



Ordinary Meeting of Council

Thursday 18 December 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

February 2026

Thursday 26th

4:00pm

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.

1. Prayer

2. Apologies

3. Declaration of Pecuniary Interests/Special Disclosures

4. Confirmation of Minutes

Minutes of Ordinary Council Meeting held on 27 November 20255

5. Mayoral Minute

6. Reports to Council

6.1 Parkwood Border Arrangements29

6.2 Planning Proposal 2025-1002 - 16-18 Cusack Pl, Yass - Post Exhibition33

6.3 DEVELOPMENT APPLICATION UPDATE - OCTOBER AND NOVEMBER 202538

6.4 Draft Yass Valley Cemeteries Management Plan and Masterplan40

6.5 Request to sell 13 Dutton Street, Yass.....48

6.6 YVC-IA-33-2025 - Electric Vehicle Charging Stations - Crago Mill Precinct.....50

6.7 Yass Water Treatment Plant Upgrade Project - Implementation - Bi-Monthly
Update Report.....52

6.8 Electricity Supply57

6.9 Investment and Borrowing Report59

6.10 Monthly Financial Report.....62

6.11 Chair's Annual Report - Audit Risk and Improvement Committee70

6.12 Review of Audit, Risk and Improvement Committee Terms of Reference71

6.13 Tabling of Petition72

6.14 Procurement Update73

6.15 Post-Exhibition Report - Code of Meeting Practice 74

7. Notice of Motion

Nil

8. Questions with Notice

8.1	Questions with Notice - Cr Adrian Cameron.....	76
-----	--	----

9. Minutes and Recommendations of Council Committees

10. Confidential Matters77

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:

10.1	Request to sell 13 Dutton Street, Yass.....	77
10.2	YVC-IA-33-2025 - Electric Vehicle Charging Stations - Crago Mill Precinct.....	77
10.3	Electricity Supply.....	77
10.4	Procurement Update	77

Close of Meeting Time

Gayleen Burley
CHIEF EXECUTIVE OFFICER



Minutes of the Ordinary Meeting of Council

Thursday 27 November 2025

4:00 PM

Yass High School

Grampian Street, Yass

Table of Contents

Prayer	3
1. Councillor Request for Attendance via Audio-Visual.....	3
2. Apologies	3
3. Declaration of Interest/Disclosures	4
4. Confirmation of Minutes.....	4
5. Mayoral Minute.....	4
5.1 Environmental Planning & Assessment Amendment Act	4
5.2 Vale Mark Livermore.....	5
6. Reports to Council	5
6.1 DA250545 - Electronic Scoreboard - Joe O'Connor Park - 16 Laidlaw Street, Yass	5
6.2 Engineering Standards for Parkwood DCP	6
6.3 Draft Renewable Energy Community-Benefit Policy	7
6.4 Draft Parks and Play Strategy 2025.....	8
6.5 Council Sporting Facilities - User Charges Review	8
6.6 Draft Sutton Recreation Ground Strategic Plan 2025.....	9
6.7 Draft Murrumbateman Recreation Ground Strategic Plan 2025.....	9
6.8 Alcohol Free Zone - Yass Main Street	10
6.9 Yass Water Treatment Plant - Telstra Assets and TV Retransmission Assets	10
6.10 Code of Conduct - Complaint Statistics Report for 2023-24 and 2024-25.....	11
6.11 Managing Unreasonable Conduct towards YVC and its Employees Policy.....	11
6.12 Hardship and Financial Assistance Policy.....	12
6.13 Individual Performance Reviews of Independent Chair and Independent Committee Members of the Audit, Risk and Improvement Committee	12
6.14 Monthly Financial Report.....	13
6.15 Investment and Borrowing Report	13
6.16 Audited 2024/25 Annual Financial Statements	14
6.17 2025/26 First Quarterly Budget Review Statement.....	14
6.18 Financial Sustainability Roadmap - Quarterly Update	15
6.19 Council Meeting Schedule 2026.....	15
6.20 Yass Valley Council Annual Report 2024/2025	16
6.21 Community Satisfaction Survey - Draft Action Plan.....	16
6.22 Rye Park Wind Farm Community Enhancement Fund 2025/2026	17
6.23 Bango Wind Farm Community Enhancement Funds Advisory Committee	17
7. Notice of Motion	18
8. Questions with Notice.....	18
8.1 Questions with Notice - Cr Alvaro Charry	18

9.	Minutes and Recommendations of Council Committees.....	18
9.1	Minutes of the Rye Park Wind Farm Community Enhancement Fund Committee held on 10 November 2025	18
9.2	Minutes of the Local Transport Forum meeting held on 4th November 2025.....	19
10.	Confidential Matters.....	21
	Confidential Mayoral Minute - CEO Performance Agreement	21
10.1	Bango Wind Farm Community Enhancement Funds Advisory Committee	21

DRAFT

The Mayor declared the meeting open at 4.32pm and advised that the meeting would be webcast live.

Present

Councillors Jasmin Jones (Mayor), Cecil Burgess, Kristin Butler (Deputy Mayor), Alvaro Charry, David Carter (via Teams), Adrian Cameron and Allan McGrath.

Officers also present were Gayleen Burley (Chief Executive Officer), Andrew Neil (Director of Planning & Environment), Terry Cooper (Acting Director 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)

Open Forum

No	Item No	Title	Name	For or Against	In Person or Via Teams
1	6.1	DA250545 – Electronic Scoreboard – Joe O’Conner Park – 16 Laidlaw Street, Yass	Rodney Therkelsen	Against	In Person
2	6.3	Draft Renewable Energy Community-Benefit Policy	Emma Webb	Against	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 Local Government Area.

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/Cameron) 372

2. Apologies

Motion

RESOLVED that Council accept the apology for Cr David Rothwell.

(Charry/Burgess) 373

- Mayor Jasmin Jones advised that Councillor Fleur Flanery would attend the meeting late.

3. Declaration of Interest/Disclosures

Councillor Butler, Declared a Non-Pecuniary – Less than Significant Conflict of Interest and will remain in the meeting for Item 6.5 Council Sporting Facilities – User Charges Review.

Reason: Active Volunteer in Murrumbateman Little Athletics.

Councillor Jones, Declared a Non-Pecuniary – Less than Significant Conflict of Interest and will leave the meeting for Item 6.22 Rye Park Wind Farm Community Enhancement Fund 2025/2026.

Reason: Family member is on the board of an association with a grant application for Combined Churches Carols free event.

Councillor Burgess, Declared a Pecuniary Conflict of Interest and will leave the meeting for Item 10.1 Bango Wind Farm Community Enhancement Funds Advisory Committee.

Reason: Landowner adjacent to the Bango Wind Farm area.

4. Confirmation of Minutes

RESOLVED that the minutes of the Ordinary Council Meeting held on 23 October 2025 covered by resolution numbers 342-367 inclusive, copies of which had been circulated to all Councillors, be taken as read and confirmed.

(Burgess/Butler) 374

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

AGAINST: Councillor A Cameron

RESOLVED that the minutes of the Extraordinary Council Meeting held on 12 November 2025 covered by resolution numbers 368 – 371 inclusive, copies of which had been circulated to all Councillors, be taken as read and confirmed.

(Cameron/Charry) 375

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

AGAINST: Nil

5. Mayoral Minute

5.1 ENVIRONMENTAL PLANNING & ASSESSMENT AMENDMENT ACT

SUMMARY

RESOLVED 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.*

(Jones) 376

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

AGAINST: 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.

RESOLVED 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.

(Jones) 377

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

AGAINST: Nil

6. Reports to Council

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.

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

(Charry/Butler) 378

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

AGAINST: A Cameron

Suspension of Standing Orders

RESOLVED that Standing Orders be suspended in order to bring forward the following items to be dealt with at this time:

- ***Item 6.6 Draft Sutton Recreation Ground Strategic Plan***
- ***Item 6.7 Draft Murrumbateman Recreation Ground Strategic Plan 2025***
- ***Item 6.8 Alcohol Free Zone***
- ***Item 6.10 Code of Conduct Complaints***
- ***Item 6.13 Individual Performance Reviews of Independent chair, Independent Committee Members of the ARIC***
- ***Item 6.14 Monthly Financial Report***
- ***Item 6.15 Investment and Borrowings Report***
- ***Item 9.1 Minutes of the Rye Park Wind Farm Community Enhancement Fund Committee held on 10 November 2025***

(Charry/McGrath) 379

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

AGAINST: Nil

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.

RESOLVED 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.***

(Charry/McGrath) 380

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

AGAINST: 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.

RESOLVED that council:

- 1. Undertakes to seek further input and community feedback on a Renewable Energy Community-Benefit Policy***
- 2. Delegates the CEO or the nominated delegate to engage with the Binalong, Bookham, Bowning and Wee Jasper Community Associations on the draft Renewable Energy Community-Benefit Policy, and any other relevant community stakeholders, in February-March 2026 with councillor attendance encouraged.***

(Jones/Butler) 381

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

AGAINST: Nil

Suspension of Standing Orders

RESOLVED that Standing Orders be suspended in order to bring in Councillor Flanery via Audio visual link.

(Charry/Cameron) 382

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

AGAINST: Nil

Motion

RESOLVED that Council allow Councillor Flanery be brought into the meeting via Audio visual link.

(Charry/Cameron) 383

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

AGAINST: Nil

At 5.06 pm Councillor Flanery was admitted to the meeting via Audio visual link.

Resumption of Standing Orders

RESOLVED that Standing Orders be resumed.

(McGrath/Butler) 384

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

AGAINST: Nil

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.

RESOLVED that Council:

- 1. Endorse the draft Parks and Play Strategy 2025 for public exhibition until 31 January 2026 and if no submissions are received, the strategy be adopted.***

(Butler/Cameron) 385

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

AGAINST: Councillors D Carter, A Charry and F Flanery

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.**

(Jones/McGrath)

FOR: Councillor A McGrath

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

The Motion was put and lost.

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.

RESOLVED 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.**

(Charry/McGrath) 386

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

AGAINST: Nil

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)**.

RESOLVED that Council adopts the draft Murrumbateman Recreation Ground Strategic Plan 2025.

(Charry/McGrath) 387

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

AGAINST: Nil

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.

RESOLVED 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.***

(Charry/McGrath) 388

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

AGAINST: Nil

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.

RESOLVED 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.**

(Charry/Burgess) 389

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

AGAINST: 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.

RESOLVED 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.

(Charry/McGrath) 390

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

AGAINST: Nil

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.

RESOLVED 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.***

(Butler/Charry) 391

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

AGAINST: Councillor A Cameron

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*.

RESOLVED that :

- 1. Council endorse the revised Hardship and Financial Assistance Policy for public exhibition 31 January 2026 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.***

(McGrath/Charry) 392

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

AGAINST: Nil

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.

RESOLVED 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.

(Charry/McGrath) 393

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

AGAINST: Nil

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.

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

(Charry/McGrath) 394

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

AGAINST: Nil

6.15 INVESTMENT AND BORROWING REPORT

SUMMARY

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments for the period 1 to 31 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.

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

(Charry/McGrath) 395

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

AGAINST: 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.

RESOLVED that Council:

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

(Carter/Charry) 396

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

AGAINST: Nil

At 6.08pm Councillor Cameron left the Chambers.

At 6.11pm Councillor Cameron returned to the Chambers.

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.

RESOLVED 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.**

(McGrath/Cameron) 397

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

AGAINST: Nil

6.18 FINANCIAL SUSTAINABILITY 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.

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

(Cameron/Charry) 398

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

AGAINST: Nil

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.

(Charry/Butler)

RESOLVED that Council move into Committee of the Whole to discuss item 6.19.

(Charry/Butler)399

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

AGAINST: Nil

RESOLVED that Council move out of Committee of the Whole.

(Burgess/Cameron)400

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

AGAINST: Nil

RESOLVED that Council retain the current schedule as per the Code of Meeting Practice

(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 the ordinary meetings of council may be changed by resolution of council.

(Charry/Butler)401

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

AGAINST: Cr D Carter

6.20 YASS VALLEY COUNCIL ANNUAL REPORT 2024/2025

SUMMARY

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

RESOLVED 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.**

(Butler/Cameron) 402

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

AGAINST: Nil

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.

RESOLVED that Council endorses the draft Community Satisfaction Action Plan for implementation.

(Charry/Carter) 403

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

AGAINST: Nil

At 6.46pm Mayor Jones left the meeting and Deputy Mayor Kristin Butler resumed the Chair.

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.

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

(McGrath/Cameron)404

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

AGAINST: Nil

At 6.50pm Mayor Jones returned to the meeting and resumed as Chair.

6.23 BANGO WIND FARM COMMUNITY ENHANCEMENT FUNDS ADVISORY COMMITTEE

SUMMARY

Advising on nominations received for the Bango Wind Farm Community Enhancement Fund Advisory Committee.

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

(Butler/Charry)405

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

AGAINST: Nil

7. Notice of Motion

Nil

8. Questions with Notice

8.1 QUESTIONS WITH NOTICE - CR ALVARO CHARRY

Motion

RESOLVED that:

- 1. Council reaffirm its commitment to prioritising road rehabilitation and maintenance programs that address demonstrable safety risks on local and regional roads across the Yass Valley LGA in line with budget allocation.***
- 2. Council acknowledge the introduction of AI-enabled camera technology as an important enhancement to Council's road assessment and decision-making processes and confirm its intent to use this data to strengthen transparency, prioritisation and responsiveness in future road programs.***
- 3. Council reaffirms its commitment to publishing upcoming road maintenance schedules on the Council website.***
- 4. Council reassure the affected communities that their advocacy has been heard and that Yass Valley Council will continue to do everything reasonably within its constrained financial environment and legislative capacity to address safety-critical road issues throughout the Yass Valley.***

(Charry/Burgess) 406

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

AGAINST: Nil

9. Minutes and Recommendations of Council Committees

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.

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

(Charry/McGrath) 407

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

AGAINST: Nil

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 be 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 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.

(Butler/McGrath)(408)

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

AGAINST: Nil

At 7.15pm Councillor Carter left the meeting.

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 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.

(Butler/McGrath) 409

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

AGAINST: Nil

Closed Council commenced at 7.17pm.

Motion

RESOLVED that the Council meeting time be extended until 7.45pm.

(Cameron/Charry) 410

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

AGAINST: Nil

CONFIDENTIAL MAYORAL MINUTE - CEO PERFORMANCE AGREEMENT

RESOLVED That Council:

- 1. Note the Panel's recommendations for the CEO Performance Agreement 2025-26.***
- 2. Feedback on the CEO's Performance Agreement 2025-26 is to be submitted to the Mayor by 5 December 2025.***
- 3. A mayoral Minute at the December Meeting of Council will see this agreement resolved.***

(Jones) 411

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

AGAINST: Nil

At 7.23pm Councillor Burgess left the meeting.

10.1 BANGO WIND FARM COMMUNITY ENHANCEMENT FUNDS ADVISORY COMMITTEE

SUMMARY

Advising on nominations received for the Bango Wind Farm Community Enhancement Fund Advisory Committee.

RESOLVED that Council accept the appointment of

- Kate Walker***
- Jamie Te Huia***

As the Community representatives on the Bango Wind Farm Community Enhancement Fund Advisory Committee until 30 June 2026.

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

AGAINST: Nil

(McGrath/Charry) 412

At 7.32pm Councillor Burgess returned to the Chambers.

RESOLVED that the meeting move into Open Council.

(McGrath/Charry) 372

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

AGAINST: Nil

Open Council resumed at 7.33 pm.

The meeting closed at 7.34pm.

DRAFT

6.1 PARKWOOD BORDER ARRANGEMENTS

SUMMARY

Ongoing planning has been undertaken regarding the development of the Parkwood precinct. Currently, Council has no official position regarding whether Parkwood remains within Yass Valley Council (YVC) or whether it is supportive of a border change. This report outlines the findings of the AEC Group report into the long-term financial modelling of the Parkwood Development and recommends that Council resolves to retain Parkwood within the Local Government Area (LGA).

RECOMMENDATION

That:

1. *Council notes the long-term financial modelling work undertaken by AEC Group detailing the benefits of retaining Parkwood in the Yass Valley Council Local Government Area.*
2. *Council resolves a position to retain Parkwood within the Yass Valley Council Local Government Area, subject to an appropriate Parkwood specific SRV being approved.*
3. *Council resolves to write to both the NSW and ACT Government, detailing that Yass Valley Council's position is to retain the Parkwood area within the Yass Valley Council Local Government Area.*

FINANCIAL IMPLICATIONS

The financial implications of the retention are based on the long-term models prepared by AEC as detailed in Section 2 Financial Modelling below.

POLICY & LEGISLATION

Council does not currently have an endorsed position as to the long-term border arrangements for Parkwood. This report aims to establish the position of Council relating to any potential future border realignment.

REPORT

1. Background

Parkwood is located in the South-East of the YVC LGA and is located between the ACT border and Ginninderra Creek. Currently, the land is a mix of grazing land, a function centre and a quarry. The area also contains the privately owned Ginninderra Falls. The area has been subject to a rezoning to form a R1 General Residential development precinct, with some areas of conservation zoned land along the Ginninderra Creek and Murrumbidgee River.

A detailed development masterplan has been prepared by the developers, which will guide development over the entire precinct, and includes land in both NSW and the ACT. The proposed development timeframe for the NSW side of the development is between 2028 and 2055, broken down into the following stages:

- Neighbourhood 6 – 2028-2033
- Neighbourhood 8 – 2040-2047
- Neighbourhood 9 – 2046-2050
- Neighbourhood 10 – 2050-2055

The scale of the development within NSW, all contained within the YVC LGA, is 5,600 new dwellings providing accommodation for over 13,600 residents. This will include a mix of detached and attached dwellings, as well as commercial, open space and education precincts.

Due to the proposed lodgement date for a Development Application for the first stage of development on YVC land being brought forward to 2028, it is important that a decision be made regarding the long-term future of this precinct.

The Parkwood Development will be an integral part of the long-term growth strategy for YVC. The following Council resolutions are applicable to Parkwood:

Council Meeting Date	Resolution
17 December 2014	Council resolved to endorse a Planning Proposal for the rezoning of Parkwood.
23 October 2017	Council resolved to forward the revised Planning Proposal and Cross Border Servicing Report to the Department of Planning and commence investigations into the provision of services and infrastructure.
23 October 2019	Council resolved to endorse the exhibited Planning Proposal and create the site-specific Parkwood Local Environmental Plan.
20 December 2023	Council resolved to commence preparation of a site-specific Development Control Plan for the area covered by the Parkwood LEP.
18 November 2024	Mayoral Minute sent to the NSW Government requesting support for either a border realignment with appropriate compensation or for the border to remain with a Special Rate Variation to be made by the Minister to apply only to the area covered by the Parkwood LEP.
27 November 2025	Council resolved to adopt the relevant ACT government engineering controls for the draft Parkwood DCP to facilitate a seamless cross border development approach.

Currently there is no clear strategic direction or stated position from Council on either a potential border realignment, whereby the Parkwood area becomes part of the Australian Capital Territory, or whether Parkwood remains in the YVC LGA.

In order to establish an informed position on this issue, based on data and detailed modelling, Council has engaged AEC Group to prepare a bottom-up financial model, utilising estimated development timeframes, estimated servicing costs and requirements and estimated population base and rate income in order to ascertain what the financial impacts of Parkwood would be on YVC and on the existing residents of the LGA.

The proposed greenfield development at Parkwood is similar to many other greenfield developments across the state. It comprises a mix of residential and commercial precincts, provides for appropriate green space and conservation outcomes and provides linkages to existing areas. The only key difference between Parkwood and other areas is there is a need to travel into the ACT to access the site at this point in time. There are a number of other areas within the YVC LGA that are located a similar distance from existing Council depots and services

2. Financial Modelling

The financial modelling prepared by AEC and attached detail the financial implications of retaining the Parkwood area within Yass Valley Council. Four different scenarios were modelled in this report

1. Parkwood transfers to the ACT and Yass Valley Council loses all estimated future revenue
2. No border change and development occurs as per the current masterplan
3. No border change and development is delayed by five (5) years
4. No border change and development is brought forward by three years.

In the first scenario, the financial impacts are calculated on Yass Valley Council not receiving the financial benefits of the following three scenarios, as well as the immediate loss of current general rate revenue of approximately \$15,000 per year, and \$1,383 in Waste Management Environmental Charges. This is partially

offset by savings of \$7,031 per year in road maintenance. In short, the financial impacts are the loss of the potential long-term economic gain for the LGA.

Across the three other scenarios, which test three different development timeframes - the planned release of land, land being delayed by up to five years before being developed and land being released ahead of schedule - there is generally an ongoing and significant benefit to YVC for the retention of Parkwood.

The key consideration for Council is the timing of Neighbourhood 6 (NH6) and Neighbourhood 8 (NH8). NH6 is planned to deliver 1,566 new homes, allowing for an approximate population of 4,070 people. As this is the first stage, the potential impact to Council is greatest. Once NH8 comes online, there is an economy of scale and the increased rate base ensures the long-term financial viability.

3. Ongoing Political Representation

It is noted that the introduction of approximately 13,600 new residents within one area may have a significant impact on Councillor representation within Council. As such, it may be appropriate to consider the implementation of a Ward Based System once development of NH8 commences. This would be carried out via referendum at a later stage.

The implementation of a Ward Based System would ensure that there was appropriate representation across all of YVC, rather than one specific area holding the most power, ensuring appropriate representation across the entire LGA.

4. Rates within Parkwood

Even without an area specific Special Rate Variation (SRV) Parkwood is cashflow positive. However, to minimise impacts on Council cashflow, an area specific SRV is required to be implemented for land covered by the Parkwood LEP. This has been modelled at 40% above the rate peg. A number of different models were tested in this space by AEC Group, however the 40% rate was found to be the most appropriate given the level of additional services proposed to be provided. This rate will create a similar base line rate figure as would apply to land within the ACT.

It is important to note that this figure will only apply to future residents of Parkwood and will have no impact on existing YVC ratepayers outside of this area.

5. Outcomes of AEC Report

On a cashflow basis, Parkwood is projected to generate a growing cumulative cash surplus under all development scenarios, even after allowing for major renewal events such as road reseals, carpark reseals and renewals of community facilities, sport and recreation assets. This is despite YVC being assumed to borrow approximately \$8.6 million in 2032 for the depot and \$9.4 million in 2042 for the multipurpose community centre. With interest earned from investments included, the cash generation increases, providing opportunity for YVC to reallocate interest earned above the construction cost index to other YVC infrastructure service priorities.

Other benefits not quantified in this report include the potential activation of other development in the Yass Valley LGA in addition to the additional economic benefits experienced in the local economy because of the development. Benefits would be particularly significant if a northern public access over the Ginninderra Creek was established, avoiding the need to access Parkwood through the ACT via road.

Without an SRV, Parkwood is expected to be cash positive on an Earnings Before Interest, Tax, Depreciation, and Amortization (EBITDA) basis once the estate reaches a mature stage of development. However, when depreciation and interest are included Parkwood's early development phase is forecast to generate operating deficits that place downward pressure on the consolidated net operating result. The period between full occupancy of NH6 and the start of NH8 is identified as the least profitable phase, with profitability sensitive to the timing of assets transferred to YVC and dwelling occupation.

In modelling with a 40% SRV, applicable to Parkwood only, the early development phase still results in a modest negative impact on the consolidated net operating result (around \$0.4 million) but moves into operating surplus from 2041 (Earlier Development scenario) or 2044 (Planned Development scenario). In the post development steady state, Parkwood produces a strong and improving operating surplus across all scenarios.

6. Conclusion

The bottom-up financial modelling carried out by AEC Group indicates that it is more advantageous for YVC to retain the Parkwood development within the Yass Valley Local Government Area, provided that YVC implements an appropriate SRV or equivalent differential rating strategy for the land subject to the Parkwood Local Environmental Plan.

Parkwood offers YVC a substantial and growing revenue base that can support higher service levels, contribute positively to operating surpluses and underpin a strong cash position. There are also opportunities to leverage the development to activate other development corridors, in addition to facilitating significant additional economic activity across the Yass Valley LGA.

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: A. AEC Group Report - Financial Impact Assessment of Parkwood Development Proposal (*Under Separate Cover*)

6.2 PLANNING PROPOSAL 2025-1002 - 16-18 CUSACK PL, YASS - POST EXHIBITION

SUMMARY

To present the outcome from the public exhibition and agency consultation of the Planning Proposal for the rezoning of land at 16-18 Cusack Place, Yass. The planning proposal aims to amend the Yass Valley Local Environmental Plan 2013 to rezone the land from R5 Large Lot Residential to part R1 General Residential and part C2 Environmental Conservation with a corresponding lot size for the R1 General Residential land of 700m². As the C2 Environmental Conservation zone is a closed zone with very limited, specific permissible uses, which do not include dwellings, businesses, industries and the like, a minimum lot has not been included for the land zoned C2 Environmental Conservation.

RECOMMENDATION

That:

1. *Planning proposal PP2025-1002 relating to Lots 2 - 4 DP1185025, 16-18 Cusack Place, Yass be adopted.*
2. *The Yass Valley Local Environmental Plan 2013 is amended by Council as the local plan making authority.*

FINANCIAL IMPLICATIONS

1. The fee as listed in Council's Fees and Charges for the assessment and progression of the planning proposal was paid.
2. Staff resources to process and assess the planning proposal are allocated in Council's current Operational Plan.

POLICY & LEGISLATION

- *Environmental Planning and Assessment Act 1979*
- *Yass Valley Local Environmental Plan 2013*

REPORT

1 Background

At its meeting on 22 May 2025, Council resolved that:

- a. *The revised draft Planning Proposal for Cusack Place, Yass be endorsed*
- b. *The draft Planning Proposal be forwarded to the Minister for Planning to request a Gateway determination pursuant to s3.34 of the Environmental Planning and Assessment Act 1979*

The planning proposal had previously been presented to Council on 28 April 2022, where it was resolved to support the rezoning, a gateway determination was sought and issued on 27 September 2022. The gateway determination had a number of conditions that were required to be satisfied prior to finalisation. There were issues in meeting the conditions of the gateway including flooding, ecological surveys and conceptual layout. This resulted in the gateway determination being withdrawn by the Department of Planning, Housing and Infrastructure, due to LEP not being determined within the allocated timeframe (being on or before 27 June 2023). The applicant subsequently reduced the land to which the proposal applied and addressed the issues of flooding and conceptual layout.

The planning proposal (refer **Attachment A**) seeks to amend *Yass Valley Local Environmental Plan 2013* (LEP) by rezoning the land from R5 Large Lot Residential to part R1 General Residential and Part C2 Environmental Conservation. Accordingly, the corresponding lot size will reduce from 2ha to 700m². The 700m² minimum lot size would apply to the General Residential area only, with no minimum lot size applying to the Environmental Conservation area due to the inability for dwellings and ancillary development to be located on the land. Furthermore, there is an easement in which Transgrid infrastructure is located that is to be retained on the land. No dwellings, ancillary structures or other development is permissible in this easement.

The planning proposal was forward to the Minister for Planning and Public Spaces seeking a gateway determination which was issued on (refer **Attachment B**).

2 Gateway Determination

The gateway determination required the public exhibition of the planning proposal for a minimum period of 20 working days and consultation with NSW Rural fire Services, DCCCEEW Biodiversity and Conservation, Heritage NSW – Aboriginal Cultural Heritage and Transport for NSW giving them at least 30 days to respond. In addition, consultation was also required with Essential Energy, TransGrid and Onerwal Local Aboriginal Land Council.

Public Exhibition

The planning proposal was placed on exhibition from 18 August to 19 September 2025, with adjoining and potentially impacted landowners notified by letter. Eight submissions were received in response to the public exhibition. (refer **Attachment C**) .

The issues raised in the submissions are shown in Table 1 below, along with comments from Council staff.

Table 1 – Summary of Issues Raised in Submissions

Submission No	Issue	Comments
1	The servicing plan indicates that the sewer is to be drained through an adjoining property; no agreement has been reached in this regard.	Whilst expensive, alternate engineering solutions may be possible. The applicant acknowledges that no approaches, nor negotiations, have been made to adjoining property owners for the provision of infrastructure across their land due to the lengthy timeframe, and uncertainty of the outcome, of this proposal. Demonstration of servicing outcomes will be required to be demonstrated at the development application stage.
2	<ul style="list-style-type: none"> a. Previously advised that redevelopment was not possible due to transmission easements b. The topography and geology of the site c. Concerns about subterranean water interception and subsequent drainage 	<ul style="list-style-type: none"> a. Previous advice did not take account of remaining land not impacted by transmission easements. b. Acknowledge that some engineering challenges exist for residential development c. The site is not mapped as having vulnerable groundwater and the existence of subterranean water will present engineering challenges for residential development
3	<ul style="list-style-type: none"> a. Flood modelling data is flawed and does not allow full assessment of depth, levels, timeframe and velocity 	<ul style="list-style-type: none"> a. The flood modelling provided is conservative and above the 1% AEP required. At development stage a flood management plan is required to

	<ul style="list-style-type: none"> b. Inability of Green St culvert to cope with existing flows c. Capacity in the sewer system to cater for increase demand d. Impact of additional traffic on Green St culvert e. Incorrect DP numbers on plans 	<p>demonstrate no increase in pre and post development flows from the site</p> <ul style="list-style-type: none"> b. To mitigate the impact of flooding on Green St culvert and further downstream, it is required that any development manages flooding to equivalent or better than pre development flows. c. Any augmentation of sewer services is to be at the developer's cost. d. Road safety issues and impact on Green St culvert will be assessed as part of any development application. Should augmentation or other works be required, this is at the developer's cost. e. Despite incorrect plan numbers, the mapping provided does allow an interpretation of the land involved. All correct property title details, along with owner's consent are to be provided at development application stage.
4	<ul style="list-style-type: none"> a. Water run off impacting existing properties. Subterranean exacerbates surface water runoff with no measures to mitigate b. Insufficient detail on augmentation of infrastructure to service the proposal; residents already experience poor water quality c. Request a public hearing 	<ul style="list-style-type: none"> a. Post development flows are to be equivalent to, or better than, predevelopment flows. Flood modelling, with mitigation measures, is required to demonstrate this requirement. This will be required at the DA stage. b. Augmentation of infrastructure to service the requirements of the development is to be at the developer's cost c. A public hearing is not warranted for this proposal
5	<ul style="list-style-type: none"> a. Flood modelling data is flawed and does not allow full assessment of depth, levels, timeframe and velocity b. Inability of Green St culvert to cope with existing flows c. Capacity in the sewer system to cater for increase demand d. Impact of additional traffic on Green St culvert e. Incorrect DP numbers on plans 	<ul style="list-style-type: none"> a. The flood modelling provided is conservative and above the 1% AEP required. At development stage a flood management plan is required to demonstrate no increase in pre and post development flows from the site b. To mitigate the impact of flooding on Green St culvert and further downstream, it is required that any development manages flooding to equivalent or better than pre development flows. c. Any augmentation of sewer services is to be at the developer's cost. d. Road safety issues and impact on Green St culvert will be assessed as part of any development application. Should augmentation or other works be required, this is at the developer's cost.
6	<ul style="list-style-type: none"> a. Flood modelling data is flawed and does not allow full assessment of depth, levels, timeframe and velocity b. Inability of Green St culvert to cope with existing flows 	<ul style="list-style-type: none"> a. The flood modelling provided is conservative and above the 1% AEP required. At development stage a flood management plan is required to demonstrate no increase in pre and post development flows from the site b. To mitigate the impact of flooding on Green St culvert and further downstream, it is required

	<ul style="list-style-type: none"> c. Capacity in the sewer system to cater for increase demand d. Impact of additional traffic on Green St culvert 	<ul style="list-style-type: none"> that any development manages flooding to equivalent or better than pre development flows. c. Any augmentation of sewer services is to be at the developer's cost. d. Road safety issues and impact on Green St culvert will be assessed as part of any development application. Should augmentation or other works be required, this is at the developer's cost.
7	<ul style="list-style-type: none"> a. Flood modelling data is flawed and does not allow full assessment of depth, levels, timeframe and velocity b. Inability of Green St culvert to cope with existing flows c. Capacity in the sewer system to cater for increase demand d. Impact of additional traffic on Green St culvert 	<ul style="list-style-type: none"> a. The flood modelling provided is conservative and above the 1% AEP required. At development stage a flood management plan is required to demonstrate no increase in pre and post development flows from the site b. To mitigate the impact of flooding on Green St culvert and further downstream, it is required that any development manages flooding to equivalent or better than pre development flows. c. Any augmentation of sewer services is to be at the developer's cost. d. Road safety issues and impact on Green St culvert will be assessed as part of any development application. Should augmentation or other works be required, this is at the developer's cost.
8	<ul style="list-style-type: none"> a. Flood modelling data is flawed and does not allow full assessment of depth, levels, timeframe and velocity b. Inability of Green St culvert to cope with existing flows c. Capacity in the sewer system to cater for increase demand d. Impact of additional traffic on Green St culvert 	<ul style="list-style-type: none"> a. The flood modelling provided is conservative and above the 1% AEP required. At development stage a flood management plan is required to demonstrate no increase in pre and post development flows from the site b. To mitigate the impact of flooding on Green St culvert and further downstream, it is required that any development manages flooding to equivalent or better than pre development flows. c. Any augmentation of sewer services is to be at the developer's cost. d. Road safety issues and impact on Green St culvert will be assessed as part of any development application. Should augmentation or other works be required, this is at the developer's cost.

Agency Consultation

In accordance with the Gateway Determination, the listed agencies were consulted with no objections being raised. Comments were provided from agencies, generally in line with those provided previously in 2022, or acknowledging that the issues raised at that time had been resolved, namely ecological and flooding.

The exception to this was Heritage NSW – Aboriginal Cultural Heritage. This agency did not agree that the due diligence carried out was sufficient and suggested a full Aboriginal cultural heritage assessment report; reasoning *“without Aboriginal community consultation and detailed archaeological investigation the extent of the impacts on Aboriginal cultural values cannot be adequately assessed”*. The agency maintained this position despite evidence being provided that indicated a walk over of the site by representatives from

Onerwal Aboriginal Land Council had been conducted and measures were proposed to adequately ensure the Aboriginal cultural heritage values would be protected and managed.

The Department of Planning, Housing and Infrastructure were consulted on this matter, their advice was to continue to assess the rezoning proposal, taking note of the comments of Heritage NSW – Aboriginal Cultural Heritage. Accordingly, as measures are to be put into place to protect the Aboriginal cultural heritage values, and further consultation will be undertaken at the development application stage, it is considered the issues raised by the agency can be adequately addressed

.

The matter was referred to the Onerwal Aboriginal Land Council, where some members did verbally object to the rezoning proposal. The LALC was given an opportunity to put those concerns to Council in writing. However, no formal submission has been received on the matter. Ongoing consultation is proposed regarding this site.

Given the above, it is considered that appropriate safeguards and additional review processes are available to ensure that mitigation measures to address concerns can be accommodated during subsequent development stages for the property.

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. 8: Plan for the provision of a variety of affordable and quality and housing types
Delivery Program Action	EN 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.

ATTACHMENTS:

- A. Rezoning Proposal - 16-18 Cusack Pl
- B. Gateway Determination
- C. Submissions (Redacted)

6.3 DEVELOPMENT APPLICATION UPDATE - OCTOBER AND NOVEMBER 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 October and November 2025.

RECOMMENDATION

The report on applications for October and November 2025 be noted.

FINANCIAL IMPLICATIONS

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

POLICY & LEGISLATION

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Environmental Planning and Assessment (Statement of Expectations) Order 2024.

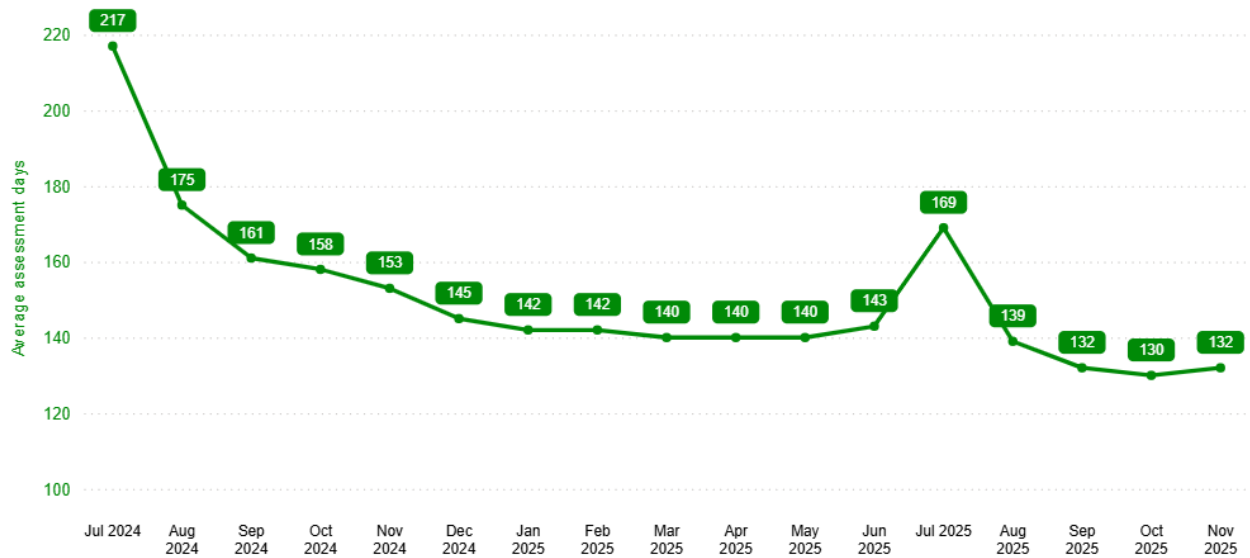
REPORT

A Statement of Expectations was introduced by the Department of Planning, Housing and Infrastructure (DPHI) in July 2024, which sets out the NSW Government's expectations for council's performance in the areas of development assessment (development applications only), planning proposals and strategic planning. The NSW Government has been monitoring the performance of all councils in meeting these expectations.

Below is a table outlining council's performance in the assessment of development applications up to 30 November 2025.

	DPHI Expectation	Yass Valley Council Performance – Average	Yass Valley Council applications meeting expectation	Councils in NSW meeting expectation
Lodgement Days	7 days	8 days	54%	31%
Assessment Days	105 days	132 days	42%	70%

The graph below demonstrates council's progress from July 2024 to November 2025, with an overall reduction in assessment days by 85.



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. Applications Update - October and November 2025

6.4 DRAFT YASS VALLEY CEMETERIES MANAGEMENT PLAN AND MASTERPLAN

SUMMARY

Providing the outcomes of the public exhibition period for the Draft Yass Valley Cemeteries Management Plan and Masterplans. Recommending adoption of the Yass Valley Cemeteries Management Plan, Masterplans, Memento Policy and Memorial Policy.

RECOMMENDATION

That:

1. *Council adopts the Draft Yass Valley Cemeteries Management Plan and Masterplans, as amended to reflect submissions.*
2. *Council adopts the Draft Memento Policy and the Draft Memorial Policy.*

FINANCIAL IMPLICATIONS

The development of both the Management Plan and Masterplans has been covered in the current budget. Funds will need to be allocated for the implementation of any recommended actions outlined in the adopted Management Plan and Masterplans.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Crown Lands Management Act 2016*
- *Yass Valley Open Space Strategy 2024*
- *Cemeteries and Crematoria Regulation 2022*

REPORT

1. Background

The Cemeteries and Crematoria Regulation 2022 introduced a scheme of licensing conditions for all providers of burials and interments. As part of the introduction of this scheme, Council was required to develop a Management Plan for the seven cemeteries it is licensed to operate to comply with the new regulations.

Sala4D – landscape architecture and urban design, were engaged to prepare both the Management Plan and Masterplan on behalf of Council.

The draft Management Plan and Masterplan will provide a strategic framework for the enhancement and development of all cemeteries in the Local Government Area, that is realistic, achievable and within reasonable resources available to Council and the community. A key aim of the Masterplan was to strengthen sense of place and utilise its inherent natural features and views, thereby promoting the desirability of each cemetery, as well as being an inviting place for people to mourn and reflect, well into the future.

The Masterplans will also inform the development of each cemetery over the next many decades. It also recognises current trends in terms of burials and associated bereavement services.

2. Submissions

The Draft Yass Valley Cemetery Management Plan and Masterplans were placed on public exhibition for a period of 28 days: 27 September 2025 - 30 October 2025. The Draft Memento Policy and Memorial Policy were also publicly exhibited for the same period.

Thirteen submissions were received. Refer **Attachment A** - redacted to remove personal details. Following review and consideration of all submissions, below is a table showing issues and the suggested recommendations/actions in relation to the draft documents:

Submission	Cemetery	Issues Raised	Recommendations/Actions
1 & 2	Gundaroo	Improve visual appearance of entry – suggest adding a lynch gate.	There is no fence as such a lynch gate is not required.
		Removal of 'Catholic section' and Anglican section' labels. Anglican sections not marked on masterplan New signage to identify area as 'Old Presbyterian section' and inclusion of this area on masterplan.	The current naming system has always been in place consistent across most cemeteries. Therefore, no change is recommended.
		Existing vehicular access to be correctly represented on masterplan. Install seating to the east of the northern half of row A. Relocation of stockpile out of 'proposed Environmental Protection Zone' (EPZ).	Following site visit, no loop road is evident. Additional seat to be added. Council will arrange for the stockpile to be relocated. No reference is required in the Management Plan.
		Proposed Environmental Protection Zone	The extent of the EPZ was endorsed by NSW Department of Environment & Conservation in the Gundaroo Cemetery – Interim Management Plan 2006.
3	Bookham, Bowning, Murrumbateman & Gundaroo	Identification, management and protection of EPZs	The engagement of an environmental consultant to study each cemetery is included in the cost plan. A line has been included in each cemeteries' Operational Maintenance Document saying that the Landscape Maintenance Cycle will be updated to reflect the findings of the environmental consultant.

Submission	Cemetery	Issues Raised	Recommendations/Actions
4	Old Yass	<p>Recognition and protection of the historical importance.</p> <p>Implement conservation action</p> <p>Consider interpretative signage.</p> <p>Engage with relevant academic and heritage institutions to ensure accurate historical representation and ongoing collaboration.</p>	<p>Line item has been included to the overall cost plan to include the engagement of a heritage advisor to ensure Council's compliance with the Heritage Act.</p>
5	Old Yass	<p>Establish a Heritage and Conservation Section in the Management Plan.</p> <p>Undertake a Heritage Significance Assessment for Old Yass Cemetery.</p> <p>Adopt Conservation and Maintenance Protocols.</p>	<p>Line item has been included to the overall cost plan to include the engagement of a heritage advisor to ensure Council's compliance with the Heritage Act.</p>
		<p>Enhance Interpretation and Community Engagement.</p> <p>Establish a Heritage Advisory Committee.</p>	<p>Community engagement will continue.</p>
6	All	<p>Identification and management of EPZs</p> <p>EPZ on east side of Murrumbateman Bush Cemetery is not consistent with ecological survey.</p>	<p>The engagement of an environmental consultant to study each cemetery is included in the cost plan.</p> <p>A line has been included in each cemeteries' Operational Maintenance Document saying that the Landscape Maintenance Cycle will be updated to reflect the findings of the environmental consultant.</p>
		<p>Are the proposed grave areas on proposed masterplans final?</p> <p>Will there be community input into any proposed changes?</p>	<p>Yes</p> <p>Council has engaged with the community in the development of the Plans and once endorsed will be implemented in stages by Council.</p>
		<p>Additional land for Murrumbateman Cemetery?</p> <p>Were existing documents provided to consultants in their development of the Plans?</p>	<p>Council is considering potential options for future cemetery in Murrumbateman.</p> <p>Consultants were provided with all existing documents, including the Interim Management Plan for the Murrumbateman Cemetery.</p>

Submission	Cemetery	Issues Raised	Recommendations/Actions
6. Cont		Will the inclusion of natural grave sites be part of cemetery planning.	Council has identified areas within our cemeteries for request for natural burials.
7	Bowning, Murrumbateman & Old Yass	Conservation and heritage recognition. Heritage and environmental considerations to be implemented in the plan. Significance of Old Yass Cemetery recognised, including signage. Plan of Old Yass Cemetery to be prominently displayed to allow visitors to easily locate burials. Murrumbateman Bush Cemetery contains endangered flora – are there plans to ensure protection?	The engagement of an environmental consultant to study each cemetery is included in the cost plan. A line has been included in each cemeteries' Operational Maintenance Document saying that the Landscape Maintenance Cycle will be updated to reflect the findings of the environmental consultant. A line item has been included to the overall cost plan to include the engagement of a heritage advisor to ensure compliance with heritage.
		Maintenance of pathways to be considered to avoid damage to memorials in Old Yass Cemetery. Entire perimeter should be fenced to ensure no damage to existing memorials.	Pathways have been included in the Masterplan. Masterplan amended to include.
		Toilet at the Yass Old Cemetery.	Existing toilets are in close proximity with no additional toilets considered necessary.
		Additional seating, in shaded areas. Proposed site for seating in the Old Cemetery is outside rather than inside.	Seats are included per the Masterplan.
		Remove dilapidated seating and replace, with consultation with the local indigenous community.	This is included in maintenance plan.
		Inclusion of a wall with plaque Consideration be given to alternatives to Commemorative Wall.	Not included. Council is looking at a new interactive cemetery management system.
		Maintenance of Old Cemetery to assist in attracting cultural tourism.	Covered in maintenance plan.

Submission	Cemetery	Issues Raised	Recommendations/Actions
7. cont.		Formation of a consultative committee to advise on heritage issues.	Council has engaged with the community in the development of the Plans and once endorsed will be implemented in stages by Council.
8	Murrumbateman	Management of EPZ, including draft maintenance document which includes updated procedures for mowing of conservation areas etc.	The engagement of an environmental consultant to study each cemetery is included in the cost plan. A line has been included in each cemeteries' Operational Maintenance Document saying that the Landscape Maintenance Cycle will be updated to reflect the findings of the environmental consultant.
		Toilet facility.	Existing toilets are in close proximity with no additional toilets considered necessary.
		Future alternative burials/interments.	Council has identified areas within our cemeteries for requests for alternative burials. No change to the Masterplan is required.
9	Gundaroo	Management of EPZ. Description states no diversity value is noted on SEED. The cemetery and the adjacent Gundaroo Common have high biodiversity value.	The engagement of an environmental consultant to study each cemetery is included in the cost plan.
		Prefer pedestrian paths not to be filled and graded. Entry sign updated to reference high quality native grassland and reinforce the fact that plantings and pot plants are not permitted.	Council to consider as part of the maintenance program. Additional memento commentary to be included on signage.
		Use of artificial flowers as mementos to be banned. Reduce number of invasive plants and general maintenance of weeds.	Item address in Memento Policy. Part of the maintenance plan.
		Inclusion of graves in the southwest corner, currently not noted on map.	Masterplan updated to include graves.
		Improved parking options.	This has been included.

Submission	Cemetery	Issues Raised	Recommendations/Actions
10	Murrumbateman	Will there be more consultation	Significant engagement with the community in the development of the plans has occurred and once endorsed, will be implemented in stages by Council.
		Management of EPZ EPZ zone on east side is not the correct size.	The engagement of an environmental consultant to study each cemetery is included in the cost plan. The EPZ on east side is not part of the cemetery. No change required
		New seat facing towards artwork on water reservoir not noted on masterplan. Existing signage should be retained, with new signage compliant with Cemeteries and Crematoria Regulation 2022 complementing existing. Sleeper path should not be removed. Existing memorial garden requires maintenance, not a redesign.	New seat has been included in the Masterplan. Existing signage to be retained with new signage added. Alternative path options will be sought in consultation the community groups. A redesign of the memorial garden is considered necessary and will be undertaken.
		Stone edge along vegetative mulch pathway should be replaced with possibly a concrete strip. Existing columbarium wall is not in the correct location. Location of existing bin is wrong. Do not agree with installation or location of a new water tank. Do not agree with creation of gravel parking area for columbarium and Memorial Garden.	Will be considered when works are programmed. Columbarium wall location has been corrected. Bin location has been altered. Water tank location has been changed. Providing access including parking is considered essential for the cemetery. No change recommended.
		Appropriate local native species should be planted near columbarium. Why is the Catholic section being expanded into general access part of the cemetery?	Local native species have been included. Expansion is proposed to be non-specific.

Submission	Cemetery	Issues Raised	Recommendations/Actions
10. Cont.		A new hedge to screen relocated stockpile should be local native species.	The hedge screen has been updated to include the word 'native'.
		Artwork on the reservoir to be listed on masterplan. A new seat near the artwork to be included on masterplan.	The reservoir is not part of the Murrumbateman Cemetery.
		Improved parking.	Masterplan makes provision for improved parking. No change recommended.
		Provision of a toilet on site.	Existing toilets are in close proximity with no additional toilets considered necessary.
		Perimeter fencing to be secured.	Included in maintenance plan.
		Future Cemetery options.	Council is considering potential options for future cemetery in Murrumbateman.
11	Binalong	Replace Oleander with natives, request to leave fallen trees.	Oleanders have been replaced with natives. Fallen trees will be managed appropriately.
12	Bowning	Fence, fallen trees/limbs, weed control.	All fence repairs, removal of fallen trees and limbs and weed control are all line items in the cost plan developed in conjunction with the Masterplan.
13	Bookham	Cemetery requires regular maintenance.	Wording in Management Plan changed to 'as determined by monthly inspections.

In accordance with the changes supported in the above table the amended documents are attached. Refer Management Plan (**Attachment B**) and Masterplans (**Attachment C**)

3. Policies

No submissions were received in relation to either the draft Memento Policy or the draft Memorial Policy.

The final version of these documents are included for adoption. Refer Memento Policy **Attachment D** and Memorial Policy **Attachment E**.

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.5.1: Maintain community facilities to be safe and functional.

- ATTACHMENTS:**
- A. Submissions - Draft Cemeteries Management Plan and Masterplans
 - B. Yass Valley Cemeteries Management Plan
 - C. Yass Cemetery Masterplans
 - D. Draft Memento Policy
 - E. Draft Memorial Policy

6.5 REQUEST TO SELL 13 DUTTON STREET, YASS

SUMMARY

To recommend the sale of 13 Dutton Street, Yass. This land has previously been identified as surplus to Council's needs

RECOMMENDATION

That this item be classified CONFIDENTIAL in accordance with Section 10A(2)(dii) 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, confer a commercial advantage on a competitor of the council and discussion of the matter in an open meeting would be, on balance contrary to the public interest.

FINANCIAL IMPLICATIONS

Land sales can assist with improving Council's financial position.

POLICY & LEGISLATION

- Local Government Act 1993
- Yass Valley Local Environment Plan 2013
- GM-CP-27 - Property Acquisition & Disposal Policy

REPORT

At Council's 28 November 2024 Council meeting a report was considered on land assets that could be considered surplus to Council's needs and suitable for disposal.

Council's *Property Acquisition & Disposal Policy* provides a framework for property acquisition or disposal. The policy requires Council to undertake regular reviews of its property portfolio, with the objective of minimising cost and maximising usage of land for the benefit of the community now and into the future.

The policy provides for the disposal of land not required for a community or operational purpose can be disposed via:

- Open market sale (including auction)
- Expressions of interest
- Select tender
- Open tender
- By negotiation

The method chosen will depend upon:

- The number of known potential purchasers of the property
- Delegation limits, taking into consideration accountability, responsibility, operational efficiency and urgency of the disposal
- The total estimated value of the disposal
- Compliance with statutory and other obligations

Based on the above considerations, the reviews revealed that Lot 9 DP 1099562, 13 Dutton Street, Yass (refer plan and photo below) no longer meets Council's operational and strategic land needs and is the subject of a confidential council report.



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

6.6 YVC-IA-33-2025 - ELECTRIC VEHICLE CHARGING STATIONS - CRAGO MILL PRECINCT

SUMMARY

Providing advice on the outcome of YVC-IA-33-2025 – Expressions of Interest (EOI) – Electric Vehicle Charging Stations within the Crago Mill Precinct.

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

The acceptance of this EOI will provide an annual revenue source for Council for the duration of the agreement.

POLICY & LEGISLATION

- Local Government Act 1993
- IA-CP-07 - Leasing of Council Property
- SP-POL-06 - Sustainability Policy

REPORT

1. Background

Council at its meeting on 28 August 2025 resolved the following:

1. *Council staff undertake an EOI process to determine interested parties for the installation, operation and maintenance of nine (9) electric vehicle (EV) charging stations in Adele Street in Yass as part of Stage 1 completion of the Crago Mill Civic Precinct development.*
2. *The Chief Executive Officer be authorised to engage in negotiations with the preferred EOI organisation to secure licensing arrangements for the installation, operation and maintenance of nine (9) electric vehicle (EV) charging stations in Adele Street in Yass as part of completion of Stage 1 of the Crago Mill Civic Precinct development.*
3. *Such negotiations seek to achieve a fair and reasonable stream of income to Council based on due diligence on market rates for accommodating such facilities, and in consideration of the EV company covering start up and operating costs of the facilities.*
4. *Negotiations propose that Council will not be burdened with any future costs for upgrade or decommissioning of infrastructure should the need arise during the life of the agreement.*
5. *The Chief Executive Officer report back to the October 2025 ordinary meeting of Council on the outcome of negotiations."*

2. Expressions of Interest

Expressions of Interest (EOI) were sent out on 1 September 2025 and closed on 15 September 2025 to the following organisations:

Organisation
Quality Energy
NRMA
Tesla

Envia

Tesla and Envia both declined to submit an EOI.

An Evaluation Panel was established to assess the EOI submissions. An overall evaluation of the EOI submissions was prepared and further details will be provided in the confidential report.

STRATEGIC DIRECTION

CSP Theme	Our Environment (EN)
CSP Strategy Objective	Our community is resilient to climate impacts
Strategies	EN.4: Investigate and implement approaches to reduce our carbon footprint.
Delivery Program Action	EN.4.1: Investigate the use of electric and low emission powered vehicles as part of Council Commercial and Operational Fleet

ATTACHMENTS: Nil

6.7 YASS WATER TREATMENT PLANT UPGRADE PROJECT - IMPLEMENTATION - BI-MONTHLY UPDATE REPORT

SUMMARY

To provide Council with an update on the Yass Water Treatment Plant Upgrade and Water Reticulation Improvement Projects.

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

A budget has been allocated for pre-design and tender management for the Yass Water Treatment Plant (WTP) Upgrade in the Operational Plan 2025-26 and for upgrades to the Yass water reticulation network funded by the ad-hoc election commitment fund.

Funding commitments to date are as follows:

Fund	Amount	Notes
Housing Infrastructure Fund (HIF)	\$6,600,000	<ul style="list-style-type: none"> Administered through Department of Planning, Housing and Infrastructure (DPHI)/NSW Treasury. The Deed was executed on 2 October 2024.
NSW Ad-Hoc Election Fund	\$13,550,000	<ul style="list-style-type: none"> Administered through Department Climate Change, Energy, the Environment and Water (DCCEEW). The Deed was executed on 3 December 2024. Includes funding component for Yass water reticulation upgrade (\$1.7M). The allocation of funds between WTP Upgrade and water reticulation upgrade is subject to change.
National Water Grid Fund (NWGF)	\$17,900,000	<ul style="list-style-type: none"> Funding committed on 13 December 2024. The Deed was executed as a variation to the NSW Ad-Hoc Election Funding Deed on 15 July 2025. Funding amount is \$17.9M as per the Council's application to NWGF and \$200K is provided by NWGF for the State Government administration costs.
NSW Health Fluoridation Grant	TBA	<ul style="list-style-type: none"> Liaison with NSW Health is in progress. \$972,000 has been nominated in the Business Case.
Total Funding	\$38,050,000	Excludes NSW Health Fluoridation Grant Funding total includes Yass water reticulation upgrade.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Australian Drinking Water Guidelines (ADWG) 2011*
- *Fluoridation of Public Water Supplies Act 1957 No 58*
- *Protection of the Environment Operations Act 1997 No 156*
- *NSW EPA Environmental Protection Licence No. 1805*
- *Council Procurement Policy (CA-CP-04)*

REPORT

1. Background

The project to prepare a Design and Business Case for the upgrade of the Yass WTP commenced in November 2019. The Housing Acceleration Fund (HAF) funded this project at a cost of \$1.2M with a total commitment of \$10M for the WTP Upgrade. During this project, stakeholders required that Stage 1 - Early Works be carried-out in advance in December 2020. Stage 1 Works included the installation of a bubble plume aeration system at the Yass Dam, upgrade of the Raw Water Pump Station (RWPS), and urgent works at the Yass WTP. Stage 1 Works were completed at a cost of \$2.2M funded by HAF at the end of February 2023. The Final Business Case was endorsed by Council at its extraordinary Council Meeting on 9 May 2024.

An upgrade of the reticulation system is also required to ensure treated water can reach customers without being impacted by the accumulated mineral deposits in the existing water mains. This component of the total project is funded by the NSW Ad-hoc Election Fund.

2. Implementation - the Yass Water Treatment Plant (WTP) Upgrade

Engage Owner's Engineer: Council resolved to accept the tender from Beca HunterH2O (136/2025). The contract was signed on 10 April 2025. This contract is to prepare the Reference Design and Tender documents for the procurement of a Design and Construct (D&C) contract. Prior to tendering for the D&C contract, an Owner's Engineer will be engaged to subsequently manage tendering, tender evaluation, construction supervision, commissioning and training.

The following table identifies the major project milestones and key dates, which are subject to change:

Activity	Date	Status
a) Funding Deed Executed	Nov/ Dec 2024	Completed
b) Engage Owner's Engineer	Mar/Apr 2025	Completed – engaged Beca HunterH2O
c) Reference Design and Section 60 Approvals	Feb 2026*	Commenced – see detail below
d) Expression of Interest (EOI) & Early Tendering Involvement (ETI) Process	Feb 2026 – May 2026*	On track
e) D&C Tender Open	Jun 2026	On track
f) D&C Contract Award	Oct 2026	On track
g) Construction Commencement	Nov 2026	On track
h) Commissioning of Main WTP	May 2028	On track
i) Completion of Construction	Nov 2028	On track
j) Project Completion	Nov 2028	On track

Note: * - Updated dates due to the delay in signing funding deed compared to the timeline in Final Business Case.

Reference Design and Section 60 Approvals

The following activities have been completed:

Apr 2025	<ul style="list-style-type: none"> Kick-off Meeting for the contract: Preparation of reference design and tender documentation (YVC-IA-33-2024) with DCCEEW Water. Existing filter inspections were carried out by Beca HunterH2O and Council staff at Yass WTP. Representatives from DCCEEW and NSW Health also attended this inspection.
----------	--

May - July 2025	<ul style="list-style-type: none"> • Following activities and reports were completed: <ul style="list-style-type: none"> ✓ Filter inspection report ✓ DAF and filters concrete condition assessment ✓ Due diligence assessment report • Sustainability in Design Workshop on 27 June 2025. • Value Management Workshop on 02 July 2025. • Preliminary briefing meetings on Basis of Design (BoD) Report, discussions on draft site layouts with Council's water operations staff. • Review of chemicals used in the existing WTP for water treatment and their selection.
Aug 2025	<ul style="list-style-type: none"> • Reference Design (30%) review workshop was conducted on 20 August 2025. This included discussions on draft site-layout and review of chemicals for water treatment for the upgrade. • Geotechnical investigations and surveys (3D survey of existing facilities and locating of existing services) were completed during the week of 18 August 2025. • Project Management Plan (PMP) and Indigenous Participation Plan (IPP) were submitted on 22 August 2025.
September – October 2025	<ul style="list-style-type: none"> • Continuation of Reference Design activities towards 80% design workshop, including the following: <ul style="list-style-type: none"> ✓ Network and Control System Workshop ✓ Emergency Power & Generator Requirements Workshop • Noise monitoring (background) at two adjacent properties near WTP commenced on 24 October and will continue until 3 November 2025. • Package of documents for 80% Reference Design Workshop were shared with stakeholders on 28 October 2025. • Application to Essential Energy for power supply upgrade submitted on 29 October 2025.
November - December 2025	<ul style="list-style-type: none"> • Workshop on Reference Design (80%) Part 1 was conducted on 19 November, with the participation of DCCEEW Water and NSW Health. • Additional ecological survey conducted on 24 November 2025. • Preliminary Hazard Assessment (PHA) Workshop on 27 November 2025.
Upcoming major activities	<ul style="list-style-type: none"> • Workshop on Reference Design (80%) Part 2 scheduled on 16 December 2025. • CHAIR 1 (Construction Hazard Assessment Implication Review) Workshop on 18 December 2025. • Cost Estimate workshop on 19 December 2025. • Preparation of BDAR (Biodiversity Development Assessment Report) - February 2026 • Complete Reference Design, February 2026. • Commence EOI/ETI process, February 2026

3. Implementation - Water Reticulation Improvement Project

Council engaged NSW Public Works for the investigations, design and preparation of tender packages for the Yass Water Reticulation Upgrade project funded by the Ad-hoc Election Fund.

Field work commenced on 4 February 2025. Priority components were identified based on the *Network Criticality Analysis – Yass Reticulation Network, January 2024* and will be refined following the

completion of the site investigations and analysis. Investigations include survey, location of utility services, geotechnical investigations and preparation of Review of Environmental Factors (REF) where required.

Finalisation of the design and tender package required additional site investigations, with the completion being delayed from September 2025 to the end of November 2025. A request for change in milestone completion dates have been lodged with the funding body through DCCEEW.

Council received the reticulation upgrade design and tender package from NSW PW on 3 December 2025 and is reviewing and finalising the documents towards preparing construction packages.

Council is also implementing improvement works on the water supply network as part of its asset management program. Upgrade of water mains in Shearsby Crescent, Yass Valley Way and in Browne Street have been completed.

Planning and design works are underway for a major water main upgrade in Meehan Street between Comur Street and DeMestre Street. The existing water main is aged nearly a century, made of cast iron and is in a deteriorated condition. It is a major contributor to operational and water quality issues in that area. The length of the replacement is approximately 600m with a main diameter of 200mm.

During construction between Comur Street and Church Street, impacts to businesses, roadside parking and traffic flow are expected. Ways to minimise these impacts and ensure safety during construction are being considered. Construction work is planned in the first half of 2026.

A web page for water reticulation upgrade project has been created and will be updated as the project progresses:

<https://www.yassvalley.nsw.gov.au/Our-Services/Water-and-Wastewater/Water-and-wastewater-projects/Yass-Water-Reticulation-Upgrade-Projects>

4. Telstra Communication Assets

Telstra Communication Assets are currently located on the Old Water Treatment Plant under a 5-yearly lease agreement with Council which ends in August 2028. The Old Water Treatment Plant building will need to be demolished as part of the WTP Upgrade Project. This is to allow construction of a third treated water storage reservoir in the future and to re-organise a number of trunk mains laid in sequence within the southern boundary of the WTP premises since 1927.

Council is liaising with Telstra to relocate the communication equipment in the vicinity. Concept design and surveys have been completed by Telstra.

There is also TV retransmission equipment to improve the TV reception in Yass on top of the Old WTP building along with the Telstra equipment. An allowance has been made to house the TV retransmission equipment on the new Telstra Tower.

Council resolved at the meeting on 27 November 2025 to authorize the CEO to enter into a heads of agreement with Telstra for a new tower the designated location within WTP. Telstra will lodge a DA for the construction of a new communication tower.

5. Stakeholders

A Steering Committee meeting with the funding agency representatives for the implementation of the project is scheduled every month commencing from 26 February 2025. Representatives from NSW DCCEEW (Grants, technical and federal liaison branches), DPHI/HIF and Council staff attend the meeting. Meetings are held monthly to oversee funding arrangements and overall project progress. The last meeting was held on 29 October 2025.

A technical advisory committee was established by the DCCEEW during the preparation of the reference design and tender documents and currently consists of representatives from DCCEEW and NSW Health. The NSW Environment Protection Authority (EPA) will also be invited to participate to provide advice on technical matters.

6. Next Steps

The following activities are scheduled:

- Finalise the Reference Design and preparation of tender documents and commence EOI/ETI process.
- Finalise the reticulation upgrade packages and proceed to tendering.
- Continue to liaise with DCCEEW, NSW Health, funding agencies and technical advisories.
- Inform and engage with the community.

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

6.8 ELECTRICITY SUPPLY

SUMMARY

As part of our energy/net zero review, Council has been made aware of an opportunity by the Canberra Region Joint Organisation (CRJO) to join a group energy contract with the Southern Sydney Regional Organisation of Councils (SSROC) program for Energy & Environmental Risk Solutions (PEERS) (Council Group), which will commence in 2027.

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

It is expected that joining the PEERS3 electricity supply contract, Council will save approximately 25% of its annual electricity supply costs, depending on the take-up level of renewable energy electricity supply.

POLICY & LEGISLATION

Local Government Act 1993.

REPORT

1. Background

Details of Council Sites and Electricity usage

Yass Valley Council has 88 sites that have metered electricity usage.

In 2024/25 Council consumed 2,478,012 kW of electricity at a total cost of \$866,482.

The average electricity rate for 2024/25 was \$0.34967 per KW.

Arrangements for Electricity supply

Prior to June 2023, Council obtained its electricity supplies using various State Government and Local Government Procurement arranged contracts.

In 2023/24, after a review supported by the Canberra Region Joint Organisation (CRJO), Council changed all of its medium and small sites (75) to the NSW Government Small sites electricity contract and all large sites (7) to stand alone agreements with AGL and Shell.

2. Future Electricity Supply Arrangements

Council's current electricity agreements finish in 2027, and Council needs to start now to establish future arrangements.

With the assistance of CRJO, Council is now considering joining the Southern Sydney Regional Organisation of Councils (SSROC) Power Purchasing Agreement (PPA).

This agreement is called Program for Energy & Environmental Risk Solutions (PEERS), which first started in 2017.

STRATEGIC DIRECTION

CSP Theme	Our Environment (EN)
CSP Strategy Objective	Our community is resilient to climate impacts
Strategies	EN.4: Investigate and implement approaches to reduce our carbon footprint.
Delivery Program Action	EN. 4.3 Investigate and install renewable power generation systems and energy reducing technologies in Council facilities.

ATTACHMENTS: Nil

6.9 INVESTMENT AND BORROWING REPORT

SUMMARY

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments for the period 1 to 30 November 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 30 November 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 \$42.2M owing on 30 November 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	7,485,814.14	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)	30,406,255.86	5.80%	20 years, full repaid 2043 - Variable rate (2.17%+BBSR)
Total balance as at 30/11/2025	42,186,370.99		

*Interest Rates are fixed.

2. Summary of movements in Council Investments

Council Cash, Cash Equivalent, and Term Deposit Investments at 30 November 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	9,505,282.23	A1+/AA-	n/a	n/a	at call	RBA Cash Rate
Tcorp Strategic Cash Facility	778	5,660,796.82	AAA	n/a	n/a	3 day call	3.89%
		15,166,079.05					
Term Deposits < 12 Months							
Investment Type	Acc/Deal	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
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	A2	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%
Bank of Queensland	CN097497	1,000,000.00	A2	12/11/25	13/05/26	182	4.25%
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%
		21,200,000.00					
Total Short Term		36,366,079.05					

The value of term deposits in November decreased by \$1,500,000 with the following movements:

- One term deposit with a value of \$1,000,000 matured and was re-invested with the same institution.
- One term deposit with a value of \$1,500,000 matured and was not re-invested.

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

Table C – Term Deposit Movements

Term Deposit Movements October 2025 to November 2025				\$
Balance as at 31 October 2025			%	22,700,000.00
Term Deposits Reinvested				
	Old Ref	New Ref		
Bank of Queensland	CN093753	CN097497	4.25%	1,000,000.00
				1,000,000.00
Term Deposits Matured				
Heartland Bank	CN095282			1,500,000.00
				1,500,000.00
New Term Deposit				
				-
Balance as at 31 October 2025				21,200,000.00

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

6.10 MONTHLY FINANCIAL REPORT

SUMMARY

This monthly financial report provides information about Council's financial position at the end of November 2025 with the full year and year-to-date budgets reflecting the budgets adopted as part of the First Quarter Budget Review (QBR1). The report also includes a variance analysis against the full-year and budget year to date. An Investment and Borrowing Report is prepared and is presented to Council as a separate report.

RECOMMENDATION

That the Monthly Financial Report for November 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 \$14.3M surplus and is approximately \$1.6M less 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 \$11.9M surplus and is \$1.2M 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 November, the results would show a Net Operating Result Before Capital Grants and Contributions as a deficit of \$2.2M.



November 2025 Report

Income Statement

Consolidated	QBR1 25-26		Actual 25-26	QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-55,875,693	-37,290,229	-30,646,650	6,643,578	-17.8%	25,229,042	-45.2%
Rates and Annual charges	-24,038,021	-24,125,621	-24,194,534	-68,913	0.3%	-156,513	0.7%
User charges and fees	-6,332,339	-2,540,309	-2,388,769	151,540	-6.0%	3,943,570	-62.3%
Other revenues	-463,690	-213,051	-137,804	75,247	-35.3%	325,886	-70.3%
Grants and contributions provided for operating purposes	-12,818,676	-4,272,167	-703,134	3,569,033	-83.5%	12,115,542	-94.5%
Grants and contributions provided for capital purposes	-9,152,351	-5,399,324	-2,445,353	2,953,971	-54.7%	6,706,998	-73.3%
Interest and investment income	-1,318,989	-549,579	-472,434	77,145	-14.0%	846,555	-64.2%
Other income	-751,627	-190,178	-196,753	-6,575	3.5%	554,874	-73.8%
Net gain/loss from the disposal of assets	-1,000,000	0	-107,869	-107,869		892,131	-89.2%
Expenses from continuing operations	48,205,582	21,228,345	16,281,364	-4,946,982	-23.3%	-31,924,218	-66.2%
Employee benefits and on-costs	15,540,390	6,343,406	5,149,270	-1,194,137	-18.8%	-10,391,121	-66.9%
Materials and services	18,456,110	9,208,237	5,693,836	-3,514,401	-38.2%	-12,762,274	-69.1%
Borrowing costs	2,375,102	848,500	703,526	-144,974	-17.1%	-1,671,577	-70.4%
Depreciation, amortisation and impairment of non-financial asset:	10,812,132	4,505,055	4,505,055		0.0%	-6,307,077	-58.3%
Other Expenses	1,021,847	323,147	229,678	-93,469	-28.9%	-792,169	-77.5%
Operating result from continuing operations	-7,670,111	-16,061,883	-14,365,286	1,696,597	-10.6%	-6,695,175	87.3%
Net Operating Result Before Capital Grants and Contributions	1,482,240	-10,662,559	-11,919,933	-1,257,374	11.8%	-13,402,173	-904.2%

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 \$3.5M below the YTD budget primarily due to \$3.1M Transport grants budgeted but not yet received.

Capital Grants and Contributions is \$2.9M lower than the YTD budget and is primarily due to Transport grants and specific purpose grants for the water supply network budgeted but not yet received.

Interest and Investment Income is \$77k below the YTD budget primarily due the timing of interest recognition.

2.2 Expenses

Employee benefits and on-costs are \$1.2M (\$740k in salaries and wages) below the YTD budget primarily due to timing of recruitment.

Materials and Services are \$3.5M below YTD budget due to timing of expenses:

- \$1,080k for Contractors
- \$843k for Equipment hire
- \$271k Raw materials and consumables
- \$266k for Repair and maintenance
- \$286k for Consultants
- \$153k for Insurance
- \$124k for Electricity and Heating

Borrowing Costs are \$144k 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



November 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	\$	%	\$	%
General fund							
Income from continuing operations	-40,880,823	-26,274,842	-20,892,209	5,382,633	-20.5%	19,988,614	-48.9%
Rates and Annual charges	-16,552,996	-16,552,996	-16,354,544	198,452	-1.2%	198,452	-1.2%
User charges and fees	-3,451,517	-1,665,332	-1,463,992	201,339	-12.1%	1,987,525	-57.6%
Other revenues	-463,690	-213,051	-137,789	75,262	-35.3%	325,901	-70.3%
Grants and contributions provided for operating purposes	-12,818,676	-4,272,167	-703,134	3,569,033	-83.5%	12,115,542	-94.5%
Grants and contributions provided for capital purposes	-4,969,405	-3,024,405	-1,455,693	1,568,712	-51.9%	3,513,712	-70.7%
Interest and investment income	-884,911	-368,713	-472,434	-103,721	28.1%	412,477	-46.6%
Other income	-739,627	-178,178	-196,753	-18,575	10.4%	542,874	-73.4%
Net gain/loss from the disposal of assets	-1,000,000	0	-107,869	-107,869		892,131	-89.2%
Expenses from continuing operations	36,276,054	16,525,669	12,660,714	-3,864,955	-23.4%	-23,615,340	-65.1%
Employee benefits and on-costs	12,858,025	5,168,700	4,145,827	-1,022,873	-19.8%	-8,712,199	-67.8%
Materials and services	12,769,674	7,184,271	4,435,658	-2,748,612	-38.3%	-8,334,016	-65.3%
Borrowing costs	1,800,000	588,506	588,506	0	0.0%	-1,211,494	-67.3%
Depreciation, amortisation and impairment of non-financial assets	7,826,508	3,261,045	3,261,045	0	0.0%	-4,565,463	-58.3%
Other Expenses	1,021,847	323,147	229,678	-93,469	-28.9%	-792,169	-77.5%
Operating result from continuing operations	-4,604,769	-9,749,173	-8,231,495	1,517,678	-15.6%	-3,626,726	78.8%
Net Operating Result Before Capital Grants and Contributions	364,636	-6,724,768	-6,775,802	-51,034	0.8%	-7,140,438	-1958.2%

Sewer Fund



November 2025 Report

Income Statement	QBR1 25-26	QBR1 25-26	Actual 25-26	QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Sewer	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-3,780,164	-3,369,870	-3,434,027	-64,158	1.9%	346,136	-9.2%
Rates and Annual charges	-2,875,956	-2,915,556	-3,002,505	-86,949	3.0%	-126,549	4.4%
User charges and fees	-144,000	-60,000	-113,069	-53,069	88.4%	30,931	-21.5%
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-561,532	-311,532	-318,453	-6,921	2.2%	243,079	-43.3%
Interest and investment income	-198,676	-82,781	0	82,781	-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	2,973,503	1,160,722	819,004	-341,718	-29.4%	-2,154,499	-72.5%
Employee benefits and on-costs	663,942	289,970	65,941	-224,029	-77.3%	-598,002	-90.1%
Materials and services	1,238,239	410,733	358,351	-52,382	-12.8%	-879,888	-71.1%
Borrowing costs	143,770	73,539	8,232	-65,307	-88.8%	-135,538	-94.3%
Depreciation, amortisation and impairment of non-financial asset:	927,552	386,480	386,480		0.0%	-541,072	-58.3%
Other Expenses	0	0	0				
Operating result from continuing operations	-806,661	-2,209,147	-2,615,023	-405,876	18.4%	-1,808,363	224.2%
Net Operating Result Before Capital Grants and Contributions	-245,129	-1,897,615	-2,296,570	-398,965	21.0%	-2,051,442	836.9%

Water Fund



November 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	QBR1 25-26	QBR1 25-26	Actual 25-26				
Water	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-8,878,706	-5,309,517	-3,875,765	1,433,752	-27.0%	5,002,941	-56.3%
Rates and Annual charges	-2,273,068	-2,321,068	-2,392,835	-71,767	3.1%	-119,767	5.3%
User charges and fees	-2,736,822	-814,978	-811,708	3,270	-0.4%	1,925,114	-70.3%
Other revenues	0	0	-15	-15		-15	
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-3,621,414	-2,063,387	-671,207	1,392,180	-67.5%	2,950,207	-81.5%
Interest and investment income	-235,402	-98,084	0	98,084	-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	5,333,793	2,133,041	1,676,694	-456,347	-21.4%	-3,657,099	-68.6%
Employee benefits and on-costs	927,327	417,350	398,839	-18,510	-4.4%	-528,488	-57.0%
Materials and services	2,259,349	814,327	456,158	-358,170	-44.0%	-1,803,192	-79.8%
Borrowing costs	431,332	186,454	106,787	-79,667	-42.7%	-324,545	-75.2%
Depreciation, amortisation and impairment of non-financial assets	1,715,784	714,910	714,910		0.0%	-1,000,874	-58.3%
Other Expenses	0	0	0				
Operating result from continuing operations	-3,544,913	-3,176,476	-2,199,071	977,405	-30.8%	1,345,842	-38.0%
Net Operating Result Before Capital Grants and Contributions	76,501	-1,113,089	-1,527,864	-414,775	37.3%	-1,604,365	-2097.2%

Stormwater Management



November 2025 Report

November 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	QBR1 25-26	QBR1 25-26	Actual 25-26				
Stormwater Management	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-60,000	-60,000	-59,485	515	-0.9%	515	-0.9%
Rates and Annual charges	-60,000	-60,000	-59,485	515	-0.9%	515	-0.9%
User charges and fees	0	0	0				
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	0	0	0				
Interest and investment income	0	0	0				
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	505,018	231,882	97,545	-134,337	-57.9%	-407,473	-80.7%
Employee benefits and on-costs	185,706	84,337	0	-84,337	-100.0%	-185,706	-100.0%
Materials and services	85,204	50,000	0	-50,000	-100.0%	-85,204	-100.0%
Borrowing costs	0	0	0				
Depreciation, amortisation and impairment of non-financial asset:	234,108	97,545	97,545		0.0%	-136,563	-58.3%
Other Expenses	0	0	0				
Operating result from continuing operations	445,018	171,882	38,060	-133,822	-77.9%	-406,958	-91.4%
Net Operating Result Before Capital Grants and Contributions	445,018	171,882	38,060	-133,822	-77.9%	-406,958	-91.4%

Domestic Waste



November 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	\$	%	\$	%
Domestic waste management							
Income from continuing operations	-2,276,000	-2,276,000	-2,385,164	-109,164	4.8%	-109,164	4.8%
Rates and Annual charges	-2,276,000	-2,276,000	-2,385,164	-109,164	4.8%	-109,164	4.8%
User charges and fees	0	0	0				
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	0	0	0				
Interest and investment income	0	0	0				
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	3,117,214	1,177,031	1,027,407	-149,624	-12.7%	-2,089,807	-67.0%
Employee benefits and on-costs	905,390	383,049	538,663	155,613	40.6%	-366,727	-40.5%
Materials and services	2,103,644	748,906	443,669	-305,237	-40.8%	-1,659,975	-78.9%
Borrowing costs	0	0	0				
Depreciation, amortisation and impairment of non-financial assets	108,180	45,075	45,075		0.0%	-63,105	-58.3%
Other Expenses	0	0	0				
Operating result from continuing operations	841,214	-1,098,969	-1,357,757	-258,788	23.5%	-2,198,971	-261.4%
Net Operating Result Before Capital Grants and Contributions	841,214	-1,098,969	-1,357,757	-258,788	23.5%	-2,198,971	-261.4%

4. Statement of Financial Position

The Council's consolidated statement of financial position as at 30 November 2025 shows the following;

- total cash and cash equivalents of \$14.4M,
- investments of \$21.2M, and
- total borrowings of \$42M (includes the \$30.4M loan for the Crago Mill Precinct project).

November 2025 Report – Consolidated



November 2025 Report

Statement of Financial Position	Consolidated
Asset	759,938,640
Current assets	60,074,275
Cash and cash equivalents	14,420,551
Investments	21,200,000
Receivables	20,479,572
Contract assets and Contract cost assets	3,852,042
Inventories	122,110
Non-current assets	699,864,365
Infrastructure, property, plant and equipment	692,864,365
<i>Capital work in progress</i>	50,942,657
<i>Plant and equipment</i>	4,130,647
<i>Land</i>	73,130,578
<i>Infrastructure</i>	562,999,955
<i>Other assets</i>	1,660,527
Investment properties	7,000,000
Liabilities	-51,996,528
Current liabilities	-7,568,281
Payables	-885,062
Borrowings	-372,935
Contract Liabilities	-3,864,979
Employee benefit provisions	-2,445,305
Non-current liabilities	-44,428,247
Borrowings	-41,709,700
Employee benefit provisions	-298,326
Provisions	-2,420,221
Net Assets	707,942,112
Equity	-707,942,112
Accumulated surplus	-349,370,373
IPPE revaluation reserve	-358,571,740

5. Reserves Balances

The reserves balance report shows the current balance for each of the council's reserves.

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 November 2025. Total restricted (external and internal) reserves totalled \$40.0m at the end of November. 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 than the level of cash on hand.

Reserve	\$M
Externally restricted funds	\$35.1*
Crago Mill Reserve	\$0
Internally Restricted funds	\$4.9
Total	\$40.0

*External restricted funds include the recognition of \$4.4M advanced annual charges for Sewer, Domestic Waste and Water. Calculating this revenue on a pro-rata basis to the end of November, the results would show \$30.7M external restricted funds and \$35.6M total Reserve, which is within the \$35.6M total cash and investments.

November 2025 Report Consolidated



November 2025 Report

Reserves balance report	Balance	
	Jun-25	Nov-25
External restrictions	29,999,746	35,103,527
Domestic waste management	1,932,396	3,333,228
S64 Developer contributions – sewer fund	3,515,905	3,834,358
S64 Developer contributions – water fund	8,496,429	9,167,636
S7.11 Developer contributions – general	1,303,287	1,304,694
S7.12 Developer contributions – general	4,988,006	3,163,252
Sewer fund	4,793,470	6,822,225
Specific purpose unexpended grants – general fund	2,155,427	3,658,435
Stormwater Management	18,063	77,548
Water Fund	2,796,763	3,742,152
Crago Mill Reserve	-2,552,791	0
Internal restrictions	7,329,045	4,923,331
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	1,039,761
Land and assets	1,452,451	1,452,451
Murrumbateman Library School Ground	123,179	123,179
Plant and vehicle replacement	1,174,426	957,756
Quarry rehabilitation	766,203	766,203
Roads	44,818	44,818
Victoria Park	201,723	256,525
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	40,026,857
Total cash, cash equivalents and investments	37,017,000	35,620,551
Unrestricted and unallocated cash, cash equivalents and investments	-311,791	-4,406,306
External restriction + Crago Mill Reserve	27,446,955	35,103,527
Total cash, cash equivalents and investments less External restriction + Crago Mill Reserve	9,570,045	517,025

6. Capital Expenditure

The total capital expenditure (CAPEX) budgeted for the year is \$38.5M. The year-to-date (YTD) budget for November 2025 was \$22.6M, and actual expenditure was \$13.5M. 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 Report to 30 November 2025
 B. Crago Mill Progress Report (CMP)

6.11 CHAIR'S ANNUAL REPORT - AUDIT RISK AND IMPROVEMENT COMMITTEE

SUMMARY

In accordance with the Terms of Reference of the Audit, Risk and Improvement Committee (ARIC) the Chair is to present an Annual Report on its activities to Council. This report is prepared in relation to the 2025 calendar year.

RECOMMENDATION

That the Audit, Risk and Improvement Annual Report be received and noted.

FINANCIAL IMPLICATIONS

There are nil financial implications as a result of the acceptance of this Annual Report.

POLICY & LEGISLATION

This report covers the activities of the ARIC in meetings its duties under Section 428A(2) and (3) of the Local Government Act 1993.

REPORT

The Audit, Risk and Improvement Committee (ARIC) Annual Report has been prepared by the independent Chair of the ARIC, Stephen Coates, and is provided for information.

The Chair will be presenting this report to Council during Public Forum.

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. ARIC Chair Annual Report - 2025

6.12 REVIEW OF AUDIT, RISK AND IMPROVEMENT COMMITTEE TERMS OF REFERENCE

SUMMARY

The Audit, Risk and Improvement Committee provides independent assurance to Council by monitoring, reviewing and providing advice about how Council is run. The reviewed Terms of Reference set out the committees objectives, authority, composition and tenure, roles and responsibilities and reporting and administrative arrangements.

RECOMMENDATION

That the Audit, Risk and Improvement Committee Terms of Reference, as attached to this report, be endorsed by Council.

FINANCIAL IMPLICATIONS

There are no financial implications as a result of the endorsement of these Terms of Reference.

POLICY & LEGISLATION

Yass Valley Council has an Audit, Risk and Improvement Committee in compliance with section 428A of the *Local Government Act 1993*, Section 216K of the *Local Government (General) Regulation 2021* and the Departmental Chief Executive's *Guidelines for risk management and internal audit for local government in NSW*.

REPORT

Council has an established Audit, Risk and Improvement Committee (ARIC) in a shared arrangement with the Canberra Region Joint Organisation (CRJO). The other member Councils in this shared arrangement is Goulburn Mulwaree Council and Upper Lachlan Shire Council. The *Local Government (General) Regulation 2021* requires a Council's ARIC to operate in accordance with a Terms of Reference. This document provides clear guidance on how it should serve the Council and that the Council has input into how the ARIC will operate, given its investment. The Terms of Reference ensure clarity in the relationship between Council, ARIC and the CRJO and that the Council can measure the ARIC's performance.

The Terms of Reference are to be approved by resolution of Council and reviewed annually by the ARIC and once each Council term by the Council. The attached Terms of Reference were considered by the ARIC at their meeting of 30 September 2025 and endorsed by ARIC for Council adoption.

At its meeting of 27 November 2025, Council further resolved the membership of the independent Chair and Members, which complements this Terms of Reference.

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. ARIC Terms of Reference - YVC

6.13 TABLING OF PETITION

SUMMARY

On 9 December 2025, Council received a Petition from Annemarie Doyle. The Petition is now being tabled in accordance with Council's Petition Policy.

RECOMMENDATION

That the petition be received and noted.

FINANCIAL IMPLICATIONS

There are nil financial implications as a result of the tabling of this petition.

POLICY & LEGISLATION

Although not specified within the provisions of the NSW Local Government Act 1993 and the Local Government (General) Regulation 2021, Council recognises that petitions form part of the democratic process which allows residents to engage with Council on matters of concern and interest. Council does however, have a Petition Policy which outlines how petitions are to be dealt with.

REPORT

Anyone in the community can organise, sign or submit a petition. Petitions will be considered by Council if:

- It is about a matter relating to Council's responsibilities
- It is about a matter affecting Yass Valley Council or the Yass Valley community, as long as Council is in a position to exercise some degree of influence.

The Petition meets the requirements specified by the Petition Policy, however to ensure compliance with Council's Privacy Management Plan, the signature, address and contact details of the petition organiser have been redacted.

Further, whilst it is acknowledged that 117 signatures have been received to this petition, given the personal information collected as part of this process, the Petition will be presented as a confidential attachment to this report for Councillors information. The withholding of personal information from the Business paper does not impact on how this petition may be considered or dealt with.

Council notes the sentiment of the petition and asserts that community consultation will take place on any future Tree Management Strategy once a contractor has been engaged.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Our community is informed and engaged in decision making
Strategies	CL.4: Our community is empowered to access engagement opportunities and provide input into the future direction of the region.
Delivery Program Action	CL.4.2: Engage with the community with respect to service reviews and discuss options to ensure future financial sustainability

ATTACHMENTS: A. Petition Covering Letter - Annemarie Doyle
B. Petition Signatories - **Confidential**

6.14 PROCUREMENT UPDATE

SUMMARY

Council engaged in a procurement process to clear waste piles from the Yass, Murrumbateman and Gundaroo Waste Transfer Stations which has resulted in a significant variance of from the quote provided by the preferred Contractor. This report seeks to address the process undertaken in line with legislation and Council's adopted Policies.

RECOMMENDATION

This item is classified CONFIDENTIAL in accordance with Section 10A(2)(g) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege and discussion of the matter in an open meeting would be, on balance contrary to the public interest.

FINANCIAL IMPLICATIONS

Negotiations remain ongoing with the Contractor around the settlement of the invoice.

POLICY & LEGISLATION

This matter is being reported to Council as assurance that Section 55 of the Local Government Act 1993, and particularly Council's Procurement and Disposal Policy, has been upheld on this occasion.

REPORT

As per details within Confidential Report. The process undertaken to date and next steps are outlined within the report in order to resolve this matter.

Council has also sought legal advice and to disclose further details about the matter at this time, could prejudice Council's legal position in the future.

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

6.15 POST-EXHIBITION REPORT - 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](#)

RECOMMENDATION

That Council:

1. *Rescind the Livestreaming Council Meetings Policy (CA-CP-03).*
2. *Note that the draft Code of Meeting Practice was publicly exhibited for 42-days and no submissions were received.*
3. *Adopt the Code of Meeting Practice as attached to this report to ensure compliance with the requirement of the Office of Local Government.*

FINANCIAL IMPLICATIONS

There are no financial implications as a result of the adoption of this policy.

POLICY & LEGISLATION

This Policy is presented to Council in accordance with section 360 of the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*. Under section 361 of the Act, before adopting the new Code of Meeting Practice, Council must first exhibit the Draft Code of Meeting Practice for at least 28 days and provide members of the community at least 42 days in which to comment.

The Code of Meeting Practice provides meeting rules that ensure accessible, orderly, effective and efficient meetings of Council and committees of Council. The OLG will be releasing model best practice public forum rules that Council can choose to use, and updated guidance on livestreaming of meetings.

REPORT

Council considered the draft Code of Meeting Practice at its Meeting of 23 October 2025 and resolved to place the policy on exhibition for 42 days (**Resolution 25/355**). The draft policy was placed on exhibition from 24 October 2025 until 8 December 2025 and in this time, no submissions were received. The public exhibition period has now concluded, and the policy is back before Council for final adoption with no further changes being recommended by staff.

At its meeting of 27 November 2025, Councillors resolved (**Resolution 25/401**) to retain the existing Council Meeting schedule which has meant that no changes to Clause 3.1 (Timing of ordinary council meetings) has been made.

As a matter of housekeeping, Council has an existing strategic policy called Live Streaming of Council Meetings (CA-CP-03) which is being recommended for rescission. Given that live streaming has now become a mandatory provision of the Code of Meeting Practice, this policy is superfluous to needs and therefore redundant. Any poor conduct demonstrated by public forum participants can be addressed by the increased powers afforded to the Mayor within the Code of Meeting Practice.

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. Code of Meeting Practice - final
 - B. Live Streaming of Council Meetings - for rescission

8.1 QUESTIONS WITH NOTICE - CR ADRIAN CAMERON

Question 1

At the October 23 2025 YVC Meeting during discussions on Item 6.6; approximately 1.12.20 on the video recording, the following comment was made in reference to the previous Yass Valley Council Sustainability Advisory Committee:

- ' I saw... this committee, in the last term, with no disrespect, as a means to undermine the councillors and the elected body.'

This is an unsubstantiated allegation, which now forms part of the record of the meeting. It was also used in support of the motion to remove that committee from the current term of council.

How can this unsubstantiated allegation be corrected and/or removed from the official record of that council meeting?

Response

The purpose of the requirement to publish recordings of meetings on Council's website is to promote transparency and ensure accountability to the community for the content of debate and decision making at meetings. Recordings of meetings should not be censored to remove content that others may disagree with or object to. Content may only be removed from recordings where compelling grounds exist, for example, where Council has received legal advice that the content is potentially defamatory and may leave the Council legally exposed.

The Minutes of the 23 October 2025 Council Meeting, where this item was considered, have since been adopted.

Question 2

A number of questions have been raised with me about the costs of managing rubbish by Yass Valley Council, in particular, green waste. In 2023, our Sustainability Advisory Committee raised a number of questions about the Yass Valley Council Waste Management Policy which remain unanswered.

Would you please advise on the status of this Waste Management Policy? What is happening with green waste going to the Yass Valley Council Waste Transfer Station? Does the income raised meet the current costs of managing this waste? What other strategies have been investigated as alternative strategies that might ensure better management of green waste?

Response

Green waste at Council Waste Transfer Stations is stockpiled, and once there is sufficient volume Council engages a contractor to shred the material which is then transferred to various processing facilities. Currently, income for processing greenwaste does not cover the cost of removal.

Recently, Council staff have developed a waste operations plan to address the management of Yass Valley Councils waste. This plan is currently in draft but takes on some of the recommendations provided in the 2018 service review which are currently guiding priorities of implementation. Council is currently seeking a consultant to undertake a full Waste Services Review to guide Councils waste management practices. This review will include how Council currently manages its green waste and the implementation of FOGO. The waste service review is planned to be completed this financial year.

Once the review is completed, Council will be in a better position to develop a robust Waste Policy and Strategy which will be presented to Council for endorsement at a future Council meeting.

ATTACHMENTS: Nil

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 Request to sell 13 Dutton Street, Yass

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

10.2 YVC-IA-33-2025 - Electric Vehicle Charging Stations - Crago Mill Precinct

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

10.3 Electricity Supply

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

10.4 Procurement Update

Item 10.4 is confidential in accordance with section s10(A)(2)(g) of the Local Government Act because it contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege 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.