



Extraordinary Meeting of Council

Monday 11 August 2025

4:00 PM

**Yass High School
Grampian Street, YASS**

Extraordinary Meeting of Council

A G E N D A

Open Forum

Page No.

Webcasting

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

Acknowledgement of Country

Yass Valley Council recognises the Ngunnawal people, the Traditional Custodians of the land, water, and sky. We pay our respect to their Elders past, present and future emerging leaders. We extend our respect to other Aboriginal and Torres Strait Islander people who live in the Yass Valley Local Government Area.

1. Prayer

2. Apologies

3. Declaration of Pecuniary Interests/Special Disclosures

4. Reports to Council

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Close of Meeting Time

Gayleen Burley

CHIEF EXECUTIVE OFFICER

4.1 DEVELOPMENT APPLICATION NO. DA250328 - DRAGON DREAMING FESTIVAL - 542 CAVES ROAD, WEE JASPER

SUMMARY

To present the assessment of development application no. DA250328 for the Dragon Dreaming Festival at 542 Caves Road, Wee Jasper. The application attracted objections from NSW Police and the Local Emergency Management Committee. A three-year approval is recommended.

RECOMMENDATION

That Council issue Conditional Development Consent for the Dragon Dreaming Festival at 542 Caves Road, Wee Jasper subject to the approval period limited to three years, covering the 2025 to 2027 events inclusive.

FINANCIAL IMPLICATIONS

- Resources for development assessment are provided for in the current Operational Plan.
- There will be costs associated with council undertaking environment health and similar duties before and during any event.
- Fees for food business inspections are charged in accordance with Council's Fees and Charges.

POLICY & LEGISLATION

Acts and Regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Biodiversity Conservation Act 2016
- Biodiversity Conservation Regulation 2017
- Local Government Act 1993
- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021
- Rural Fires Act 1997
- Music Festivals Act 2019

State Environmental Planning Policies

- State Environmental Planning Policy (Resilience and Hazards) 2021

Local Controls

- Yass Valley Local Environmental Plan 2013
- Yass Valley Development Control Plan 2024
- Yass Valley Community Engagement Strategy
- Road Standards Policy RD-POL-9

Guidelines

- Planning for Bush fire Protection 2019
- [Bush fire] Neighbourhood Safer Places: Guidelines
- NSW Police Force Cost Recovery and User Charges Policy

REPORT

1. Application Details

Date Received	-	21 March 2025
Land	-	“Cooradigbee”, 542 Caves Road, Wee Jasper
Area	-	>1,000ha
Zoning	-	RU1 Primary Production and W1 Natural Waterways

2. Site Description and Locality

“Cooradigbee” is located at the end of Caves Road, north of the Wee Jasper village and on the edge of Burrinjuck Dam. The property is accessed primarily via Wee Jasper Road and Caves Road, which is sealed until the end of the public road section. The event site is accessed via a formed, unsealed internal access road through the property. The event site is approximately 9.5km from the Wee Jasper village.

The site is located on part of the valley floor, with Burrinjuck Dam to the north, Goodradigbee River to the east, bushland with steep upslope to the west, and pastoral land to the south. The land is identified as being bush fire prone, although the immediate area of the festival is primarily grassland. The layout of the festival is generally sympathetic to the natural features of the site.

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

3. Background and Proposal

The application is seeking a five-year approval for the [Dragon Dreaming Festival](#), for the 2025 to 2029 events inclusive.

The Dragon Dreaming Festival (the Festival) has been held at the site since 2013, with the most recent approval issued in 2020 and expiring in 2024, when the last event was held. Council granted the last approval for three years, although it is noted that subsequent modifications to the approval occurred to adjust the expiry date reflecting cancelled and postponed events during the COVID-19 period, consistent with NSW Government temporary provisions introduced at the time.

The submitted application involves a temporary land use approval for:

- Music, arts and lifestyle festival
- Sale of products (including food) and provision of various services in market stalls
- Erection of temporary tents, marquees and stages
- A primitive campground for festival patrons

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

4. Public Exhibition

Public exhibition included notice to nearby and surrounding landowners, as well as the Wee Jasper Community Association. There were no submissions received during the public exhibition period. It is however noted that the applicant provided 14 letters of support from various parties as part of their application (refer [Attachment C](#)).

Although the application did not attract any objections, issues raised in referral agency responses meant that it was considered appropriate that a planning forum be held as an opportunity for councillors and staff to gain a better understanding of the proposal, the concerns, and the response measures proposed by the organiser. The Planning Forum was held on 8 July 2025 with representations made by NSW Police, the event organiser and their medical provider, the landowner, and community members. Written representations were provided by community members during and after the planning forum which are included as [Attachment D](#).

5. Referrals

The application was referred to NSW Police, the NSW Rural Fire Service (the RFS), NSW Ambulance, NSW Health, the Local Emergency Management Committee, and the Local Traffic Committee. Responses were received from all except for NSW Ambulance and NSW Health.

5.1 NSW Police

An objection was received from NSW Police (**Attachment E**), however alternate considerations are provided if Council were to grant approval. The key issues raised in the NSW Police submission are discussed below.

Suitability of the Site

The submission centres on concern relating to the suitability of the site due to the relatively remote location, access arrangements, and bush fire potential, as well as risk considerations associated with each. NSW Police contend that the site is not suitable for the event, and therefore consent should not be granted. The suitability of the site is discussed further in section 7.3 of this report.

User Pays Policing and Cost to NSW Police

The previous development consent included the following condition:

- (1) *To ensure appropriate policing at the event the event organiser must negotiate with the NSW Police Force regarding a “User Charges” policing service in accordance with the Cost Recovery and User Charges Policy produced by the NSW Police Force prior to the commencement of the event.*

Note: *The number of police and associated resources should take into account the NSW position that a level of policing is required at some times during the event, whilst also recognising:*

- *The event organiser’s provision of event security, their management plans/procedures/process, including any for harm minimisation; and*
- *The community nature of the event; and*
- *The social, environmental and economic values of the event to the Yass Valley.*

Note: *The negotiations shall be completed no later than four (4) weeks prior to the event.*

Note: *NSW Police access to the event site cannot be limited to the user-pays arrangements only.*

The organiser has requested that this condition be revised due to the cost of the user pays arrangement and suggesting that NSW Police may not have appropriately considered the proposed arrangements for security, management plans and procedures (including for harm minimisation), and the community nature of the event.

It is noted in the NSW Police submission that the costs of providing policing for the event are not completely covered by the user pays agreement due to the level of policing that is required. The submission indicates that the cost to the Hume District in 2024 was approximately \$80,000 beyond the amount captured by the user pays component. There is contention between the event organiser’s submissions and the NSW Police submissions in relation to equivalent dollar amount per ticket sold that goes towards the user pays policing arrangement. It is noted that NSW Police tabled final cost statements for the 2024 event at the planning forum (refer **Attachment F** under separate cover).

Council nor staff are experts in policing and therefore rely on the expertise of NSW Police to ensure the necessary level of policing. The existing condition of consent (above) recognises this and is not prescriptive in determining the required level of policing either way. The NSW Police Force Cost Recovery and User Charges Policy sets the framework including principles for how the user pays costs may be determined. It is therefore considered that the condition (above) remains appropriate.

It is understood that the principles in the NSW Police Force Cost Recovery and User Charges Policy are for charges for special events to recover the avoidable costs – i.e. those costs that would be avoided by NSW Police if the event were not provided. The attention by NSW Police in ensuring sufficient resources are available to protect attendees from harm are acknowledged and appreciated, however, they may also need to review how the user pay component is being calculated to ensure the event organiser is paying the appropriate amount. If the amount of user pays policing that is reasonably necessary for the event

makes it financially untenable, then that in itself may act as a limiting point of whether the event actually proceeds (i.e. regardless of whether Council has issued approval). It is understood the Hume District of NSW have acted in good faith and community interests by covering additional costs to enable the event to be financially viable, however that is not something that Council has expected or requested directly in their previous decisions for approval, other than stipulating that the social, environmental and economic values of the event to the Yass Valley be taken into consideration.

It is also noted that the event organiser has a pathway available for review of user pays cost determination under the Administrative Decisions Review Act 1997 if they are dissatisfied with the amount or an agreement cannot be met. The review process undertaken by the Assistant Commissioner of NSW Police.

Exclusion from Event

NSW Police have requested that if Council grants consent, a condition be included in the consent to require the organiser to eject intoxicated, indecent, violent or quarrelsome patrons from the event, which is a requirement for licenced premises. Whilst the NSW Police acknowledge the event is not a licenced premises, they suggest it would be within the public interest for this to be imposed and provides a positive onus on the organiser to do so.

NSW Police have also noted that within the applicant's supporting documentation it is stated that [Dancewize](#) are able to provide for non-urgent transport, such as for voluntary ejections, suggesting that some form of resourcing is available to ensure persons ejected are not presented with another risk of being left in an isolated location.

NSW Police recommends the following condition of consent (similar to a licenced premises):

"To ensure the good order of the event, the event organiser must not permit intoxication, any indecent, violent or quarrelsome conduct at the event.

The event organiser must ask the intoxicated, indecent, violent or quarrelsome person to leave and revoke their right to remain on site. The event organiser is to ensure that any person ejected from the event due to intoxication, indecent, violent or quarrelsome conduct is conveyed from the site to a place of safety."

Council sought preliminary legal guidance which indicated the above condition may not be 'valid' for the purposes of the Act. Whilst the event organiser can take steps to avoid or control behaviour and ejection from the event, the initial behaviour is that of the individual and is outside of the applicant's control. Furthermore, a condition needs to be enforceable and there are elements of this which remain difficult to enforce under a development consent (as opposed to under a liquor license at a licenced premises).

It also raises concern as to whether a patron who exhibits such behaviour would need to be ejected, to comply with the condition, instead of receiving necessary medical attention.

The applicant does not agree to the imposition of this condition, however, has noted in their response to the NSW Police (refer **Attachment G**) that elements of this requirement are implemented in their overall event management and included in the terms and conditions of entry.

A condition to this effect is not considered necessary and the event organiser (and their security etc.) should continue to work with NSW Police to address this concern.

5.2 Local Emergency Management Committee

The application was referred to the Yass Valley Local Emergency Management Committee (LEMC). The LEMC considered the proposal at its meeting held on 8 May 2025 where it was attended by representatives from NSW Ambulance, Fire and Rescue NSW, NSW Rural Fire Service, NSW Police, the Volunteer Rescue Association Binalong, State Emergency Services (SES), Local Land Services (LLS) Yass and Council.

Council's representative on the LEMC is the Director Infrastructure and Assets who is also the chairperson. It is noted that Council's representation on the LEMC is independent of Council's function as the consent authority for the purposes of assessment/determining the development application and in which the Director Infrastructure and Assets has not been involved.

The LEMC submitted an objection (refer **Attachment H**) to the Festival *"based on the remote location of the risk to public safety, due to limited access and egress and the complications and reduced response*

times in responding to an emergency management situation, namely a large-scale evacuation or medical emergency.”

The areas of concern includes:

- Topography
- Location, transport, access and egress
- Medical
- Emergency evacuation procedures

The LEMC recommends to Council that the risk to public safety cannot be mitigated. It concludes by emphasising that the objections to the event are exclusively related to the location and its associated risks, including distance to critical care facilities and complexity of emergency evacuation, indicating this situation presents unique safety concerns for both attendees and emergency personnel.

The submission notes that the medical services provided by Medical Motos at past events have been professional and efficient and endorses the inclusion of Dancewise to aid in harm minimisation.

5.3 NSW Rural Fire Service

The application was referred to the NSW Rural Fire Service (RFS) for concurrence under s100B of the Rural Fires Act 1997. General terms of approval (GTAs) have been issued by the RFS (refer **Attachment I**) which must be included in any development consent issued.

This matter is discussed further in section 7.4 of this report.

5.4 Local Traffic Committee

The application was referred to the Local Traffic Committee who indicated that the event is not expected to cause any significant disruption to the public road network, and as per previous events, an event approval from the Local Traffic Committee is not necessary.

6 Assessment

The proposed development has been assessed under the provisions of section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act). It is considered that the proposed development can be supported for the reasons outlined in this report and the s.4.15 assessment report (refer **Attachment J**).

Planning issues identified, including responses to issues raised in submissions, are discussed below.

6.1 Scale of Event and Patronage

The previous consent restricted the event to a total of 4,500 tickets or patrons but was not clear on a total number of persons at the site, including event staff and volunteers (i.e. attendees not required to purchase a ticket).

Clarification was sought during the assessment of the current application to ascertain the maximum patronage and total number of persons at the event site (refer **Attachment B**), which is as follows:

- **Patrons/tickets** – maximum 5,000 (an increase by 500 patrons compared to the previous approval)

The applicant has noted this is an absolute maximum and the expected maximum at the 2025 event is to be 4,200, similar to 2024, but could approach 5,000 in future years if necessary (particularly if a five-year approval was issued).

- **Staff or volunteers** – maximum 1,000
- **Total number of persons** – 6,000.

If Council are to grant approval, conditions should clearly specify the maximum number of patrons as well as the maximum number of staff/volunteers permitted to be on the site at any one time.

6.2 Risk Assessment

Concern was raised in the NSW Police submission that the author of the Event Risk Management Plan (risk assessment) submitted with the application was unclear and this document was unsigned. The risk

assessment has since been updated to be signed by the event organiser; however, further details have also been provided which indicate that it was prepared by Matthew Wood of Ranwood Solutions. It is understood Matthew Wood is a former Senior Sergeant of Victoria Police (1979-2012), has background in event planning and emergency management and has been previously involved in organisation of the Dragon Dreaming event over several years. The submitted Emergency Management Plan has also been prepared by Matthew Wood.

Council cannot 'validate' an event organiser's risk assessment as part of a development application process, nor is it required to do so. However, consideration of potential hazards and risks is necessary for the purposes of assessment under s4.15 of the Act. This generally represents a higher-level consideration. Where necessary, this may be done by seeking advice from other agencies who may have expertise in different areas relating to the potential hazards and risk.

Distinction should be made between the definitions of 'hazard' and 'risk', as outlined below:

- **Hazard** is anything that has the potential to cause harm to people, the environment, damage to property or brand.
- **Risk** is the likelihood of a hazard occurring and the consequences of an occurrence.

The risk assessment identifies several hazards which, even after mitigation strategies are implemented, remain as high risk, including:

- Injury or fatality due to intoxication/drug use
- Sexual assault/indecent exposure
- Injury or fatality caused by food poisoning or by equipment
- Bush fire or
- Traffic accidents on access roads.

The risk assessment concludes these risks are 'acceptable', which is countered in the NSW Police submission who states that they do not agree with this and instead consider these to be 'unacceptable' (and suggests this represents an extraordinary lapse of judgement by the event organiser). Whether the level of risk is acceptable or unacceptable involves a degree of subjective assessment.

It is noted that within the planning framework Councils consider and approve a number of different land uses which may involve high risks (even after mitigating measures), for example, licenced premises such as pubs and clubs, roads and hazardous industries.

The following observations are made:

- The event organiser is reasonably believed to have undertaken appropriate risk mitigation and management strategies, which includes consideration of the location and the potential for persons to be affected by alcohol or substances. This has included their approaches to emergency management, bush fire, medical services and harm minimisation.
- The event organiser has engaged specialist consultants/contractors to provide advice and services (both in planning and during the event).
- The event organiser has had a demonstrated commitment to undertake reviews following each event and implementing changes as necessary to further reduce risks.
- The RFS have provided their general terms of approval having considered the bush fire hazard and risk as discussed in section 7.4.

Although the submissions from NSW Police and LEMC are acknowledged including the concerns raised, Council may still form a broader view with consideration of all matters under s.4.15 of the Act that the event has an 'acceptable' degree of risk overall for the purposes of determining whether to issue consent.

6.3 Suitability of the Site

The event site is approximately 8.5km from Wee Jasper village, 65km from Yass and 90km from Canberra. The location is a significant part of the appeal of the event. A mandatory consideration under s.4.15 of the Act is 'the suitability of the site for the development'. The NSW Police and LEMC

submissions raise concern relating to the suitability of the site, due to the relatively remote location, access arrangements, and bush fire potential. The location is considered to the central contention with the application rather than the event itself.

The NSW Police submission suggests that the isolation of the site provides unique and unmitigated challenges for ensuring the safety of any event this size. This is advised as being particularly in relation to circumstances where an evacuation may need to occur, which would be via private vehicles back to Wee Jasper. The NSW Police submission considers this to be unrealistic given a likelihood that some patrons could be affected by alcohol or substances (as recognised in the applicant's evacuation plan), and due to the narrow width of particularly the unsealed internal road and the sealed section of Caves Road. The NSW Police further contend this may inhibit the entry to the site by additional emergency services.

The LEMC submission also notes that the approximate travel time for a patient to a critical care facility is approximately 1 hour and 45 minutes, either by air or road transport, contending that the risk associated with a drug overdose is high and cannot be further mitigated.

Notwithstanding the above, the site is considered suitable for the event for the following reasons:

- Council has previously considered it to be suitable having issued approvals since 2013. Fundamentally it is the same event at the same site and location (although number of persons is proposed to further increase).
- The RFS have provided GTAs having considered the bush fire hazard and risk as discussed in section 7.4.
- The mitigating measures proposed including the level of medical service, harm minimisation strategies, security services and user pays policing.
- Council may form a view that the event has an 'acceptable' degree of risk overall as discussed in section 7.2.

It is also worth noting from the 2020 assessment report that the Wee Jasper community expressed concern of the event not being supported because of the location, suggesting that they should not be prevented from having such events due to being in a rural location and not in proximity to operational hubs. This is noted but also must be taken in context of the particulars of the event proposed and recognising that the location of any event or development site can be a constraining factor for suitability.

6.4 Bush Fire Risk

Concern is raised in the NSW Police and LEMC submissions in relation to the bush fire risk of the land and the associated emergency management and evacuation procedures in the event of a bush fire.

The application was referred to the RFS for concurrence under s.100B of the Rural Fires Act 1997, which is the correct process and procedure for a development application of this type. The RFS requested that an updated Bushfire Management Plan (BMP) be prepared, and this was subsequently provided by the applicant.

In addition to the supporting documentation, the following documents were also provided to the RFS for completeness of their assessment:

- NSW Police and LEMC submissions
- Email from the RFS District Inspector for Southern Tablelands which was tabled by NSW Police at the planning forum
- Letter of support from local Wee Jasper RFS brigade
- Applicant's responses relating to the above.

The revised BMP proposes an emergency assembly area, to allow a shelter in place arrangement to accommodate a total of 6,000 persons. This was assessed by the RFS and found to comply with the provisions of Planning for Bush Fire Protection 2019 and the Neighbourhood Safer Places: Guidelines for

the Identification and Inspection of Neighbourhood Safer Places. The proposed area with exceeding minimum requirements (m² per person).

The RFS have issued GTAs (representing a 'bush fire safety authority' issued on behalf of the Commissioner) and these must be included in any consent that is issued. On this basis, and that event is now to be held outside of the statutory bush fire danger period, the event is considered to be compatible with the identified bush fire hazard and risk.

It is acknowledged and noted in the event risk assessment and bush fire management plan, that whilst the likelihood of a bush fire occurring outside of the statutory danger period is low, if a fire was to occur, the risk remains high.

The potential implication of smoke has been discussed with the RFS who noted that broadly the guidelines for any Neighbourhood Safer Places do not call this up as a consideration.

Whilst the concerns of NSW Police and the LEMC in relation to bush fire are recognised, it is considered that the RFS are the leading authority on bush fire. As the RFS have issued GTAs and have found the proposal complies with their planning documents and guidelines, it is considered that the proposed event at the site is compatible with the bush fire hazard and risk.

6.5 Traffic Management and Access

Concern is raised in the NSW Police and LEMC objections in relation to the access and egress from the site, particularly:

- There is 'one way in and one way out' in relation to the event site and the village of Wee Jasper.
- The standard of the internal access road is generally single lane, winding and undulating and can be troublesome for vehicles without 4WD capabilities, depending on weather conditions, noting that improvements have been undertaken since the first event.

A site inspection was undertaken by Council's development engineer, who provided advice that the internal access road is generally suitable, although there are some areas where minor works were considered necessary, which were discussed with the landowner on site (who was aware of the issues and had plans in place to address prior to the 2025 event).

The LEMC submission also recommends the use of contraflow traffic arrangements at potential 'bottlenecks' (e.g. gates and cattle grids) to ensure there is 24/7 access for emergency services. It is considered that this could be implemented, as necessary, through ongoing discussions with the event organiser and emergency services.

Moving the event away from the October long weekend is supported, as this assists in reducing the traffic volumes moving to or from Wee Jasper.

6.6 Economic Considerations and Local Community Support

It is generally understood that there remains a strong level of community support for the event, demonstrated through the submissions which accompanied the application and representations made at the planning forum. It is understood that the Wee Jasper community, including, the public school, the community association, and the local RFS, have been able to utilise the event as an opportunity for fundraising, as well as having received donations from the organisers.

The economic benefit to the Wee Jasper and broader Yass Valley communities is generally acknowledged. The event organisers have provided survey results obtained following previous events (refer **Attachment B**), suggesting that the average spend per person in the surrounding community is approximately \$220, or a total of approximately \$950,000-\$1,200,000. The survey information has been collected by a specialist survey provider, although it is noted that this has been prepared on behalf of the event organiser.

Council's tourism and economic development staff provided the following advice:

- Dragon Dreaming draws a significant influx of visitors from outside the local government area and has become a recognised contributor to the cultural identity of Wee Jasper and the wider Yass Valley.

- The anecdotal and observable benefits are evident, although there is difficulty in quantifying them with precision, particularly where it has been held over the long weekend such as in 2024.
- The observable and inferred benefits are noted though to include increased visitor numbers to the Yass Valley, support for local business, accommodation demand, contribution to short-term employment and skills, and increased tourism profile of Wee Jasper and the Yass Valley.

Council's Community Strategic Plan 2025-2042 does also have a listed goal of encouraging creative expression through arts and culture, which the Dragon Dreaming event provides for.

NSW Police have noted the adverse economic costs that they burden as the result of the additional expenses above the user-pays contribution as discussed above.

6.7 Medical Services, Illicit Substances and Harm Reduction

The organisers contract a professional medical support company, Medical Motos, to provide onsite medical services to patrons, including capacity to intubate two patients simultaneously. The medical coverage provided is relatively extensive compared to other events, which is recognised by Medical Motos as being due to the relatively remote location.

It is recognised that there is high likelihood for illicit substance use to occur. Since 2017 the event organiser has contracted Dancewize NSW to increase the safety of patrons. Dancewize are a peer-led harm reduction provider (funded by NSW Ministry of Health) and coordinate a safety-focused approach. It is understood that the services of Dancewize have been beneficial and their attendance at the event is supported by NSW Police and the LEMC.

The NSW Government has introduced a 12-month trial drug checking program (i.e. pill testing) at selected music festivals which started in early 2025, however this does not include Dragon Dreaming.

The LEMC has requested that medical road transport be available onsite for the duration of the event to potentially reduce the time required for patient transport by helicopter, specifically between the medical tent and the landing zone.

6.8 Previous Coronial Inquest

It was noted in the 2020 Council report for the previous application that a coronial inquest occurred following the unfortunate death of a patron at the 2015 event, however this was dispensed in 2018. In relation to Council's involvement, issues had been raised about the decision to approve the development application – i.e. whether the application assessment/approval process in 2014 was appropriate.

Whilst no findings were made, advice received from Council's solicitors indicated that it would not have been unreasonable to conclude that Council satisfied its duty to ensure the risk associated with the event, specifically illicit drug use, were appropriately controlled, and beyond that, it being the responsibility of the event organisers, security, police, medical team, etc.

In this regard, the assessment of this development application has been undertaken in a manner consistent with the previous applications made in 2014 and 2020, and reflective of the advice from Council's solicitors following the coronial inquest.

6.9 Duration of any Approval

The applicant has applied for a consent to cover five years/events. The first approval issued in 2013 was for a single event only, with a five-year approval then being issued in 2014. In 2020 Council resolved to grant approval for only three years instead of the applicant's requested five years, although this was longer than the one or two-year limited duration requested by NSW Police.

For the approval of the event, it is generally Council's practice to issue a single or shorter approval for the event initially, followed by a longer approval period if the event has been demonstrated as successfully run. For comparison, the Murrumbateman Field Days are operating under a five-year approval and the now-defunct Gundaroo Music Festival had an ongoing approval that did not lapse.

If Council are of the mind to grant development consent, then the duration will need to be considered. The benefits of a shorter duration (i.e. three years) has benefits including:

- Allows Council (including a new Council in the next term) to reconsider the suitability or their support of the event.
- Allows other stakeholders or agencies to reconsider their position on the event.
- Allows opportunity for conditions of development consent to be revised on a more regular basis.
- Documentation for development application should only require relatively minor updates if being lodged on a more regular basis.

The main drawback with this approach is that:

- Does not provide ongoing certainty for the event organiser.
- Results in considerable effort for the event organiser in preparing and submitting a development application.
- Disproportionally significant use of Council resources in assessing the development application, noting that the application fee for events is relatively minor and not on a cost-recovery basis.
- It may not signal a strong ongoing support for the event by Council (if that was Council's position) for it to remain at Wee Jasper or in the Yass Valley.

A three-year approval is considered to be most suitable if Council were to grant approval and is consistent with the previous decision. This provides the benefit of some certainty to the event organiser whilst allowing opportunity for the approval to be revisited on a more regular basis, including by the next Council in the next term.

7 Conclusion

An assessment and the past record of the event indicates that it is generally well run and is supported by the Wee Jasper community and Yass businesses. The event sees a significant influx of visitors (and the economic benefit this provides) and is a contributor to the cultural identity of Wee Jasper and the wider Yass Valley.

The central contention is not considered to be the event itself (or the event organisers), but whether the site is suitable for the event due to the relatively remote location.

It is important to note that whilst objections were received from the NSW Police and LEMC, the weight given to these in the determination remains a matter for Council – i.e. with consideration of the range of matters required by s.4.15 of the Act.

Noting the event will occur outside of the bush fire danger period and the RFS have issued general terms of approval, it is considered that this reduces the level of bush fire risk. A condition of consent will require all events to occur outside the statutory bushfire danger period.

From the assessment of the proposal and consideration of issues raised in submissions, it is recommended that a consent be issued for three years, consistent with the previous determination. The additional increase in patrons/persons (+500) can be supported.

Where granting consent as per the recommendation above, Council may however still wish to consider:

- Duration of approval – i.e. three years as recommended, or five years as requested by applicant.
- Numbers of persons – i.e. whether the additional increase in patrons/persons (+500) is to be supported.

Draft conditions are included in **Attachment K**.

STRATEGIC DIRECTION

CSP Theme Our Community (CO)

CSP Strategy Objective We have a vibrant, inclusive and creative community life

Strategies	CO 2: Events celebrate the identity of our towns, villages and suburbs, heritage and culture.
Delivery Program Action	CO2.1: Support community events and activities which celebrate local identity, heritage, and culture

- ATTACHMENTS:**
- A. Locality Plan [⇒](#)
 - B. Plans and Supporting Documents [⇒](#)
 - C. Letters of Support [⇒](#)
 - D. Community Submissions from Planning Forum [⇒](#)
 - E. NSW Police Submission [⇒](#)
 - F. Documents Tabled by NSW Police at Planning Forum - **Confidential**
 - G. Applicant response to NSW Police Submission [⇒](#)
 - H. Local Emergency Management Committee (LEMC) Submission [⇒](#)
 - I. NSW Rural Fire Service General Terms of Approval [⇒](#)
 - J. Assessment Report [⇒](#)
 - K. Draft Conditions of Consent [⇒](#)

4.2 TENDER EVALUATION REPORT - REMOVALIST SERVICES - YVC-IA-18-2025

SUMMARY

Providing advice and recommendations on the Tender Evaluation Report for removalist services for the relocation of furniture and equipment to the Crago Mill Precinct buildings and the Council depot.

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

Removalist costings have been included as part of the Crago Mill Precinct construction project.

POLICY & LEGISLATION

- Local Government Act 1993
- CA-CP-04 – Procurement and Disposal Policy

REPORT

1. Background

As part of the Crago Mill Precinct project, removalists will be required to relocate all items from both the current Library and Administration buildings to the newly constructed buildings within the Precinct. Some relocation of items to the Council depot will also be required.

The APP Group, Council's external project manager for the Crago Mill Precinct, sought tenders on Council's behalf.

2. Tender

Tenders were called on 8 July 2025 and closed on 25 July 2025. Four tenders were received from the following organisations:

Organisation	Address
Blue Lion Moving Services	52-56 Edison Road, Dandenong South VIC 3175
Grace Removals	4 Tucks Road, Seven Hills NSW 2147
Balfran Removals	13 Sleigh Place, Hume ACT 2620
Allied Moving Services	PO Box 131, Liverpool BC 1871

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

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.1: Council resources, practices and processes are undertaken in a manner that meets legislative requirements.

Delivery Program Action CL.1.3: Manage Council's assets to minimise risk, reflect lifecycle costs and meet community needs

ATTACHMENTS: Nil