



Ordinary Meeting of Council

Thursday 24 July 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.*

Join me in the prayer or take this moment to reflect:

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

August 2025

Thursday 28th

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. Also a reminder to the gallery that the use of a recording device is a breach of the Code of Meeting Practice and anyone contravening or attempting to contravene will be expelled from the meeting.

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.

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

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Close of Meeting Time

Gayleen Burley
CHIEF EXECUTIVE OFFICER



DRAFT Minutes of the Ordinary Meeting of Council

Monday 23 June 2025

4:00 PM

**Yass High School
Grampian Street, YASS**

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DRAFT

Open Forum

Presentations to Council – Items on the Meeting Agenda

Item No	Title	Name
5.1	Mayoral Minute - To note urgent advocacy about potential harmful impact of further renewable energy turbine projects in Yass Valley and support further representation	Keith Rosario
5.1	Mayoral Minute - To note urgent advocacy about potential harmful impact of further renewable energy turbine projects in Yass Valley and support further representation	Derek Bush
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5.1	Mayoral Minute - To note urgent advocacy about potential harmful impact of further renewable energy turbine projects in Yass Valley and support further representation	Emma Webb
6.3	Review of Determination - Serviced Apartments, DA230239, Keir's Road, Murrumbateman	Lachlan Haskins
6.3	Review of Determination - Serviced Apartments, DA230239, Keir's Road, Murrumbateman	Elizabeth Burnett
6.4	Development Application DA230382 - 51 Lot Residential Subdivision - 172B Rossi Street, Yass	Simon Cassidy
6.4	Development Application DA230382 - 51 Lot Residential Subdivision - 172B Rossi Street, Yass	Darren Richards
6.5	Local Roads and Community Infrastructure Funding (LRCI Phase 4)	Annaliese Caston
9.1	Minutes Murrumbateman BMX/pump track focus group	Annaliese Caston

At 4.44pm Mayor Jones absented herself from the Chambers and Councillor Butler briefly took over chairing of the Forum while a speaker was heard on relation to Item 6.5.

At 4.46pm Mayor Jones returned to the Chambers and resumed the chair.

Council Meeting - The Mayor declared the meeting open at 4.54pm.

Present

Councillors Jasmin Jones (Mayor), Cecil Burgess, Kristin Butler (Deputy Mayor), Alvaro Charry, David Carter, Fleur Flanery and Allan McGrath.

Also present were the Gayleen Burley (Chief Executive Officer), Julie Costa (Director of Planning & Environment), Nathan Cooke (Director of Infrastructure & Assets), Jason McGuire (Acting Director of Corporate & Community and Chief Financial Officer), Tanya Whitmarsh (Governance & Risk Officer) and Katie Yeo (Executive Support Officer).

Acknowledgement of Country

Yass Valley Council acknowledges the Traditional Custodians of the land, the Ngunnawal people. We acknowledge and respect their continued connection to land, waters, skies and community.

We pay our respects to Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples in the Yass Valley LGA.

Prayer

1. Councillor Request for Attendance via Audio-Visual

The request for remote attendance by the following councillors be approved for the Council meeting of via audio-visual link, and accept their reasons as listed:

- Nil

2. Apologies

Apology

RESOLVED that apologies be received from Councillor Rothwell and Councillor Cameron leave of absence be granted.

(McGrath/Burgess) 200

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

AGAINST: Nil

3. Declaration of Interest/Disclosures

Councillor Jones, Declared a Non- Pecuniary – Less than Significant Interest and will leave the meeting in Item 6.5 Local Roads and Community Infrastructure Funding (LRCI Phase 4).

Reason: An option in the business paper includes land owned by the Anglican Parish. A family member is on the Parish Board.

4. Confirmation of Minutes

RESOLVED that the minutes of the Ordinary Council Meeting held on 22 May 2025 covered by resolution numbers 181-199 inclusive, copies of which had been circulated to all Councillors, be taken as read and confirmed.

(Burgess/Charry) 201

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

AGAINST: Nil

5. Mayoral Minute

5.1 MAYORAL MINUTE - TO NOTE URGENT ADVOCACY ABOUT POTENTIAL HARMFUL IMPACT OF FURTHER RENEWABLE ENERGY TURBINE PROJECTS IN YASS VALLEY AND SUPPORT FURTHER REPRESENTATION.

SUMMARY

To advocate for the protection of Yass Valley from over saturation of turbine renewable energy projects as per Council's Renewable Energy Development policy and note Council's urgent request made to State and Federal representatives, seeking protection of the low electromagnetic interference and dark skies operating environment required by local operators in the space industry sector.

RESOLVED that :

- 1. Council acknowledges the cooperation of Wind prospect in taking part in introductory meetings with Mayor Jasmin Jones, and Council executive.**
- 2. Furthermore, Council executive, along with Mayor Jones and Councillor Burgess, attended a community meeting in Bowning on 21 May 2025. This meeting brought together concerned residents and Community Association members from Bowning, Bookham, Binalong, Wee Jasper, and Gundaroo. The Hon. Wendy Tuckerman MP (NSW Government) and the Hon. Michael McCormack MP (Federal Government) were also present.**
- 3. Council acknowledges community concerns about Yass Valley hosting further renewable energy projects, raised during Council's recent IP&R Roadshow community meetings with residents from Wee Jasper, Bookham, Binalong, and Bowning.**
- 4. Council notes the Mayor has sought an urgent review from the NSW Department of Planning before Wind Prospect's 'Bendenine' SEARS are issued, stating Council's established policy position, reflecting community concerns, and highlighting the need for protection of the sensitive low EMI and dark-skies operating environment of the local space industry sector established in Yass Valley since 2016.**
- 5. Council supports further advocacy to ensure representation and consideration of our residents, farmers and established local business operator concerns about Yass Valley hosting further turbine renewable energy projects.**
- 6. Council reaffirms its general support for responsible renewable energy development in the Yass Valley, consistent with both the NSW Government's energy transition objectives and Council's own adopted Renewable Energy Development Projects Policy, and advocates for stronger community consultation and improved planning coordination, particularly for projects proposed outside of designated Renewable Energy Zones (REZs). Council encourages mechanisms to address the cumulative and localised impacts of these developments while supporting the broader shift to a low-emissions future**

(Jones/Charry) 201

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

AGAINST: Councillor D Carter

5.2 MAYORAL MINUTE - REQUEST FOR DROUGHT NATURAL DISASTER DECLARATION

SUMMARY

The purpose of this minute is to urgently request your support in advocating for a natural disaster declaration and relevant funding support for the current drought impacting our farmers and the broader Yass Valley community. The NSW Department of Primary Industries has forecast the "green" drought will continue through to at least Aug 31st. Despite recent rain, there is no paddock food for stock, and immediate action is needed to support our agricultural sector.

RESOLVED that Council:

- 1. Advocate for the immediate declaration of drought as a natural disaster, with 100% of Yass Valley mapped by DPI as drought affected.**
- 2. Call for relief funding and vital transport subsidies for our farmers, to the NSW Minister for Agriculture, the Hon Tara Moriarty, the NSW Minister for Recovery, the Hon. Janelle Saffin, the Federal Minister for Agriculture, the Hon Julie Collins MP and relevant shadow portfolio members of parliament.**
- 3. Collaborate with key agricultural and community organisations, including the National Farmers Federation, NSW Farmers, and the Country Women's Association and note our continued collaborative efforts as part of the Canberra Region Joint Organisation of Councils' united push for the declaration of drought as a natural disaster.**

(Jones/Burgess) 202

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

AGAINST: Nil

5.3 MAYORAL MINUTE - LETTER OF CONGRATULATIONS TO THE HON MICHAEL MCCORMACK

SUMMARY

Letter of Congratulations for newly elected federal member for Riverina.

RESOLVED that Council endorses the attached letter to Hon. Michael McCormack be sent following this Council meeting.

(Jones/Burgess) 203

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

AGAINST: Nil

5.4 MAYORAL MINUTE - LETTER OF THANKS, CONGRATULATIONS AND ADVOCACY REQUESTS FOR MINISTER MCBAIN

SUMMARY

Letter of Thanks, Congratulations and advocacy requests to the Minister McBain.

RESOLVED that Council endorses the attached letter to Minister McBain and to be sent following this Council meeting.

(Jones/Butler) 204

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

AGAINST: Nil

6. Reports to Council

6.1 DEVELOPMENT APPLICATION UPDATE - APRIL AND MAY 2025

SUMMARY

To present details of applications that have been lodged, determined and are under assessment for April and May 2025 and to detail how Council is performing against the expectations set by the NSW Department of Planning, Housing and Infrastructure.

RESOLVED that the report on applications for April and May 2025 be noted.

(McGrath/Flanery) 205

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

AGAINST: Nil

6.2 MODIFICATION DEVELOPMENT CONSENT DA944056C - MANTON PARK SUBDIVISION (STAGES 4 & 5) - 447 YASS VALLEY WAY, MANTON

SUMMARY

To present the assessment of a request to modify development consent DA944056C for the 97 lot 'Manton Park' subdivision at 447 Yass Valley Way, Manton. Stages 1 to 3 of the subdivision have already been completed, with the modification relating to Stages 4 & 5. The modification application seeks the reconfigure the subdivision layout and increase the overall number of lots from 97 to 108. The modification application attracted four submissions. Approval is recommended.

RESOLVED that the Development Consent No DA944056C be modified for "Manton Park" (Stages 4 & 5), 447 Yass Valley Way, Manton.

(Butler/Carter) 206

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

AGAINST: Nil

6.3 REVIEW OF DETERMINATION - SERVICED APARTMENTS, DA230239, KEIRS ROAD, MURRUMBATEMAN

SUMMARY

To present a review of the determination of development application DA230239 for two serviced apartments at Lot 2 DP797830, Keirs Road, Murrumbateman. The application for review attracted seven unique submissions and relevant conditions can be addressed by conditions. Approval is recommended.

- 1. RESOLVED that Development Application DA230239 for two serviced apartments at Lot 2 DP 797830, Keirs Road, Murrumbateman.**
- 2. The refusal is on the following grounds:**
 - a) The proposed development is not consistent with the objectives of the RU1 Primary Production zone under the Yass Valley Local Environmental Plan (LEP) 2013. These objectives include protecting agricultural land, minimising land use conflict, and maintaining the rural character of the area. New commercial uses, such as serviced apartments, can undermine these aims and are therefore inappropriate in zones intended primarily for sustainable primary production.**
 - b) This development is likely to negatively impact regionally significant tourism and agricultural businesses, including viticulture operations that may be adversely impacted by incompatible neighbouring uses.**
 - c) In accordance with section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not in the public interest. It has attracted substantial community opposition and does not demonstrate a clear long-term benefit to the Murrumbateman community.**

(Charry/Carter)207

FOR: Councillors C Burgess, D Carter, A Charry, F Flanery and A McGrath

AGAINST: Councillors K Butler and J Jones

6.4 DEVELOPMENT APPLICATION DA230382 - 51 LOT RESIDENTIAL SUBDIVISION - 172B ROSSI STREET, YASS

SUMMARY

To present the assessment of development application DA230382 for the 51 lot residential subdivision of 172B Rossi Street, Yass. The application attracted 17 submissions in total. A voluntary planning agreement (VPA) is proposed in relation to dedication of an open space reserve to Council. The terms of the VPA are not considered acceptable at this time, however, would be acceptable subject to the applicant amending their proposed terms to include a maintenance period of five years instead of the proposed four years. Subject to this, partial approval is recommended, with the exception being the estate signage which is recommended to be refused.

RESOLVED that:

- 1. The applicant is requested to amend their proposed terms of the voluntary planning agreement to include a maintenance period of five years instead of the proposed four year period.**
- 2. Subject to (1) above, partial conditional development consent be issued for development application DA230382 for the 51 lot subdivision of 172B Rossi Street, including conditions for the proposed voluntary planning agreement for dedication of open space to council,**

with the exception of the proposed estate entry signage which is refused for the following reasons:

- *The subdivision layout provides connection through the existing Hatton Park local road network only (Hatton Drive and Burgess Place). The proposed subdivision should therefore integrate with the existing Hatton Park, and the proposed “Hatton Heights” signage creates confusion and division in the identity of the place and the community, and contrary to the desired character of the area. Whilst the developer may wish to market the subdivision as “Hatton Heights” for their own purposes, this overall area should remain generally known as “Hatton Park”.*
3. *Where the applicant wishes to propose a four year maintenance period, the terms of the voluntary planning agreement are not accepted at this time, and a further assessment report be presented to Council for consideration and determination.*

(McGrath/Butler)208

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

AGAINST: Nil

At 6.06pm Mayor Jones left the Chambers and Councillor Butler took the chair.

Motion

RESOLVED that Council move into Committee of the Whole to discuss Item 6.5 at 6.08pm.

(Charry/Carter) 209

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

AGAINST: Nil

Motion

RESOLVED that Council exit Committee of the Whole and resume standing orders at 6.50pm.

(Charry/Carter) 210

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

AGAINST: Nil

At 6.32pm Councillor Carter left the Chambers.

At 6.34pm Councillor Carter returned to the Chambers.

6.5 LOCAL ROADS AND COMMUNITY INFRASTRUCTURE FUNDING (LRCI PHASE 4)

SUMMARY

To present a report to redirect \$116,000 of funding under Phase 4 of the Local Roads and Community Infrastructure (LRCI) program.

RESOLVED that council:

- ***That Council defer its consideration of Item 6.5 Local Roads and Community Infrastructure Funding (LRCI Phase 4) until the July 2025 meeting to allow for Council to***

meet with the LIOC provider to clarify whether this funding can be applied to the amenities building in the Murrumbateman Playground project.

- *If funding providers clarify that this funding can be applied to the Murrumbateman Playground project, then council endorses the application of the LRCI funding to complete the Murrumbateman Playground project.*
- *Council to investigate further Infrastructure funding for important community projects across Yass Valley including the Bookham Playground, community footpaths, Binalong Recreation Grounds accessibility ramp and carpark at the amenities.*
- *Council to seek to empower community groups to actively seek grants.*

(Charry/Carter)211

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

AGAINST: Nil

At 6.50pm Mayor Jones returned to the Chambers.

6.6 PLANNING PROPOSAL - LOT 2 DP1144979 WALLAROO ROAD, WALLAROO

SUMMARY

To present a report on a draft Planning Proposal seeking an amendment to the land use zoning under the Yass Valley Local Environmental Plan 2013 for Lot 2 DP1144979, Wallaroo Road, Wallaroo.

RESOLVED that :

1. *The Planning Proposal for Lot 2 DP1144979 Wallaroo Road, Wallaroo be endorsed.*
2. *The draft Planning Proposal be forwarded to the Minister for Planning to request a Gateway determination pursuant to s3.34 of the Environmental Planning and Assessment Act, 1979*

(Carter/Charry)212

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

AGAINST: Nil

6.7 COUNCIL SPORTING FACILITIES - USER CHARGES REVIEW

SUMMARY

Council has undertaken engagement with individual sporting groups to understand the impacts of the proposed fee increases and its service levels prior to setting the 2025/26 budget. It is recommended that, as an interim, a 2.5% CPI increase is applied to the 2024/25 fees for annualised sports fees, pool lane hire (not for profit) and sportsground book fee (casual users), with a report being presented to Council before the end of the calendar year, allowing further consultation with sporting groups to determine the preferred calculation rate.

RESOLVED that Council:

1. *Apply a 2.5% CPI increase to the existing 2024/25 fees in setting the 25/26 fees to the following:*

- a. Annualised Sports Fees*
- b. Pool Lane Hire – Not for Profit*
- c. Sportsground Booking Fee – Casual Users*

- 2. A further report to be presented to Council prior to the end of the calendar year, after additional consultation with sporting groups is undertaken, to determine the preferred sporting facility user charges calculation rate.**

(McGrath/Flanery)213

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

6.8 YASS LANDCARE NURSERY - WAIVER OF WATER BILLS

SUMMARY

Yass Landcare operates a community nursery within a portion of Council land (LOT2 DP10122968) at 1428 Yass Valley Way, Yass. This report provides advice on their application to access Council water supply and waive water bills when their rainwater tanks require replenishing during hot and dry years.

RESOLVED that :

- 1. Access to Council reticulated water supply is provided, subject to a metered connection being installed.**
- 2. A water rebate is applied like that applicable to nursing homes, Council's pools, parks and similar facilities (in the FY2025-26 Draft Fees and Charges the rebate is 35%, subject to Council approval).**
- 3. The water meter installation and water bill (after applying the rebate) is paid through the Yass River Catchment Improvement fund budget.**

(Flanery/Butler) 214

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

6.9 TRANSPORT INFRASTRUCTURE ASSETS - CAPITAL WORKS PROGRAM 2025- 2035

SUMMARY

To provide Council with a 10- year capital works program for Transport Infrastructure Assets.

RESOLVED that the proposed 10-year capital works program (2025-2035) for Transport Infrastructure Assets be noted.

(McGrath/Flanery) 215

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

6.10 YASS WATER TREATMENT PLANT UPGRADE PROJECT - IMPLEMENTATION

SUMMARY

The Yass Water Treatment Plant Upgrade Project is an important and challenging project for Council. Bi-monthly update reports are a requirement of Council.

RESOLVED that the updated report and work completed on the Yass Water Treatment Plant Upgrade Project be noted.

(Butler/Burgess) 216

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

AGAINST: Nil

6.11 TENDER EVALUATION REPORT - WATER MAIN UPGRADE (200MM DIAMETER) ALONG YASS VALLEY WAY (YVC-IA-33-2024)

SUMMARY

This report provides advice on the tender evaluation for the construction of a 200mm diameter water main along Yass Valley Way.

RESOLVED that this item is classified CONFIDENTIAL in accordance with Section 10A(2)(c, di and dii) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business, commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council. Discussion of the matter in an open meeting would be, on balance, contrary to the public interest

(Burgess/McGrath) 217

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

AGAINST: Nil

6.12 COUNCIL'S FINANCIAL FUTURE - FINANCIAL SUSTAINABILITY ROADMAP

SUMMARY

A major focus outlined in the Council's Delivery Program is to progress work required to improve Council's Financial Sustainability. The development and implementation of a Financial Sustainability Roadmap is essential for Council to successfully achieve its goal of Financial Sustainability.

RESOLVED that:

- 1. Council receive and note this report and the Financial Sustainability Roadmap, which is Yass Valley Council's strategy to make significant improvements towards achieving financial sustainability.***
- 2. Council endorses to place the Draft Financial Sustainability Roadmap on public exhibition for 28 days.***
- 3. A further report will be provided to Council for final adoption.***

(Charry/Burgess) 218

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

AGAINST: Nil

6.13 REQUEST TO WAIVE/REFUND BOOKING FEE

SUMMARY

Council received a request to reimburse the booking fee paid by a community member to use Sutton Hall for a community fundraising Biggest Morning Tea event.

RESOLVED that Council:

- 1. Council approves the application to reimburse the hall hire fee of \$148.00.**
- 2. A Yass Valley Council Policy be developed, which provides a consistent approach for determining the rate and/or concessions at which specific categories of Hirers are charged and be presented back to Council at a future meeting for consideration and endorsement.**
(Butler/McGrath) 219

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

AGAINST: Nil

6.14 APPLICATION TO THE MINISTER FOR LOCAL GOVERNMENT TO LOAN FUNDS FROM EXTERNAL RESTRICTED RESERVE

SUMMARY

To apply to the Minister for Local Government to seek approval to loan funds from one of Council's externally restricted funds to the general fund, should this be required, to meet operational requirements, and to not breach provisions of the *Local Government Act 1993* (the Act).

RESOLVED that Council:

- 1. Note the current balance of external and internal restrictions.**
- 2. Note the potential risk to its cash position and reserves if the advance payment of the Financial Assistance Grants is not received at the end of June.**
- 3. Approve for the Chief Executive Officer write to the Minister for Local Government seeking approval for an 'internal loan' from the Sewer Fund to the General Fund should this be required.**

(Carter/Flanery) 220

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

AGAINST: Nil

6.15 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 May 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.

RESOLVED that the Investment & Borrowings Reports, covering the period 1 to 31 May 2025 be noted.

(Carter/Charry) 221

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

AGAINST: Nil

6.16 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 May 2025. The report also includes a variance analysis against the full-year budget and budget year to date (YTD).

Note that the Investment and Borrowing Report is a separate report.

RESOLVED that the Monthly Financial Report May 2025 be noted.

(Butler/Carter) 222

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

AGAINST: Nil

Motion

RESOLVED that meeting time be extended by 30 minutes.

(Butler/McGrath) 223

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

AGAINST: Nil

6.17 ORGANISATION STRUCTURE REVIEW

SUMMARY

As per Section 333 of the NSW *Local Government Act 1993 (the Act)*, Council may re-determine its organisation structure at any time, but must review, and may re-determine its organisation structure within 12 months after any ordinary election of the Council. Noting that the most recent local government elections were held on 14 September 2024. This report presents the organisations structure to Council in adherence of Section 333 of the Act.

RESOLVED that Council adopt the organisation structure as detailed in this report, for implementation from 1 July 2025, which includes the divisions of:

- i. **Executive Services**
- ii. **Corporate & Community**
- iii. **Infrastructure & Assets**
- iv. **Planning & Environment**

(Butler/McGrath) 224

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

AGAINST: Nil

6.18 2025/2026 INTEGRATED PLANNING & REPORTING DOCUMENTS

SUMMARY

The 2025/26 Integrated Planning & Reporting (IP&R) documents were placed on public exhibition on 9 May 2025 until 15 June 2025. Following consideration of community submissions, the documents were reviewed and updated.

The documents are now submitted to Council for adoption in accordance the IP&R Guidelines.

RESOLVED that Council resolve to:

1. **Adopt the**
 - a) **Community Engagement Strategy,**
 - b) **2025/26 – 29/30 Delivery Program,**
 - c) **2025/2026 Operational Plan,**
 - d) **2025/2026 Budget,**
 - e) **Asset Management Strategy 2025-2035**
 - f) **2025-2029 Workforce Management Strategy;**
 - g) **2025- 2035 Long Term Financial Plan.**
 - h) **2025/2026 Revenue Statement, including Council fees and charges.**
2. **Make the annual Ordinary Rates for 2025/26 as detailed in the following table, in accordance with the 2025/2026 Revenue Statement.**

CATEGORY	SUB - CATEGORY	AD VALOREM	MINIMUM CHARGE	BASE CHARGE	INCOME
Farmland		0.00124513		\$811.00	\$5,095,829
Residential	Non Urban	0.00131664		\$528.70	\$4,762,596
Residential	Yass	0.00274624	\$797.00		\$2,414,029
Residential	Binalong	0.00183415	\$797.00		\$166,972
Residential	Bowning	0.00183977	\$797.00		\$92,255

Minutes of the Ordinary Meeting of Council held on 23 June 2025

<i>Residential</i>	<i>Wee Jasper</i>	<i>0.00183415</i>	<i>\$797.00</i>		<i>\$29,489</i>
<i>Residential</i>	<i>Bookham</i>	<i>0.00183415</i>	<i>\$797.00</i>		<i>\$12,752</i>
<i>Residential</i>	<i>Murrumbateman</i>	<i>0.00190729</i>	<i>\$797.00</i>		<i>\$232,355</i>
<i>Residential</i>	<i>Gundaroo</i>	<i>0.00158281</i>	<i>\$797.00</i>		<i>\$205,614</i>
<i>Residential</i>	<i>Sutton</i>	<i>0.00195598</i>	<i>\$797.00</i>		<i>\$82,407</i>
<i>Business</i>	<i>Sutton & Gundaroo</i>	<i>0.00131599</i>		<i>\$528.70</i>	<i>\$19,823</i>
<i>Business</i>	<i>Yass & Other Villages</i>	<i>0.00737413</i>	<i>\$797.00</i>		<i>\$1,082,281</i>
Total	\$14,196,403				

3. *Each annual and consumption charge for water, sewer, liquid trade waste and waste as detailed in the 2025/26 Revenue Statement.*
4. *A 10.5% p.a. (Circular 24-05) interest payable on overdue rates and charges for the period 1 July 2025 to 30 June 2026 (inclusive) in accordance with s566(3) Local Government Act 1993.*

(McGrath/Butler) 225

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

AGAINST: Nil

7. Notice of Motion

7.1 RENEWABLE ENERGY

Councillor Jasmin Jones has given notice that at the Ordinary Council Meeting on 23 June 2025, she will move the following motion.

RESOLVED that a report be provided to the Ordinary Council Meeting in July 2025 providing the following information:

- a. *Number of renewable energy developments constructed in the Yass Valley local government area.*
- b. *Number of renewable energy developments with approved consent in the Yass Valley local government area.*
- c. *Number of 'known' renewable energy development companies currently undertaking investigations for potential further developments within Yass Valley local government area.*
- d. *What Council's role is within the renewable energy development planning framework and what point within this framework does Council have an opportunity to request alteration to the Secretary's Environmental Assessment Requirements (SEARs) or provide comment to a project.*
- e. *What further advocacy work can be done for residents and existing local businesses that may be significantly impacted by the proposed renewable energy developments.*
- f. *Council reflects on lessons learnt from previous proposed State Significant Developments SSD that had been withdrawn or not proceeded.*

(Jones/Butler) 226

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

AGAINST: Nil

8. Questions with Notice

Nil

9. Minutes and Recommendations of Council Committees

9.1 MINUTES OF THE MURRUMBATEMAN BMX/PUMP TRACK FOCUS GROUP HELD ON 29 MAY 2025

REPORT

The minutes of the Murrumbateman BMX/Pump Track Focus Group meeting held on 29 May 2025 are included in **Attachment A**.

As per the Terms of Reference, the Focus Group provides advice and recommendations to Council only, with no decision-making delegations. Therefore, actions identified in the attached minutes will require the formal approval by Council before any commitment or adjustment to the Operational Plan / Budget is made.

From the minutes of the Focus Group, there were four recommendations made:

BMX/Pump Track Location

The Focus Group have recommended that the southern sand arena at the Murrumbateman Recreation Ground be endorsed as the location for the construction of the track.

Murrumbateman Recreation Ground User Group

The Focus Group have recommended it have a representative on the Murrumbateman Recreation Ground Focus Group. The Terms of Reference for the Murrumbateman Recreation Ground Focus Group adopted by Council at its meeting in February 2025 [**Min No 101**] provide for representation from each user group and prospective user group.

The Focus Group recommended further consultation be undertaken regarding the use of the southern sand area for the track.

2021 Murrumbateman Recreation Ground Strategic Plan

The Focus Group have recommended that the Strategic Plan be amended to repurpose the southern sand arena as the dedicated pump track location and the strategic plan be placed on public exhibition for a period no less than 28 days.

A further report will be presented to a future Council meeting following the meeting of Murrumbateman Recreation Ground User Group with discussion regarding the above matters and including a comparative analysis of sites suitable for this use.

RESOLVED that the minutes of the Murrumbateman BMX/Pump Track Focus Group meeting held on 29 May 2025 be noted.

(Butler/McGrath) 227

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

AGAINST: Nil

9.2 DRAFT MINUTES OF THE CRJO JOINT AUDIT, RISK AND IMPROVEMENT COMMITTEE

REPORT

The draft minutes of the Canberra Region Joint Organisation (CRJO) Audit Risk and Improvement Committee meeting held on 31 March 2025 are provided in **Attachment A**. These minutes will be endorsed at the June 2025 Meeting.

The following is provided as the Meeting Recap from the ARIC:

- **Formal resolutions of the Audit, Risk and Improvement Committee:** Member Bryce suggested having a discussion with the new CEO to clarify expectations and identify the support ARIC can provide. Acting CEO Julie will provide incoming CEO Gayleen's contact details.
- **Committee's assessment of audits conducted, including breaches or deficiencies in controls:** No audits brought to meeting for review.
- **Progress on the implementation of corrective actions:** for review next meeting with corrective actions from external audit, internal audit and other internal reviews and assurance activities to be included by YVC in corrective actions tracker
- **Opportunities for longer-term improvement:** No specific opportunities identified.
- **Key opinions or takeaways from the committee's meeting:** Member Bryce expressed satisfaction in presence of the executive and senior governance and ICT management at ARIC meeting and their understanding of the ARIC process and ARIC's role. The committee appreciated the officers' contributions to the papers and discussions.

RESOLVED that the draft minutes of the Canberra Region Joint Organisation Audit Risk and Improvement Committee meeting held on 31 March 2025 be received.

(Carter/Flanery) 228

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

AGAINST: Nil

9.3 MINUTES OF THE YASS POOL REDEVELOPMENT PROJECT COMMITTEE HELD ON 11 JUNE 2025

REPORT

The minutes of the Yass Pool Redevelopment Project Committee meeting held on 11 June 2025 are included in **Attachment A**.

From these minutes there are items that may require expenditure not provided for in the current Operational Plan. Any adjustment to the Operational Plan or Budget relating to actions identified in the Yass Pool Redevelopment Project Committee minutes will be considered as part of usual budget process.

From the minutes of the Project Committee there is one recommendation that their Terms of Reference be amended to include six community members being:

- Two representatives of the Yass Swim Club
- One representative of the Yass Valley Triathlon Club
- Three community members (not current members of the Yass Swim Club and/or Yass Valley Triathlon Club)

The change to the Terms of Reference is to provide one position on the Project Committee for the Yass Valley Triathlon Club. If it is determined by Council to amend the Terms of Reference to include

the Yass Valley Triathlon Club, the Club would be requested to nominate one of their members to join. Depending on their nomination this may impact the community membership of the Committee. At its meeting on 28 November 2024 [**Min No 62**] Council resolved on a priority list of community membership meaning that a vacant community position would be offered to the next person on the list.

RESOLVED that

- a** *The minutes of the Yass Pool Redevelopment Project Committee meeting held on 11 June 2025 be noted.*
- b** *The Yass Pool Redevelopment Project Committee Terms of Reference be amended to include six community members being*
- *Two representatives of the Yass Swim Club*
 - *One representative of the Yass Valley Triathlon Club*
 - *Three community members (not current members of the Yass Swim Club and/or Yass Valley Triathlon Club*
- c** *The Yass Valley Triathlon Club be invited to nominate one of their members to join the Yass Redevelopment Project Committee and if this nomination results in a community membership vacancy, then then Council invite the next person on the priority list to join the Committee as per its resolution at its meeting on 28 November 2024 [Min No 62].*

(Charry/Carter) 229

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

AGAINST: Nil

10. Confidential Matters

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

10.1 Tender Evaluation Report - Water Main Upgrade (200mm Diameter) along Yass Valley Way (YVC-IA-33-2024)

Item 10.1 is confidential in accordance with section s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance contrary to the public interest, 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 section s10(A)(2)(dii) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council 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.

(Carter/Burgess) 230

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

AGAINST: Nil

Closed Council commenced at 8.07pm.

10.1 TENDER EVALUATION REPORT - WATER MAIN UPGRADE (200MM DIAMETER) ALONG YASS VALLEY WAY (YVC-IA-33-2024)

SUMMARY

This report provides advice on the tender evaluation for the Water Main Upgrade (DN200) along Yass Valley Way (YVC-IA-33-2024).

RESOLVED that :

- 1. The tender submitted by Pacific Coast Contracting Pty Ltd for the Water Main Upgrade (DN200) along Yass Valley Way (YVC-IA-33-2024) be accepted for a total cost of \$287,661.25 (ex GST).**
- 2. A provisional sum of \$10,000 (ex GST) is allocated to the project.**

(Carter/Burgess) 231

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

AGAINST: Nil

Councillor Burgess left the meeting at 8.12pm.

RESOLVED that the meeting move into Open Council.

(Carter/McGrath) 232

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

AGAINST: Nil

Open Council resumed at 8.12pm.

The meeting closed at 8.13pm.

5.1 MAYORAL MINUTE - COST SHIFTING ONTO LOCAL GOVERNMENT

SUMMARY

Recommendations to Council regarding the cost shifting onto Local Government.

RECOMMENDATION

THAT:

1. *Council note the findings of the LGNSW Cost Shifting report for the 2023/2024 financial year; and*
2. *A copy of the cost shifting report be placed on Council's website so that our communities can access it; and*
3. *Council writes to the Premier, the NSW Treasurer and the NSW Minister for Local Government seeking that they urgently address these costs through a combination of regulatory reform and appropriate funding.*

REPORT

Councillors,

The pressure on councils to maintain services of appropriate standard that meet the needs of our communities has reached unprecedented levels.

The unrelenting growth of cost shifting to councils, coupled with rate pegging and insufficient state and federal funding, is increasingly eroding the possibility of financially sustainable local government and risking the capacity of councils to deliver the essential infrastructure and services required by their communities.

The latest research commissioned by Local Government NSW (LGNSW) shows that the increase in cost shifting has continued unabated by various State and Federal Government policies.

The cost shifting report, produced by independent consultants Morrison Low for the 2023/2024 financial year, reveals that \$1.5 billion of expense has been imposed on councils. This is an increase of approximately \$140 million (10 per cent) since the last report for the 2021/22 financial year, when the total cost shift was estimated at \$1.36 billion.

On average, this also now represents an inflated cost of \$497.40 for each ratepayer, an increase of \$36.72 from 2021/22. It is unfair to our communities that such a large portion of their rates are being diverted away from local priorities.

(The full report is available online at www.lgnsw.org.au/costshifting)

With councils having to fund this ongoing subsidy primarily for the State Government each and every year, it means our communities get less or go without. They go without safer roads. They go without parks. And they go without important community services that only councils provide, while their communities are effectively paying hidden taxes to other levels of government.

Cost shifting, compounded by rate pegging, means Yass Valley Council:

- Can only deliver the basic critical needs of the community in relation to community infrastructure
- Is heavily reliant on external grants to deliver community infrastructure that meets the needs of the community noting that YVC is often unable to meet state and federal co-contributions requirements. Hence, a lot of planned community infrastructure, whilst needed for a growing community, remains unfunded such as Gravel resheeting, heavy patching and road resealing, the Yass main street and village masterplans, and pool upgrade.

- Needs external funding to include resilience into infrastructure such as ‘building back better’ our roads, culverts, and bridges, along with meeting community service level expectations for road maintenance.

Councillors, our communities deserve better. The decades-long practice of cost shifting is continuing to undermine the financial sustainability of the local government sector. This must stop. The November 2024 report of the parliamentary inquiry into the ability of councils to fund infrastructure and services called for the NSW Government to identify opportunities to reduce cost shifting to local government. This call must be heard and acted upon.

It is essential to councils and communities that the NSW Government urgently seek to address cost shifting through a combination of regulatory reform and appropriate funding.

As a result, I move the following:

1. That Council note the findings of the LGNSW Cost Shifting report for the 2023/2024 financial year; and
2. That a copy be placed on Council’s website so that our communities can access it; and
3. That Council write to the Premier, the NSW Treasurer and the NSW Minister for Local Government seeking that they urgently seek to address cost shifting through a combination of regulatory reform and appropriate funding.

ATTACHMENTS: A. Cost Shifting Letter NSW Premier July 2025 [🔗](#)

5.2 MAYORAL MINUTE - CHIEF EXECUTIVE OFFICER'S PERFORMANCE REVIEW PANEL

SUMMARY

To establish the Chief Executive Officer's Performance Review Panel for the term of this elected Council.

RECOMMENDATION

That:

1. *Determine that the composition of the Chief Executive Officer's Performance Review Panel for the term of this elected Council to consist of the Mayor, Deputy Mayor, one (1) Councillor nominated by Council and one (1) Councillor nominated by the Chief Executive Officer..*
2. *Note that Chief Executive Officer's nominated Councillor on the Chief Executive Officer's Performance Review Panel will be determined by the CEO at a later date.*
3. *Delegate to the Chief Executive Officer's Performance Review the full responsibility for CEO performance management, including discussions about performance, any actions that should be taken and the determination of the new performance agreement.*

REPORT

The NSW Government's Office of Local Government (OLG) issued Guidelines in 2022 for the Appointment and Oversight of General Managers. It is noted that this applies to Council's Chief Executive Officer. The Guidelines recommend that the Chief Executive Officer's Performance Review Panel comprise the Mayor, the Deputy Mayor, a Councillor nominated by Council and a Councillor nominated by the Chief Executive Officer.

The Guidelines further provide that the whole process of performance management be delegated to the Chief Executive Officer's Performance Review Panel, including discussions about performance, any actions that should be taken and the determination of the new performance agreement.

The Standard Contract for General Managers requires that the performance of the General Manager (Chief Executive Officer) must be formally reviewed at least annually. Councillors not on the Chief Executive Officer's Performance Review Panel can contribute to the process by providing feedback to the Mayor or other panel members on the Chief Executive Officer's performance.

The role of the review panel includes:

- conducting performance reviews
- reporting the findings and recommendations of reviews to the council, and
- development of the performance agreement.

ATTACHMENTS: A. Terms of Reference - CEO Performance Review Panel [⇒](#)

5.3 MAYORAL MINUTE - ADVOCACY TO RETAIN YASS FIRE & RESCUE CT511 VEHICLE

SUMMARY

Advocacy to retain Yass Fire & Rescue CT511 Vehicle

RECOMMENDATION

That:

1. *Council supports the retention in the Yass Fire & Rescue 511 fleet of the CT511 CAFS (Compressed Air Foam System) 4WD vehicle.*
2. *Council notes that Mayor Jones called an urgent meeting attended by Local Member for Goulburn Wendy Tuckerman, Cllr Rothwell, Yass Fire & Rescue Captain Chris Inglis & supporting officer, RFS District Manager Krystaal Hinds, and NSW Police Regional Emergency Management Officer Matthew Chifley.*
3. *Council notes the outcomes that Mayor Jones has written to NSW Minister for Emergency Services, The Hon. Jihad Dib, Federal Minister for Emergency Management, Minister for Local Government & Territories The Hon. Kristy McBain, NSW Minister for Local Government The Hon. Ron Hoenig, and our local members seeking intervention for the retention of the CT CAFS 511 vehicle.*
4. *Council notes that Mayor Jones & CEO Ms Burley met with Minister for Local Government Mr Ron Hoenig on July 16th to discuss the need to keep the CAFS vehicle in our LGA.*

REPORT

1. Background/Introduction

Councillor Rothwell raised with me the unexpected development of Fire & Rescue operational decision to initiate the transfer the Yass CT511 CAFS vehicle to Cootamundra.

During an urgent meeting I called with our local emergency services leadership, it became clear that there has been no consultation from FRNSW leadership regarding this decision with the Yass 511 Fire & Rescue team, the LEOCON Yass Police Hume District, or the Yass Valley Council through the Local Emergency Management Committee. Additionally, Council was informed that no one at the Cootamundra station is currently qualified to operate the CAFS vehicle.

Removing this vehicle would leave our Yass Valley first responders dangerously under-resourced for Fire & Rescue operations across our vast Local Government Area (LGA) and in supporting neighbouring areas. Yass 511 is predominantly a rescue service, with 70% of its crew's rescue activities occurring on three federal highways (Hume, Barton, and Federal), two state roads, five regional roads, and numerous urban-rural interfaces on local unsealed roads. The Yass Valley is also a known fatigue zone along the Hume Highway's heavy freight corridor, which is earmarked for PBS 3 vehicles under the NSW Government's South-East Strategic Regional Integrated Transport Plan. This will only increase the potential for more serious crashes requiring specialised teams including the Compressed Air Foam System truck and the greater crew lift ability of the CT511.

The Yass 511 team's foresight in delaying the transfer proved crucial during a serious Motor Vehicle Accident on the Hume Highway from Sunday, July 6th, to Monday, July 7th, at Gunning. Without this vehicle, ready with gear, the team would have been unable to adequately respond or safely transport relieving crews and gear for an event that spanned the evening into the early hours. This vehicle has also already been pivotal in flood and farm rescues due to its superior clearance and specialised equipment.

The Yass Valley is projected to experience significant population growth, primarily due to its desirable rural amenity adjacent to the ACT. The Yass Valley Settlement Strategy forecasts a population of around 28,000 by 2036, potentially reaching 43,950 by 2056. This growth is expected to be concentrated in Yass and Murrumbateman in the short to medium term, along with the unprecedented fast-tracking of the cross-border Parkwood Development 11,500 homes with 5,000 homes in NSW. The first development application into Yass Valley Council expected within 18 months if the border is not moved. The NSW Government will need to fortify existing services and create a strategic plan for their expansion to service our growing regional community, not reduce capacity.

ATTACHMENTS: A. 16072025 - Fire & Rescue CAFS vehicle letter [⇒](#)

6.1 DEVELOPMENT APPLICATION NO. DA240159 - DISTRIBUTION BATTERY ENERGY STORAGE SYSTEM - 3 TURTON PLACE, MURRUMBATEMAN

SUMMARY

To advise council that development application no. DA240159 for a 5 MW distribution battery energy storage system at 3 Turton Place, Murrumbateman, is being reported to a determination meeting of the Southern Regional Planning Panel (the Panel) to be held on 29 July 2025. The Development Application is Regionally Significant Development with the Consent Authority being the Panel. The application attracted a total of 48 submissions across three public exhibition periods. The assessment report to the Panel recommends conditional approval subject to a deferred commencement. Council may wish to make a submission to the Panel.

RECOMMENDATION

1. *It be noted that the Assessment Report for development application DA240159 for a distribution battery energy storage system at 3 Turton Place, Murrumbateman, is presented to Southern Regional Planning Panel.*
2. *Council considers whether to make a written submission and/or representations to the Southern Regional Planning Panel.*

FINANCIAL IMPLICATIONS

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

POLICY & LEGISLATION

Acts and Regulations

- Environmental Planning and Assessment Act 1979 (the Act)
- Environmental Planning and Assessment Regulation 2021
- Biodiversity Conservation Act 2016
- Biodiversity Conservation Regulation 2017
- Local Government Act 1993
- Roads Act 1993
- Rural Fires Act 1997

State Environmental Planning Policies

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Planning Systems) 2021

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
- Yass Valley Settlement Strategy
- Community Enhancement Fund Policy DA-POL-20
- Road Standards Policy RD-POL-9

Guidelines

- South East and Tablelands Regional Plan 2036
- Planning for Bushfire Protection 2019
- Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 (2011)
- Dangerous Goods Code 2024

- Buffer Zones to Reduce Land Use Conflict with Agriculture [Interim Guideline 2018]
- Sydney District & Regional Planning Panels Operational Procedures (November 2022)

REPORT

1. Applications Details

Date Received	-	4 June 2024
Land	-	3 Turton Place, Murrumbateman
Area	-	16.29ha
Zoning	-	RU4 Primary Production Small Lots

2. Site Description and Locality

The site is located on Turton Place, which is a cul-de-sac south of Murrumbateman Road, accessed via Patemans Lane. The area is characterised by small-scale rural and rural lifestyle development. There are several dwellings in the vicinity, as well as wineries and other similar uses (i.e. agritourism).

An existing dwelling will remain on the site and will continue to be serviced by the existing vehicular access and associated driveway. An electricity transmission easement traverses the site. A windbreak row of eucalyptus trees runs north/south through the lot to the east of the development area, and additionally deciduous windbreak trees to the north and west of the development area. There is an existing dam and drainage line to the north.

A Locality Plan is included in [Attachment A](#).

3. Proposal

The proposal seeks consent for 'electricity generating works', specifically the installation of a 5 megawatt (MW) distribution battery energy storage system (BESS), including:

- 10 battery storage containers. Each battery storage container is approximately 6m in length and 2.4m in width. The height is approximately 2.67m above natural ground level.
- Inverter or medium voltage power station (MVPS) unit
- Construction of an acoustic barrier (approximately max. 3m high and 25m x 37m in length), security fencing, and landscaping around the development complex
- Underground electrical sub transmission lines
- New vehicular access from Turton Place and internal access road
- Removal of two native trees
- Associated earthworks
- Demolition/removal of existing shed
- Establishment of asset protection zones

The area of the development occupies approximately 0.5ha of the 16.29ha lot area.

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

4. Public Exhibition

Public exhibition included notice to adjoining and nearby landowners and 48 submissions were received across three public exhibition periods. This included an initial public exhibition period and two additional periods for additional information (i.e. sent to persons who had previously made submissions).

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

5. Referrals

The proposal has been referred to the NSW Rural Fire Service (RFS) and Essential Energy (refer **Attachment D**).

Rural Fire Service (RFS)

The site is identified as bushfire prone land. The application was accompanied by a bush fire management and emergency response plan prepared by an accredited bush fire practitioner detailing compliance with Planning for Bushfire Protection 2019. The application does not require a bush fire safety authority for the purposes of s100B of the Rural Fires Act 1997, however was referred to the RFS for advice under s4.14 of the Environmental Planning and Assessment Act 1979. The RFS provided a response with recommendations which have been addressed.

Essential Energy

The application was referred to Essential Energy who responded on 1 November 2024. Essential Energy raised no objections, subject to standard requirements.

6. Report

6.1 Background and Panel Public Hearing/Determination Meeting

The proposal is regionally significant development (RSD) in accordance with clause 5, schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 as it involves private infrastructure with an estimated development cost of greater than \$5 million (although the application had initially been lodged as local development) and is therefore presented to the Panel as the consent authority.

At the meeting of council held on 28 November 2024, a report was presented to advise councillors of the receipt of the application as RSD. Council resolved that it be noted:

1. *The receipt of Development Application No. DA240159 for a distribution battery energy storage system at 3 Turton Place, Murrumbateman.*
2. *The development application is regionally significant development with the consent authority being the Southern Regional Planning Panel in accordance with State Environmental Planning Policy (Planning Systems) 2021.*
3. *Depending on the outcome of the assessment report that Council officers complete, and once the report has been made public, Council reconvene to determine its position on whether a submission should be made.*

The assessment has now been finalised and an assessment report submitted to the Panel (the Assessment Report). The Assessment Report has been publicly available on the [Panel's website](#) from 15 July 2025 and councillors advised as such. A public hearing and determination meeting has been scheduled by the Panel for Tuesday 29 July 2025.

In accordance with the November 2024 resolution, council now needs to consider its position and whether it wishes to make a further submission.

It is important to note that in accordance with the Sydney District and Regional Planning Panels Operational Procedures (November 2022):

- Cr McGrath is an appointed Panel member and has an independent role in this instance. Cr McGrath therefore will be unable to debate this item at the meeting of council or be involved in preparation of any submission by council.
- If council wishes to make a submission, it cannot be prepared by a member of staff who has been involved in the assessment. Due to the involvement across all of council's planning team in the assessment including the Director Planning and Environment, the submission should be prepared by the Chief Executive Officer and/or the Mayor.
- In addition to a written submission, councillors will need to determine whether to make representations to the Panel at the public hearing, within the same constraints as the two points listed above.

6.2 Assessment Report and Recommendation

The assessment has been undertaken in accordance s4.15 of the Act with an Assessment Report presented to the Panel.

The proposed development is for a battery energy storage system which is within the definition of 'electricity generating works'. Electricity generating works is a prohibited use in the RU4 Primary Production Small Lots zone under the Yass Valley Local Environmental Plan 2013 (the LEP). However, s2.36 State Environmental Planning Policy (Transport and Infrastructure) 2021 (the SEPP) determines that electricity generating works are permitted with consent in a 'prescribed non-residential zone'. The RU4 Primary Production Small Lots zone is a 'prescribed non-residential zone'. Clause 1.9 of the LEP states that a SEPP prevails over the LEP. To this end, the proposed development is permitted with consent as enabled by the SEPP.

The key issues associated with the proposal, including those raised in the assessment, are:

- **BESS fire risk and management** – the risk of fire originating from the BESS, as well as fire incident management including for firefighting water.
- **Bush fire** – the compatibility of the proposal with the bush fire risk of the land and the risk of the BESS starting a bush fire.
- **Smoke** – as a result of a significant fire incident which was not able to be suppressed, including the impacts on health and adjoining land uses, particularly smoke taint to grapes.
- **Noise** – impact on sensitive receivers (dwellings), as well as other uses of the adjoining land, and as assessment methodology and mitigation measures.
- **Visual impact** – from the public domain and nearby properties, particularly in context of rural character of agritourism area.
- **Acoustic barrier**, including extent and size – concerns about the construction, required extent, effectiveness, and additional visual impacts.
- **Supporting level of detail/information** – particularly in relation to colours, finishes, materials, and the acoustic barrier.
- **Soil and groundwater contamination** – potential for soil and groundwater contamination as a result of major fire incident and noting only desktop assessment has been completed for soil type and groundwater level.
- **Potential conflict with other future nearby development** – potential conflict with future nearby development, including vacant lot and lots with existing development.
- **End-of-life and decommissioning** – requirements for end-of-life and decommissioning.
- **Economic impact on agritourism uses** – as a result of other key issues.

The assessment has indicated that majority of the key issues identified above have or can be addressed, subject to either mitigation measures or appropriate conditions. It is noted a peer review of the acoustic report was commissioned by Council, and the recommendations of the peer review were reflected in a revised version of the acoustic report (including for the acoustic barrier to be constructed as part of the development).

Unresolved issues are detailed below:

- **Determination of colours, finishes and materials** - White is not considered appropriate as it will create a strong contrast with the muted tones of the landscape, particularly while landscaping matures, as well as the need to preserve the visual rural character due to the agritourism values of the area. The applicant is not willing to commit to a particular colour at this time, indicating the colours will be proposed as compatible with the surrounding environment "where possible" subject to final designs and product selection.

- **Flood and Groundwater Assessment** – this considers there is a low risk of soil or groundwater contamination due to a thick layer of clay under the site and the depth of the groundwater based on a desktop study. It further recommends need for a soil bore to validate these findings, which has not occurred. The soil bore should be undertaken to validate the findings of the desktop study and to ensure the proposal does not adversely impact soil or groundwater.

The Assessment Report summarises and evaluates the key issues associated with the application and planning controls.

With consideration of matters required by s4.15 of the Act, it is recommended to the Panel that the proposal be granted a deferred commencement development consent.

6.3 Yass Valley Development Control Plan 2024

The Assessment Report outlines that there are issues with the applicability of controls under the Yass Valley Development Control Plan 2024 (the DCP) for a standalone BESS (i.e. where not part of a wind or solar project).

The land use matrix at section A.12 determines that only some parts of the DCP apply to ‘electricity generating works’, however, it has been identified that the proposal as a BESS does not clearly align with all controls under the applicable parts and has presented difficulty for assessment including for council staff, the applicant, and the comments in community submissions received. This centres on two issues:

- Part E of the DCP is for “Rural, Large Lot and Environmental Zone Development”, which is applicable to the site. However, the land use matrix in Part A.12 indicates this part is not applicable to ‘electricity generating works’. This inconsistency is likely due to the DCP corresponding to the land use table of the LEP, under which the proposed development is prohibited - i.e. the permissibility for ‘electricity generating works’ in rural zones is enabled by the SEPP. The applicant has provided assessment against Part E in supporting documents.
- Part L of the DCP is applicable to “Miscellaneous Land Uses”. The land use matrix in Part A.12 indicates this part is applicable to ‘electricity generating works’, however, Part L6 is applicable to ‘renewable energy development projects’, which the proposed development is not. It is noted the controls appear to have been written for wind and solar electricity generating projects. The applicant has not provided assessment against Part L stating that their proposal is not for a renewable energy development project.

A broad assessment against the DCP found there is generally compliance, however, there are potential areas of non-compliance depending on which controls are considered. This includes, for example:

- Part E.1(c) – setback distance from adjoining land with viticulture
- Part E3.1 – noise levels at adjoining property boundaries for intensive agriculture and rural industry
- Part L6 – in relation to renewable energy development projects.

Areas of potential non-compliance are not considered to represent a basis for refusal due to uncertainty with applicability of controls. These are discussed in detail in the Assessment Report.

Considering this, as part of the first review of the DCP, the applicability of controls applying to standalone BESS proposals should be revised. This could be achieved by expanding the provisions of Part L6 to include standalone BESS proposals instead of renewable energy development projects only.

6.4 Community Enhancement Fund Policy

The DCP and council’s Community Enhancement Fund Policy DA-POL-20 (CEF Policy) contains controls and a framework for Regionally Significant or State Significant Development to provide a ‘sharing the benefits scheme’ with host landowners, immediate neighbours, through a Community Enhancement Fund (Fund). These controls are intended to apply to large scale development such as solar farms and windfarms or the like. There was no offer by the proponent to implement the CEF Policy and to establish the Fund.

The CEF Policy requires a Fund to be based on 1% of the estimated capital cost of the proposal and for this to be administered by council through a committee established under s355 of the Local Government Act 1993. It is also noted that the policy stipulates that the Yass Valley Development Contribution Plan 2018 (the Contribution Plan) will not be implemented where a Fund is established. Irrespective of which is applied (i.e. the CEF Policy or the Contribution Plan), the contribution amount is 1% of the capital cost (\$5.4 million), resulting in an amount of \$54,000. The CEF Policy allows either a single payment or payment over a 20-year period (i.e. \$2,700 p.a.).

It is considered the costs associated with the establishment and implementation of a s355 committee, and processes associated with administering the fund, is likely to consume a significant portion of the amount when considered overall (i.e. including council staff time, establishing the fund/committee, administrative functions, procurement processes etc.). Development contributions collected are pooled and utilised for expenditure on items (e.g. works or projects) within the Yass Valley identified by the development contribution plan. In this regard, it is considered more appropriate that the s7.12 development contribution plan is applied instead of the CEF Policy.

7. Conclusion

The Assessment Report for development application DA240159 for a distribution battery energy storage system at 3 Turton Place, Murrumbateman, is presented to Southern Regional Planning Panel for public hearing and determination meeting to be held on 29 July 2025.

Following resolution at its meeting on 28 November 2024, council needs to consider whether to make a written submission and/or representations to the Panel.

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	EN3.4 - Future development, particularly at the residential/agricultural and the residential/industrial interfaces, should be planned for the managed to minimise potential conflict between adjacent land uses
Delivery Program Action	Include information in the Development Control Plan

ATTACHMENTS:

- A. Locality Plan [⇒](#)
- B. Plans and Supporting Documentation [⇒](#)
- C. All Submissions [⇒](#)
- D. Agency and Referral Responses [⇒](#)

6.2 RENEWABLE ENERGY

SUMMARY

The report presents information to Council on renewable energy projects in the Yass Valley.

RECOMMENDATION

That the information presented in the report detailing renewable energy projects in the Yass Valley be noted.

REPORT

1. Background

At its ordinary meeting on 23 June 2025, Council resolved (Res.):226

That a report be provided to the Ordinary Council Meeting in July 2025 providing the following information:

- a. Number of renewable energy developments constructed in the Yass Valley local government area.*
- b. Number of renewable energy developments with approved consent in the Yass Valley local government area.*
- c. Number of 'known' renewable energy development companies currently undertaking investigations for potential further developments within Yass Valley local government area.*
- d. What Council's role is within the renewable energy development planning framework and what point within this framework does Council have an opportunity to request alteration to the Secretary's Environmental Assessment Requirements (SEARs) or provide comment to a project.*
- e. What further advocacy work can be done for residents and existing local businesses that may be significantly impacted by the proposed renewable energy developments.*
- f. Council reflects on lessons learnt from previous proposed State Significant Developments that had been withdrawn or not proceeded.*

2. Renewable Energy Projects

Most renewable energy projects are considered state significant development (SSD) due to their size, economic value (e.g. a capital investment value of more than \$30 million) or potential impact. This means, they must undergo a development assessment process that is coordinated by the Department of Planning, Housing and Infrastructure (DPHI) and that council is not the consent authority.

Details of SSD applications in the Yass Valley can found on DPHIs website [here](#).

Table 1 details renewable energy projects in the Yass Valley in the following categories:

- *Constructed*
- *Approved* – SSD application has been approved
- *Application under assessment* – SSD application is lodged and the application is under assessment.
- *Projects under investigation* – council is aware of a project for which initial development of the project is being undertaken.
- *Withdrawn* – SSD application has been withdrawn

Table 1. Renewable energy projects in the Yass Valley

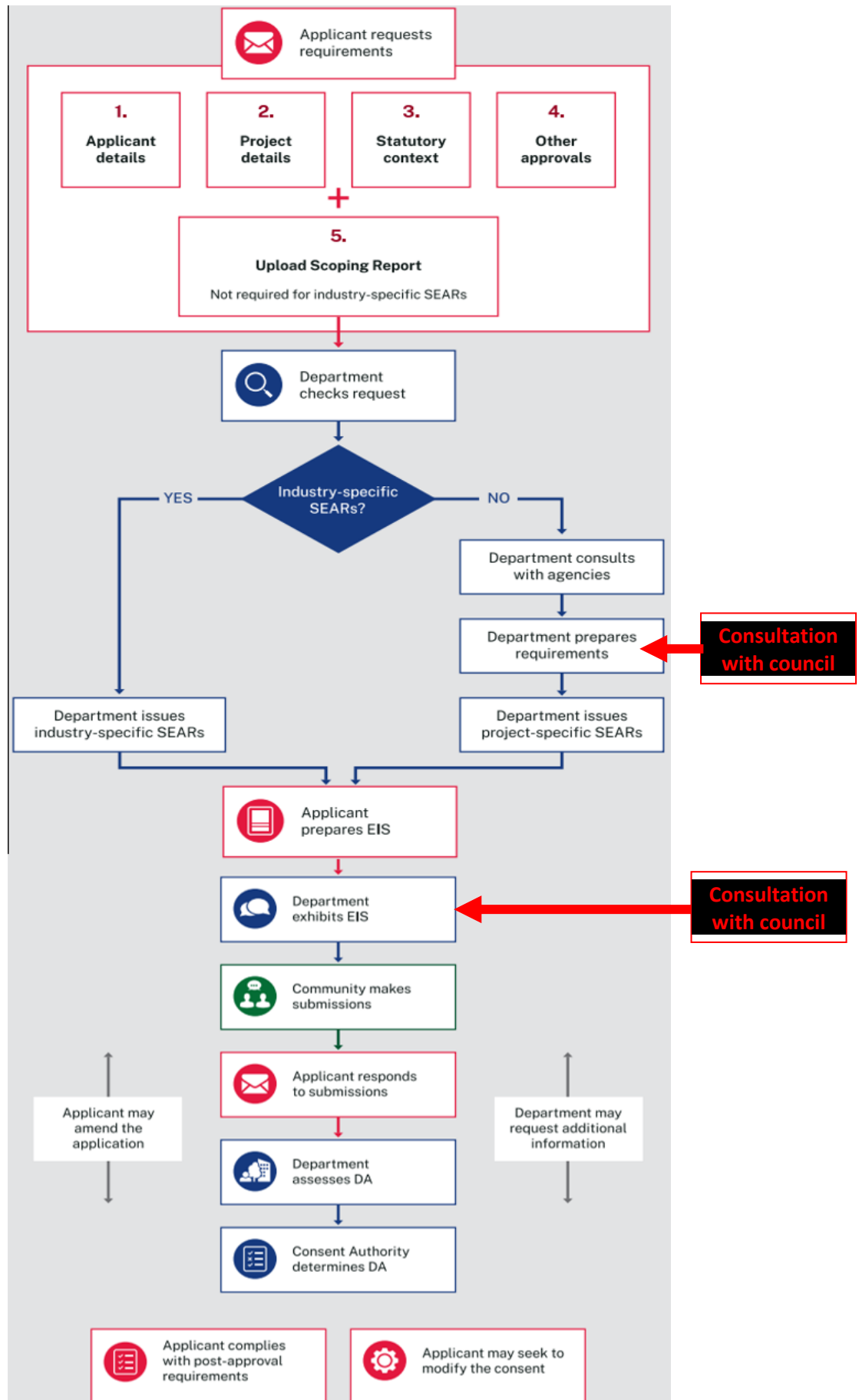
No.	Name	Development Type	Location	Status	Applicant/ Company
CONSTRUCTED					
1.	Bango	Wind	Lachlan Valley Way (Hilltops and Yass Valley LGAs)	Consent granted May 2018	Squadron
2.	Rye Park	Wind	Hilltops, Upper Lachlan and Yass Valley LGAs	Consent granted May 2017	Tilt Renewables Australia Pty Ltd
APPROVED					
3.	Walleroo	Solar	246-248 Southwell Road, Wallaroo	Consent granted September 2024	Walleroo Solar Farm Pty Ltd
4.	Coppabella	Wind	Bookham/Illalong area (Hilltops and Yass Valley LGAs)	Consent granted March 2016	Goldwind Australia
5.	Conroys Gap	Wind	Bowning/Bookham area	Consent granted May 2007	Epuron Projects Pty Ltd
6.	Springdale	Solar	Tallagandra Lane, Sutton	Consent granted February 2021	RES Australia Pty Ltd
APPLICATION UNDER ASSESSMENT					
7.	Bondo	Wind	Wee Jasper area (includes Snowy Valleys and Cootamundra-Gundagai LGAs)	Scoping report submitted (SEARs requested)	Neoen Australia Pty Ltd
8.	Bookham	Wind	Bookham area	SEARs issued March 2025 DA lodged June 2025 for geo-technical investigations	Bookham Windfarm Pty Ltd / Squadron
9.	Derringullen	BESS	Yass Valley Way, Yass	SEARs issued August 2024	BID Energy Partners Pty Ltd
10.	Turton Place <i>Regionally Significant Development</i>	BESS*	3 Turton Place, Murrumbateman	Southern Regional Planning Panel hearing – 29 July 2025	ACEnergy
PROJECTS UNDER INVESTIGATION					
11.	Bendenine	Wind	Between Bowning and Binalong	Applicant preparing scoping report	Wind Prospect
WITHDRAWN					
12.	Yass	Solar	Perry Street, Yass	Withdrawn (SEARs issued March 2020)	ENGIE / Tetris Energy Pty Ltd
13.	Yass	Solar	Perry Street, Yass	Withdrawn (SEARs issued December 2023)	International Power (Australia) Pty Ltd

*Battery energy storage system

3. State Significant Development (SSD) Assessment Process

The SSD assessment process is detailed in Figure 1. DPHI engages with council as a stakeholder at the stages identified. The role of council staff is to provide technical advice during the consultation stages of the SSD assessment process, whilst adhering to endorsed policies (*Renewable Energy Development Projects Policy*) and ensuring council's assets are protected and maintained.

Figure 1. State Significant development process



4. Future Advocacy

Councillors play a crucial role in advocating for the Yass Valley community by representing the needs and concerns of residents and facilitating communication between the community and industry.

5. Learnings

As the renewable energy industry grows, council needs to develop internal expertise to effectively respond. This includes understanding the technical aspects of renewable energy projects, navigating relevant regulations, and addressing potential community impacts.

STRATEGIC DIRECTION

CSP Theme	Our Environment
CSP Strategy Objective	EN1: Our natural environment is maintained, protected and enhanced in line with community expectations
Strategies	EN1.1 - protect and enhance the existing natural environment, including flora and fauna native to the region
Delivery Program Action	Complete a flora and fauna management plan for the Riverbank Park in Yass as required by the Victoria Park Masterplan

ATTACHMENTS: Nil

6.3 2022-2024 STATE OF YASS VALLEY REPORT

SUMMARY

Under the NSW Government's Integrated Planning and Reporting framework, Council is required to produce a report on its progress in implementing the Community Strategic Plan during its term. This report is usually prepared for presentation to the final meeting of the outgoing Council prior to the Local Government Elections. In 2024 this requirement was unintentionally overlooked, this report rectifies that non-compliance.

RECOMMENDATION

That

1. *The 2022-2024 State of Yass Valley Report be noted.*
2. *The 2022-2024 State of Yass Valley Report be placed on Council's website.*

FINANCIAL IMPLICATIONS

There are no Operational Plan or Budget Implications arising from the preparation of the State of Yass Valley Report.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Yass Valley Community Strategic Plan 2042*

REPORT

Under the *Local Government Act 1993*, councils are required to report on their progress in implementing the Community Strategic Plan (CSP) during their term. This report is typically presented at the final meeting of the outgoing Council before the Local Government Elections. Unfortunately, this requirement was unintentionally overlooked in late 2024, resulting in non-compliance.

The State of Yass Valley Report provides an overview of Council's and the community's progress in implementing the Yass Valley Community Strategic Plan 2042 during the Council term. This report reflects the shared efforts and achievements in working toward the long-term vision for the region.

As a community, it is essential to have a clear and unified direction for how we want to grow and evolve. The Community Strategic Plan plays a central role in defining this vision. It outlines the aspirations of the Yass Valley community, and the actions required to support sustainable growth and development.

The Yass Valley Community Strategic Plan 2042 is a cornerstone of Council's Integrated Planning and Reporting (IP&R) framework, guiding both strategic and operational planning. It captures the community's priorities and provides a roadmap for achieving them over the term of the elected Council.

The State of Yass Valley Report presents a factual summary of the current Council's achievements from 2022 to 2024. It does not set future priorities or campaign for any particular direction. Instead, it serves as a transparent record of progress made during the term.

The report will be made publicly available to all members of the community. It may be used to support the current strategic direction or to inform proposals for change. Like the Annual Report, the State of Yass Valley Report is a statutory requirement under the Local Government Act 1993.

STRATEGIC DIRECTION

Key Pillar Our Civic Leadership

CSP Strategy CL1: Council is an effective, responsible and innovate organisation

Delivery Program Action CL1.4 - Governance provides a sound basis for decision making

Operational Plan Activity Decisions made in accordance with Local Government Act and Regulations

ATTACHMENTS: A. 2022-2024 State of Yass Valley Report [➡](#)

6.4 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 2025

SUMMARY

Local Government NSW (LGNSW) hold a Conference annually. This year the conference will be held from 23 to 25 November 2025, Panthers Penrith and Western Sydney Conference Centre, Penrith. The purpose of the conference is to shape the advocacy agenda for 2026 and to vote on motions presented to the conference.

Council needs to elect two voting delegates for LGNSW Conferences

RECOMMENDATION

That:

1. *The Mayor, Councillor (to be determined), and the Chief Executive Officer (or their delegate) attend the 2025 Local Government NSW Conference.*
2. *That Mayor and the Councillor determined in 1. above, be the voting delegates for the Local Government NSW Conferences.*
3. *Any motions to be submitted for consideration at the conference be determined by Council at the August 2025 Council meeting.*

FINANCIAL IMPLICATIONS

The estimated cost to attend the conference including registration and accommodation is \$2,000 per person.

POLICY & LEGISLATION

Nil

REPORT

The Local Government NSW Annual Conference will be held from Sunday 23 to 25 November 2025, at Panthers Penrith and Western Sydney Conference Centre, Penrith.

Council is entitled to two votes on each of the motions presented to conference. The voting delegates can be determined from those Councillors wishing to attend.

The three-day event also provides the opportunity to network with your peers and learn about the future of Local Government from a range of speakers.

Early bird registrations close 30 September 2025. Any further registrations are due by 7 November 2025 (excludes dinner).

Any motion that the Council wishes to have debated at the conference needed to be submitted on line by Tuesday 30 September 2025 however the latest submissions can be accepted for inclusion in the business papers is Sunday 26 October 2025.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL1: Council is an effective, responsible and innovative organisation
Strategies	CL1.6 - Council actively participates in regional bodies such as CRJO to identify innovations and opportunities for our region
Delivery Program Action	Ongoing participation in CRJO and regional interest groups to identify and action (where possible) opportunities for our region

ATTACHMENTS: Nil

6.5 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 June 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, except for this reporting period where investments with National Australia Bank total 53.5% which is marginally above the 50% portfolio maximum with any one entity outlined in Council's Investment Policy FM-CP-19.

RECOMMENDATION

That Council note:

- 1) *the Investment & Borrowings Reports, covering the period 1 to 30 June 2025; and*
- 2) *total investments with National Australia Bank total 53.5% that is marginally above the 50% portfolio maximum with any one institution outlined in Council's Investment Policy FM-CP-19.*

FINANCIAL IMPLICATIONS

The investment portfolio assists with Council's cash flow and funding of projects identified in the Operational Plan and is in 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 \$30.025M owing on 30 June 2025. Council commenced drawing down funds for the Crago Mill project during October 2024. Refer to Table A for details.

Table A – Council Loans

General Loan	Principal as at	Interest rate	Comment
*Sewer - CBA Loan for Sewer Infrastructure	2,982,590.59	4.82%	20 years, repaid in 2035/36 20 years amortisation, 10 years term
*Water - NAB Westpac Dam Wall	7,600,820.54	5.36%	Aug 2032
*Water - Yass to Murrumbateman water supply (Tcorp)	1,044,499.50	2.55%	10 years, full repaid in 2029
*Water main and pump station upgrades (Tcorp)	570,706.03	2.55%	10 years, full repaid in 2029
Crago Mill funding facility (Westpac)	17,827,251.34	6.32%	20 years, full repaid 2043 - Variable rate (2.17%+BBSR)
Total balance as at 30/06/2025	30,025,867.94		

*Interest Rates are fixed.

2. Summary of movements in Council Investments

Council Cash, Cash Equivalent, and Term Deposit Investments at 30 June 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 51-506-2454	9,513,928.36	A1+/AA-	n/a	n/a	at call	RBA cash rate
Tcorp Strategic Cash Facility	778	5,556,749.04	AAA	n/a	n/a	3 day call	5.14%
		15,070,677.40					
Term Deposits < 12 Months							
Investment Type	Acc/Deal	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
NAB	10906670	1,000,000.00	A1+	03/07/24	03/07/25	365	5.00%
Judo Bank	CN076032	1,000,000.00	A2	03/07/24	03/07/25	365	5.10%
NAB	10955001	1,000,000.00	A1+	10/04/25	08/07/25	89	4.65%
Bank of Queensland	CN091741	1,000,000.00	A2	17/04/25	16/07/25	90	4.45%
Bendigo	CN091998	1,000,000.00	A2	30/04/25	30/07/25	91	4.30%
NAB	10959710	1,000,000.00	A1+	19/05/25	18/08/25	91	4.40%
NAB	10953668	1,000,000.00	A1+	31/03/25	28/08/25	150	4.75%
My State Bank	CN079005	1,000,000.00	A2	04/09/24	04/09/25	365	5.10%
NAB	10958330	1,000,000.00	A1+	07/05/25	04/09/25	120	4.40%
Bank of Queensland	CN082412	1,000,000.00	A2	11/03/25	08/09/25	193	4.60%
Great Southern Bank	CN082413	1,000,000.00	A2	11/03/25	07/10/25	210	4.69%
Great Southern Bank	CN082550	1,000,000.00	A2	17/03/25	13/10/25	210	4.64%
Bank of Queensland	CN093753	1,000,000.00	A2	16/05/25	12/11/25	180	4.35%
NAB	10960206	1,500,000.00	A1+	21/05/25	19/08/25	90	4.35%
Judo Bank	CN093984	1,000,000.00	A2	28/05/25	27/08/25	91	4.30%
NAB	10960551	1,000,000.00	A1+	26/05/25	26/05/26	365	4.20%
NAB	10960552	1,000,000.00	A1+	26/05/25	26/05/26	365	4.20%
NAB	10960550	1,000,000.00	A1+	26/05/25	26/05/26	365	4.20%
NAB	10961906	1,200,000.00	A1+	02/06/25	30/09/25	120	4.30%
MyState Bank	CN094085	1,000,000.00	A2	03/06/25	01/12/25	181	4.35%
MyState Bank	CN094246	1,000,000.00	A2	10/06/25	08/12/25	181	4.30%
My State Bank	CN094449	1,000,000.00	A2	18/06/25	17/12/25	182	4.40%
		22,700,000.00					
Total Short Term		37,770,677.40					

The value of term deposits in June remained at \$22,700,000 with the following movements:

- Four term deposits with a value of \$4,200,000 matured and were re-invested during June

Investments with the National Australia Bank totalled \$20,213,928.36 (\$9,513,928.36 being the NAB cash working account) represented 53.32% of total short-term investments. This is marginally above the 50% portfolio maximum with any one single entity outlined in Council's Investment Policy FM-CP-19.

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: Nil

6.6 2025/2026 FEES AND CHARGES - PLANNING & ENVIRONMENT

SUMMARY

At the ordinary meeting of council held on 23 June 2025, it was resolved (**Res. 225**) that as part of the suite of 2025/26 Integrated Planning and Reporting documents Council adopts the 2025/2026 Fees and Charges.

Upon review of the adopted 2025/2026 Fees and Charges, it was identified that some fees under the Planning and Environment directorate required adjustment with the endorsement of Council.

RECOMMENDATION

That Council:

1. *Endorses the minor administrative amendments (ie applies the Standard Rounding Policy) to the Yass Memorial Pool entrance fee and the pool lane hire fee as part of the adopted 2025/2026 Fees and Charges*
2. *Endorses the legislative amendments to the following fees as part of the adopted 2025/2026 Fees and Charges:*
 - (a) *Food business annual administration charge*
 - (b) *Food business administration charge – mobile vendor*
 - (c) *Clean Up / Prevention / Noise Control Notices – POEO*
3. *Endorses the 28-day public exhibition period of the following fees which are being adjusted to a market rate:*
 - (a) *Flood Certificate*
 - (b) *Public Swimming - Pool Inspection*
 - (c) *Public Swimming - Pool Re-Inspection*
 - (d) *Skin Penetration - Inspection*

FINANCIAL IMPLICATIONS

All financial implications are contained within the associated documents presented in this report.

POLICY & LEGISLATION

- Local Government Act 1993
- Integrated Planning and Reporting Guidelines for Local Government in NSW 2021
- Council Standard Rounding Policy
- Food Regulation 2015
- Protection of the Environment Operations (General) Regulation 2022
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

REPORT

At the ordinary meeting of council held on 23 June 2025, it was resolved (**Res 225**) that as part of the suite of 2025/26 Integrated Planning and Reporting documents Council adopts the 2025/2026 Fees and Charges.

Upon review of the adopted 2025/2026 Fees and Charges, it was identified that fees under the Planning and Environment directorate required adjustment with the endorsement of Council. The proposed adjustments are detailed below.

1. Minor Administrative Amendments

Due to the minor nature of the adjustments detailed below, it is considered that public exhibition is not required.

Yass Memorial Pool Entrance Fees

Previously, the fees for the Yass and Binalong Memorial Pools have been calculated using the Council Standard Rounding Policy (incl. GST) to address unrounded decimal numbered fees. Due to the cash nature of transactions at both pools this method is required to enable ease of transactions for goods and services provided at the facilities.

It is therefore recommended that the following fees for the Yass Memorial Pool are adjusted as outlined in the table below:

Name	Per	GST	Policy	Year 24/25 Fee (incl. GST)	Council Adopted Year 25/26 Fee (incl. GST)	Increase %	Adjusted 25/26 Fee (incl. GST)	Increase %
Children	Each	Y	Partial Cost	\$4.60	\$4.71	2.39%	\$4.80	4.35%
Aged Pensioners	Each	Y	Partial Cost	\$4.60	\$4.71	2.39%	\$4.80	4.35%
Pre School children and onlookers admission	Each	Y	Partial Cost	\$1.20	\$1.23	2.50%	\$1.30	8.33%

Pool Lane Hire – Not for Profit

At the ordinary meeting of Council on 23 June 2025, following a report on the user charges for council sporting facilities (Item 6.7) it was resolved (**Res. 213**) that Council:

1. *Apply a 2.5% CPI increase to the existing 2024/2025 fees in setting the 25/26 fees to the following:*
 - (a) *Annualised Sports Fees*
 - (b) *Pool Lane Hire – Not for Profit*
 - (c) *Sportsground Booking Fee – Casual Users*
2. *A further report to be presented to Council prior to the end of the calendar year, after additional consultation with sporting groups is undertaken, to determine the preferred sporting facility user Charges Calculation rate*

The recommended 2.5% increase applied to the not-for-profit lane hire fee has resulted in an unrounded decimal numbered fee which is unsuitable for cash transactions. It is recommended this fee remain at \$0.70 for 2025/2026 financial year with the reviewed 2026/2027 fee to be included in the future report to council as per **Resolution 213**.

Name	Per	GST	Policy	Year 24/25 Fee (incl. GST)	Council Adopted Year 25/26 Fee (incl. GST)	Increase %	Adjusted 25/26 Fee (incl. GST)	Increase %
Not for Profit Hire	Per person/day	Y	Full Cost	\$0.70	\$0.72	2.86%	\$0.70	0%

2. Legislative Amendments

The following fees require Council endorsement to adjust the adopted 2025/2026 Fees and Charges as the fees were incorrectly categorised. It is recommended that adjustments are made in accordance with the details provided below and that due to the nature of the change (i.e. compliance with legislation), public exhibition is not required.

Food Business Annual Administration Charge

Name	Per	GST	Policy	Year 24/25 Fee (incl. GST)	Council Adopted Year 25/26 Fee (incl. GST)	Increase %
Food Business Annual Administration Charge - 5 FTE or less	280.00	N	Legislative	Council charges the legislative fee for this service/activity as specified by legislation.		
Correction to Fee:						
Food Business Annual Administration Charge - 5 FTE or less		N	Legislative	Council charges the legislative fee for this service/activity as specified by legislation .		

Food Business Annual Administration Charge – Mobile Vendor

Name	Per	GST	Policy	Year 24/25 Fee (incl. GST)	Council Adopted Year 25/26 Fee (incl. GST)	Increase %
Food Business Annual Administration Charge - Mobile Vendor	288.40	N		\$0.00	\$288.40	∞
Correction to Fee:						
Food Business Annual Administration Charge - Mobile Vendor		N	Legislative	Council charges the legislative fee for this service/activity as specified by legislation .		

POEO Notices - Clean Up / Prevention / Noise Control

Name	Per	GST	Policy	Year 24/25 Fee (incl. GST)	Council Adopted Year 25/26 Fee (incl. GST)	Increase %
Clean Up / Prevention / Noise Control Notices - POEO		N			\$821.00	∞

Correction to Fee:				
Clean Up / Prevention / Noise Control Notices - POEO		N	Legislative	Council charges the legislative fee for this service/activity as specified by relevant legislation .

3. Amendments to be Exhibited

Flood Certificate

Pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, council must provide a certificate in relation to flood control lots. Council can charge a fee for this service however to date no fee has been charged.

It is recommended that the new fee detailed below is added to the adopted 2025/2026 Fees and Charges and for this reason, is publicly exhibited.

Name	Per	GST	Policy	New Fee - Year 25/26 Fee (Ex. GST)	GST	New Fee - Year 25/26 Fee (incl. GST)
Flood Certificate (complying development)	Each	Y	Market	\$450.00	\$45.00	\$495.00

Environmental Services Fees

The following fees require Council endorsement to adjust the adopted 2025/2026 Fees and Charges as the fees were incorrectly categorised. Due to the change in categorisation to a market rate, it is recommended that the adjustments are publicly exhibited.

Public Swimming Pool Inspections

Name	Per	GST	Policy	Year 24/25 Fee (incl. GST)	Council Adopted Year 25/26 Fee (incl. GST)	Increase %
Public Swimming - Pool Inspection	Per inspection	Y	Legislative	Council charges the legislative fee for this service/activity as specified by legislation .		
Correction to Fee:						
Public Swimming - Pool Inspection	Per inspection	Y	Full Cost	\$191.50	\$191.50	0.00%
Public Swimming - Pool Re-Inspection	Per inspection	Y	Legislative	Council charges the legislative fee for this service/activity as specified by legislation .		
Correction to Fee:						
Public Swimming - Pool Re-Inspection	Per inspection	Y	Full Cost	\$110.50	\$110.50	0.00%

Skin Penetration Premises

Name	Per	GST	Policy	Year 24/25 Fee (incl. GST)	Council Adopted Year 25/26 Fee (incl. GST)	Increase %
Skin Penetration - Inspection	Per inspection	N	Legislative	Council charges the legislative fee for this service/activity as specified by legislation .		
Correction to Fee:						
Skin Penetration - Inspection	Per inspection	N	Full Cost	\$162.23	\$167.08	2.99%

Stock Impounding

Name	Per	GST	Policy	Year 24/25 Fee (incl. GST)	Council Adopted Year 25/26 Fee (incl. GST)	Increase %
Impounded Stock - Collection Fees	Per head	N	Legislative	Cost plus 20%		
Correction to Fee:						
Impounded Stock - Collection Fees	Per head	N		Cost plus 20%		

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: Nil

6.7 REMAKING OF YASS VALLEY COUNCIL CODE OF MEETING PRACTICE

SUMMARY

Section 360 of the *Local Government Act 1993* requires Council, within 12 months of an ordinary election of councillors, to adopt a Code of Meeting Practice that incorporates the mandatory provisions of the Model Code of Meeting Practice (the Model Code) as prescribed by the *Local Government (General) Regulation 2021*.

RECOMMENDATION

That:

1. Council endorses the Draft Yass Valley Council Code of Meeting Practice appearing as **Attachment A** to the report on this matter presented to its July 2025 ordinary meeting of Council
2. The Draft be placed on public exhibition for no less than 28 days before referral back to Council for final adoption at or before its ordinary meeting in September 2025
3. Council notes that the NSW Office of Local Government (OLG) has advised local councils in NSW that current revision work on the Model Code of Meeting Practice for Local Councils in NSW is still in progress
4. Council further notes OLG advice that revision of the Model Code will not be completed in time to allow councils to factor in any new mandatory provisions before they must meet their statutory obligation for remaking their local Code of Meeting Practice within 12 months of an ordinary election of councillors.

FINANCIAL IMPLICATIONS

Nil – This standard governance instrument obligation is managed within the existing budget framework for supporting the civic governance function.

POLICY & LEGISLATION

Local Government Act 1993 – section 360

Local Government (General) Regulation 2021 – section 232

REPORT

1. Context

Local councils in NSW are obliged under section 360 of the *Local Government Act 1993* (the Act) to adopt a code of meeting practice that incorporates the mandatory provisions of the Model Code prescribed under section 232 of the *Local Government (General) Regulation 2021*. The local code may incorporate non-mandatory provisions from the Model Code as well as other provisions that are consistent with the mandatory provisions. Yass Valley Council adopted its current code in March 2022; it embraced all non-mandatory provisions of the Model Code in addition to the mandatory ones.

No local provisions are reflected within the Yass Valley Council instrument other than those specifically prompted for under standard clauses from the Model Code e.g. number of speakers allowed; number of minutes for speakers addressing a meeting; timing of meetings; specification for general order of business.

As with all governance instruments, the Yass Valley Council Code of Meeting Practice should be reviewed regularly to ensure that it remains fit for purpose and reflects contemporary needs. The minimum requirement for timing of review in this instance is mandated under section 360 of the Act. It stipulates that that fresh adoption must occur within the first 12 months of the term of council following an ordinary election. This is consistent with a commonly applied minimum review interval of four years.

2. Mooted Reform of Model Code of Meeting Practice

In late 2024, the NSW Minister for Local Government foreshadowed plans for a major review of the *Model Code of Meeting Practice for Local Councils in NSW* that was last updated in 2021. The reform announcement was followed by the release of on 17 December 2024 of a discussion paper and a consultation draft of a proposed revision of the Model Code.

The mooted changes to the Model Code that were proposed in December 2024 generated considerable interest and feedback from local government officials and other key stakeholders. Yass Valley Council officials considered the changes at length, and this resulted in a detailed 14 page submission on 28 February 2025 a per Council Meeting minute number 25/116 of 24 February 2025. Most industry observers initially expected to see a reworked version of the Model Code in time for councils to incorporate relevant changes to mandatory provisions as part of their adoption of fresh local codes in line with section 360 of the Act.

The NSW Office of Local Government recently notified councils that work on revision of the Model Code is still in progress. The advice also indicated that updated details would not be ready in time for councils to meet their statutory obligation for remaking their local codes within 12 months of being elected. Consequently, councils are obliged to proceed with remaking their local codes based on the existing Model Code if they had not already done so.

3. Refresh of existing Yass Valley Council Code of Meeting Practice

The current Yass Valley Code of Meeting Practice has been subjected to fresh review for accuracy, completeness and clarity compared to the Model Code provisions. As previously noted, Council embraced all the applicable mandatory provisions from the Model Code in its current local instrument.

Review of the current local instrument identified several extraneous and non-value adding references based on instructional notes from the Model Code that were simply intended to guide those in local drafting work. These have been removed in the reworked version of the draft local document appearing as **Attachment A** of this report. Some missing interpretation notes from the Model Code have been restored and a more detailed contents list included.

Renumbering of some clauses has also been done in the reworked draft to take account of the removal of extraneous, redundant and irrelevant references. Numbering errors have also been resolved. The definition of the term “division” has been removed from the glossary because it only appears in clauses from the Model Code that were not incorporated within the existing Yass Valley Council instrument.

Clause 18.3 of the current instrument is missing details in relation to action to be taken in an instance where the council does not resolve to end the meeting beyond the 3 hour time frame set out under clause 18.2. (The prompt for relevant details had been erroneously left in the instrument instead.) For the sake of clarity, the attached draft for clause 18.3 has been made consistent with clause 18.2.

Existing clauses where a deadline of “the Monday” before a public forum or meeting of Council is specified as a deadline seem to assume that such gatherings are always scheduled on the following Thursday. This approach is problematic because that convention does not always hold true. It can also be impractical because of the impact of public holidays. Consequently, the attached draft has references to “the Monday” deadlines replaced with terms “at least 3 working days” [see clause 4.11] or “no later than 3 working days” [see clause 14.12].

References to the term “general manager” have been replaced with the preferred local term of Chief Executive Officer. In all other respects, the substance of the current Yass Valley Council Code of Meeting Practice – appearing as **Attachment B** of this report - has been retained in the draft revision. A copy of the Model Code appears as **Attachment C** of this report for the purposes of further comparison.

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. 2025 Exposure Draft - Yass Valley Council Code of Meeting Practice [⇒](#)
 - B. 2022 Yass Valley Council Code of Meeting Practice - current as of July 2025 [⇒](#)
 - C. 2021 Model Code of Meeting Practice for Local Councils in NSW - OLG [⇒](#)

6.8 REMAKING OF YASS VALLEY COUNCIL CODE OF CONDUCT AND SUPPORTING PROCEDURES

SUMMARY

The *Model Code of Conduct for Local Councils in NSW* (Model Code) and the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW* (Model Procedures) are prescribed under the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2021*. Under section 440 of the Act, a council must review its adopted code and supporting procedures and make such adjustments as it considers appropriate that are consistent with requirements under the Model Code and Model Procedures. Such review must be completed within 12 months after each ordinary election of councillors.

RECOMMENDATION

That:

1. *Council endorses the re-adoption of the Model Code of Conduct for Local Councils in NSW with no changes other than incorporation of corporate branding and related formatting adjustments*
2. *Council endorses the re-adoption of the Procedures for Administration of the Model Code of Conduct for Local Councils in NSW with no changes other than incorporation of corporate branding and related formatting adjustments*
3. *The Model Code and Model Procedures be placed on public exhibition for no less than 28 days indicating that Council does not propose to add to or otherwise amend contents for the purposes of local adoption*
4. *The rebranded versions of the Model Code and Model Procedures be referred back to Council for final adoption at or before its ordinary meeting in September 2025*
5. *Council notes that the Model Code and Model Procedures will continue to remain unchanged for the near future, despite an announcement in late 2024 by the NSW Minister for Local Government canvassing potential significant changes in code of conduct requirements for councillors.*

FINANCIAL IMPLICATIONS

Nil – This standard governance instrument obligation is managed within the existing budget framework for supporting the civic governance function.

POLICY & LEGISLATION

Local Government Act 1993 – sections 440 (7) and 440AA

Local Government (General) Regulation 2021 – sections 180 and 181

REPORT

1. Context

Local councils in NSW are obliged under section 440 (7) of the *Local Government Act 1993* (the Act) to adopt a code of conduct that incorporates the provisions of the Model Code prescribed under section 180 of the *Local Government (General) Regulation 2021*. Similarly, under section 440AA of the Act and section 181 of the relevant Regulation, supporting procedures incorporating provisions of the Model Procedures also need to be adopted.

Each local instrument may incorporate or modify provisions which are consistent with the provisions in the Model instruments. It is rare for councils to make such modifications other than to accommodate local corporate branding and formatting conventions. The adopted Code must be reviewed within 12 months after each ordinary election of councillors and remade accordingly. It is normal for a similar review of adopted Procedures to occur at the same time.

In recent years, the NSW Office of Local Government (OLG) has offered four variants of the Model Code to councils to work from as follows:

1. Consolidated code covering councillors, officers, delegates and committee members
2. Code covering councillors – a bespoke cut down version of the consolidated code
3. Code covering officers – a bespoke cut down version of the consolidated code
4. Code covering delegates and committee members – a bespoke cut down version of the consolidated code that can also be applied to other parties, aside from councillors and officers, which fulfil or support a council function

In practice, the bespoke versions of the Model Code are not very much shorter than the consolidated version. The main advantage is to minimise distracting, and potentially confusing, content that is not designed for the intended audience.

The Model Procedures are designed only to deal with conduct of councillors and general managers. This means that administration of conduct matters for officers other than the Chief Executive Officer are managed under relevant industrial award conditions.

2. Mooted Reform of Model Code of Conduct and Supporting Procedures

In late 2024, the NSW Minister for Local Government foreshadowed plans for a review of the *Model Code of Conduct for Local Councils in NSW* and companion procedures both of which were last updated in 2020. The reform announcement was launched in conjunction with a reform announcement concerning the *Model Code of Meeting Practice for Local Councils in NSW*. Unlike the latter reform topic, no further discussion paper or draft instruments related to conduct matters have yet emerged for industry and public review.

The announcement concerning reform of the Model Code of Conduct and its administration appeared to be principally focused on conduct matters involving councillors. It is not clear if there is an intent to move away from a universal model instrument covering conduct of all classes of persons involved in fulfilling or supporting council functions. It is possible that a separate code may emerge for councillors that is unique to them and underpinned by a regime for administration that resembles the one currently applied to NSW parliamentarians.

3. Refresh of existing Yass Valley Council Code of Conduct

The current Yass Valley Code of Conduct and companion procedures are simply copies of the model documents created by the OLG in 2020.

Though statutory provisions permit council to adjust the instruments as considered appropriate, any modified or supplementary provisions must be consistent with requirements in the model instruments. Given the current uncertainty about progress on changes to the model instruments, it is prudent for council to proceed without further delay to exercise its statutory obligation to review and pursue fresh adoption of its code and procedures.

However, there is merit in including Yass Valley Council corporate branding and formatting conventions in instruments put forward for final adoption in the coming couple of months. This sends a clear signal to the community about council ownership and commitment to this area of policy and its implementation.

Original versions of the prevailing model instruments appear as **Attachment A** and **Attachment B** to this report. Rebranded versions of these are currently envisaged by specialist officers for final adoption.

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. Model Code of Conduct for Local Councils in NSW - 2020 [⇒](#)
 - B. Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW - 2020 [⇒](#)

6.9 TENDER EVALUATION REPORT - YASS SEWAGE TREATMENT PLANT SLUDGE DEWATERING AND DRIED BIOSOLIDS DISPOSAL (CONTRACT YVC-IA-14-2025)

SUMMARY

This report provides advice on the tender evaluation for the multi-year contract for dewatering of sludge and offsite disposal of dried biosolids.

RECOMMENDATION

That this item is classified CONFIDENTIAL in accordance with Section 10A(2)(c, di and dii) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business, commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council. Discussion of the matter in an open meeting would be, on balance, contrary to the public interest

FINANCIAL IMPLICATIONS

A budget is allocated in the FY2025-26 Operational Plan for the dewatering sludge at the Yass Sewage Treatment Plant (STP) and offsite disposal of dried biosolids. A budget will be allocated annually for Yass STP operations.

POLICY & LEGISLATION

- Local Government Act 1993
- Council Procurement Policy (CA-CP-04)

REPORT

1. Background

Most of the sewage sludge generated at the Yass Sewage Treatment Plant is dewatered by external contractors and dried, with the dewatered sludge (bio solids) then transported off-site for beneficial use. Beneficial utilisation offsite shall comply with safety and environmental legislations. These operations are carried-out annually and the increasing volume and value of the work required a tender for a contract of longer duration to carry-out this work in a timely and efficient manner.

The scope of works includes:

- Emptying of sludge lagoons 1 and 2 at the Yass STP and dewatering by Centrifuge or by any other similar means. Approximate volume of Lagoon 1 is 2,600 cubic meters and that of Lagoon 2 is 3,600 cubic meters. Sludge is mixed with water to attain required consistency for dewatering.
- The dewatered sludge cake is tested at an approved laboratory for chemical and physical characteristics to determine the classification for appropriate beneficial use.
- The dewatered sludge is stored within the Yass STP premises to dry for approximately six (6) months.
- Transport of dried dewatered sludge (biosolids) off-site to a NSW EPA approved facility for final disposal (beneficial use).
- Actual payment to the contractor will be based on the actual sludge volume dewatered and transported.
- Payments after the first year and subsequent years will be subjected to a CPI (Sydney) adjustment published by ABS for the previous year.

2. Tenders

Tenders were called for the above works from competent and experienced contractors to enter into a three (3) - year contract. After the completion of the three (3) year contract, there is an option to extend the contract for up to two (2) years with a total contract period of up to five (5) years.

Tenders were called on 4 June 2025 through Council's Tenderlink portal. A non-mandatory pre-tender meeting was held on 11 June 2025. Tenders closed on 25 June 2025.

Four tenders were received from the organisations listed below:

Organisation	Address	ABN
Arkwood (Gloucester) Pty Ltd T/A Arkwood Organic Recycling	P O Box 479, Gatton QLD 4343	70 055 370 486
Dredging Solutions Pty Ltd	15/6 Gladstone Road, Castle Hill, Sydney NSW 2153	29 147 173 224
Pacific Coast Contracting Pty Ltd	2 Amadeus Street, Elanora QLD 4221	52 700 303 265
Pro Engineering Services Pty Ltd (East Coast Fertilizers)	1 Stirling Street, Stanwell Tops, Wollongong NSW 2508	19 632 633 357

A report on the tender evaluation and recommendation 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	IN4.2 - Provide safe and efficient sewerage services across the region
Delivery Program Action	Annual Sewage Treatment Plant operation and maintenance

ATTACHMENTS: Nil

7.1 INTEGRATED PLANNING AND REPORTING DOCUMENTS - CLIMATE CHANGE ACTION PLAN AND TREE MANAGEMENT POLICY

Councillor Adrian Cameron has given notice that at the Ordinary Council Meeting on 24 July 2025, he will move the following motion.

MOTION

That there be a moratorium on all tree removals by Yass Valley Council and its contractors until the Tree Management Policy referred to in Integrated Planning and Reporting Documents and our current Climate Change Action Plan is passed by Yass Valley Council at a future meeting

Councillor: Adrian Cameron.

ATTACHMENTS: Nil

7.2 STAGE 2 CRAGO MILL PRECINCT

Councillor Adrian Cameron has given notice that at the Ordinary Council Meeting on 24 July 2025, he will move the following motion.

MOTION

That all planning and work on Stage 2 of the Crago Mill Precinct cease until a Stage 2 Review including all plans and construction costs for possible options within Stage 2, together with consequent loan repayments for each option is presented to a Council meeting for decision.

Councillor: Adrian Cameron

ATTACHMENTS: Nil

8.1 2024/2025 LOCAL HERITAGE GRANTS PROGRAM PAYMENTS

Question

Councillor Cameron has submitted the following Question with Notice:

Have Payments to all four recipients of the 2024/2025 Local Heritage Grants Program been finalised and all payments made to all those recipients?

Response

Payment to the four recipients of the 2024/2025 Local Heritage Grants Program have been finalised as detailed in the table below.

Recipient	Amount Paid	Date of Payment
Wullaert	\$3,400	17/7/25
Reidy	\$3,400	
Bowning Hall	\$1,800	
Vacca	\$3,400	

ATTACHMENTS: Nil

8.2 INTEGRATED PLANNING AND REPORTING - CLIMATE CHANGE ACTION PLAN

Question

Councillor Cameron has submitted the following Question with Notice:

To ensure that our YVC commitments with regard to our recent IP & R documents and our Climate Change Action Plan referring to our Street and Amenity Tree Maintenance Program, and mitigating and adopting environmentally sustainable practices, can our community please be advised:

- 1. What processes are being used currently to identify trees for removal from our public spaces?**
- 2. What criteria and processes are being in used in selecting consultant arborists and what is the minimum level of the qualifications for these consultant arborists?**
- 3. What are the qualifications and experience of staff as arborists and/or horticulturalists who are involved in assessing and making decisions about trees for removal?**
- 4. What process is used for managing trees identified by Essential Energy as presenting concern for their network and is there a policy framework for managing this relationship?**

Response

- 1. *What processes are being used currently to identify trees for removal from our public spaces?***

Council through its maintenance delivery program identify trees that could potentially pose a risk due to disease, poor health or that are dead, dying or dangerous. Council also undertakes reviews of reactive works from service requests submitted by the community or other stakeholder agencies. Councils process is to undertake a visual tree assessment, engage a qualified arborist to provide a recommendation and make an informed decision of the vegetation management works based on these reviews taking into consideration its environmental status, public risk and the management of Council assets.

- 2. *What criteria and processes are being in used in selecting consultant arborists and what is the minimum level of the qualifications for these consultant arborists?***

Council at its ordinary meeting on 27 February 2025 resolved ([min 137](#)) to award the Minor Works and Trade Services panel contract – SPT352425CRJO. Council under the service category “*arborist and tree maintenance services*” engage suitably qualified consultants to undertake the requested tree assessments. Council has also sought quotations from locally based (ACT and surrounds) suitably qualified companies to provide recommendations on street tree amenity requests. These companies vary in experience and qualifications from arboriculture (AQF3, AQF5), horticulture (AQF3, AQF5) and registered landscape architects.

- 3. *What are the qualifications and experience of staff as arborists and/or horticulturalists who are involved in assessing and making decisions about trees for removal?***
- 4. Staff members within Council hold the necessary horticulture qualifications with a minimum combined 25 years’ industry experience when undertaking processes associated with vegetation management. These attributes along with the consulting arborist recommendation and taking into consideration its environmental status, public risk and the management of Council assets, enables staff to make an informed decision of the vegetation management works.**

5. What process is used for managing trees identified by Essential Energy as presenting concern for their network and is there a policy framework for managing this relationship?

Council applies a similar process as that of its maintenance delivery program when managing trees of concern identified by Essential Energy. As directed under the [Division Procedure: Vegetation Management Plan](#) it states that under section 7.3:

“Essential Energy cooperates with Councils to ensure effective vegetation management in the best interests of the community. Plans for Vegetation Treatment are discussed with appropriate Council representatives prior to works being carried out. Memoranda of Understanding (MOU) or “In principle” agreements are being established with Councils, where mutually supported. Such agreements provide common understanding of objectives and guide how best to manage street trees in the area. Essential Energy consults with Council representatives prior to conducting any tree removals on Council managed land. Councils are encouraged to identify trees which they consider hazardous and notify Essential Energy where these exist within proximity of the Essential Energy network”.

And under section 8.2:

“Essential Energy collaborates with Local Councils on preferred street tree species, planting locations and ongoing tree management. Street tree planting design should consider electrical safety, with larger canopy trees planted on the opposite side of the road to overhead powerlines wherever possible”.

Council to date is currently negotiating a memorandum of understanding for the management of vegetation near network assets.

ATTACHMENTS: Nil

9.1 MINUTES OF THE CANBERRA REGION JOINT ORGANISATION HELD ON 7 MARCH 2025 AND 5 JUNE 2025

REPORT

The minutes of the Canberra Region Joint Organisation Board Meeting held on 7 March 2025 and 5 June 2025 are included in **Attachment A and Attachment B**.

From these minutes there are no items which covers a matter that may require expenditure not provided for in the current Operational Plan. Any adjustment to the Operational Plan or Budget relating to actions identified in the Canberra Region Joint Organisation Board Meeting minutes will be considered as part of usual budget process.

Accordingly, the minutes are presented for information.

RECOMMENDATION

That the minutes of the Canberra Region Joint Organisation Board Meeting held on 7 March 2025 and 5 June 2025 be noted.

ATTACHMENTS:

- A. Minutes CRJO Board Meeting 7 March 2025 [⇒](#)
- B. Minutes CRJO Board Meeting 5 June 2025 [⇒](#)

9.2 MINUTES OF THE NATIONAL GENERAL ASSEMBLY CONFERENCE 2025

REPORT

The minutes of the National General Assembly Conference held in Canberra on 24-27 June 2025 are included in **Attachment A**.

The National General Assembly Communique are included in **Attachment B** and the National General Assembly Listening Report are included in **Attachment C**.

Accordingly, the minutes are presented for information.

Along with the Chief Executive Officer following Councillors attended the full National General Assembly program from the 24 – 27 June 2025:

- Mayor Jasmin Jones
- Deputy Mayor Kristin Butler

Councillor Alvaro Charry attended the Regional Forum on the 24 June 2025 only.

RECOMMENDATION

That the minutes of the National General Assembly Conference and Communique for 24-27 June 2025 be noted.

- ATTACHMENTS:**
- A. National General Assembly Business Papers 24-27 June 2025 [⇒](#)
 - B. National General Assembly Communique 24-27 June 2025 [⇒](#)
 - C. National General Assembly Listening Report 24-27 June 2025 [⇒](#)

9.3 MINUTES OF THE LOCAL EMERGENCY MANAGEMENT COMMITTEE HELD ON THURSDAY 13 FEBRUARY 2025

REPORT

The minutes of the Local Emergency Management Committee meeting held on Thursday, 13 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 Emergency Management Committee meeting held on Thursday, 13 February 2025 be noted.

ATTACHMENTS: A. Minutes of the Local Emergency Management Committee - Thursday, 13 February 2025. [📄](#)

9.4 MINUTES OF THE RESCUE COMMITTEE HELD ON THURSDAY, 20 FEBRUARY 2025.

REPORT

The minutes of the Rescue Committee meeting held on Thursday, 20 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 Rescue Committee meeting held on Thursday, 20 February 2025 be noted.

ATTACHMENTS: A. Minutes of the Rescue Committee - Thursday, 20 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 Tender Evaluation Report - Yass Sewage Treatment Plant Sludge Dewatering and Dried Biosolids Disposal (Contract YVC-IA-14-2025)

Item 10.1 is confidential in accordance with section s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance contrary to the public interest, 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 section s10(A)(2)(dii) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council 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 Rye Park Wind Farm Community Enhancement Fund Advisory Committee Nominations

Item 10.2 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.