 Oak Grove

Date Received	-	26 October 2024
Land	-	Lot 10 DP 1295461, 7 Oak Grove, Murrumbateman
Area	-	1,699m ²
Zoning	-	RU5 Village

DA240354 - 8 Oak Grove

Date Received	-	26 October 2024
Land	-	Lot 15 DP 1295461, 8 Oak Grove, Murrumbateman
Area	-	1,534m ²
Zoning	-	RU5 Village

2. Site Description and Locality

The sites are in a newly created residential subdivision on the western side of West Street and southern side of Hercules Street, in the southwest corner of the Murrumbateman village. Development in the area is characterised by dwelling houses and ancillary outbuildings. There are several sites within the subdivision where construction of dwellings has now commenced. There are older existing dwellings of varying age on the eastern side of West Street and on the northern side of Hercules Street near Merriman Place.

30 Hercules Street is located on the northern side of Hercules Street, halfway between West Street and Merriman Place, opposite the Crown land. The lot is 1,647m², is relatively flat, and has been cleared as a result of subdivision works.

3 Oak Grove is located on the northern side of Oak Grove, with the immediately adjacent lot on the eastern side being the corner lot with West Street. The lot is 1,655m², is relatively flat, and has been cleared as a result of subdivision works. There is a large remnant eucalyptus tree within the road reserve outside the front of the site.

7 Oak Grove is also located on the northern side of Oak Grove. The lot is 1,699m² and contains a large remnant eucalyptus tree towards the front of the lot. The site is otherwise cleared as a result of subdivision works and is relatively flat.

8 Oak Grove is located on the southern side of Oak Grove, directly opposite 7 Oak Grove. The lot is 1,534m² and the site frontage has a slight curve aligning with the cul-de-sac head in the middle of Oak Grove that was provided between stages of the two adjoining subdivisions. The site is relatively flat and has been cleared as a result of subdivision works.

Locality plans are included in [Attachment A](#).

3. Proposal

All applications propose:

- Construction of two dwelling houses each containing between four and five bedrooms
- Retaining walls
- Two lot strata title subdivision

The associated subdivision proposes to create strata title lots as follows:

Existing and Proposed Lot Sizes				
	DA240330 30 Hercules Street	DA230352 3 Oak Grove	DA240353 7 Oak Grove	DA240354 8 Oak Grove
Existing Lot	1,647m ²	1,655m ²	1,699m ²	1,534m ²
Proposed Lot 1	817.5m ²	827.77m ²	846.56m ²	765.03m ²
Proposed Lot 2	817.5m ²	827.35m ²	850.4m ²	768.13m ²

The subject land is zoned RU5 Village and has a prescribed minimum lot size (MLS) for strata title subdivision of 1,500m². All strata title lots proposed to be created are significantly below the MLS requirement. The application has requested an exception to the MLS development standard contained in clause 4.1A Yass Valley Local Environmental Plan 2013 (the LEP) through use of clause 4.6.

Proposed Exception to Development Standard				
	DA240330 30 Hercules Street	DA230352 3 Oak Grove	DA240353 7 Oak Grove	DA240354 8 Oak Grove
Lot 1	45.5%	44.8%	43.4%	49.0%
Lot 2	45.5%	44.8%	43.3%	48.8%

Details of the proposals are included in [Attachment B](#).

4. Public Exhibition

Public exhibition included notice to adjoining and nearby landowners (refer [Attachment A](#)) as well as the Murrumbateman Community Association. Submissions were received as follows:

Submissions Received			
DA240330 30 Hercules Street	DA230352 3 Oak Grove	DA240353 7 Oak Grove	DA240354 8 Oak Grove
1 Submission	Nil	3 Submissions	1 Submission

A copy of all submissions received are included as [Attachment C](#).

It is noted that the multiple development applications resulted in slight variations to the direct notification extents and timing of public exhibition for each application, as well as potentially how submissions were made and which applications the submitters were referring to. The issues raised in the submissions are generally at a high level and therefore largely relevant across all four applications. The issues raised in the submissions have therefore been considered in completeness across all applications for the purposes of the assessment response present to council below.

The applicant's responses to submissions are included as [Attachment D](#).

5. Referrals

The applications were referred to the NSW Rural Fire Service (RFS) for concurrence under s100B Rural Fires Act 1997 as the proposal involves subdivision on bushfire prone land. The RFS have issued General

Terms of Approval for all applications which can be included in any development consents that may be issued.

6. Assessment

The proposed development has been assessed against the requirements of section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act). It is considered that the proposed development can be supported for the reasons outlined in the assessment reports (refer **Attachment E**).

The following planning issues have been identified including the response to issues raised in submissions.

6.1 Exception to Minimum Lot Size Development Standard (Strata Title Subdivision)

The applicant has requested an exception to the MLS development standard contained in clause 4.1A of the LEP through clause 4.6 for each application. Clause 4.6(3) of the LEP requires:

- (3) *Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—*
- (a) *compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
 - (b) *there are sufficient environmental planning grounds to justify the contravention of the development standard.*

It is important to note that clause 4.6 of the LEP was updated across all standard instrument LEPs by the NSW Government in November 2023. This change now specifically requires that council must not grant consent unless they are satisfied that that the applicant's written request has demonstrated the above matters. It is not up to council as the consent authority to determine what is 'unreasonable or unnecessary' or whether there are 'sufficient environmental planning grounds' but whether the applicant's written request demonstrates this through supporting information and evidence as sufficient justification.

The previous version of the clause required that council only consider the written request alongside public interest, but now must be expressly satisfied the applicant has demonstrated it. Legal guidance was sought in early 2024 to assist in understanding the changes and assessment obligations under the updated clause in relation to several DAs considered by the previous council.

The applicant's written requests are included as **Attachment F**. The applicant's requests are generally the same across all applications and is suggesting that there are several reasons why compliance with the development standard is unreasonable or unnecessary in the circumstances, but with particular justification relating to the objectives of the MLS development standard (i.e. clause 4.1A) being achieved. The applicant has also included a number of environmental planning grounds being:

- The proposed development meets the objective of the intended residential density of the area and the RU5 Village zone.
- There is no increase in the overall density given dual occupancy development is already permitted (i.e. without the strata title subdivision).
- The exception to the MLS for the strata title subdivision is imperceptible to the public and streetscape, noting the built form proposal meets the requirements of the more detailed controls of the LEP and development control plan (DCP).
- The minor non-compliances do not result in any new or additional impacts to adjoining properties.
- 107 dwellings have been permitted to be constructed on lots which are 20% to 78% less than the minimum lot size of 1,500m² in the Murrumbateman village (predominantly in Fairley).

- The objectives of clause 4.1D of the LEP (relating to minimum site areas for dual occupancies) are still achieved notwithstanding the non-compliance with the MLS development standard in clause 4.1A of the LEP.
- The exception to the MLS for strata title subdivision will enable each dwelling to be sold separately, assisting to fill a gap in the Murrumbateman market by providing housing at a lower price point.
- The sites allow for separate vehicle and pedestrian accesses and allows for a similar building footprint and form to that of the adjacent dwellings. The proposed designs have softened the obvious appearance of two attached dwellings by separating the entities to retain a consistent character and streetscape.
- It is within the public interest and is consistent with the objects of the Act.

An assessment of the written requests (refer **Attachment G**) against the LEP and guidelines for exceptions to development standards has been completed. The assessment found that the applicant has demonstrated with substantiated basis that compliance with the MLS development standard is unreasonable and unnecessary in the circumstances of this case, and that there are sufficient environmental planning grounds. In this regard, the following comments are made:

- It has been demonstrated that the development still achieves the planned residential density permitted by the LEP and DCP despite the exception to the MLS development standard, achieving the objectives of the development standard and representing sufficient environmental planning grounds. This has been supported through the proposal combining the built form of the dual occupancy and a strata title subdivision to ensure the overall development outcome is achieved at the planned density.
- The density of the overall development proposed is consistent with that which is otherwise permissible as a dual occupancy under clause 4.1D of the LEP, being one dwelling per 750m² of site area. The addition of the strata title subdivision would create no discernible difference to the physical outcome on the ground, subject to only one dwelling remaining on each strata title lot.

Although already limited by the requirements clause 4.1D for dual occupancy (one dwelling per 750m²), conditions of any consent issued can further reinforce this by requiring a restriction to be imposed on each strata title lot created prohibiting the erection of additional dwellings (i.e. further dual occupancies and also secondary dwellings) to ensure that there remains only the two dwellings as proposed by this development (i.e. the planned residential density).

- The applicant notes that 107 dwellings have been permitted to be constructed on lots which are 20% to 78% less than the minimum of lot size in the Murrumbateman village (primarily being in Fairley on the northern/opposite side of Murrumbateman). This has taken only a broad consideration of the RU5 Village zone in Murrumbateman, but the applicant's request has not provided any significant consideration or analysis of the more immediate setting, which is also noted within the submission received. Assessment has found that the lots within the subdivision which the subject sites are located, and generally the lots in the southwest corner of Murrumbateman, primarily meet the MLS requirement. However, this is not considered to be fatal to the written request given the reasons demonstrated as outlined in the points above.
- The proposals involve separate driveway and pedestrian entrances, and this does soften the appearance of the development by achieving a detached character which is consistent with the surrounding area.
- The objective of the development standard contained in clause 4.1A *"is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements."* As the construction of a dual occupancy is otherwise permissible and meets the other more detailed LEP and DCP controls, this is considered to achieve the intended density (as outlined in the applicant's written request). The applicant's written requests have

taken a detailed and nuanced approach to unpack the underlying purpose of the objective in order to demonstrate that compliance is achieved.

- The Low-Rise Housing Diversity Code (the Code) of the NSW State Environmental Planning Policy (Exempt and Complying Codes) 2008 (the SEPP) allows opportunity for a dual occupancy with strata title subdivision to be undertaken as ‘complying development’ in the RU5 Village zone where it strictly complies with the requirements of the SEPP.
 - In this instance, the proposals would have likely been complying development, except for the fact that the majority of the sites are identified by the ‘terrestrial biodiversity’ overlay of the LEP which is a legacy from the time of pre-subdivision. It is likely that this layer will be amended in time to reflect the post-subdivision biodiversity conditions which have been significantly reduced, and this would enable the proposal to be complying development. However, at this time the proposals have had to be lodged as a DA and an exception to the MLS development standard of the LEP sought.
 - DA230332 for 30 Hercules is not identified by the ‘terrestrial biodiversity’ overlay and therefore likely could have been complying development, however the applicant has advised they chose to lodge all as DAs given the similarities and to allow a more complete assessment across their overall development intentions.
 - There has already been another dual occupancy approved by a private certifier as complying development at 28 Hercules Street (which is not on the ‘terrestrial biodiversity’ overlay), and it is their intention to subdivide that dual occupancy, which they are then able to do under the same complying development provisions. The construction of these dwellings is now substantially complete.
 - The provisions implemented by the NSW Government under the Code are to enable this type of dual occupancy development to occur in residential and village zones. At the time that the Code was implemented, council amended the LEP to include clause 4.1D which requires the one dwelling per 750m² in the village zone to ensure there was an acceptable planned level of density. The proposals meet this level of planned density.

Within the submissions received it is suggested that a dual occupancy where it is under one owner is acceptable (such as for extended family members), but suggests it is concerning that they are to be subdivided to enable separate ownership. On the ground with the built form proposed, it would not be possible to tell whether the dual occupancy was on a single title or subdivided as a strata title, or the relationship of the occupants of each dwelling.

The applicant’s written requests are considered to have demonstrated that compliance with the development standard is unreasonable and unnecessary in the circumstances of this case (i.e. though nonetheless achieving the objectives of the development standard) and that there are sufficient environmental planning grounds. As such, consent for the exception to the MLS development standard can be granted in accordance with clause 4.6(3) of the LEP.

It is important to note that council must consider each of the applications and the applicant’s written requests separately in forming satisfaction for the purposes of clause 4.6(3). Furthermore, the decision at the December 2024 meeting for granting of consent to the similar proposal at 2 Oak Grove does not form a direct precedent, although regard may be had to this previous decision.

6.2 Increase in Density

There has also been concern raised in the submissions received that the proposed developments represent an increase in the density for this area compared to what was envisaged at the time of the subdivision (i.e. single dwellings on relatively large village lots). As already outlined above, there is no overall increase in the density beyond that which the original subdivision enabled (because the number of dwellings proposed is consistent with the LEP and DCP requirements for the area – i.e. the planned density).

6.3 Built Form and Architectural Style

Concern has been raised in the submissions received that the architectural style of the proposed developments is inconsistent with the existing village core, suggesting that most dwellings in the village core are low rise with peak roofs rather than modern contemporary flat roof design. The submissions suggest that this looks out of place in a rural village setting. This was also raised previously in relation to DA240214 for 2 Oak Grove which was considered by council in December 2024.

It is again noted that council's DCP contains objectives for neighbourhood character which encourage development which responds to, and contributes positively, to the character of the existing streetscape. The DCP also requires:

- Development should respect the scale, patterns, and predominant building characteristics within a streetscape.
- The design should consider how the building will respond to the predominant characteristics of the neighbourhood such as for construction types and materials, roof pitch, setbacks, location, and proportion of windows and doors.
- New development should not dominate the streetscape.
- Building materials should reinforce or complement the dominant pattern within the streetscape.

The architectural style of the dwellings is more modern in comparison to the older dwellings in the village core. However, it is also a new residential subdivision of approximately 50 lots at the edge of the older village core, rather than infill subdivision of existing village lots. This means that the new residential subdivision will develop its own character and with architectural styles and building characteristics that are influenced by the trends at time of design and construction.

The DCP does not require the development to adopt an architectural style which is the same as the older village core. This would also be impossible to ensure due to the ability for some dwellings within the subdivision to be approved as complying development (under the NSW Code) which does not require regard to architectural style. The built form of all proposals is single storey only, although the proposal for 30 Hercules Street has high set upper windows for a raked ceiling. Whilst the roof pitches and building materials may differ from the predominant style in the older village core, it is not incompatible within the streetscape of this immediate area which is still developing.

A review of the approvals already issued for dwellings within the subdivision (either through DA or complying development) has also found they are of variety of architectural styles, including like that proposed here and that recently approved at 2 Oak Grove. The architectural style of the older dwellings on the eastern side of East Street also varies, including a dwelling with a flat roof at 7 West Street.

6.4 Parking and Traffic

A submission received raises concern that the construction of two dwellings on each lot could propose a significant increase in the vehicle numbers in the area over time, resulting in more traffic and parking requirements as the neighbourhood grows. The submission outlines that the pressures of additional dwellings may exacerbate these issues, potentially creating safety hazards for pedestrians, including children, and therefore proactively managing housing density now will help mitigate these future challenges.

The existing road network can accommodate the traffic generation and is not unforeseen in relation to the overall subdivision, noting that the density of the proposed developments is consistent with that which is permitted under the LEP and DCP requirements.

It is noted that each dwelling in the dual occupancy contains sufficient off-street parking in accordance with council's DCP requirements. There are not considered to be any adverse or unintended parking implications, or any issues associated with traffic and pedestrian safety.

6.5 Community Consultation

A submission received outlines their view that as the subdivision is still developing, it is essential to involve the community in decisions relating to the proposals due to the potential implications, suggesting that community sentiment needs to be adequately reflected in planning decisions.

The applications were subject to public exhibition in accordance with council's Community Engagement Strategy, which included notification to the Murrumbateman Community Association. The submissions received have been considered in the assessment of each application as required by s4.15 of the Act.

It is important to note that the applications only required public exhibition due to the proposed exception to the minimum lot size for strata title subdivision and not for the physical buildings as a dual occupancy. This is because the physical buildings are already permitted in the zone and the proposals comply with all other planning controls, including under council's LEP and DCP. Furthermore, the proposals are in line with development that is otherwise generally permitted and encouraged under the Code which override local planning controls. In this regard, the physical buildings as the dual occupancy constitute development which could have been reasonably anticipated as the development of the subdivision occurs – i.e. given it is consistent with intention of planning controls at both local and state level.

The central issue in relation to the development applications is therefore the exception to the minimum lot size development standard to allow each dwelling to be strata titled and owned separately. Due to the indiscernible impact this issue has on the ground as detailed in the sections above, it does not trigger or warrant a more widespread consultation than required by the Community Engagement Strategy.

6.6 Strata Plan

A submission received questions how the strata title subdivisions will work given the rest of 'The Meadows' subdivision is Torrens title. The strata title subdivision is only relevant to the 'development' lot and does not extend beyond this. Each dwelling is proposed to be located on a strata title lot as part of a strata plan, with the boundaries of strata title lots defined in relation to the buildings. Specific by-laws may be imposed on the strata plan and the two owners make up a simple strata committee. In reality, there is very little for the strata committee to manage noting that the dwellings are detached and there is no common infrastructure or amenities. Strata title is common for this type of development.

The line of question in the submission may be drawing from comparison to community title, such as in Merryville Estate in Murrumbateman. In community title subdivisions, each lot in the subdivision development forms part of a community scheme and shares interest in common property. Community title can also be utilised for dual occupancy or multi dwelling types of development where there is shared infrastructure or amenities as common property.

6.7 Size of Rainwater Tanks

A submission received suggests that the minimum 4,500L rainwater tank proposed to be connected to each dwelling is inadequate and it should be at least 10,000L. The subject sites are connected to reticulated water and the provision of a rainwater tank is for a supplementary supply and a conservation measure. The BASIX Certificates (the certificate demonstrating that it meets NSW Government's requirements for sustainability) submitted with the applications require between 4,000L and 5,000L rainwater tanks to be connected to each of the dwellings. It is recommended that conditions of any consent can require minimum 4,500L in accordance with council policy Water Supply WS-POL-1. There is no NSW or council requirement for the rainwater tanks to be at least 10,000L.

6.8 Tree Protection Zones

Tree protection measures will need to be put in place in relation to the large remnant eucalyptus located at the front of 7 Oak Grove and in the road reserve in front of 3 Oak Grove. It is recommended that conditions of any development consent require details demonstrating that the

tree protection zone is not encroached in accordance with the requirements of Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

It is noted that these trees have already been subject to stress and damage at the time of subdivision works and it is therefore critical that they are protected from the impacts of future development.

6.9 Servicing – Sewer

Servicing concept details for sewer have not been provided with the applications. For 3 Oak Grove and 7 Oak Grove, the sewer main is located on the opposite side of Oak Grove and only one sewer tie is provided for each existing lot. The applicant will need to demonstrate servicing feasibility and arrangements prior to a construction certificate. If gravity servicing is not possible, a private sewer pumping unit would be necessary and is the responsibility of the developer and future owners.

6.10 Consideration of the Applications

One of the submissions received suggests that the applications should have been dismissed and should not even be considered. Every development application must be assessed and determined in accordance with the requirements of the Act and cannot just be dismissed.

7. Conclusion

From the assessment of the proposals and consideration of issues raised in submissions, it is recommended that a development consent be issued for all four applications. Draft conditions are included in **Attachment H**.

STRATEGIC DIRECTION

CSP Theme	Our Environment
CSP Strategy Objective	EN3: We have a robust planning framework that considers our rural character and natural landscapes
Strategies	EN3.2 - Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth
Delivery Program Action	Complete review of the Yass Valley Settlement Strategy 2036

ATTACHMENTS:

- A. Locality Plans
- B. Plans and Supporting Documentation
- C. All Submissions
- D. Applicant Responses to Submissions
- E. s4.15 Assessment Reports
- F. Applicants Written Requests for Exception to Development Standard
- G. Assessment of Clause 4.6 Exceptions to Development Standard
- H. Draft Conditions

6.2 DEVELOPMENT APPLICATION NO 220142 - TWO LOT SUBDIVISION AND HIGHWAY SERVICE CENTRE - LONG RAIL GULLY ROAD AND BARTON HIGHWAY, MURRUMBATAMAN

SUMMARY

To present the assessment of Development Application No DA220142 for a two lot subdivision and construction of a highway service centre on the Barton Highway, Murrumbateman. The application attracted a total of 26 submissions over two periods of public exhibition. Relevant concerns can be addressed by conditions. Approval is recommended.

RECOMMENDATION

That conditional Development Consent be issued for Development Application No DA220142 for a two lot subdivision and construction of a highway service centre on the Barton Highway, Murrumbateman.

FINANCIAL IMPLICATIONS

- Resources for development assessment are provided for in the current Operational Plan.
- The application does not propose any council maintained assets.

POLICY & LEGISLATION

Acts and Regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Local Government Act 1993
- Roads Act 1993
- Public Health Act 2010
- Public Health Regulation 2012

State Environmental Planning Policies

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Industry and Employment) 2021

Local Plans

- Yass Valley Local Environmental Plan 2013
- Yass Valley Development Control Plan 2024
- Yass Valley Development Contributions Plan 2018
- Yass Valley Council Community Engagement Strategy

Australian Standards

- AS4282 2019 Control of the Obtrusive Effects of Outdoor Lighting
- AS1158.3.1:2020 Lighting for roads and public spaces Pedestrian area (Category P) lighting - Performance and design requirements.
- AS4674-2004 The Construction and Fit-Out of Food Premises
- AS4897-2008 The design, installation and operation of underground petroleum storage systems
- AS1940-2017 The Storage and Handling of Flammable and Combustible Liquids
- AS1692-2006 Steel Tanks for Flammable and Combustible Liquids
- AS1170.1 Structural Design Actions – Permanent

- AS1170.2 Structural Design Actions – wind actions

Guidelines

- Australian Drinking Water Guidelines
- NSW Environmental Protection Authority Practice Note: Managing run-off from service station forecourts
- Protection of the Environment Operations (Underground Petroleum Storage Systems) Construction Management Regulations 2019

REPORT

1. Application

Date Received	-	21 June 2022
Land	-	Lot 12 DP 1158637 – <i>Service centre location</i> Lot 16 DP 1177721 – <i>Location of existing access required to be closed</i> Lot 21 DP 1125716 – <i>Location of existing bore</i> Barton Highway, Murrumbateman
Area	-	10.28ha (Lot 12 only)
Zoning	-	RU1 Primary Production

2. Site Description and Locality

Lot 12 DP 1158637 (the site) is located on the western side of the Barton Highway (classified state road), approximately 3km north of Murrumbateman. The locality is predominantly used for agricultural purposes and includes dwellings and associated outbuildings. A strip of land created for the purposes of a redundant section of the Barton Highway adjoins the site to the west.

The site is irregular in shape with an area of approximately 10.28ha, being dissected by and gaining access via Long Rail Gully Road (local council-maintained road). The site is currently vacant and contains predominantly exotic vegetation and no other improvements.

A Locality Plan is included in **Attachment A**.

3. Background

A planning proposal to amend the Yass Valley Local Environmental Plan 2013 (the LEP) to allow the use of a highway service centre on the site was submitted to council in December 2019. The proposal included the following supporting documents:

- An outline of the proposal detailing justification and its consistency with regional plans and s9.1 Ministerial Directions
- Ecological Assessment Report
- Traffic Impact Assessment
- Aboriginal Due Diligence Assessment
- Hydrogeological Assessment for the existing bore to service the site.

The proposal was presented to council on 22 April 2020 where it was endorsed and forwarded to the Minister of Planning to request a gateway determination. A gateway determination was received on 25 April 2020.

Revised supporting documents, including a Traffic Impact Assessment were provided as directed by the gateway determination and council. The proposal was notified between 7 May 2021 and 7 June 2021 to four adjoining landowners, the Murrumbateman Community Association (formally the Murrumbateman Progress Association) and the Jeir Rural Fire Brigade. During the notification period, 34 submissions were received. The updated Traffic Impact Assessment and submissions were referred to Transport for NSW (TfNSW).

Due to the number of submissions received, a planning forum was held by council on 14 July 2021 where speakers, including the applicant, addressed councillors about their concerns.

At the council meeting held on 28 July 2021 council resolved to adopt the proposal to amend the LEP to include the additional permitted use of a highway service centre. On the 24 September 2021 the LEP was formally amended to reflect the change.

4. Proposal

The development application (DA) proposes a two lot subdivision to formalise the existing parcels of land resulting from the dissection by Long Rail Gully Road. The DA also proposes a highway service centre on proposed lot 1 (northern parcel), which includes:

- Barton Highway and Long Rail Gully intersection upgrade including the closure of the existing access to Lot 16 DP 1177721.
- Access construction from Long Rail Gully Road (no direct access to the Barton Highway)
- A retail shop space
- Restaurant/café space with drive-thru
- 32 car spaces (five with electric vehicle charging capabilities)
- Seven truck parking bays
- 18m long trailer parking bays
- Canopy for refuelling light vehicles
- Canopy for refuelling heavy vehicles
- 275KL water tank for firefighting purposes

Details of the proposal are attached which includes:

- **Attachment B** – Statement of Environmental Effects
- **Attachment C** – Subdivision Plan
- **Attachment D** – Architectural Plans
- **Attachment E** – Intersection Upgrade Details
- **Attachment F** – Traffic Assessment Report
- **Attachment G** – Lighting Design and Assessment Plan
- **Attachment H** – Noise Impact Assessment
- **Attachment I** – Visual Impact Assessment Report
- **Attachment J** – Statement of Heritage Impact

The pylon sign shown on the architectural plans is to be subject to a separate application in accordance with requirements of TfNSW.

5. Public Exhibition

Public exhibition was undertaken on two occasions as detailed below.

Period of Notification	Notified	Policy	No. of Submissions
28 July 2022 – 11 August 2022	15 landowners	Yass Shire Council Development Control Plan – Community Consultation	20
27 June 2023 – 12 July 2023	13 landowners and first round submitters	Yass Valley Council Community Engagement Strategy	6

A copy of the submissions is included in **Attachment K**.

6. Referrals

The proposal was externally referred to:

- TfNSW
- NSW Rural Fire Service (RFS)
- WaterNSW
- Environmental Protection Authority (EPA)

No objections have been raised subject to the inclusion of conditions in a development consent.

7. Assessment

The proposed development has been assessed against the requirements of section 4.15 of the Environmental Planning and Assessment Act. The proposed development can be supported for the reasons outlined in the Assessment Report (refer **Attachment L**).

The submissions received raise planning issues which are discussed below. The applicant's response to the submissions is included in **Attachment M**.

7.1 Zoning and permissibility

The site is zoned RU1 Primary Production (RU1 zone) in accordance with the LEP. The proposed development is characterised as a 'highway service centre' which the LEP defines as:

a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following—

- (a) a restaurant or cafe,*
- (b) take away food and drink premises,*
- (c) service stations and facilities for emergency vehicle towing and repairs,*
- (d) parking for vehicles,*
- (e) rest areas and public amenities.*

In the RU1 zone a highway service centre is prohibited, however the planning proposal adopted by council in July 2021 allows this as an 'additional permitted use' on the site.

For clarity, details of the proposed subdivision are provided below:

Lot	Size	LEP Clause	Details
1	3.542ha	4.2A	A condition of consent can require the occupation certificate for the service centre to be issued before the subdivision certificate can be issued. Council can then be satisfied that the use of the land after the subdivision is the same as that prior to the subdivision taking place.
2	6.74ha	4.2	The lot can be used for agricultural purposes; however it will not have a dwelling entitlement.

7.2 Traffic Assessment Data

A number of submissions raised concern that the Traffic Assessment Report submitted with the DA was outdated and did not adequately reflect the current situation. Upon request of council and TfNSW an updated Traffic Assessment Report (refer **Attachment F**) was prepared and submitted. The report cited data collected over 24 hours for seven days in September 2022. TfNSW were satisfied with the data and used this for the purposes of their assessment.

7.3 Traffic Generation

Submissions raised concerns about the increased traffic generated by the development and in particular the amenity of Murrumbateman and the potential for congestion on the Barton Highway.

It is not expected that there will be an increase in traffic in Murrumbateman as the highway service centre customers will primarily consist of already passing trade including Barton Highway commuters.

For assessment purposes only and to allow for assessment of the 'worst-case' scenario, the updated Traffic Assessment Report is based on the traffic generation associated with a McDonalds restaurant. The report considers there will be an overlap in use with drivers re-fuelling and purchasing food, which is considered to be a common-sense approach. The assessment concludes that there will be no issues with the capacity of the existing road network to cater for traffic associated with the proposed development.

7.4 Safety of Intersection

A number of submissions raised concerns about the safety of the proposed upgrade of the Barton Highway and Long Rail Gully Road intersection due to the high-speed environment (i.e. 100km/h speed limit) and use in times of fog and rain.

The proposed intersection upgrade has undergone several design changes with input provided by TfNSW. The final proposed design includes left and right turning lanes from the Barton Highway onto Long Rail Gully Road and added acceleration lanes onto the Barton Highway to allow for the safe entry for vehicles merging back onto the Barton Highway (refer **Attachment E**).

Attachment N details the road user's experience as they enter, leave, or drive past the highway service centre.

Foggy and rainy conditions have been considered when designing the intersection. Lanes for turning off and re-entry to the Barton Highway have been designed with adequate distance to allow for road users to adjust their speed in response to weather conditions. More specifically, deceleration lanes in both directions are 211m and acceleration lanes are 615m and 840m.

A letter of no objection to the development and the intersection upgrade design has been received from TfNSW.

7.5 Light Pollution

Several submissions raise concern with the potential impacts of light generated by the development. In response to the issues raised, a Lighting Design and Assessment Plan (refer **Attachment G**) was prepared in accordance with AS/NZS 4282:2019 - Control of the Obtrusive Effects of Outdoor Lighting (the standard).

The Australian Standard categorises the site as 'A2 – Low District Brightness' which is described as 'sparsely inhabited, rural and semi-rural areas'. The standard recommends development in this zone does not emit a light intensity of more than 1,000 units between the hours of 11pm and 6am. These hours are referred to as 'curfew' during which stricter requirements apply.

Measurements were taken 100m from the boundaries of the development footprint in seven locations. The highest measurement recorded was 925 units from the north-eastern boundary, which takes in the Barton Highway road reserve. This demonstrates that the development will not exceed the curfew threshold in any location. It is also important to note that TfNSW raised no objection in relation to this matter.

The impact of light on the night sky ('upward waste light ratio') was also considered. The Australian Standard provides a maximum allowable value of 1%, with the development's calculated value being 0.2%.

By way of background, the assessment was prepared prior to the release of the updated version of the Australian Standard in 2023, however the development continues to meet the requirements of the updated version.

The above addresses concerns in relation to the impact of light on both surrounding properties and the night sky.

7.6 Noise Pollution

A number of submissions raise concern with the potential impacts of noise generated by the development.

A Noise Impact Assessment, conducted in accordance with the NSW Noise Policy for Industry, was submitted (refer **Attachment H**). The report identifies that the closest sensitive receiver (i.e. a dwelling house) is 1.25km from the site and considers the potential for adverse noise impacts from all aspects of the operation, including:

- Use of concourse
- Movement of heavy vehicles

- Drive through service
- Waste removal
- Station re-fuelling and
- Mechanical plant operation
- All aspects of the retail store

The assessment in the report has concluded that the noise impact at all sensitive receivers will not exceed the adopted project trigger noise criteria (the weighted average over a 15 minute period) for the day, evening and night time periods.

Notwithstanding the above, the existing mound of earth along the frontage of the site, within the Barton Highway road reserve, is to remain and will assist in screening the development from the Barton Highway and minimising noise disturbance to sensitive receivers located in the vicinity of the development site.

7.7 Character

Several submissions were made regarding the design of the highway service centre, including suggesting that the architectural design and overall scale of the development does not complement the existing character of Murrumbateman.

The development is located 3km outside of Murrumbateman in a rural setting and therefore there is no predominant architectural style which characterises the area. The design is consistent with existing highway service centres of this scale and due to their functional nature, there is little opportunity to alter the design.

Refer below for further commentary on colours and materials.

7.8 Streetscape

Several submissions raise concerns about the potential visual impact of the development on the streetscape of the Barton Highway.

In response to issues raised, a Visual Impact Assessment Report (refer **Attachment I**) was prepared containing viewpoint data sheets, including photomontages which illustrate the proposed development in the existing landscape. The study concludes that that the proposed development will have a *low* overall visual impact with a localised *moderate* impact from two viewpoints.

A landscape concept plan was developed in conjunction with the visual impact assessment to ensure adequate screening is provided where potential visual impacts were identified. In addition, the existing mound of earth in the road reserve will assist in partially obstructing views. Notwithstanding, the development does not need to ensure that receivers have an uninterrupted view.

It is considered that the proposal achieves a balance between visual integration with the surrounding environment and the need for a commercial premises to be visible and easily accessible.

Conditions of consent can require landscaping be undertaken in accordance with submitted plans.

7.9 Need for Highway Service Centre

Submissions raise concerns about the need for a new highway service centre given there is an existing service station in Murrumbateman and a highway service centre on the outskirts of Yass.

In response to this issue, the following comments are made:

- The service station in Murrumbateman is limited to servicing light vehicles only and cannot cater for heavy vehicles such as b-doubles.
- The proposed development includes four pumps for re-fuelling of heavy vehicles as well as seven truck parking bays.
- The proposed development will provide facilities for heavy vehicle operators, including parking and sanitary facilities, that are not currently or readily available in Murrumbateman.

- The existing highway service centre on the outskirts of Yass is over 20km from the development site.

Notwithstanding the above, the commercial viability of the proposed development is not a planning consideration.

7.10 Potential Contamination

Several submissions raise concern about potential contamination from proposed underground fuel storage tanks and the commercial aerated wastewater treatment system (AWTS).

In this regard, the following measures can be implemented through conditions of consent, to minimise the likelihood of contamination:

- Equipment integrity testing prior to the commissioning of any underground fuel storage tanks.
- The management of all fuel storage systems in accordance with AS1940-2017 - Storage and handling of flammable and combustible liquids.
- The implementation of measures to ensure the appropriate management of the AWTS system in accordance with the submitted Land Capability Assessment and Effluent System Design Report.
- The operators to enter an annual service contract to require regular servicing of the system and the fitting of an alarm to alert the operator of any system failures or high effluent levels.

If the site is re-developed in the future, the site must be appropriately remediated prior to the use of the site.

7.11 Impact on Heritage Items

Several submissions raise concern about the impact of the development on the following heritage items, as identified in Schedule 5 of the LEP:

- Davis Family Cemetery (Gounyan) - Item 122
- Vale View – Item 104
- Hawthorn – Item 102

A Statement of Heritage Impact (refer **Attachment J**) was submitted upon the request of council. The preparation of the report involved the consultant attending all three locations. The report concludes there will be no impact on the heritage items, mainly due to distance between the items and the development site, with the closest being 1.3km.

The report identifies two lines of sight to the development from the Davis Family Cemetery; however it is concluded that the lines of sight are interrupted by the landscape (trees and topography) and this is not considered to be an unacceptable impact.

Council's Heritage Advisor reviewed the Statement of Heritage Impact and the Visual Impact Assessment (refer **Attachment I**) and agreed with the findings that the development will not have a detrimental impact on the heritage significance or the setting of the three nearby heritage places.

Notwithstanding the above, the Heritage Advisor, consistent with the Statement of Heritage Impact, recommends that there is opportunity for the colours and materials to be finessed to achieve a more sympathetic outcome. In this regard, a condition of consent can require a schedule of materials and colours to be approved by the Heritage Advisor prior to the issue construction commencing.

7.12 Closure of Driveway Access

The proposed upgrade of the Barton Highway/Long Rail Gully Road intersection relies on the closure of an existing driveway access to Lot 16 DP 1177721 from the Barton Highway. TfNSW required the applicant to gain the approval from the landowner of the affected site prior to designing the intersection upgrade. Consent to close the driveway access was granted from the

sole landowner in December 2023 and the applicant worked with TfNSW until an acceptable intersection upgrade plan was prepared.

Lot 16 DP 1177721 has since changed ownership and the new owners have withdrawn the previous consent to close the access driveway. Council sought legal advice on the withdrawal of consent and whether the application can be determined after the change of ownership. The legal advice stated that the new owners cannot withdraw owner's consent, and that council can determine the development application.

It should be noted, TfNSW requires that prior to the issue of a construction certificate the written agreement of all landowners of Lot 16 DP 1177721 shall be provided to Council and TfNSW indicating their acceptance of the closure of the farm gate access from the Barton Highway as shown in the submitted plans.

Therefore, works cannot commence until all current owners of Lot 16 DP 1177721 consent to the closure of the access driveway.

8. Conclusion

From the assessment of the proposal and consideration of issues raised in submissions, it is recommended that a Development Consent be issued. Draft conditions are included in **Attachment O**.

STRATEGIC DIRECTION

CSP Theme	Our Environment
CSP Strategy Objective	EN3: We have a robust planning framework that considers our rural character and natural landscapes
Strategies	EN3.3 - Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere
Delivery Program Action	Complete the Engineering Design Standards Manual

ATTACHMENTS:	<ul style="list-style-type: none"> A. Locality Plan B. Statement of Environmental Effects C. Subdivision Plan D. Architectural Plans E. Intersection Upgrade Details F. Traffic Assessment Report G. Lighting Design and Assessment H. Noise Impact Assessment I. Visual Impact Assessment Report J. Statement of Heritage Impact K. Submissions L. Assessment Report M. Applicant's Response to Submissions N. Intersection Upgrade Explanation O. Draft Conditions of Consent
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6.3 APPLICATIONS UPDATE - DECEMBER 2024 AND JANUARY 2025

SUMMARY

To present details of applications that have been lodged, determined and are under assessment for December 2024 and January 2025.

RECOMMENDATION

That the report on applications for December 2024 and January 2025 be noted.

FINANCIAL IMPLICATIONS

A fee is charged for each application in accordance with Council's Fees and Charges, with some fees being legislated and calculated accordingly.

POLICY & LEGISLATION

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*

REPORT

Details of applications that have been lodged, determined and are under assessment for December 2024 and January 2025 is included in **Attachment A**.

STRATEGIC DIRECTION

CSP Theme	Our Environment
CSP Strategy Objective	EN3: We have a robust planning framework that considers our rural character and natural landscapes
Strategies	EN3.1 - Develop sustainably, integrates environmental, social and economic factors which are in the best interests of the community and the region
Delivery Program Action	Complete the comprehensive development control plan

ATTACHMENTS: A. Applications Update - December 2024 and January 2025

6.4 COMMITTEE REVIEW AND MURRUMBATEMAN RECREATION GROUND FOCUS GROUP

SUMMARY

The review of the Guidelines for Advisory Committees and Committees of Council be referred to the April 2025 Council workshop. To enable progression of the playground/bike track in Murrumbateman it is proposed to establish the Murrumbateman Recreation Ground Focus Group.

RECOMMENDATION

That:

- 1. The review of the Guidelines for Advisory Committees and Committees of Council be referred to the April 2025 Council workshop.*
- 2. That Council establish the Murrumbateman Recreation Ground Focus Group and make changes to the Guidelines for Advisory Committees and Committees of Council as detailed for this Focus Group in the report.*
- 3. That two Councillors be nominated for the Murrumbateman Recreation Ground Focus Group.*
- 4. That all members of the Murrumbateman Recreation Ground Focus Group be notified of its establishment and be notified of the proposed changes as detailed in the report.*

FINANCIAL IMPLICATIONS

There is an impact on the budget for the staff support required for the operation of committees particularly as they usually meet outside of Council core business hours.

POLICY & LEGISLATION

- Local Government Act 1993
- Guidelines for Advisory Committees and Committees of Council (May 2022)

REPORT

1. Introduction

At its meeting on 28 November 2024, Council resolved to defer consideration of the Guidelines for Advisory Committees and Committees of Council (the Guidelines) be deferred until the February 2025 Council meeting (*Min No 56*).

2. Review of Committees

It is proposed that Council defer this matter to the April 2025 Council Workshop to enable further consideration on how to operate committees for this term of Council.

However, at its meeting on 28 November 2024, Council considered a report on the Plan of Management for the Old Murrumbateman School House and Library Reserve and resolved (amongst other things) to hold a meeting of the Murrumbateman Recreation Ground Focus Group before the end of 2024 to locate an area that would be suitable to facilitate both an all abilities playground and a BMX/PUMP track if this site was deemed favourable (*Min No 42*). This meeting has not occurred due to Council subsequently deferring the report on the Guidelines.

To enable progression of the playground/bike track in Murrumbateman it is proposed to establish the Murrumbateman Recreation Ground Focus Group which is provided for in the Guidelines (see **Attachment A**). The following details the current committee requirements as detailed in the Guidelines and the proposed changes:

			Proposed Changes
1	Name of Committee	Murrumbateman Recreation Grounds Focus Group	-
2	Terms of Reference	<ul style="list-style-type: none"> To identify maintenance priorities and standards To identify priorities for new or upgraded facilities 	-
3	Policies and legislation the Committee is required to comply with	<ul style="list-style-type: none"> <i>Local Government Act 1993</i> <i>Crown Lands Management Act 2016</i> <i>Murrumbateman Recreation Grounds Strategic Plan</i> 	Add: <ul style="list-style-type: none"> <i>Environmental Planning and Assessment Act</i> <i>Any Plan of Management that applies to the site</i>
4	Maximum number for make up of Committee members	2 Councillors All user groups and prospective user groups	For the purpose of clarity membership to include one representative of the Murrumbateman Community Association and one representative of each user group and prospective user group
5	Council employees	Director Infrastructure and Assets Senior Project Officer Recreational Assets	Add: Director Planning and Environment
6	Area assigned to Committee and/or map	Murrumbateman Recreation Grounds	-
7	Additional clauses or amendments to Guidelines for Advisory Committees and Committees of Council	Nil	-
8	Minimum number of meetings per annum	1	-

The Murrumbateman Community Association has attended meetings previously but for the purpose of clarity, it is proposed that they be specifically identified in the focus group membership. Also, for clarity it is proposed that each user group including the Murrumbateman Community Association has only one representative on the focus group.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL3: Our community is informed and engaged in decision making
Strategies	CL3.3 - We seek to engage 'hard to reach' parts of our community in decisions affecting them and our region
Delivery Program Action	Increased regular participation in all community areas of the Yass Valley

ATTACHMENTS: A. Guidelines for Advisory Committees and Committees of Council

6.5 BINALONG RECREATION GROUND MASTERPLAN

SUMMARY

To present the outcomes of the consultation period for the draft Binalong Recreation Ground masterplan. It is recommended that the draft masterplan is adopted.

RECOMMENDATION

That the draft Binalong Recreation Ground Masterplan is adopted subject to the inclusion of a ramp providing access to the existing amenities building.

FINANCIAL IMPLICATIONS

1. The preparation of the masterplan was funded in the 2024/25 Operational Plan.
2. Funding must be obtained/allocated to undertake works identified in the Implementation Plan of the masterplan.

POLICY & LEGISLATION

- Local Government Act 1993
- Crown Lands Management Act 2016
- Yass Valley Open Space Strategy 2024
- Binalong Masterplan 2024
- Plan of Management – Crown Reserves: Sports and Recreation Grounds
- Yass Valley Council Parks and Recreation Asset Management Strategy 2021

REPORT

Binalong Recreation Ground (the recreation grounds) is a Crown Reserve managed by council with an area of 6.29ha. It includes a sporting field, tennis courts, playground, 25m swimming pool, skate park, electric BBQs, amenities building and open space area.

A draft masterplan was developed for the recreation grounds to provide the framework for its future development. A copy of the draft masterplan is included in **Attachment A**. At its meeting on the 18 December 2024, Council resolved to place the draft masterplan on public exhibition for 28 days, which was undertaken from 6 January 2025 to 4 February 2025.

The masterplan attracted six submissions, which are included in **Attachment B**. The comments and suggestions made in the submissions are addressed in the table below.

Issue/Suggestion	Response
PLAYGROUND	
<i>Move the current playground to a more suitable location near the tennis courts</i>	The Activity Core Detail Plan (p.20) recommends the playground is relocated between the exiting tennis courts and the proposed multi-purpose sports court.
<i>Play items like park in Cootamundra</i>	This level of detail will be considered at such times as funding is available for this project and further community consultation is undertaken.
<i>Shade over playground/play equipment to protect users against sun damage and to lower temperature of the equipment</i>	
<i>Fully fenced for children safety</i>	
<i>Include BBQ facilities and seating</i>	

SWIMMING POOL	
<i>Installation of a splash park in baby pool area</i>	Stage 4 of the Implementation Plan (p.22) recommends the existing children’s pool is removed and replaced with a new heated splash park, with a budget estimate of \$600,000.
<i>Upgrade the existing 25m pool with a heating system to allow year-round swimming and training</i>	Stage 4 of the Implementation Plan recommends the installation of heating to the existing 25m pool partially powered by new solar panel with a budget estimate of \$100,000.
<i>Install solar panels on the roof of the amenities block at the pool to reduce operational costs and promote sustainability</i>	<p>Community consultation with user groups identified the installation of solar panels, to offset pool heating costs, as a potential ‘opportunity’. Solar panels for the purposes of the heating the pool are identified in the Implementation Plan, however this is considered to be separate to the general operation of the pool.</p> <p>This level of detail will be considered at such times as funding is available for this project and further community consultation is undertaken.</p>
ROADS AND PARKING	
<i>Gutters on roads would be a great improvement for many residents</i>	This is not identified in the masterplan; however it will be referred to Council’s Infrastructure and Assets division for further consideration.
<i>Close vehicle access from the highway and designate this area exclusively for parking</i>	The Activity Core Detail Plan recommends access from Stephens Street (classified state road) is removed and a sealed and expanded carpark, with access from Twynam Street in constructed on this part of the site.
<i>Restrict vehicle access to Twynam and Woolrych streets only</i>	The Masterplan (p.19) recommends vehicular access from Twynam Street only.
<i>Will the paths be suitable for cyclists?</i>	Yes. Stage 1 of the Implementation Plan recommends a ‘shared’ path network connecting the recreation grounds and providing fitness trails opportunities, with a budget estimate of \$250,000.
OTHER INFRASTRUCTURE & FACILITIES	
<i>Vacant land in top right corner is suitable for manmade lake or dam</i>	This was not identified during the community consultation undertaken to the inform the masterplan and it is considered there is insufficient land area with the recreation grounds for this purpose.
<i>Upgrade and reorient the cricket nets to optimise usability and safety for players</i>	Stage 3 on the Implementation Plan recommends the retention and upgrade of the cricket nets with a budget estimate of \$10,000.
<i>Include a dedicated horse arena to support equestrian activities</i>	This was not identified during the community consultation undertaken to the inform the masterplan and it is considered there is insufficient land area with the recreation grounds for this purpose.

<i>Expand the skate park to cater to wider range of skills</i>	Stage 2 of the Implementation Plan recommends the construction of a new all-abilities standalone skate park and pump track, with a budget estimate of \$250,000.
<i>Ramp to amenities building to increase accessibility</i>	The masterplan can be amended to include this as an 'opportunity' for the amenities building (p.13).
<i>Increase changerooms in existing amenities building</i>	Community consultation with user groups identified separate male and female change rooms as a future potential upgrade (p.13).
<i>Install outdoor gym</i>	Stage 2 of the Implementation Plan recommends the installation of fixed outdoor fitness equipment (i.e. outdoor gym).
<i>Install pilates studio within tennis clubhouse</i>	Whilst this is not identified in the masterplan, the installation of pilates equipment in the clubhouse would generally be supported by council.
<i>Install dog park</i>	Stage 5 of the Implementation Plan recommends a 'new separate fenced small and large off-leash areas with shaded seating, water fountains and bins' with a budget estimate of \$150,000.

The previous resolution of council states that the draft masterplan can be *“adopted at the conclusion of the exhibition period if no significant objections are received or substantial revisions to the masterplan are required”*. It is therefore recommended the masterplan is adopted subject to the inclusion of a ramp providing access to the existing amenities building.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure
CSP Strategy Objective	IN3: Our existing community infrastructure is maintained, and we plan for and support the development of infrastructure that meets community need
Strategies	IN3.3 - Manage assets in a proactive way across their lifespan
Delivery Program Action	Implementation of Strategic Plans and Plans of Management for all Council managed community sporting and recreation facilities

- ATTACHMENTS:**
- A. Draft Binalong Recreation Ground Masterplan
 - B. Submissions (Redacted)

6.6 CRAGO MILL PRECINCT - OFFICE OF LOCAL GOVERNMENT LETTER

SUMMARY

Council has been advised by the Office of Local Government that it has broadly addressed their Capital Expenditure Guidelines (2010) in relation to the Crago Mill Precinct and provided further advice around future capital projects and Council's financial position.

RECOMMENDATION

That the letter from the Office of Local Government dated 24 January 2025 and the Crago Mill Precinct Capital Expenditure Review be noted.

FINANCIAL IMPLICATIONS

Nil – this report relates to advice from the Office of Local Government (OLG) regarding compliance with their Capital Expenditure Guidelines (2010) (the Guidelines).

POLICY & LEGISLATION

NSW Local Government Act

Capital Expenditure Guidelines (Division of Local Government/Department of Premier and Cabinet, 2010)

REPORT

1. Introduction

The OLG has previously requested documentation to demonstrate that Council has addressed the Guidelines. OLG have now responded to the provision of this information (see [Attachment A](#)).

2. OLG Advice to Council

The OLG have advised Council that it has determined that it has broadly addressed the capital expenditure criteria of the Guidelines. However, they have advised that the review period has been drawn out with relevant documentation not being provided by Council in a timely manner. Council's attention has also been drawn to the requirement under the Guidelines to notify OLG of all capital expenditure projects, to which the Guidelines apply, prior to the commencement of the project. Council must ensure that all future capital projects are assessed against the Guidelines and submit review documentation prior to project commencement for all future projects for which the Guidelines apply. It is intended that consideration of the Guidelines will be built into the governance of future projects.

Council is having ongoing meetings with the OLG advising them of our overall financial position, the progress of the Crago Mill Precinct (including any substantial changes to the project or if the project costs increase by 10% of the assessed estimation as required by the Guidelines) and any other significant projects and/or issues. Council is fully aware of the OLG concerns regarding our financial sustainability and Council is continuing to monitor its position.

It is noted in the letter that the OLG has stated that the total cost of the project is \$56,194,298 which is per the 2024 Business Case and that this figure is GST inclusive.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure
CSP Strategy Objective	IN3: Our existing community infrastructure is maintained, and we plan for and support the development of infrastructure that meets community need
Strategies	IN3.2 - Our community infrastructure is accessible, adaptable and suitable for multiple user groups and fosters inclusive, healthy, and active recreation opportunities
Delivery Program Action	Construction of Crago Mill Precinct

ATTACHMENTS: A. Office of Local Government letter

6.7 MONTHLY FINANCIAL REPORT

SUMMARY

Council was advised at the November 2024 Council Meeting that a monthly report would be developed to update Council and the Office of Local Government (OLG) on the Council's financial performance.

This report provides information about Council's financial position at the end of January 2025. The report also includes a variance analysis against the full-year budget and budget year to date (YTD).

Attached also is the Monthly Financial Report – December 2024 for information.

RECOMMENDATION

That the Monthly Financial Report for January 2025 be noted.

FINANCIAL IMPLICATIONS

This report shows the council's year-to-date financial position as at the end of the reporting month.

POLICY & LEGISLATION

Local Government Act 1993.

REPORT

1. Consolidated Income Statement

Operating Result from Continuing Operations:

This result includes capital grants and contributions. The Actual Year to Date (YTD) result is \$8.4M surplus and is \$5.3M less (unfavourable) compared to the YTD budget.

Net Operating Result Before Capital Grants and Contributions:

This result does not include capital grants and contributions. The Actual YTD result is a \$4.7M surplus and is \$1.6M more (favourable) compared to the YTD budget.

January 2025 Report - Consolidated								
Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals		
	QBR1 24-25 Full Year	QBR1 24-25 YTD	Actual 24-25	\$	%	\$	%	
Consolidated								
Income from continuing operations	-60,833,022	-41,546,918	-32,023,141	9,523,777	-22.9%	28,809,881	-47.4%	
Rates and Annual charges	-22,929,352	-22,935,852	-22,976,075	-40,223	0.2%	-46,723	0.2%	
User charges and fees	-6,246,534	-3,236,864	-3,071,316	165,549	-5.1%	3,175,219	-50.8%	
Other revenues	-330,052	-165,802	-333,402	-167,601	101.1%	-3,351	1.0%	
Grants and contributions provided for operating purposes	-10,284,004	-3,680,181	-562,743	3,117,438	-84.7%	9,721,262	-94.5%	
Grants and contributions provided for capital purposes	-18,587,615	-10,595,446	-3,660,793	6,934,653	-65.4%	14,926,822	-80.3%	
Interest and investment income	-1,003,505	-669,130	-1,084,392	-415,262	62.1%	-80,887	8.1%	
Other income	-351,960	-205,310	-241,598	-36,288	17.7%	110,362	-31.4%	
Net gain/loss from the disposal of assets	-1,100,000	-58,333	-92,822	-34,488	59.1%	1,007,178	-91.6%	
Expenses from continuing operations	47,128,651	27,792,630	23,607,924	-4,184,706	-15.1%	-23,520,726	-49.9%	
Employee benefits and on-costs	14,765,062	8,483,334	8,105,788	-377,546	-4.5%	-6,659,274	-45.1%	
Materials and services	19,649,602	11,894,174	8,285,127	-3,609,047	-30.3%	-11,364,475	-57.8%	
Borrowing costs	1,559,796	909,881	765,028	-144,852	-15.9%	-794,767	-51.0%	
Depreciation, amortisation and impairment of non-financial assets	10,095,538	5,889,064	5,889,064	0	0.0%	-4,206,474	-41.7%	
Other Expenses	1,058,653	616,178	562,918	-53,260	-8.6%	-495,735	-46.8%	
Operating result from continuing operations	-13,704,371	-13,754,288	-8,415,216	5,339,072	-38.8%	5,289,155	-38.6%	
Net Operating Result Before Capital Grants and Contributions	4,883,244	-3,158,842	-4,754,423	-1,595,581	50.5%	-9,637,667	-197.4%	

All figures in this table are shown as they appear in the council's management accounting system. **Income is shown as negative**, and **expenses are shown as positive numbers**. The green figures indicate a favourable variance against the budget, while the red figures indicate an unfavourable variance against the budget. Note that favourable and unfavourable variances do not mean a change to the budget is required at this stage.

2. Income Statement Variance Analysis

2.1 Income

Rates and Annual Charges are \$40k above the YTD budget due to the budget timing of pensioner subsidies received and additional rates raised for new subdivisions.

User Charges are \$165k below the expected YTD budget. This is made up of Development Fees (\$200k) and subdivision work certificates (\$72k), partially offset by higher-than-budget fees for the swimming centres (\$42k), cemeteries (\$34k), and Caravan Parks (\$31k).

Other Revenue is \$167k above the YTD budget due to a \$211k reimbursement from worker's compensation insurance for over-estimated wages declaration partially offset by diesel rebates (\$29k) and fines revenue (\$14k).

Operating Grants and Contributions is \$3.1M below the YTD budget due to \$1.2M Transport grants budgeted but not yet received, and \$1.9M of flood grant accounted for twice in the budget (the flood grant has an expenditure of the same amount, which has also been accounted twice, having a net impact of zero. This has been adjusted in the second quarter budget review - QBR2).

Capital Grants and Contributions is \$6.9M below the YTD budget due to \$4.5M in transport grants and \$325k in Water and Sewer grants that were budgeted but not received. There is also a \$1.8M reversal of the Water and Sewer development contribution, which will be invoiced once the developer lodges their Subdivision Certificate Application. This has been adjusted in QBR2.

Interest and Investment Income is \$415k above the YTD budget due to the council cash position being better than budgeted and interest received on additional funds invested with respect to the Crago Mill drawdown (\$349k) and from overdue charges on rates and annual charges (\$65k) exceeding the YTD budget.

Other Income is \$36k above the YTD budget from lease income of council properties.

Net gain/loss from disposal of assets is \$34k above the YTD budget. However, the actuals only include the proceeds from the sale of the council's vehicles; the calculation for the actual gain/loss will be updated in the coming months.

2.2 Expenses

Employee benefits and on-costs are \$377k below the YTD budget due to vacant positions that have not been filled. However, contractors' expenses in Materials and Services have offset these savings.

Materials and Services are \$3.6M below YTD budget. Comprising \$1.7M that, whilst budgeted, has not yet been incurred or invoiced as per below, and \$1.9M of flood grant-related expenditure accounted twice in the budget as mentioned above in the operating grants commentary.

- \$808k for Raw Materials
- \$308k for Repairs and Maintenance
- \$255k for Consultancy Costs
- \$190k for Election Expenses
- \$114k for Subscriptions and publications.

Borrowing Costs are \$144k below the YTD budget due to the timing of drawdowns of loans compared to the budgeted expectations. It is expected that the full budget will be required for the year.

Depreciation, amortisation, and impairment have been adjusted in QBR1 to match the actuals in the 2023-24 financial statements, plus forecast additional depreciation for new assets in the 2024-25 FY. The figures in the actual column are the same as the adjusted budget. The 2024-25 actual expenditure will be calculated when the council completes the 2024-25 financial statements.

Other expenses are \$53k below the YTD budget due to the timing of donations and grants to community groups (\$89k) but partially offset by a bad debt write-off of \$36k for unrecoverable debts from 2018 and earlier.

3. Income Statement by fund

The following Income Statements are for each Council Fund.

3.1 General Fund

January 2025 Report - General Fund								
Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals		
	QBR1 24-25 Full Year	QBR1 24-25 YTD	Actual 24-25	\$	%	\$	%	
General Fund								
Income from continuing operations	-46,352,809	-29,188,285	-22,219,848	6,968,437	-23.9%	24,132,961	-52.1%	
Rates and Annual charges	-15,522,941	-15,522,941	-15,694,993	-172,052	1.1%	-172,052	1.1%	
User charges and fees	-3,538,742	-2,272,152	-2,079,535	192,617	-8.5%	1,459,207	-41.2%	
Other revenues	-329,852	-165,602	-333,285	-167,684	101.3%	-3,434	1.0%	
Grants and contributions provided for operating purposes	-10,284,004	-3,680,181	-562,743	3,117,438	-84.7%	9,721,262	-94.5%	
Grants and contributions provided for capital purposes	-14,414,305	-6,777,136	-2,130,256	4,646,880	-68.6%	12,284,049	-85.2%	
Interest and investment income	-823,005	-513,630	-1,084,392	-570,762	111.1%	-261,387	31.8%	
Other income	-339,960	-198,310	-241,823	-43,513	21.9%	98,137	-28.9%	
Net gain/loss from the disposal of assets	-1,100,000	-58,333	-92,822	-34,488	59.1%	1,007,178	-91.6%	
Expenses from continuing operations	36,117,736	21,489,376	18,020,832	-3,468,545	-16.1%	-18,096,905	-50.1%	
Employee benefits and on-costs	12,117,332	6,961,207	6,539,755	-421,452	-6.1%	-5,577,577	-46.0%	
Materials and services	14,844,041	9,188,327	6,304,540	-2,883,787	-31.4%	-8,539,501	-57.5%	
Borrowing costs	948,518	553,302	443,256	-110,046	-19.9%	-505,261	-53.3%	
Depreciation, amortisation and impairment of non-financial assets	7,149,193	4,170,363	4,170,363	0	0.0%	-2,978,830	-41.7%	
Other Expenses	1,058,653	616,178	562,918	-53,260	-8.6%	-495,735	-46.8%	
Operating result from continuing operations	-10,235,073	-7,698,909	-4,199,017	3,499,892	-45.5%	6,036,056	-59.0%	
Net Operating Result Before Capital Grants and Contributions	4,179,232	-921,773	-2,068,761	-1,146,988	124.4%	-6,247,993	-149.5%	

3.2 Sewer Fund

January 2025 Report - Sewer								
Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals		
	QBR1 24-25 Full Year	QBR1 24-25 YTD	Actual 24-25	\$	%	\$	%	
Sewer								
Income from continuing operations	-4,136,648	-4,052,898	-3,449,488	603,410	-14.9%	687,160	-16.6%	
Rates and Annual charges	-2,753,353	-2,759,853	-2,753,169	6,684	-0.2%	184	0.0%	
User charges and fees	-141,800	-81,550	-94,953	-13,403	16.4%	46,847	-33.0%	
Other revenues	0	0	0					
Grants and contributions provided for operating purposes	0	0	0					
Grants and contributions provided for capital purposes	-1,181,495	-1,176,495	-601,366	575,129	-48.9%	580,129	-49.1%	
Interest and investment income	-60,000	-35,000	0	35,000	-100.0%	60,000	-100.0%	
Other income	0	0	0					
Net gain/loss from the disposal of assets	0	0	0					
Expenses from continuing operations	2,668,538	1,548,702	1,338,513	-210,189	-13.6%	-1,330,026	-49.8%	
Employee benefits and on-costs	662,069	380,632	235,674	-144,958	-38.1%	-426,395	-64.4%	
Materials and services	963,142	559,463	492,044	-67,419	-12.1%	-471,099	-48.9%	
Borrowing costs	154,882	90,348	92,536	2,188	2.4%	-62,346	-40.3%	
Depreciation, amortisation and impairment of non-financial assets	888,445	518,259	518,259		0.0%	-370,185	-41.7%	
Other Expenses	0	0	0					
Operating result from continuing operations	-1,468,110	-2,504,196	-2,110,976	393,221	-15.7%	-642,866	43.8%	
Net Operating Result Before Capital Grants and Contributions	-286,615	-1,327,701	-1,509,609	-181,908	13.7%	-1,222,995	426.7%	

3.3 Water Fund

January 2025 Report - Water				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Income Statement	QBR1 24-25	QBR1 24-25	Actual 24-25				
Water	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-7,883,565	-5,845,735	-4,053,397	1,792,338	-30.7%	3,830,168	-48.6%
Rates and Annual charges	-2,193,057	-2,193,057	-2,227,506	-34,449	1.6%	-34,449	1.6%
User charges and fees	-2,565,992	-883,162	-896,827	-13,665	1.5%	1,669,165	-65.0%
Other revenues	-200	-200	-117	83	-41.5%	83	-41.5%
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-2,991,816	-2,641,816	-929,171	1,712,644	-64.8%	2,062,644	-68.9%
Interest and investment income	-120,500	-120,500	0	120,500	-100.0%	120,500	-100.0%
Other income	-12,000	-7,000	224	7,224	-103.2%	12,224	-101.9%
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	5,019,941	2,899,811	2,714,844	-184,967	-6.4%	-2,305,097	-45.9%
Employee benefits and on-costs	895,515	514,707	626,966	112,260	21.8%	-268,549	-30.0%
Materials and services	1,996,732	1,143,949	883,718	-260,231	-22.7%	-1,113,014	-55.7%
Borrowing costs	456,396	266,231	229,236	-36,995	-13.9%	-227,160	-49.8%
Depreciation, amortisation and impairment of non-financial assets	1,671,298	974,924	974,924	0	0.0%	-696,374	-41.7%
Other Expenses	0	0	0				
Operating result from continuing operations	-2,863,624	-2,945,924	-1,338,553	1,607,371	-54.6%	1,525,071	-53.3%
Net Operating Result Before Capital Grants and Contributions	128,192	-304,108	-409,382	-105,273	34.6%	-537,574	-419.4%

3.4 Stormwater Management Fund

January 2025 Report - Stormwater Management				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Income Statement	QBR1 24-25	QBR1 24-25	Actual 24-25				
Stormwater Management	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-60,000	-60,000	-59,375	625	-1.0%	625	-1.0%
Rates and Annual charges	-60,000	-60,000	-59,375	625	-1.0%	625	-1.0%
User charges and fees	0	0	0				
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	0	0	0				
Interest and investment income	0	0	0				
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	454,302	218,348	134,520	-83,827	-38.4%	-319,781	-70.4%
Employee benefits and on-costs	170,761	98,516	1,161	-97,355	-98.8%	-169,599	-99.3%
Materials and services	54,925	-13,527	0	13,527	-100.0%	-54,925	-100.0%
Borrowing costs	0	0	0				
Depreciation, amortisation and impairment of non-financial assets	228,616	133,359	133,359		0.0%	-95,257	-41.7%
Other Expenses	0	0	0				
Operating result from continuing operations	394,302	158,348	75,145	-83,202	-52.5%	-319,156	-80.9%
Net Operating Result Before Capital Grants and Contributions	394,302	158,348	75,145	-83,202	-52.5%	-319,156	-80.9%

3.5 Domestic Waste Management Fund

January 2025 Report - Domestic waste management				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Income Statement	QBR1 24-25	QBR1 24-25	Actual 24-25				
Domestic waste management	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-2,400,000	-2,400,000	-2,241,032	158,968	-6.6%	158,968	-6.6%
Rates and Annual charges	-2,400,000	-2,400,000	-2,241,032	158,968	-6.6%	158,968	-6.6%
User charges and fees	0	0	0				
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	0	0	0				
Interest and investment income	0	0	0				
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	2,868,134	1,636,393	1,399,216	-237,178	-14.5%	-1,468,918	-51.2%
Employee benefits and on-costs	919,385	528,273	702,231	173,959	32.9%	-217,154	-23.6%
Materials and services	1,790,762	1,015,962	604,826	-411,136	-40.5%	-1,185,936	-66.2%
Borrowing costs	0	0	0				
Depreciation, amortisation and impairment of non-financial assets	157,986	92,159	92,159	0	0.0%	-65,828	-41.7%
Other Expenses	0	0	0				
Operating result from continuing operations	468,134	-763,607	-841,816	-78,209	10.2%	-1,309,949	-279.8%
Net Operating Result Before Capital Grants and Contributions	468,134	-763,607	-841,816	-78,209	10.2%	-1,309,949	-279.8%

4. Statement of Financial Position

The council's consolidated statement of financial position as at 31 January 2025 shows the following;

- total cash and cash equivalents of \$13.3M,
- investments of \$29.2M
- and total borrowings of \$27.6M, which includes the \$15.1M loan for the Crago Mill Project.

January 2025 Report - Consolidated	
Statement of Financial Position	Consolidated
Asset	664,182,095
Current assets	61,004,227
Cash and cash equivalents	13,346,571
Investments	29,200,000
Receivables	14,139,592
Contract assets and Contract cost assets	4,192,320
Inventories	125,745
Non-current assets	603,177,868
Infrastructure, property, plant and equipment	596,154,116
<i>Capital work in progress</i>	30,261,599
<i>Plant and equipment</i>	4,133,597
<i>Land</i>	72,646,256
<i>Infrastructure</i>	487,442,134
<i>Other assets</i>	1,670,530
<i>Reinstatement, rehabilitation and restoration as.</i>	0
Right of use assets	23,752
Investment properties	7,000,000
Liabilities	-45,155,925
Current liabilities	-15,165,199
Payables	-2,557,442
Borrowings	-264,327
Contract Liabilities	-9,561,975
Employee benefit provisions	-2,719,489
Provisions	0
Lease liabilities	-61,966
Non-current liabilities	-29,990,726
Borrowings	-27,291,949
Employee benefit provisions	-129,521
Provisions	-2,569,256
Lease liabilities	0
Net Assets	619,026,170
Equity	-619,026,170
Accumulated surplus	-322,271,785
IPPE revaluation reserve	-296,754,385

5. Reserves Balance

The reserves balance report shows the current balance for each of the council’s reserves based on the best available information at the time of reporting. Some end-of-year adjustments might impact the final balance for the financial year. Externally restricted reserves are those that are only available for specific use by the Council due to a restriction placed by legislation or third-party contractual agreement. Internally restricted reserves are internally allocated by the resolution or policy of the elected Council.

Total cash and investments decreased to \$42.5M in January from \$46.2M in the previous month. The total restricted reserves decreased from \$34.7M to \$34.6M. The Crago Mill reserve decreased from \$7.4M to \$5.9M. However, externally restricted, Crago Mill Reserve and internally restricted funds total more than the cash on hand.

- Externally restricted funds \$34.6M
 - Crago Mill Reserve \$ 5.9M
 - Internally restricted funds \$ 5.7M
- \$46.2M

The Crago Mill reserve was established to hold excess funds drawdown from the loan. Total cash decreased more than the decrease in the total reserves balance, and as a result, the council increased

January 2025 Report - Consolidated		
Reserves balance report	Balance	
	Jun-24	Jan-25
External restrictions	27,611,240	34,642,066
Domestic waste management	2,143,857	3,044,279
S64 Developer contributions – sewer fund	2,448,198	3,071,064
S64 Developer contributions – water fund	5,751,027	6,680,198
S7.11 Developer contributions – general	1,298,345	1,318,998
S7.12 Developer contributions – general	5,011,848	2,552,880
Sewer fund	4,282,897	5,287,449
Specific purpose unexpended grants – general fund	4,430,009	9,561,975
Stormwater Management	34,267	92,481
Water Fund	2,210,792	3,032,743
Crago Mill Reserve	0	5,899,458
Internal restrictions	9,350,104	5,685,884
Binalong pool	21,475	21,475
Carry over works	652,833	652,833
Comur street rehabilitation	20,362	20,362
Council elections	188,304	188,304
Electricity Savings Reserve	96,720	96,720
Employees leave entitlement	993,000	726,495
Land and assets	1,452,451	1,452,451
Murrumbateman Library School Ground	123,179	123,179
Plant and vehicle replacement	1,125,000	1,161,573
Quarry rehabilitation	689,729	689,729
Roads	44,818	44,818
Victoria Park	320,232	507,945
Financial Assistance Grant (received in advance)	3,622,000	0
External + Internal restriction + Crago Mill	36,961,344	46,227,407
Total cash, cash equivalents and investments	37,017,000	42,546,571
Unrestricted and unallocated cash, cash equivalents and investments	55,656	-3,680,837
External restriction + Crago Mill Reserve	27,611,240	40,541,524
Total cash, cash equivalents and investments less External restriction + Crago Mill Reserve	9,405,760	2,005,047

the use of its internally restricted funds for operations from \$2.2M at the end of December to \$3.7M at the closing of January

6. Capital Expenditure

The total capital expenditure (CAPEX) budgeted for the year is \$55.1M. The year-to-date (YTD) budget for January 2025 was \$25.0M, and the actual expenditure was \$16.2M, which is \$8.8M less than the YTD budget. This includes the Crago Mill project, with a total budget of \$27.9M for the year, a \$11.2M YTD budget and a \$8.9M actual expenditure.

The capital works are distributed over 87 projects; 55 have already started, and 32 are still to commence.

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Capital Expenditure (CAPEX)							
	QBR1 24-25		QBR1 24-25 Actual 24-25	QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	Full Year	YTD		\$	%	\$	%
Capital work in progress	55,173,361	25,023,780	16,187,278	-8,836,502	-35.3%	-38,986,083	-70.7%
- Land & Buildings	29,346,792	12,333,082	9,000,950	-3,332,132	-27.0%	-20,345,842	-69.3%
1101007 - Crago Mill Precinct	27,901,259	11,283,635	8,916,463	-2,367,172	-21.0%	-18,984,796	-68.0%
5014006 - Sports Stadium	19,401	19,401	0	-19,401	-100.0%	-19,401	-100.0%
5014024 - Old sale yard remediation	250,000	250,000	0	-250,000	-100.0%	-250,000	-100.0%
5014028 - Yass Valley Community Centre Upgrade SCCF5 0232 Buildings	277,841	181,175	0	-181,175	-100.0%	-277,841	-100.0%
5014029 - Buildings Roof Resheeting Yass memorial LRCI P3	83,057	83,057	81,851	-1,206	-1.5%	-1,206	-1.5%
5014032 - Cemeteries strategic plan	20,000	20,000	0	-20,000	-100.0%	-20,000	-100.0%
5014033 - Buildings Roof Resheeting Yass Liabary LRCI P4	560,000	347,500	0	-347,500	-100.0%	-560,000	-100.0%
6310003 - Goodradigbee Centre Subdivision	22,403	22,403	0	-22,403	-100.0%	-22,403	-100.0%
6310005 - Solar Panel Installation	14,055	14,055	2,636	-11,419	-81.2%	-11,419	-81.2%
6310016 - Discovery Drive Subdivision	50,000	29,167	0	-29,167	-100.0%	-50,000	-100.0%
6310017 - Old Gas Works EPA monitoring as per VMP & 2 extra wells	98,776	53,523	0	-53,523	-100.0%	-98,776	-100.0%
6310018 - Annual Fire Safety Statements	50,000	29,167	0	-29,167	-100.0%	-50,000	-100.0%
- Roads, Bridges, Footpaths	13,804,323	4,967,843	4,731,264	-236,579	-4.8%	-9,073,060	-65.7%
4910008 - Yass Valley Rail Trail Detailed Design	0	0	157,002	157,002		157,002	
4910009 - Bowning Village Active Circuit	0	0	23,462	23,462		23,462	
4910012 - Petit/Shaw Street pathways	0	0	10,000	10,000		10,000	
5010013 - Yass River Bridge Replacement	2,976,146	74,576	1,697,751	1,623,175	2176.5%	-1,278,395	-43.0%
5010014 - Murrumbateman Creek Bridge Replacement	2,980,040	124,769	74,432	-50,337	-40.3%	-2,905,608	-97.5%
5010015 - Back Creek Road Bridge Replacement	791,829	791,829	422,015	-369,814	-46.7%	-369,814	-46.7%
5020104 - Back Creek Road Sealing - stage 2 Local Roads	2,255,894	2,255,894	2,046,560	-209,334	-9.3%	-209,334	-9.3%
5020116 - Detailed Design - Pedestrian \$125K Cycling \$40K	7,415	7,415	0	-7,415	-100.0%	-7,415	-100.0%
5020117 - Bus Shelter upgrades	4,528	4,528	13,275	8,748	193.2%	8,748	193.2%
5020118 - RERRF Local Road Programme	873,880	509,763	0	-509,763	-100.0%	-873,880	-100.0%
5020119 - 2024-25 - Block Grant - Traffic Island - Yass	0	0	1,100	1,100		1,100	
5020540 - Bus shelter Upgrades - \$4.5K	2,614	2,614	13,388	10,774	412.2%	10,774	412.2%
5021024 - RERRF Regional Road Program	312,120	182,070	0	-182,070	-100.0%	-312,120	-100.0%
5021029 - 2024-25 - Block Grant - Resealing Program - Regional Roads	0	0	6,253	6,253		6,253	
5021030 - LGRG (Roads Delivery component)	380,000	221,667	0	-221,667	-100.0%	-380,000	-100.0%
5021031 - BLOCK Grant Capital Works FY24-25	500,000	291,667	0	-291,667	-100.0%	-500,000	-100.0%
5021542 - Regional Roads - Block Grant - Sutton Rd Design Project	300,000	180,000	71,188	-108,812	-60.5%	-228,812	-76.3%
6012002 - Flood event Oct 22 Emergency Task or Special Events	0	0	13,198	13,198		13,198	
6012004 - DM01326 Cavan Rd S10 Undermined Irge gabion wingwall 1700dia	138,167	138,167	820	-137,347	-99.4%	-137,347	-99.4%
6012005 - DM01327 Cavan R S8 Erosion underme strcture out/inlet blk	154,791	8,175	820	-7,355	-90.0%	-153,971	-99.5%
6012006 - DM01328 Cavan Rd S8 Outlets scour inlet debris us erosion/slip	118,637	7,985	820	-7,165	-89.7%	-117,817	-99.3%
6012007 - DM01132 Dicks Creek Road S2 Shoulder & embankment washout	122,175	7,005	820	-6,185	-88.3%	-121,355	-99.3%
6012008 - DM01112 Fifeshire Rd S2 Landslip lost culvert concrete prot	271,557	0	23,340	23,340		-248,217	-91.4%
6012009 - DM01358 Henderson Ln S1 Bridge Damage - scour of approaches	313,552	10,000	923	-9,078	-90.8%	-312,630	-99.7%
6012011 - DM01023 Illalong Road Seg 5 washed out	84,886	0	15,521	15,521		-69,365	-81.7%
6012012 - DM00980 McCarthy Rd Seg 2 land slip Council - Emergency Task	185,241	6,209	5,374	-835	-13.4%	-179,867	-97.1%
6012014 - DM01324 Wee Jasper Road Seg 11 Landslip Emergency task	800,115	10,000	15,315	5,315	53.1%	-784,800	-98.1%
6012015 - DM01313 Wee Jasper Rd Seg 51 Landslip - Emergency	77,508	77,508	55,075	-22,433	-28.9%	-22,433	-28.9%
6012016 - DM01312 Wee Jasper Road Seg 53 Erosion of batter	38,081	38,081	24,543	-13,539	-35.6%	-13,539	-35.6%
6012019 - DM01004 - Burrinjuck Road - Seg 18	107,226	10,000	0	-10,000	-100.0%	-107,226	-100.0%
6012046 - AGRN 1034 - Fifeshire Road - Seg 4,5	0	0	13,620	13,620		13,620	
6012076 - AGRN 1034 - DM01377 - Shingle Hill Way	7,922	7,922	0	-7,922	-100.0%	-7,922	-100.0%
No project Number	0	0	24,649	24,649		24,649	
- Other Assets	36,000	21,000	185,546	164,546	783.6%	149,546	415.4%
4910008 - Yass Valley Rail Trail Detailed Design	0	0	485	485		485	
5010014 - Murrumbateman Creek Bridge Replacement	0	0	185,061	185,061		185,061	
5015013 - Yass Lawn Cemetery Improvement and Expansion works	12,000	7,000	0	-7,000	-100.0%	-12,000	-100.0%
5015014 - Murrumbateman Cemetery Improvement and Expansion works	12,000	7,000	0	-7,000	-100.0%	-12,000	-100.0%
5015015 - Villages Cemetery Improvement works	12,000	7,000	0	-7,000	-100.0%	-12,000	-100.0%

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Capital Expenditure (CAPEX)	QBR1 24-25			QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	Full Year	YTD	Actual 24-25	\$	%	\$	%
- Other Open Space/Recreational Assets	2,362,977	1,967,977	578,731	-1,389,246	-70.6%	-1,784,246	-75.5%
4920001 - 20-21 Murrumbateman Sand Arena Stabilisation	2,300	2,300	2,300		0.0%		0.0%
4920002 - Murrumbateman Rec grounds Dog park	33,108	33,108	10,038	-23,070	-69.7%	-23,070	-69.7%
4920006 - 20-21 Murrumbateman Rec Ground Amenities	1,361,485	1,198,985	218,720	-980,265	-81.8%	-1,142,765	-83.9%
4920015 - Wee Jasper Reserve Carpark Upgrade Recreational Assets	185,654	185,654	54,098	-131,556	-70.9%	-131,556	-70.9%
4920018 - Murrumbateman Sports Field Irrigation Installation SCCF 0232	23,356	23,356	0	-23,356	-100.0%	-23,356	-100.0%
4920019 - Victoria Park Field Lighting Upgrade Recreational Assets	237,761	237,761	220,964	-16,797	-7.1%	-16,797	-7.1%
5012006 - 4 Cabin Replacements (32,34,3,4)	80,000	80,000	0	-80,000	-100.0%	-80,000	-100.0%
5012007 - Caravan Park Masterplan	5,000	5,000	0	-5,000	-100.0%	-5,000	-100.0%
5013018 - Yass Pool Relocatable Shade/Seating	9,000	9,000	8,775	-225	-2.5%	-225	-2.5%
5019010 - Village Ovals - Bore Water Investigations	25,000	25,000	0	-25,000	-100.0%	-25,000	-100.0%
5019018 - Signage Replacement - Sporting Facilities & Park Reserves	0	0	2,310	2,310		2,310	
5019025 - Murrumbateman Adventure Playground Study	390,313	165,313	31,349	-133,964	-81.0%	-358,964	-92.0%
5019027 - 2024-25 - CRIF - Cricket Pitch & Covers	0	0	30,176	30,176		30,176	
5019031 - Stage 1 'Signage as remote Supervision'	10,000	2,500	0	-2,500	-100.0%	-10,000	-100.0%
- Plant & Equipment	2,433,390	1,516,724	721,681	-795,043	-52.4%	-1,711,710	-70.3%
PACQNEW - Plant Acquisition - New & Upgrade Assets	0	0	24,499	24,499		24,499	
PACQRENEW - Plant Acquisition - Renew & Replace Assets	2,433,390	1,516,724	697,182	-819,542	-54.0%	-1,736,209	-71.3%
- Sewerage Network	2,499,367	1,559,367	742,477	-816,889	-52.4%	-1,756,889	-70.3%
5022001 - Yass STP	0	0	10,730	10,730		10,730	
5022013 - Sewer Main Upgrade Program (Capital)	150,000	75,000	26,977	-48,023	-64.0%	-123,023	-82.0%
5022021 - Integrated Water Cycle Management Plan - Sewer (Capital)	60,000	60,000	10,000	-50,000	-83.3%	-50,000	-83.3%
5022026 - Wastewater Treatment Plant Upgrade Program (Capital)	200,000	100,000	23,643	-76,357	-76.4%	-176,357	-88.2%
5022027 - Wastewater Pump Station Upgrade Program (Capital)	1,015,000	510,000	63,525	-446,475	-87.5%	-951,475	-93.7%
5022028 - Telemetry Upgrade Sewer (Capital)	166,820	106,820	54,758	-52,062	-48.7%	-112,062	-67.2%
5022029 - Laidlaw Street SPS - decommissioning	200,000	50,000	32,211	-17,789	-35.6%	-167,789	-83.9%
5022030 - Yass STP Augmentation (Capital)	50,000	0	0			-50,000	-100.0%
5022031 - Murrumbateman STP Irrigation System (Capital)	657,547	657,547	520,633	-136,914	-20.8%	-136,914	-20.8%
- Stormwater	560,000	0	0			-560,000	-100.0%
5023520 - Yass Flood Warning System Stage 2 - install infrastructure	560,000	0	0			-560,000	-100.0%
- Waste	843,073	690,350	0	-690,350	-100.0%	-843,073	-100.0%
5025126 - Murrumbateman Landfill Closure Stage 2	104,504	82,732	0	-82,732	-100.0%	-104,504	-100.0%
5026013 - Landfill Closure	50,000	39,583	0	-39,583	-100.0%	-50,000	-100.0%
5026014 - Murrumbateman Landfill Closure	358,570	283,867	0	-283,867	-100.0%	-358,570	-100.0%
5026018 - Transfer Station Improvements Yass and Murrumbateman	330,000	284,167	0	-284,167	-100.0%	-330,000	-100.0%
- Water Supply Network	3,287,439	1,967,439	226,629	-1,740,809	-88.5%	-3,060,809	-93.1%
5022028 - Telemetry Upgrade Sewer (Capital)	0	0	12,090	12,090		12,090	
5027013 - Integrated Water Cycle Management Plan - Water (Capital)	149,439	149,439	10,540	-138,899	-92.9%	-138,899	-92.9%
5027015 - Village Water Main Extensions (Capital)	20,000	10,000	0	-10,000	-100.0%	-20,000	-100.0%
5027017 - Water Pump Station Upgrade Program (Capital)	700,000	350,000	84,294	-265,706	-75.9%	-615,706	-88.0%
5027018 - WTP Improvement (Capital)	100,000	50,000	47,305	-2,695	-5.4%	-52,695	-52.7%
5027025 - Developer Servicing Plan (DSP) (Capital)	30,000	30,000	0	-30,000	-100.0%	-30,000	-100.0%
5027026 - Telemetry System Upgrade Upgrade - Water (Capital)	208,000	148,000	62,973	-85,027	-57.5%	-145,027	-69.7%
5027028 - Water Reservoir Upgrade Program (Capital)	780,000	390,000	3,583	-386,417	-99.1%	-776,417	-99.5%
5027029 - Water Reticulation Upgrade Program (Capital)	600,000	350,000	1,545	-348,455	-99.6%	-598,455	-99.7%
5027032 - Smart Water Meter	0	0	0				
5027033 - Morton Low Level Reservoir Repair	200,000	200,000	4,299	-195,701	-97.9%	-195,701	-97.9%
5027035 - WTP Upgrade Pre-Design and Tender Management	500,000	290,000	0	-290,000	-100.0%	-500,000	-100.0%
Total Capital Expenditure	55,173,361	25,023,780	16,187,278	-8,836,502	-35.3%	-38,986,083	-70.7%

7. Crago Mill Progress Report

Project Name: Crago Mill - Yass
 Separable Portion 1 - \$ 32,501,986.12
PROJECT CASHFLOW - Progress Claim 8 - 25-1-25

Year	2024	2024	2024	2024	2024	2024	2024	2024	2025	2025	2025	2025	2025	2025	2025	2025	2025	
Month	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25

FORECAST CASHFLOW

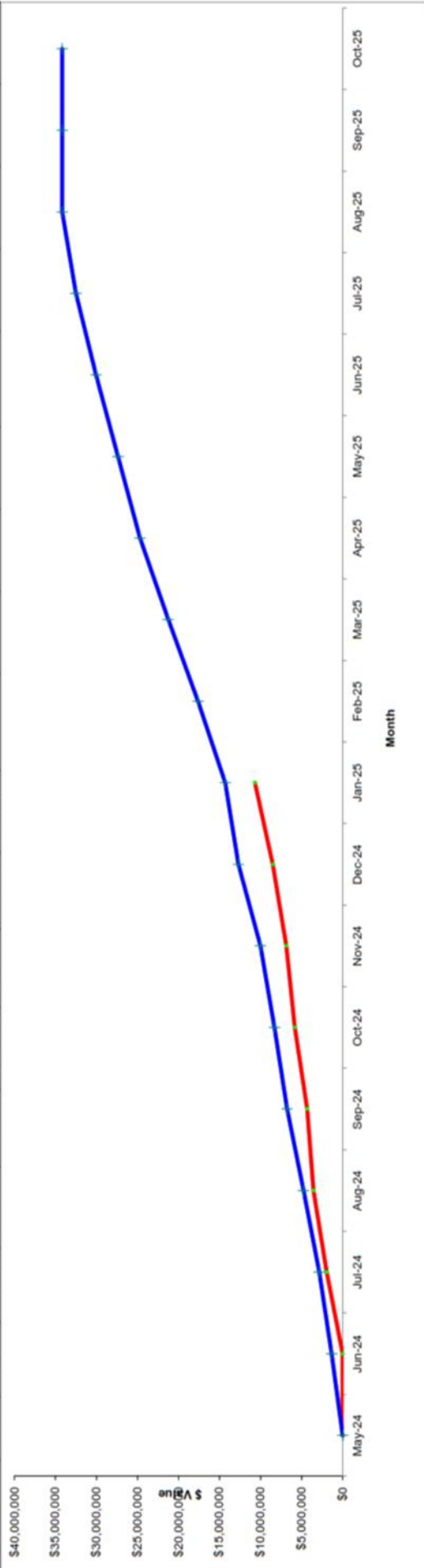
Monthly Contract Claim	0	1,200,315	1,504,322	1,840,592	2,106,872	1,315,503	1,696,713	2,600,287	1,601,983	3,324,420	3,621,724	3,440,490	2,678,509	2,681,497	2,454,975	1,649,896	0	0	0
Monthly Variation Claim	0	136,172	23,670	85,697	-119,116	204,563	40,863	64,175	0	0	0	0	0	0	0	0	0	0	0
Cumulative total	0	1,336,487	2,864,478	4,790,767	6,775,523	8,298,589	10,036,165	12,700,607	14,302,591	17,627,011	21,248,735	24,689,225	27,367,734	30,049,232	32,504,206	34,154,103	34,154,103	34,154,103	34,154,103

ACTUAL CASHFLOW

Monthly Contract Claim	0	0	1,811,820	1,513,945	915,701	1,285,718	997,947	1,575,819	2,181,479										
Monthly Variation Claim	0	0	136,172	85,697	-119,116	204,563	40,863	49,982	23,905										
Cumulative total	0	0	1,947,992	3,547,633	4,344,218	5,834,499	6,873,308	8,499,110	10,704,494										

VARIANCE

Monthly Variance	0	-1,200,315	21,703	-240,950	-518,918	-29,785	-698,766	-1,024,448	579,496										
Total Variance	0	-1,336,487	233,670	-219,248	-2,434,305	-2,464,090	-3,162,857	-5,803,481	-3,598,097										



STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL2: Council is a financially sustainable organisation that can meet community needs
Strategies	CL2.1 - Manage resources in a responsible manner that supports the ongoing viability of Council
Delivery Program Action	Abide by Accounting Standards and Office of Local Government accounts regulations

ATTACHMENTS: A. Monthly Financial Report – December 2024

6.8 2024/25 SECOND QUARTERLY BUDGET REVIEW STATEMENTS

SUMMARY

This report represents the 2024-25 Second Quarter Budget Review Statement (QBRs) for the period 1 October 2024 to 31 December 2024. This review demonstrates Council's projected year end Net Operating Result before Capital items remains negative and is predicted to be (\$2.3M), a decrease in the deficit by \$2.5M compared to the budgeted deficit of (\$4.8M) from the First Quarter Budget Review. Actuals as at 31 December 2024 show a surplus of \$7.6M due to rate and annual charges income recognised in July with expenses evenly spread across the year.

RECOMMENDATION

That:

1. *Note the 2024-25 Second Quarter Budget Review Statement.*
 2. *Adjustments as detailed in the 2024-25 Second Quarter Budget Review Statement to be adopted.*
 3. *In accordance with the Local Government (General) Regulation (NSW) Clause 203 (2)(a), Council's financial position at 31 December 2024 be noted as being satisfactory, having regard to revised projected estimates of income and expenditure from this review, and the First Quarter budgeted income and expenditure.*
 4. *Note that the 2024-25 Second Quarter Budget Review Statement be provided to the Office of Local Government.*
-

FINANCIAL IMPLICATIONS

The details of the Council's projected year end operating result and adjustment to capital expenditure for the 2024-25 financial year is contained in the 2024-25 Second Quarter Budget Review Statement, as attached.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Local Government General Regulation 2005*
- *Office of Local Government 2010 QBRs Guidelines.*

REPORT

This Quarterly Budget Review Statement (QBRs), attached, presents a summary of Council's financial position as at 31 December 2024 for the 2024-25 financial year.

Council is now forecasting a deficit in the **Net Operating Result before Capital items** of (\$2.3M) for the 2024-25 Financial Year budget, a decrease in the deficit by \$2.5M compared to the budgeted deficit of (\$4.8M) from the First Quarter Budget Review.

Capital has a Nett reduction of \$1.6M, with capital expenditure decreasing by \$3.5M and capital income decreasing by \$1.9M.

The 2024-25 Second Quarter Budget Review Statement provides further detail in respect to the Budget variations recommended for adoption by Council.

This budget review statement excludes the following, to be included in the Third Quarter Budget Review:

- \$100k for work to be undertaken in respect to Council's Planning, Contribution Framework
- \$60k as Council's contribution to for works to 'Re-Roof the SES Building' with an estimated cost of up to \$120k. The State Emergency Service have indicated they will also provide \$60k for these works. It is important for these works to be undertaken.

Planning is underway for the 2025-26 Budget Development and Long-Term Financial Plan, as part of the Integrated Planning and Reporting Documents to be prepared for 2025-26. As part of this development:

- Council’s Borrowing arrangements will be reviewed.
- Service Delivery and arrangements will be reviewed.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL2: Council is a financially sustainable organisation that can meet community needs
Strategies	CL2.1 - Manage resources in a responsible manner that supports the ongoing viability of Council
Delivery Program Action	Abide by Accounting Standards and Office of Local Government accounts regulations

ATTACHMENTS: A. 2024-25 Second Quarter Budget Review Statement

6.9 INVESTMENT AND BORROWING REPORT

SUMMARY

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments for the period 1 to 31 January 2025. In accordance with paragraph (1) (b), it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

Attached also is the Investment and Borrowing Report – December 2024 for information.

RECOMMENDATION

That the Investment and Borrowings Reports, covering the period 1 to 31 January be noted.

FINANCIAL IMPLICATIONS

The investment portfolio assists with Council's cash flow and funding of projects identified in the Operational Plan and is accordance with Council's Investment Policy.

POLICY & LEGISLATION

- s625 *Local Government Act 1993*
- Clause 212 *Local Government (General) Regulation 2005*
- Council's Investment Policy

REPORT

1. Council Loans

Council has five loans with a balance of \$27.56M owing on 31 January 2025. Council commenced drawing down funds for the Crago Mill project during October 2024. Refer to the Table A for details.

Table A – Council Loans

General Loan	Principal as at	Interest rate	Comment
Sewer - CBA Loan for Sewer Infrastructure	3,037,425.35	4.82%	20 years, repaid in 2035/36
Water - NAB Westpac Dam Wall	7,715,685.04	5.36%	20 years amortisation, 10 years term Aug 2032
Water - Yass to Murrumbateman water supply (Tcorp)	1,106,321.67	2.55%	10 years, full repaid in 2029
Water main and pump station upgrades (Tcorp)	604,485.04	2.55%	10 years, full repaid in 2029
Crago Mill funding facility (Westpac)	15,100,000.00	6.52%	20 years, full repaid 2043 - Variable rate (2.17%+BBSR)
Total balance as at 31/01/2025	27,563,917.10		

2. Summary of movements in Council investments

Council Cash, Cash Equivalent, and Term Deposit Investments at **31 January 2025** are detailed in Table B.

Table B – Council Investments

Investment Type	Acc/Deal	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
Cash Working Accounts	Ref.						
NAB Working Account1	082-939 51-	7,961,776.62	A1+/AA-	n/a	n/a	at call	
Tcorp Strategic Cash Facility	778	5,452,524.81	AAA	n/a	n/a	3 day call	
		13,414,301.43					
Term Deposits < 12 Months							
Investment Type	Acc/Deal	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
NAB	10919397	1,500,000.00	A1+/AA-	05/09/24	03/02/25	151	5.00%
Great Southern Bank	CN079336	1,000,000.00	A2/BBB+	18/09/24	17/02/25	152	5.00%
NAB	10923110	1,000,000.00	A1+/AA-	19/09/24	17/02/25	151	5.00%
NAB	10934664	1,000,000.00	A1+/AA-	25/11/24	24/02/25	91	5.10%
NAB	10934663	1,000,000.00	A1+/AA-	25/11/24	24/02/25	91	5.20%
NAB	10934895	1,000,000.00	A1+/AA-	26/11/24	24/02/25	90	5.04%
Judo Bank	CN078928	1,000,000.00	A2/BBB	30/08/24	26/02/25	180	4.95%
NAB	10919400	1,200,000.00	A1+/AA-	05/09/24	04/03/25	180	4.90%
Great Southern Bank	CN079004	1,000,000.00	A2/BBB+	04/09/24	05/03/25	182	4.90%
MyState Bank	CN079048	1,500,000.00	F2/BBB+	05/09/24	06/03/25	182	5.40%
Great Southern Bank	CN079199	1,000,000.00	A2/BBB+	11/09/24	11/03/25	181	5.30%
Bank of Queensland	CN079198	1,000,000.00	A2/A-	11/09/24	11/03/25	193	4.95%
NAB	10906669	1,000,000.00	A1+/AA-	03/07/24	31/03/25	271	5.45%
AMP	CN081152	1,000,000.00	F2/BBB+	03/01/25	04/04/25	91	4.90%
AMP	CN079200	1,500,000.00	F2/BBB+	11/09/24	09/04/25	210	5.10%
NAB	10937537	1,000,000.00	A1+/AA-	11/12/24	10/04/25	120	5.05%
Bank of Queensland	CN068868	1,000,000.00	A2/A-	09/10/24	16/04/25	189	4.95%
AMP	CN080143	1,500,000.00	F2/BBB+	06/11/24	05/05/25	180	4.80%
NAB	10939895	1,000,000.00	A1+/AA-	02/01/25	07/05/25	125	5.00%
Bank of Queensland	CN081279	1,000,000.00	A2/A-	16/01/25	16/05/25	120	4.70%
MyState Bank	CN080661	1,000,000.00	F2/BBB+	05/12/24	03/06/25	180	5.00%
MyState Bank	CN080785	1,000,000.00	F2/BBB+	11/12/24	10/06/25	181	5.00%
MyState Bank	CN081025	1,000,000.00	F2/BBB+	20/12/24	18/06/25	180	5.00%
NAB	10906670	1,000,000.00	A1+/AA-	03/07/24	03/07/25	365	5.00%
Judo Bank	CN076032	1,000,000.00	A2/BBB	03/07/24	03/07/25	365	5.10%
MyState Bank	CN079005	1,000,000.00	F2/BBB+	04/09/24	04/09/25	365	5.10%
Bendigo	CN078929	1,000,000.00	A2/A-	29/01/25	30/04/25	91	4.75%
		29,200,000.00					
Total Short Term		42,614,301.43					

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL2: Council is a financially sustainable organisation that can meet community needs
Strategies	CL2.1 - Manage resources in a responsible manner that supports the ongoing viability of Council
Delivery Program Action	Actively manage investments

ATTACHMENTS: A. Investment and Borrowing Report – December 2024

6.10 IPART RATE PEG FOR 2025/26 FINANCIAL YEAR

SUMMARY

This report provides the 2025/26 financial year rate peg details, as set by the NSW Independent Pricing and Regulatory Tribunal (IPART).

RECOMMENDATION

That the 2025/26 financial year rate peg of 4.1% be noted.

FINANCIAL IMPLICATIONS

Details will be included in the rating calculations for the 2025/26 financial year budget.

POLICY & LEGISLATION

- *Local Government Act 1993*

REPORT

In October 2024, IPART released the 2025/26FY rate peg details for all Local Councils. Yass Valley has been provided with a rate increase of 4.1%, with 0% allocation for population growth.

Full details including a copy of IPART's rating information paper can be found on the IPART website:

[IPART Media Release – 1 October 2024](#)

[IPART Rate pegs for NSW councils for 2025-26](#)

[IPART Final rate pegs and components for all councils](#)

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL2: Council is a financially sustainable organisation that can meet community needs
Strategies	CL2.1 - Manage resources in a responsible manner that supports the ongoing viability of Council
Delivery Program Action	Abide by Accounting Standards and Office of Local Government accounts regulations

ATTACHMENTS: Nil

6.11 DELIVERY PLAN PROGRESS REPORT AT 31 DECEMBER 2024

SUMMARY

In line with the Integrated Planning and Reporting (IP&R) Framework, Council is required to report on progress against the actions and activities identified in its Delivery Program. This report contains the status of actions and activities undertaken for the period 1 July 2024 to 31 December 2024.

RECOMMENDATION

That:

1. *That the Progress Report for the 2022 – 2026 Delivery Program, for period 1 July to 31 December 2024 be noted.*
-

FINANCIAL IMPLICATIONS

This is a progress report against Council's adopted Key Performance Indicators for the Delivery Program and Operational Plan.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Local Government Regulations 2005*
- Integrated Planning and Reporting Framework

REPORT

The report provided at **Attachment A** indicates progress against the actions and activities adopted by Council in its 2022 - 2026 Delivery Program for the period 1 July 2024 to 31 December 2024.

The attached report highlights significant achievements against the Delivery Program actions that have are in progress, completed, or not commenced

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL1: Council is an effective, responsible and innovate organisation
Strategies	CL1.1 - Council practices and processes are undertaken in a safe and efficient manner that meets legislative requirements
Delivery Program Action	Implement and manage an accredited WHS system

ATTACHMENTS: A. 6-Monthly Update Delivery Program - Jul to Dec 2024

6.12 DRAFT YASS VALLEY COMMUNITY STRATEGIC PLAN

SUMMARY

Council to endorse the attached Yass Valley Community Strategic Plan in accordance with the Local Government Act 1993.

RECOMMENDATION

That:

1. Council endorsed the Draft Yass Valley Community Strategic Plan 2042.
2. The draft Community Strategic Plan 2042 be placed on public exhibition for 28 days, with copies of the plan available for inspection the Library, with electronic versions available on Council's website and via a link on Council's Facebook page.

FINANCIAL IMPLICATIONS

Nil

POLICY & LEGISLATION

Local Government Act 1993.

REPORT

1. Background

The draft Yass Valley Community Strategic Plan (CSP) is undertaken in conjunction with other member Councils of the Canberra Region Joint Organisation and is now presented to Council for placement on public exhibition.

2. Report

In accordance with the Local Government Act 1993, following an ordinary election of Councillors each council must review its Community Strategic Plan before 30 June following the election.

A Community Strategic Plan is a plan which identifies the main priorities and aspirations for the future of the local government area. The Council is to ensure that the area has a Community Strategic Plan (CSP) covering at least the next 10 years. The CSP is the Council's highest level planning document and informs the strategic direction of the Council's integrated planning and reporting framework.

In 2021, the Canberra Region Joint Organisation (CRJO) and seven member Councils resolved to collaborate to review their current Community Strategic Plans (CSPs) and apply a regional lens to identify the region's challenges and opportunities. The Regional Community Strategic Plan (RCSP) project was established with an outlook to 2042 and publicly named 'Towards 2042'. The Yass Valley Community Strategic Plan has been developed from this work and articulates local priorities and places a regional strategic lens, with a view to building a solid evidence base for collaboration and advocacy.

Community engagement occurred through February/March 2024 using a variety of mechanisms, with nearly 800 people participating in the engagement process.

The resultant document has been developed taking into consideration the outcomes of the community engagement is presented in two parts:

1. Canberra Region Joint Organisation Regional Community Strategic Plan 2042 focusing on the broader Canberra Region in terms of regional issues, demographics, strengths, weaknesses and opportunities; and

2. Yass Valley Council Community Strategic Plan 2042 which focusses on Council’s strategic objectives and the proposed strategies under the five key themes of:

- Our community
- Our economy
- Our environment
- Our infrastructure
- Our civic leadership

Of note, it is not a requirement to adopt the Canberra Region Joint Organisation Regional Community Strategic Plan 2042 component of the project. The document also outlines Councils role in the implementation of each of the strategies. These roles are either as a provider, collaborator or advocate. Some measures have been developed to enable Council to “track” their progress within each of the key themes. The document also lists any other plans or documents previously endorsed/adopted by Councils that should be read in conjunction with the Regional CSP in support of the document. The draft Regional CSP is now attached and is to be placed on public exhibition for a minimum of 28 days to allow for a period of community consultation.

The community is invited to make public submissions to the Plan. It is proposed that the Plan be placed on public exhibition for a 28 day period to enable all submissions to be considered by Council before the final adoption of the Yass Valley Community Strategic Plan 2042.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL1: Council is an effective, responsible and innovate organisation
Strategies	CL1.4 - Governance provides a sound basis for decision making
Delivery Program Action	Decisions made in accordance with Local Government Act and Regulations

ATTACHMENTS: A. Yass Community Strategic Plan 2042_2025 Revision - Draft

6.13 YASS RSL SUB BRANCH - SUPPORT REQUEST

SUMMARY

Yass RSL sub-Branch have sought Council support to facilitate community events including ANZAC Day commemorations and monthly Yass Veterans Hub.

RECOMMENDATION

That:

- 1. Council notes costs identified in support of the ANZAC Day community events led by Yass RSL sub-Branch and in-kind assistance be provided to the total approximate value of \$16,000.00 for 2025.*
- 2. Council notes costs identified in support for the provision of the Memorial Hall kitchen and annex area for 4 hours per month from March 2025 – December 2025 and in-kind assistance be provided to the value of \$960.00.*

FINANCIAL IMPLICATIONS

This assistance is not included in the current 2024/25FY Operational Plan. If funding is provided, it will increase the Operational Expenses within the Community and Economic Development Budget.

POLICY & LEGISLATION

NA

REPORT

1. ANZAC Day Events

The Yass RSL sub-branch of the Returned and Services League of Australia will again facilitate the ANZAC day commemorative services in Yass on Friday 25 April 2025.

The dawn service will be held at the Cenotaph at the Yass Soldiers Memorial Hall at 6am, with a Parade and main commemorative service and wreath laying occurring from 10.45am. A community BBQ in Banjo Paterson Park will follow the service.

1.1 Community Benefit

The Commemoration Service poignantly reminds us of the sacrifices made by veterans and service members. It fosters a sense of national pride and collective memory, allowing residents to honour those who fought for their freedoms. This act of remembrance strengthens community bonds as people come together to pay their respects and share in the experience.

The community BBQ creates a relaxed and friendly atmosphere, encouraging social interaction among residents. This event provides an opportunity for people to connect and promotes inclusivity, bringing together individuals and families from diverse backgrounds. Sharing a meal can foster friendships and strengthen community ties, enhancing social cohesion.

Holding the event in a public space like Banjo Paterson Park allows for greater participation. It provides a family-friendly environment where people of all ages can engage. This accessibility promotes awareness and appreciation of the ANZAC legacy—especially among younger generations—ensuring that the values of courage, duty, and sacrifice are passed down.

Given the event's importance to our community, Yass RSL sub-Branch respectfully request that the council consider providing the use of the Yass Soldiers Memorial Hall and associated resources to make this event a success. This support, whether through logistics, funding, or promotional efforts, would significantly enhance our ability to host this significant occasion and ensure its success. This investment

in the event by council, will help sustain the spirit of remembrance while further strengthening community ties and showcasing our collective values.

1.2 Assistance Sought

The following details the assistance being sought by the Yass RSL sub-branch from Council to support the event:

ITEM	HIRE DETAIL (HOUR/DAY)	EST COST
Flags (Australian)	per flag	\$ 213.00
Traffic Management*	Yass (Comur Street)	\$ 11,000.00
Memorial Hall (Entire Hall)	Full day	\$ 440.00
Memorial Hall (Chairs) x 60	Set up & pack down	\$ 494.50
Marquee -2 x 4x8	Full day	\$ 220.00
Tables x 5	Per table	\$ -
Podium	Full day	\$ -
Bathroom Clean	per hour for 1 staff (PH rates)	\$ 70.00
Poppy Blanket	per hour for 2 staff (PH rates)	\$ 140.00
Memorial Hall Clean (Street)	per hour for 2 staff (weekday rates)	\$ 960.00
Extension Lead	Full day	\$ -
Bins x 6	Per bin - \$15.60	\$ 93.60
Staff Assistance	per hour for 2 staff (PH rates)	\$ 1,260.00
TOTAL		\$ 14,891.10

* The Traffic Management costs for the entirety of ANZAC day events across the shire, including Binalong, Gundaroo and Sutton are estimated \$14,000.00.

The above estimated costs are based on current fees and charges.

Including 10% contingency, it is estimated the overall commitment from Council to support Yass RSL sub-Branch in the running of this event is approximately \$16,000.00.

2. Yass Veterans Hub

The Yass RSL sub-branch operates a fortnightly service known as the Yass Veterans Hub. This is an opportunity for veterans and their families to connect and access service providers.

The Yass RSL sub-branch is seeking the use of the Yass Soldiers Memorial Hall Annex and Kitchen each fortnight to operate the service.

The change in location will allow the public access to the foyer to view Honour Rolls and provision of information about the meaning and purpose of the Cenotaph, symbols and inscriptions. The opening of the foyer area will increase local foot traffic including local veterans, interstate travellers and interested members of the public.

2.1 Assistance Sought

The Yass RSL sub-branch seek the waiving of the Kitchen Annex and Meeting Room hire fees:

2024-2025 Fees and charges			
Kitchen Annex and Meeting Room			
Per Hour fee	\$24.00	4 hours per month	\$96.00
Hire fee waived (March 2025 – December 2025)		10 months	\$960.00

STRATEGIC DIRECTION

CSP Theme	Our Community
CSP Strategy Objective	CO2: We have a vibrant, inclusive, and creative community life
Strategies	CO2.1 - Events celebrate the identity of our towns and villages, heritage and culture
Delivery Program Action	Assist community with events or activities that celebrate identity, heritage and culture

- ATTACHMENTS:**
- A. ANZAC Day 2025 Yass Valley Council Letter_Redacted
 - B. ANZAC Day Request for Waiver Yass Valley Council_redacted
 - C. Request for Use of the Yass Soldiers Memorial Hall for the Yass Veterans Hub_Redacted

6.14 GOLF NSW EVENT SUPPORT

SUMMARY

The Binalong Community Club are hosting the 2025 World Sand Greens (Women's) Championship in March 2024. Golf NSW and the Binalong Golf Club have approached Council for sponsorship and in-kind assistance.

RECOMMENDATION

That:

1. *Sponsorship be approved to the value of \$2,500.00 and in-kind assistance be provided to the value of \$6,500.00.*

FINANCIAL IMPLICATIONS

This assistance is not included in the current 2024/25FY Operational Plan. If funding is provided, it will increase the Operational Expenses within the Community and Economic Development budget.

POLICY & LEGISLATION

Regional Economic Development Strategy

REPORT

The 2025 World Sand Greens Championship (Women's) will be held at Binalong Community Club in March 2025.

Prizemoney for the Tournament will be \$175K, with a live broadcast of the Tournament via Golf NSW Partners, SEN, Kayo and Foxtel, showcasing the Yass Valley Council region as a premium destination.

This event will showcase a distinct style of golf that plays an important part in Australia's golfing landscape, particularly in rural communities. The NSW Government is a strategic partner for these events, being held in regional NSW. The host locations are critical to supporting clubs and communities that continue to experience financial stress.

Hosting a World Sand Greens Championship brings many benefits to the local community – driving visitation, boosting interest and participation in the sport of golf and shining a spotlight on the great things that regional NSW has to offer – amazing scenery, world-class food and wine experiences, festivals, and the most welcoming hospitality.

In 2024 – The Inaugural Women's World Sand Green Championship brought over 59 professional players, representing 12 different countries the township. The 3-day event was reported has bringing in more than \$175,000 of economic impact into the region of Walcha.

Based off the information provided by Walcha Council, NSW Golf and previous attendance of the 2024 Inaugural Men's World Sand Green Championships held in Binalong the below event economic impact statement is estimated as:

- Visitor attendance per day: 600 – 700 people
- Average visitor daily spend: \$120 - \$300 (accommodation, food, travel expenses)
- Event duration: 3 days for the average spectator – up to 14 days for players and crews

Economy ID has prepared the below statement as a part of the event impact summary – modelling the effect of \$216K from sports and recreation events with state significance.

The total estimated visitor spend of \$216k attributed to staging the *Women's World Sand Greens Championship* event would lead to a direct impact on output of \$173k. This additional direct output from the economy would also lead to an increase in indirect demand for intermediate goods and services across

related industry sectors. These indirect industrial impacts (Type 1) are estimated to be an additional \$57k in Output.

There would be an additional contribution to the Yass Valley economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in Output of \$15,666.86.

The combination of all direct, industrial and consumption effects would result in total estimated rise in Output of \$245k in the Yass Valley economy.

Event Impact Summary			
Yass Valley - Modelling the effect of \$216,000 from a Sports and Recreation Activities event with State significance			
	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)
Direct impact	172,800	70,920	1.3
Industrial impact	56,963	22,340	0.2
Consumption impact	15,667	7,165	0.1
Total impact on Yass Valley economy	245,430	100,424	2
Source: National Institute of Economic and Industry Research (NIEIR) ©2024. Compiled and presented in economy.id by.id (informed decisions).			

Golf NSW offer various formal sponsorship agreements ranging up to \$10,000.00. Of note is the generous support provided in 2024, for the World Sand Greens (Mens) Championship, where Council was a Major Partner. This year Council will need to reduce the level of support.

Council can offer Golf NSW the following in support of the 2025 World Sand Greens Championship (Women's):

1. \$2,500 cash (inc GST).
2. \$1,000 works in-kind to undertake minor repairs and rectification works to the Binalong Golf Club driveway.
3. \$5,000 advertising in-kind on all available Yass Valley Council media channels.
4. Provision of marquees to assist with the 'Pink Lunch' (est \$500).

This offer is estimated to total \$9,000.00.

Council will also undertake routine scheduled beautification of the township in preparation of the event.

In return Golf NSW will provide the following:

1. Social tag to appear on Golf NSW event preview, wrap-up and "thank you to sponsor" posts where relevant.
2. Logo to be included on the Pro-Am Scorecard and Sponsor Recognition Board, and the event page on the Golf NSW website.
3. Signage on one (1) hole on the course - cost to produce included.
4. Opportunity for a corporate display in an area near the clubhouse.
5. Opportunity to provide signage for display near the practice area, club entrance and clubhouse.
6. One (1) of three (3) players in the Pro-Am.
7. Opportunity to access players.

STRATEGIC DIRECTION

CSP Theme

Our Economy

CSP Strategy Objective	EC2: The local and regional tourism offering is expanded, increasing visitation to the region
Strategies	EC2.3 - Plan, facilitate and support local events that celebrate local produce and businesses, culture, arts and history
Delivery Program Action	Identify opportunities to bid for regional, state and national events that deliver significant economic outcomes for the community

ATTACHMENTS: Nil

6.15 REVIEW OF RISK MANAGEMENT FRAMEWORK AND RISK MANAGEMENT POLICY

SUMMARY

Existing *Risk Management Framework* and *Risk Management Policy* instruments of Council have been reviewed and refreshed for adoption by Council following public exhibition.

RECOMMENDATION

That draft revisions of the “Risk Management Framework” and “Risk Management Policy” be exhibited for a public consultation period of 28 days and the matter revert to Council for consideration of final adoption at the end of the exhibition period.

FINANCIAL IMPLICATIONS

Negligible direct financial implications – remaking of governance instruments is part of standard corporate governance obligations being addressed by the organisation. Maintenance of a robust risk management framework, as outlined in the draft instruments, can lead to significant financial and reputational benefits that may otherwise not be realised.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Risk Management and Internal Audit for local government in NSW: Guidelines (issued by the NSW Office of Local Government under s23A of the Local Government Act 1993)*
- *AS ISO 31000:2018 Risk management – Guidelines*

REPORT

Key changes to the *Local Government Act 1993* and the *Local Government (General) Regulation 2021* came into force in 2024. These changes were in relation to risk management and internal audit functions of councils. An important supporting set of compliance directions, *Risk Management and Internal Audit for local government in NSW: Guidelines*, was issued accordingly. A core requirement of Council’s under the Guidelines is to establish a risk management framework.

Prior to the release of the Guidelines, there were widely varying levels of maturity across councils in NSW in relation to risk management. Release of the Guidelines established an important baseline for all councils. They are consistent with the legislative mandate for responsible management of the delivery of services by councils on behalf of their communities. They also facilitate the proper oversight of councils by Office of Local Government.

A robust risk management framework that accurately identifies and mitigates the risks facing the organisation and its operations is an essential part of modern-day management. It is complemented by the requirement to have an ARIC (Audit Risk & Improvement Committee) that continuously reviews and provides independent advice on how Council is functioning and managing risk. It is further complemented by an effective internal audit function that provides independent advice as to whether the Council is functioning effectively and its internal controls to manage risk are working effectively.

The new mandate expressed in the Guidelines has provided fresh impetus for Council to examine existing governance instruments in relation to risk management. These have been reviewed by key officers and considered to be fit for purpose.

The Risk Management Framework instrument reflects industry standards in relation to the following:

- Risk identification
- Risk measurement
- Risk mitigation

- Risk reporting
- Risk governance

Attachment A is the refreshed version of the Risk Management Framework instrument. Low level procedural content which should be reflected in corporate practice instruments has been removed.

Attachment B is the overarching Risk Management Policy, which has had the document control information and details of responsible officers updated, the remainder of the statement on Council's commitment to good governance through risk management remains unchanged.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL1: Council is an effective, responsible and innovate organisation
Strategies	CL1.4 - Governance provides a sound basis for decision making
Delivery Program Action	Decisions made in accordance with Local Government Act and Regulations

- ATTACHMENTS:**
- A. Risk Management Framework
 - B. Risk Management Policy

6.16 DRAFT PUBLIC INTEREST DISCLOSURES POLICY

SUMMARY

Findings of assessment of proposed draft Public Interest Disclosures Policy previously presented to Council at its ordinary meeting of November 2024.

RECOMMENDATION

That the draft version of the Public Interest Disclosure Policy presented to the ordinary meeting of Council in November 2024 not be given further consideration, and that a draft policy based on the template issued by the NSW Ombudsman be prepared for the consideration of Council.

FINANCIAL IMPLICATIONS

Negligible direct financial implications – remaking of governance instruments is part of standard corporate governance obligations being addressed by the organisation. Fostering of a ‘speak up culture’ has the potential to minimise the risk of financial and other forms of loss through detection and action on wrongful behaviour.

POLICY & LEGISLATION

- *Public Interest Disclosures Act 2022*
- *Public Interest Disclosures Regulation 2022*
- NSW Ombudsman guideline *Developing your Public Interest Disclosure policy*
- *Model PID Policy* (contained in NSW Ombudsman guideline on this topic)

REPORT

Under the *Public Interest Disclosures Act 2022* (PID Act), Council is required to have in place a Public Interest Disclosures Policy that reflects the requirements of Section 43 of the PID Act. The PID Act is designed to develop a ‘speak up’ culture by encouraging public officials to report serious wrongdoing. It is also designed to protect those that speak up when they do so under the legislation. Those protections are often referred to as ‘whistle-blower protections’. The ability to safely facilitate reporting of serious wrongdoing is both an important public accountability measure and a valuable adjunct to organisational risk management.

Council considered a draft policy document in relation to public interest disclosures at its ordinary meeting of Council in November 2024. It resolved to recommit the matter to its ordinary meeting in February 2025 because of reservations about clarity of the instrument and the extent to which the draft material addressed the relevant statutory obligations. A subsequent assessment of the draft material was undertaken by the new in-house governance specialist with relevant knowledge and expertise in this area of policy development and implementation.

The office of the NSW Ombudsman is the responsible NSW Government agency charged with responsibilities for administration of the PID Act and provision of resources to assist state and local government agencies to comply with its requirements. This includes the provision of various resources such as model policy documents and learning and development resources. The assessment of the draft policy instrument presented to the ordinary meeting of Council of November 2024 undertaken by the governance specialist was in accordance with information provided by the NSW Ombudsman in relation to this matter. The review identified inconsistencies between NSW Ombudsman advice and the draft instrument appearing as **Attachment A** to this report.

A key challenge with the creation and change of governance instruments in this area of policy in NSW is the very prescriptive nature of several elements of policy change under the 2022 PID Act, as well as the model policy instrument that the NSW Ombudsman has promoted. Many PID practitioners in local government have drawn attention to the fact that the policy content requirements include elements that should be

covered in companion practice and procedure instruments. This view is based on a well acknowledged principle of keeping the content of policy documents focused on the outcomes and standards to be achieved (the 'what') rather than including extensive procedural detail (the 'how') which can detract from the clarity of core messaging around policy intent.

The current PID Act replaced similar legislation dating back to 1994. Various compliance requirements were not triggered until well after royal assent to the 2022 version of the legislation. The newer legislation heralded notable change management requirements for how public interest disclosures are handled and protected, as well as a mandate for comprehensive workforce training that is to be regularly reinforced.

Notwithstanding the challenges with a heavily prescriptive approach to design and implementation in this area of policy, Council needs to revisit the drafting of its policy material so that it aligns more clearly with details in the current PID Act and the model policy instrument. Departure from the industry standard for all NSW state and local government agencies increases the risk of legislative compliance weakness or failure. Accordingly, fresh policy material should be drafted for consideration by Council and be supported with an outline of appropriate policy implementation planning and action.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL1: Council is an effective, responsible and innovate organisation
Strategies	CL1.4 - Governance provides a sound basis for decision making
Delivery Program Action	Decisions made in accordance with Local Government Act and Regulations

ATTACHMENTS: A. Public Interest Disclosures Policy

6.17 PROPOSED CHANGES TO MODEL CODE OF MEETING PRACTICE

SUMMARY

The Model Code of Meeting Practice is currently under review by the NSW Minister of Local Government. The NSW Office of Local Government is seeking feedback on proposed changes to the Model Code.

RECOMMENDATION

That Council lodge a submission to the NSW Office of Local Government based on officer assessment of the proposed changes to the Model Code of Meeting Practice appearing as Attachment C to the report on this matter considered at the ordinary meeting of Council on 27 February 2025.

FINANCIAL IMPLICATIONS

There are potential concerns about dilution of policy elements in the existing Model Code of Meeting Practice that were designed to promote fiscal accountability in information gathering and decision making by councils. These are addressed in more detail within the officer assessment appearing as **Attachment D** to this report.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Local Government (General) Regulation 2021*
- *Model Code of Meeting Practice for Councils in NSW*
(last issued by NSW Office of Local Government in 2020)

REPORT

FINANCIAL IMPLICATIONS

There are potential concerns about dilution of policy elements in the existing Model Code of Meeting Practice that were designed to promote fiscal accountability in information gathering and decision making by councils. These are addressed in more detail within the officer assessment appearing as **Attachment D** to this report.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Local Government (General) Regulation 2021*
- *Model Code of Meeting Practice for Councils in NSW*
(last issued by NSW Office of Local Government in 2020)

REPORT

The reform of the Code of Meeting Practice and procedures governing how councillors gather, debate and make decisions was flagged by the Minister for Local Government as part of the discussion paper called *Councillor conduct and meeting practice: a new framework* that was issued in September 2024. (See **Attachment A** to this report.) Whilst that paper raises important matters for consideration, some key assertions made in it lack critical empirical evidence to support them. The first tranche of follow up action on that discussion paper includes work on changes to the *Model Code of Meeting Practice for Councils in NSW* (the Model Code). The proposed changes need to be considered very carefully in light of views expressed the discussion paper.

The NSW Office of Local Government released a draft revision of the Model Code on 17 December 2024 for public exhibition and feedback. It appears as **Attachment C** to this report. (A background paper on the draft revision appears as **Attachment B**.) Written submissions on the draft are due to be lodged by 28 February 2025.

Though the *Local Government Act 1993* has long mandated the adoption of a code of meeting practice by each council, it was not until 2018 that a model form of such a code was developed. It was amended in 2020 to include, among other things, clauses that encouraged the strong fiscal responsibility in decision making as well as triggers to remind both participants and observers of meetings of other important obligations of councillors such as standards of expected conduct.

Introduction of the Model Code offered a welcome standard for consistency and good civic governance practices. It is characterised by two key structural elements:

1. Mandatory provisions (indicated in black font) that reflect contemporary meetings practice by councils.
2. Non-mandatory provisions (indicated in red font) that cover areas of meetings practice that are common to most councils but where there may be a need for some variation in practice between councils based on local circumstances.

The non-mandatory provisions in the Model Code also operate as benchmarks for what is deemed by the Office of Local Government as better practice.

In keeping with good governance practice, policy and procedure instruments need to be regularly scrutinised to ensure that they remain relevant and fit for purpose. The Model Code is no different in this respect. It is a particularly important instrument governing the way that elected Council conducts its business and makes decisions.

Officer comments on the proposed remake of the Model Code appear as **Attachment D** to this report. The comments have been prepared with a view to submission to the Office of Local Government on behalf of Council. Councillors may care to proceed accordingly with or without alterations identified during debate of this matter in consideration of this report.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL1: Council is an effective, responsible and innovate organisation
Strategies	CL1.4 - Governance provides a sound basis for decision making
Delivery Program Action	Decisions made in accordance with Local Government Act and Regulations

ATTACHMENTS:	A. Councillor Conduct and Meeting Practices Discussion Paper
	B. A new model code of meeting-practice Consultation draft 1-1
	C. Consultation draft of the new Model Code of Meeting Practice for Local Councils in NSW
	D. Yass Valley Council Assessment of Proposed Changes to Code of Meeting Practice_2025

6.18 COUNCIL COMMITTEES

SUMMARY

Council has a number of advisory committees that requires Councillor representatives to be appointed.

RECOMMENDATION

That:

1. *The Crago Mill Precinct Project Committee be remade as per the terms of reference.*
2. *That one (1) councillor be nominated for the Yass Pool Redevelopment Project Committee.*

FINANCIAL IMPLICATIONS

Nil

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Roads Act 1993*
- *State Emergency & Rescue Management Act 1989*
- *Voluntary Planning Agreements (Environmental Planning & Assessment Act 1979)*

REPORT

There are several external and statutory Committees in which Councillor representatives or staff are required. The following table details these committees and representatives required are highlighted.

External / Advisory Committees		
Crago Mill Precinct Project Committee	<p>9 Councillors</p> <p>Chairperson – Mayor</p> <p>CEO</p> <p>Director Infrastructure & Assets</p> <p>Director Corporate & Community</p> <p>Director Planning & Environment</p> <p>Manager Facilities & Waste Assets</p> <p>Chief Financial Officer</p>	<p><i>6 (bi monthly meetings over the construction phase of the project)</i></p>
Yass Pool Redevelopment Project Committee	<p>3 Councillors (1 councillor required)</p> <p><i>2x Yass Swim Club Members</i></p> <p><i>3x Community Members (non-members of the Yass Swim Club)</i></p> <p><i>Director Planning & Environment</i></p>	<p><i>As required</i></p>

	<p><i>Director Infrastructure & Assets</i></p> <p><i>Manager Maintenance Delivery</i></p> <p><i>Senior Project Officer Recreational Assets</i></p>	
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There has been a vacancy of 1 councillor in the Yass Pool Redevelopment Project Committee and the Crago Mill Precinct Project Committee needs to be remade for the new term.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL1: Council is an effective, responsible and innovate organisation
Strategies	CL1.4 - Governance provides a sound basis for decision making
Delivery Program Action	Decisions made in accordance with Local Government Act and Regulations

- ATTACHMENTS:**
- A. Yass Pool Redevelopment Project Committee Terms of Reference
 - B. Crago Mill Precinct Project Committee Terms of Reference

6.19 SPRINGFIELD RURAL FIRE SERVICES SHEDS - PATEMANS LANE MURRUMBATEMAN AND 1095 SPRING RANGE ROAD, SPRINGRANGE

SUMMARY

Councils in NSW are responsible for providing the NSW Rural Fire Services (RFS) with suitable premises to operate from. Councils generally own the land and buildings from which RFS operate. This report is seeking council endorsement with respect to the arrangements for the land of the two (2) RFS sheds located in Patemans Lane Murrumbateman and 1096 Spring Range Road, Springrange.

RECOMMENDATION

That:

- 1. Council authorises the CEO to execute a deed of licence with the new owners of LOT:209 DP:754900 Patemans Lane (The Village Building Co (VBC) for the continued use of Springfield Rural Fires Brigade shed (North).*
- 2. Council undertakes an exempt subdivision of LOT 1 DP 1257562, 1095 Spring Range Road, Springrange and accept the dedication of the proposed new lot, to continue the use, management and maintenance of the existing fire shed for Springfield Rural Fire Brigade (South).*

FINANCIAL IMPLICATIONS

1. There is an annual licence fee of \$200.00 associated with The Village Building Co (VBC) Deed of Licence. No additional cost is predicted for the continued use, management and maintenance of the existing fire shed located on a portion of LOT:209 DP:754900 Patemans Lane.
2. The engagement of a land surveyor to undertake the survey and exempt subdivision works as well as any fencing works is estimated to cost between \$12,000.00 - \$15,000.00. This will be funded from the Emergency Services cost centre 373.

POLICY & LEGISLATION

- Local Government Act 1993.

BACKGROUND

1. Rural fire shed located on LOT:209 DP:754900 Patemans Lane (refer Attachment A).

- Council previously had a Deed of Licence with the previous owner, Mr Rex Connor (Deceased) for a 75-year term from 28 July 2008. This land has subsequently been sold and the Deed of Licence is no longer enforceable.
- There is currently no agreement between Council and the new landowner (The Village Building Co (VBC)) for the continued operations of the RFS Shed.
- The Village Building Co (VBC) have proposed to enter into a new Deed of Licence with Council, to enable the continued use, management and maintenance of the existing fire shed for the Springfield Rural Fire Brigade (North).
- The Deed is substantially similar to the previous deed with the exception to make provision for a portion of land to be dedicated to Council as part of any successful planning proposal over the whole property or for the land to be transferred to Council at fair market value should a planning proposal not be successful.

2. Rural fire Shed located on LOT 1 DP 1257562 1095 Spring Range Road, Springrange (refer Attachment B).

- Portion of the lot is currently under a 20-year Deed of Licence with the current owners, with expiry due on the 10 July 2027.
- At the outset in 2007 the intent was for the land to be dedicated to Council, however Council at the time opted to set up a licence instead.
- Property owners’ health is rapidly declining, and they desire that the land be transferred to Council.
- Receive the dedication of the proposed new lot, to continue the use, management and maintenance of the existing fire shed for Springfield Rural Fire Brigade (South).
- Council will need to engage a professional land surveyor to process the exempt subdivision and register the new lot with NSW Land Registry.
- Boundary fencing will need to be realigned to coincide with the new lot.
- The estimated cost for the surveying and fencing will be between \$12,000.00 - \$15,000.00.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure
CSP Strategy Objective	IN3: Our existing community infrastructure is maintained, and we plan for and support the development of infrastructure that meets community need
Strategies	IN3.5 - Management of community infrastructure is supported by strong relationships between Council and community groups
Delivery Program Action	Establishment and coordination of community infrastructure user groups to identify community uses and Council support requirements

- ATTACHMENTS:**
- A. Locality Plan Springfield Rural Fire Brigade (North)
 - B. Locality Plan Springfield Rural Fire Brigade (South)

6.20 SOUTH EAST AND TABLELANDS STRATEGIC REGIONAL INTEGRATED TRANSPORT PLAN - FINAL DRAFT - DEC 2024

SUMMARY

Transport for NSW (TfNSW) has prepared a final draft of the South East and Tablelands Strategic Regional Integrated Transport Plan (SRITP) and requested feedback from Council. Council can view the document and provide comments and feedback until 28 March 2025.

RECOMMENDATION

That:

1. The final draft South East and Tablelands Strategic Regional Integrated Transport Plan not be supported in its current form.
2. TfNSW be provided with the concerns identified in this report by 28 March 2025.
3. State and Federal government representatives be lobbied to not allow the final draft South East and Tablelands Strategic Regional Integrated Transport Plan be adopted until the concerns identified have been addressed.
4. Council work with the CRJO to establish common concerns with the final draft South East and Tablelands Strategic Regional Integrated Transport Plan to assist with lobbying for changes.
5. Council work with the ACT Cross Border Commissioner to assist with lobbying for changes.

FINANCIAL IMPLICATIONS

Nil specifically as a result of this report. However, NSW Government strategic planning documents are frequently used as the basis for supporting future funding and grant initiatives and can have a significant impact on where funding is allocated and who receives it.

POLICY & LEGISLATION

Nil.

REPORT

1. Background

In accordance with information provided by TfNSW, the Regional Integrated Transport Plan is a NSW Government initiative that identifies achievable actions that will optimise the transport network and improve travel options for people and goods for the next 20 years.

The plan has identified tangible time-based actions/initiatives that will form the basis for future funding opportunities.

The initial plan was distributed to Council mid-December 2022. At the time Council identified significant shortfalls in the draft plan including:

- Yass not being identified as a Strategic Centre.
- Yass Valley's population growth figures are significantly below Council forecasts. The Department of Planning population projection for 2041 is 20,684. Council projection for 2036 is 28,000.
- The document is totally lacking solutions for the 'first and last mile' with the focus primarily on road infrastructure managed by TfNSW.
- The statistical data for the region hides specific issues for Yass Valley, e.g. NSW crash data shows 20% of crashes are non-resident while in Yass Valley this is approximately 70% reflecting Yass Valley has specific safety needs.

- The approach to public transport is metro-centric and does not reflect the complexities of rural environments.
- The report does not mention how many of the initiatives will be funded.
- The plan specifically includes some detail of initiatives (e.g. bypasses for Moss Vale and Moruya) however it is silent on others (e.g. bypass of Sutton and Murrumbateman).
- The identified initiatives where Council or Council/TfNSW will be the lead do not take into consideration whether such initiatives are a priority for Council nor how Council is expected to fund this, for example, Council to become involved in speed reviews.

Based on the above, a report was prepared for Council (see Attachment A) and Council resolved at the February 2023 meeting that:

1. *The draft South East and Tablelands Regional Transport Plan not be supported in its current form.*
2. *TfNSW be provided with the concerns identified in this report.*
3. *State and Federal government representatives be lobbied to not allow the draft South East and Tablelands Regional Transport Plan to be adopted until the concerns identified have been addressed.*
4. *Council work with the CRJO to establish common concerns with the draft South East and Tablelands Regional Transport Plan to assist with lobby for changes.*

2. Overall Commentary on Final Draft Plan

In December 2024, TfNSW issued the final draft SRITP (See Attachment B) Council has reviewed it and TfNSW have briefed both staff and Councillors. From these sessions it is noted:

- None of the issues identified by Council in the original draft plan have been addressed, particularly in relation to the inaccuracies of the population growth and the uniqueness of traffic flows through Yass Valley and the associated impact on safety.
- Yass is not identified as a strategic centre and it is expected that except for initiatives involving TfNSW roads, very little funding will come Council's way in the next 20 years. This is despite Council's anticipated population growth rate and its importance for through traffic.

Council includes three national highways (Hume, Federal and Barton), two state roads (Lachlan Valley Way and Burley Griffin Way) and 5 regional roads (Sutton, Burrinjuck, Wee Jasper, Murrumbateman Roads and Yass Valley Way).

- The Plan has the 51 initiatives: and predominantly fit into one of two groups:
 - 37 will create plans or require plans to allow implementation:
 - Many of these will provide no benefit for Yass Valley and the benefit for the region as a whole is unclear.
 - Some will potentially adversely impact Yass Valley if undertaken in isolation. For example:
 - The Hume corridor strategy could increase the volumes of traffic, particularly trucks, which could have a negative impact on Yass Valley if nothing occurs to improve the Barton Highway.
 - Increased access to heavy vehicles can have a negative impact if the 'first and last mile' issue that is not addressed, which does not get a mention in the plan.
 - 10 relate to public transport:
 - Some have no identified actions.

- The remainder have actions or examples of actions that exclude Yass Valley.
- Although improved public transport is an important area, it is unlikely to bring much benefit for the Yass Valley community in the life of this plan.
- The majority of the initiatives in the plan are not funded or at best possibly partly funded. The funding required for the plan as a whole is enormous and never likely to be provided particularly within the 20-year life of the plan. As such prioritising of initiatives will be required, however this is not mentioned in the plan.
- Many of the initiatives will require Council support. This is cost shifting and will add further to the \$1.4B pa (or \$460 pa per ratepayer across NSW) calculated in 2021/22 that the State has already transferred to NSW Councils.

3. Detailed Commentary on Final Draft Plan

A review of the final draft plan has been undertaken and it is noted that:

- Of the 51 initiatives:
 - 22 are identified as affecting all parties,
 - 4 have Council jointly identified (initiatives 12, 13, 24 and 37),
 - 1 has Council solely identified (initiative 28) and
 - 24 have no mention of Council.
 - Many of the initiatives appear to be unfunded.
- Many of the initiatives relate solely to things TfNSW should be providing or undertaking and/or relate to TfNSW infrastructure assets. These will get funding priority over actions not mentioned that maybe Council priorities, e.g. supporting projects for the delivery of South West Region Energy Zone (SWREZ).
- Many initiatives have councils as lead or joint leads with TfNSW, which could be considered as cost shifting.
- The local Onerwal people only get one mention on a map.
- People with disabilities and aged only get a minor mention.
- Specific comments and proposed changes to initiatives:

No.	Summary of Initiative	Comment	Proposed Changes
1	Develop Local Aboriginal transport	Nil	N/A
2	Finalise Aboriginal cultural plan Bega and Batemans Bay	Excludes Council	N/A
3	Preserving future corridors from Queanbeyan to Canberra	Excludes Council	N/A
4	Complete Illawarra Rail Resilience Plan	Excludes Council	N/A
5	Develop Queanbeyan Station Upgrade	Excludes Council	N/A
6	Improve driver rest area with examples	Only includes highways and state roads	N/A
No.	Summary of Initiative	Comments	Proposed Changes

7	Increase public transport within/between strategic centres	Excludes Council	Yass should be identified as a strategic centre
8	Improve public transport between regional centres with Sydney, Wollongong and Canberra	Nil	N/A
9	Identify challenges and opportunities to improve active transport	Nil	N/A
10	Improve public transport in local town with examples	Excludes Council	Include Yass Valley examples
11	Improve public transport in centres and cities by modified bus network with examples	Excludes Council	Include Yass Valley examples
12	Improve public transport (bus) between small centres and strategic centres by enhanced bus links with examples	Only notes Yass to Canberra	Add other Yass Valley villages
13	Improve public transport between regional centres and gateway city with examples	Mentions Young to Yass	N/A
14	Deliver Princes Highway upgrade program	Excludes Council	N/A
15	Improve safety in the alpine region	Excludes Council	N/A
16	Road safety improvements with prioritises	Excludes Council	N/A
17	Evaluate grant programs for effectiveness etc	Nil	N/A
18	Develop strategy for gateway treatment with examples	Excludes Council	N/A
19	Preserve future transport corridors for Googong, ACT etc	Excludes Council	N/A
20	Implement smart tech and payment options on public transport with examples	Excludes Council	N/A
21	Moss Vale bypass etc	No mention of Sutton or Murrumbateman bypasses	Sutton and Murrumbateman by-passes should be included
22	Business case Narooma bridge and town centre improvements	No mention of Council master plans nor 2 nd high level bridge in Yass township	Council masterplans should be included and the 2 nd high level crossing of the Yass River in Yass township
23	Address constraints for PBS vehicles on Princes Highway	Excludes Council	N/A
No.	Summary of Initiative	Comment	Proposed Change
24	Hume highway corridor strategy	Identifies Council	Needs to ensure any upgrades are timed to coincide with

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			improvements to other roads that the Hume corridor feeds e.g. Barton Highway
25	Formalise year-round Snowy Mountain transport	Excludes Council	N/A
26	Improve travel option to reduce seasonal demands with examples	Excludes Council	N/A
27	Transport upgrades SW Renewable Energy Zone	Excludes all of region	Needs also address the issues councils in region are experience with wind farm and solar developments
28	Develop and deliver future priority actions for Barton Upgrade	Provides no commitment to finishing the duplication	Needs to be totally reworded with a commitment to continue the duplication with a priority given to bypassing Murrumbateman
29	Improvements to key escarpment crossing with examples	Excludes Council	N/A
30	Evaluate Aboriginal Cultural landscape management	Nil	N/A
31	Commence zero emission buses trail in Queanbeyan	Excludes Council	N/A
32	Identify fee and business opportunities for initiative 30		N/a
33	Improve public transport (bus) in Queanbeyan	Excludes Council	N/A
34	Improve public transport (bus) on demand services with examples	Excludes Council	Yass Valley should be included
35	Implement Road User Space Allocation in Moss vale and Braidwood	Excludes Council	
36	Improve public transport (bus) between Young and Canberra	Excludes Council	
37	Opportunities to optimise freight and passenger transport on main South Rail Line		
38	Maritime Safety Plan	Excludes Council	Add Burrinjuck Dam
No	Summary of Initiative	Comment	Proposed Change
39	Working with Councils to investigate safety improvements e.g. speed zone reviews	This is cost shifting	N/A
40	Reducing travel times on Sydney to Canberra rail corridor	Excludes Council	N/A

41	Improve public transport strategic centres to regional city with examples with examples	Excludes Council	N/A
42	Plan for EV fast charging network	Nil	N/A
43	Partner with freight companies to increase take up of low emission vehicles	Nil	N/A
44	Business case east west corridor with examples on escarpment	Excludes Council	N/A
45	Improve unscheduled event recovery times with examples	Excludes Council	Add Barton Highway
46	Identify and develop critical routes that are subject of natural disaster	Nil	N/A
47	Develop and implement behaviour change programs with focus on walking and public transport	Nil	N/A
48	Safety and upgrade projects on state road and Princes Highway	Excludes Council	N/A
49	Support Council tourism with examples	Excludes Council	Need to include Yass Valley and specifically Yass Rail Trail
50	Enable housing supply by supporting transport	Murrumbateman mentioned only	Include other Yass Valley growth areas including Yass, Parkwood, Sutton and Gundaroo
51	Enable higher productivity vehicle access	Will significantly increase the size of heavy vehicles through Binalong	Impact on Binalong needs to be addressed eg a bypass. Need to have an initiative on 'first and last mile' impact on local roads

4. Changes required in the final draft plan to be acceptable by Council

- Yass be identified as a strategic centre.
- The Barton Highway duplication be identified as a priority particularly the bypass of Murrumbateman village.
- An initiative be included that refers to "first and last mile" road upgrades for local and regional roads, which are undertaken at the same time larger heavy vehicles receive access to highways.
- All initiatives in the plan be updated to include missing Yass Valley actions identified above.

5. Where to from here

It will be recommended that;

- The draft final plan not be supported in its current form.
- TfNSW be provided with the concerns identified in this report.

- State and Federal government representatives be lobbied to not allow the draft final plan to be adopted until the concerns identified have been addressed.
- Council work with the CRJO to establish common concerns with the draft final plan to assist with lobbying for changes.

STRATEGIC DIRECTION

CSP Theme	Our Community
CSP Strategy Objective	CO3: Our Community is connected, safe and proud
Strategies	CO3.1 - Community connectivity and informal support networks support participation in a broad range of activities
Delivery Program Action	Council works with neighbouring councils on connectivity support

- ATTACHMENTS:**
- A. Attachment A - Council Report February 2023
 - B. Attachment B - South East Tablelands Strategic Regional Integrated Transport Plan - Final Draft December 2024

6.21 MURRUMBATEMAN BMX/PUMP TRACK FOCUS GROUP - NOMINATIONS

SUMMARY

To recommend nominations for positions on the Murrumbateman BMX/Pump Track focus group.

RECOMMENDATION

That:

1. *Three councillor representatives be nominated.*
2. *This item is classified CONFIDENTIAL in accordance with Section 10A(2)(a) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to personnel matters concerning individuals (other than councillors) and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*

FINANCIAL IMPLICATIONS

Funding for this project requires consideration as part of the development of council's operational plan.

POLICY & LEGISLATION

- Local Government Act 1993
- Yass Valley Council's Guidelines for Advisory Committees and Committees of Council (February 2024)

REPORT

1. Background

At its meeting on 28 November 2024 through a Notice of Motion, Council resolved to form the Murrumbateman BMX/Pump Track focus group. At its meeting on 19 December 2024 Council endorsed the Terms of Reference and resolved to call for nominations for the community positions.

Nominations for these positions have been received and a report on the nominations is included in the closed session of this meeting for consideration.

2. Terms of Reference

The membership for the focus group as detailed in the Terms of Reference makes provision for three Councillors and four community members comprising:

- 1 x youth representative (Murrumbateman resident between ages of 15-24)
- 1 x Murrumbateman Recreation Ground focus group representative
- 2 x Murrumbateman community members with experience in BMX/Pump track design and/or use

Councillors will need to be appointed as representatives on this Committee.

3. Nominations

No nominations were received for a youth representative. One nomination was received to represent the Murrumbateman Recreation Ground focus group and three nominations were received for community members with experience in BMX/Pump track design and/or use. A report on the nominations is included in the closed session of this meeting for consideration.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure
CSP Strategy Objective	IN3: Our existing community infrastructure is maintained, and we plan for and support the development of infrastructure that meets community need
Strategies	IN3.5 - Management of community infrastructure is supported by strong relationships between Council and community groups

Delivery Program Action Establishment and coordination of community infrastructure user groups to identify community uses and Council support requirements

ATTACHMENTS: Nil

6.22 TENDER EVALUATION REPORT - GRAVEL SUPPLY AND DELIVERY 2025-2028 - YVC.1A.40.2024

SUMMARY

This report provides advice on the submission of tenders received for Council’s 3 year Service Contract - Gravel Supply and Delivery 2025 - 2028 (YVC.IA.40.2024).

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

The Roads to Recovery (R2R) grant is utilised to fund annual gravel resheeting works.

POLICY & LEGISLATION

- Local Government Act 1991
- Procurement and Disposal Policy

REPORT

1. Background

Council is the road authority for approximately 1,200km of roads including approximately 600km of unsealed roads. The needs of the community and risks are managed in accordance with set asset management plans. Council includes resheeting sections of its unsealed road network annually.

To assist Council with this work, an appropriate supplier will be retained for a 3-year term to provide the supply and delivery of road base material for unsealed road resheeting works.

2. Tender

Tenders were called via Tenderlink on 7 January 2025 and closed on 31 January 2025 at 4pm.

Four tenders were received from the following organisations:

Organisation	Address
Bald Hill Quarry Pty Ltd	5423 Hume Highway Jugiong NSW 2726
Bunnings Group Limited	570 Swan Street Burnley VIC 3121
Denrith Pty Ltd	17090 Hume Highway Goulburn, NSW 2580
JSC Pty Ltd	5/35 Essington Street Mitchell ACT 2911

A report on the tender evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure
CSP Strategy Objective	IN1: We have transport links that connect towns within the region and increase access to significant centres
Strategies	IN1.4 - Maintain road networks
Delivery Program Action	Annual unsealed road maintenance program

ATTACHMENTS: Nil

6.23 TENDER EVALUATION REPORT - MURRUMBATEMAN ROAD SAFETY UPGRADES - YVC.IA.42.2024

SUMMARY

This report provides advice and recommendations on the submissions received for the Murrumbateman Road Safety Upgrades, YVC-IA-42-2024 tender.

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

The total budget for this project is \$826,536 as per the 2024/25 Operational Plan and is fully funded by the 2024/25 Australian Government Black Spot Program.

POLICY & LEGISLATION

- *Local Government Act 1993*

REPORT

1. Background

This Tender is for Contract – Murrumbateman Road Safety Works YVC.IA.42.2024.

Yass Valley Council manages an extensive road network of over 1,200km throughout the Local Government Area (LGA). Murrumbateman Road is a Regional Road that connects the Barton Highway to Sutton Road and is an integral part of the road network.

Murrumbateman Road has experienced an increasing crash rate in recent years and funding has been sourced through the Federal Government’s Blackspot Program to undertake safety improvements on a 3.3km section of the road between Broken Dam Creek and Dicks Creek Road (Chainages 6.71km and 10.01km) measured from the Barton Highway.

Works will include tree removal, shoulder widening, culvert extensions, installation of safety barriers, provision of audio tactile line marking, RRPM’s, and signage. This Tender Evaluation Report follows the guidelines established in the Tender Evaluation Plan.

2. Tender

Tenders were called January 16, 2025, and closed on 10:00am 12 February 2025 local time. Tenders were received from the following organisations:

Organisation	Address
CB Excavations Pty Ltd	Bella Vista Unit 27, 1 Wilkins Street Mawson, ACT, 2607
Denrith Pty Ltd	17090 Hume Highway, Goulburn NSW 2580
Earth Moving Creations	48 Turriff Street, Chisholm ACT 2905

Gundaroo Landscaping and Civil Pty Ltd	2262 Murrumbateman Rd Gundaroo NSW 2620
JSC Pty Ltd	5/35 Essington St Mitchell, ACT 2911
Lentro Earthworks	342 Wallaroo Road, Wallaroo NSW 2618
R Con Civil Pty Ltd	881 Nanima Road Springrange NSW 2618

A report on the tender evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure
CSP Strategy Objective	IN1: We have transport links that connect towns within the region and increase access to significant centres
Strategies	IN1.3 - Renew, upgrade and create new road assets to meet community needs
Delivery Program Action	Sealed road upgrade program (grant funding only)

ATTACHMENTS: Nil

6.24 TENDER EVALUATION REPORT - YASS WATER TREATMENT PLANT UPGRADE - PREPARATION OF REFERENCE DESIGN AND TENDER DOCUMENTS - YVC-IA-32-2024

SUMMARY

This report provides advice on the tender evaluation for the Yass Water Treatment Plant Upgrade – Preparation of Reference Design and Tender Documents (YVC-IA-32-2024) for Council determination.

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

A budget is allocated for this project in FY2025-26. The project is funded by grant funding from NSW Ad-hoc Election Commitment, Housing Infrastructure Fund (HIF) and the National Water Grid Fund (NWGF).

POLICY & LEGISLATION

- Local Government Act 1991
- Council Procurement Policy (CA-CP-04)

REPORT

1. Background

The Yass Water Treatment Upgrade Project will provide additional infrastructure to deliver good quality drinking water for the Yass Valley community. The upgrade will be delivered using a Design Development and Construct Framework. The Request for Tender (RFT) under this contract YVC-IA-32-2024 is to complete a Reference Design, relevant investigations, tender documents, and required approvals including provisional S60 approval. The Reference Design is to be prepared to assist construction contractors in understanding the project objectives and performance requirements. Design and Construct Contract documents will be advertised after the completion of work in this RFT.

2. Tender

This tender is for the engagement of a consultant for the Preparation of Reference Design and Tender Documents for the Yass WTP Upgrade. Consulting firms/companies experienced in the upgrade works were invited to tender for the proposed work.

Tenders were called on 16 October 2024 through Council’s Tenderlink portal. A mandatory pre-tender meeting was held on 1 November 2024. Tenders closed on 19 December 2024. Four tenders were received from the following organisations listed below:

Organisation	ABN	Address
Beca HunterH2O	16 602 201 552	PO Box 5007, HRMC, Newcastle NSW 2310
City Water Technology	05 244 8094 (ACN)	924 Pacific Highway, Gordon NSW 2072
GHD Pty Ltd	39 008 488 373	Level 15, 133 Castlereagh, Sydney NSW 2000
NSW Public Works	19 948 325 463	6 Coleman Street, Turvey Park, Turvey Park NSW 2650

A report on the tender evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure
CSP Strategy Objective	IN4: Water, waste and sewerage services meet the needs of our community

Strategies	IN4.1 - Ensure high quality water supply options for the towns in region
Delivery Program Action	Upgrade of Yass Water Treatment Plant

ATTACHMENTS: Nil

6.25 TENDER EVALUATION REPORT - MINOR WORKS AND TRADE SERVICES PANEL CONTRACT - SPT352425CRJO

SUMMARY

Council engaged Regional Procurement to establish a panel of contracts for Minor Works and Trade Services for a period of 3 years commencing 1 April 2025, with an option to extend the contract for two additional periods of 12 months each. Council tailored the tender proposal and documentation to ensure local suppliers were easily able to complete and respond to the tender documents.

The Panel Tender requested each submitter to outline a fixed hourly rate for each category that was submitted. The contract terms and associated rates will be fixed for the term of the contract being 3 years with two 1-year options.

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

All expenditure will be from existing operational and capital works budgets.

POLICY & LEGISLATION

The Minor Works and Trade Services Panel Request For Tender (RFT) was issued in accordance with:

- Section 55 of the Local Government Act 1993.
- Part 7 (Tendering) of the Local Government (General) Regulation 2021
- Council Procurement Policy (CA-CP-04)

REPORT

1. Background

REPORT

The purpose of the RFT was to establish a panel of pre-qualified, approved minor works and trade services contractors under the following categories:

Minor Works

- Industrial Electrician
- Concreters
- Fire Equipment Services and Maintenance
- Auto Electrical Services
- Sullage Services
- Laboratory Testing – Geotechnical & Water/Wastewater
- Automatic Door – Service and Repair
- Roadside Spraying & Slashing
- Electronic Security Services
- Water/Wastewater Mechanical & Hydraulic Engineering Services
- Generator – Service, Inspection & Maintenance
- Asbestos Assessor/Consultancy Services
- Cranes – Service, Inspection & Maintenance
- Water/Wastewater Telemetry Systems
- Service Locators
- Vehicle & Plant Mechanics

- Tiling Services
- Height Safety Systems
- Mechanical Services (HVAC)
- Security Services
- Waste Contractors
- Planning Consultants – Development Assessment, Building Certification and Strategic Planning
- Architectural Services
- Structural Engineers
- Aquatic Centre Services
- Solar System Installation and Maintenance

Trade Services

- Electrician
- Plumbing/Drainage/Gas Fitter
- Data Cabling
- Locksmiths
- Carpentry/Joinery
- Fencing
- Painting
- Steel Fabricators
- Sheet Metal Roofing
- Glazing
- Flooring (Vinyl, Carpet, etc.)
- Asbestos Removal
- Sign Writing
- Pest Control
- Roof & Gutter Cleaner
- Builder
- Vegetation Contractor

2. Tender

This tender was published on Tenderlink on 11 November 2024 and closed at 2.00pm on 19 December 2024.

One hundred & forty-five (145) tender documents were downloaded from the Tenderlink Portal. Fifty-Nine (59) tenders in total were received and all tenders were assessed against the evaluation criteria by the Tender Evaluation Panel.

A report on the tender evaluation is included in the Closed Session of this meeting for consideration.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure
CSP Strategy Objective	IN3: Our existing community infrastructure is maintained, and we plan for and support the development of infrastructure that meets community need
Strategies	IN3.4 - Our current community infrastructure is maintained to an acceptable level and used to the maximum practical extent
Delivery Program Action	Annual facilities operation and planned and reactive maintenance

ATTACHMENTS: Nil

8.1 BIN AUDIT - IMPLEMENTATION OF A FOOD AND ORGANICS PROGRAM

Question

Councillor Adrian Cameron submitted the following Question with Notice:

At its meeting In February 2024, YVC decided that it should be working with CRJO to do a bin audit as forerunner to implementation of a Food and Organics program as required by the NSW Government by 2030 so could YVC report on progress with this over the last twelve months?

Response

CRJO undertook a procurement process through LGP Professional Consulting Services contract LGP1208-04, to undertake bin audits in the CRJO region. Through that process, CRJO identified MRA Consulting Group (MRA) as the best value for money option.

Yass Valley Council has entered into an agreement with MRA to undertake a detailed audit of kerbside residual waste and co-mingled recycling. The audit methodology shall generally conform to the Guidelines for Conducting Household Kerbside Residual Waste, Recycling and Garden Organics Audits in NSW Local Government Areas (DECC, 2008) and Addendum 2010.

Councils engagement with MRA will include:

- a) In consultation with Council, determine a statistically valid sampling regime.
- b) Prior to undertaking the work, prepare and submit to Council all required safe work method statements and risk assessments.
- c) Conduct a kerbside waste audit of bins from across the Council area in accordance with the NSW Guidelines.
- d) Prepare a report detailing the methodology and findings of the waste audit.
- e) Determine the volume of eligible containers covered by the NSW CDS within all waste streams.

MRA propose to undertake the bin audit in March/April this year. Once completed, a report on their findings will be brought to Council for information.

ATTACHMENTS: Nil

8.2 IMPACT ON LANDOWNERS FOR THE PROPOSED SERVICE CENTRE AT MURRUMBATEMAN

Question

Councillor Adrian Cameron submitted the following Question with Notice:

It is clear that the proposed service centre at the corner Long Gully Rd/Barton Highway will have not only have a major impact on the adjacent landowners but also on the broader Murrumbateman community. What steps has Yass Valley Council undertaken to ensure an effective and broad consultation with the Murrumbateman community, and are there any outstanding requests for information regarding this DA that remain unanswered?

Response

The development application for the highway service centre was notified on two occasions.

During the first round, letters were sent to 15 landowners (adjoining and in close proximity to the site) and the second notification was sent to 13 landowners and the submitters from the first round of notification.

Council's Community Engagement Strategy states:

"For the purpose of Development Applications, the following stakeholders will be notified directly by mail or email:

- Landowners adjoining the site (which is the subject of the application) which share a common side or rear property boundary, and
- Landowners directly opposite the site (which is the subject of the application).

The stakeholder notification may be extended having regard to the particular application and its locality."

As seen in the Attachment A accompanying the Council report, the first round of notification was extended from the adjoining and opposite landowners to include other landowners in the vicinity of the site. It is considered that notification of the development application was notified in accordance with Council's Community Engagement Strategy.

A planning forum was held in November 2024. All members of the community that provided a submission were informed of the planning forum and were invited to speak directly to Councillors in relation to their concerns about the development application. All submitters have also been informed of the upcoming Council meeting.

The proposal for a potential highway service centre on the site pre-dates the development application noting that there was also the planning proposal to include it as an 'additional permitted use' for this site in the Local Environmental Plan. This was subject to a separate community consultation process at the time and is detailed in the background included in the Council report. With the timeline from the planning proposal through to now, it is considered that there has been a level of awareness within the community of the proposal for a highway service centre at the site.

DAs are publicly exhibited on Council's website during the public exhibition period and any interested person is able to make a submission.

There are no outstanding requests for additional information and the complete assessment is presented to Council for consideration.

ATTACHMENTS: Nil

8.3 IMPACTS OF RUNOFFS OR SPILLAGES ENTERING MURRUMBATEMAN CREEK AND YASS RIVER

Question

Councillor Adrian Cameron submitted the following Question with Notice:

Have investigations been done to consider any possible impacts of any possible runoffs or spillages from this service centre entering the Murrumbateman Creek and the Yass River from which our water supply is drawn?

Response

The potential for impacts on any possible runoffs or spillages from the service centre have been considered in the assessment, including by Council's Environmental Health Officers.

Draft conditions of consent presented for Council's consideration also include for the management of chemicals, fuels and oils, i.e.:

- Suitable oil and fuel spill kit(s) shall be provided on site at all times.
- The design, construction and management of the forecourt of the proposed highway service centre shall comply with the NSW Environmental Protection Authority (EPA) Practice Note: Managing run-off from service station forecourts.
- Equipment integrity testing
- Groundwater monitoring wells

A Land Capability Assessment and Effluent System Design Report has been provided for the design of the onsite effluent disposal system and is considered suitable, as detailed in the Council report.

ATTACHMENTS: Nil

9.1 MINUTES OF THE CANBERRA REGION JOINT ORGANISATION HELD ON 6 DECEMBER 2024

REPORT

The minutes of the Canberra Region Joint Organisation meeting held on 6 December 2024 are included in **Attachment A**.

From these minutes there are no items which covers a matter that:

- Requires expenditure not provided for in the current Operational Plan
- Involves a variation to a Council policy
- Is contrary to a previous decision or position of Council
- Relates to a matter which requires Council to form a view or adopt a position
- Deals with a matter of specific interest

Accordingly, the minutes are presented for information.

RECOMMENDATION

That the minutes of the Canberra Region Joint Organisation meeting held on 6 December 2024 be noted.

ATTACHMENTS: A. Minutes CRJO Board Meeting 6 December 2024

9.2 MINUTES OF THE LOCAL TRAFFIC COMMITTEE HELD ON 4 FEBRUARY 2025

REPORT

The minutes of the Local Traffic Committee meeting held on 4th February 2025 are included in **Attachment A**.

From these minutes there are no items which covers a matter that:

- Requires expenditure not provided for in the current Operational Plan
- Involves a variation to a Council policy
- Is contrary to a previous decision or position of Council
- Relates to a matter which requires Council to form a view or adopt a position
- Deals with a matter of specific interest

Accordingly the minutes are presented for information.

RECOMMENDATION

That the minutes of the Local Traffic Committee meeting held on 4th February 2025 be noted and adopt the following recommendations:

1. Road Closures Anzac Day 2025 – Yass

That:

- the Yass 2025 Anzac Day Road closures and associated traffic management be supported;
- Council arrange all traffic management, public notification of the road closures and advise the NSW Ambulance Service and NSW Fire and Rescue.

2. Road Closures Anzac Day 2025 – Binalong

That:

- the Binalong 2025 Anzac Day Road closures and associated traffic management be supported;
- Council arrange all traffic management, public notification of the road closures and advise the NSW Ambulance Service and NSW Fire and Rescue.

3. Road Closures Anzac Day 2025 – Sutton

That:

- the Sutton 2025 Anzac Day Road closures and associated traffic management be supported;
- Council arrange all traffic management, public notification of the road closures and advise the NSW Ambulance Service and NSW Fire and Rescue.

4. Road Closures Anzac Day 2025 – Gundaroo

That:

- the Gundaroo 2025 Anzac Day Road closures and associated traffic management be supported;
- Council arrange all traffic management, public notification of the road closures and advise the NSW Ambulance Service and NSW Fire and Rescue.

5. Safety Concerns Mont Street Area Yass

That:

- The signs controlling traffic leaving Worth Street and Olden Crescent at the intersection with Mont Street be changed from Give-way to Stop signs;
- The police be requested to increase their patrols in the area.

ATTACHMENTS: A. Minutes Local Traffic Committee Meeting held 4th February 2025

9.3 YASS POOL REDEVELOPMENT PROJECT COMMITTEE - MINUTES - 3 FEBRUARY 2025

REPORT

The minutes of the Yass Pool Redevelopment Project Committee meeting held on 3 February 2025 are included in **Attachment A**.

From these minutes there are no items which covers a matter that:

- Requires expenditure not provided for in the current Operational Plan
- Involves a variation to a Council policy
- Is contrary to a previous decision or position of Council
- Relates to a matter which requires Council to form a view or adopt a position
- Deals with a matter of specific interest

Accordingly, the minutes are presented for information.

FINANCIAL IMPLICATIONS

1. The \$50,000 budget allocated to this project is proposed to be reduced to \$20,000 in the 2024/25 2nd quarter budget review.
2. The project will require the allocation of budget for the 2025/26 financial year.

RECOMMENDATION

That the minutes of the Yass Pool Redevelopment Project Committee meeting held on 3 February 2025 be noted and adopt the following recommendations:

1. *Council to obtain quotes to engage a pool consultant to assess and report on the works required to renovate the Yass 50m pool and its associated infrastructure. Inspection and reports to be financed by a portion of the \$50,000 allocated to the Yass Pool Redevelopment Project Committee.*
2. *Committee to determine a short-term plan to address issues identified from the investigation report with the addition of disabled access to be addressed and also what portion of the budgeted funds are to be allocated to these remediations.*
3. *Investigate the process and cost to amend the existing design options to include a 6-lane heated swimming pool.*

ATTACHMENTS: A. Minutes of the Yass Pool Redevelopment Project Committee - 3 February 2025

10 Confidential Matters

RECOMMENDATION

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

10.1 Murrumbateman BMX/Pump Track Focus Group - Nominations

Item 10.1 is confidential in accordance with section s10(A)(2)(a) of the Local Government Act because it contains personnel matters concerning particular individuals (other than councillors) and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

10.2 Tender Evaluation Report - Gravel Supply and Delivery 2025-2028

Item 10.2 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

10.3 Tender Evaluation Report - Murrumbateman Road Safety Upgrades - YVC.IA.42.2024

Item 10.3 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

10.4 Tender Evaluation Report - Yass Water Treatment Plant Upgrade - Preparation of Reference Design and Tender Documents - YVC-IA-32-2024

Item 10.4 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

10.5 Tender Evaluation Report - Minor Works and Trade Services Panel Contract - SPT352425CRJO

Item 10.5 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.