yass valley council

the country the people

Ordinary Meeting of Council

Thursday 27 November 2025
4:00 PM
Yass High School
Grampian Street, Yass

PRAYER:

All Stand:

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

All say together 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

December 2025

Thursday 18th	**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.

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:

Close of Meeting Time

Gayleen Burley
CHIEF EXECUTIVE OFFICER

Minutes of the
Ordinary Meeting of Council

Thursday 23 October 2025
4:00 PM
Yass High School
Grampian Street, Yass

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Council Meeting - The Mayor declared the meeting open at 4.26 pm and advised that the meeting would be webcast live.

Present

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

Officers also present were Gayleen Burley (Chief Executive Officer), Andrew Neil (Director of Planning & Environment), Nathan Cooke (Director of Infrastructure & Assets), Peta Gardiner (Director of Corporate & Community) Jason McGuire (Chief Financial Officer), Caitlin Flint (Senior Advisor Governance), Chloe Johnson (Executive Support Officer) and Katie Yeo (Learning & Development Officer).

Public Forum

No	Item No	Title	Name	For or Against	Teams or In person
1	6.1	DA240266 – Dwelling House – 46 Malbec Drive, Murrumbateman	Alexandra Maraganis	Against	Teams
2	6.1	DA240266 – Dwelling House – 46 Malbec Drive, Murrumbateman	Kristy Piccolo	Against	Teams
3	6.1	DA240266 – Dwelling House – 46 Malbec Drive, Murrumbateman	Rachel Doberer	For	In person
4	6.1	DA240266 – Dwelling House – 46 Malbec Drive, Murrumbateman	Helen & Ian Chu	For	In person
5	6.2	DA250488 - Shed - 32 South Street, MURRUMBATEMAN	Rachel Doberer	For	In person

Acknowledgement of Country

Yass Valley 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

Nil

2. Apologies

- Councillor David Carter as per endorsed Leave of Absence at Ordinary Council Meeting 23 October 2025, (Resolution 25/305)
- Mayor Jasmin Jones advised that Councillor Fleur Flanery would attend the meeting late.

3. Declaration of Interest/Disclosures

Nil

4. Confirmation of Minutes

RESOLVED that the minutes of the Ordinary Council Meeting held on 25 September 2025 covered by resolution numbers 304-341 inclusive, copies of which had been circulated to all Councillors, be taken as read and confirmed.

(Cameron/Burgess) **342**

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

AGAINST: Nil

5. Mayoral Minute

5.1 SUBMISSION TO THE WASTE TO ENERGY NSW LEGISTLATIVE ASSEMBLY PARLIAMENTARY INQUIRY

SUMMARY

Encourages participation in the NSW Legislative Council inquiry into ‘Energy from Waste’ facilities otherwise known as mass waste incinerators and requested that the link to the submissions portal be brought to the attention of local vignerons and community.

RESOLVED that Council:

1. ***Makes a submission to the Waste to Energy NSW Legislative Assembly Parliamentary Inquiry objecting to Waste to Energy incinerators proposed for our area such as the Woodlawn Advanced Recovery Centre.***
2. ***Maintains its strong objection to such proposals in support of the surrounding community's health and wellbeing, and that incinerators present an unacceptable risk of smoke taint to the local viticulture/winemaking economy.***
3. ***Council notes that “energy from waste” facilities or mass waste incinerators are currently banned in the ACT and Sydney due to health concerns, but that current NSW policy allows it in 4 regional areas. Council submits that an evaluation of the selected locations be reviewed based on the preferred technology and to assist reduce the carbon footprint of transport of waste to the regions versus the source (Sydney).***
4. ***Council supports the objection of other council and territory areas, and the objection from the local member for Goulburn who share concerns that the proposed waste incinerator at Tarago presents a potential health risk to residents in Tarago, Braidwood, Bungendore, Queanbeyan, Yass, Collector, Gunning, Goulburn, Canberra, and surrounding areas.***
5. ***Council notes the current NSW Legislative Council inquiry into “energy from waste” facilities is currently open for submissions until 31 October 2025 and encourage primary producers and the region's viticulturalists to have their say by making submissions to the inquiry.***
6. ***Council communicates with local State Member for Goulburn, The hon. Wendy Tuckerman, Federal member, The hon Michael McCormack, Mr Bob Nanva MLC, and Federal Minister for Local Government and Regional Development, the Hon. Kristy McBain seeking strong representation for our area on this issue.***

(Jones/Charry) **343**

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

AGAINST: Nil

6. Reports to Council

6.1 DA240266 - DWELLING HOUSE - 46 MALBEC DRIVE, MURRUMBATEMAN

SUMMARY

To present a further report in relation to Development Application DA240266 for the construction of a dwelling house at 46 Malbec Drive, Murrumbateman. The application has attracted nine submissions and was previously reported to council at its August 2025 meeting with a recommendation that development consent be issued. Council deferred determination of the application requesting the applicant consider revisions/redesign and demonstrating compliance with the Yass Valley Development Control Plan, primarily in relation to bulk, scale, neighbourhood character, and earthworks. The applicant has since declined to make revisions/redesign and requested that the application be determined based on that previously presented to Council. It is again considered that relevant concerns can be addressed by conditions and approval is recommended.

RESOLVED that Conditional development consent be issued for development application no. DA240266 for a dwelling house at 46 Malbec Drive, Murrumbateman, subject to conditions requiring a revised landscape plan that better protects the character and amenity of the neighbourhood and for details of this plan to be submitted to council for approval prior to the issue of a construction certificate

(Jones/Butler) **344**

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

AGAINST: Councillor A Cameron

6.2 DEVELOPMENT APPLICATION NO. DA250488 - SHED - 32 SOUTH STREET, MURRUMBATEMAN

SUMMARY

To present the assessment of development application no. DA250488 for the construction of a storage shed at 32 South Street, Murrumbateman. The application attracted one objection and involves a variation to the applicable maximum height control. Relevant concerns can be addressed by conditions. Approval is recommended.

RESOLVED that conditional Development Consent be issued for development application no. DA250488 for the construction of a shed at 32 South Street, Murrumbateman.

(Butler/Charry) **345**

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

AGAINST: Nil

Councillor Flanery arrived at Council Meeting 4.50pm.

6.3 DEVELOPMENT APPLICATION UPDATE - AUGUST AND SEPTEMBER 2025

SUMMARY

To present details of council's performance against the expectations set by the NSW Department of Planning, Housing and Infrastructure and details of applications lodged and determined in August and September 2025.

RESOLVED that the report on applications for August and September 2025 be noted.

(McGrath/Charry) **346**

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

AGAINST: Nil

6.4 REPORT ON THE 2022-2025 DELIVERY PROGRAM

SUMMARY

In line with the Integrated Planning and Reporting Framework, Council is required to prepare every six months, a report on progress against the actions and activities identified in its Delivery Program. This report contains the status of actions and activities for the entire period of the Delivery Program, including 1 January 2025 to 30 June 2025.

RESOLVED that the report for the 2022/23– 2024/25 Delivery Program be noted.

(Charry/Flanery) **347**

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

AGAINST: Nil

6.5 REPORT ON THE 2025/26 OPERATIONAL PLAN

SUMMARY

In addition to the requirements required under the Integrated Planning and Reporting Framework, Council has committed to providing, every quarter, a report on progress against the actions and activities identified in its Operational Plan. This report contains the status of actions and activities for Quarter 1 2025-2026.

1. ***RESOLVED that the Quarter 1 update for the 2025-2026 Operational Plan be noted.***
2. ***A Councillor Workshop be held in November to discuss the Roads budget and priorities for 2025/2026.***

(Flanery/Jones) **348**

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

AGAINST: Nil

6.6 UPDATED GUIDELINES FOR ADVISORY COMMITTEES AND COMMITTEES OF COUNCIL

SUMMARY

This report presents the updated Guidelines for Advisory Committees and Committees of Council (The Guidelines) for endorsement and seeks to formalise Councillor appointments to each in line with individual Committee/Group Terms of Reference. This matter was originally deferred from the 27 February 2025 Council Meeting and since then, a Workshop on Committee structure was presented to Councillors in September 2025.

AMENDMENT:

1. ***Endorse the updated Guidelines for Advisory Committees and Committees of Council (2025).***
2. ***Endorse the Terms of Reference (embedded within the Guidelines) for the following Committees, noting that formed Committees will have the chance to review and suggest change to the Terms of Reference as required prior to their final adoption by Council.***
    - ***Economic Development Advisory Committee***
        - ***Allocate two ex officio spots for the Yass Valley Business Chamber (President and Vice President) given their strong advocacy and reach across our LGA.***
        - ***Reduce community reps from six to four, prioritising business owners in tourism, viticulture and hospitality.***
        - ***Include RDA Southern Inland and Destination NSW as strategic partners (non-voting members) to provide data, grant-funding expertise and strategic direction.***
        - ***Invite the CEO to attend EDAC meetings of particular importance or in the CEO's absence the Director of Corporate/Community and/or the Chief Financial Officer.***
    - ***Crago Mill Precinct Project Committee***
    - ***Yass Water Treatment Plant Upgrade Project Committee***
    - ***First Nations Advisory Committee***
    - ***Access and Age-Friendly Advisory Committee***
    - ***Sport and Open Space Advisory Committee***
    - ***Murrumbateman Recreation Grounds Focus Group***
    - ***Murrumbateman Pump Track Focus Group***
    - ***Yass Pool Redevelopment Focus Group***
3. ***Call for Councillor delegates to the following Committees:***
    - ***Economic Development Advisory Committee (Charry + Rothwell)***
    - ***First Nations Advisory Committee (Charry + Cameron)***
    - ***Access and Age-Friendly Advisory Committee (Flanery + Butler)***
    - ***Sport and Open Space Advisory Committee (Flanery + Butler)***
4. ***All Committees receive a formal Induction prior to their next or first meeting.***
5. ***Note the existence of an internal Financial Sustainability Committee, created as part of Council's Financial Sustainability Roadmap, with reporting mechanism to the Audit Risk and Improvement Committee.***

(Charry/Flanery)

Motion

RESOLVED that Council move into Committee of the Whole to discuss Item 6.6 for 15 minutes.

(Flanery/Charry)349

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

AGAINST: Councillor A Cameron

Motion

RESOLVED that Council exit Committee of the Whole.

(Charry/Flanery)350

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

AGAINST: Nil

RESOLVED that Council:

1. ***Endorse the updated Guidelines for Advisory Committees and Committees of Council (2025).***
2. ***Endorse the Terms of Reference (embedded within the Guidelines) for the following Committees, noting that formed Committees will have the chance to review and suggest change to the Terms of Reference as required prior to their final adoption by Council.***
   - ***Economic Development Advisory Committee***
     - ***Allocate two ex officio spots for the Yass Valley Business Chamber (President and Vice President) given their strong advocacy and reach across our LGA.***
     - ***Reduce community reps from six to four, prioritising business owners in tourism, viticulture and hospitality.***
     - ***Include RDA Southern Inland and Destination NSW as strategic partners (non-voting members) to provide data, grant-funding expertise and strategic direction.***
     - ***Invite the CEO to attend EDAC meetings of particular importance or in the CEO's absence the Director of Corporate/Community and/or the Chief Financial Officer.***
   - ***Crago Mill Precinct Project Committee***
   - ***Yass Water Treatment Plant Upgrade Project Committee***
   - ***First Nations Advisory Committee***
   - ***Access and Age-Friendly Advisory Committee***
   - ***Sport and Open Space Advisory Committee***
   - ***Murrumbateman Recreation Grounds Focus Group***
   - ***Murrumbateman Pump Track Focus Group***
   - ***Yass Pool Redevelopment Focus Group***
3. ***Call for Councillor delegates to the following Committees:***
   - ***Economic Development Advisory Committee (Charry + Rothwell)***
   - ***First Nations Advisory Committee (Charry + Cameron)***
   - ***Access and Age-Friendly Advisory Committee (Flanery + Butler)***
   - ***Sport and Open Space Advisory Committee (Flanery + Butler)***
4. ***Call for Expressions of Interest from community members for the following Committees:***
   - ***Economic Development Advisory Committee***
   - ***First Nations Advisory Committee***
   - ***Access and Age-Friendly Advisory Committee***
   - ***Sport and Open Space Advisory Committee***
5. ***Yass Valley Council commits to embedding sustainability principles into Terms of Reference for all advisory committees.***
6. ***Nominations received via the Expression of Interest process be reported back to Council at a future meeting.***

7. ***All Committees receive a formal Induction prior to their next or first meeting.***
8. ***Note the existence of an internal Financial Sustainability Committee, created as part of Council's Financial Sustainability Roadmap, with reporting mechanism to the Audit Risk and Improvement Committee.***

(Charry/Flanery) **351**

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

AGAINST: Nil

6.7 COUNCILLOR EXPENSES & FACILITIES POLICY

SUMMARY

Within the first 12 months of each term of Council, the Council is obliged under Section 252 (1) of the *NSW Local Government Act 1993* (the Act) to adopt a policy concerning the coverage of expenses and provision of facilities to the mayor, deputy mayor (if there is one) and all other councillors in relation to discharging the functions of civic office. The Councillor Expenses and Facilities Policy has been reviewed and updated,

RESOLVED that :

1. ***Council endorses the draft Councillor Expenses & Facilities Policy for public exhibition for a minimum period of 28 days and if no submissions are received, the policy be adopted.***
2. ***If one or more submissions are made during the public exhibition period a future report will be presented to Council.***

(McGrath/Rothwell) **352**

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

AGAINST: Nil

6.8 PRIVACY MANAGEMENT PLAN

SUMMARY

This report outlines the response to the Mandatory Notification Data Breach Scheme that came into effect following amendments to the *Privacy and Personal Information Protection Act 1998* in November 2023. While many elements of that response are internal operational matters, the new requirements impact two public-facing policies, as well as the creation of a new publicly available register. It is proposed that the Data Breach Policy, adopted at the 20 December 2023 Council Meeting be noted as an element of this framework (**Resolution 23/273**), whilst this report seeks endorsement for the newly created Privacy Management Plan to be placed on public exhibition for comment prior to adoption by Council.

RESOLVED that :

1. ***Council endorses the draft Privacy Management Plan for public exhibition for a minimum period of 28 days and if no submissions are received, the policy be adopted.***
2. ***If one or more submissions are made during the public exhibition period a future report will be presented to Council.***

(Cameron/Flanery) **353**

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

AGAINST: Nil

6.9 REGISTER OF DECLARATIONS OF PECUNIARY INTERESTS AND OTHER MATTERS - COUNCILLORS AND DESIGNATED PERSONS

SUMMARY

All Councillors and Designated Staff are required under section 440AAB of the Local Government Act 1993 to lodge by 30 September each year, an annual return with disclosures of their pecuniary interests and other matters.

The Register of Annual Returns is required to be tabled at the first Council Meeting after all returns are received.

RESOLVED that in accordance with s440AAB of the Local Government Act 1993, the Register of Annual Returns of Disclosures of Pecuniary Interests and Other Matters by Councillors and Designated Staff for the period ending 30 June 2025, be tabled.

(Charry/Cameron) **354**

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

AGAINST: Nil

6.10 NEW CODE OF MEETING PRACTICE

SUMMARY

The Minister for Local Government released the 2025 Model Code of Meeting Practice for Local Councils in NSW on 29 August 2025, with the background of consultation, draft Meeting Code and resources published on the OLG website: [Model Code of Meeting Practice for Local Councils in NSW – Office of Local Government NSW]

Council endorsement of the new Yass Valley Council Code of Meeting Practice, as attached in draft, is sought to place on public exhibition, requesting community feedback for a minimum of 42 days. This will ensure a new Code of Meeting Practice is adopted by the required date of 31 December 2025.

RESOLVED that Council:

1. ***Endorse the draft Code of Meeting Practice as attached to this report***
2. ***Amend Clause 3.10 to state a deadline of 12 noon on the Wednesday a week prior to the meeting.***
3. ***Place the draft Code of Meeting Practice on public exhibition for 42 days inviting submissions.***
4. ***The draft Code of Meeting Practice be returned to the December 2025 Council Meeting to consider submissions prior to adoption.***
5. ***Open Forum to commence at 5.15pm during daylight savings and 4.00pm alternately.***

(McGrath/Charry) 355

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

AGAINST: Nil

6.11 MONTHLY FINANCIAL REPORT

SUMMARY

This monthly financial report provides information about Council's financial position at the end of September 2025. The report also includes a variance analysis against the full-year budget and budget year to date (YTD).
Note an Investment and Borrowing Report is prepared and is presented to Council as a separate report.

RESOLVED that the Monthly Financial Report for September 2025 be noted.

(Cameron/Flanery) **356**

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

AGAINST: Nil

6.12 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 September 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 30 September 2025 be noted.

(Charry/Rothwell) **357**

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

AGAINST: Nil

6.13 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 Council notes the updated report and work completed on the Yass Water Treatment Plant Upgrade Project.

(McGrath/Cameron) 358

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

AGAINST: Nil

6.14 UPDATE ON THE CLOSURE OF TELEGRAPH CLOSE YASS

SUMMARY

To provide Council with an update on the closure of Telegraph Close Yass and to determine an associated sale price.

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

(Flanery/Charry) **359**

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

AGAINST: Councillor A Cameron

7. Notice of Motion

7.1 ESTABLISHMENT OF FOCUS GROUP - TREE MANAGEMENT STRATEGY

Councillor Adrian Cameron has given notice that at the Ordinary Council Meeting on 23 October 2025, he will move the following motion.

Recommended that a committee of 2 councillors and a minimum of 3 community members be established to assist with the development of a tree management strategy.

(Cameron/Charry) **360**

FOR: Councillor A Cameron

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

RESOLVED that the Motion was put and lost.

8. Questions with Notice

8.1 QUESTION WITH NOTICE - CR ALLAN MCGRATH

Question – Mayoral Minutes

The Model Code of Meeting Practice Clause 9.9 provides in part:

''A Mayoral Minute must not be used to put without notice matters that are routine and not urgent.''

Some Councillors have interpreted this to mean that Mayoral Minutes should only be used for urgent matters.

Could this please be clarified.

Response

As with a Notice of Motion, a Mayoral Minute can be introduced on any topic, urgent or not. Clause 9.9 simply provides that a Mayoral Minute cannot be introduced without notice for non-urgent matters or matters for which proper notice should be given because of their complexity. A Mayoral Minute can be introduced in relation to a non-urgent matter or a matter for which proper notice should be given because of its complexity where the usual notice requirements for business to be considered at a council meeting are satisfied.

For example, all Mayoral Minutes lodged for consideration at the 23 September 2025 Council Meeting were afforded proper notice given they were printed in the Agenda when released – they were not raised on the floor as urgent business on the night with no notice.

It is worth noting that the August 2025 Code of Meeting Practice has been published with the removal of clause 9.9 from the current Code of Meeting Practice. Any criteria around urgency will cease to exist as of 31 December 2025.

RESOLVED that the question with notice from Cr Allan McGrath be noted.

(McGrath/Butler) 361

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

AGAINST: Nil

8.2 QUESTIONS WITH NOTICE - CR ADRIAN CAMERON

Question - WASTE

What happens to the ReCycling from Gundaroo and Sutton in regard to how it is incorporated into the mainstream of Yass Valley ReCycling? Where does it end up, eventually?

Response

All recycled materials from both Sutton and Gundaroo are collected and transported to the Yass Transfer Station where they are consolidated with recycled materials at Yass. They are then transported via Council garbage trucks to the Materials Recovery Facility (MRF) in Canberra.

The only exception is glass wine bottles, which are currently unable to be collected from the Sutton and Gundaroo facilities due to ongoing manual handling issues and garbage truck operator shortages. These materials are currently going to landfill until a more efficient and safe collection option is adopted. Council staff are currently working on an alternate solution to be implemented ASAP.

Council is in the process of undertaking a waste services review which is planned to be completed this financial year and implemented over the next 12 to 18 months.

Question – ENVIRONMENT

In terms of total staff and total budget, (as percentages) what is the expenditure on parks/gardens/Sporting grounds compared to other environmental issues of concern, such as care of rivers, nature reserves (eg the Gorge) and wild areas.

Response

Councils budget is developed to meet the requirements outlined in the Operational Plan and Delivery Program, to deliver core services to the community efficiently and effectively.

The budget is not structured to capture elements of "other environmental issues of concern, such as care of rivers, nature reserves (eg the Gorge) and wild areas', as these areas are not the core responsibility of Council.

A partial response to the question, and to provide some context of Council's budget, information in Table A is drawn from Council's adopted 2025-26 Operating Budget.

Table A

Budgeted Operating Expenditure	**$M**	**FTE**	**Exp % of Total**	**FTE % of Total**
Total Expenses from Continuing Operations	**48.609**	**162**		
Employee Expenses	*15.926*	*162*		
Non-Employee Expenses	*32.683*			
Expenditure – Parks/Gardens/Sporting Fields[1]	**1.998**	**11**	**4.1%**	**6.8%**
Employee Expenses	0.884	11		
Non-Employee Expenses	1.114			
Expenditure - Other Environmental[2]	**0.627**	**3**	**1.3%**	**1.9%**
Employee Expenses	0.270	3		
Non-Employee Expenses	0.357			

Note 1
These costs are primarily for Councils Parks and Gardens team that maintain the Parks, Gardens and Sporting Fields within Yass Valley townships and villages. It includes expenses such as turf renovations on sporting fields, expenditure for softfall in parks, annual playground comprehensive audits, and for this year goal post replacement planned for Walker Park. Swimming Pools are excluded.

Note 2
Other environmental covers Weed Management and budgeted staff to undertake this work, water riparian vegetation, a planned Water Objective Study, development of the Tree Management Strategy, allocation for Arborist Services for tree assessments, and an allocation trees and vegetation across local roads and regional roads.

Note 3
There may be other costs budgeted across the entire budget that may relate to environmental services, as identified Council's budgets are not structured to this level of detail.

Note 4
Further, Council is not the sole authority that manages or regulates 'other environmental issues of concern, such as care of rivers, nature reserves and wild areas', with many of these falling under the jurisdiction of the NSW State Government and/or federal agencies (eg, NPWS, EPA, OEH, NSW Forestry, Water NSW, NRAR, DCCEEW, etc).

RESOLVED that the questions with notice from Cr Adrian Cameron be noted.

(Cameron/McGrath) **362**

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

AGAINST: Nil

9. Minutes and Recommendations of Council Committees

9.1 MINUTES OF THE RYE PARK WIND FARM COMMUNITY ENHANCEMENT FUND ADVISORY COMMITTEE HELD ON 25 AUGUST 2025.

REPORT

The minutes of the Rye Park Wind Farm Community Enhancement Fund Advisory Committee meeting held on 25 August 2025 are included in **Attachment A**.

As per the Terms of Reference, the Committee 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.

Accordingly, the minutes are presented for information.

RESOLVED that the minutes of the Rye Park Wind Farm Community Enhancement Fund Committee meeting held on 25 August 2025 be noted.

(McGrath/Charry) **363**

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

AGAINST: Nil

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

REPORT

The minutes of the Canberra Region Joint Organisation (CRJO) Audit Risk and Improvement Committee meeting held on 1 July 2025 and 11 September 2025 are attached.

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 Audit, Risk and Improvement Committee minutes will be considered as part of standard budget process.

Accordingly, the minutes are presented for information.

RESOLVED that the minutes of the Canberra Region Joint Organisation Audit Risk and Improvement Committee meeting held on 1 July 2025 and 11 September 2025 be noted.

(Rothwell/Burgess) **364**

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

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

(Butler/Charry) **365**

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

AGAINST: Councillor A Cameron

Closed Council commenced at 6.21 pm.

10.1 UPDATE ON THE CLOSURE OF TELEGRAPH CLOSE YASS

SUMMARY

To provide Council with an update on the closure of Telegraph Close Yass and to determine an associated sale price.

RESOLVED that Council adopts the recommendations in the Confidential council report.

(Jones/Charry) 366

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

AGAINST: Nil

Motion

RESOLVED that the meeting move into Open Council.

(Flanery/Burgess) 367

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

AGAINST: Nil

Open Council resumed at 6.43 pm whereupon the Mayor made the resolutions passed during closed session public.

The meeting closed at 6.44 pm.

Minutes of the
Extraordinary Meeting of Council

Wednesday 12 November 2025
4:00 PM
Yass High School
Grampian Street, YASS

Table of Contents

Extraordinary Council Meeting - The Mayor declared the meeting open at 4.35pm and advised that the meeting would be webcast live.

Present

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

Officers also present were Gayleen Burley (Chief Executive Officer), Andrew Neil (Director of Planning & Environment), Nathan Cooke (Director of Infrastructure & Assets), Peta Gardiner (Director of Corporate & Community) Jason McGuire (Chief Financial Officer), Caitlin Flint (Senior Advisor Governance) and Chloe Johnson (Executive Support Officer).

Public Forum

The public forum held prior to the meeting heard from the following speakers in relation to the items on the agenda as listed.

No	Item No	Title	Name
1	4.1	Community engagement on Special Rate Variation Modelling	Jason Burgess – Yass Valley Business Chamber
2	4.1	Community engagement on Special Rate Variation Modelling	Wilma Tanswell

Acknowledgement of Country

Yass Valley 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

Motion

RESOLVED that the request for remote attendance by Cr Carter be approved for the Council meeting via audio-visual link

(Charry/Butler) 370

2. Apologies

Nil

3. Declaration of Interest/Disclosures

Nil

4. Reports to Council

4.1 COMMUNITY ENGAGEMENT ON SPECIAL RATE VARIATION MODELLING

SUMMARY

The purpose of this report is to provide Council with the outcome of the Special Rate Variation (SRV) investigation and seeks Councils commitment to exploring the option of a SRV application to apply from the financial year 2026/27, in relation to the options identified in the attached report, those being,

- a one-year 40% SRV;
- a two-year cumulative 56.25% SRV or
- a three-year cumulative 58.70% SRV

Additionally, Council will commit to commencing a comprehensive community engagement program regarding the proposed SRV, for the period 13 November 2025 through to 10 December 2025.

RECOMMENDATION:
That Council:

1. ***Notes the three options of Special Rate Variation (SRV) modelled in the attached report as action required within the following strategic planning documents:***
    a. ***2025/26 Operational Plan:***
        i. ***CL. 1.5.2 Investigate and consider the need for an increase in rates revenue through a Special Rate Variation (SRV)***
    b. ***2025 – 2029 Delivery Program***
        i. ***Develop a detailed Special Rate Variation report, which considers community engagement outcomes, that provides options including potential rate rises and/or service reduction, is reported to Council.***
    c. ***YVC Financial Sustainability Roadmap***
        i. ***Strategic Objective 6 – Achieve OLG Financial Sustainability Benchmarks – Investigate Special Rate Variation.***
2. ***Endorses the comprehensive Community Engagement Program be undertaken regarding the proposed application to the NSW Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) to apply from the financial year 2026/27.***
3. ***Requires the Chief Executive Officer (or her delegate) to prepare a further report to Council at the conclusion of the community engagement period inclusive of any submissions made.***
4. ***Requires the Chief Executive Officer to notify IPART of Council’s intention to apply for a special rate variation by 28 November 2025, in line with the OLG Guidelines.***

(Butler/Flanery)

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

The Motion was put and lost.

Motion

RESOLVED that council move into Committee of the Whole to discuss item 4.1.

(Charry/Cameron) 371

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

AGAINST: Nil

AMENDMENT
That Council:

1. ***Notes the three options of Special Rate Variation (SRV) modelled in the attached report as action required within the following strategic planning documents:***
   - ***2025/26 Operational Plan:***
     - ***CL. 1.5.2 Investigate and consider the need for an increase in rates revenue through a Special Rate Variation (SRV)***
   - ***2025 – 2029 Delivery Program i. Develop a detailed Special Rate Variation report, which considers community engagement outcomes, that provides options including potential rate rises and/or service reduction, is reported to Council.***
   - ***YVC Financial Sustainability Roadmap***
     - ***Strategic Objective 6 – Achieve OLG Financial Sustainability Benchmarks – Investigate Special Rate Variation.***
2. ***Endorses the comprehensive Community Engagement Program be undertaken regarding the proposed application to the NSW Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) to apply from the financial year 2026/27.***
3. ***Informs the community that Council's SRV preference is Option 1, a one year 40% SRV, based on the following benefits:***
   - ***Has the lowest impact on ratepayers (47.81% Cumulative over 3 years, verses 60.16% for Option 2 and 58.70% for Option 3) acknowledging option 1 has the highest first year increase but the lowest overall impact over three years on ratepayers.***
   - ***It allows Council to address its negative unrestricted cash balances faster.***
   - ***As it is only over one year, it reduces the risk of having to absorb the rate peg increases if they end up being above what is being forecast.***
   - ***Ensures an improvement of Councils assets and continuity of Councils 'liveability' services and facilities (eg. parks, pools, library, sports fields, etc).***
4. ***Requires the Chief Executive Officer (or her delegate) to prepare a further report to Council at the conclusion of the community engagement period inclusive of any submissions made.***
5. ***Requires the Chief Executive Officer to notify IPART of Council's intention to apply for a special rate variation by 28 November 2025, in line with the OLG Guidelines.***
6. ***Receives a quarterly report which provides an update of the actions achieved from the Financial Sustainability Roadmap Action Plan and the opportunity to review and re-prioritise action items contained within the action plan.***

(Butler/McGrath)

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

AGAINST: Councillors C Burgess, A Cameron, D Carter, A Charry and F Flanery

The Amendment was Put and Lost

Motion

RESOLVED that council move out of Committee of the Whole.

***(Cameron/Charry) 37*2**

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

AGAINST: Nil

FORESHADOWED CONTRARY MOTION

1. ***Council defer consideration of proceeding to community consultation on a Special Rate Variation (SRV) until a full review of alternative financial options has been completed.***
2. ***Council direct the CEO to prepare a report by the March 2026 Ordinary Meeting outlining:***
    a. ***Further efficiency and cost-saving measures across Council operations;***
    b. ***Opportunities to increase non-rate income, including through Council-owned land, commercial partnerships, outsourcing, and Voluntary Planning Agreements;***
    c. ***Verification of the rating database to ensure all properties are correctly classified and rate income is maximised;***
    d. ***Updated growth and revenue projections reflecting approved developments; and***
    e. ***Modelling of a longer-term (4–7 year) SRV option should it still be required.***
3. ***Council reaffirm its commitment to transparency, fiscal responsibility, and community confidence by ensuring that any SRV proposal is only pursued once all other practical options have been fully examined and reported to Council.***

(Charry/Cameron)

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

The Foreshadowed Contrary Motion became the Motion.

The Motion was put and passed

RESOLVED that :

1. ***Council defer consideration of proceeding to community consultation on a Special Rate Variation (SRV) until a full review of alternative financial options has been completed.***
2. ***Council direct the CEO to prepare a report by the March 2026 Ordinary Meeting outlining:***
    a. ***Further efficiency and cost-saving measures across Council operations;***
    b. ***Opportunities to increase non-rate income, including through Council-owned land, commercial partnerships, outsourcing, and Voluntary Planning Agreements;***
    c. ***Verification of the rating database to ensure all properties are correctly classified and rate income is maximised;***
    d. ***Updated growth and revenue projections reflecting approved developments; and***
    e. ***Modelling of a longer-term (4–7 year) SRV option should it still be required.***

3. ***Council reaffirm its commitment to transparency, fiscal responsibility, and community confidence by ensuring that any SRV proposal is only pursued once all other practical options have been fully examined and reported to Council.***

(Charry/Cameron) 373

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

The meeting closed at 6.23pm.

5.1 ENVIRONMENTAL PLANNING & ASSESSMENT AMENDMENT ACT

SUMMARY

RECOMMENDATION

That Council:

1. *Does not support the EPA Amendment Act to remove local Councillor decision-making powers in determining Development Applications that impact our community*
2. *If the State Government is committed to the implementation of Local Planning Panels (LPPs) then Council calls for:*
    a. *the immediate inclusion of Local Councillor representation on the LPPs and*
    b. *the allocation of appropriate funding commensurate with the implementing and operational costs of the LPPs.*
3. *A Mayoral letter be sent to the Hon Chris Minns MP – NSW Premier; the Hon Paul Scully MP – Minister for Planning and Public Spaces; the Hon Ron Hoenig MP – Minister for Local Government and Mrs Wendy Tuckerman MP – Member for Goulburn, detailing:*
    a. *Council's objection to the removal of local Council decision making and representation in determining local Development Applications that impact our community; and*
    b. *advocate for State Government funding to meet the implementation and operating costs of the LPP.*

REPORT

With the recent passage of the *NSW Government's Planning System Reforms Bill* 2025, the NSW Government has now enabled provisions that means elected Councillors will no longer have a role in considering development assessments (DAs) in their Local Government Area (LGA) once a Local Planning Panel (LPP) has been established.

This Bill is in part the NSW Government's solution to fixing the Housing Crisis and as the pathway to speed up planning decisions. This is based on the formation of a Development Coordination Authority (DCA) to consolidate the Government's planning functions to then deal with DA enquires at the same time, and in the one location. While there are many questions surrounding the DCA, this element of the reform is generally regarded as a positive step.

However, the decision-making powers previously vested in Councillors for DA matters are now to be vested solely in LPPs. This specific aspect of the reforms has come as a significant and unexpected development to Mayors and Councils throughout NSW. The absence of consultation on this critical change is concerning and at no time were Councils advised that an element of the reforms would remove elected Councillors of the role of being able to consider DAs within their LGA.

This, coupled with the enshrining of the Housing Delivery Authority (HDA) – essentially a government entity charged with making decisions on large housing projects - within the legislation, gives rise to significant concerns. These concerns are centred on community voices being removed from the planning process. Further, the NSW Government has not engaged with organisations such as the Country Mayors Association, Regional Cities NSW or the Canberra Region Joint Organisation, on this significant overhaul of the *Environmental Planning and Assessment Act* 1979.

Members of the LPP are remunerated for undertaking their roles which will be an additional financial burden on Council and another example of further cost shifting from the State Government. Council is also expected to provide the required facilities and administrative services to the LPP. The State Government has not proposed any additional funding to Council's to support the implementation or the operation of the LPPs.

This Mayoral Minute calls upon the NSW Government to acknowledge that consultation should have occurred, and to now work collaboratively with Yass Valley Council, other rural and regional Councils, and peak Local Government bodies such as Joint Organisations, Regional Cities NSW and the NSW Country Mayors Association to ensure that these changes are not implemented as they currently stand, which removes DA decision-making responsibility from local Councillors. It further advocates for commensurate funding to be provided to Councils for the implementation and operation of the LPPs.

ATTACHMENTS: Nil

5.2 VALE MARK LIVERMORE

SUMMARY

A message of condolence from the Mayor on behalf of Yass Valley Council has been expressed to the family of former long standing employee Mr Mark Andrew Livermore following his sudden passing on the 31st of October 2025.

RECOMMENDATION

That Council note a message of condolence from the Mayor on behalf of Yass Valley Council has been expressed to the family of Mr Mark Andrew Livermore.

REPORT

Former Yass Valley Council Manager Environmental Services, Mark Livermore retired from Council after 8 years of dedicated service.

Mark commenced with Council in February 2015 and served in the role of Manager Environmental Services until his retirement in November 2023. His knowledge, professionalism and dedication were highly valued and will be remembered warmly by those who had the pleasure of working alongside him.

As the Manager Environmental Services Mark was instrumental in implementing improvements, working with the community and leading and growing his team.

Mark passed away on 31st October 2025. A graveside funeral was held last Friday in Murrumbateman (21st of November).

Yass Valley Council would like to acknowledge the contribution and service to our community that Mark conducted with integrity and always with good humour.

ATTACHMENTS: Nil

6.1 DA250545 - ELECTRONIC SCOREBOARD - JOE O'CONNOR PARK - 16 LAIDLAW STREET, YASS

SUMMARY

To present the assessment of Development Application No. DA250545 for the installation of an electronic scoreboard at 16 Laidlaw Street, Yass known as Joe O'Connor Park. The application is presented to Council for determination as Joe O'Connor Park is Crown Land managed by Council. The application attracted two objections, and the concerns raised in these submissions can be appropriately addressed by conditions of consent. Approval is recommended.

RECOMMENDATION

That conditional Development Consent be issued for Development Application No. DA250545 for the installation of an electronic scoreboard at 16 Laidlaw Street, Yass.

FINANCIAL IMPLICATIONS

- Resources for development assessment are provided for in the current Operational Plan.
- The financial responsibility for the proposed development will rest solely with the Yass Roos AFL Club. Council will not incur any costs related to the construction, ongoing maintenance or any future financial obligations associated with the development.

POLICY & LEGISLATION

Acts and Regulations
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Local Government Act 1993

State Environmental Planning Policies
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021

Local Controls
- Yass Valley Local Environmental Plan 2013
- Yass Valley Development Control Plan 2024
- Yass Valley Community Engagement Strategy

REPORT

1. Application Details

Date Received	-	22 August 2025
Land	-	Lot 7001 DP94643, 16 Laidlaw Street, Yass
Area	-	7.95ha
Zoning	-	RE1 – Public Recreation

2. Site Description and Locality

The subject site is identified as Joe O'Connor Park (the Park) which is a recreational facility accessible to the community. The park is located behind Yass Public School with existing vehicle access achieved via Laidlaw Street. The park features waterfront outlook to the Yass River and accommodates a range of recreational facilities including a sports oval, a cricket pitch, a basketball court and several netball courts.

The land is zoned RE1 Public Recreation and owned by Crown Land with Yass Valley Council acting as the crown land manager (CLM).

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

3. Proposal

The submitted application involves the installation of a 4.2m x 1.75m electronic scoreboard which will be structurally supported via concrete footings. The application was lodged by Yass Roos AFL Club with intention to enhance the Park's recreational function.

The proposed electronic scoreboard will be located on the western side of the existing sports oval, approximately 180 metres from the park entry.

Details of the proposal are included in **Attachment B**.

4. Public Exhibition

The development application was placed on public exhibition and included notice to 22 adjoining and nearby landowners. Two submissions were received which raised objections or issues of concern (refer **Attachment C**).

The objections were redacted and provided to the applicant, who subsequently submitted a detailed response (refer **Attachment D**) to address the matters raised. The issues raised in the submissions and the applicant's response are discussed in the assessment section of this report.

5. Assessment

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

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

5.1 Supporting documentation

A submission has raised concern that the initial submitted application lacks detailed information regarding the proposal. The submission had requested that *"at a minimum there should be at least a description of works or cover letter describing the project and what the intention is".*

The applicant has since provided a list of revised documents including:

- A statement of environmental effects detailing the proposed development
- A cover letter containing a short summary and background of the proposed development
- Photo montage providing a visual demonstration of the scoreboard in the proposed location
- Details of the proposed operating hours which include Saturday from 12:00pm - 5:30pm except for 3 to 4-night games that will be played between 5:00pm and 10:00pm.
- An acknowledgement letter indicating the scoreboard will be installed with concrete footings and engineering plans will be made available for the subsequent construction certificate stage.

In this instance, it is considered that sufficient information has been submitted to enable assessment under the provisions of the EP&A Act.

Conditions can be included in a development consent that may be issued for relevant engineering drawings to be submitted to the principal certifier.

5.2 Visual impact

A resident has raised concern that the proposed electronic scoreboard will be visible from their verandah and other internal parts of their residence. As an alternative, the resident suggests that the proposed scoreboard should be placed on the roof of the clubhouse which may also have less financial burden for council. The submission has also requested more trees to be planted within the Park.

In response to the submission raised, the applicant has provided the following comments:

- Majority of the games will be played during the daytime and the impact of LED lighting from the scoreboard on the amenity of surrounding dwellings will be non-existent during day time operation.

- The impact of LED lighting from the scoreboard on the amenity of surrounding dwellings during night games will also be non-existent due to the operation of existing lighting at the oval, which has a larger light spill.
- The development application was lodged by Yass Roos Australian Football Club (the Club), who are fully funding the purchase, installation and maintenance of the scoreboard and hence there will be no financial implications for council.
- There is no requirement for the Club to plant additional trees at the Park.

Having regard to the applicant's responses the development is considered unlikely to result in unreasonable visual impacts on nearby properties.

6. Conclusion

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

STRATEGIC DIRECTION

CSP Theme	Our Environment (EN)
CSP Strategy Objective	We have a robust planning framework that protects and maintains our rural character and natural landscapes
Strategies	EN. 9: Our local character is maintained through the protection and preservation of our built, cultural and natural heritage
Delivery Program Action	EN. 9.1: We will encourage and implement progressive urban design, sensitive to environmental and heritage issues and maintaining local character.

ATTACHMENTS:

A. Locality Plan ⇨
B. Plans and Supporting Document ⇨
C. Submissions ⇨
D. Applicant Response to Submissions ⇨
E. S4.15 Assessment Report ⇨
F. Draft Conditions ⇨

6.2 ENGINEERING STANDARDS FOR PARKWOOD DCP

SUMMARY

It is anticipated that the first development application for the area covered by *Yass Valley Local Environmental Plan (Parkwood) 2020* (Parkwood LEP) will be lodged with Council in 2027. In order for development applications to be processed in a consistent and timely manner, the provisions of the Parkwood LEP need to be met, including the implementation of a Development Control Plan (DCP) for the area covered by Parkwood LEP.

The DCP is in final draft stages and is being workshopped by Council staff in conjunction with the proponent. This resolution will enable the finalisation of the Draft DCP to proceed to exhibition, subject to a separate resolution of Council.

RECOMMENDATION

That:

1. *Council endorse the use of the relevant Australian Capital Territory (ACT) standards for the provision of infrastructure in the area covered by the Parkwood LEP.*

FINANCIAL IMPLICATIONS

The adoption of the Australian Capital Territory (ACT) engineering standards will place a higher upfront cost on the developer and will also require a higher level of long-term maintenance. However, the developer has requested the implementation of these standards in order to achieve a consistent development approach across the project site, and the Parkwood development will be subject to a different rating structure to the rest of Yass Valley Council, which will negate the long-term maintenance impacts from a financial perspective.

POLICY & LEGISLATION

The resolution seeks to exclude land subject to the Parkwood LEP from the standard Yass Valley Council approach to engineering standards in favour of engineering standards that provide consistency with the approach taken within the ACT section of the development, creating a unified development appearance.

REPORT

1. Background/Introduction (Heading if required)

Council resolved at the December 2024 meeting that a Development Control Plan (DCP) for the area covered by *Yass Valley Local Environmental Plan (Parkwood)* 2020 be prepared. Staff have been developing a draft DCP that will result in controls that provide a seamless border experience for residents, visitors and businesses. The draft DCP aims to ensure that the border between NSW and ACT is not a feature nor noticed in day-to-day activities, built form and services.

2. Drafting Progress

In developing the Parkwood Development Control Plan (Parkwood DCP), the controls of the Yass Valley DCP have been examined as well as the design guidelines upon which the existing Strathnairn built form has been developed. As far as practicable the controls that have been drafted in the Parkwood DCP aim for similar outcomes in the built form. It is however noted that there will be differences due to the applicability of the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and that structures may be undertaken without consent in the Parkwood area that would not necessarily be permissible on the ACT side of the border.

The Parkwood area will be developed as distinct neighbourhoods in accordance with the overall masterplan. Each neighbourhood plan will be submitted to Council as a development application for approval with subsequent subdivision designs, densities, commercial areas and open spaces being required to be consistent with the approved neighbourhood plan. The draft Parkwood DCP contains controls on how neighbourhood plans are to be developed as well as finer details for subdivisions, infrastructure provision, built form and open spaces. The controls for built form and open spaces are, for the most part, consistent with the controls applied to development with ACT and take into account Council's strategies in these areas.

Infrastructure provision, particularly road and stormwater networks, contribute significantly to the built form as well as the look, feel and liveability of an area. At present Council does not have a comprehensive set of guidelines or standards to govern the provision of these services. It is noted that a comprehensive set of engineering standards is being drafted, with the timeframe for completion is not currently known. However, Council does have adopted Roads Standards (RD-POL-9) and Stormwater Drainage Design Specification policies to guide the provision of infrastructure services for the Yass Valley Area.

The controls within these policies are not consistent with the provision of infrastructure that has been provided in Strathnairn and the use of these policies for the provision of infrastructure services in the area covered by the Parkwood LEP would delineate the border and not achieve the seamlessness that the remainder of the Parkwood DCP is seeking. The controls within the ACT documents are consistent with the environmental sustainability, walkability and intended built form of the area covered by the Parkwood DCP. In the interests of progressing the Parkwood DCP it is suggested that the engineering standards of ACT be adopted for the are covered by the Parkwood DCP and Parkwood LEP.

This will have no impact on the remainder of the Yass Valley Council Local Government Area outside of the area covered by the Parkwood LEP.

The ACT documents that are proposed to be adopted are:

MITS 03 Underground Services
- MITS 03A Trenching for Underground Services
- MITS 03B Pipe Drainage
- MITS 03C Precast Box Culverts
- MITS 03D Drainage Structures
- MITS 03E Water Supply Reticulation
- MITS 03F Sewerage Systems Reticulation
- MITS 03G Service Conduits
- MITS 03H Road Openings and Restorations
- MITS 03I Subsurface Drainage
- MITS 03J Subsoil and Foundation Drains
- MITS 03K Drainage Mats

MITS 06 Concrete Kerbs, Open Drains and Paving Works
- MITS 06A Concrete Kerbs and Open Drains
- MITS 06B Concrete Paths, Driveways and Medians

MITS 10 Concrete for General Works
- MITS 10 Concrete for General Works

MITS 13 Traffic Signals
- MITS 13 Traffic Signals

MITS 16 Stormwater
- MITS 16A Bioretention Systems
- MITS 16B Ponds
- MITS 16C Wetlands
- MITS 16D Gross Pollutant Traps

Upon a draft of the Parkwood DCP being finalised, Council staff will speak with the landowners in the area covered by the Parkwood DCP prior to it being presented to Council for endorsement to be placed on public exhibition.

STRATEGIC DIRECTION

CSP Theme	Our Environment (EN)
CSP Strategy Objective	We have a robust planning framework that protects and maintains our rural character and natural landscapes
Strategies	EN.6: Growth is strategically planned to ensure liveability
Delivery Program Action	EN 6.1: Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.

ATTACHMENTS: Nil

6.3 DRAFT RENEWABLE ENERGY COMMUNITY-BENEFIT POLICY

SUMMARY

To present the draft Renewable Energy Community-Benefit policy for adoption. Two submissions were received during the public exhibition period.

RECOMMENDATION

That Council adopts the draft Renewable Community-Benefit policy.

FINANCIAL IMPLICATIONS

To ensure the Yass Valley community receives a proportionate level of benefits from the construction and operation of large-scale renewable energy projects.

POLICY & LEGISLATION

- Environmental Planning and Assessment Act 1979
- Local Government Act 1993
- NSW Renewable Energy Benefit Sharing Guideline
- Yass Valley Council Planning Agreement Policy (when adopted)
- Yass Valley Council Development Control Plan – s.L6
- Yass Valley Council Community Enhancement Fund policy

REPORT

At the 24 July 2025 meeting, a report to Council presented details of various renewable energy projects in the Yass Valley and highlighted the importance of Council's ability to effectively respond to the growing renewable energy sector. In summary, four projects are approved, four are under assessment and more than 10 projects are known to be under investigation.

The NSW Department of Planning Housing and Infrastructure (DPHI) issued the Renewable Energy Benefit Sharing Guideline (the Guideline) in November 2024, which articulates Council's sentiment in that:

- *'The on-ground effects of the state's energy transition will be predominantly felt in regional areas' (p.7) and*
- *'…host communities, which bear the brunt of the changes, may not necessarily experience a proportionate level of benefits from the uptake of renewable energy' (p.7).*

A requirement of the state significant development process is for the applicant for a large-scale renewable energy project to negotiate a benefit-sharing arrangement with the Council. The Guideline provides rates for determining the total funding value for community benefits for a single project. These rates are to be paid over the life of the development and indexed to the Consumer Price Index.

To establish a broad policy position under which Council staff can negotiate a community-benefit sharing arrangement with applicant's, the draft Renewable Energy Community-Benefit policy (the draft policy) was developed and presented to the 28 August 2025 council meeting, at which it was resolved (**Res. 283**):

That Council:

1. *Endorses the draft Renewable Energy Community-Benefit policy.*
2. *Note the requirement to establish a community consultative committee to advise Council on suitable purposes for which community benefit contributions can be made.*
3. *Exhibits the draft policy for a public consultation period of 28 days and the matter revert to Council for consideration of final adoption at the end of the exhibition period.*

A copy of the draft policy is included in **Attachment A.**

The draft policy was public exhibited for 28 days during which two submissions were received. Copies of the submissions are included in **Attachment B**.

A response to the issues raised in the submissions is provided below.

Submission 1:

Submission	Comment
Support the proposed policy	Noted

Submission 2:

Submission	Comment
Limited flexibility to adapt to project and community-specific circumstances, such as community composition	Nothing in this policy dictates that a proponent is unable to provide additional, negotiated benefits to near neighbours or the host community. Instead, the policy is designed to provide the broader community with some surety that the transformation of a rural landscape to a much more industrial appearing landscape will have some broader community outcome.
The notion that all contributions will be absorbed and allocated by Council, which does not align with the *NSW Benefit-Sharing Guideline (DPHI, 2024)* and would reduce opportunities for local and direct neighbour benefits to be allocated where the impact is greatest	The model proposed is based on the "Council-managed programs" that are articulated within the cited document as being an appropriate avenue under 3.2.2 Local community benefits. This document explicitly states on p.16: *Given the broader application of local community benefit programs, we recommend they be primarily administered and distributed through the councils of the relevant local government areas* There is nothing within the proposed policy that restricts a proponent from undertaking more immediate neighbourhood benefit programs in accordance with 3.2.1 of the *NSW Benefit-Sharing Guideline (DPHI, 2024).* The provision of benefits is also not considered appropriate as a way to mitigate impacts on impacted neighbours. Appropriate, negotiated compensation is still required and this policy does not replace that obligation.
The proposed benefit sharing rates per MW for all listed renewable energy assets are not in line with the NSW Government's Benefit-Sharing Guideline for renewable energy projects	Agreed. This is intentional. Yass Valley Council is shouldering a significant burden in supplying renewable energy projects, and has done so without support for a number of years.
The inherent risks associated with aligning Council support for a project to financially negotiated agreements	Council is aware that the approval process for these projects are generally outside of Councils control.

	Therefore we are attempting to create at least some benefits for the broader community. Council intends to continue to strongly advocate for enhanced community benefits for our community.
Inclusion of the requirement for proponents to fund Council's internal administrative costs for Voluntary Planning Agreements (VPAs)	It is common for proponents to fund the internal administrative costs of a Voluntary Planning Agreement. This is articulated in the NSW Department of Planning, Housing and Infrastructure Practice Note on the matter.
Limited references to providing direct funding and therefore, legacy benefits to host communities.	The intent of the funds collected are for community betterment projects for the broad community, including those areas directly impacted by close proximity, as well as those areas impacted by the ancillary development associated with mass renewable energy generation, such as powerlines. The standing consultative committee made up of members of the public who will advise Council on the expenditure of funds across the community. There is nothing within this policy that will mean that a proponent is unable to provide ongoing support for local community events and teams. That is a commercial decision for the proponent.

CONCLUSION

The draft policy provides a clear framework to guide Council staff in negotiating benefit-sharing arrangements that align with Council's strategic objectives. It aims to secure fair and proportionate outcomes for the Yass Valley community, recognising the region's significant contribution to supporting the state's renewable energy transition.

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.1.4: Manage Councils systems, processes and projects in a sustainable way that maximises value for money for ratepayers.

ATTACHMENTS:
A. Draft Policy ⇨
B. Submissions ⇨

6.4 DRAFT PARKS AND PLAY STRATEGY 2025

SUMMARY

To present the draft Parks and Play Strategy 2025 for endorsement to be publicly exhibited for 28 days.

RECOMMENDATION

That Council:

1. *Endorse the draft Parks and Play Strategy 2025 for public exhibition for a minimum of 28 days and if no submissions are received, the strategy be adopted.*

FINANCIAL IMPLICATIONS

Staff resources to prepare the draft strategic plan are allocated in Council's 2025/26 budget.

POLICY & LEGISLATION

- Local Government Act 1993
- Park and Playground Strategy 2017

REPORT

Council's [Park and Playground Strategy 2017] is scheduled for review, leading to the preparation of the draft Parks and Play Strategy 2025 (draft Strategy). The draft Strategy outlines Council's vision for the planning, development and ongoing management of parks, playgrounds and play spaces across the Yass Valley. It incorporates elements from:

(i) Yass Valley Open Space Strategy 2024-2036

(ii) NSW Everyone Can Play Guidelines (updated 2023)

(iii) Council's adopted 2025 Integrated Planning and Reporting documents

More specifically, the draft Strategy includes:

- Renaming of park categories
- Introduction of guiding principles for parks and play
- Review of community and stakeholder engagement
- Introduction of play space development model

A copy of the draft Strategy is included in **Attachment A**.

If endorsed by Council, the draft Strategy will be publicly exhibited for a 28-day period. If submissions are received a subsequent report will be presented to Council which presents:

(i) Copies of submissions received
(ii) Responses to comments made in submissions received
(iii) Revised Parks and Playground Strategy 2025 for consideration and adoption.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	We are proud of our liveable and accessible local places and spaces.
Strategies	IN.6: Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty

Delivery Program Action	IN 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery

ATTACHMENTS: A. Draft Parks and Play Strategy 2025 ⇨

6.5 COUNCIL SPORTING FACILITIES - USER CHARGES REVIEW

SUMMARY

As per the resolution of the meeting of 23 June, 2025, Council has undertaken additional consultation and review of calculation methods, to determine the preferred sporting facility user charges calculation rate.

RECOMMENDATION

That Council notes:

1. *The calculation rate "Option 1 – Annualised Fee – Percentage of Use (including community use)" at a 15% cost recovery rate is to be applied to calculate the future setting of fees and charges for annual sports and equestrian groups.*
2. *The Pool lane hire – not for profit fee ($0.70 per person/per day) yearly by the indexed CPI and Council Standard Rounding Policy is to be included in the 26/27 proposed fees and charges, to be presented to Council at a future meeting.*
3. *The "Sportsground Booking Fee – Casual Users" at $250 per event is to be included in the 26/27 proposed fees and charges, to be presented to Council at a future meeting.*

FINANCIAL IMPLICATIONS

Any changes to fees for annualised user groups will be included in the 2026/27 Fees and Charges and will be placed on public exhibition in April 2026. As Council moves towards financial sustainability it must consider all options that are available including that annualised user groups of Council's sporting facilities are being charged appropriately to reflect their use of our facilities whilst also acknowledging the public/community use.

POLICY & LEGISLATION

- Local Government Act 1993
- Asset Management Strategy 2025/2035.

REPORT

1. Background

As part of the annual review of the integrated planning and reporting documents, an analysis of all sporting facilities that are used by annualised users (sporting clubs) and a calculation of the current operational costs against the use of each individual user group was completed.

Council consulted with the individual sporting groups to understand the impacts of the proposed fee increases and its service levels prior to setting the 2025/26 budget.

At its ordinary meeting held on 23 June 2025, Council resolved (Item 6.7) the following:

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.*

2. Report

This report explains the calculation methods that Council staff developed and presented to the individual sporting groups to help guide setting the 2026/27 fees and charges.

As equestrian use is slightly different to sporting groups the fee options have been separated.

SPORTING GROUPS:

Option 1 - Annualised Fee - Percentage of use (including community use)

The annualised fee is calculated taking a 15% cost recovery rate (2022-32 Asset Management Strategy identifies under **Funding of Asset Management Activities** – Strategy 10 that *"applying appropriate user charges for use of community assets. Council will seek to recover 15-30% of general operations and maintenance costs)* of the annual operating cost of each facility and applying the percentage of use for each sporting club. This calculation includes a percentage of community use.

The below indicative rates are calculated on the clubs percentage of use of the facility. Club percentages will be confirmed prior to 2026/27.

User Group	2026/27 Annualised Fee
Yass Netball Association	**$2,064.00**
Yass AFL Club	**$1,988.00**
Yass District Cricket Association	**$5,053.00**
Yass Rams Seniors Rugby Union Club	**$2,293.50**
Yass Rams Juniors Rugby Union Club	**$2,293.50**
Yass Football Club	**$5,525.00**
Yass Minor Rugby League Club	**$8,177.00**
Yass United Rugby League Club	**$3,536.00**
Yass Touch Association	**$4,199.00**
Binalong RLFC	**$2,242.00**
Murrumbateman AFL Club	**$2,391.00**
Murrumbateman Little Athletics	**$2,118.00**
Murrumbateman Adult Riders	**$665.00**
Murrumbateman Pony Club	**$665.00**

Option 2 – Annualised Fee – Categorised Annualised Fee (including community use)

Council developed a hierarchy of its sporting facilities based on the built infrastructure within each site and service level provided to each sporting field.

The 2026/27 fee is calculated by taking the 15% cost recovery rate of the total annual operating costs for Council owned/managed sporting facilities and applying the category hierarchy rate (%). This amount is divided by the total number of annual groups including community use.

Category Hierarchy	Facility/sports field	2026/27 Fee
Regional - 50% *(Irrigation, field lighting, multiple amenity buildings, formalised carparks, grandstand, clubhouse, storage shed)*	• Walker Park Includes: - Jim Beck Oval - Level 1 - Level 2 - Level 3	$5,235 (per annum per group)

District - 40% *(Irrigation, lighting, amenity building, formalised carpark)*	• Victoria Park • Joe O'Connor Park • Murrumbateman Recreation Ground	$2,393 (per annum)
Local - 10% *(No irrigation, limited lighting, amenity building) - note Bowning and Sutton listed however maintenance costs excluded from calculations*	• Binalong Recreation Ground • Bowning Recreation Ground • Bookham Recreation Ground • Sutton Recreation Ground	$2,094 (per annum)

Option 3 - Hourly Rate - Flat Hourly Hire Rate

The flat hourly fee is calculated using:

Total annual maintenance costs for sporting facilities	**$365,746**
20% cost recovery rate of annual maintenance costs	$55,837
Average rate across 6 sporting facilities	$9,306
Weekly rate (based on average 48 weeks per year use)	$193.88
Daily rate (based on average 5 days per week use)	$38.78
Hourly rate (based on average 2 hours per day use)	$19.39

This flat hourly rate compensates for all types of field use (e.g. training or competition):

Flat hourly rate
$19.00 (per hour/per level)

Option 4 – Hourly Rate - Flexible Hourly Hire Rate

These rates are set to differentiate between training and competition events.

Training rate is calculated using:

Total annual maintenance costs for sporting facilities	**$365,746**
15% cost recovery rate of annual maintenance costs	$41,877
Average rate across 6 sporting facilities	$6,980
Weekly rate (based on average 48 weeks per year use)	$145.41
Daily rate (based on average 5 days per week use)	$29.08
Hourly rate (based on average 2 hours per day use)	$14.54

Competition rate is calculated using;

Total annual maintenance costs for sporting facilities	**$365,746**
20% cost recovery rate of annual maintenance costs	$55,837
Average rate across 6 sporting facilities	$9,306
Weekly rate (based on average 48 weeks per year use)	$193.88
Competition Day (based on average 8 hours per use)	$24.23

Rates presented are:

Flexible hourly rate - Training	**Flexible hourly rate - Competition/events**
$15.00 (per hour/per level)	$24.00 (per hour/per level)

<u>EQUESTRIAN GROUP FEES</u>

As the requirements for the equestrian precincts differs to sports field maintenance, Council developed the below calculations. Noting that the Australian Mounted Games are no longer active and have been removed from this process.

Option 1 - Annualised Fee - Percentage of use (including community use)

These rates are as per previously calculated based on the clubs percentage of use of the facility. These costs include a CPI increase to the annual operational costs.

Both options of 15% and 20% were presented to the equestrian groups. The 20% rates are very similar to their current 2025/26 fees, however the 15% is consistent with the approach taken for other sporting clubs, and is proposed for parity.

User Group	Proposed 15% Cost Recovery Rate	Proposed 20% Cost Recovery Rate
Murrumbateman Adult Riders	**$665.18**	**$886.74**
Murrumbateman Pony Club	**$665.18**	**$886.74**

Option 2 – Hourly Rate - Flat Hourly Hire Rate

Council has previously calculated the hourly rate at $26.90. This option has been recalculated as the operational costs have been adjusted.

Total annual maintenance costs for equestrian facilities	**$14,782**
20% cost recovery rate of annual maintenance costs	$1,773.48
Average rate across 2 user groups (average 16wks)	$110.84
Hourly rate (based on average 6 hours per day)	$18.47

The proposed new hourly rate fee is:

Flat hourly rate
$19.00 (per hour/per level)

3. Other Fees

<u>CASUAL HIRE FEES</u>

Pool Lane Hire – Not for Profit:

Following review, it is recommended that the *Pool lane hire – not for profit fee* ($0.70 per person/per day) be increased yearly by the indexed CPI and Council Standard Rounding Policy.

Casual Sports Ground Hire:

Following review, it is recommended that the Sportsground Booking Fee – Casual Users be set to $250 per event as identified in the original report presented to Council at its ordinary meeting on 23 June 2025.

4. Engagement

Council met with the following fourteen clubs to discuss all options and address any concerns/questions.

Sporting Club	Date	Time	Topics Discussed
Yass AFL Club	02/09/2025	3:00pm	• Calculation method options • Club usage
Yass Netball Association	08/09/2025	10:00am	• Calculation method options • Neglect of facility

			• Contributions from club
Yass Minor Rugby League Club	09/09/2025	4:00pm	• Calculation method options • Club usage • Access to facilities
Yass United Rugby League Football Club	10/09/2025	3:00pm	• Calculation method options • Club usage • Contributions from club
Yass District Cricket Association	12/09/2025	10:30am	• Calculation method options • Club usage
Murrumbateman AFL Club	12/09/2025	3:00pm	• Calculation method options
Yass Football Club	15/09/2025	4:00pm	• Calculation method options • Level 2 Facilities Cleaning and maintenance issues
Yass Rams Juniors Rugby Union Club	15/09/2025	5:00pm	• Calculation method options • Separate Seniors/Juniors invoicing
Murrumbateman Little Athletics	16/09/2025	3:00pm	• Calculation method options • Club usage • Levels of service
Yass Rams Seniors Rugby Union Club	18/09/2025	6:30pm	• Calculation method options • Separate Seniors/Juniors invoicing
Yass Touch Association	22/09/2025	4:00pm	• Calculation method options • Club usage • Access to facilities • Contributions from club
Murrumbateman Pony Club	22/09/2025	10:00am	• Calculation method options • Levels of service • Contributions from club
Murrumbateman Adult Riders Club	23/09/2025	3:00pm	• Calculation method options • Levels of service • Contributions from club
Binalong Brahmans	23/09/2025	4:00pm	• Calculation method options • Club usage • Levels of service

5. Submissions

SPORTING USER GROUPS

Council has received twelve written submissions **(Attachment A)** relating to the annualised sporting fees and charges.

Of these submissions:

- SEVEN submissions are in favour of Option One noting:
  - One submission requesting a one-year waiver of the user fee
- TWO submissions are in favour of Option Two
- TWO submissions are in favour of Option Three noting:
  - One submission requesting a recalculation of the operational costs of one facility

- ONE submission is in favour of Option four

EQUESTRIAN GROUPS

Council has received two written submissions **(Attachment B)** relating to the annualised fees and charges.

- TWO submissions are in favour of Option One at the 15% rate

6. Summary of Fee Increase to User Groups

The below table outlines the fee increase proposed for 2026/27 based off the favoured option being ***"Option 1 - Annualised Fee - Percentage of use (including community use)"***

User Group	2025/2026	2026/27
Yass Netball Association	$1,467.80	**$2,064.00**
Yass AFL Club	$2,689.59	**$1,988.00**
Yass District Cricket Association	$2,925.36	**$5,053.00**
Yass Rams Senior Rugby Union Club	$3,122.15	**$2,293.50**
Yass Rams Junior Rugby Union Club	50% of senior fee	**$2,293.50**
Yass Football Club	$4,362.40	**$5,525.00**
Yass Minor Rugby League Club	$2,538.93	**$8,177.00**
Yass United Rugby League Club	$2,158.66	**$3,536.00**
Yass Touch Association	$4,501.80	**$4,199.00**
Binalong RLFC	$661.12	**$2,242.00**
Murrumbateman AFL Club	$2,689.59	**$2,391.00**
Murrumbateman Little Athletics	$896.87	**$2,118.00**
Murrumbateman Pony Club	$959.40	**$665.00**
Murrumbateman Adult Riders Club	$842.04	**$665.00**

7. Conclusion

Council's 2022-32 Asset Management Strategy identifies under **Funding of Asset Management Activities** – Strategy 10 that *"applying appropriate user charges for use of community assets. Council will seek to recover 15-30% of general operations and maintenance costs (cleaning, mowing, water, electricity, etc) for appropriate assets as well as 100% of operational costs where the costs can be directly attributed to the organisation using the facility, such as the costs for setup and pack up of the facility and the costs of using lights at sports fields"* should be achieved.

Council managed sporting facilities are traditionally operated on a *30% for sporting activities* and *70% availability for public usage* as active/passive recreational open space; however, most Council operational and maintenance costs are as a result of making the fields available to annualised user groups.

As per the resolution from its extra ordinary meeting held on 8 May 2025 (Item 4.1) Council resolved that:

2. *Council notes the reduction on revenue that public usage has on the annualised user fees and accepts the inclusion of public community use when calculating the annualised user fees for 2025/26 financial year.*

As result of the inclusion of community use the below table identifies the estimated income for 2026/27 annualised sporting and equestrian user fees:

Total Annual Cost to operate facilities	Current $ recovery from annual fees 2025/26	Current % Cost Recovery Rate	Proposed $ recovery From annual fees 2026/27	Proposed % Cost Recovery Rate
$380,529	$29,816	8%	$43,210	11%

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	We are proud of our liveable and accessible local places and spaces.
Strategies	IN.5: Ensure community facilities are comfortable, accessible and meet diverse residents' needs
Delivery Program Action	IN 5.2 Manage and facilitate the use of community, sport, recreation and open space facilities through Plans of Management

ATTACHMENTS:

A. Submissions - Sports User Groups ⇨
B. Submission - Equestrian Groups ⇨

6.6 DRAFT SUTTON RECREATION GROUND STRATEGIC PLAN 2025

SUMMARY

To present the draft Sutton Recreation Ground Strategic Plan 2025 for endorsement to be publicly exhibited for 28 days.

RECOMMENDATION

That Council:

1. *Endorse the draft Sutton Recreation Ground Strategic plan 2025 for public exhibition for a minimum of 28 days and if no submissions are received, the strategy be adopted.*

FINANCIAL IMPLICATIONS

Actions identified in the strategy will require approval by Council prior to any commitment or adjustment to the Operational Plan is made.

POLICY & LEGISLATION

- Local Government Act 1993.

REPORT

1. Background

Council at its ordinary meeting on 23 June 2025 adopted its suite of Integrated Planning and Reporting (IP&R) documents, including the Delivery Program 2025-2029 and Operational Plan 2026/27.

It was identified that Sutton Recreation Ground required a strategic plan to ensure alignment with the adopted IP&R documents. The following items were included while developing the draft:

(i) Inclusion of projects identified in Council's Delivery Program 2025-29

(ii) Inclusion of projects identified by the Sutton Recreation Ground user groups

The draft Sutton Recreation Ground Strategic Plan 2025 (2025 Strategic Plan) has now been developed (**Attachment A**).

2. Consultation with Sutton Recreation Ground User Groups

Council staff presented the draft 2025 Strategic Plan to Sutton Recreation Ground user groups on 8 July 2025 with feedback to be provided to Council by 5pm Wednesday 6 August 2025. Four submissions were received **(Attachment B)** and the 2025 Strategic Plan was revised accordingly.

3. Public Exhibition of Draft Plan

If endorsed by Council, the 2025 Strategic Plan will be publicly exhibited for a minimum 28-day period. If submissions are received a subsequent report will be presented to Council which presents:

(i) Copies of submissions received
(ii) Responses to comments made in submissions received
(iii) Revised 2025 Strategic Plan for consideration and adoption.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	We are proud of our liveable and accessible local places and spaces.

Strategies	IN.6: Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty
Delivery Program Action	IN 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery

ATTACHMENTS:
A. Draft Sutton Recreation Ground Strategic Plan 2025 ⇨
B. Submissions - Draft Sutton Recreation Ground Strategic Plan 2025 ⇨

6.7 DRAFT MURRUMBATEMAN RECREATION GROUND STRATEGIC PLAN 2025

SUMMARY

To present the outcomes of the consultation period for the draft Murrumbateman Recreation Ground Strategic Plan 2025.

It is recommended that the finalised draft strategic plan is adopted **(Attachment A).**

RECOMMENDATION

That Council adopts the draft Murrumbateman Recreation Ground Strategic Plan 2025.

FINANCIAL IMPLICATIONS

Actions identified in the strategy will require approval by Council prior to any commitment or adjustment to the Operational Plan is made.

POLICY & LEGISLATION

- Local Government Act 1993
- Murrumbateman Recreation Ground Strategic Plan 2021

REPORT

1. Report

A draft Strategic Plan was developed for the Murrumbateman Recreation Ground to provide the framework for its future development. At its meeting on the 25 September 2025 Council resolved to place the draft Murrumbateman Recreation Ground Strategic Plan (The Strategic Plan) on public exhibition for 28 days, which was undertaken from 26 September 2025 to 27 October 2025.

The Strategic Plan attracted eleven submissions.

Submission Themes

There were five main themes that capture the core concerns, suggestions, and priorities expressed by community members and organisations in and around Murrumbateman are as follows:

1. Equestrian Facilities

- Strong support for retention of the southern sand arena for equestrian activities.
- If the southern sand arena was to be repurposed that the development does not impact on the cross-country course.
- Ensure a minimum distance of 2km of winding track is maintained for the cross-country course.
- Rectification of issues within the northern equestrian arenas.

2. Buildings

- Request for a dedicated indoor area that includes facilities for breastfeeding, changing, heating bottles and space for display and storage of toys and equipment which could be used by playgroups.
- Concerns raised over maintenance and management of community assets.

3. Barton Highway Duplication

- Concerns over loss of equestrian land due to the Barton Highway duplication.
- Requested a separated crossing for horses between the recreation ground and bridleways, should the duplication go ahead in this proposed location.
- Reconsider the proposed highway alignment to maintain community connectivity.
- Disclose the impact of the Barton Highway on available green space.

4. Community Engagement and Transparency

- Representation of individual users in future consultations and planning decisions.
- Support volunteer-driven contributions and uphold transparency in community projects.

5. Recreation Ground General

- Need for an environmental assessment – assessment to include measures to protect local wildlife and habitats.
- Concerns raised that the recreation ground is at capacity and not suitable for additional development.
- Restructuring booking system processes to improve usability.

Summary of Amendments

Following a review and consideration of community engagement submissions the Strategic Plan has been updated **(Attachment B)** with the following amendments:

Section 3 - Consultation

- Wording updated by Council

Section 4 – Current Facilities

- Addition of gardens and bridleway access to infrastructure

Section 5 - Strategic Mapping

Figure 1:
- Note added: Cross country course indicative only

Figures 1 and 2:
- Tree icons removed from north side of sporting field.
- Bridleway access added

Figure 4
- Note added: Proposed Barton Highway bypass indicative only – for more information visit the Barton Highway | Transport for NSW website.

Section 11 - Action List

Sporting Precinct:
- Item 1 – Wording updated to plural to indicate more than one net.
  Equestrian Precinct:
- Item 4 – Wording updated to clarify location of open space area – north side of sand arena 3.
- Southern sand arena item moved to equestrian section.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	We are proud of our liveable and accessible local places and spaces.
Strategies	IN.6: Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty
Delivery Program Action	IN 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery

ATTACHMENTS: A. FINAL - Murrumbateman Recreation Ground Strategic Plan 2025 ⇨
B. DRAFT - Murrumbateman Recreation Ground Strategic Plan ⇨

C. Submissions ⇨

6.8 ALCOHOL FREE ZONE - YASS MAIN STREET

SUMMARY

To seek Council endorsement to proceed with community engagement regarding the renewal of the Alcohol Free Zone (AFZ) in the Yass main street. This is due to expire on 16 December 2025, after its 4 year approval period ends. This will not impact local licensed or BYO businesses who serve alcohol responsibly in outdoor dining areas.

RECOMMENDATION

That:

1. *Council endorse the recommendation to seek community feedback on the renewal of the Alcohol Free Zone in the Yass main street precinct in accordance with the Local Government Act 1993 and the Ministerial Guidelines on Alcohol Free Zones;*
2. *If no objections to the proposal are received, the Yass Alcohol Free Zone be established for a four year period as per the map in Attachment A.*

FINANCIAL IMPLICATIONS

Cost of 32 decals to replace date range on existing signs on perimeter of the AFZ (Approximately $500)

POLICY & LEGISLATION

- Local Government Act 1993
- Ministerial Guidelines on Alcohol Free Zones (February 2009)
- Community Engagement Strategy
- Yass Main Street Strategy 2014

REPORT

1. Background

Section 644(1) *Local Government Act 1993* (the Act) allows Council to prepare a proposal for an AFZ. Public consultation must occur in accordance with the Act and Ministerial Guidelines.

The last AFZ was approved in December 2021 and expires on 16 December 2025 and requires the support of Council and the Community for it to be renewed.

The Mainstreet Strategy states outdoor dining can be established on a case-by-case basis through a Roads Act Approval/Development Application process, as the AFZ provides exemptions for outdoor dining areas used in associated with existing approved businesses, during their business' hours.

2. Reason to Renew AFZ

The intent of the AFZ is to prohibit the irresponsible consumption of alcohol on roads, footpaths and in identified car parking areas. The AFZ allows Police Officers to confiscate and dispose of any alcohol being consumed in the area. In short, it provides the basis for police enforcement.

This report emphasises that there is no intent to limit or control the responsible consumption of alcohol at licensed or BYO venues that have outdoor dining approval. Council has always been supportive of local businesses that are licensed and/or are BYO with outdoor dining areas. Community events that have Development Consent are also exempt from the AFZ.

Originally the establishment of the AFZ was instigated through community concerns over anti-social and irresponsible behaviour from the consumption of alcohol in these areas.

Since the establishment of the zone there has been a public perception that the occurrence of anti-social behaviour in the main street has decreased. Police feedback has been supportive of the zone which assist them in maintaining safety and appropriate behaviour in the area.

3. Location

The location of the AFZ is proposed to remain the same as previously approved by Council (refer **Attachment A**).

4. Duration

The maximum period for an Alcohol Free Zone is 4 years under s644B(4) of the *Local Government Act 1993.*

5. Consultation

Preliminary consultation undertaken with the Yass Police has identified they are supportive of renewing the Alcohol Free Zone.

Further consultation with the wider community is required in accordance with s644A *Local Government Act 1993*. A consultation period of 30 days is required under the guidelines.

Consultation will be sought from the following stakeholders:

- All licensed premises within or adjacent to the AFZ
- Onerwal LALC
- NSW Aboriginal Land Council
- Yass Valley Business Chamber
- Yass Liquor Accord

STRATEGIC DIRECTION

CSP Theme	Our Community (CO)
CSP Strategy Objective	Our community is connected, safe and proud
Strategies	CO8: We support our community partners to foster respect and safety
Delivery Program Action	CO8.1: Council actively works with stakeholders and community partners to enhance safety and foster respect across the region

ATTACHMENTS: A. Location of Alcohol Free Zone ⇨

6.9 YASS WATER TREATMENT PLANT - TELSTRA ASSETS AND TV RETRANSMISSION ASSETS

SUMMARY

This report informs the relocation of Telstra telecommunication assets and Council's TV retransmission equipment located within the Yass Water Treatment Plant (WTP) premises to enable construction of a future water reservoir and trunk water main.

RECOMMENDATION

That:

1. *Council notes the new designated location within the Yass Water Treatment Plant premises for the purposes of a Telstra telecommunication facility.*
2. *Council authorises the Chief Executive Officer to negotiate a Heads of Agreement with Telstra for the use of the designated location for the telecommunications facility*.

FINANCIAL IMPLICATIONS

The budget for the demolition of the Old Yass Water Treatment Plant infrastructure and construction of a new trunk water main is included in the Yass Water Treatment Plant Upgrade Project. The construction of new Telstra infrastructure and decommissioning of the existing equipment will be the responsibility of Telstra. The existing TV retransmission equipment is owned by Council and a budget will need to be allocated for the relocation in FY26-27.

POLICY & LEGISLATION

Telecommunications Act 1997

Local Government Act 1993

REPORT

1. Introduction

Yass Valley Council is progressing the Yass Water Treatment Plant (WTP) Upgrade Project to improve the quality of Councils water supply. As part of this upgrade project, the Old Water Treatment Plant building constructed in 1938 needs to be demolished, to make way for unifying a number of trunk water mains existing within the WTP grounds and for the future construction of a third water reservoir.

The Old WTP Building is 87 years old and is not fit for occupation. Yass FM occupied this building for its operations and had to vacate in 2021 due to the buildings poor condition and ongoing deterioration.

Existing telecommunication equipment owned by Telstra is located on top of the Old WTP Building under a Cable Modem Termination System (CMTS)[1] equipment lease agreement with Council. A CMTS lease allows Telstra to occupy and operate the telecommunication assets within Council premises, with the current CMTS lease due to end on 28 August 2028. Generally, CMTS leases are for a duration of five years and can be extended up to 20-years in 5-year intervals.

Upon preparation of the final business case for Yass WTP Upgrade Project in December 2023, Council notified Telstra that Council is unable to extend the existing lease and for the need to Telstra to relocate their assets from the top of the Old WTP building.

Due to the strategic location of the WTP premises for the telecommunication assets to enable servicing of Yass township and surrounds, an alternate location for siting the Telstra assets within the WTP premises with separate access was offered, pending development approval. A new Heads of Agreement and lease agreement will be required to enable this to proceed. Telstra will be required to design, obtain development approvals and construct the new telecommunication assets at its own cost. The Development Approvals process will require Telstra to undertake community consultation.

The existing lease ends on 28 Aug 2028. Council formally notified Telstra in December 2023 that the lease will not be extended in its current location. The exact date of the new lease and surrendering of the existing lease after the commissioning of the new tower, is subject to the DA approval, construction of the new tower, the decommissioning of existing equipment and commissioning of new the equipment. It must be prior to the expiry of the existing lease on 28 August 2028.

The proposed location of the Telstra compound within the WTP premises will not interfere with existing or future WTP operations. The Telstra compound will have a separate access gate and will be secured for Telstra operations.

	
Existing Telecommunication and TV Transmission Assets	New Telstra Tower, Reservoir and Trunk water Main (Red dot indicates proposed area for telstra tower and compound with an area of approximately 80-100 square meters)

To improve the poor TV reception in Yass town and surrounds, Council received a federal grant to procure and install TV retransmission equipment in 2016-17. This equipment is located on top of the Old WTP Building. It is also necessary to relocate this equipment, and Telstra has offered to co-locate the TV retransmission equipment onto its new tower. This type of arrangement is utilised at several Telstra towers in NSW and in Australia and access to Council's equipment will be through an established protocol.

2. Next Steps

A Heads of Agreement and a subsequent lease agreement are required between Council and Telstra. Telstra will be responsible for a Development Application for the construction of the new tower and its operation, subject to Council approval.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	Our essential infrastructure is sound and reliable
Strategies	IN.11: Ensure high quality water supply options for the towns in the region
Delivery Program Action	IN.11.2: Complete upgrade of Yass Water Treatment Plant

ATTACHMENTS: Nil

6.10 CODE OF CONDUCT - COMPLAINT STATISTICS REPORT FOR 2023-24 AND 2024-25

SUMMARY

The Procedures for the Administration of the Model Code of Conduct for Councils in NSW obliges the officer of Council that is designated as ‘complaints coordinator’ must ensure that statistics on code of conduct complaints made about the General Manager [Chief Executive Officer] and councillors are lodged with the NSW Office of Local Government with 3 months from the end of September each year.

RECOMMENDATION

That Council receive and note the report on Code of Conduct complaints for 2023-24 and 2024-25 submitted to the NSW Office of Local Government under clause 11.2 of the Procedures for the Administration for the Model Code of Conduct for Councils in NSW.

FINANCIAL IMPLICATIONS

Responsibility for the management of Code of Conduct complaints concerning the Chief Executive Officer and councillors is the responsibility of the nominated ‘complaints coordinator’ utilising existing resources.

Management of some complaints may require additional resourcing if investigation by external conduct reviewers is triggered. Such investigations are referred to external conduct reviewers sourced from the Panel of Code of Conduct Reviewers approved by elected Council. This attracts a fee-for-service that will vary in accordance with the nature and complexity of the matter/s under review.

POLICY & LEGISLATION

Procedures for the Administration of the Model Code of Conduct for Councils in NSW (2020)
NSW Local Government (General) Regulation 2020 – Part 8
NSW Local Government Act 1993 – clause 440AAA

REPORT

Reporting Obligations

Yass Valley Council is subject to the requirements of the model instruments that it has adopted in relation to Code of Conduct for all council officials, and the administration of the Code in relation to the conduct of the Chief Executive Officer and councillors. Code of Conduct review matters involving council officers (other than the Chief Executive Officer) are administered under relevant industrial award provisions.

Under Part 11.1 of the *Procedures for the Administration of the Model Code of Conduct for Councils in NSW* (the Procedures), the complaints coordinator must arrange for the following statistics to be reported to the Council within 3 months of the end of September each year:

a) The total number of code of conduct complaints made about councillors and the Chief Executive Officer under the code of conduct in the year to Septembers (the reporting period)

b) The number of code of conduct complaints referred to a conduct reviewer for the reporting period

c) The number of code of conduct complaints finalised by a conduct reviewer at the preliminary assessment stage during the reporting period and the outcome of those complaints

d) The number of code of conduct complaints investigated by a conduct reviewer during the reporting period

e) Without identifying particular matters, the outcome of investigations completed under these procedures during the reporting period

f) The number of matters reviewed by the NSW Office of Local Government during the reporting period and, without identifying particular matters, the outcome of the reviews, and

g) The total cost of dealing with code of conduct complaint made about councillors and the general manager [Chief Executive Officer] during the reporting period, including staff costs.

Observations

Lodgement of statistics with the NSW Office of Local Government (the Office) was not completed by 31 December 2024 as required by law for the 2023-24 period. A reminder from the Office recently brought this non-compliance to the attention of newly responsible officers. It soon became clear that the oversight was the result of the loss of several key personnel that separated from Council in the latter part of 2024.

All internal reviews and external investigations of code of conduct matters are subject to strict confidentiality requirements, so that the investigations and those who may be involved in them are not compromised. Accordingly, only statistics are reported for all matters covered by the Procedures. Where a formal investigation by external reviewer progresses beyond preliminary assessment stage to full investigation, and the final report indicates that there has been a conduct breach, the findings are to be promptly reported to a closed meeting of Council for action in accordance with the Procedures.

No breach findings were identified in any of the code of conduct reviews and investigations that were completed during the reporting periods. The vast majority of complaints that alleged conduct breaches were lodged by members of the community.

The statutory return for code of conduct statistics for 2023-24 and 2024-25 has now been lodged with the Office. Both appear separately as attachments to this report. This report on the lodgements represents completion of statutory obligations for both reporting period.

STRATEGIC DIRECTION

CSP Theme	Our Community (CO)
CSP Strategy Objective	Our community is connected, safe and proud
Strategies	CO7: We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents
Delivery Program Action	CO7.1: Council works to promote services and access to various community groups to help include new residents and support existing residents

ATTACHMENTS:

A. Code of Conduct Statistical Return for year ended 31 August 2024 ⇨
B. Code of Conduct Statistical Return for year ended 31 August 2025 ⇨

6.11 MANAGING UNREASONABLE CONDUCT TOWARDS YVC AND ITS EMPLOYEES POLICY

SUMMARY

This policy is designed to help Council take a systematic and consistent approach to managing their interactions with people engaging in unreasonable conduct. It provides a series of suggestions and strategies to assist all staff members – not just frontline officers – to appropriately interact with all people they come into contact within the course of their work, particularly those who are perceived to be behaving unreasonably.

RECOMMENDATION

That:

1. *Council endorses the draft Managing Unreasonable Conduct towards Yass Valley Council and its Employees Policy for public exhibition for a minimum period of 28 days and if no submissions are received, the policy be adopted.*
2. *If one or more submissions are made during the public exhibition period, a future report will be presented to Council.*

FINANCIAL IMPLICATIONS

There are no financial implications as a result of the endorsement of this policy for exhibition or the implementation of such once adopted.

POLICY & LEGISLATION

This policy has been developed in accordance with the *Managing Unreasonable Conduct by a Complainant Guideline* (2021) released by the NSW Ombudsman Office and Australasian Parliamentary Ombudsman.

REPORT

Council, not unlike other public and private sector organisations deals with lot of complaints every year. Organisations that value complaints and respond to them fairly and promptly are more likely to:

- Strengthen relationships with the people who use their services or premises, or with whom they otherwise interact;
- Identify problems in the operations of their organisations or the conduct of their staff;
- Improve their operations, service delivery and systems;
- Improve the standard of the services they provide.

Some people who complain are justifiably disappointed and angry because they have suffered harm through no fault of their own. Despite these challenges, many people who make complaints should be able to manage their frustration and anger, and productively engage with the systems, processes and people with whom they are interacting.

If people who make complaints see the complaint handling process as fair and reasonable, believe they were treated with respect and are given enough information, they are more likely to accept decisions or outcomes that are unfavourable to them.

However, this is not true for everyone. For some people, their frustration or anger about the subject matter of their complaint, how it was handled, or its outcome can lead to aggressive and abusive conduct towards Council and staff handling their complaints. In such circumstances some people may threaten harm, be dishonest, provide intentionally misleading information or deliberately withhold information that is relevant to their complaint. Others may make repeated unnecessary telephone calls, send frequent emails providing large amounts of irrelevant information, or insist on things they are not entitled to and outcomes that are clearly not possible, realistic or appropriate in the circumstances. When a complaint is finalised, such people may be unwilling to accept decisions and continue to demand further action when they have exhausted all available internal review options.

It can be common for people who have taken the above approach to escalate their complaints to external review bodies. Some lose perspective and change their focus on their complaint – shifting from the substantive issues and the people responsible for them, to allegations of incompetence, collusion, conspiracy and corruption by the case officers and organisations with whom they have been dealing. This means their complaints are often with a number of organisations at the same time – including being dealt with by external review bodies, Ministers, local MPs or the courts where they enter the complaints cycle all over again.

One of the challenges for Council dealing with people who display these types of behaviours is that it is normal that most staff, regardless of their job description, will prefer not to deal with people they view as 'difficult' and these people can pose a significant psychosocial risk. In fact, many staff will try to actively avoid or minimise circumstances where they have to deal with such people. Often avoidance behaviour resulting in organisational cultures where these people are seen as irritant or interference to other more 'important' work, festers.

This policy forms part of Council's complaint management suite of documents and outlines clearly what will and won't be accepted when engaging with staff.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.2: Governance provides a sound basis for decision making.
Delivery Program Action	CL.2.1: Decisions made in accordance with LG Act and Regulations

ATTACHMENTS: A. Draft Managing Unreasonable Conduct towards YVC and its Employees Policy ⇨

6.12 HARDSHIP AND FINANCIAL ASSISTANCE POLICY

SUMMARY

Council has an existing Hardship Policy (FM-CP-08) which was last reviewed in September 2020. As result of the lapse of time, and economic climate we currently exist in, the policy has had a number of content changes and has been expanded to provide greater detail on all relevant considerations of hardship applications as dictated and considered by the *Local Government Act 1993*.

RECOMMENDATION

That:

1. *Council endorse the revised Hardship and Financial Assistance Policy for public exhibition for a minimum of 28 days and if no submissions are received, the policy be adopted.*
2. *If one or more submissions are made during the public exhibition period, a further report will be presented to Council.*

FINANCIAL IMPLICATIONS

The only financial implications resulting from this draft policy relate to Clause 10 which can be absorbed by internal funds.

POLICY & LEGISLATION

This Policy has been built in compliance with various sections of the *Local Government Act 1993* and *Local Government (General) Regulation 2021*. It also upholds the values contained within the Office of Local Government's *Debt Management and Hardship Guidelines* 2018 (attached to this report) which will assist Assessing Officers to determine individual eligibility.

REPORT

Council rates and charges fund a vast array of services, infrastructure and facilities that local communities rely on. It is therefore vital that Council has a solid policy and supporting processes in place to ensure rates and charges are collected promptly, fairly and efficiently, while minimising the risk of debt from overdue payments. The attached draft Hardship and Financial Assistance Policy forms part of a suite of Finance policies and overall legal framework for how Council sets and levies rates and charges each year and recover debt from overdue rates and charges, including for waiving or reducing rates in cases of hardship.

The draft policy encompasses the below guiding principles to support effective debt management:

- Clear and accessible communication – easy to understand information about rates and charges, how to pay, hardship, how to apply and the council's approach to overdue rates and dealing with hardship claims.
- Local flexibility – providing payment options and processes that meet local needs and the special circumstances of those facing hardship.
- Fair, equitable and respectful treatment – of all ratepayers, including respectful communication with those facing hardship.
- A 'stop the clock' approach – to suspend debt recovery, legal action and interest accrual while a ratepayer's hardship application is awaiting determination, or while they are complying with an approved payment arrangement.
- Minimise costs – try to achieve payment without increasing ratepayer debts.
- Maintain confidentiality and privacy – information provided by applicants is treated confidentially and only used for appropriate purposes in the context of a hardship application assessment.

It is recommended that Council continue to provide hardship assistance that maximises the opportunity for staff to work with ratepayers, to allow flexible payment options and longer-term repayment periods where required.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.2: Governance provides a sound basis for decision making.
Delivery Program Action	CL.2.1: Decisions made in accordance with LG Act and Regulations

ATTACHMENTS:

A. Draft Hardship and Financial Assistance Policy ⇨
B. OLG Debt Management and Hardship Guidelines ⇨

6.13 INDIVIDUAL PERFORMANCE REVIEWS OF INDEPENDENT CHAIR AND INDEPENDENT COMMITTEE MEMBERS OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE

SUMMARY

This report provides information about the recent Performance Reviews of the Audit, Risk and Improvement Committee (ARIC) Chair and Committee members and seeks Council's support for the recommendation in the performance review.

RECOMMENDATION

That Council endorse the Review Panel's recommendation to extend the Independent Chairperson and Committee Members appointments on Yass Valley Council's ARIC with the following terms:

4 years – Mr Stephen Coates (Chairperson),

3 years – Ms Rachel Harris, and

2 years – Mr Bryce McNair.

FINANCIAL IMPLICATIONS

Nil

POLICY & LEGISLATION

Local Government Act 1993.

REPORT

1. Introduction

Goulburn Mulwaree Council, Yass Valley Council, Upper Lachlan Council and Canberra Region Joint Organisation have the same independent chair and independent committee members of their respective Audit, Risk and Improvement Committees (ARIC) under a shared arrangement.

Term extensions are permitted for up to a maximum of four-year terms however, before extending, independent committee members' individual performance must be reviewed by the councils and the Joint Organisation Board.

Scope of individual performance reviews

In addition to independent chair and committees (voting members), each ARIC also has one elected representative being a Councillor for councils and a board member for the Joint Organisation (non-voting members).

These individual performance reviews relate to the independent chair and independent committee members, not the councillors/joint organisation board member committee members, and only if the independent chair and committee members wish to be considered for an extension of their term on the ARIC.

The four current independent committee members, inclusive of the independent chair, were appointed on 1 January 2023 for three-year appointments until 31 December 2025. The following independent committee members have expressed an interest in being considered for further terms:

Stephen Coates – interested in maximum (4 years) further term as independent committee member and chairperson

Rachel Harris – interested in maximum (4 years) further term as independent committee member

Bryce McNair – interested in maximum (4 years) further term as independent committee member

2. Performance Review Panel

The individual performance reviews will be undertaken by a panel made up of:

Goulburn Mulwaree Council: General Manager Goulburn Mulwaree Council (or director delegate) and councillor ARIC member.

Yass Valley Council: Chief Executive Officer (or director delegate) and councillor ARIC member

Upper Lachlan Shire Council: Chief Executive Officer (or director delegate) and councillor ARIC member.

Canberra Region Joint Organisation: Executive Officer and board member ARIC member.

3. Performance review process

As agreed at the councils' and joint organisation's ARIC meetings of 29 and 30 September 2025, the panel will review the chair's performance and the individual performance reviews, undertaken by the chair, of independent committee members.

Following a positive performance review outcome, the panel now makes a recommendation to extend the appointment of each of the chairperson and independent committee members for a further term and the length of term extensions, for councils' and joint organisation board resolutions to appoint ARIC committee members.

The recommendation, to extend appointments to another term based on satisfactory performance, or not, will be communicated to the chairperson and independent committee members after the performance review session.

Attachment A provides a full copy of the Performance Review

Appointment

Recommendations for appointment of ARIC independent committee members including chairperson for further terms to be made to each council and the joint organisation board. Appointment of ARIC independent committee members, whether via term extension or new appointments, is to be made by each council and the joint organisation board in their December 2025 meetings.

Appointment terms

In accordance with the ARICs' terms of reference, it is recommended that end dates of terms of independent committee members be staggered to ensure both rotation and continuity of membership.

End dates of appointment terms, whether for term extensions or new appointments, are therefore recommended to be four years for the chairperson (to end 2029), three years for one independent committee member (to end 2028) and two years for the second independent committee member (to end 2027).

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.2: Governance provides a sound basis for decision making.
Delivery Program Action	CL.2.1: Decisions made in accordance with LG Act and Regulations

ATTACHMENTS:

A. Performance Review Process - ARIC Independent Chair and Committee Members - November 2025 *(Under Separate Cover)* - **Confidential**

6.14 MONTHLY FINANCIAL REPORT

SUMMARY

This monthly financial report provides information about Council's financial position at the end of October 2025. The report also includes a variance analysis against the full-year budget and budget year to date (YTD). Note an Investment and Borrowing Report is prepared and is presented to Council as a separate report.

RECOMMENDATION

That the Monthly Financial Report for October 2025 be noted.

FINANCIAL IMPLICATIONS

This report shows the Council's year-to-date financial position for the 2025-26 Financial Year, as at the end of the reporting month.

POLICY & LEGISLATION

Local Government Act 1993.

REPORT

1. Consolidated Income Statement

Operating Result from Continuing Operations:

This result includes capital grants and contributions. The Actual Year to Date (YTD) result is a $16.4M surplus and is approximately $1.1M greater than the YTD budget.

Net Operating Result Before Capital Grants and Contributions:

This result excludes capital grants and contributions. The Actual YTD result is a $14.6M surplus and is $0.3M greater (favourable) when compared to the YTD budgeted surplus.

Results are shown with the recognition of Rates and Annual Charges revenue for the full year. Calculating this revenue on a pro-rata basis to the end of October, the results would show a Net Operating Result Before Capital Grants and Contributions as a deficit of $1.5M.

October 2025 Report

Income Statement Consolidated	Budget 25-26 Full Year	Budget 25-26 YTD	Actual 25-26	Budget YTD x Actuals $	Budget YTD x Actuals %	Budget Full Year x Actuals $	Budget Full Year x Actuals %
Income from continuing operations	-51,739,133	-32,189,618	-29,542,865	2,646,753	-8.2%	22,196,268	-42.9%
Rates and Annual charges	-24,038,021	-24,125,621	-24,190,396	-64,775	0.3%	-152,375	0.6%
User charges and fees	-6,417,739	-2,138,231	-2,064,766	73,466	-3.4%	4,352,973	-67.8%
Other revenues	-463,690	-180,305	-119,672	60,633	-33.6%	344,018	-74.2%
Grants and contributions provided for operating purposes	-12,853,310	-4,134,525	-690,134	3,444,392	-83.3%	12,163,176	-94.6%
Grants and contributions provided for capital purposes	-4,895,757	-1,016,730	-1,862,755	-846,025	83.2%	3,033,002	-62.0%
Interest and investment income	-1,318,989	-439,663	-390,274	49,388	-11.2%	928,714	-70.4%
Other income	-751,627	-154,542	-116,999	37,543	-24.3%	634,628	-84.4%
Net gain/loss from the disposal of assets	-1,000,000	0	-107,869	-107,869		892,131	-89.2%
Expenses from continuing operations	48,609,385	16,868,340	13,064,259	-3,804,081	-22.6%	-35,545,126	-73.1%
Employee benefits and on-costs	15,926,377	4,905,182	4,078,307	-826,875	-16.9%	-11,848,070	-74.4%
Materials and services	17,578,784	6,938,585	4,706,020	-2,232,566	-32.2%	-12,872,764	-73.2%
Borrowing costs	3,225,245	1,110,481	446,211	-664,271	-59.8%	-2,779,035	-86.2%
Depreciation, amortisation and impairment of non-financial assets	10,812,132	3,604,044	3,604,044		0.0%	-7,208,088	-66.7%
Other Expenses	1,066,847	310,047	229,678	-80,369	-25.9%	-837,169	-78.5%
Operating result from continuing operations	-3,129,748	-15,321,278	-16,478,606	-1,157,328	7.6%	-13,348,858	426.5%
Net Operating Result Before Capital Grants and Contributions	1,766,009	-14,304,548	-14,615,851	-311,303	2.2%	-16,381,859	-927.6%

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

2. Income Statement Variance Analysis

2.1 Income

Operating Grants and Contributions is $3.4M below the YTD budget primarily due to $3.1M Transport grants budgeted but not yet received.

Capital Grants and Contributions is $0.8M higher than the YTD budget and is primarily due to higher developer contributions received to date.

Interest and Investment Income is $50k below the YTD budget primarily due the timing of interest recognition.

2.2 Expenses

Employee benefits and on-costs are $826k below the YTD budget due to timing of recruitment.

Materials and Services are $2.9M below YTD budget due to timing of expenses:

- $681k for Equipment hire
- $325k for Contractors
- $233k Raw materials and consumables
- $207k for Repair and maintenance
- $153k for Insurance
- $152k for Consultants
- $83K for Valuation Fees

Borrowing Costs are $664k below the YTD budget due to the timing of drawdowns of loans compared to the budgeted expectations and lower interest rate on loans than budgeted.

3. Income Statements for each fund

The following Income Statements are for each Council Fund.

General Fund

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Income Statement				Budget YTD x Actuals		Budget Full Year x Actuals	
	Budget 25-26	Budget 25-26	Actual 25-26				
General fund	Full Year	YTD		$	%	$	%
Income from continuing operations	-38,606,452	-23,082,593	-19,904,448	3,178,145	-13.8%	18,702,004	-48.4%
Rates and Annual charges	-16,552,996	-16,552,996	-16,355,722	197,275	-1.2%	197,275	-1.2%
User charges and fees	-3,536,917	-1,273,253	-1,237,755	35,498	-2.8%	2,299,162	-65.0%
Other revenues	-463,690	-180,305	-119,657	60,648	-33.6%	344,033	-74.2%
Grants and contributions provided for operating purposes	-12,853,310	-4,134,525	-690,134	3,444,392	-83.3%	12,163,176	-94.6%
Grants and contributions provided for capital purposes	-2,575,000	-504,000	-886,038	-382,038	75.8%	1,688,962	-65.6%
Interest and investment income	-884,911	-294,970	-390,274	-95,304	32.3%	494,637	-55.9%
Other income	-739,627	-142,542	-116,999	25,543	-17.9%	622,628	-84.2%
Net gain/loss from the disposal of assets	-1,000,000	0	-107,869	-107,869		892,131	-89.2%
Expenses from continuing operations	36,754,947	13,244,996	10,141,866	-3,103,130	-23.4%	-26,613,080	-72.4%
Employee benefits and on-costs	13,313,102	4,101,098	3,271,789	-829,309	-20.2%	-10,041,313	-75.4%
Materials and services	11,898,347	5,341,634	3,700,372	-1,641,262	-30.7%	-8,197,975	-68.9%
Borrowing costs	2,650,143	883,381	331,191	-552,190	-62.5%	-2,318,952	-87.5%
Depreciation, amortisation and impairment of non-financial assets	7,826,508	2,608,836	2,608,836		0.0%	-5,217,672	-66.7%
Other Expenses	1,066,847	310,047	229,678	-80,369	-25.9%	-837,169	-78.5%
Operating result from continuing operations	-1,851,505	-9,837,597	-9,762,582	75,015	-0.8%	-7,911,076	427.3%
Net Operating Result Before Capital Grants and Contributions	723,495	-9,333,597	-8,876,544	457,053	-4.9%	-9,600,038	-1326.9%

Sewer Fund

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Income Statement Sewer	Budget 25-26 Full Year	Budget 25-26 YTD	Actual 25-26	Budget YTD x Actuals $	Budget YTD x Actuals %	Budget Full Year x Actuals $	Budget Full Year x Actuals %
Income from continuing operations	-3,476,620	-3,037,769	-3,402,247	-364,478	12.0%	74,373	-2.1%
Rates and Annual charges	-2,875,956	-2,915,556	-3,000,146	-84,590	2.9%	-124,190	4.3%
User charges and fees	-144,000	-48,000	-90,569	-42,569	88.7%	53,431	-37.1%
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-257,988	-7,988	-311,532	-303,544	3800.0%	-53,544	20.8%
Interest and investment income	-198,676	-66,225	0	66,225	-100.0%	198,676	-100.0%
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	2,951,779	897,143	664,787	-232,356	-25.9%	-2,286,992	-77.5%
Employee benefits and on-costs	648,219	199,452	54,812	-144,640	-72.5%	-593,407	-91.5%
Materials and services	1,232,239	314,968	292,559	-22,409	-7.1%	-939,680	-76.3%
Borrowing costs	143,770	73,539	8,232	-65,307	-88.8%	-135,538	-94.3%
Depreciation, amortisation and impairment of non-financial assets	927,552	309,184	309,184		0.0%	-618,368	-66.7%
Other Expenses	0	0	0				
Operating result from continuing operations	-524,840	-2,140,626	-2,737,460	-596,834	27.9%	-2,212,619	421.6%
Net Operating Result Before Capital Grants and Contributions	-266,852	-2,132,638	-2,425,928	-293,290	13.8%	-2,159,075	809.1%

Water Fund

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Income Statement Water	Budget 25-26 Full Year	Budget 25-26 YTD	Actual 25-26	Budget YTD x Actuals $	Budget YTD x Actuals %	Budget Full Year x Actuals $	Budget Full Year x Actuals %
Income from continuing operations	-7,320,061	-3,733,255	-3,791,540	-58,284	1.6%	3,528,521	-48.2%
Rates and Annual charges	-2,273,068	-2,321,068	-2,389,898	-68,830	3.0%	-116,830	5.1%
User charges and fees	-2,736,822	-816,978	-736,442	80,536	-9.9%	2,000,380	-73.1%
Other revenues	0	0	-15	-15		-15	
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-2,062,769	-504,742	-665,185	-160,443	31.8%	1,397,584	-67.8%
Interest and investment income	-235,402	-78,467	0	78,467	-100.0%	235,402	-100.0%
Other income	-12,000	-12,000	0	12,000	-100.0%	12,000	-100.0%
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	5,290,427	1,622,854	1,351,325	-271,529	-16.7%	-3,939,101	-74.5%
Employee benefits and on-costs	883,961	271,988	312,544	40,556	14.9%	-571,418	-64.6%
Materials and services	2,259,349	625,377	360,067	-265,310	-42.4%	-1,899,283	-84.1%
Borrowing costs	431,332	153,561	106,787	-46,774	-30.5%	-324,545	-75.2%
Depreciation, amortisation and impairment of non-financial assets	1,715,784	571,928	571,928		0.0%	-1,143,856	-66.7%
Other Expenses	0	0	0				
Operating result from continuing operations	-2,029,634	-2,110,401	-2,440,215	-329,813	15.6%	-410,580	20.2%
Net Operating Result Before Capital Grants and Contributions	33,134	-1,605,659	-1,775,030	-169,370	10.5%	-1,808,164	-5457.1%

Stormwater Management

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October 2025 Report

Income Statement Water	Budget 25-26 Full Year	Budget 25-26 YTD	Actual 25-26	Budget YTD x Actuals $	Budget YTD x Actuals %	Budget Full Year x Actuals $	Budget Full Year x Actuals %
Income from continuing operations	-7,320,061	-3,733,255	-3,791,540	-58,284	1.6%	3,528,521	-48.2%
Rates and Annual charges	-2,273,068	-2,321,068	-2,389,898	-68,830	3.0%	-116,830	5.1%
User charges and fees	-2,736,822	-816,978	-736,442	80,536	-9.9%	2,000,380	-73.1%
Other revenues	0	0	-15	-15		-15	
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-2,062,769	-504,742	-665,185	-160,443	31.8%	1,397,584	-67.8%
Interest and investment income	-235,402	-78,467	0	78,467	-100.0%	235,402	-100.0%
Other income	-12,000	-12,000	0	12,000	-100.0%	12,000	-100.0%
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	5,290,427	1,622,854	1,351,325	-271,529	-16.7%	-3,939,101	-74.5%
Employee benefits and on-costs	883,961	271,988	312,544	40,556	14.9%	-571,418	-64.6%
Materials and services	2,259,349	625,377	360,067	-265,310	-42.4%	-1,899,283	-84.1%
Borrowing costs	431,332	153,561	106,787	-46,774	-30.5%	-324,545	-75.2%
Depreciation, amortisation and impairment of non-financial assets	1,715,784	571,928	571,928		0.0%	-1,143,856	-66.7%
Other Expenses	0	0	0				
Operating result from continuing operations	-2,029,634	-2,110,401	-2,440,215	-329,813	15.6%	-410,580	20.2%
Net Operating Result Before Capital Grants and Contributions	33,134	-1,605,659	-1,775,030	-169,370	10.5%	-1,808,164	-5457.1%

Domestic Waste

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October 2025 Report

Income Statement				Budget YTD x Actuals		Budget Full Year x Actuals	
Consolidated	Budget 25-26 Full Year	Budget 25-26 YTD	Actual 25-26	$	%	$	%
Income from continuing operations	-51,739,133	-32,189,618	-29,542,865	2,646,753	-8.2%	22,196,268	-42.9%
Rates and Annual charges	-24,038,021	-24,125,621	-24,190,396	-64,775	0.3%	-152,375	0.6%
User charges and fees	-6,417,739	-2,138,231	-2,064,766	73,466	-3.4%	4,352,973	-67.8%
Other revenues	-463,690	-180,305	-119,672	60,633	-33.6%	344,018	-74.2%
Grants and contributions provided for operating purposes	-12,853,310	-4,134,525	-690,134	3,444,392	-83.3%	12,163,176	-94.6%
Grants and contributions provided for capital purposes	-4,895,757	-1,016,730	-1,862,755	-846,025	83.2%	3,033,002	-62.0%
Interest and investment income	-1,318,989	-439,663	-390,274	49,388	-11.2%	928,714	-70.4%
Other income	-751,627	-154,542	-116,999	37,543	-24.3%	634,628	-84.4%
Net gain/loss from the disposal of assets	-1,000,000	0	-107,869	-107,869		892,131	-89.2%
Expenses from continuing operations	48,609,385	16,868,340	13,064,259	-3,804,081	-22.6%	-35,545,126	-73.1%
Employee benefits and on-costs	15,926,377	4,905,182	4,078,307	-826,875	-16.9%	-11,848,070	-74.4%
Materials and services	17,578,784	6,938,585	4,706,020	-2,232,566	-32.2%	-12,872,764	-73.2%
Borrowing costs	3,225,245	1,110,481	446,211	-664,271	-59.8%	-2,779,035	-86.2%
Depreciation, amortisation and impairment of non-financial assets	10,812,132	3,604,044	3,604,044		0.0%	-7,208,088	-66.7%
Other Expenses	1,066,847	310,047	229,678	-80,369	-25.9%	-837,169	-78.5%
Operating result from continuing operations	-3,129,748	-15,321,278	-16,478,606	-1,157,328	7.6%	-13,348,858	426.5%
Net Operating Result Before Capital Grants and Contributions	1,766,009	-14,304,548	-14,615,851	-311,303	2.2%	-16,381,859	-927.6%

4. Statement of Financial Position

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

- total cash and cash equivalents of $12.9M,
- investments of $22.7M, and
- total borrowings of $40.0M (includes the $28M loan for the Crago Mill Precinct project).

This financial position is preliminary due to the Statutory end of Financial Year Statements for 2024-25 being finalised. This may result in some end of year adjustments impacting final 2024-25 balances that then may change some opening balances for 2025-26.

October 2025 Report – Consolidated

October 2025 Report	
Statement of Financial Position	**Consolidated**
Asset	**760,876,277**
Current assets	**63,195,871**
Cash and cash equivalents	12,999,922
Investments	22,700,000
Receivables	23,489,025
Contract assets and Contract cost assets	3,852,042
Inventories	154,883
Non-current assets	**697,680,405**
Infrastructure, property, plant and equipment	690,680,405
Capital work in progress	*47,857,687*
Plant and equipment	*4,227,990*
Land	*73,130,578*
Infrastructure	*563,794,608*
Other assets	*1,669,542*
Investment properties	7,000,000
Liabilities	**-50,886,288**
Current liabilities	**-8,664,315**
Payables	-1,925,343
Borrowings	-429,677
Contract Liabilities	-3,864,979
Employee benefit provisions	-2,444,316
Non-current liabilities	**-42,221,972**
Borrowings	-39,503,425
Employee benefit provisions	-298,326
Provisions	-2,420,221
Net Assets	**709,989,989**
Equity	**-709,989,989**
Accumulated surplus	**-351,418,249**
IPPE revaluation reserve	**-358,571,740**

5. Reserves Balances

The reserves balance report shows the current balance for each of the council's reserves based on the available information at the time of reporting. It should be noted that the statutory end of financial year statements for the 2024-25 financial year are being finalised. Some end-of-year adjustments may impact the final balances for 2024-25 in turn impacting some opening balances for 2025-26.

Externally restricted reserves are those that are only available for specific use by the Council due to a restriction placed by legislation or third-party contractual agreement. Internally restricted reserves are internally allocated by the resolution or policy of the elected Council.

Total cash and investments totalled $35.6M at the end of October 2025. Total restricted (external and internal) reserves totalled $40.4m at the end of October. The Crago Mill Reserve was originally established to separately identify and report excess funds drawn down from the loan facility. These excess funds have now been fully utilised.

Total of Externally restricted, Crago Mill and internally restricted reserves is showing more that the level of cash on hand.

Reserve	$M
Externally restricted funds	$35.5*
Crago Mill Reserve	$0
Internally Restricted funds	$4.9
Total	**$40.4**

*External restricted funds include the recognition of $5M advanced annual charges for Sewer, Domestic Waste and Water. Calculating this revenue on a pro-rata basis to the end of October, the results would show $30.5M external restricted funds and $35.4M total Reserve, which is within the $35.6M total cash and investments.

October 2025 Report Consolidated

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October 2025 Report		
Reserves balance report	**Balance**	
	Jun-25	**Oct-25**
External restrictions	**29,999,746**	**35,542,357**
Domestic waste management	1,932,396	3,523,376
S64 Developer contributions – sewer fund	3,515,905	3,827,437
S64 Developer contributions – water fund	8,496,429	9,161,614
S7.11 Developer contributions – general	4,988,006	4,989,413
S7.12 Developer contributions – general	1,303,287	-575,179
Sewer fund	4,793,470	6,880,922
Specific purpose unexpended grants – general fund	2,155,427	3,658,435
Stormwater Management	18,063	77,529
Water Fund	2,796,763	3,998,811
Crago Mill Reserve	**-2,552,791**	**0**
Internal restrictions	**7,329,045**	**4,815,955**
Binalong pool	21,475	21,475
Carry over works	0	0
Comur street rehabilitation	20,362	20,362
Electricity Savings Reserve	96,720	96,720
Employees leave entitlement	1,034,756	1,038,773
Land and assets	1,452,451	1,452,451
Murrumbateman Library School Ground	123,179	123,179
Plant and vehicle replacement	1,174,426	860,413
Quarry rehabilitation	766,203	766,203
Roads	44,818	44,818
Victoria Park	201,723	247,480
Financial Assistance Grant (received in advance)	2,248,851	0
Local Government Elections	57,934	57,934
Wind Farms Community Enhancement Fund	86,147	86,147
External + Internal restriction + Crago Mill	**37,328,791**	**40,358,311**
Total cash, cash equivalents and investments	**37,017,000**	**35,699,922**
Unrestricted and unallocated cash, cash equivalents and investments	**-311,791**	**-4,658,389**
External restriction + Crago Mill Reserve	**27,446,955**	**35,542,357**
Total cash, cash equivalents and investments less External restriction + Crago Mill Reserve	**9,570,045**	**157,566**

6. Capital Expenditure

The total capital expenditure (CAPEX) budgeted for the year is $38.6M. The year-to-date (YTD) budget for October 2025 was $13.8M, and actual expenditure was $10.4M. This is due to timing of the capital works.

Refer Attachment A

7. Crago Mill Progress Report

Refer Attachment B

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.1.5: Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term

ATTACHMENTS:
A. Capital Expenditure to 31 October 2025 ⇨
B. Crago Mill Progress Report (CMP) ⇨

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 October 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.

RECOMMENDATION

That the Investment & Borrowings Reports, covering the period 1 to 31 October 2025 be noted.

FINANCIAL IMPLICATIONS

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

POLICY & LEGISLATION

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

REPORT

1. Council Loans

Council has five loans with a balance of $40.0M owing on 31 October 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	2,872,129.91	4.82%	20 years, repaid in 2035/36
*Water - NAB Westpac Dam Wall	7,509,664.12	5.36%	20 years amortisation, 10 years term Aug 2032
*Water - Yass to Murrumbateman water supply (Tcorp)	919,670.55	2.55%	10 years, full repaid in 2029
*Water main and pump station upgrades (Tcorp)	502,500.53	2.55%	10 years, full repaid in 2029
Crago Mill funding facility (Westpac)	28,199,981.26	5.80%	20 years, full repaid 2043 - Variable rate (2.17%+BBSR)
Total balance as at 30/09/2025	**40,003,946.37**		

*Interest Rates are fixed.

2. Summary of movements in Council Investments

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

Table B – Council Investments

Investment Type	Acc/Deal	Market Value $	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
Cash Working Accounts	**Ref.**						
NAB Working Account1	082-939 51-	7,347,733.44	A1+/AA-	n/a	n/a	at call	RBA Cash Rate
Tcorp Strategic Cash Facility	778	5,642,483.70	AAA	n/a	n/a	3 day call	3.91%
		12,990,217.14					
Term Deposits < 12 Months							
Investment Type	**Acc/Deal**	**Market Value $**	**Credit rating**	**Date Lodged**	**Maturity date**	**Term (Days)**	**Rate**
Heartland Bank	CN095282	1,500,000.00	A-3/BBB	30/07/25	29/10/25	91	4.20%
Bank of Queensland	CN093753	1,000,000.00	A2	16/05/25	12/11/25	180	4.35%
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%
Judo Bank	CN094787	1,000,000.00	A2	03/07/25	30/12/25	180	4.30%
Heartland Bank	CN094933	1,000,000.00	A-3/BBB	16/07/25	12/01/26	180	4.40%
Bank of Queensland	CN095880	1,000,000.00	A-3/BBB	28/08/25	24/02/26	180	4.20%
NAB	10989493	1,000,000.00	A1+	31/10/25	02/03/26	122	4.15%
NAB	10977607	1,000,000.00	A1+	04/09/25	03/03/26	180	4.15%
NAB	10977609	1,000,000.00	A1+	04/09/25	03/03/26	180	4.15%
Credit Union Australia	CN096802	1,000,000.00	A2	13/10/25	13/04/26	182	4.28%
Heartland Bank	CN095281	1,000,000.00	A-3/BBB	30/07/25	27/04/26	271	4.20%
NAB	10974278	1,000,000.00	A1+	18/08/25	15/05/26	270	4.10%
Heartland Bank	CN095881	1,000,000.00	A-3/BBB	28/08/25	25/05/26	270	4.20%
NAB	10960550	1,000,000.00	A1+	26/05/25	26/05/26	365	4.20%
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%
Bank of Queensland	CN096143	1,000,000.00	A2	08/09/25	05/06/26	193	4.05%
Credit Union Australia	CN096711	1,000,000.00	A2	07/10/25	07/07/26	273	4.28%
Heartland Bank	CN095882	1,000,000.00	A-3/BBB	28/08/25	28/08/26	365	4.20%
NAB	10982974	1,200,000.00	A1+	30/09/25	30/09/26	365	4.25%
		22,700,000.00					
Total Short Term		**35,690,217.14**					

The value of term deposits in October remained unchanged with the following movements:

- One term deposit with a value of $1,000,000 matured and was re-invested with the same institution.
- Two term deposits with a value of $2,000,000 matured and were invested with a different institution.
- One term deposit matured with funds returned in early November.

The summary of Term deposit Movements is outlined in Table C.

Table C – Term Deposit Movements

Term Deposit Movements June 2025 to July 2025				**$**
Balance as at 30September 2025			**%**	22,700,000.00
	Term Deposits Reinvested			
	Old Ref	**New Ref**		
NAB	10966457	10989493	4.15%	1,000,000.00
				1,000,000.00
	Term Deposits Matured			
Great Southern Bank	CN082413			1,000,000.00
Great Southern Bank	CN082550			1,000,000.00
				2,000,000.00
	New Term Deposit			
Credit Union Australia		CN096711	4.28%	1,000,000.00
Credit Union Australia		CN096802	4.28%	1,000,000.00
				2,000,000.00
Balance as at 31 October 2025				**22,700,000.00**
*Heartland Bank CN095282 matured end of October 25 - Funds returned November 2025				

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.1.5: Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term

ATTACHMENTS: Nil

6.16 AUDITED 2024/25 ANNUAL FINANCIAL STATEMENTS

SUMMARY

The Audit Office report on the Annual Financial Statements for the year ended 30 June 2025 has been received. Council is now required to adopt the annual financial statements and place the audited statements on public exhibition.

RECOMMENDATION

That Council:

1. *adopts the audited 2024/25 Annual Financial Statements.*

FINANCIAL IMPLICATIONS

Financial results determine Council's ability to provide goods, services, and facilities, and to carry out activities appropriate to the current and future needs of the local community.

POLICY & LEGISLATION

- *Local Government (General) Regulation 2021*
- Australian Accounting Standards and Professional Pronouncements
- Local Government Code of Accounting Practice and Financial Reporting

REPORT

The Audit Office has signed off the end of year audit of the 2024/25 Financial Year Annual Financial Statements (refer **Attachment A**). The audited 2024/25 Annual Financial Statements were submitted to the NSW Office of Local Government (OLG) within the deadline, 31 October 2025.

After the presentation of the draft 2024/25 Financial Statements to the September 2025 Council Meeting, several adjustments recommended by the auditor have been made within the statements. The amendments to the draft 2025 general purpose financial statements and special purpose financial statements referred to in the audit are summarised below.

1. Amendments to General Purpose Income Statement

After the presentation of the draft 2025 Financial Statements to the September 2024/25 Council Meeting, several adjustments recommended by the Auditor have been made within the statements. The amendments to the draft 2025 General Purpose Financial Statements referred to audit are summarised Table A.

Table A

Continuing Operations ($'000)	Sep-25	Change +/(-)	Nov-25
Total Income from continuing operations	60,583	1,230	61,813
Total Expenses from continuing operations excluding depreciation, amoritsation and impairment of non-financial assets	29,374	21	29,395
Operating result from continuing operations excluding depreciation, amoritsation and impairment of non-financial assets	**31,209**	**1,209**	**32,418**
Depreciation, amoritsation and impairment of non-financial assets	10,059	0	10,059
Operating result from continuing operations	**21,150**	**1,209**	**22,359**
Net Operating result for the year before grants and contributions provided for capital purposes	**2,522**	**(584)**	**1,938**

The major changes of the revised results include the following items, which are reported in the audited Financial Statements:

- Total operating income increase of $1,230k is mainly attributable:
  - $1,280k increase in Note B2-4 'special purpose grants and non-developer contributions – cash' due to the final assessment of grant income and expenditure for 2024-25 through the audit period after the September Council Meeting.
  - $50k reduction to User Fees and Charges.

2. Amendments to General Purpose Financial Position

As a result of the audit, total net assets increased by $1,181k from the original $693,578k reported to Council in September 2025, revised to $694,787k which is summarised in Table B below.

Table B

Financial Position ($'000)	Sep-25	Change +/(-)	Nov-25
Current Assets	49,654	1,202	50,856
Current Liabilities	(15,260)	6	(15,254)
Net Working Capital	34,394	1,208	35,602
Non-current Assets	690,859	1	690,860
Non-current Liabilities	(31,675)	(28)	(31,675)
Total Net Assets	**693,578**	**1,181**	**694,787**

The major changes of the revised financial position include the following items, which are reported in the audited Financial Statements:

- Total current assets increase of $1,202k mainly attributable to a net increase to Contract Assets due to further analysis and assessment of grant income and expenditure through the audit process against the requirements outlined in Australian Accounting Standards, AASB 15 and AASB1058.

3. Summary of the audited Financial Statements

The Auditor-General NSW has expressed an unqualified opinion in the Independent Auditor's Report (page 55) of the audited Annual Financial Statements for the year ended 30 June 2025.

A summary of the audited Annual Financial Statements is provided below:

	2025 $000	2024 $000
Income Statement		
Total income from continuing operations	**61,813**	63,129
Total expenses from continuing operation	**39,454**	44,448
Operating result from continuing operations	**22,359**	18,681
Net operating result for the year	**22,359**	18,681
Net operating result before grants and contributions provided for capital purposes	**1,938**	(4,469)
Statement of Financial Position		
Total current assets	**50,856**	43,798
Total current liabilities	(**15,254**)	(15,076)
Total non-current assets	**690,860**	596,880
Total non-current liabilities	(**31,675**)	(14,991)
Total equity	**694,787**	610,611
Other Financial Information		
Unrestricted current ratio (times)	**2.15**	2.78
Operating performance ratio (%)	**8.19%**	-7.12%
Debt service cover ratio (times)	**4.75**	4.75
Rates and annual charges outstanding ratio (%)	**15.03%**	10.19%
Infrastructure renewals ratio (%)	**112.19%**	85.27%
Own source operating revenue ratio (%)	**52.97%**	49.45%
Cash expenses cover ratio (months)	**14.48**	12.58

4. Amendments to Special Purpose Financial Statements

Special Purpose Financial Statements have been prepared, and audited, for 'Declared business activities' of Council:

- Yass Valley Council Water Supplies
- Yass Valley Council Sewerage Services
- Yass Valley Council Waste Services
- Yass Valley Council Caravan Park

As a result of the audit and further review the Special Purpose Financial Statements presented at the September 2025 Council meeting required amendment primarily due to a change in the methodology to apportion 'receivables balances' across the business activities (water, sewer, and waste). This change in methodology, through assessment, impacted the 2024 financial year.

The change resulted in restating the 2024 reported figures. Appropriate disclosure in the Special Purpose Financial Statements in the 'Correction of errors' note on pages 14 and 15 of the Special

Purpose Financial Statements. This note outlines the nature of the prior period error and the impact on the Income Statement and Statement of Financial Positions of each business activity.

5. Special Schedules

The Special Schedules for the year ended 30 June 2025 were not included in the Annual Financial Statements presented at the September 2025 Council Meeting. The Special Schedules have been finalised and included as part of the final audited Annual Financial Statements for 2024/25, and include:

- *Permissible Income for general rates*

  The Special Schedule for general rates includes an Independent Auditor's Report.

- *Report on infrastructure assets as at 30 June 2025*

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.1.4: Manage Councils systems, processes and projects in a sustainable way that maximises value for money for ratepayers.

ATTACHMENTS:

A. Audited 2024/25 Annual Financial Statements ⇨
B. Presentation of Financial Statements - Section 418 local Government Act 1993 ⇨

6.17 2025/26 FIRST QUARTERLY BUDGET REVIEW STATEMENT

SUMMARY

This report represents the 2025-26 First Quarter Budget Review Statement (QBR1) for the period 1 July 2025 to 30 September 2025. The review demonstrates Council's projected year end consolidated Net Operating Result before Capital items remains negative and is predicted to be ($1.5M) compared to the original consolidated budgeted deficit of ($1.8M). Actual results as at 30 September show a surplus of $17.0M due to rate and annual charges recognised in July with expenses evenly spread across the year.

RECOMMENDATION

That Council:

1. *Notes the 2025-26 First Quarter Budget Review.*
2. *Adopts the adjustments detailed in the 2025-26 First Quarter Budget Review Report.*
3. *In accordance with the Local Government (General Regulation (NSW) Clause 203 (2)(a), Council notes its financial position as at 30 September 2025 as being satisfactory, having regard to revised projected estimates of income and expenditure from this review.*
4. *Notes that the 2025-26 First Quarter Budget Review Statement will be provided to the Office of Local Government.*

FINANCIAL IMPLICATIONS

The details of the Council's projected year end operating result and adjustment to capital expenditure for the 2025-26 financial year is contained in the 2025-26 First Quarter Budget Review Report.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Local Government General Regulation 2005*
- *Office of Local Government Quarterly Budget Review Statement Guidelines (the Guidelines) for Local Government August 2025*

REPORT

The Quarterly Budget Review Statement (QBRS) (Attachment A) is presented in a revised format to those provided in previous years, in accordance the updated Guidelines issued by the Office of Local Government in August 2025.

The review statement includes a summary of key changes and provides for:

a) a consolidated operating result,

b) operating results for the water and sewer funds,

c) capital budget review statement,

d) cash and investments budget review statement, and

e) developer contribution summary

Council is now forecasting a deficit in the ***Net Operating Result before Capital items*** of ($1.5M) for the 2025-26 Financial Year budget, a decrease in the deficit by $0.3M compared to the original budgeted deficit of ($1.8M) for 2025-26.

Capital expenditure of $38.5 million has had a marginal reduction of around $30k, noting however, capital expenditure was adjusted down by $10M due to Council's decision to discontinue the full completion of Stage

2 of the Crago Mill Precinct project offset by around $9.7M of capital projects carried forward from 2024-25 to 2025-26 along with other minor capital adjustments.

The 2025-26 First Quarter Budget Review Statement (**Attachment A**) provides further detail in respect to the Budget variations recommended for adoption by Council.

Following is a Summary of Key Changes included in the Budget Review Statement:

- **Operating Income:**
    - User charges and fees decreased by $85k primarily due to a downward revision of Visitor and Information Centre sales of $75k due to this revenue estimate being duplicated when the original budget for 2025-26 was developed.
    - Capital grants and contributions increased by $4.2 million, comprising approximately $3.3 million carryover from 2024-25 and Water and Sewer s64 contribution adjustment to actual income of $0.9 million.
- **Operating Expenses**
    - Employee benefits and on-costs decrease of $386k due to an underspend in salary and wages due to the timing of recruitment and filling of positions, partially offset by an anticipated increase in workers' compensation insurance.
    - Materials and services increased by $877k, mainly due to an increase of $717k in contractors and consultant costs to backfill some vacant positions and to undertake identified business improvement initiative activities, an increase of $65k for elected members' expenses for training and other expenses ($45k and $20k to accrue for future election costs), $31k in raw materials, $14k in media & communications advertising expenses and $11k in other expenses.
    - Borrowing costs are estimated to decrease by approximately $850k following the decision to discontinue with Stage 2 of the Crago Mill Precinct project, reducing the level of borrowing required for the project.
- **Capital Expenditure**
    - The capital expenditure budget had a marginal decrease of around $30k due to:
        - an increase of $9.7 million (including $4.6 million for Cargo Mill) due to carry-forwards for capital projects from 2024-25 to 2025-26 adopted by Council at its August 2025 ordinary council meeting;
        - an estimated reduction of $10 Million for the Crago Mill Precinct project due to Council’s decision to discontinue the full completion of Stage 2 of the Mill Precinct project, noting some works will be required to be undertaken such as demolishing the existing administration building, landscaping and appropriate fencing.
        - Additional capital expenditure of:
            - $120,000 for project 5027017 - Water Pump Station Upgrade Program
            - $25,000 for project 5027026 - Telemetry System Upgrade - Water
            - $18,022 for project 4910009 - Bowning Village Active Circuit
            - $11,100 for project 5013020 - 2025/26 -CRIF - Yass Pool Power Upgrades
            - $6,220 for project 5021542 - Regional Roads - Block Grant - Sutton Rd Design Project

        - $5,785 for project 5020118 - RERRF Local Road Programme

- **Borrowings**
    - A net reduction of approximately $5.4 million in borrowings in 2025-26 resulting in a reduction in borrowings of around $10 million due following Council's decision to discontinue the full completion of Stage 2 of the Mill Precinct project. This is offset by approximately $4.6 million carry forward from 2024-25 for the Crago Mill Precinct Project to 2025-26.

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: A. QBR1 Yass Valley Council 2025 11-17 Final V4 ⇨

6.18 FINANCIAL SUSTAINABLITY ROADMAP - QUARTERLY UPDATE

SUMMARY

A major focus outlined in the Council's Delivery Program is to progress work required to improve Council's Financial Sustainability. In August 2025 Council endorsed the Financial Sustainability Roadmap (FSR) as a key document underpinning its planned progression towards Financial Sustainability. This report provides an update on the implementation of the Action Plan included in the FSR.

RECOMMENDATION

That Council receive and note this report outlining the implementation of the Action Plan contained in the Financial Sustainability Roadmap.

FINANCIAL IMPLICATIONS

The current draft Long Term Financial Plan 2025-35 identifies an average $5 million deficit in each financial year, the need to borrow funds to fund operations from 2028/29 and a projected level of external borrowings of $73 million at the end of the 10 year period.

The development and implementation of a Financial Sustainability Roadmap is critical to ensure Council can operate sustainability in the future.

POLICY & LEGISLATION

Local Government Act 1993.

REPORT

1. Background

In August 2025, Council resolved to adopt the Financial Sustainability Roadmap. The Financial Sustainability Roadmap (FSR) was developed to provide clear and transparent actions to address the financial sustainability of Council and included an Action Plan to be implemented across the four years of the roadmap.

One of the actions contained in the FSR Action Plan was the provision of a quarterly report to Council, to provide an update of the progress of actions identified in the FSR.

2. Financial Sustainability Committee

The Financial Sustainability Committee met on 10 November 2025. This meeting provided an opportunity to review actions completed to date and plan for the next quarter actions.

3. Action Plan Progress Update

A large number of key items from the Action Plan have commenced or been completed in the first quarter. They include:

- Commenced development and implementation of a rolling schedule of service reviews;
- Develop an action plan based on 2024 Customer Satisfaction Survey;
- Commenced consultation on the Organisation Structure Review;
- Recruitment activity underway for the Business Improvement & Commercial Property positions;
- New Community Engagement Platform implemented;
- Line-by-line budget management and review;
- Employee Leave Liabilities – risk assessment completed and leave management process underway;
- Review fund allocation across external restricted reserves;
- Asset AI being implemented to monitor road condition;

- Review underway of transport asset maintenance program;
- Deferred Maintenance Quantification. Enhanced understanding through the 24/25 Report on Infrastructure Assets;
- Asset backlog identified;
- Position Paper on Grants Management completed with implementation post review of the structure;
- Review of Crago Stage 2;
- Committee meet to oversee roadmap implementation and performance; and
- Prepare and present Special Rate Variation proposal.

Actions to date have resulted in material financial savings, most significantly $1.5 million per year as a result of Crago Mill Stage 2 cessation.

Progression of community consultation with respect to a Special Rate Variation was deferred at the 12 November 2025 Extra-Ordinary Council Meeting.

Council officers will continue to focus on the other action items which will lead to increased non-rate income and improved internal efficiencies with respect to service delivery, organisation structure and internal processes.

Attachment A provides a full update of FSR Action Items to date.

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.1.5: Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term

ATTACHMENTS: A. Financial Sustainabilty Roadmap - Qtr 1 Update ⇨

6.19 COUNCIL MEETING SCHEDULE 2026

SUMMARY

On 10 October 2024 at the first Council Meeting after the declaration of the Poll, Council resolved to retain the current meeting schedule as indicated in the then current Code of Meeting Practice (**Resolution 2025/3**). A considerable review of the Code of Meeting Practice has taken place in recent months as a result of the new Model Code of Meeting Practice being released. The current Code of Meeting Practice (currently on public exhibition) reflects the below recommendation, however changes to the Council Meeting schedule can be made prior to the formal adoption of the Code, meaning now is a crucial time to make any alterations for the remainder of the Council term.

RECOMMENDATION

That Council resolve to set the date and time of Council Meetings and Workshops for the remainder of the Council term (January 2026 to August 2028).

FINANCIAL IMPLICATIONS

There are staff costs associated with the facilitation of each Council Meeting however the proposed ongoing Meeting schedule does not have any additional financial implications.

POLICY & LEGISLATION

The NSW Local Government Act 1993 and Code of Meeting Practice inform the setting of the schedule, time limits, live webcasting, public forum, recording onto Council's website and remote attendance by Councillors at meetings.

REPORT

Council is required to meet formally at least ten times per annum, each time in a different month as per section 365 of the Local Government Act 1993. Extraordinary Council Meetings may be held at any time, subject to the appropriate notice being given.

Clause 3.1 of the draft Code of Meeting Practice, currently on public exhibition, states that:

a) Ordinary meetings of council will be held on the 4th Thursday of each month with the exception of December and January. The ordinary meeting held in December will be on the 3rd Thursday of the month and there will be no ordinary meeting in January.
b) Open forum will be conducted on the Tuesday of the week of the Council Meeting, commencing at 5:15pm during daylight savings and at 4:00pm alternatively.
c) The day and time of ordinary meetings of council may be changed by resolution of the council.

Council may choose to retain the existing schedule or set a different schedule altogether, noting the Public Forum timings were set at the October Council Meeting when considering the mandatory changes to the new Code of Meeting Practice.

The meeting schedule will be advertised on the YVC website. The existing schedule is summarised below:

Month	Council Workshop	Public Forum	Council Meeting
Week 1	X	X	X
Week 2	X	X	X
Week 3	Yes	X Yes – December only	X Yes – December only
Week 4	X	Yes *except January and December	Yes *except January and December

The final version of the Code of Meeting Practice (set to be presented to Council in December 2025) will be updated to reflect the Resolution relating to this report.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.2: Governance provides a sound basis for decision making.
Delivery Program Action	CL.2.1: Decisions made in accordance with LG Act and Regulations

ATTACHMENTS: Nil

6.20 YASS VALLEY COUNCIL ANNUAL REPORT 2024/2025

SUMMARY

This report is to present the Council the 2024/25 Annual Report.

RECOMMENDATION

That Council resolves

1. *To adopt the Yass Valley Council Annual Report for 2024/2025 in accordance with Section 428, of the Local Government Act 1993, Part 9, Division 7, of the Local Government (General) Regulation 2021 and other applicable legislation.*
2. *That Councils Chief Executive Officer (or her delegate) notify the Office of Local Government of this publication by providing a URL link to Council website.*

FINANCIAL IMPLICATIONS

Nil

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Local Government (General) Regulation 2021*
- *Environment Planning and Assessment Act 1979*

REPORT

All NSW councils are required to prepare an Annual Report in accordance with Section 428, of the Local Government Act 1993, Part 9, Division 7, of the Local Government (General) Regulation 2021 and Environment Planning and Assessment Act 1979, along with other applicable legislation.

Yass Valley Council is required, within 5 months after the end of each financial year, to furnish the Office of Local Government with a copy of the Annual Report.

Yass Valley Council has prepared an Annual Report relating to Council's operations and achievements with respect to the identified objectives and performance targets in Council's 2024-2025 Operational Plan and the 2022-2025 Delivery Program.

The Local Government (General) Regulation 2021 stipulates the information that is required to be included in Council's Annual Report. All reporting requirements have been met and a copy of the 2024-2025 Annual Report is an attachment to this report.

Please note: Due to the file size the attached version contains lower quality images.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.2: Governance provides a sound basis for decision making.
Delivery Program Action	CL.2.1: Decisions made in accordance with LG Act and Regulations

ATTACHMENTS: A. Annual Report 2024-2025 ⇨

6.21 COMMUNITY SATISFACTION SURVEY - DRAFT ACTION PLAN

SUMMARY

A report to the May Council Meeting highlighted the results of the Community Satisfaction Survey, which was undertaken in November 2024. The survey measured the community's satisfaction and priorities regarding Council-managed facilities and services. At the May 2025 Council Meeting, Council resolved that a further report be brought to Council to address the identified priority areas of low satisfaction. This report provides a Draft Yass Valley Council Community Satisfaction Action Plan for adoption.

RECOMMENDATION

That Council endorses the draft Community Satisfaction Action Plan for implementation.

FINANCIAL IMPLICATIONS

Any financial implications as a result of the adoption of this Action Plan that are not currently contemplated in the 25/26 Operational Plan will be considered as part of the next quarterly budget review.

POLICY & LEGISLATION

Nil

REPORT

The attached Draft Yass Valley Council Community Satisfaction Action Plan was developed after the outcome of the 2024 Community Satisfaction Survey results were provided to Council in May 2025.

The 2025/26 Operational Plan includes at CL. 5.2.1 Develop and implement an action plan from the recommendations of the 2024 Yass Valley Council Community Satisfaction Survey.

The attached Action Plan is structured to address the main areas of concern identified in the survey report. These include infrastructure, service delivery, customer service, and communication.

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.1.2: Support and drive the identification of business improvement opportunities and service reviews

ATTACHMENTS: A. YVC_Community Satisfaction Action Plan 2025 - 2026 ⇨

6.22 RYE PARK WIND FARM COMMUNITY ENHANCEMENT FUND 2025/2026

SUMMARY

The Rye Park Wind Farm Community Enhancement Fund Committee held a meeting on 10 November 2025 to assess the community applications from the first round of TILT Rye Park Wind Farm funding, as per the Voluntary Planning Agreement. This report is seeking Council's acceptance of the decision made by the Committee.

RECOMMENDATION

That Council endorse the Rye Park Wind Farm Community Enhancement Fund Committee's recommendation for funding allocation.

FINANCIAL IMPLICATIONS

There is no impact on Council's 2025/2026 budget as the funding is provided to Council for distribution on behalf of TILT Renewables as per the Rye Park Wind Farm Voluntary Planning Agreement.

POLICY & LEGISLATION

Rye Park Wind Farm Voluntary Planning Agreement

REPORT

The Rye Park Wind Farm Community Enhancement Fund Committee convened on 10 November to assess applications for the 2025/2026 funding round, supported by contributions from the Rye Park Wind Farm. A total of $55,413.39 has been provided to Council of which $5,000.00 is allocated to Council for administration, $50,413.39 was assessed for distribution to the community. This amount represents the combined contributions from the 2024/2025 and 2025/2026 financial years, enabling a larger funding pool to support more substantial community projects.

Council received 24 applications, 23 of which were eligible. The 23 applications sought a total of $104,350.87 in funding. Of these, 20 applications were submitted from within the 20 km priority radius, and three (3) applications were received from the wider Yass Valley region. Six (6) applications were submitted under the Education category.

The total pool of funds were allocated, with $13,454.00 (24%) of funds recommended for projects in the Education category. A total of ten projects are recommended for full funding and six projects are recommended for partial funding. The tables below provide a brief description of the project and the value of funds recommended be allocated.

The Committee recommend the following projects are funded in full:

Applicant	Project Title	Recommended Funding (Inc GST)
Yass Railway Museum	Safety Upgrades to the Yass Railway Heritage Centre Site	$4,739.51
Yass Montessori Pre-School	Kickstart Yass Montessori Pre-School's Outdoor Learning Space	$4,850.00
Yass Public School P&C Association Incorporated	Yass Public School - School Spectacular 2025	$6,000.00
Yass Valley Concert Band	Purchase of a Pearl Electronic Mallet Station and accessories for the Yass Valley Concert Band	$3,456.00
Yass Golf Club Limited	Supply and install a water pressure sustaining valve	$3,696.00
Yass High School P&C	Purchase 2 x 3D printers for use by students to develop STEM skills	$3,998.00

RSL LifeCare Linton Village	Linton Village Smart TV	$1,995.00
Yass Show Society	Resurface Stable Yards	$2,700.00
Yass Landcare Group	Sowing and growing in trays of 50	$2,714.50
CWA NSW Yass Branch	Gwen Warmington Lodge Fruit Run	$1,000.00

The Committee recommend the following projects are partially funded:

Applicant	**Project Title**	**Recommended Funding (Inc GST)**
Combined Churches Yass Community Carols	Yass Combined Churches Community Christmas Carols 2025	$3,100.00
YassFM	New Microphones for Yass FM Studios	$3,140.00
Murrumbateman Blues Cricket Club & Yass Junior Cricket Association	Girls Cricket Coaching Camp	$1,500.00
Yass Junior Rugby Club	Yass Holiday Camp(s)	$1,500.00
Yass Valley Business Chamber	Yass Valley Business Chamber’s Monthly Breakfast Meetings - Livestream Enhancement	$1,921.00
Vine Community FoodCare	Roofing Repairs	$4,103.38

Attachment A provides the Rye Park Wind Farm Community Fund - funding recommendations for 2025/2026.

STRATEGIC DIRECTION

CSP Theme	Our Community (CO)
CSP Strategy Objective	Our community is connected, safe and proud
Strategies	CO7: We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents
Delivery Program Action	CO7.1: Council works to promote services and access to various community groups to help include new residents and support existing residents

ATTACHMENTS: A. 2025/2026 Rye Park Wind Farm Community Fund - Recommendation ⇨

8.1 QUESTIONS WITH NOTICE - CR ALVARO CHARRY

Preamble

These questions with notice have been brought forward following a recent informal meeting in Gundaroo attended by Cr Adrian Cameron, Cr Cecil Burgess and Cr Alvaro Charry, where representatives of the Gundaroo Community Association (GCA) and the Sutton and District Community Association (S&DCA) outlined concerns about the condition of several roads in the southern part of the Yass Valley Local Government Area. The community members the councillors spoke with described a noticeable and concerning decline in the standard of these roads and expressed a desire for clearer information on how Yass Valley Council collects and utilises road related data to inform maintenance schedules. GCA and S&DCA members also expressed increasing concerns that the deteriorating condition of several unsealed roads (Marked Tree Road in particular) is now creating an increasing safety hazard for motorists, residents and primary producers, representing a level of risk that is no longer acceptable to them.

Given the significance of local and regional road networks to residents, businesses and primary producers, we feel that it is vitally important that the community has a clear understanding of the systems and processes that guide Yass Valley Council's decision-making. The following questions are therefore submitted so that pertinent information can be provided through the business papers.

Question

1. What traffic data is collected about local and regional roads in the Yass Valley and what is the frequency of this data collection?

Response

A full range of data is collected by Councils traffic counters which records traffic volumes, vehicle types and vehicle speeds. This data can then be used to present a full statistical range of formats including maximum, minimum, average and standard deviations for all traffic utilising the road. Council currently has 6 traffic counting devices that are installed on a rotating 2 weekly schedule. Approximately 90 roads have had traffic count data collected in the past 18 months.

Question

2. Who analyses this data and how often is this done?

Response

Councils Infrastructure and Assets staff review the data and utilise it to assist with managing Councils roads infrastructure. Traffic count data is one factor utilised by Council to determine its roads hierarchy and associated maintenance requirements.

Question

3. Who is provided with this information, and how can this process be made more transparent for our community?

Response

Technical staff in the Infrastructure and Assets directorate have access to this information. It is also provided to others upon request including external consultants and community members. Council previously provided a summary of the data on our website, however it was decided several years ago to stop publishing this data as the information was not being accessed by the public.

Question

4. What processes are used for determining the priority of road repairs and maintenance work in the Yass Valley?

Response

Due to the high traffic volumes utilising Council's regional road network, the maintenance of regional roads is one of Councils highest priorities. Council's regional roads are inspected and maintenance undertaken on a weekly basis, resources permitting.

Council's sealed road network is maintained by a jet-patcher truck with an operator and two traffic controllers. The maintenance of our local roads is currently undertaken reactively, with defects being identified through Council staff inspections and/or service requests received from the public.

Council's Unsealed Rural Roads Policy identifies the road hierarchy and maintenance grading frequencies for all our unsealed roads. The roads hierarchy has been determined using the following factors: traffic volumes, school bus routes, heavy vehicle usage and tourist destination routes. This policy is currently under review and will be presented to Council in early 2026 for consideration.

With the assistance of the Institute of Public Works Engineering Australasia (IPWEA), Council has recently acquired an automated inspection system that records our road assets using camera technologies. The system uses AI technology that identifies and prioritises risks associated with any recorded defects. With the assistance of this new AI system, Council will be aiming to become more proactive with its road maintenance planning and repairs. The cameras are currently being utilised to inspect Councils entire regional and local road networks.

Question

5. What grant funding opportunities exist for road works, who decides which grants Yass Valley Council applies for, and are records kept of both successful and unsuccessful applications, including any feedback received?

Response

There are very few grants that Council can apply for road works as most of the ones Council has relied on in the past have now ceased (e.g. Fixing Country Roads and Fixing Local Roads). Council does however receive a number of ongoing grants that do not require an application (e.g. Financial Assistance Grant, Regional Roads Block Grant, Roads to Recovery (R2R) and Regional Emergency Road Repair Fund (RERRF)). The Financial Assistance Grant is primarily utilised for road maintenance of Council's local roads, the Regional Roads Block grant assists Council to fund maintenance works on our regional road network.

How Council intends to spend these grants has recently been endorsed by Council in a 10-year capital works program which is publicly available. Currently the only non-specific road grant for road upgrades is the Safer Local Roads Improvement Program which requires a minimum of 20% co-contribution and is heavily weighted to heavy vehicle connectivity, which limits the roads that Council can submit an application for. There are also a range of smaller grants that focus on road safety and active transport infrastructure, which includes the Black Spot Program, Get NSW Active and Road Safety Programs.

Council's technical roads staff identify suitable grant opportunities to apply for based on aiming to improve the overall condition of the road network. Should a specific grant become available that doesn't fit within Council's road maintenance objectives, a report will be presented to Council for a determination on whether a submission for the grant funding will be applied for.

The majority of road grant applications are submitted through online portals called SmartyGrants and the Reporting and Program Management portal (RPM). These portals record all grant submissions made by Council, with feedback provided individually by the grant providers.

ATTACHMENTS: Nil

9.1 MINUTES OF THE RYE PARK WIND FARM COMMUNITY ENHANCEMENT FUND COMMITTEE HELD ON 10 NOVEMBER 2025

REPORT

As per the Terms of Reference, the Committee 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.

Accordingly, the minutes are presented for information.

RECOMMENDATION

That the minutes of the Rye Park Wind Farm Community Enhancement Fund Committee meeting held on 10 November 2025 be noted.

ATTACHMENTS:

A. Rye Park Wind Farm Community Enhancement Fund Advisory Committee Minutes - 10 November 2025 ⇨
B. Committee Conflict of Interest ⇨

9.2 MINUTES OF THE LOCAL TRANSPORT FORUM MEETING HELD ON 4TH NOVEMBER 2025

REPORT

The minutes of the Local Transport Forum meeting held on 4th November 2025 are included in **Attachment A**.

As per the Terms of Reference, the Local Transport Forum 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.

Accordingly, the minutes are presented for information.

RECOMMENDATION

That the minutes of the Local Transport Forum meeting held on 4th November 2025 be noted and adopt the following recommendations:

That:

1. **2025 Christmas on Comur Street Event**

   That the 2025 Christmas on Comur Street event and associated road closures (Crago Street carpark from 7.00am to 9.00pm and Comur Street from 4.00pm to 8.30pm) to be held on Thursday 11th December 2025 be approved subject to the following conditions:

   a. The organiser is to supply Council with a copy of the current Public Liability Insurance for the event with a minimum $20,000,000 indemnity. Transport for NSW, NSW Police and Yass Valley Council are to be identified on the insurance document as "interested parties" or equivalent;
   b. The event organiser develop and implement a Traffic Management Plan (TMP) and associated Traffic Guidance Scheme (TSG); (Council to arrange)
   c. The event organiser provide Council with a Risk Management Plan for the event;
   d. The event organiser is responsible for directly notifying all residents that may be affected by the approved events as soon as possible;
   e. The event organiser is responsible for placing signs in the Crago Street carpark advising of the closure of the carpark; (Council to arrange)
   f. The event organiser is responsible for directly notifying all commercial premises in Comur Street from Polding Street to the Yass River advising of the road closure of Comur Street;
   g. The event organiser is responsible for directly notifying all school bus operators of the road closure of Comur Street as soon as possible;
   h. That the event organiser is responsible for public notification of the road closure; (Council to arrange)
   i. Event marshals and event participants will at all times obey the provisions of NSW Transport Legislation;
   j. The event organiser is to arrange the supply and installation/removal of appropriate signs identified in the TMP and associated TGS. All personnel involved must be appropriate accredited; (Council to arrange)
   k. The event organiser is to ensure any local traffic and emergency services vehicles can safely and efficiently access/egress any property impacted by the TMP and associated TGS;
   l. Event organisers, event marshals, volunteers and event participants are to take all possible actions to minimise the effect of the event on the non-event community, throughout the event;
   m. The event organiser is to determine if any hostile vehicle defences are required and arrange for these to implemented if appropriate;
   n. Event organisers shall comply with the above conditions and the undertakings in its submission. Failure to comply will immediately void this approval.

2. **Traffic Safety Concerns on Mont Street, Cliff Street, Link Road and Weemilah Street Yass**

That:

a. Council not support the request for establishing a High Pedestrian Activity Area on Mont Street part of Cliff Street, part of Links Road and Weemilah Street.

b. Council not support the current nor any future request to install traffic calming devices on Mont Street, part of Cliff Street, part of Links Road and Weemilah Street.

c. The request to establish a High Pedestrian Activity Area on Polding Street from the intersection Comur Street to Church Street be referred to the review of establishing a High Pedestrian Activity Area on Comur Street.

d. Council modify the parallel street parking arrangements on Polding Street, adjacent to the northwest side of Woolworth carpark exits, so no vehicle can park closer than 10m from the exit driveways to improve sight distance.

ATTACHMENTS: A. Minutes of the Local Transport Forum Meeting held 4 November 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 Bango Wind Farm Community Enhancement Funds Advisory Committee

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