



## **Ordinary Meeting of Council**

**Thursday 26 February 2026**

**4:00 PM**

**Yass High School**

**Grampian Street, YASS**

**PRAYER:**

**All Stand:**

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

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

*Almighty God, we ask your blessing upon this Council.*

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

**FUTURE MEETINGS**

**March 2026**

**Thursday 26th**

**4:00 PM**

**Ordinary Meeting of Council**

# Ordinary Meeting of Council

## A G E N D A

### 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

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**Close of Meeting Time**

**Peta Gardiner**  
**ACTING CHIEF EXECUTIVE OFFICER**



## **Minutes of the Ordinary Meeting of Council**

**Thursday 18 December 2025**

4:00 PM

Yass High School

Grampian Street, Yass

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## Minutes of the Ordinary Meeting of Council held on 18 December 2025

### Present

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

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

### Public Forum

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

### **Presentations to Council – Items on the Meeting Agenda**

#### • **Stephen Coates – Item 6.12 Chair’s Annual Report – Audit Risk and Improvement Committee**

No	Item Number	Title	Name	For or Against
1	6.2	16-18 Cusack Place Planning Proposal	Craig McGaffin	For
2	6.2	16-18 Cusack Place Planning Proposal	Maree Halley	Against
3	6.4	Draft Yass Valley Cemeteries Management Plan and Masterplans	Jaqui Stol	For
4	6.4	Draft Yass Valley Cemeteries Management Plan and Masterplans	Anneke Myers	Against
5	6.13	Tabling of petition	Susan O’Leary	For

**Council Meeting - The Mayor declared the meeting open at 4.55pm**

### **Minute of Silence for the Bondi Victims – Mayoral Minute**

#### **Acknowledgement of Country**

Yass Valley Council acknowledges the Traditional Custodians of the land, the Ngunnawal people. We acknowledge and respect their continued connection to land, waters, skies and community. Minutes of the Ordinary Meeting of Council held on 23 June 2025

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**

Nil

#### **2. Apologies**

Nil

### **3. Declaration of Interest/Disclosures**

Nil

### **4. Confirmation of Minutes**

***RESOLVED that the minutes of the Ordinary Council Meeting held on 27 November 2025 covered by resolution numbers 372-413 inclusive, copies of which had been circulated to all Councillors, be taken as read and confirmed.***

**(Burgess/Charry) 414**

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

AGAINST: Nil

### **5. Mayoral Minute**

#### **5.1. MAYORAL MINUTE - RESPONSE TO TERRORIST ATTACK AT BONDI BEACH ON 14 DECEMBER 2025**

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***RESOLVED that Yass Valley Council:***

- 1. Acknowledges the massacre that occurred at Bondi on December 14, 2025.***
- 2. Offers sincere condolences to the families and loved ones of the victims of the tragedy at Bondi Beach.***
- 3. Notes that this tragedy occurred on the first day of Hanukkah, a significant Jewish celebration.***
- 4. Notes that this was a deliberate, antisemitic attack targeting Jewish Australians and attendees at the 'Hanukkah by the Sea' event, and has been confirmed by ASIO as a terrorist incident.***
- 5. Unequivocally condemns this act of violence and terrorism.***
- 6. Notes that this event is the deadliest mass shooting in Australia since 1996 and has so far claimed the lives of fifteen innocent people.***
- 7. Acknowledges the significant impact and distress this event has caused within the Jewish and broader Australian community.***
- 8. Commends the actions of first responders, police, paramedics, health workers, surf lifesavers, attendees, and members of the public who intervened and whose brave actions saved lives.***
- 9. Extends its support to Waverley Mayor Will Nemesh, Waverley Council, the Jewish community, and all those affected by these events.***
- 10. Reaffirms that Yass Valley is a place that welcomes people from all cultures, religions, and communities.***
- 11. Acknowledges that Yass Valley Council has marked this tragedy by flying its flags at half mast as a mark of respect for the victims.***
- 12. Share with the community that Yass Valley Council, with the support of the Yass RSL Subbranch, will light the Yass Soldiers' Memorial Hall blue over the Jewish Sabbath and until Monday, demonstrating our solidarity with and support for the Jewish Community.***
- 13. Shares with the community that Yass Valley Council, with the support of the Yass RSL Subbranch and the Combined Churches of Yass, will hold a candle-lighting vigil between 6:45 PM and 8:00 PM in the shrine foyer of the Yass Soldiers' Memorial Hall, Comur Street, YASS, on Sunday, December 21st - inviting the public to pass through the shrine, light a candle, offer prayers / spend time in quiet reflection.***

**(Jones) 415**

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

AGAINST: Nil

### **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 6.3 Development Application Update – October & November 2025**
- **Item 6.5 Request to Sell 13 Dutton Street, Yass**
- **Item 6.6 YVC-IA-33-2025 – Electric Vehicle Charging Stations- Crago Mill Precinct**
- **Item 6.7 Yass Water Treatment Plant Upgrade Project – Implementation – Bi-Monthly Update Report**
- **Item 6.9 Investment and Borrowing Report**
- **Item 6.11 Chair's Annual Report - Audit Risk and Improvement Committee**
- **Item 6.12 Review of Audit, Risk and Improvement Committee Terms of Reference**

**(Flanery/Carter) 416**

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

AGAINST: Nil

Grahame Jarvis from AEC Group joined the meeting via Teams for item 6.1 only.

## **6. Reports to Council**

### **6.1 PARKWOOD BORDER ARRANGEMENTS**

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#### **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).

**RESOLVED** that:

- 1. Council note the long-term financial modelling undertaken by AEC Group which demonstrates that retaining Parkwood within the Yass Valley Council Local Government Area delivers a net financial benefit to Council when supported by appropriate funding mechanisms.**
- 2. Parkwood remain within the Yass Valley Council Local Government Area.**
- 3. The Mayor and CEO write to the NSW and ACT Governments advising of Council's official position to retain Parkwood within the Yass Valley Council Local Government Area.**
- 4. Council seeks to maintain a level of services to Parkwood commensurate with community expectations, to be funded through a Parkwood-specific Special Rate Variation (pending IPART or Ministerial approval), without reliance on general rate revenue and without broader financial impact on existing Yass Valley ratepayers.**

**(Charry/Carter) 417**

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

AGAINST: Nil

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

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### **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 700m<sup>2</sup>. 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.

#### **RESOLVED 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.**

**(McGrath/Rothwell) 418**

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

AGAINST: Councillors A Cameron and F Flanery

## **6.3 DEVELOPMENT APPLICATION UPDATE - OCTOBER AND NOVEMBER 2025**

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### **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.

#### **RESOLVED that report on applications for October and November 2025 be noted.**

**(Flanery/Carter) 419**

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

AGAINST: Nil

## **6.4 DRAFT YASS VALLEY CEMETERIES MANAGEMENT PLAN AND MASTERPLAN**

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## 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.

### **RESOLVED that:**

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

**(Flanery/Burgess) 420**

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

AGAINST: Nil

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## 6.5 REQUEST TO SELL 13 DUTTON STREET, YASS

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### SUMMARY

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

**RESOLVED 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.**

**(Flanery/Carter) 421**

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

AGAINST: Nil

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

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### SUMMARY

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

**RESOLVED 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.**

**(Flanery/Carter) 422**

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

AGAINST: Nil

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

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**SUMMARY**

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

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

***(Flanery/Carter) 423***

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

AGAINST: Nil

**6.8 ELECTRICITY SUPPLY**

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**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.

***RESOLVED 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.***

***(Carter/McGrath) 424***

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

AGAINST: Councillor A Cameron

**6.9 INVESTMENT AND BORROWING REPORT**

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## 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.

***RESOLVED that the Investment & Borrowings Reports, covering the period 1 to 30 November 2025 be noted.***

***(Flanery/Carter) 425***

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

AGAINST: Nil

## 6.10 MONTHLY FINANCIAL REPORT

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### 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.

***RESOLVED that the Monthly Financial Report for November 2025 be noted.***

***(Flanery/Carter) 426***

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

AGAINST: Nil

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

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### 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.

***RESOLVED that the Audit, Risk and Improvement Annual Report be received and noted.***

***(Flanery/Carter) 427***

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

AGAINST: Nil

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

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## 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.

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

**(Flanery/Carter) 428**

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

AGAINST: Nil

## 6.13 TABLING OF PETITION

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### 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.

**RESOLVED that the petition be received and noted.**

**(Cameron/Flanery) 429**

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

AGAINST: Nil

## 6.14 PROCUREMENT UPDATE

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### 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.

**RESOLVED that 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.**

**(Cameron/Rothwell) 430**

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

AGAINST: Nil

## 6.15 POST-EXHIBITION REPORT - CODE OF MEETING PRACTICE

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## 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](#)

### **RESOLVED 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. Amend Clause 3.12 to state: A councillor may, by way of a notice submitted under clause 3.10, as a question for response by the Chief Executive Officer about the performance or operations of the council. These must be submitted in writing by 12:00pm on the Wednesday a week prior to the meeting is to be held.**
- 4. Adopt the Code of Meeting Practice as attached to this report to ensure compliance with the requirement of the Office of Local Government.**

*(McGrath/Carter) 431*

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

AGAINST: Nil

## **7. Notice of Motion**

Nil

## **8. Questions with Notice**

### **8.1 QUESTIONS WITH NOTICE - CR ADRIAN CAMERON**

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#### **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.

***RESOLVED that the Questions with Notice be noted.***

***(Cameron/Flanery) 432***

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

AGAINST: Nil

**9. Minutes and Recommendations of Council Committees**

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.

Closed Council commenced at 6.21 pm.

*At 6.22pm Councillor Flanery left the Chambers.*

*At 6.25pm Councillor Flanery returned to the Chambers.*

### **10.1 REQUEST TO SELL 13 DUTTON STREET, YASS**

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#### **SUMMARY**

To recommend the sale of 13 Dutton Street, Yass. This land has previously been identified as surplus to needs and investment lands.

#### ***RESOLVED that Council:***

- 1. Approve Lot 9 DP 1099562, 13 Dutton Street, Yass to be disposed by open market (including auction) sale.***

2. *Authorises the Chief Executive Officer to negotiate a sale at the appraisal value or higher.*
3. *Requests that the Chief Executive Officer to bring a final offer back to Council for resolution, in accordance with Section 377(1)(h) of the Local Government Act (NSW) 1993.*
4. *Approves the proceeds of the sale of 13 Dutton Street, Yass being placed in a newly established Commercial Property Development Internally Restricted Fund with purpose being to facilitate and fund the following:*
  - a. *Development of a Yass Valley Council Property Strategy.*
  - b. *Undertaking studies, assessments or proposals for commercial development or sale of Council land.*
  - c. *Activities relating to commercial property development.*

*(Rothwell/Charry) 433*

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

AGAINST: Nil

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## **10.2 YVC-IA-33-2025 - ELECTRIC VEHICLE CHARGING STATIONS - CRAGO MILL PRECINCT**

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### **SUMMARY**

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

***RESOLVED that Council note that the Expression of Interest submitted by NRMA to install, operate and maintain electric vehicle charging stations, at no cost to Council plus pay Council an annual fee per charging station, within the Crago Mill Precinct is proposed to be accepted on the basis of a 5-year initial period with an option for an additional 5 years.***

*(Charry/McGrath)434*

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

AGAINST: Nil

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## **10.3 ELECTRICITY SUPPLY**

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### **SUMMARY**

As part of our energy/net zero review, Council has been made aware of an opportunity by 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. If Council joins this contract, it is expected that Council's current electricity costs could be reduced by 22-27%.

### **RECOMMENDATION**

*That:*

1. *the Chief Executive Officer be delegated authority to join the Program for Energy & Environmental Risk Solutions 3 extension (PEERS3) with the Southern Sydney Regional Organisation of Council (SSROC) (Council Group) contract for the provision of electricity for the period 1/1/2027 to 31/12/2030.*

2. Council support purchasing 20% of its electricity supply from renewable sources under the PEERS3 contract.

**Motion**

That the recommendations be moved separately for item 10.3.

**(Cameron/Carter)435**

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

AGAINST: Nil

**RESOLVED that the Chief Executive Officer be delegated authority to join the Program for Energy & Environmental Risk Solutions 3 extension (PEERS3) with the Southern Sydney Regional Organisation of Council (SSROC) (Council Group) contract for the provision of electricity for the period 1/1/2027 to 31/12/2030.**

**(McGrath/Charry)436**

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

AGAINST: Councillor F Flanery

**RESOLVED that Council support purchasing 20% of its electricity supply from renewable sources under the PEERS3 contract.**

**(McGrath/Charry)437**

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

AGAINST: Councillors A Cameron and F Flanery

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#### **10.4 PROCUREMENT UPDATE**

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##### **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 variance of \$192,473 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.

**RESOLVED that**

- 1. Council notes the report.**
- 2. The matter be noted for ARIC.**
- 3. A report be brought back to council at a future meeting outlining improvements to procurement, project and contract management framework.**

**(Charry/Carter) 438**

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

AGAINST: Nil

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#### **10.5. CONFIDENTIAL MAYORAL MINUTE – CEO PERFORMANCE AGREEMENT**

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**SUMMARY**

Report back on the CEO Performance Agreement.

**RESOLVED that Council note the Panel's recommendation with respect to the Chief Executive Officer's Performance Agreement and endorse for the 2025-2026 review period**

**(Jones/Butler) 439**

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

AGAINST: Nil

**RESOLVED that the meeting move into Open Council.**

**(McGrath/Cameron) 440**

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

AGAINST: Nil

*Open Council resumed at 7.25pm whereupon the Mayor made the resolutions passed during closed session public.*

The meeting closed at 7.26pm.

## 6.1 REVIEW OF DETERMINATION - DAZZLE DANCE - 26 ROSE STREET, MURRUMBATEMAN

### SUMMARY

To present a review of the determination of DA230577B which relates to the approved hours of operation for 'Dazzle Dance' dance school at Lot 1 DP 1291221, 26 Rose Street, Murrumbateman. The application attracted 32 unique submissions. It is recommended a consent is issued with modified hours of operation.

### RECOMMENDATION

*That Modified Development Consent (DA237577B) at Lot 1 DP 1291221, 26 Rose Street, Murrumbateman be granted to operate within the following hours:*

Day	Hours of Operation
Monday to Friday	9am to 9pm
Saturday	9am to 5pm
Sunday	10am to 4pm
Public Holidays	No operation

### FINANCIAL IMPLICATIONS

Resources for development assessment are provided for in the 2025-2026 Operational Plan.

### POLICY & LEGISLATION

#### Acts and Regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000

#### Local Controls

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

### REPORT

#### 1. Application Details

Date Received	-	7 October 2025
Land	-	Lot 1 DP 1291221, 26 Rose Street, Murrumbateman
Area	-	955m <sup>2</sup>
Zoning	-	RU5 Village

#### 2. Site Description and Locality

The site is located in an area characterised as an interface of residential and business/commercial land uses in the village of Murrumbateman. The site is located on the corner of Rose Street and North Street at the edge of the older village area and the more modern area known as Fairley. The site now contains the dance school building and car park with frontage and access to North Street.

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

### 3. Background

#### Development Application DA230577

In June 2024 council resolved [**Min 6**] to issue a deferred commencement development consent for a dance school at the site. The consent included a condition permitting the hours of operation as follows:

Day	Hours of Operation
Monday to Friday	4pm to 9pm
Saturday	9am to 3pm
Sunday	No operation
Public Holidays	No operation

#### Application to Modify Consent DA230577B

In August 2025 council resolved [**Min 279**] to issue a modified development consent permitting the hours of operation as follows:

Day	Hours of Operation
Monday to Friday	9am to 9pm
Saturday	9am to 4pm
Sunday	No operation
Public Holidays	No operation

The resolution also included the following:

*With consideration of the matters required by section 4.15 of the Environmental Planning and Assessment Act 1979, the applicant's proposed hours of operation of 9:00am to 9:00pm, seven days per week, are not supported as it is considered they would unreasonably affect the amenity of the immediate and nearby residential receivers, noting that the site is located at an interface between business/commercial uses and residential uses. The amended hours are imposed in accordance with sections 4.15 and 4.17 of the Act to protect residential amenity.*

### 4. Application for Review

The current application seeks a review of the determination of the modification application DA230577B pursuant to s.8.2 of the Environmental Planning and Assessment Act 1979 (the Act). As part of the review process, the applicant is seeking approval to modify the approved hours of operation on weekends and public holidays, as detailed below:

Day	Hours of Operation
Monday to Friday	9am to 9pm
Saturday	9am to 5pm
Sunday	9am to 5pm
Public Holidays	As per day of week

In summary, the review is seeking approval for:

- An additional hour on Saturdays from 4pm
- Operating hours between 9am and 5pm on Sundays
- Operating hours on public holidays as per the day of the week on which the public holiday falls.

The applicant has provided supporting documentation which is included in **Attachment B**.

### 5. Public Exhibition

Public exhibition of the application for review included notice to 11 adjoining landowners and those who made a submission to application DA230577B. Thirty-two unique submissions were received and are included in **Attachment C**.

## 6. Assessment

No new or materially different matters are proposed or have been identified and therefore the s4.15 assessment report and report to council for DA230577B are considered to adequately assess the proposed modified hours of operation.

### Issues raised in submissions

The issues raised in submissions focus on the following key areas:

- **The review process** – The determination made should not be ‘re-opened’ as this will undermine procedural fairness, erode confidence in the council decision making process and planning system and set a precedent for other developers. Questions are also posed as to why objectors could not lodge a review when the original approval was granted.
- **Traffic behaviour during drop-off and pick-up times** – Vehicles are frequently stopping or parking in ways that do not comply with road rules, which is affecting property access, safety and the general amenity of nearby residents. Submissions in support state that this occurs during school drop-off and pick-up times and that traffic issues in the area should not be solely attributed to the dance school.
- **Noise** – Noise from the general operations of the business including music and the behaviour of individuals entering and exiting the facility, impacting the general amenity of nearby residents.
- **New supporting information** – the information submitted in support of the application is not prepared by independent experts and no new traffic or noise impact assessment reports were submitted to support the proposed hours of operation.
- **Additional land use** – Physiotherapy consultations are not approved as part of the development.
- **Non-compliance with current operating hours** – statements indicate that the dance school is operating outside of the current approved hours of operation.
- **Matters approved by DA230577** – Inadequacy of internal carpark, inappropriate driveway location, capacity of the local road network and suitability of the site and locality for a commercial premises.
- **Benefits of the dance school** - Extended hours will allow greater access to the benefits of physical health, mental well-being, and social connection, as well as supporting local economic growth including nearby small businesses. Additionally, The facility provides opportunities that would otherwise be sought in Canberra.
- **Other comments in support:**
  - Traffic and amenity issues cannot be attributed solely to the dance school as the residential lots are surrounded by numerous businesses, two childcare centres, a primary school, a rural fire station and within 300 metres of a highway. Traffic related issues is an issue that needs to be considered more broadly and not solely attributed to the dance school.
  - The residents have chosen to live in an area in which commercial operations can occur.

### Response to issues

The issues raised in submissions have been previously considered as part of the assessment of the modification application DA230577B, except for the following matters which are discussed below.

- **The review process** – Division 8.2 of the Environmental Planning and Assessment Act 1979 (the Act) makes provision for the applicant for a development consent to request Council review a determination. Provisions are also made for the applicant to amend the proposed development if the development remains substantially the same as originally approved. In this instance, the application for review meets the requirements of the Act.

The intent of the review process is to provide an opportunity for Council to reconsider its decision and for the applicant to demonstrate that all possible avenues for resolution are exhausted prior to lodging an appeal in the Land and Environment Court.

- **Objectors right to appeal** – The Act makes no provision for an objector to request a review of a determination, however s9.45 provides that any person may bring proceedings in the Land and Environment Court ‘for an order to remedy or restrain a breach of this Act’. These are known as a ‘judicial review’ and consider legality or validity, not the merits, of the decision.
- **New supporting information** – The information submitted in support of the application was not required to be prepared by a consultant with a particular qualification and updated noise and/or traffic impact assessment reports were not requested as the previous reports (DA230577B) are considered to adequately address concerns.
- **Additional land use** – In the absence of detail, physiotherapy consultations cannot be appropriately characterised for the purpose of the land use table in the LEP and should not be occurring at the site until it is confirmed that the land use is either ancillary to the approved development or development consent for the land use has been granted.

It is important to note that matters including capacity of the internal carpark, driveway location, capacity of the local road network and suitability of the site and locality for a recreation facility, were considered as part of the original application (DA230577) and cannot be relitigated at this time.

## 7. Conclusion

No new or materially different matters are proposed or have been identified that would warrant a different outcome to that recommended in relation to the modification application DA230577B. Accordingly, this recommendation is presented for reconsideration, as detailed below:

Day	Hours of Operation
Monday to Friday	9am to 9pm
Saturday	9am to 5pm
Sunday	10am to 4pm
Public Holidays	No operation

The only modification relates to an additional hour of operation on Saturdays, which does not extend beyond standard business operating hours.

## STRATEGIC DIRECTION

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

- ATTACHMENTS:**
- A. Locality Plan
  - B. Supporting Documents
  - C. Submissions

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## 6.2 REVIEW OF DETERMINATION - 7 HANLEY PLACE, YASS

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### SUMMARY

To present a review of the determination of development application DA250320 for six (6) attached dwellings at Lot 1 DP1193382, 7 Hanley Place, Yass. The application for review attracted 19 unique submissions, 15 in favour of the development and 4 opposed, and relevant conditions can be imposed to mitigate these impacts. Approval is recommended.

### RECOMMENDATION

*That conditional development consent be issued for Development Application No DA250320 for six (6) attached dwellings at Lot 1 DP 1193382, 7 Hanley Place, Yass.*

### FINANCIAL IMPLICATIONS

Resources for development assessment are provided for in the 2025-2026 Operational Plan.

### POLICY & LEGISLATION

#### Acts and Regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Local Government Act 1993
- Roads Act 1993

#### State Environmental Planning Policies

- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021

#### Local Controls

- Yass Valley Local Environmental Plan 2013
- Valley Development Control Plan 2024
- Yass Valley Development Contributions Plan 2018
- Yass Valley Community Engagement Strategy
- Road Standard Policy RD-POL-09

### REPORT

#### 1. Application Details

Date Received	-	17 November 2025
Land	-	Lot 1 DP 1193382, 7 Hanley Place, Yass
Area	-	1,914m <sup>2</sup>
Zoning	-	R1 General Residential

#### 2. Site Description and Locality

The site is located generally on the western side of the Yass town in Hanley Place. The site is on the eastern or lower side of Hanley Place and is accessed via a battle-axe handle. Hanley Place is a 'no through' loop off Irvine Drive, which is in turn off Rossi Street.

The subject lot is 1,914m<sup>2</sup> in size and has considerable fall like most lots on this side of Hanley Place. The lot does not contain any significant vegetation but there is a large rocky outcrop in the middle.

The surrounding land uses are mainly residential including predominately single detached dwellings. There are however two pairs of what could be described as detached dual occupancy style dwellings on the northern side of Hanley Place, although these have been subdivided and are still on relatively large lots of between approximately 600m<sup>2</sup> and 800m<sup>2</sup> each.

There are several vacant lots nearby including 9A, 11, 13A and 13B Hanley Place. The adjoining lot to the west at 5 Hanley Place contains an established dwelling, whilst there is a heritage item (I274 – "The Manse") nearby to the south at 99 Rossi Street.

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

### **3. Background**

#### **Development Application DA230320**

In September 2025 council resolved to refuse an application for a multi-dwelling housing application on the subject site. The refusal was based on there being a lack of justification contained within the Clause 4.6 Variation request. This was based on the definition of multi-dwelling housing triggering the minimum lot size requirements under clause 4.1D(3)(a)

### **4. Application for Review**

The current application seeks a review of the determination of the application DA230320 pursuant to s.8.2 of the Environmental Planning and Assessment Act 1979 (the Act). As part of the review process, the applicant is seeking to have the definition of the proposed development be considered as *attached dwellings* rather than *multi-dwelling housing*. This removes the area of non-compliance that led to the refusal of the original application.

Excluding this revised definition, the proposed development remains unchanged from the original DA, comprising:

- Multi dwelling housing, including six dwellings of three bedrooms and two garage spaces each (two buildings with three dwellings in each)
- Earthworks
- Landscaping works
- Driveway and services

The applicant has provided supporting documentation which is included in **Attachment B and C**.

### **5. Public Exhibition**

Public exhibition of the application for review included notice to 25 adjoining and nearby landowners and those who made a submission to the original application. Nineteen unique submissions were received and are included in **Attachment D**. 15 of the submissions were in support of the development, with four being opposed to the development.

### **6. Assessment**

The design of the development has not been altered in the request for review of determination. As a result, the original s4.15 assessment report and report to Council where it relates to the development form has not been re-prosecuted. This identified minor areas of non-compliance. However, these areas of non-compliance were considered to be justified during the original assessment.

The only area that the Review of Determination seeks to amend is the definition of the proposed development. Instead of the development meeting the previous definition of *multi-dwelling housing*

under a strata title scheme, which creates non-compliance with clause 4.1D(3)(a), the applicant now seeks approval for *attached housing* with a community title subdivision. Clause 4.1D(3)(a) states:

*(3) Development consent must not be granted to development for the purposes of multi dwelling housing unless the site area per dwelling is at least—*

*(a) in the case of Zone R1 General Residential—400 square metres,*

As the proposed development is no longer lodged as multi-dwelling housing, the reason for refusal is no longer applicable.

It is considered that the proposed development can be supported for the reasons outlined in the amended Assessment Report (refer **Attachment E**).

The s.4.15 assessment report, along with the original report to Council prepared for the original application, comprehensively addresses the potential impacts of the development (refer **Attachment F**). Only additional items raised in submissions are addressed below.

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

### **Issues raised in submissions**

The issues raised in submissions focus on the following key areas:

**Housing Type - Support** There are a number of submissions (15 in total) of support that suggests that the type of housing proposed will be welcome in Yass, including to meet the needs to modern families or retirees and downsizers.

**Design – Support** A submission has been received that expresses support the design quality of the proposed development

**The review process** – The determination made should not be ‘re-opened’ as it is the developer ‘gaming the system’ and that will undermine procedural fairness, erode confidence in the council decision making process and planning system and set a precedent for other developers.

The Act allows for the review of determination, including providing additional information that may assist in the review process. In this instance, the review of the application, and the amending of the definition of the building type allows for a building type that is permissible in the zone and removed the reasons for refusal. This reinforces the integrity of the planning system.

## **7. Conclusion**

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

### **STRATEGIC DIRECTION**

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

- ATTACHMENTS:**
- A. Locality Plan
  - B. Plans
  - C. Supporting Information
  - D. Submissions
  - E. Assessment Report
  - F. Original Council Report
  - G. Draft Conditions

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## 6.3 DEVELOPMENT CONSENT DA035019D - DISCOVERY DRIVE RESIDENTIAL SUBDIVISION (STAGE 3) - 63 DISCOVERY DRIVE, YASS

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### SUMMARY

To present the assessment of a request to modify development consent DA035019D (19/2003A) for the staged residential subdivision at Discovery Drive, Yass. Stages 1 and 2 of the subdivision have already been completed, with the modification relating to Stage 3 on Lot 63 DP 1071431, with the subject land lot accessible via Discovery Drive.

The modification seeks to amend the internal road layout and lot configuration within the Stage 3 subdivision. The number of residential lots remains unchanged at seven, with all proposed lots achieving the minimum 1,000m<sup>2</sup> lot size in accordance with the Yass Valley Local Environmental Plan 2013 (the LEP). A revised cul-de-sac design replaces a previously approved through-road and provides for improved lot configuration, and a pedestrian laneway to maintain walkability, pedestrian movement and emergency access. The modification application attracted five submissions during the exhibition period.

Given Yass Valley Council is the landowner of the site, Port Stephens Council have been engaged to undertake the assessment as a third-party independent assessor.

Approval is recommended.

### RECOMMENDATION

*That Development Consent No. DA035019 be modified for Stage 3 of the subdivision at [63] Discovery Drive, Yass, subject to modified conditions which include for a footpath to be constructed to Hume Street.*

### FINANCIAL IMPLICATIONS

- Resources for development assessment are provided for in the current Operational Plan.
- Additional financial liability to Council will result from the dedication of assets including new roads, footpaths, and stormwater, water and sewer infrastructure.
- There is a financial liability to Council as a result of the dedication of either a road (i.e. per current development consent) or footpath (i.e. per recommendation of this report) connection to Hume Street/Caddell Place.
- The modification application does not propose any additional lots beyond those which are already approved; however, completion of Stage 3 will result in an increase in the rates generated post-subdivision with the new lots being rated as residential.

### POLICY & LEGISLATION

#### Acts and Regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Biodiversity Conservation Act 2016
- Biodiversity Conservation Regulation 2017
- Local Government Act 1993
- Roads Act 1993
- National Parks and Wildlife Act 1974

#### State Environmental Planning Policies

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

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Local Controls

- Yass Local Environmental Plan 1987
- Yass Valley Local Environmental Plan 2013
- Yass Valley Council Development Control Plan 2024
- Yass Valley Development Contributions Plan 2018
- Yass Valley Community Engagement Strategy
- Road Standards Policy RD-POL-9

Guidelines

- Planning for Bushfire Protection 2019
- Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales

**REPORT**

**1. Application Details**

Date Received	-	15 October 2025
Land	-	Lot 63 DP 1079585, 63 Discovery Drive, Yass
Area	-	8,428m <sup>2</sup> (Stage 3)
Zoning	-	Yass Valley Local Environmental Plan 2013 - R1 General Residential Yass Local Environmental Plan 1987 - No. 2(a)

The application is 'Council-related development' with Yass Valley Council the landowner. Port Stephens Council have been engaged to undertake the assessment as a third-party independent assessor in accordance with the CEO's Conflict of Management Strategy (**Attachment A**).

**2. Site Description and Locality**

The site is located to the south of Discovery Drive and forms part of an approved subdivision in the northern precinct of Yass. The locality is characterised by residential and rural-residential development types. The site is void of remnant vegetation and comprises open grassland and cleared areas. There are no major site constraints or known contaminating historical activities. The site slightly falls away from Discovery Drive towards the south-west.

The site is accessed via Discovery Drive to the north. To the north, east and west of the site are the completed parts of the original subdivision that now support residential dwellings, and a vacant Council managed open reserve (Reddall Street) exists to the south situated between Caddell Place and Cooks Hill Road.

The existing subdivision and site are serviced by stormwater, reticulated water and sewer and other essential services.

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

**3. Proposal**

The original development consent was granted under DA 19/2003 by Council in 2003 for the staged subdivision. The original consent provided for the subdivision of 62 residential lots, roads and other supporting infrastructure across three stages. This included a requirement through a condition of consent for Discovery Drive to be extended through to Hume Street via Reddall Street.

A subsequent modification, DA 19/2003A, was approved by Council in 2004, revising the staging and adding two additional lots, totalling 64 lots, including three public reserves.

Stages 1 and 2 of the development have been completed. As the development has been physically commenced through the Stage 1 and 2 works, the development consent for Stage 3 has not lapsed.

The submitted modification application involves:

- Reconfiguration of the subdivision layout in Stage 3 resulting in seven residential lots, each above 1,000m<sup>2</sup> in area. No additional lots are proposed as part of the modified subdivision layout.

- Creating a pedestrian path connection (1.8m wide), extending from the existing path along Discovery Drive, around the proposed cul-de-sac, and terminating at the Reddall Street road reserve at the boundary of the subject site.
- Laneway (6.5m) providing pedestrian access from the site to the south with a removable bollard to allow for emergency vehicle access.
- Extension of existing Discovery Drive into a new cul-de-sac.

The lots will allow for the future construction of residential dwellings.

No vegetation removal is required under the modified layout.

The current approved plan of subdivision and proposed modified plan of subdivision are included in **Attachment C**. Details and other supporting documentation for the proposal are included in **Attachment D**.

#### **4. Public Exhibition**

Public exhibition included notice to 45 adjoining and nearby landowners and five submissions have been received (refer **Attachment E**).

#### **5. Referrals**

The modification application was referred to the NSW Rural Fire Service (RFS) and Heritage NSW (refer **Attachment F**).

##### NSW Rural Fire Service (RFS)

The site is mapped as bushfire-prone, requiring consideration of bushfire hazard in the assessment of the application. Given the modification proposes includes the realignment of lot boundaries, the creation of a cul-de-sac road design and removal of a through connecting road, referral to the RFS was triggered. The RFS provided response (dated 7 November 2025) and conditions related to access road design, asset protection zone (APZ) establishment, utility services and landscape management against the Planning for Bush Fire Protection 2019. The recommended conditions provided by the RFS can be included in any modified development consent that may be issued.

##### Heritage NSW (HNSW)

An Aboriginal Heritage Assessment was undertaken in 2003 as part of the original subdivision application. The Aboriginal Heritage Assessment identified several sites across the broader subdivision area, including scarred trees and artefact scatters. A Supplementary Aboriginal Report was submitted with the modification application. An Aboriginal artefact site was previously recorded within the Stage 3 boundary. A site inspection was undertaken by the archaeologist in August 2025 confirming that the location has been significantly disturbed and the artefact is most likely to have been salvaged under the Aboriginal Heritage Impact Permit (AHIP) granted by Heritage NSW. No intact cultural material remains from the site inspection.

HNSW reviewed the proposed modification and Aboriginal Heritage Assessment and advised there are no further heritage considerations for this site. HNSW advised the applicant has undertaken appropriate due diligence and there are no further actions required.

#### **6. Assessment**

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

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

##### **6.1 Modification Application – s4.55 EP&A Act 1979**

The modification application has been lodged pursuant to s4.55(1A) of the Act. This allows modifications to development consents in certain circumstances where the development remains substantially the same as that which was originally granted consent.

In this instance, it is considered that whilst a modified subdivision layout is proposed, the development remains substantially the same as the original consent. This is for several reasons, including:

- The development remains to be for residential subdivision and associated infrastructure.
- The proposed modification generally maintains the same development footprint as approved with a minor reconfiguration of lot boundaries in Stage 3.
- The number of lots remains unchanged, and all proposed lots meet the 1,000m<sup>2</sup> minimum under the LEP.
- There is no increase in environmental impacts and the essence of the development in a qualitative and quantitative sense remains the same.

Council can be satisfied that the proposed development as modified remains substantially the same.

Matters relating to impacts to individual properties still need be considered under s4.55(3) and s4.15 of the Act which is included in the Assessment Report (refer **Attachment G**).

## **6.2 Subdivision Design and Access**

The site remains accessible via road connection to the north from Discovery Drive. The modified design will not increase the site yield or density, therefore not triggering any increase in vehicle movements beyond the original subdivision approval. Conditions have been imposed regarding completing the road works to Council's road design standards.

In terms of extinguishing the southern road connection through the modified subdivision layout, the Yass Valley Flood Risk Management Study and Plan identified a significant overland flow path along the Reddall Street road reserve. Accordingly, future development opportunities are limited and the construction of a connecting road from Reddall Street is unlikely to be completed by Council or another landowner.

The revised subdivision design now provides for a cul-de-sac arrangement with a pedestrian walkway between Discovery Drive and Hume Street to improve pedestrian connectivity and formalise an existing unformed path.

The lots remain suitable to accommodate future residential dwellings. The proposed lots can accommodate dwelling envelopes conducive to suitable ventilation and solar access.

## **6.3 Extension of Footpath**

The original modified subdivision layout that was submitted only proposed a footpath to the site boundary, terminating at the southern road reserve area. Concerns were raised in the submissions regarding pedestrian safety, useability and the current usage of an unformed path from Hume Street/Cadell Place to the site. In response to these community submissions, Council has imposed a condition of consent requiring the existing footpath in Discovery Drive to be extended to Hume Street/Caddell Place through Reddall Street.

The extension of the footpath to Hume Street/Caddell Place was the most common matter of concern from the submissions.

## **6.4 Outlook and Amenity**

One submission raised concern that the development will impact outlook and amenity provided by the subject site that is currently vacant. The submission requested the subdivision be reduced from seven lots to five, with the residual land to be retained as a park or reserve area.

The subdivision was originally approved in 2004, which predates the objector's timing of purchasing the adjoining parcel of land and constructing a residential dwelling. Regardless of the modified subdivision layout being considered under the subject modification proposal, the subject site supported a subdivision development approval for seven lots that can be developed at any

time, noting the development consent has been physically commenced through the completion of Stage 1 and Stage 2.

Moreover, the site is zoned R1 General Residential and not for any public recreation or conservation purpose, establishing a strategic land use planning purpose for the land to accommodate future residential dwellings. Should the subdivision development not proceed on these grounds, there would be an underutilisation of residentially zoned land that would contravene the key objective of the R1 General Residential zone, being to provide for the housing needs of the community.

In terms of view loss and outlook impacts, there are no protected view corridors or vistas across the site under the LEP, DCP or Land Use Strategies, nor are there any legal rights to a view from the adjoining eastern property. Relying on the Land and Environment Court principles for view loss, established in *Tenacity Consulting v Warringah Council*, the site provides no unique views to high value features, the views are only obtained through side boundaries, and the modified subdivision proposal is compliant against the LEP and DCP.

### 6.5 Community Land Classification

One objector raised concern on the process of classifying the land from community to operational. The subject land is listed in Schedule 4 of the LEP as operational. The subject land was reclassified from community to operational by Council Resolution on 14 December 2022 that endorsed Planning Proposal – Discovery Drive, Yass (PP.2020.03) to be adopted. The LEP was subsequently amended to list the land as operational.

### 6.6 Conflict of Interest

DA035019D (19/2003A) is for a modification to the Stage 3 subdivision plan, which is now Council-owned land through a recent acquisition. The Yass Valley Council CEO endorsed a Conflict of Management Strategy that incorporated conflict management controls including the following:

- Development application modification is to be assessed by an independent NSW Local Government which is not Yass Valley Council.
- Review of modification assessment by Director Planning and Environment and determination at meeting of Council.
- Ensure any staff involved with the development application modification assessment are separate from those managing the project.

The planner's assessment has been undertaken by Port Stephens Council as a third-party independent Council.

## 7. Conclusion

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

## 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.

**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. CEO Risk Management Statement
- B. Locality Plan
- C. Current Approved and Proposed Modified Plan of Subdivision
- D. Other Supporting Documentation
- E. Submissions
- F. Agency Referral Responses
- G. s4.55 Assessment
- H. Draft Modified Conditions

## 6.4 DRAFT PARKWOOD DEVELOPMENT CONTROL PLAN 2026

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### SUMMARY

At the Council meeting of 20 December 2023 it was resolved to prepare a Development Control Plan to guide development of the area covered by the Yass Valley Local Environmental Plan (Parkwood) 2020. This report seeks Council's resolution to place the draft Parkwood Development Control Plan 2026 (Parkwood DCP) on exhibition.

### RECOMMENDATION

*That the draft Parkwood Development Control Plan 2026 be placed on public exhibition for a period of 28 days.*

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### FINANCIAL IMPLICATIONS

As advised at the meeting of December 2023, the principal developer of the area covered by the draft Parkwood Development Control Plan 2026 has provided funding to assist Council in drafting this document.

### POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- Yass Valley Local Environmental Plan (Parkwood) 2020

### REPORT

#### 1. Background

Yass Valley Local Environmental Plan (Parkwood) 2020 (Parkwood LEP) covers an area of approximately 1,000ha at Wallaroo on the ACT/NSW Border. The area is distinctly separated from the remainder of Yass Valley Local Government Area with access to the area being predominantly through Belconnen in ACT.

The area was rezoned in 2020 as an Urban Release Area with the Parkwood LEP stating that, amongst other things, a development control plan was to be developed and adopted prior to any development occurring in the area. It is anticipated that the first development application for land within the Parkwood LEP area will be lodged with Council in 2027/2028.

Although broader strategic discussions are occurring regarding potential border moves associated with this development, YVC has taken the approach of undertaking the key strategic planning work on a good faith basis to ensure that the ongoing rollout of the development area can continue to occur.

#### 2. Parkwood Development Control Plan

The draft Parkwood Development Control Plan 2026 (Parkwood DCP) has been drafted to guide development of the area in a manner that provides a borderless community experience. To this end many of the controls contained with the Parkwood DCP vary significantly from that of the Yass Valley Development Control Plan 2024. The Parkwood DCP is specific only to that area contained within the Parkwood LEP and takes account of the extended-release timeframe of the area outlined by the overall masterplan for the area.

As per the resolution of the 27 November 2025 Council meeting, key engineering standards from the ACT have been utilised in order to achieve the borderless community aim.

The DCP aims to provide the fine grain detail to allow for future development applications to be lodged in a manner which meets the original objectives of the rezoning.

The landowners whose land is directly impacted by the Parkwood DCP 2026 have been consulted and provided the opportunity to ask questions directly of Council staff as well as to provide input. Positive

feedback has been received from these landowners with a genuine desire to see high quality development in this area. The flexibility that is built into the Parkwood DCP 2026 is very much appreciated, as is the recognition that there are areas covered by the document that require additional special controls, such as the Ginninderra Falls area and the existing Ginninderry Homestead area.

**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. Draft Parkwood Development Control Plan 2026

## 6.5 PLANNING PROPOSAL - 1600 YASS VALLEY WAY YASS (PP-2025-2358)

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### SUMMARY

To present a report on a draft Planning Proposal seeking an amendment to the land use zoning under the Yass Valley Local Environmental Plan 2013 for Lot 1 DP 541974, 1600 Yass Valley Way, Yass.

### RECOMMENDATION

*That Council*

1. *Endorse the Planning Proposal for Lot 1 DP 541974, 1600 Yass Valley Way, Yass.*
2. *Forward the draft Planning Proposal to the Minister for Planning to request a Gateway Determination pursuant to s3.34 of the Environmental Planning and Assessment Act, 1979.*

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### FINANCIAL IMPLICATIONS

Resources for the assessment of planning proposal are provided for in Council's Fees and Charges.

### POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- *Yass Valley Local Environmental Plan 2013*
- *Local Strategic Planning Statement*
- *South East and Tablelands Regional Plan 2036*
- *Draft South East Tablelands Regional Plan 2041*

### REPORT

#### 1. Background

Council has received a Planning Proposal seeking an amendment to the Yass Valley Local Environmental Plan 2013 (LEP) to correct an anomaly affecting Lot 1 DP1319815 at 1600 Yass Valley Way, Yass. The anomaly arises from the historic acquisition of land for the Hume Highway. Approximately 35.8ha of the land is located north of the Hume Highway, 15.3ha located between the Hume Highway and Main Southern Railway and a further 20ha located between Yass Valley way and the Main Southern Railway. Figure 1 below provides an aerial view of the site and surrounds for context.



Figure 1 – Aerial of Site and Surrounds (Source: Six Maps 2026)

The site is zoned RU1 Primary Production with a minimum lot size of 40ha and R5 large Lot Residential with a minimum lot size of 16ha. The land to the north of the Hume Highway being approximately 37ha is zoned R5 Large Lot Residential and has the potential to be subdivided into two allotments that meet the minimum lot size of 16ha. The land between the Hume Highway and the Main Southern Railway, being approximately 15ha is zoned RU1 Primary Production as is the portion of approximately 20ha land between the Main Southern Railway and Yass Valley Way. The minimum lot size for the RU1 Primary Production land is 40ha, accordingly the land is currently less than the minimum lot size for the area. Figure 2 below demonstrates the zoning of the land. Figure 3 shows the applicable minimum lot sizes for the land.

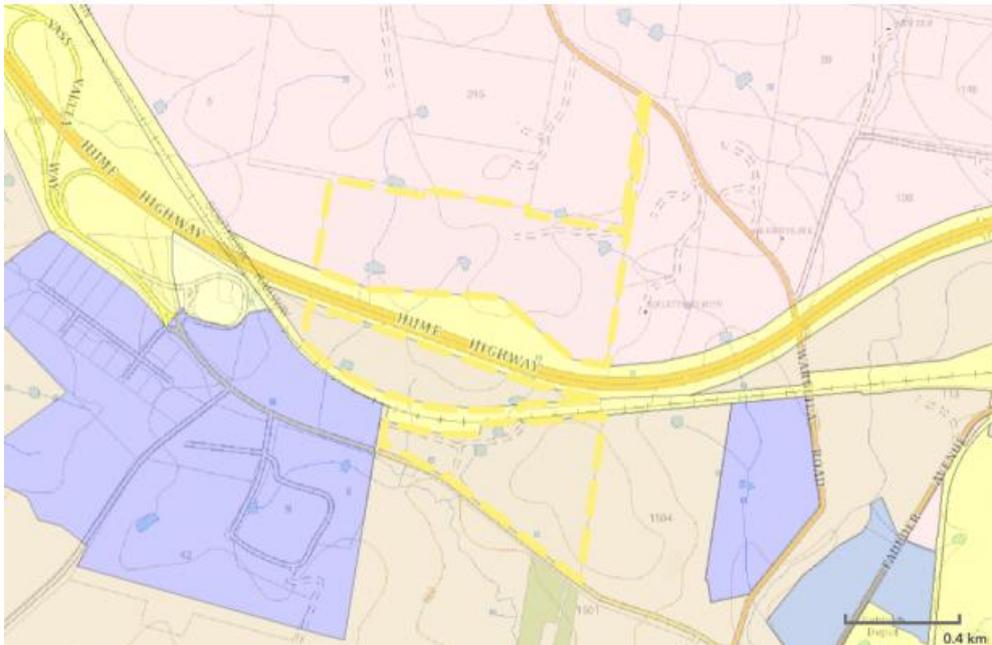


Figure 2 – Zoning of the land (Source: E Spatial Viewer 2025)

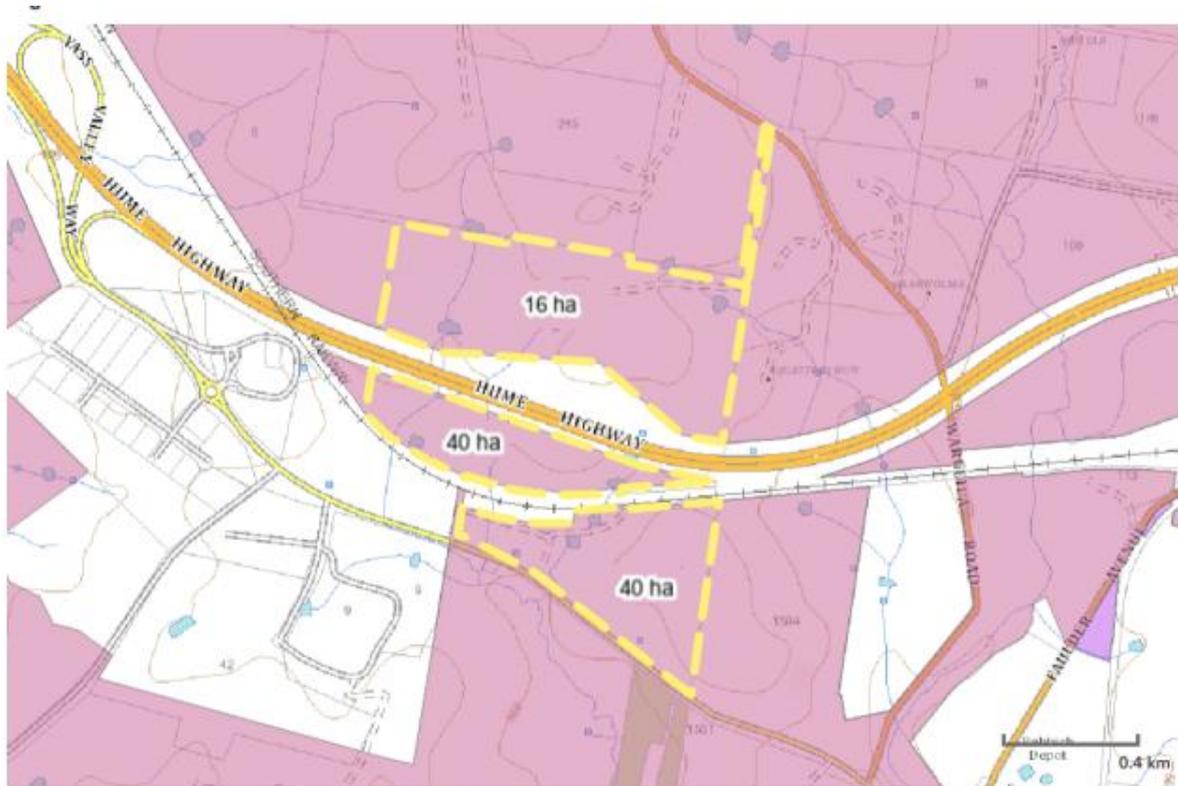


Figure 3 – Applicable Minimum Lot Size (Source: E Spatial Viewer 2025)

The planning controls within Yass Valley Local Environmental Plan do not allow subdivision to separate the R5 portion of land from the RU1 portion as the RU1 portion of the site is less than the 40ha minimum and not within the 10% variance allowed by Clause 4.6(6)(b).

## 2. Planning Proposal

The planning proposal is to amend Yass Valley Local Environmental Plan 2013 to enable the separation of the R5 and RU1 portions of the site by subdivision. The proposal is to amend the minimum lot size for the RU1 portion of the site from 40ha to 30ha. The proposal will not result in any additional dwelling entitlements for the RU1 portion of the site, noting that there is an existing dwelling on the existing RU1 portion of the site which is accessed from Yass Valley Way. It will however permit the development of the R5 portion of the land in a manner that is consistent with the zone objectives and provide additional dwelling opportunities in a rural environment within the Yass Valley Local Government Area. The resultant land zoning and lot size is shown in Figure 4 below. The planning proposal is included as **Attachment A**.

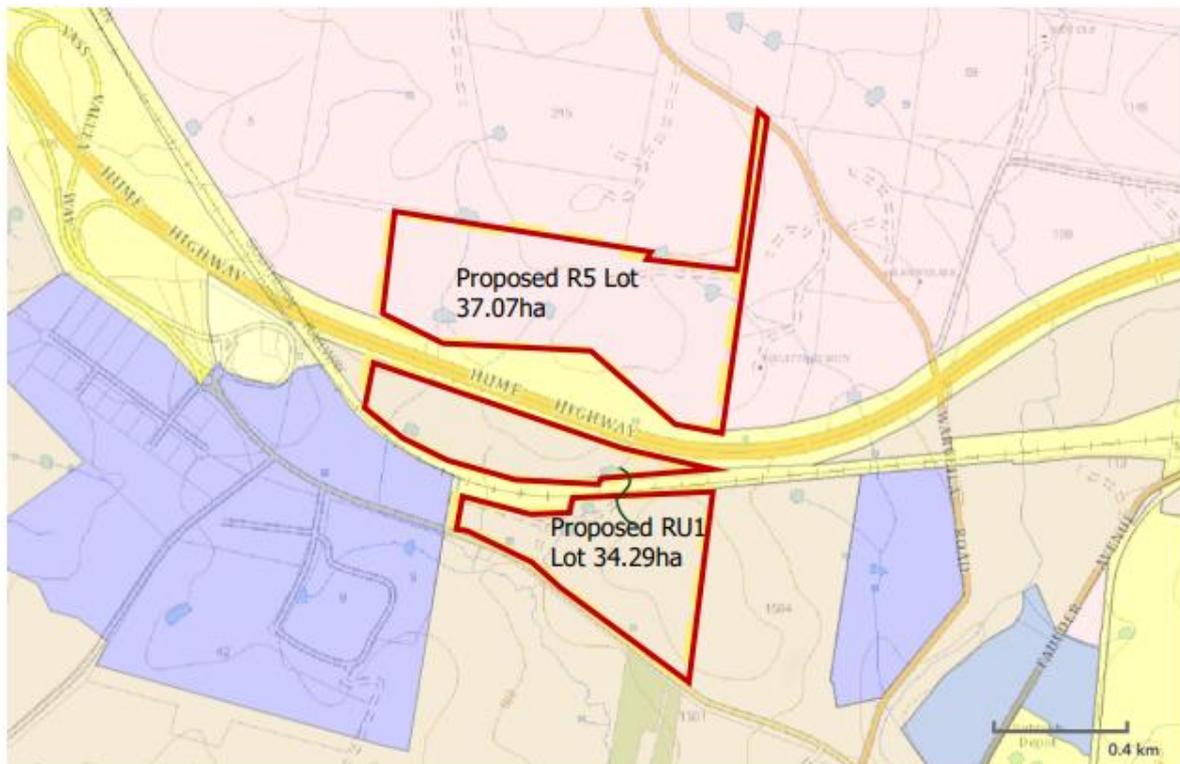


Figure 4 – Resultant land zoning and applicable minimum lot size (Source: Planning Proposal Document)

### 3. Site Analysis

The site and surrounding area have zones split by the Hume Highway corridor with land to the north consisting of R5 Large Lot Residential Land with the land to the south being a mix of E3, E4, RU1 And SP2. The predominant use of the land south of the Hume Highway corridor is RU1 Primary Production. The planning proposal does not propose to alter the zone of the land, nor the manner in which the RU1 land is utilized. Rather it aims to allow the separation of the R5 Large Lot Residential from the RU1 Primary Production land by way of subdivision.

The site is mapped as bushfire prone with category 1 vegetation in areas that are also mapped as having biodiversity values being located on the portion of the site north of the Hume Highway, i.e. the R5 zoned land. Nonetheless, despite being bushfire prone, it has been deemed suitable for Large Lot Residential development by previous planning instruments.

The RU1 portion of the site is also mapped as bushfire prone with category 2 type vegetation located thereon. However, all areas outside of the developed urban areas are mapped as bushfire prone, predominantly category 2 due to the contiguous nature of the pasture and grassland vegetation contained within these areas.

The planning proposal does not alter the bushfire status, nor does it impact upon the vegetation mapped as having biodiversity value as the zones are not changing, rather the proposal allows for the separation by subdivision of land that is physically separated by existing infrastructure to enable the realisation of the objectives of each of the applicable zones.

### 4. Strategic Planning Assessment

The Planning Proposal is not the result of any strategy or strategic study, rather it is required to address an anomaly that has arisen as a result of land acquisition for the Hume Highway. The proposal will allow for the logical separation of the land along the zone (and physical) boundaries to enable the objectives of each of the existing zones to be met. The proposal does not increase dwelling opportunities on the RU1 land, rather allows the orderly and efficient use of land zoned for Large Lot Residential whilst allowing the ongoing sustainable management of the RU1 land.

The proposal meets the strategic intent to allow rural residential development to occur in a coordinated and orderly manner in accordance with the existing zone of the land. The proposal is consistent with the South East and Tablelands Regional Plan 2036 and the Draft South East and Tablelands Regional Plan

2041. The proposal does not introduce any additional land, rather enables the existing R5 land which has been strategically identified for housing to be developed in an orderly manner.

It is considered that the Planning Proposal is consistent with the draft South East and Tablelands Regional Plan 2041 and South East and Tablelands Regional Plan 2036 which provides strategies to manage the region's growing centres and population:

*Draft South East and Tablelands Regional Plan 2041*

Theme 4 – Planning for fit for purpose housing and services

The proposal allows the development of large lot residential housing on land that has been strategically identified for that purpose. Being large lot residential development, it will not place any additional pressure on Council services, nor will it result in the reduction of any prime agricultural land in an ad hoc manner.

*South East and Tablelands Regional Plan 2036*

- Direction 28 – Manage rural lifestyles

The proposal allows for the separation by subdivision of land that has been strategically identified as suitable for rural residential living. It allows for the realisation of development opportunities in an orderly and efficient manner and avoids further fragmentation of rural lands.

- Direction 24 – Deliver greater housing supply and choice

The proposal allows the separation of R5 Large Lot Residential land from RU1 Primary Production land. This will permit development of the R5 land in an efficient and orderly manner to provide a greater variety of housing diversity and stock within the Yass Valley Local Government Area.

Whilst not specifically identified within the Yass Valley Settlement Strategy the site has been strategically identified as suitable for Large Lot Residential Development. The close proximity and connectivity to, the Hume Highway has been identified as a strength of the area which should be utilised to facilitate additional development that enjoys good connections to Canberra and other regional areas through the road network. This site proximity to the Hume Highway with good road connectivity to Yass Township as well as Canberra and the wider region.

The proposal is not inconsistent with the applicable State Environmental Planning Policies nor with the directions issued by the Minister pursuant to Section 9.1 of the *Environmental Planning and Assessment Act, 1979*. The strategic identification of the site as suitable for a Large Lot Residential development is able to be realised through the separation of land uses by subdivision whilst the ongoing sustainable management of the RU1 Primary Production portion of the site is able to continue.

## **5. Conclusion**

The draft Planning Proposal is consistent with the provisions of the regional and local planning directions for the orderly provision of housing diversity on land that has been strategically identified for this purpose. The Proposal is also consistent with Council's identified location of Large Lot Residential development and the aim of increasing housing stock and diversity in Yass Valley. The proposal allows the separation by subdivision of two distinct identified land uses and is consistent with the objectives of each of the existing zones. The proposal will assist in the ongoing sustainable management of the rural portion of the holding whilst permitting the separation of the portion zoned for large lot residential to allow its development as such.

It is recommended that the Planning Proposal be endorsed and forwarded to the Minister for Planning and Public Spaces to request a Gateway determination. Council should seek delegations to make the amendment as the local plan making authority.

**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.7: Plan for sufficient residential and economic land availability and employment generation
Delivery Program Action	EN 7.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.

**ATTACHMENTS:** A. Planning Proposal - 1600 Yass Valley Way, Yass

## 6.6 PLANNING PROPOSAL - 91 GUISE STREET, SUTTON (PP-2025-1997)

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### SUMMARY

To present a report on a draft Planning Proposal seeking an amendment to the land use zoning under the Yass Valley Local Environmental Plan 2013 for Lot A DP 399029, Lots 107 and 317 DP 754882 and Lot 4 DP 1010009, 91 Guise Street, Sutton.

### RECOMMENDATION

*That Council*

1. *Endorse the Planning Proposal for Lot A DP 399029, Lots 107 and 317 DP 754882 and Lot 4 DP 1010009, 91 Guise Street, Sutton.*
2. *Forward the draft Planning Proposal to the Minister for Planning to request a Gateway Determination pursuant to s3.34 of the Environmental Planning and Assessment Act, 1979.*

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### FINANCIAL IMPLICATIONS

Resources for the assessment of planning proposal are provided for in Council's Fees and Charges.

### POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- *Yass Valley Local Environmental Plan 2013*
- *Local Strategic Planning Statement*
- *South East and Tablelands Regional Plan 2036*
- *Draft South East Tablelands Regional Plan 2041*

### REPORT

#### 1. Background

Council has received a Planning Proposal seeking an amendment to the Yass Valley Local Environmental Plan 2013 (LEP) to rezone Lot A DP 399029, Lots 107 and 317 DP 754882 and Lot 4 DP 1010009, 91 Guise Street, Sutton from RU1 Primary Production, RU2 Rural Landscape and RE1 Public Recreation to R2 Low Density Residential (minimum lot size 5,000m<sup>2</sup>), C2 Environmental Conservation and RE1 Public Recreation. Figure 1 below provides an aerial view of the site and surrounds for context.



Figure 1 – Aerial of Site and Surrounds (Source: PP – The Fields Sutton)

The site has an area of approximately 319ha and is located on both sides of East Tallangandra Lane to the North West of the Sutton Village. The site has been identified in the Yass Valley Settlement Strategy as an area suitable for rezoning to higher density residential development.

## 2. Planning Proposal

The planning proposal is to amend Yass Valley Local Environmental Plan 2013 by rezoning 133ha (42%) of the site to R2 Low Density Residential with a minimum lot size of 5,000m<sup>2</sup>, 164ha (51%) of the site to C2 Environmental Conservation in recognition of the high biodiversity values, and the remaining 22ha (7%) of the site to RE1 Public Recreation. The R2 zone is proposed to minimise any negative impact of higher density development on the village character of Sutton. Nonetheless, the 164ha of land allows for approximately 193 5,000m<sup>2</sup> allotments. Attachment A is the planning proposal as submitted.

This proposal is considered by the applicant to be an extension of “The Fields – Sutton” Stage one development located to the north of Sutton on the east side of Sutton Road. Similarly to The Fields Sutton, water and sewer services are not available to the site. The resultant allotments would be reliant upon on site water capture and on-site effluent disposal. An indicative allotment layout has been provided to staff for comment with matters of concern being the connectivity of the lots to Sutton and Majura Roads, impact on the bridge and the need for provision to be made for a planned bypass of Sutton. The indicative lot layout with zone overall is shown in Figure 2.

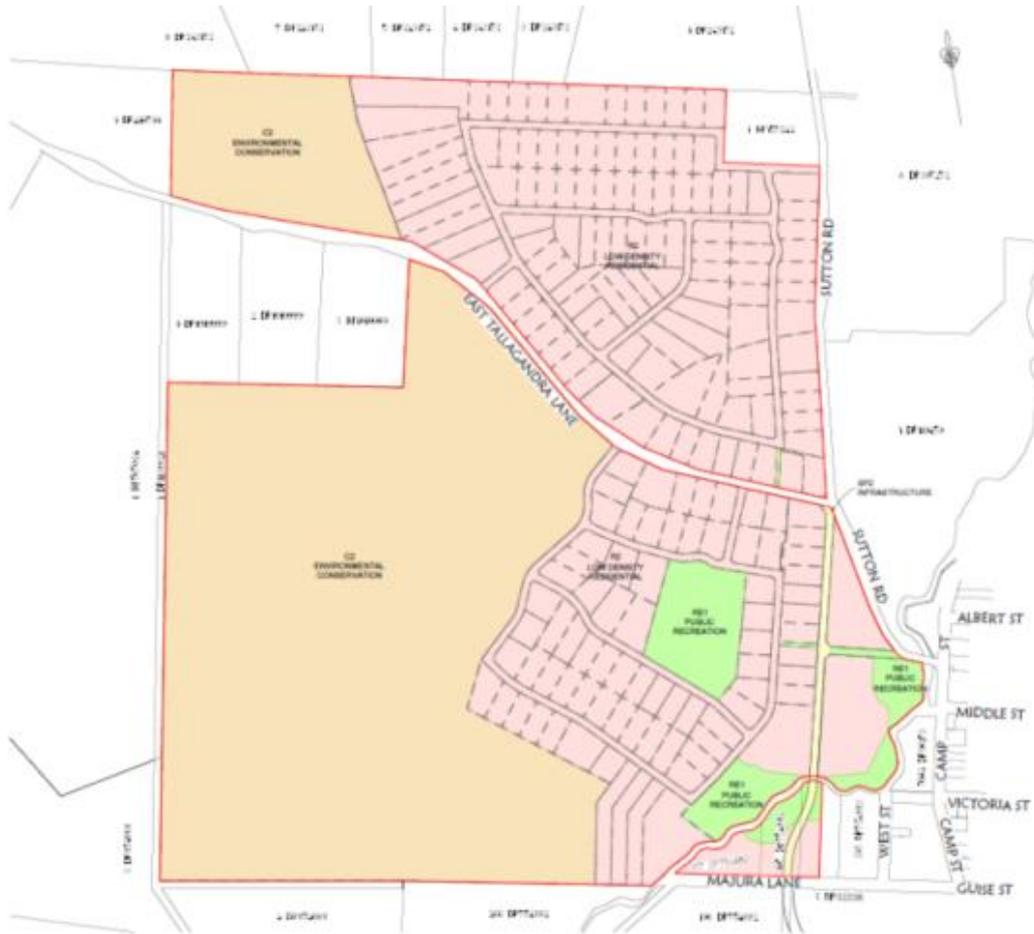


Figure 2 – Indicative Lot Layout and Proposed Zones (Source: The Fields Sutton PP)

An offer to enter into a planning agreement has been made to provide land for a future road corridor (for a bypass), land for open space and upgrades to Sutton Road (via works or monetary contribution). The planning agreement is not explored in any further detail in this report as it is to be considered separately by Council for probity purposes.

**3. Site Analysis**

The site has a current zone of RU1 Primary Production as does land to the south of the site with a minimum lot size of 40ha. Land to the north and northeast is currently zoned RU4 Primary Production Small Lots with a minimum lot size of 10ha. The Fields Sutton, (stage one) has an R2 Low Residential zone with a minimum lot size of 2,000m<sup>2</sup>. Land adjoining the site in the southeast corner has an R5 Large Lot Residential zone with a minimum lot size of 10ha. Figure 3 provides the surrounding minimum lot sizes as they currently exist in relation to the site and its surrounds.

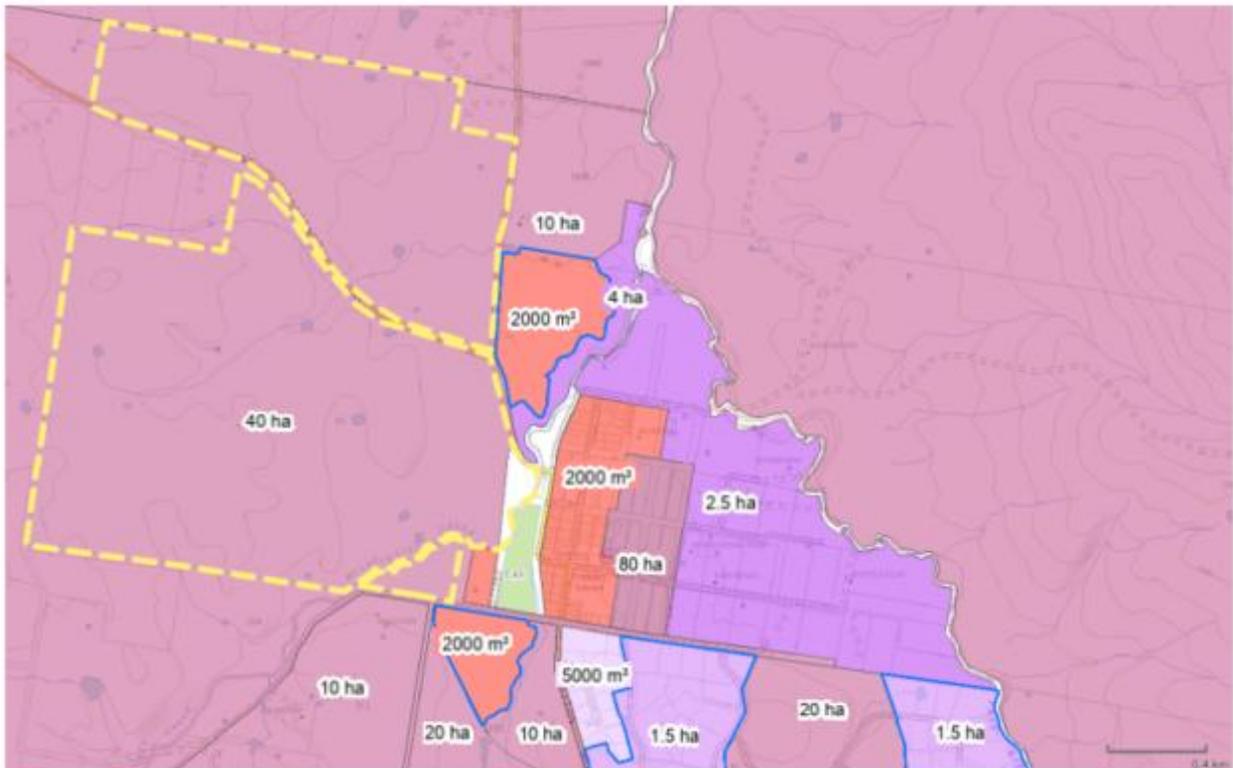


Figure 3 – Existing minimum lot sizes of the site and surrounding land (Source: The Fields Sutton PP)

The entire site is mapped as bushfire prone with category 1 vegetation in areas that are also mapped as having biodiversity values. This is area shown in Figure 1 as being rezoned to C2 Environmental Conservation by the planning proposal. The lower areas of the site are mapped as containing vulnerable groundwater, careful consideration will need to be given to onsite effluent disposal and any onsite activities that may impact upon the groundwater systems.

The hill (area currently zoned RU2 Rural Landscape) is proposed to be zoned RE1 Public Recreation in recognition of its visual prominence and vistas from the Sutton village. Similarly, the hills rising to the west that contain mapped biodiversity values are to have a C2 Environmental Conservation zone applied to assist in the protection of the biodiversity values and well as the scenic values.

As indicated above there is no reticulated water or sewer services available to the site. The proposal does not include the provision of such services with the minimum lot size of 5,000m<sup>2</sup> reflecting the requirement for onsite water capture and on-site effluent disposal. The area proposed to be rezoned to R2 Low Density Residential is identified as having vulnerable groundwater. To this end initial geotechnical investigations have been carried out that indicate the site is broadly suitable for onsite effluent disposal, however each allotment and building envelope will require demonstrated evidence that on site effluent disposal will not impact upon the groundwater nor the ecosystems that are dependent on the groundwater, on site and off site. Furthermore, if warranted, measures to minimise groundwater impact are able to be implemented. Such measures could include title restrictions at subdivision that require secondary treatment of effluent and prevent groundwater draw.

#### 4. Strategic Planning Assessment

The Planning Proposal is consistent with the Yass Valley Settlement Strategy and the Sutton Masterplan, in that the site has been identified (in part) as suitable for rezoning and additional development. It is however noted that there is a previously expressed, and documented, desire for the areas around Sutton Village to not exceed an additional 150 lots. The reasoning for such is to protect the village character and direct future growth towards Murrumbateman and Yass. However housing demand, in location, type and density, has evolved since the development of the Sutton Masterplan with demand for lifestyle living in close proximity to Canberra increasing pressure on areas close to the border, including Sutton.

As indicated above, a planning agreement that offers to provide improved road infrastructure, including land for a future bypass and bridge improvements, has been made by the developer. Whilst this is a

matter that is to be considered separately by Council there is a minimum economic return that needs to be realised. The trade-off for these improvements is an increase in lot yield above the desired 150 additional lots. Despite the increase in potential lot yield, the separation of the site from the established existing village, protects the character of the existing village with the defined entrance points, established subdivision pattern and density maintained. It does however provide for additional population to support and enhance the viability of the existing village.

Whilst Murrumbateman and Yass are the primary focus areas for growth within the Yass Valley there is an increasing desire for the areas closer to the ACT to provide large lot living in a rural environment. The “Y Plan” recognises the role of Sutton (and Gundaroo) in providing for this type of alternate housing typology.

The proposal is separated, though not distinct, from the Sutton Village. Given this physical separation and the recent rezonings and growth around the village it is not considered that the village core of Sutton will be impacted. This is particularly so with the proposed retention of the important vistas, the large lot style of the proposal, access from roads outside of the village and the provision of a road corridor to assist in the construction of a future bypass of Sutton Village.

It is considered that the Planning Proposal is consistent with the draft South East and Tablelands Regional Plan 2041 and South East and Tablelands Regional Plan 2036 which provides strategies to manage the region’s growing centres and population:

*Draft South East and Tablelands Regional Plan 2041*

Theme 4 – Planning for fit for purpose housing and services

Objectives 17 – Plan for a supply of housing in appropriate locations and 20 Manage rural living

The proposal allows the development of large lot residential housing on land that has been strategically identified for that purpose. Being large lot residential development, it will not place any additional pressure on Council services, nor will it result in the reduction of any prime agricultural land in an ad hoc manner.

Theme 5 – Supporting a connected and active region

Objective 22 – strengthen cross-border connectivity and infrastructure coordination

The proposal is consistent with the “Y Plan” and provides the opportunity for rural lifestyle living within a 15 minute commute of Canberra. The proposal strengthens the cross border connectivity in recognising that it will providing housing diversity choice in close proximity to employment opportunities and higher order services in the ACT.

*South East and Tablelands Regional Plan 2036*

- Direction 28 – Manage rural lifestyles

The proposal allows for the provision of rural lifestyles in an area that has easy access to Canberra in close proximity to a village environment. It allows for the realisation of development opportunities in an orderly and efficient manner and avoids further fragmentation of rural lands.

- Direction 24 – Deliver greater housing supply and choice

The proposal allows the provision of R2 Low Density Residential allotments in an area separate from, but in the close proximity to, the Sutton village. It allows for an expansion in the housing supply and lifestyle choice within Yass Valley in an efficient and orderly manner.

- Direction 19 – Strengthen cross-border connectivity

The proposal is consistent with the “Y Plan” and provides the opportunity for rural lifestyle living within a 15 minute commute of Canberra. The proposal strengthens the cross border

connectivity in recognising that it will providing housing diversity choice in close proximity to employment opportunities and higher order services in the ACT.

Given that the site is a 15 minutes commute to Canberra it is also important to consider the wider planning context, particularly the *ACT Planning Strategy 2018*. This strategy focuses on urban infill and higher density development around transport corridors and existing centres. However the ability to realise this objective has been somewhat slower than anticipated and there is now a need to look outside the ACT for opportunities to provide housing for the growing population of ACT. The Strategy supports collaboration with NSW to provide the shortfall of housing and this is reflected in the *South East and Tablelands Regional Plan* (as well as the draft *Plan*) the relevant objectives of which have been discussed above.

The proposal is also consistent with the *Local Strategic Planning Statement* of Yass Valley Council wherein the vision is for well managed growth and development, predominantly focused in and around the existing centres of Murrumbateman, Yass, Sutton and Gundaroo. Similarly, the aspirations of the *Community Strategic Plan* are for diverse housing, maintenance of rural lifestyle and village character as well as protecting natural environments. The proposal is consistent with these aspirations in that it provides additional opportunities for housing diversity in a rural lifestyle setting without negatively impacting upon the character of Sutton village. It also protects the areas of identified biodiversity values and scenic vistas.

The proposal is not inconsistent with the applicable State Environmental Planning Policies nor with the directions issued by the Minister pursuant to Section 9.1 of the *Environmental Planning and Assessment Act, 1979*. It is acknowledged that additional work to identify and protect high value biodiversity is required, and this will be undertaken in consultation with staff of the Department of Climate Change, the Environment, Energy and Water. Similarly, the impact on groundwater, traffic, flood, stormwater and bushfire behaviours will require consultation with relevant agencies, and this is expected to be reflected in any gateway determination issued.

## 5. Conclusion

The draft Planning Proposal is consistent with the provisions of the regional and local planning directions for the orderly provision of housing diversity on land that has been strategically identified for this purpose. The Proposal is also consistent with the “Y Plan” and the ACT Planning Strategy. The proposal allows for the provision of a diversity of housing types in a rural environment in close proximity to existing village development with a 15 minute commute time to Canberra.

It is recommended that the Planning Proposal be endorsed and forwarded to the Minister for Planning and Public Spaces to request a Gateway determination. Council should seek delegations to make the amendment as the local plan making authority.

## 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.7: Plan for sufficient residential and economic land availability and employment generation
Delivery Program Action	EN 7.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.

**ATTACHMENTS:** A. Planning Proposal - The Fields Sutton, 91 Guise St, Sutton

## 6.7 YVC.PE.57.2025 MURRUMBATEMAN ALL ABILITIES PLAYGROUND CONSTRUCTION

### SUMMARY

To recommend a preferred Tenderer for the Murrumbateman All Abilities Playground Construction.

### RECOMMENDATION

*That Council accepts the Tender from Briarwood Pty Ltd T/A Ram Constructions under Contract YVC.PE.57.2025 Murrumbateman All Abilities Playground Construction.*

### FINANCIAL IMPLICATIONS

Council has \$111,618.66 in the 2025/26 Operational Plan for the site selection, community consultation, concept plans and detailed designs for an all-abilities playground in Murrumbateman. Of this, \$73,234 has been expended leaving a budget of \$38,384.66 to be used towards the construction.

The following additional funding is committed to the construction of the playground:

- Investing in Our Communities Program - \$750,000 (Federal election promise).
- Development Contributions Fund - \$228,611.

The total construction budget is \$1,016,995.60. Additional funding required to deliver the project will be allocated from the 2025/26 Operational Plan.

### POLICY & LEGISLATION

- NSW Local Government Act 1993
- NSW Local Government (General) Regulation 2021
- YVC Purchasing and Disposal Policy

### REPORT

#### 1. Background

Yass Valley Council has been successful in obtaining grant funding through the Investing In Our Communities program to construct an all-abilities playground in Murrumbateman.

#### 2. Tender

Tenders were called on 9 January 2026 and closed on 16 February 2026. 5 tenders were received from the following organisations:

Organisation	Address
1. Able Landscaping	22a Beltana Road, Pialligo ACT 2609
2. Briarwood PTY LTD	15 Baillieu Ct, Mitchell ACT 2911
3. Glascott Landscaping and Civil	1 Daly Street, Queanbeyan NSW 2620
4. Iqon Pty Ltd	4/41 Colbee Court, Phillip ACT 2606
5. River Park Constructions Pty Ltd	68 River Park Road, Cowra NSW 2794

### 3. Tender Assessment

An Evaluation Panel was established to assess the tender submissions. Each member of the Panel independently reviewed and prepared a scored and weighted evaluation for each of the tender submissions in accordance with the Tender Evaluation Plan.

The Tender Evaluation Panel then prepared an overall evaluation of the Tender submissions. The scores used in the overall evaluation were the average of the scores from the independent evaluations. Refer to **Attachment A** (*Confidential*) for the full Tender Evaluation Report.

The panel recommends the Tender submitted by Briarwood Pty Ltd T/A Ram Constructions for contract YVC.PE.57.2025 Murrumbateman All Abilities Playground Construction, provides the best value for money to Council under Tenderlink ID YASS-1151137.

### STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	We are proud of our liveable and accessible local places and spaces.
Strategies	IN.8: Invest in quality sports and recreation facilities that promote active lifestyles across all ages
Delivery Program Action	IN.8.1: Undertake projects to improve recreation facilities, public toilets and sporting grounds and facilities

**ATTACHMENTS:** A. YVC-PE-57-2025- Tender Evaluation Report - SIGNED - **Confidential**

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## 6.8 DRAFT SUTTON RECREATION GROUND STRATEGIC PLAN 2025

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### SUMMARY

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

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

### RECOMMENDATION

*That Council adopts the draft Sutton Recreation Ground Strategic Plan 2025.*

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### FINANCIAL IMPLICATIONS

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

### POLICY & LEGISLATION

- Local Government Act 1993.

### REPORT

#### 1. Report

A draft Strategic Plan was developed for the Sutton Recreation Ground to provide the framework for its future development. At its meeting on 27 November 2025 Council resolved to place the draft Sutton Recreation Ground Strategic Plan (The Strategic Plan) on public exhibition for a minimum of 28 days, which was undertaken from 2 December 2025 to 31 January 2026.

The Strategic Plan attracted 1 submission (**Attachment B**).

Following a review and consideration of the community engagement submission, it is recommended that the draft Sutton Recreation Ground Strategic Plan 2025 be adopted with no further amendments (**Attachment A**).

### STRATEGIC DIRECTION

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

- ATTACHMENTS:**
- A. DRAFT Sutton Recreation Ground Strategic Plan 2025
  - B. Redacted Submission

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## 6.9 DRAFT WALKER PARK STRATEGIC PLAN 2025

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### SUMMARY

To present the draft Walker Park Strategic Plan 2025 for endorsement to be publicly exhibited for 28 days.

### RECOMMENDATION

*That Council endorse the draft Walker Park Strategic Plan 2025 for public exhibition for a minimum of 28 days and if no submissions are received, the strategy be adopted.*

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### FINANCIAL IMPLICATIONS

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

### POLICY & LEGISLATION

- Local Government Act 1993
- Walker Park Strategic Plan 2017.

### REPORT

#### 1. Background

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

A review of the Walker Park Strategic Plan 2017 (2017 Strategic Plan) (**Attachment A**) was undertaken to ensure alignment with the adopted IP&R documents, which identified the following revisions:

- (i) Removal of projects completed within the last four years
- (ii) Inclusion of projects identified in Council's Delivery Program 2025-29
- (iii) Inclusion of projects identified by the Walker Park user groups
- (iv) Introduction of new document sections such as vegetation and tree management, sports field remediation program and alignment to Councils policies, strategies and plans.

The draft Walker Park Strategic Plan 2025 (2025 Strategic Plan) has now been developed (**Attachment B**).

#### 2. Consultation with Walker Park Regional Sporting Complex User Groups

Council staff presented the draft Walker Park Strategic Plan to Walker Park user groups on 17 June 2025 with feedback to be provided to Council by 5pm Monday 21 July 2025. Two submissions were received (**Attachment C**) and the 2025 Strategic Plan was revised accordingly.

#### Submission Themes

##### 1. Parking/Access

- Concerns over the lack of parking within the Walker Park facility.

##### 2. Level 4 Field Development

- Request that the action items relating level 4 field development – installation of irrigation and development of the level into a rectangular playing field – be allocated a higher priority within the action item list.

### 3. Power Upgrade

- Request for consideration of future installation of 200 lux game lighting on level 3.

#### Summary of Amendments

Following a review and consideration of user group submission the Strategic Plan has been updated (**Attachment C**) with the following amendments:

#### **Section 5 – Strategic Mapping**

- Change of wording from for overflow carpark area

#### **Section 11 – Action Plan**

- Priority of action item 1 – Develop level 4 into rectangular playing field – increased from low to medium.
- Priority of action item 2 – Install irrigation system for level 4 – increased from low to medium.
- Removal of action item 5 – Designated overflow carpark – as section 5 Strategic Mapping section has been amended to display the overflow carpark.
- Addition of new action item 6 – Future installation of 200 lux lighting on level 3 (upon completion of power upgrade).

### 3. Public Exhibition of Draft Plan

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

- (i) Copies of submissions received
- (ii) Submission themes and details
- (iii) Summary of amendments made
- (iv) Revised 2025 Strategic Plan for consideration and adoption.

#### **STRATEGIC DIRECTION**

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

- ATTACHMENTS:**
- A. Walker Park Strategic Plan 2017
  - B. Draft - Walker Park Strategic Plan 2025
  - C. Redacted Submissions

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## 6.10 ROSSI STREET - STREET TREES

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### SUMMARY

To present an update on the two London Plane trees and one White Cedar tree along Rossi Street, Yass.

### RECOMMENDATION

*That the report be noted.*

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### FINANCIAL IMPLICATIONS

Nil

### POLICY & LEGISLATION

- Local Government Act 1993
- NSW Electricity Supply Act 1995
- Essential Energy Vegetation Management Plan

### REPORT

This report relates to three (3) street trees located in Rossi Street, namely:

- London Plane Tree - 116 Rossi Street
- London Plane Tree - 102 Rossi Street
- White Cedar - 110 Rossi Street

In May 2025, works were undertaken to the above-mentioned trees by Essential Energy. As a result of those works, the London Plane Tree located at 116 Rossi Street was heavily pruned.

Since these works were completed, no further maintenance has been carried out by Council on the subject trees.

It should be noted that Essential Energy will continue to undertake “wine glass” pruning of these trees in accordance with [section 48](#) of the NSW Electricity Supply Act 1995 and its [Vegetation Management Plan](#).

Ongoing assessment and any future management of these trees by Council will be undertaken in accordance with Council’s Tree Management Strategy, which is currently under development.

### STRATEGIC DIRECTION

CSP Theme	Our Environment (EN)
CSP Strategy Objective	Our natural environment is maintained, protected and enhanced in line with community expectations.
Strategies	EN.1: Protect and enhance the existing natural environment, including flora and fauna native to the region.
Delivery Program Action	EN.1.1: Collaborate with community and Government to protect and enhance the natural environment

**ATTACHMENTS:** Nil

## 6.11 PESTICIDE USE NOTIFICATION PLAN

### SUMMARY

To seek Council endorsement to proceed with community engagement regarding the Pesticide Use Notification Plan (the Plan). The Plan sets out how the Council will notify members of the community of pesticide applications made by Council and its contractors in public places.

### RECOMMENDATION

*That Council endorse the Pesticide Notification Plan for public exhibition for a minimum of 28 days and if no submission are received, the plan be adopted.*

### FINANCIAL IMPLICATIONS

Any additional costs are anticipated to be minimal and will be absorbed into existing operational budget.

### POLICY & LEGISLATION

- *Pesticides Regulation 2017*

### REPORT

#### 1. Background

This pesticide use notification plan has been prepared in accordance with the requirements of the *Pesticides Regulation 1997*. The plan sets out how Yass Valley Council will notify members of the community of pesticide applications it makes or allows to be made to outdoor public places that it owns or controls.

The Plan sets out how the Council will notify members of the community of pesticide applications made by Council and its contractors in public places.

The Plan describes:

- the public places that are covered by the Plan
- the types of users and visitors to these public places and their estimated level of use
- how and when the Council will provide the community with information about its pesticide applications in public spaces (i.e. notification methods)
- how the community can access this Plan to obtain further information
- how future reviews of the Plan will be conducted
- contact details for anyone wishing to discuss the Plan with Council

#### 2. Future Reviews

The Plan will be reviewed every 5 years or when circumstances require a review of the plan.

### STRATEGIC DIRECTION

CSP Theme	Our Environment (EN)
CSP Strategy Objective	Our natural environment is maintained, protected and enhanced in line with community expectations.
Strategies	EN.1: Protect and enhance the existing natural environment, including flora and fauna native to the region.
Delivery Program Action	EN.1.1: Collaborate with community and Government to protect and enhance the natural environment

**ATTACHMENTS:** A. Pesticide Use Notification Plan

**6.12 DEVELOPMENT APPLICATION UPDATE - DECEMBER 2025 AND JANUARY 2026**

**SUMMARY**

To present details of council’s performance against the expectations set by the NSW Department of Planning, Housing and Infrastructure and to provide details of applications lodged and determined in December 2025 and January 2026.

**RECOMMENDATION**

*The information presented in the report and accompanying attachment be noted.*

**FINANCIAL IMPLICATIONS**

A legislated fee is charged for each development application in accordance with Council's Fees and Charges.

**POLICY & LEGISLATION**

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

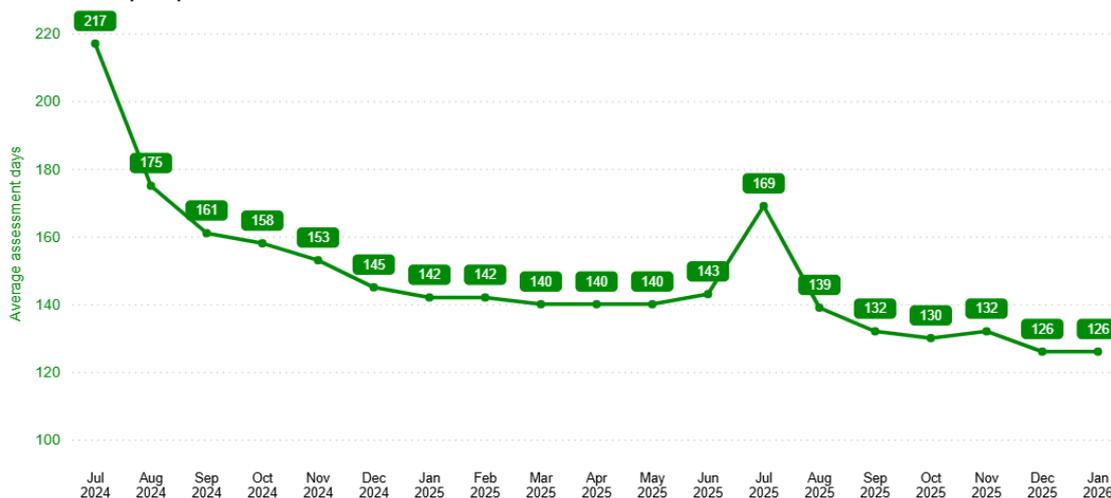
**REPORT**

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 31 January 2026.

	<b>Lodgement</b>	<b>Assessment</b>
<b>DPHI Expectation</b>	7 days	105 days
<b>Yass Valley Council – Average</b>	<b>9 days</b>	<b>126 days</b>
<b>Yass Valley Council – Applications Meeting Expectation</b>	52%	44%
<b>Councils in NSW meeting expectation</b>	29%	67%

The graph below demonstrates council’s progress from July 2024 to January 2026, with an overall reduction in assessment days by 91.



**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 - December 2025 and January 2026

## 6.13 HEAT WAVE - FREE POOL ENTRY

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### SUMMARY

In accordance with a Council resolution from the February 2020 Council meeting, the Yass and Binalong pools allowed for free entry on days where the expected temperature was 40°C or above.

### RECOMMENDATION

*That Council notes the impact on the 2025/26 operational costs associated with the operation of the Yass and Binalong pools as a result of the 'free entry' days in January 2026.*

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### FINANCIAL IMPLICATIONS

The provision of 'free entry' to the Yass and Binalong pools has negatively impacted on the operational budget associated with the Yass and Binalong pools. The impact for the 2025/26 financial year is \$10,046.24.

### POLICY & LEGISLATION

- *Local Government Act 1993*

### REPORT

#### 1. Background

Free entry days were conducted at the Yass and Binalong Pools where days over 40°C predicted 72 hours previously by the Bureau of Meteorology in Yass on:

- 27 January 2026
- 28 January 2026
- 29 January 2026
- 30 January 2026
- 31 January 2026

During the period 27 January - 31 January 2026, Council forewent entry fees associated with entry of some 1,671 patrons at Yass and 85 at Binalong over the five 'free entry' days. This represents total forgone entry fees of \$9,150.60.

#### 2. Labour costs

Excluding pool operating costs associated with management of water quality, additional lifeguards were required to be rostered on when the pool was open for free, based on a maximum capacity of each pool being reached. This included 1 additional lifeguard per shift (2 shifts per day) at Yass and 1 at Binalong. The cost for additional staff for the 5 days was \$2,334.84.

#### 3. Increased canteen sales

For the 5 days of free pool access, canteen sales increased to \$4,387.20. For the same days the week before, canteen sales were recorded as \$2,948.00. This is an increase in canteen sales of \$1,439.20 for the period of 5 days of free access to the pools.

#### 4. Overall Costs

The overall cost to Council to provide 'free entry' to Yass and Binalong Pools for the period was \$11,485.44. This cost increase is minimally offset by the \$1,439.20 increase in canteen sales.

The overall financial impact of providing free entry to the Yass and Binalong pools over the five days was \$10,046.24.

**5. 2025/26 Budget impact**

Council currently recoups \$137,500 in user fees and canteen sales associated with the two pools with operating expenses (excluding capital upgrades) of \$514,439; a net operating loss of \$376,939.

Assuming budget estimates were achieved without the ‘free entry’ days, the current ‘free entry’ days in January 2026 has increased the **net operating loss to \$386,985.24**.

**6. Social Impact**

It is noted that Council received a number of positive comments through its Facebook account about the ‘free entry’.

**7. Summary**

Providing free entry to the Yass and Binalong Pools on days exceeding 40°C resulted in an approximate **\$10,000 budget shortfall**. While it is difficult to determine how many of the 1,756 patrons would have paid full price, the initiative has significantly bolstered Council’s reputation through the offering was of high social value and created greater positive public perception for Council.

**STRATEGIC DIRECTION**

CSP Theme	Our Community (CO)
CSP Strategy Objective	Our Health and Wellbeing are supported by equitable access to services
Strategies	CO1: Our community can access health and community services that support physical health and mental wellbeing
Delivery Program Action	CO1.2: Support organisations to provide needs-based assistance to vulnerable members of our community

**ATTACHMENTS:** Nil

## 6.14 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"> <li>Administered through Department of Planning, Housing and Infrastructure (DPHI)/NSW Treasury. The Deed was executed on 2 October 2024.</li> </ul>
NSW Ad-Hoc Election Fund	\$13,550,000	<ul style="list-style-type: none"> <li>Administered through Department Climate Change, Energy, the Environment and Water (DCCEEW). The Deed was executed on 3 December 2024.</li> <li>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.</li> </ul>
National Water Grid Fund (NWGF)	\$17,900,000	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>
NSW Health Fluoridation Grant	TBA	<ul style="list-style-type: none"> <li>Liaison with NSW Health is in progress. \$972,000 has been nominated in the Business Case.</li> </ul>
<b>Total Funding</b>	<b>\$38,050,000</b>	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 Project**

**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*	On track – see detail below
d) Expression of Interest (EOI) & Early Tendering Involvement (ETI) Process	Feb 2026 – May 2026*	On track – see detail below
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"> <li>• Kick-off meeting for the contract: Preparation of reference design and tender documentation (YVC-IA-33-2024) with DCCEEW Water.</li> <li>• 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.</li> </ul>
May - July 2025	<ul style="list-style-type: none"> <li>• Following activities and reports were completed:</li> </ul>

	<ul style="list-style-type: none"> <li>✓ Filter inspection report</li> <li>✓ DAF and filters concrete condition assessment</li> <li>✓ Due diligence assessment report</li> <li>• Sustainability in Design Workshop on 27 June 2025.</li> <li>• Value Management Workshop on 02 July 2025.</li> <li>• Preliminary briefing meetings on Basis of Design (BoD) Report, discussions on draft site layouts with Council's water operations staff.</li> <li>• Review of chemicals used in the existing WTP for water treatment and their selection.</li> </ul>
Aug 2025	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Geotechnical investigations and surveys (3D survey of existing facilities and locating of existing services) were completed during the week of 18 August 2025.</li> <li>• Project Management Plan (PMP) and Indigenous Participation Plan (IPP) were submitted on 22 August 2025.</li> </ul>
September – October 2025	<ul style="list-style-type: none"> <li>• Continuation of Reference Design activities towards 80% design workshop, including the following:               <ul style="list-style-type: none"> <li>✓ Network and Control System Workshop</li> <li>✓ Emergency Power &amp; Generator Requirements Workshop</li> </ul> </li> <li>• Noise monitoring (background) at two adjacent properties near WTP commenced on 24 October and will continue until 3 November 2025.</li> <li>• Package of documents for 80% Reference Design Workshop were shared with stakeholders on 28 October 2025.</li> <li>• Application to Essential Energy for power supply upgrade submitted on 29 October 2025.</li> </ul>
November - December 2025	<ul style="list-style-type: none"> <li>• Workshop on Reference Design (80%) Part 1 was conducted on 19 November, with the participation of DCCEEW Water and NSW Health.</li> <li>• Additional ecological survey conducted on 24 November 2025.</li> <li>• Preliminary Hazard Assessment (PHA) Workshop on 27 November 2025.</li> <li>• Workshop on Reference Design (80%) Part 2 on 16 December 2025.</li> <li>• CHAIR 1 (Construction Hazard Assessment Implication Review) Workshop on 18 December 2025.</li> <li>• Cost Estimate workshop on 19 December 2025.</li> </ul>
January - February 2026	<ul style="list-style-type: none"> <li>• GC21 Tender Documentation Review Workshops on 13 and 14 January 2026.</li> <li>• Section 60 process – Initiated on 11 February 2026.</li> <li>• Reference Design submission on 12 February 2026.</li> <li>• Commenced minor works REF for Council Compound to relocate pipe fittings within the WTP area.</li> <li>• Specifications and Tender Schedules Review Workshops scheduled for 18 and 19 February 2026.</li> <li>• Project Risk Review Workshop scheduled for 19 February 2026.</li> <li>• Complete preparation of BDAR (Biodiversity Development Assessment Report)</li> </ul>

Upcoming major activities

- Commence Expressions of Interest (EOI) and Early Tenderer Involvement (ETI) process
  - Publish EOI on 27 February 2026
  - EOI Site Briefing on 11 March 2026
  - EOI closes on 15 April 2026.
- Short-listing of up to four main tenderers and commence ETI process.
- Continue with submissions for Section 60 approval.
- Engage Owners Engineer for tendering, tender evaluation, construction supervision, commissioning and training.

### 3. Implementation - Water Reticulation Improvement Project

Council engaged NSW Public Works for the investigation, 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 included 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 has been lodged with the funding body through DCCEEW.

Council received the reticulation upgrade design and tender package from NSW PW on 6 February 2026. Discussion with representatives of DCCEEW and the Project Management Office (PMO) commenced to finalise two reticulation 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 were completed in the latter part of 2025.

Design and tender packages will be ready by early April 2026 for a major water main upgrade in Meehan Street between Comur Street and DeMestre Street. The existing water main is nearly 100 years old, 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 latter 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-year 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 reorganise a number of trunk mains laid in sequence within the southern boundary of the WTP premises since 1927.

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 authorise the CEO to enter into a heads of agreement with Telstra for a new tower at a designated location within WTP.

Telstra has lodged the DA for the construction of a new communication tower. Upon determination of the DA, partial demolition of old sedimentation infrastructure and construction of the tower will commence.

## 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 regularly 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:

- Commence EOI/ETI process.
- Finalise the reticulation upgrade packages and proceed to tendering and construction.
- Finalise the RFT (Request for Tender) documents and proceed to tendering.
- Continue to liaise with DCCEEW, NSW Health, Section 60 review team, 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

## 6.15 REPORT ON THE 2025/26 OPERATIONAL PLAN

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### SUMMARY

In addition to the requirements required under the Integrated Planning and Reporting Framework, Council has committed to providing, every quarter, a report on progress against the actions and activities identified in its Operational Plan. This report contains the status of actions and activities for Quarter 2 2025-2026.

### RECOMMENDATION

*That the Quarter 2 update for the 2025-2026 Operational Plan be noted.*

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### FINANCIAL IMPLICATIONS

Reports progress against Council's adopted Operational Plan for the 2025-2026 Financial Year and has no direct financial impact.

### POLICY & LEGISLATION

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

### REPORT

The reports attached provide an update of Councils progress against the actions and activities adopted by Council in the 2025-2026 Operational Plan.

### STRATEGIC DIRECTION

Key Pillar                      Our Civic Leadership (CL)

CSP Strategy                 Council is an effective, responsible, and innovative organisation.

Delivery Program Action CL.2: Governance provides a sound basis for decision making.

Operational Plan Activity CL.2.2: Ensure our Integrated Planning and Reporting responsibilities are met

### ATTACHMENTS:

- A. Yass Valley Council Operational Plan Report - Our Community - Qtr2
- B. Yass Valley Council Operational Plan Report - Our Economy - Qtr2
- C. Yass Valley Council Operational Plan Report - Our Environment - Qtr2
- D. Yass Valley Council Operational Plan Report - Our Infrastructure - Qtr 2
- E. Yass Valley Council Operational Plan Report - Our Civic Leadership - Qtr 2

## 6.16 ADVISORY COMMITTEE MEMBERSHIP

### SUMMARY

Council at its meeting of 23 October 2025, resolved to call for Expressions of Interest for the following advisory committees: Economic and Development Advisory Committee, First Nations Advisory Committee, Access and Age-Friendly Advisory Committee and Sport and Open Space Advisory Committee.

Council advertised the expression of interest process extensively on both the YVC website and social media channels and accepted Expressions of Interest from 1 November 2025 until 23 December 2025. It is noted that given the number of applications that had been received at the closing date, staff kept the expression of interest link on the website open over the festive season in order to try and attract further applicants.

It is noted that the First Nations Advisory Committee, Access and Age-Friendly Advisory Committee and Sport and Open Space Advisory Committee did not receive enough applications to complete the membership as outlined in each of the individual Terms of Reference. This therefore means that some Advisory Committees will operate with vacancies.

The names of all applicants are outlined below however each application is considered Confidential as they contain sensitive contact information and relate to the circumstances of each individual.

### RECOMMENDATION

*That Council:*

1. *Appoint the following ex-officio, industry expert and community members to the Economic and Development Advisory Committee:*
  - *Jessica Bryden – on behalf of Destination Southern NSW*
  - *Gill Elphinston – on behalf of Regional Development Australia Southern Inland*
  - *Jason Burgess – on behalf of Yass Valley Business Chamber*
  - *Jack Walker - on behalf of Yass Valley Business Chamber*
  - *Yasmin Coe*
  - *Karen Denny*
  - *Landon Hodgkinson*
  - *Kieran Reynolds*
2. *Appoint the following community members to the First Nations Advisory Committee*
  - *Landon Hodgkinson*
  - *Karen Denny*
  - *Marcayla Stopp*
  - *Tegan Denny*
3. *Appoint the following community members to the Access and Age-Friendly Advisory Committee*
  - *Andrew McGrath*
  - *Simon McGrath*
  - *Andrew Hennell*
4. *Appoint the following community members to the Sport and Open Space Advisory Committee*
  - *Andrew McGrath*
  - *Annaliese Caston*
  - *Tim Clayton*

- Carly Saeedi
- Bronson Sainsbury

## FINANCIAL IMPLICATIONS

There is no budget or financial delegation granted with any Advisory Committee. Committee members attend on a voluntary basis, some in person and some online. Councillors attending these Committee meetings are eligible to claim travel expenses as per the Councillor Expense and Facilities Policy, which is included in the Councillor expenses budget.

## POLICY & LEGISLATION

All members of Advisory Committees are subject to the Yass Valley Council Code of Conduct and the requirements to disclose pecuniary and non-pecuniary interests. Each community representative is considered a volunteer of Council and is therefore required to undergo Code of Conduct training prior to their first meeting.

## REPORT

Council, at the Meeting of 23 October 2025 resolved (**Resolution 351/25**) as follows:

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

6. ***Nominations received via the Expression of Interest process be reported back to Council at a future meeting.***
7. ***All Committees receive a formal Induction prior to their next or first meeting.***
8. ***Note the existence of an internal Financial Sustainability Committee, created as part of Council's Financial Sustainability Roadmap, with reporting mechanism to the Audit Risk and Improvement Committee.***

The Guidelines for Advisory Committees and Committees of Council (attached) have now also been updated to reflect points 2 and 5 of the same resolution.

With respect to satisfying point 5 of the resolution, clause 6.5 has now been added to the Guidelines:

**Terms of Reference for Advisory Committees including Sustainability principles**

All Advisory Committees are to embed sustainability principles into their consideration of all matters and this has been reflected in the individual Terms of Reference.

*Sustainability considers social, environmental, and economic connections, civic leadership, environmental health, and economic prosperity to be maintained in the interests of meeting current and future generation's needs equitably.*

*Consistent with NSW legislation, Council's consideration of sustainability is also guided by:*

'The precautionary Principle' – that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, decisions should be guided by measures such as avoiding irreversible damage to the environment, improved valuation and pricing to reflect polluter pays principles, prices reflect full lifecycle of costs including disposal, intergenerational inequity, and conservation of biological diversity.

A summary of the Expressions of interest received for all Advisory Committees is below:

Advisory Committee	Councillor Representative/s	No. Community Representatives (per ToR's)	Names of Applicants	Responsible Directorate
Economic and Development Advisory Committee	Cr Charry Cr Rothwell (alt)	<ul style="list-style-type: none"> <li>• 2 ex-officio positions for Yass Valley Business Chamber members</li> <li>• Up to 4 community members, prioritising business owners in tourism, viticulture and hospitality.</li> <li>• 1 non-voting representative each from:                             <ul style="list-style-type: none"> <li>– Regional Development Australia Southern Inland (RDASI) to provide data, grant-funding expertise and strategic direction.</li> <li>– Destination Southern NSW (DSNSW)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Jessica Bryden (DSNSW)</li> <li>• Jason Burgess (YVBC)</li> <li>• Yasmin Coe</li> <li>• Karen Denny</li> <li>• Gill Elphinston (RDASI)</li> <li>• Landon Hodgkinson</li> <li>• Kieran Reynolds</li> <li>• Jack Walker (YVBC)</li> </ul>	Planning and Environment
First Nations Advisory Committee	Cr Charry Cr Cameron (alt)	<ul style="list-style-type: none"> <li>• Up to 8 First Nations residents of Yass Valley</li> <li>• 1 representative from Local Aboriginal Land Council</li> </ul>	<ul style="list-style-type: none"> <li>• Karen Denny</li> <li>• Landon Hodgkinson</li> <li>• Marcayla Stopp</li> <li>• Tegan Denny</li> </ul>	Corporate and Community

Access and Age-Friendly Advisory Committee	Cr Flanery Cr Butler (alt)	10 community representatives from diverse demographics	<ul style="list-style-type: none"> <li>• Andrew McGrath</li> <li>• Andrew Hennell</li> <li>• Simon McGrath</li> </ul>	Corporate and Community
Sport and Open Space Advisory Committee	Cr Flanery Cr Butler (alt)	10 representatives from local sporting groups and user groups	<ul style="list-style-type: none"> <li>• Andrew McGrath</li> <li>• Annaliese Caston</li> <li>• Tim Clayton</li> <li>• Carly Saeedi</li> <li>• Bronson Sainsbury</li> </ul>	Planning and Environment

Following this report being considered and determined, staff will write to all successful applicants and work with the appointed Councillor delegate to establish a suitable first meeting date for each Advisory Committee. All appointed committee members will also be required to undertake an e-module relating to Code of Conduct prior to attending their first meeting.

## 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. Guidelines for Advisory Committees and Committees of Council
  - B. EOI - Andrew Hennell - AAFAC - **Confidential**
  - C. EOI - Andrew McGrath - AAFAC and SOSAC - **Confidential**
  - D. EOI - Annaliese Caston - SOSAC - **Confidential**
  - E. EOI - Bronson Sainsbury - SOSAC - **Confidential**
  - F. EOI - Caarly Saeedi - SOSAC - **Confidential**
  - G. EOI - Gill Elphinston RDASNA - EDAC - **Confidential**
  - H. EOI - Jack Walker YVBC - EDAC - **Confidential**
  - I. EOI - Jasmin Coe - EDAC - **Confidential**
  - J. EOI - Jason Burgess YVBC - EDAC - **Confidential**
  - K. EOI - Jessica Bryden DSNSW - EDAC - **Confidential**
  - L. EOI - Karen Denny - FNAC and EDAC - **Confidential**
  - M. EOI - Kieran Reynolds - EDAC - **Confidential**
  - N. EOI - Landon Hodgkinson - EDAC and FNAC - **Confidential**
  - O. EOI - Marcayla Stopp - FNAC - **Confidential**
  - P. EOI - Simon McGrath - AAFAC - **Confidential**
  - Q. EOI - Tegan Denny - FNAC - **Confidential**
  - R. EOI - Tim Clayton - SOSAC - **Confidential**

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## 6.17 UPDATE ON TRANSFER OF TELEGRAPH CLOSE, YASS

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### SUMMARY

To provide Council with an update on the sale of Telegraph Close Yass in accordance with Council Resolution 23 October 2025 (**Resolution 367/25**).

### RECOMMENDATION

*That:*

- 1. Council set aside Resolution 367/25 noting the additional information supplied by the landowner.*
  - 2. A refund of the \$1,000 paid to Council by the landowner on 28 June 2024 be processed given there was no formal agreement for which it be charged and therefore accepted.*
  - 3. Any Land Registry Service (LRS) documentation associated with the transfer of the land to Bellevale Cattle Company Pty Ltd and resulting closure of the road reserve be executed by the CEO when required.*
- 

### FINANCIAL IMPLICATIONS

Any costs associated with the submission of the road closure application and transfer of land will be required to be borne by the landowner, to which they have stated no objection.

### POLICY & LEGISLATION

NSW Local Government Act

NSW Roads Act

### REPORT

At the 23 October 2025 meeting Council resolved as follows:

- 1. Council notes the information in the report.*
- 2. Council first seeks information from Bellevale Cattle Co as to any records of prior land settlement agreements with Council in respect to DP 1293496 (public road).*
- 3. If no information is provided that substantiates the agreement within 28 days of request, Council re-confirm Resolution 2021/217 of the 27 October 2021 Council Meeting for DP 1293496 to be sold to the adjacent landowner at the current unimproved land value \$11,594.04.*
- 4. The CEO and Mayor be authorised to sign the documentation associated with the sale of the closed road reserve.*

The report provided to Council however, excluded essential information that may have impacted Council's decision on this matter. This critical information is:

- On 12 June 2024, Council issued the landowner an invoice for the purchase of land associated with Telegraph Close based on an agreed amount of \$1,000 (**Attachment A**);
- On 12 June 2024, Council received confirmation from Land Registry Services that an Intention to Amend Title 1/1293496 was proposed and would be Gazetted and land vested in Yass Valley Council (**Attachment B**);
- The adjacent landowner paid this invoice in full, on 28 June 2024.

In accordance with Council's October 2025 resolution, Council staff have written to the landowner requesting the provision of any records associated with the sale of Telegraph Close.

The landowner has subsequently provided additional information (**Attachment C**).

All sale of land in NSW must comply with the Conveyancing Act 1919 (NSW). Summarily, it notes that any contract for the sale of land must be in writing and signed by all parties involved. This did not occur in this case. Therefore, Council staffs' position is that there is currently no legally enforceable contract between Council and the adjacent landowner for the sale of Telegraph Close and therefore, the recommendation being put forward suggests the money should be refunded.

Further, it has become obvious through further investigation and enquiries that the error in creation of a Lot and DP assigned to the road reserve was likely at the fault of LRS, not the proponent.

A brief timeline of the planning steps taken that has led to this position are as follows:

1. Telegraph Close was originally proposed and approved as part of an earlier subdivision DA 223-2010.
2. Telegraph Close was intentionally created as a road reserve in 2012 (created by subdivision certificate DP1169723).
3. Modification 'H' of DA135127H in 2021/2022 introduced the road closure as it proposed to change the lot layout, reducing the number of lots and 'consolidating' Telegraph Close into the modified proposed lots.
4. Road closure process then commenced (with the issue at hand appearing to have been with LRS during this process).
5. Telegraph Close is closed and is now known as Lot 1 DP 1293493.

Subsequently, at this stage the applicant is unable to follow the normal process in amending the subdivision to remove Telegraph Road given the ownership does not lie with them.

Any future security around the transfer of ownership of the Title to the proponent means that lot consolidation could then take place.

Based on the above and the additional information supplied, it is considered unreasonable for council to ask the landowner to pay for land they previously owned, which has resulted for reasons outside their control and likely due to an administrative error by a government agency. Therefore, Officers are putting forward to an alternate motion which aligns with legislation and procedural fairness.

## STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	We have transport links that connect towns within the region and increase access to significant centres.
Strategies	IN.2: Plan for, maintain and improve road networks
Delivery Program Action	IN.2.1: Transport Asset Management Plan meets community needs

## ATTACHMENTS:

- A. Invoice - Bellevalle Cattle Company Pty Ltd - 12 June 2024
- B. Notification - NSW Land Registry - Intention to Amend - 191 Black Range Road
- C. Response from Bellevalle Cattle Company Pty Ltd - November 2025 - **Confidential**
- D. DA135127H - MOD H Road Closure - 42 Bellevalle Road - PAN-143098
- E. 23 October 2025 Council Report - Telegraph Close

## 6.18 2025/26 SECOND QUARTER REVIEW STATEMENT

### SUMMARY

This report represents the 2025-26 Second Quarter Budget Review Statement (QBR2) for the period 1 October 2025 to 31 December 2025. The review demonstrates Council's projected year end consolidated Net Operating Result before Capital items remains negative and is predicted to be (\$1.2M) compared to the revised consolidated budgeted deficit of (\$1.5M) at following the First Quarter Budget Review (QBR1). Actual results as at 31 December 2025 show a surplus of \$8.4M due to rate and annual charges recognised in July with expenses evenly spread across the year.

### RECOMMENDATION

*That Council:*

1. *Notes the 2025-26 Second Quarter Budget Review.*
2. *Adopts the adjustments detailed in the 2025-26 Second Quarter Budget Review Statement.*
3. *In accordance with the Local Government (General Regulation (NSW) Clause 203 (2)(a), Council notes its financial position as at 31 December 2025 as being satisfactory, having regard to revised projected estimates of income and expenditure from this review.*
4. *Notes that the 2025-26 Second Quarter Budget Review Statement will be provided to the Office of Local Government.*

### FINANCIAL IMPLICATIONS

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

### POLICY & LEGISLATION

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

### REPORT

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

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

- a) a consolidated operating result,
- b) operating results for the water and sewer funds,
- c) capital budget review statement,
- d) cash and investments budget review statement, and
- e) developer contribution summary

Council is now forecasting a deficit in the **Net Operating Result before Capital items** of (\$1.2M) for the 2025-26 Financial Year budget, a decrease in the deficit by \$300k compared to the estimated budgeted deficit following First Quarter Budget Review (QBR1) of (\$1.5M) for 2025-26.

The 2025-26 Second Quarter Budget Review Statement provides further detail in respect to the budget variations recommended for adoption by Council.

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

- **Operating Income:**
  - Rates and Annual charges increased by \$110k due to an estimated increase in Sewer Network Access charges.
  - Grants and Contributions – Operating reduced by \$10k due to the recognition of operating grant funds for Safety Improvement Works, \$40k, offset by a reduction of \$50k due to the removal of duplicate recognition of grant income relating to the Bango Wind Farm Community Enhancement Fund.
  - Grants and Contributions – Capital increased by \$1.005M due to expected grant income relating to capital works in relation to the bridge replacement program.
- **Operating Expenses**
  - Employee benefits and on-costs decreased of \$302k due to an underspend in salary and wages due to the timing of recruitment and filling of positions.
  - Materials and services increased by \$194k, due to an increase of \$97k in organisational development costs, including training, an increase of \$30k in regional roads contractors, and an increase of \$40k in local roads contractors, and an increase in sewer network costs of \$28k.
  - Other expenses reduced by \$50k due to the duplicate recognition of estimated grant expenditure relating to the Bango Wind Farm Community Enhancement Fund.
- **Capital Expenditure**
  - The capital expenditure budget increased by \$2.842M due to:
    - estimated expenditure relating to the Murrumbateman Creek Bridge replacement, with the program of work continuing in 2025-26 from 2024-25.

## STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.1: Council resources, practices and processes are undertaken in a manner that meets legislative requirements.
Delivery Program Action	CL.1.3: Manage Council’s assets to minimise risk, reflect lifecycle costs and meet community needs

**ATTACHMENTS:** A. 2025-26 Second Quarter Budget Review Statement

## 6.19 MONTHLY FINANCIAL REPORT

### SUMMARY

This monthly financial report provides information about Council’s financial position at the end of January 2026 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.

The monthly finance report for December 2025 is attached for information.

### RECOMMENDATION

*That the Monthly Financial Report for January 2026 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 \$9.2M surplus and is approximately \$2.7M 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 \$6.7M surplus and is \$0.4M 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 January, the results would show a Net Operating Result Before Capital Grants and Contributions as a deficit of \$3.7M.



#### January 2026 Report

Income Statement	QBR1 25-26			QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	Full Year	YTD	Actual 25-26	\$	%	\$	%
<b>Consolidated</b>							
Income from continuing operations	-55,875,693	-40,762,035	-32,635,305	8,126,730	-19.9%	23,240,388	-41.6%
Rates and Annual charges	-24,038,021	-24,125,621	-24,215,918	-90,297	0.4%	-177,897	0.7%
User charges and fees	-6,332,339	-3,134,295	-3,068,041	66,253	-2.1%	3,264,298	-51.5%
Other revenues	-463,690	-291,043	-167,336	123,707	-42.5%	296,354	-63.9%
Grants and contributions provided for operating purposes	-12,818,676	-6,453,366	-1,276,281	5,177,086	-80.2%	11,542,395	-90.0%
Grants and contributions provided for capital purposes	-9,152,351	-5,726,851	-2,561,906	3,164,945	-55.3%	6,590,445	-72.0%
Interest and investment income	-1,318,989	-769,410	-674,919	94,492	-12.3%	644,070	-48.8%
Other income	-751,627	-261,449	-234,523	26,926	-10.3%	517,104	-68.8%
Net gain/loss from the disposal of assets	-1,000,000	0	-436,381	-436,381		563,619	-56.4%
<b>Expenses from continuing operations</b>	<b>48,205,582</b>	<b>28,718,334</b>	<b>23,344,193</b>	<b>-5,374,142</b>	<b>-18.7%</b>	<b>-24,861,389</b>	<b>-51.6%</b>
Employee benefits and on-costs	15,540,390	8,800,997	7,888,188	-912,809	-10.4%	-7,652,202	-49.2%
Materials and services	18,456,110	11,762,803	7,559,694	-4,203,108	-35.7%	-10,896,416	-59.0%
Borrowing costs	2,375,102	1,306,111	1,137,014	-169,097	-12.9%	-1,238,089	-52.1%
Depreciation, amortisation and impairment of non-financial assets	10,812,132	6,307,077	6,307,077		0.0%	-4,505,055	-41.7%
Other Expenses	1,021,847	541,347	452,220	-89,127	-16.5%	-569,627	-55.7%
<b>Operating result from continuing operations</b>	<b>-7,670,111</b>	<b>-12,043,700</b>	<b>-9,291,112</b>	<b>2,752,588</b>	<b>-22.9%</b>	<b>-1,621,002</b>	<b>21.1%</b>
<b>Net Operating Result Before Capital Grants and Contributions</b>	<b>1,482,240</b>	<b>-6,316,850</b>	<b>-6,729,207</b>	<b>-412,357</b>	<b>6.5%</b>	<b>-8,211,447</b>	<b>-554.0%</b>

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 \$5.1M below the YTD budget primarily due to \$3.7M Transport grants budgeted not yet received or recognised.

Capital Grants and Contributions is \$3.1M lower than the YTD budget and is primarily due to Transport grants (\$1.4M) and specific purpose grants for the water supply network (\$1.4M) budgeted not yet received or recognised.

Net gain/loss from disposal of assets is \$0.4M above the YTD budget due mainly to the sale of plant and equipment, including vehicles. Noting though, the actual only include the proceeds from the sale of council's plant and equipment; the calculation for the actual gain/loss will be updated as part of the preparation of Council's financial statements.

### 2.2 Expenses

Employee benefits and on-costs are \$912k (\$611k in salaries and wages) below the YTD budget primarily due to timing of recruitment.

Materials and Services are \$4.2M below YTD budget due to timing of expenses:

- \$1,200k for Equipment hire
- \$898k for Contractors
- \$301k Raw materials and consumables
- \$343k for Repair and maintenance
- \$312k for Consultants
- \$176k for Electricity and Heating

Borrowing Costs are \$169k below the YTD budget due to the timing of drawdowns of loans compared to the budgeted expectations.

## 3. Income Statements for each fund

The following Income Statements are for each Council Fund.

### General Fund



January 2026 Report

Income Statement	QBR1 25-26			QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
	Full Year	YTD	Actual 25-26	\$	%	\$	%
<b>General fund</b>							
Income from continuing operations	-40,880,823	-29,548,275	-22,913,767	6,634,508	-22.5%	17,967,056	-43.9%
Rates and Annual charges	-16,552,996	-16,552,996	-16,360,750	192,247	-1.2%	192,247	-1.2%
User charges and fees	-3,451,517	-2,208,817	-2,191,378	17,439	-0.8%	1,260,140	-36.5%
Other revenues	-463,690	-291,043	-167,290	123,753	-42.5%	296,400	-63.9%
Grants and contributions provided for operating purposes	-12,818,676	-6,453,366	-1,276,281	5,177,086	-80.2%	11,542,395	-90.0%
Grants and contributions provided for capital purposes	-4,969,405	-3,276,405	-1,572,246	1,704,159	-52.0%	3,397,159	-68.4%
Interest and investment income	-884,911	-516,198	-674,919	-158,720	30.7%	209,993	-23.7%
Other income	-739,627	-249,449	-234,523	14,926	-6.0%	505,104	-68.3%
Net gain/loss from the disposal of assets	-1,000,000	0	-436,381	-436,381		563,619	-56.4%
Expenses from continuing operations	36,276,054	22,284,042	17,757,431	-4,526,611	-20.3%	-18,518,623	-51.0%
Employee benefits and on-costs	12,858,025	7,224,249	6,358,498	-865,751	-12.0%	-6,499,527	-50.5%
Materials and services	12,769,674	9,018,336	5,475,073	-3,543,263	-39.3%	-7,294,601	-57.1%
Borrowing costs	1,800,000	934,647	906,177	-28,470	-3.0%	-893,823	-49.7%
Depreciation, amortisation and impairment of non-financial assets	7,826,508	4,565,463	4,565,463	0.0%	-3,261,045	-41.7%	
Other Expenses	1,021,847	541,347	452,220	-89,127	-16.5%	-569,627	-55.7%
<b>Operating result from continuing operations</b>	<b>-4,604,769</b>	<b>-7,264,233</b>	<b>-5,156,336</b>	<b>2,107,897</b>	<b>-29.0%</b>	<b>-551,567</b>	<b>12.0%</b>
<b>Net Operating Result Before Capital Grants and Contributions</b>	<b>364,636</b>	<b>-3,987,828</b>	<b>-3,584,090</b>	<b>403,738</b>	<b>-10.1%</b>	<b>-3,948,726</b>	<b>-1082.9%</b>

Sewer Fund



January 2026 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Sewer	QBR1 25-26	QBR1 25-26	Actual 25-26	\$	%	\$	%
	Full Year	YTD					
<b>Income from continuing operations</b>	<b>-3,780,164</b>	<b>-3,426,982</b>	<b>-3,463,328</b>	<b>-36,345</b>	<b>1.1%</b>	<b>316,836</b>	<b>-8.4%</b>
Rates and Annual charges	-2,875,956	-2,915,556	-3,002,556	-86,999	3.0%	-126,599	4.4%
User charges and fees	-144,000	-84,000	-142,319	-58,319	69.4%	1,681	-1.2%
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	-115,894	0	115,894	-100.0%	198,676	-100.0%
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
<b>Expenses from continuing operations</b>	<b>2,973,503</b>	<b>1,609,040</b>	<b>1,255,434</b>	<b>-353,606</b>	<b>-22.0%</b>	<b>-1,718,069</b>	<b>-57.8%</b>
Employee benefits and on-costs	663,942	389,696	94,068	-295,628	-75.9%	-569,874	-85.8%
Materials and services	1,238,239	568,872	541,046	-27,825	-4.9%	-697,193	-56.3%
Borrowing costs	143,770	109,400	79,247	-30,153	-27.6%	-64,523	-44.9%
Depreciation, amortisation and impairment of non-financial assets	927,552	541,072	541,072		0.0%	-386,480	-41.7%
Other Expenses	0	0	0				
<b>Operating result from continuing operations</b>	<b>-806,661</b>	<b>-1,817,943</b>	<b>-2,207,894</b>	<b>-389,951</b>	<b>21.5%</b>	<b>-1,401,233</b>	<b>173.7%</b>
<b>Net Operating Result Before Capital Grants and Contributions</b>	<b>-245,129</b>	<b>-1,506,411</b>	<b>-1,889,441</b>	<b>-383,030</b>	<b>25.4%</b>	<b>-1,644,312</b>	<b>670.8%</b>

Water Fund



January 2026 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Water	QBR1 25-26	QBR1 25-26	Actual 25-26	\$	%	\$	%
	Full Year	YTD					
<b>Income from continuing operations</b>	<b>-8,878,706</b>	<b>-5,450,778</b>	<b>-3,814,580</b>	<b>1,636,198</b>	<b>-30.0%</b>	<b>5,064,127</b>	<b>-57.0%</b>
Rates and Annual charges	-2,273,068	-2,321,068	-2,408,981	-87,913	3.8%	-135,913	6.0%
User charges and fees	-2,736,822	-841,478	-734,345	107,133	-12.7%	2,002,477	-73.2%
Other revenues	0	0	-46	-46		-46	
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-3,621,414	-2,138,914	-671,207	1,467,707	-68.6%	2,950,207	-81.5%
Interest and investment income	-235,402	-137,318	0	137,318	-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				
<b>Expenses from continuing operations</b>	<b>5,333,793</b>	<b>2,872,966</b>	<b>2,363,680</b>	<b>-509,286</b>	<b>-17.7%</b>	<b>-2,970,113</b>	<b>-55.7%</b>
Employee benefits and on-costs	927,327	553,344	618,971	65,627	11.9%	-308,356	-33.3%
Materials and services	2,259,349	1,056,686	592,246	-464,439	-44.0%	-1,667,103	-73.8%
Borrowing costs	431,332	262,063	151,589	-110,474	-42.2%	-279,743	-64.9%
Depreciation, amortisation and impairment of non-financial assets	1,715,784	1,000,874	1,000,874		0.0%	-714,910	-41.7%
Other Expenses	0	0	0				
<b>Operating result from continuing operations</b>	<b>-3,544,913</b>	<b>-2,577,812</b>	<b>-1,450,900</b>	<b>1,126,912</b>	<b>-43.7%</b>	<b>2,094,014</b>	<b>-59.1%</b>
<b>Net Operating Result Before Capital Grants and Contributions</b>	<b>76,501</b>	<b>-438,898</b>	<b>-779,693</b>	<b>-340,795</b>	<b>77.6%</b>	<b>-856,193</b>	<b>-1119.2%</b>

## Stormwater Management



### January 2026 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Stormwater Management	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	\$	%	\$	%
<b>Income from continuing operations</b>	<b>-60,000</b>	<b>-60,000</b>	<b>-59,486</b>	<b>514</b>	<b>-0.9%</b>	<b>514</b>	<b>-0.9%</b>
Rates and Annual charges	-60,000	-60,000	-59,486	514	-0.9%	514	-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				
<b>Expenses from continuing operations</b>	<b>505,018</b>	<b>297,932</b>	<b>136,988</b>	<b>-160,944</b>	<b>-54.0%</b>	<b>-368,030</b>	<b>-72.9%</b>
Employee benefits and on-costs	185,706	111,369	0	-111,369	-100.0%	-185,706	-100.0%
Materials and services	85,204	50,000	425	-49,575	-99.2%	-84,779	-99.5%
Borrowing costs	0	0	0				
Depreciation, amortisation and impairment of non-financial assets	234,108	136,563	136,563		0.0%	-97,545	-41.7%
Other Expenses	0	0	0				
<b>Operating result from continuing operations</b>	<b>445,018</b>	<b>237,932</b>	<b>77,501</b>	<b>-160,430</b>	<b>-67.4%</b>	<b>-367,517</b>	<b>-82.6%</b>
<b>Net Operating Result Before Capital Grants and Contributions</b>	<b>445,018</b>	<b>237,932</b>	<b>77,501</b>	<b>-160,430</b>	<b>-67.4%</b>	<b>-367,517</b>	<b>-82.6%</b>

## Domestic Waste



### January 2026 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Domestic waste management	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	\$	%	\$	%
<b>Income from continuing operations</b>	<b>-2,276,000</b>	<b>-2,276,000</b>	<b>-2,384,145</b>	<b>-108,145</b>	<b>4.8%</b>	<b>-108,145</b>	<b>4.8%</b>
Rates and Annual charges	-2,276,000	-2,276,000	-2,384,145	-108,145	4.8%	-108,145	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				
<b>Expenses from continuing operations</b>	<b>3,117,214</b>	<b>1,654,355</b>	<b>1,830,660</b>	<b>176,305</b>	<b>10.7%</b>	<b>-1,286,554</b>	<b>-41.3%</b>
Employee benefits and on-costs	905,390	522,340	816,651	294,311	56.3%	-88,738	-9.8%
Materials and services	2,103,644	1,068,909	950,904	-118,006	-11.0%	-1,152,740	-54.8%
Borrowing costs	0	0	0				
Depreciation, amortisation and impairment of non-financial assets	108,180	63,105	63,105		0.0%	-45,075	-41.7%
Other Expenses	0	0	0				
<b>Operating result from continuing operations</b>	<b>841,214</b>	<b>-621,645</b>	<b>-553,485</b>	<b>68,160</b>	<b>-11.0%</b>	<b>-1,394,699</b>	<b>-165.8%</b>
<b>Net Operating Result Before Capital Grants and Contributions</b>	<b>841,214</b>	<b>-621,645</b>	<b>-553,485</b>	<b>68,160</b>	<b>-11.0%</b>	<b>-1,394,699</b>	<b>-165.8%</b>

#### 4. Statement of Financial Position

The Council's consolidated statement of financial position as at 31 January 2026 shows the following;

- total cash and cash equivalents of \$18.9M,
- investments of \$19.2M, and
- total borrowings of \$43.4M (includes the \$31.8M loan for the Crago Mill Precinct project).

#### January 2026 Report – Consolidated



#### January 2026 Report

Statement of Financial Position	Consolidated
<b>Asset</b>	<b>757,723,375</b>
<b>Current assets</b>	<b>56,063,691</b>
Cash and cash equivalents	18,972,005
Investments	19,200,000
Receivables	13,927,754
Contract assets and Contract cost assets	3,852,042
Inventories	111,890
<b>Non-current assets</b>	<b>701,659,684</b>
Infrastructure, property, plant and equipment	694,659,684
<i>Capital work in progress</i>	54,539,998
<i>Plant and equipment</i>	3,935,961
<i>Land</i>	73,130,578
<i>Infrastructure</i>	561,410,649
<i>Other assets</i>	1,642,497
Investment properties	7,000,000
<b>Liabilities</b>	<b>-54,855,436</b>
<b>Current liabilities</b>	<b>-8,948,437</b>
Payables	-1,600,416
Borrowings	-177,826
Contract Liabilities	-4,748,326
Employee benefit provisions	-2,421,869
<b>Non-current liabilities</b>	<b>-45,907,000</b>
Borrowings	-43,188,453
Employee benefit provisions	-298,326
Provisions	-2,420,221
<b>Net Assets</b>	<b>702,867,938</b>
<b>Equity</b>	<b>-702,867,938</b>
Accumulated surplus	-344,296,199
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 \$38.1M at the end of January 2026. Total restricted (external and internal) reserves totalled \$39.0m at the end of January. 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.

<b>Reserve</b>	<b>\$M</b>
Externally restricted funds	\$33.5*
Crago Mill Reserve	\$0
Internally Restricted funds	\$5.4
<b>Total</b>	<b>\$39.0</b>

\*External restricted funds include the recognition of \$3.1M advanced annual charges for Sewer, Domestic Waste and Water. Calculating this revenue on a pro-rata basis to the end of January, the results would show \$30.4M external restricted funds and \$35M total Reserve, which is within the \$38.1M total cash and investments.

January 2026 Report Consolidated



January 2026 Report

Reserves balance report	Balance	
	Jun-25	Jan-26
<b>External restrictions</b>	<b>29,999,746</b>	<b>33,591,230</b>
Domestic waste management	1,932,396	2,546,986
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	3,019,484
Sewer fund	4,793,470	6,438,459
Specific purpose unexpended grants – general fund	2,155,427	4,541,782
Stormwater Management	18,063	77,125
Water Fund	2,796,763	2,660,708
<b>Crago Mill Reserve</b>	<b>-2,552,791</b>	<b>0</b>
<b>Internal restrictions</b>	<b>7,329,045</b>	<b>5,465,922</b>
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	1,016,325
Land and assets	1,452,451	1,452,451
Murrumbateman Library School Ground	123,179	123,179
Plant and vehicle replacement	1,174,426	1,480,954
Quarry rehabilitation	766,203	766,203
Roads	44,818	44,818
Victoria Park	201,723	299,354
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
<b>External + Internal restriction + Crago Mill</b>	<b>37,328,791</b>	<b>39,057,152</b>
<b>Total cash, cash equivalents and investments</b>	<b>37,017,000</b>	<b>38,172,005</b>
<b>Unrestricted and unallocated cash, cash equivalents and investments</b>	<b>-311,791</b>	<b>-885,147</b>
<b>External restriction + Crago Mill Reserve</b>	<b>27,446,955</b>	<b>33,591,230</b>
<b>Total cash, cash equivalents and investments less External restriction + Crago Mill Reserve</b>	<b>9,570,045</b>	<b>4,580,775</b>

## 6. Outstanding Debts – Rates

The amount of rates in arrears at the start of February 2026 totals \$3.483M detailed below.

Years			
Current - 2026	Unpaid - 2025	Unpaid - 2024	Unpaid before 2023
1,583,130	1,224,686	403,189	271,818

Analysing the Rates arrears:

- Current – 2026 level of arrears relates to the first two instalments for the period of Jul 25 – Dec 2025.
- Our analysis of the available data from 2021, show that there are 24 rate payers who have not paid any rates from this date. The total amount due for these 24 rate payers for the period 2021-current is \$261,858.
  - The average aggregate arrears balance being \$10,910
  - The highest aggregate arrears balance being \$22,459
  - The lowest aggregate arrears balance being \$4,970
  - The total valuation of arrears aged beyond the last five financial years 2021 and prior, currently stands at \$58,304 for the same 24 rate payers

Steps are being taken to address the level of arrears:

- A letter had been issued in Dec-2025 to advise rate payers about their arrears
- Overdue/reminder notices have started to be sent
- Rates Installment notices, sent each quarter do identify the level of arrears
- Arranging discussions with debt recovery specialists

## 7. Capital Expenditure

The total capital expenditure (CAPEX) budgeted for the year is \$38.5M (**Attachment A**). The year-to-date (YTD) budget for January 2026 was \$27.7M, and actual expenditure was \$17.1M. This is due to timing of the capital works

## 8. Crago Mill Progress Report

The latest Cashflow Report for the Crago Mill Project is at **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 31 January 2026
  - B. Crago Mill Progress Report (CMP)
  - C. Monthly Finance Report December 2025

## 6.20 INVESTMENT AND BORROWING REPORT

### SUMMARY

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council’s investments for the period 1 to 31 January 2026. 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.

The Investment and Borrowing Report for December 2025 is attached for information.

### RECOMMENDATION

*That the Investment & Borrowings Reports, covering the period 1 to 31 January 2026 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 \$43.4M owing on 31 January 2026, with details outlined in Table A.

**Table A – Council Loans**

General Loan	Principal as at	Interest rate	Comment
*Sewer - CBA Loan for Sewer Infrastructure	2,816,089.18	4.82%	20 years, repaid in 2035/36
*Water - NAB Westpac Dam Wall	7,439,990.24	5.36%	20 years amortisation, 10 years term Aug 2032
*Water - Yass to Murrumbateman water supply (Tcorp)	856,658.61	2.55%	10 years, full repaid in 2029
*Water main and pump station upgrades (Tcorp)	468,071.33	2.55%	10 years, full repaid in 2029
Crago Mill funding facility (Westpac)	31,885,008.54	5.80%	20 years, full repaid 2043 - Variable rate (2.17%+BBSR)
<b>Total balance as at 31/01/2026</b>	<b>43,465,817.90</b>		

\*Interest Rates are fixed.

*Crago Mill funding facility (Bank Bill Business Loan) with Westpac*

Westpac are finalising their Bi-Annual Review of the Crago Mill funding facility. The original facility was approved to a value of \$50 million.

As part of the Bi-Annual Review and taking into consideration Council’s resolution at the September 2025 meeting “to discontinue the full completion of Stage 2 of the Crago Mill Precinct Project.....” the outcome of the review will be to reduce the value of the loan facility to \$41 million.

## 2. Summary of movements in Council Investments

Council Cash, Cash Equivalent, and Term Deposit Investments at 31 January 2026 are detailed in Table B.

**Table B – Council Investments**

Investment Type	Acc/Deal	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
<b>Cash Working Accounts</b>							
	Ref.						
NAB Working Account1	082-939 51	13,937,958.07	A1+/AA-	n/a	n/a	at call	RBA Cash Rate
Tcorp Strategic Cash Facility	778	5,704,540.37	AAA	n/a	n/a	3 day call	4.70%
		<b>19,642,498.44</b>					
<b>Term Deposits &lt; 12 Months</b>							
Investment Type	Acc/Deal	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
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%
Mystate Bank	CN098058	1,000,000.00	A2/BBB+	08/12/25	09/06/26	183	4.60%
Mystate Bank	CN098263	1,000,000.00	A2/BBB+	17/12/25	16/09/26	273	4.60%
Heartland Bank	CN098552	1,000,000.00	A-3/BBB	12/01/26	12/01/27	365	4.75%
		<b>19,200,000.00</b>					
<b>Total Short Term</b>		<b>38,842,498.44</b>					

The value of term deposits in January remained at \$19,200,000 with the following movement:

- One term deposit with a value of \$1,000,000 matured and was re-invested with the same institution.

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

Table C – Term Deposit Movements

Term Deposit Movements December 2025 to January 2026				\$
Balance as at 31 December 2025			%	19,200,000.00
<b>Term Deposit Reinvested</b>				
	<b>Old Ref.</b>	<b>New Ref.</b>		
Heartland Bank	CN094933	CN098552	4.75%	1,000,000.00
				<b>1,000,000.00</b>
<b>Term Deposit Matured</b>				
				-
				-
				-
<b>New Term Deposit</b>				
				-
				-
<b>Balance as at 31 January 2026</b>				<b>19,200,000.00</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. Investment and Borrowings Report - December 2025

## 6.21 POST-EXHIBITION POLICY REPORT - HARDSHIP & FINANCIAL ASSISTANCE POLICY AND MANAGING UNREASONABLE CONDUCT TOWARDS YVC AND ITS EMPLOYEES POLICY

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### SUMMARY

Council, at the meeting of 27 November 2025 resolved to place the following policies on public exhibition for 28 days.

- Hardship and Financial Assistance Policy (**Resolution 392/25**)
- Managing Unreasonable Conduct towards YVC and its Employees Policy (**Resolution 391/25**)

Given both policies attracted one submission each during the consultation period, they are being reported back to Council, with changes where determined necessary, for final adoption.

### RECOMMENDATION

*That Council:*

1. *Adopt the Hardship and Financial Assistance Policy.*
  2. *Adopt the Managing Unreasonable Conduct towards YVC and its Employees Policy.*
- 

### FINANCIAL IMPLICATIONS

The financial implications relating to the adoption of the Hardship and Financial Assistance Policy are outlined within the policy itself. There are no financial implications as a result of proceeding to adopt the Managing Unreasonable Conduct towards YVC and its Employees Policy.

### POLICY & LEGISLATION

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

The Managing Unreasonable Conduct towards YVC and its Employees Policy has been developed in accordance with the *Managing Unreasonable Conduct by a Complainant Guideline (2021)* released by the NSW Ombudsman Office and Australasian Parliamentary Ombudsman.

### REPORT

A summary of the external submission received in relation to the Managing Unreasonable Conduct towards YVC and its Employees Policy is outlined below. Please note that the submission is attached in full and is marked Confidential given it contains the name and contact details of the submitter.

Submission Theme	Staff Comment	Change/s made to Policy
Absence of a YVC Customer Service Charter	Council has a Customer Service Charter on the YVC website.	N/A
Perceived power imbalance and suppression of dissent	There are various review rights available to anyone who receives notification of any warning or restriction in terms of access to or with Council under this policy. Review rights include Internal Review by the CEO or external review by the NSW Ombudsman's Office	N/A
Perceived systemic deflection of responsibility and service failure	Council has existing policies in place to deal with any service failure of underperformance of staff. The draft policy fully acknowledge that issues within the remit of local government can ensue frustration however like all government agencies, abuse of staff will not be tolerate and this policy seeks to ensure that.	N/A
Due process and procedural fairness	The review mechanisms are outlined above and it is important to reinforce that staff are bound by an adopted Code of Conduct which seeks to ensure that policies of council are upheld (and not mis-used).	N/A

A summary of the internal submission received in relation to the Hardship and Financial Assistance Policy is outlined below.

Submission Theme	Staff Comment	Change/s made to Policy
A plain English executive summary be added to the introductory section of the policy.	Agreed	Executive Summary added
Inset an 'exceptional circumstances' provision in Clause 2.2 enabling the CEO to consider hardship applications where the property is not the applicant's principal place of residence, where genuine financial hardship is demonstrated.	Agreed	Point 1 in Clause 2.2 amended to say: <i>The applicant must be the person who is liable for the rates, annual charges, fees or interest, or holds financial responsibility for such person.</i>  Point 5 in Clause 2.2 added: <i>Under Exceptional Circumstances, the CEO has the ability to consider hardship applications where the property is not the applicant's principal place of residence, where genuine financial hardship can be demonstrated.</i>
Simplify documentation requirements in Clause 2.3	Staff will make a discretionary assessment of what documentation would be considered necessary to support an application under this policy. The policy merely lists examples of what may be requested. It is not the intent for burden to be created by way of needing to furnish unnecessary supporting documentation and we acknowledge the less personal information we retain, the better.	Nil

## 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. Submission - Managing Unreasonable Conduct towards YVC and its Employees Policy - **Confidential**
  - B. Managing Unreasonable Conduct towards YVC and its Employees Policy
  - C. Hardship and Financial Assistance Policy

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## 7.1 PROPOSED CHANGES TO USER CHARGES - COUNCIL SPORTING GROUNDS 2026/2027

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Councillor Fleur Flanery has given notice that at the Ordinary Council Meeting on 26 February 2026, she will move the following motion.

### **MOTION**

*That Council:*

1. Adopts a cost recovery of 15 % of annual operational costs as the basis for calculating fees for annual sports and equestrian user groups in accordance with the Asset Management Strategy 2022- 2023
2. Agrees that no individual sporting club's fee increases by more than 30% when compared to the previous financial year
3. Agrees no individual sporting club pays less than the fee charged in the last financial year, 2024/25
4. Reaffirms that the Yass Valley Council is committed to supporting local sporting and equestrian clubs and will work to reduce their operational maintenance costs of the sporting grounds through setting service levels in conjunction with the newly formed Sporting Clubs' Committee.

### **Summary:**

To determine a policy and set the fees and charges for sporting grounds managed and maintaining by the Yass Valley Council.

### **FINANCIAL IMPLICATIONS**

-The changes to the fees and charges for annualised user groups will be included in the 26/27 Fees and Charges being considered by Council in the April 2026 meeting.

-The proposed charges in fees will increase the Council's income for the use of sporting fields by the annualised user groups from **27,331** to **37,568** in the 2026/2027 financial year

-Should Council agree to recommendations 2 and 3, the financial impacts will be minimised particularly for the smaller clubs with lower practical physical impacts on the sporting fields and reduced ability to absorb costs.

-The proposed model should assist Council in managing the revenue and impact of the price increase.

-It also makes it equitable to charge the same price for field access to all YVC residents and clubs, and that the proposed Allocation approach addresses the key issues outlined in this paper.

### **POLICY AND LEGISLATION**

Local Government Act, 1993

2022- 2032 Asset Management Strategy

The Council currently has no clearly defined policy framework for charging annualised user fees. This paper seeks to assist Council develop a policy for future fees and charges of Council managed sporting grounds.

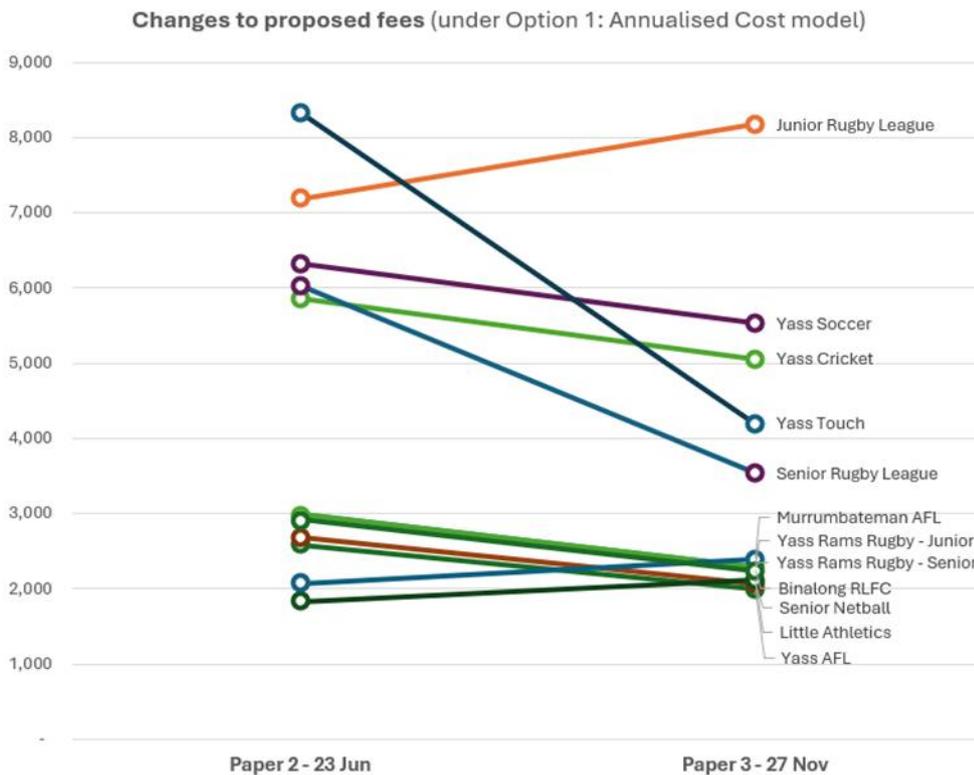
**REPORT**

The Yass Valley Council has been reviewing the Fees and Charges for the use of sporting grounds from early 2025 to November 2025. This review included consultation with 12 sporting Clubs and one equestrian club. The Yass Valley Council members voted on options for the fees and charges at the June 2025 and November 2025 meetings. In November 2025, the Motion to impose the recommended fees and charges was defeated.

Following the meeting, Councillor Flanery as the Chair of the newly (re)formed Yass Sporting Club Committee reviewed the work undertaken by Council staff and prepared a paper that was discussed with Cr Butler, Deputy Chair Yass Sporting Club Committee. Subsequently a meeting was held with Andrew Neil (Director of Planning & Environment) and Jason McGuire (Chief Financial Officer) on Monday 9 February at 5.00pm to discuss the approach.

The review determined there were several revisions to the papers developed by Council between the June and November 2025 meetings. The papers, while having the same structure, had stark differences in terms of total charges, club fees, and in the reported feedback.

**Graph 1** (below) shows changes to the Annualised Fee option.



Graph 1 (above) highlighting changes to the proposed fees from May to November, 2025 during the consultation period.

**Response from the Sporting Clubs changed from May to November 2025**

The feedback received, shows that the preferred option changed dramatically from May to November. This was not reported to Council in the November 2025 meeting.

Paper / preferred	Annualised Cost	Hourly rate	CPI only
May	2	8	2
Nov	7	2	2

The fees and charges are intended for annualised users for the following sporting facilities.

-Walker Park Yass

- O’Connor Park Yass
- Victoria Park Yass
- Murrumbateman Recreation grounds
- Binalong Recreation Grounds
- Bookham Recreation Grounds
- Bowning Oval
- Sutton Oval

**Approach and the three sets of choices**

In terms of the proposal itself, the paper presented at the November meeting combines several items into a single choice for the Council. Ideally, to assist in the decision making, a preferred way would have been segmenting the decisions as follows:

1. The total revenue to be collected ie how much does the Yass Council need to raise or what percentage – is it 15? or 20%. This was inconsistently applied in the previous papers
2. How this revenue will be split between Sporting Club users?
3. If the decision in #2 brings about large changes, how these might be mitigated or phased in. Council should develop a formal policy for this.

**Choice 1 - Total revenue**

There were a number of inconsistencies in the option papers presented to the sporting groups in the consultations particularly different recovery percentages, meaning that the papers didn’t compare apples with apples - for example.

- Annualised fee - 15% recovery rate (p43 of November paper, \$41k of revenue)
- Hourly rate - 20% recovery rate (p44 of November paper, \$52k of revenue. While the total revenue collected from this charging arrangement isn't high value/material, it should be the same under all options proposed.

From a governance perspective it helps to manage the overall budget as part of the policy or asset management strategy and the percentage can be varied at a later stage if required.

## Choice 2 - Allocation of revenue to users

There are a few choices that need to be made to set a price, which aren't clearly outlined in the paper - they are:

- Site granularity: Should a single price be developed for all sites, or one for each specific type of site?
- Usage granularity: Should the entire site have one price, or should specific activities and times of day have different prices?
- Allocation method: Should users pay for their actual costs, be allocated costs based on a simple division between clubs, or based on the number of hours they use the site for?

One example that Council may find helpful is below:

- Site granularity: Different prices for each 'category hierarchy', per the annualised fee proposal (p43 of November paper)
- Usage granularity: Split activities (grounds vs. equestrian), and daytime and nighttime use (to capture lighting costs).
- Allocation method: Based on what each user has incurred (annualised fee proposal).

One other item to consider is the 'contributor pays' policy ie 'different sports impact the grounds differently' but this can be captured by setting the usage granularity and allocation method up as proposed.

## Choice 3 - Community impacts and ensuring equity

If the 'usage granularity' is correctly set (above), the allocation of costs to Little Athletics and Cricket will come down, as they won't be paying for others to use lights.

Having said that, if there are still price rises, Council should consider proposing some community impact principles, such as:

- No club pays more than 30% more than last year's fee (say 30%)
- No club pays less than last year's fee (to help manage revenue).

The table below provides an example of what this would look like, by club.

Club	2024-25 fee	Annualised cost (Nov paper)	With proposed mitigations
Senior Rugby League	2,106	3,536	3,159
Junior Rugby League	2,477	8,177	3,716
Yass AFL	2,624	1,988	2,624
Yass Rams Rugby	3,046	4,587	4,569
Yass Cricket	2,854	5,053	3710.20 (30% increase)
Yass Touch	4,392	4,199	5709.60 (30% increase)
Senior Netball	1,432	2,064	2,148
Little Athletics	875	2,118	1,137.50 (30% increase)
Murrumbateman AFL	2,624	2,391	2,624
Yass Soccer	4,256	5,525	5532.80 (30% increase)
Binalong RLFC	645	2,242	968
<b>Total collected</b>	<b>27,331</b>	<b>41,880</b>	

*\*Choice 3/Decision 3– granularity – no Club pays more than 30% increase one financial year.*

### STRATEGIC DIRECTION

CSP Theme Our infrastructure

CSP Strategy Objective: IN3: Our existing community infrastructure is maintained, and we plan for and support the development of infrastructure that meets community need

Strategies IN3.4 - Our current community infrastructure is maintained to an acceptable level and used to the maximum practical extent

Delivery Program Action Annual facilities operation and planned and reactive maintenance

**ATTACHMENTS:** Nil

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## 8.1 QUESTIONS WITH NOTICE - CR FLEUR FLANERY

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### **Question 1**

*Given the recommendation for Yass Council to have a Tree Management Strategy has been on-going for more than a decade, why is consultation occurring before a scope has been provided to and agreed by Councillors?*

### **Response**

On 24 July 2025, Council resolved to:

### **RESOLUTION [247]**

***Develop a Tree Management Strategy in the current term of Council that prioritises:***

- ***The retention of non-invasive trees the Shire in towns, villages and its roadways.***
- ***New tree planting in streets and parks to improve amenity and environmental outcomes***
- ***Replacement of dangerous and declining trees with trees better suited to the environment.***
- ***Removal of exotic invasive trees on public land near environmentally sensible locations ie the Yass Gorge and other locations to be specified***
- ***Replanting of trees that have been removed with native species endemic to the area where possible***
- ***Develop a list of trees suitable for the region to guide future planting in new development areas and replanting programs***
- ***Maintenance of street trees to Australian Standards***

This Resolution was essentially a ‘work order’ to the CEO to progress this body of work and the subsequent engagement of a consultant via a Request for Quotation (RFQ) process.

The RFQ containing a scope of works is something within the delegation and remit of the CEO and Council Officers and it is not common or usual practice for an RFQ scope to be “agreed” by Councillors.

Resolution [247] was viewed as the scope provided by Council for Officers to act. Notwithstanding, the intention was always for extensive community engagement to take place to ensure any resulting Strategy was fit for purpose.

It is noted that at the request of an individual Councillor, the scope prepared for this Strategy has been provided to Councillors.

### **Question 2**

*With respect to the consultation for the Tree Management Strategy why is the proposed Strategy only focusing on trees on public (Council) land when almost 50% of trees in urban areas in the Yass Valley are on private land and form a vital part of any climate mitigation strategy and ambience of the streetscapes?*

### **Response**

The approved budget set by Council for the creation of a Strategy is \$80,000. The focus of this Strategy has therefore needed to be refined to areas that Council can affect immediate effect change upon (i.e. public trees).

**Question 3**

*How have stakeholders (the public) been informed about the scope of the Tree Management Strategy?*

**Response**

As the RFQ has only recently been awarded, the process remains in early stages. The point of the initial consultation round is to allow the community a voice in refining the scope. Council has moved away from a traditional consultation model into one in which empowers the community to take ownership and have increased input into the Councils strategies that impact them.

**Question 4**

*When will the Council be provided with the updated Play Space Strategy?*

**Response**

The Parks and Play Strategy was placed on public exhibition between 28 November 2025 and 31 January 2026. Council staff are currently reviewing the submissions from the community with a view to reflect the feedback in the final strategy. This version will be presented to Council for final adoption in the coming months.

**Question 5**

*How long on average does it take Council to respond to non-urgent requests such as barking dogs or fixing a lock on the door of the public toilets in Riverbank Park? Does Council have KPI's for this?*

**Response**

Council currently has no Rangers and therefore we have had to prioritise areas that pose immediate public concern such as off-leash dogs and dog attacks.

Council's Customer Service Charter, available on the YVC website, specifies that 'other dog complaints' such as barking dogs can expect a 5 working day response timeframe.

The fixing of a door in Riverside Park is something that would be attended to as soon as possible for inspection and for a permanent fix, resources permitting.

**ATTACHMENTS:** Nil

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## 8.2 QUESTIONS WITH NOTICE - CR ADRIAN CAMERON

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Question

### **INVESTING IN COMMUNITY**

What was the process for deciding that some council properties are to be let on a commercial basis; the Goodradigbee Centre, the library and one of the spaces in the memorial hall, whilst others are used by community groups on what appears to be a grace and favour arrangement Whilst other community groups have been excluded and/or evicted from council property?

### **Response**

Both the Goodradigbee Building and the small space at the front of Memorial Hall have both been leased on a commercial basis previously. Both of these spaces are currently vacant and have been advertised for commercial leases through a local real estate agency.

When the library moves into the new building within the Crago Mill Precinct, the existing library area will be commercially leased to provide an income to Council. All community groups are able to apply to lease any of the commercial spaces at the assessed market value for each space.

As per Council resolution at the February 2023 Council meeting, that the Yass District Historical Society were offered first option of the location of the current Library space at market value. The Society have thanked Council for their proposal and have formally advised Council that they will not be accepting this offer.

Council does not have any existing commercially lettable spaces on grace or favour arrangements. The Men's Shed and Yass Landcare have ongoing access to Council owned facilities, that are not considered commercially lettable spaces. These arrangements have been in place for some time.

At this point in time, Council is not in a financial position to be offering commercially lettable spaces for free or below market value to community groups.

**ATTACHMENTS:** Nil

**9.1 MINUTES OF THE RESCUE COMMITTEE MEETING HELD ON 8 MAY 2025 AND 21 AUGUST 2025.**

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**REPORT**

The minutes of the Rescue Committee meetings held on 8 May 2025 and 21 August 2025 are included as **Attachments A and B**.

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

Accordingly, the minutes are presented for information.

**RECOMMENDATION**

*That the minutes of the Rescue Committee meetings held on 8 May 2025 and 21 August 2025 be noted.*

- ATTACHMENTS:**
- A. Rescue Committee Minutes - 8 May 2025
  - B. Rescue Committee Minutes - 21 August 2025

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## 9.2 MINUTES OF THE LOCAL TRANSPORT FORUM HELD ON 3 FEBRUARY 2026

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### REPORT

The minutes of the Local Transport Forum meeting held on 3 February 2026 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 3 February 2026 be noted and adopt the following recommendations:

#### 1.0 ROAD CLOSURES ANZAC DAY 2026 – YASS

That:

- 1.1 Council support the Yass 2026 Anzac Day Road closures.
- 1.2 Council arrange all traffic management, public notification of the road closures and advise the NSW Ambulance Services and NSW Fire and Rescue.

#### 2.0 ROAD CLOSURES ANZAC DAY 2026 – BINALONG

That:

- 2.1 Council support the Binalong 2026 Anzac Day Road closures.
- 2.2 Council arrange all traffic management, public notification of the road closures and advise the NSW Ambulance Services and NSW Fire and Rescue.

#### 3.0 ROAD CLOSURES ANZAC DAY 2026 – SUTTON

That:

- 3.1 Council support the Sutton 2026 Anzac Day Road closures.
- 3.2 Council arrange public notification of the road closures and advise the NSW Ambulance Services and NSW Fire and Rescue.

#### 4.0 ROAD CLOSURES ANZAC DAY 2026 – GUNDAROO

That:

- 4.1 Council support the Gundaroo 2026 Anzac Day Road closures.
- 4.2 Council arrange public notification of the road closures and write advice the NSW Ambulance Services and NSW Fire and Rescue.

#### 5.0 LOAD LIMIT BACK CREEK ROAD GUNDAROO

That:

- 5.1 Council support in principle the introduction of a 15T load limit on Back Creek Road.
- 5.2 Council places this proposal on public exhibition to obtain community feedback and the proposal be specifically referred to the Gundaroo Progress Association.
- 5.3 A further report be provided to the May 2026 Local Transport Forum if any objections are received.

## **6.0 SAFETY CONCERNS INTERSECTION MOUNT AND GLEBE STREETS YASS**

That:

- 6.1 Council change the existing give-way signs at the intersection of Mount and Glebe Streets Yass to stop signs.
- 6.2 Council review opportunities to improve parking at this intersection.

## **7.0 DETAILED DESIGN YASS RAIL TRAIL**

That:

- 7.1 Council support the draft detailed design of the Yass Rail Trail, which will deliver a significant asset that will benefit the community and local economy.
- 7.2 Council continues with community consultation to develop a final detailed design.

## **8.0 SAFETY IMPROVEMENTS YASS VALLEY WAY – WARGEILA TO BELLEVALE ROADS YASS**

That:

- 8.1 Council support the proposed safety improvements for Yass Valley Way between Wargeila and Bellevale Roads, Yass.
- 8.2 Council investigate grant opportunities to deliver the proposed safety improvements.

## **9.0 SAFETY IMPROVEMENTS SHINGLE HILL WAY**

That:

- 9.1 Council implement the following safety improvement works at the intersection of Shingle Hill Way and Sutton Road:
  - 9.1.1 replace the give way signs with a 'B' size stop signs.
  - 9.1.2 install rumble strips in Shingle Hill Way.
  - 9.1.3 investigate improved street lighting.
- 9.2 Council implement the following safety improvement works at the intersection of Shingle Hill Way and Federal Highway:
  - 9.2.1 Replace the existing 'B' size stop signs at this intersection with 'C' size stop signs.
  - 9.2.2 Install rumble strips on Shingle Hill Way prior to both Hadlow Drive and Federal Highway intersections.
  - 9.2.3 Install prepare to stop sign on Shingle Hill Way prior to intersection similar to what is installed on Bungendore Road.
  - 9.2.4 Council Investigate improved street lighting.
- 9.3 Council implement the following safety improvement works at the intersection of Shingle Hill Way and Hadlow Drive:
  - 9.3.1 Install 'C' size stop signs and associated line marking on Shingle Hill Way at the intersection.
  - 9.3.2 Install prepare to stop sign on Shingle Hill Way prior to the intersection.
- 9.4 Council request TfNSW to undertake a speed review for Shingle Hill Way.
- 9.5 Council continues to work with TfNSW and Queanbeyan-Palerang Regional Council to develop other safety improvement options.
- 9.6 Council request TfNSW investigate options for advisory signs to warn heavy vehicles of the dangers of using Shingle Hill Way to turn right onto the Federal Highway.
- 9.7 Council request TfNSW investigate options to provide an online system to warn heavy vehicles of the dangers of using Shingle Hill Way to turn right onto the Federal Highway.

**10.0 SAFETY IMPROVEMENTS MURRUMBATEMAN ROAD**

That:

- 10.1 Council support the proposed safety improvement works on Murrumbateman Road between Dicks Creek Road and Noyes Lane be supported.
- 10.2 Council consider funding opportunities to obtain grant funding to undertake these works.

**ATTACHMENTS:** A. Local Transport Forum Meeting Feb 2026 - Minutes

**9.3 MINUTES OF THE LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING HELD ON 8 MAY 2025 AND 21 AUGUST 2025.**

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**REPORT**

The minutes of the Local Emergency Management Committee meetings held on 8 May 2025 and 21 August 2025 are included as **Attachments A and B**.

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

Accordingly, the minutes are presented for information.

**RECOMMENDATION**

*That the minutes of the Local Emergency Management Committee meeting held on 8 May 2025 and 21 August 2025 be noted.*

**ATTACHMENTS:**   A. LEMC Minutes - 8 May 2025  
                          B. LEMC Minutes - 21 August 2025