



Extraordinary Meeting of Council

**Monday 11 May 2026
4:00 PM
Council Chambers
209 Comur 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.

Extraordinary Meeting of Council

AGENDA

Page No.

Webcasting

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

Acknowledgement of Country

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

1. Prayer

2. Apologies

2.1 Leave of Absence - Cr David Carter.....4

2.2 Leave of Absence - Cr Fleur Flanery.....5

3. Declaration of Pecuniary Interests/Special Disclosures

4. Reports to Council

4.1 Draft YVC Property Strategy and Associated Policies6

4.2 Draft 2026/27 Integrated Planning and Reporting Documents.....11

4.3 Legal Matters Reporting..... 18

5. Confidential Matters19

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

5.1 Legal Matters Reporting.....19

5.2 YVC Property Strategy Financials Overlay into the 2026-2036 Long Term Financial Plan..... 19

Close of Meeting Time

Gayleen Burley
CHIEF EXECUTIVE OFFICER

2.1 LEAVE OF ABSENCE - CR DAVID CARTER

SUMMARY

Councillor Carter will be an apology for the 11 May 2026 Extraordinary Council Meeting and has submitted an application to Council for this Leave of Absence.

RECOMMENDATION

That Council approve the Leave of Absence application submitted by Councillor David Carter for the 11 May 2026 Extraordinary Council Meeting.

FINANCIAL IMPLICATIONS

Nil.

POLICY & LEGISLATION

This request is in accordance with Clause 5.4 and 5.6 of Council's Code of Meeting Practice and Section 234(1)(d) of the Local Government Act 1993, whereby Council may grant leave prior to or at any meeting concerned.

REPORT

Councillor David Carter has provided notification to the Mayor and CEO that he will be unable to attend the 11 May 2026 Extraordinary Council Meeting and has submitted an application to Council for this Leave of Absence.

STRATEGIC DIRECTION

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

ATTACHMENTS: Nil

2.2 LEAVE OF ABSENCE - CR FLEUR FLANERY

SUMMARY

Councillor Flanery will be an apology for the 11 May 2026 Extraordinary Council Meeting and has submitted an application to Council for this Leave of Absence.

RECOMMENDATION

That Council approve the Leave of Absence application submitted by Councillor Fleur Flanery for the 11 May 2026 Extraordinary Council Meeting

FINANCIAL IMPLICATIONS

Nil.

POLICY & LEGISLATION

This request is in accordance with Clause 5.4 and 5.6 of Council's Code of Meeting Practice and Section 234(1)(d) of the Local Government Act 1993, whereby Council may grant leave prior to or at any meeting concerned.

REPORT

Councillor Fleur Flanery has provided notification to the Mayor and CEO that she will be unable to attend the 11 May 2026 Extraordinary Council Meeting and has submitted an application to Council for this Leave of Absence.

STRATEGIC DIRECTION

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

ATTACHMENTS: Nil

4.1 DRAFT YVC PROPERTY STRATEGY AND ASSOCIATED POLICIES

SUMMARY

To recommend the adoption of a Property Strategy for Yass Valley Council and related Policies, including approval in principle to initiate development and/or sale of identified properties subject to final approval of Council.

RECOMMENDATION

That Council:

- 1. Endorse the Property Strategy for Public Exhibition for a minimum of 28 days. If no submissions are received, the Policy be adopted.*
- 2. Endorse the Property Acquisition and Disposal Policy for Public Exhibition for a minimum of 28 days. If no submissions are received, the Policy be adopted.*
- 3. Endorse the Property Investment Policy for Public Exhibition for a minimum of 28 days. If no submissions are received, the Policy be adopted.*
- 4. If no submissions are received in relation to Recommendation 1 above, Council authorises the Chief Executive Officer to initiate measures necessary for the implementation of the Property Strategy in accordance with Appendix A of Attachment 1 including the preparation of business plans, appointment of specialist consultants and preliminary enabling works within the financial constraints of the Commercial Property Development Internally Restricted Fund, subject to any proposal for the sale of property being reported to Council for approval, including a report on all relevant financial and operational implications, prior to disposal in accordance with Section 377(1)(h) of the Local Government Act (NSW) 1993.*
- 5. If no submissions are received in relation to Recommendation 1 above, Council approve the amendments to prior Council resolutions listed in Appendix B of Attachment 1.*

FINANCIAL IMPLICATIONS

The proposed Property Strategy provides a framework for Council-owned properties to be managed in a strategic way to:

- retire debt incurred in the General Fund for the Crago Mill project;
- establish a sustainable revenue stream not reliant on rates or grants; and
- accumulate a portfolio of assets to provide a sound financial base from which Council can address future financial challenges

The Property Strategy is designed to be self-funding through the recycling of property assets and add no net cost to Council's budget while meeting these objectives.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Yass Valley Local Environment Plan 2013*
- *GM-CP-27 - Property Acquisition & Disposal Policy (for amendment)*
- *Property Investment Policy (for approval)*

REPORT

1. Introduction and Overview

Previous reports to Council (25 November 2020 and 28 November 2024) identified a number of properties owned by Council in fee simple that had no operational purpose, with recommendations for their

redeployment or disposal. The Property Strategy builds upon those reports but takes a more holistic assessment of how these and other properties can be managed in a strategic way to provide a sound foundation for financial sustainability into the future.

Taken together with amendments to the Property Acquisition & Disposal Policy and the proposed Property Investment Policy, the Property Strategy is designed to be an integrated framework through which Council ownership of property is utilised to achieve the maximum economic, social and financial benefits for Council and the community well into the future. It does this by:

- articulating the guiding philosophy of the Council in considering decisions about the acquisition, management and disposal of property assets;
- defining the strategic policy framework within which specific property-related decisions are to be made;
- identifying the specific property-related objectives of the Council across its various spheres of activity, as a basis for determining the need for and priority accorded to individual transactions;
- defines the management and decision-making framework governing specific property decisions; and
- sets out an ongoing plan of action for the efficient implementation of the Strategy

The Property Strategy addresses how Council ownership of property can deliver better outcomes for the community in terms of economic development, public open spaces, social and community facilities, urban development, rural townships and financial investment.

Appendices to the Strategy set out a schedule of properties currently intended to be developed and/or disposed of as part of the Property Strategy, together with a schedule of relevant prior Council decisions that will be superseded by the adoption of the Strategy, and a synopsis of anticipated financial outcomes over the first ten years of implementation.

2. Implementation

The Property Strategy is presented as comprising distinct phases, although inevitably there will be no “hard” boundaries between these phases as implementation evolves to meet changing circumstances. In the initial Establishment phase (1-2 years) the focus will be on the adoption of the Strategy and associated financial, governance and resourcing requirements, to be funded by the sale of a small number of land parcels that are already available for disposal or are capable of being made so with minimal cost and time implications, to generate working capital for the programme.

Council has already approved the disposal of three residential lots with the proceeds of sale to be placed in a Commercial Property Development Internally Restricted Fund, established to provide a dedicated funding stream for more complex disposal or development projects to follow.

In the Consolidation phase (2-5 years) numerous properties previously identified as surplus to Council’s operational needs will be taken to sale through a combination of land development and outright sale after any necessary reclassification and rezoning processes have been completed. Development and disposal costs will be self-funded by the program by recycling the proceeds of disposals into newer projects. A business case for each property will examine how Council can best maximise returns taking a risk-weighted approach to disposal.

The Growth phase of the program (5-10 years) is centred on the staged development of properties and investment in targeted opportunities for income generation such as development of industrial land. Surplus funds accumulated in the Consolidation and Growth phases not needed for ongoing development costs will be applied to servicing Council debt and investment in new properties with income generation or capital growth prospects.

The Investment phase (beyond 2040) should see Council well positioned to make future investments after having successfully retired its General Fund debt, with a substantial portfolio of investment assets. Using a prudent approach to asset development and recycling, this portfolio will generate revenues to support investment in community facilities and infrastructure as well as being a self-funding foundation of financial sustainability.

3. Policy and Procedures

3.1. Property Acquisition & Disposal Policy

Council's Property Acquisition & Disposal Policy (GM-CP-27) provides a framework for property acquisition or disposal. The policy requires Council to undertake regular reviews of its property portfolio, with the objective of minimising cost and maximising usage of land for the benefit of the community now and into the future. The current Policy was last updated in September 2021 and was due for review in 2025.

The Policy in its present form concentrates on the operational functions of Council property and does not adequately take account of property as an investment asset or consider its role in supporting financial sustainability. This is now proposed to be addressed in suitable amendments and the introduction of a separate Property Investment Policy.

The amended version of the Policy now attached also removes a number of purely procedural elements that are better treated in a Procedures Manual rather than a policy document. Among the proposed changes, it is intended that Council have regard to broader factors in approving sales rather than purely relying on a single valuation (for example, by also considering the advice of selling agents as to the optimum method of sale and anticipated outcomes) so that market fluctuations over the course of readying a property for disposal can be accommodated.

Every disposal of property requires the formal approval of Council, at which time a supporting report will be submitted addressing matters such as the independent valuation, selling agent's advice and any factors that should be considered in deciding whether or not to approve the sale.

3.2 Property Investment Policy

The proposed Property Investment Policy fills a gap in Council's existing policy framework for the management of its land and real property assets and is intended to be applied alongside the proposed amendments to the Property Acquisition and Disposal Policy. Its purpose is to generate own source revenue outside of rates and grants, provide a direction in both the short- and longer-term to maximise Council's investment property assets to pay down debt whilst maintaining funds for future development and investment.

A key element of the Property Investment Policy is that freehold land and any improvements on it, which are not currently required for operational or community purposes, are deemed by default to be investment assets. In some cases, this might require a reclassification from Community Land to Operational Land as required by the Local Government Act 1993 in order to be dealt with primarily as financial assets.

Council has traditionally considered the use of its property using a “triple bottom line” approach, considering social/community values, environmental (including heritage) values and economic/financial values. However, considering only the direct cost of an initiative ignores the opportunity cost represented by the property value and the concept of land being used to its “highest and best use”.

The Property Investment Policy, if adopted, is not intended to diminish the importance of operational needs or social/community and environmental values. Its purpose is to bring about a change in the way Council approaches the use of its property assets in two principal ways:

- Including the land value as part of project costs in a project assessment, can encourage consideration of alternative approaches with a lower overall impact on Council finances, and potentially resulting in facilities being located on lower value land, existing reserves or Crown land; and
- Encouraging better consolidation of facilities using less Council property.

3.3 Property Acquisition & Disposal Procedures Manual

In implementing the Property Strategy, Council will be involved in managing multiple transactions and development proposals. The Procedures Manual currently being drafted will provide a means of codifying the various steps to be taken in analysing the business case associated with each proposal, addressing statutory compliance and seeking the approval of the elected body to proceed with a chosen path for value realisation.

3.4 Prior Decisions of Council

Appendix B of the Property Strategy lists a number of relevant previous decisions by Council that will be superseded by the adoption of the Strategy. It is appropriate that Council formally approve such amendments to these decisions as may be necessary.

3.5 Reclassification and Rezoning

Council may only dispose of property if it is classified as Operational Land. In order to give effect to the objectives of the Property Strategy, certain land parcels previously classified as Community Land are proposed to be reclassified (subject to the normal regulatory procedures for doing so, including community consultation). Following further research into the specifics of each of these properties, a report will be presented to Council at a forthcoming Ordinary Council Meeting seeking approval to initiate the process for reclassification.

In the majority of cases, property earmarked for development and/or disposal as part of the Property Strategy already has the appropriate zoning under the Yass Valley Local Environment Plan (LEP). Where necessary, rezonings will be initiated to enable maximisation of financial outcomes from property determined to have no ongoing operational value. Any suggested amendments to the LEP will be reported for Council approval as they arise.

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. YVC Draft Property Strategy
 - B. YVC Property Investment Policy
 - C. YVC Property Acquisition and Disposal Policy

4.2 DRAFT 2026/27 INTEGRATED PLANNING AND REPORTING DOCUMENTS

SUMMARY

This report provides an overview of the draft 2026-2027 Integrated Planning and Reporting Documents (IP&R).

The paper includes the:

- Draft 2026-2027 Operational Plan,
- Draft 2026-2027 Budget,
- Draft Long Term Financial Plan,
- Draft 2026/2027 Revenue Statement, which includes fees and charges,
- Draft Financial Concession and Mayoral Discretionary Fund Policy.

These documents will be to be placed on public exhibition for 28 days, to enable residents to provide feedback via submission to Council no later than 4.00pm on Friday 12 June 2026. All submissions received will be considered and final versions presented for adoption at the June 2026 Ordinary Council Meeting.

RECOMMENDATION

That Council

1. *Endorse the updated suite of IP&R Documents to be placed on public exhibition for 28 days for public comment.*
2. *Endorse the Draft Financial Concession and Mayoral Discretionary Fund Policy to be placed on public exhibition for 28 days for public comment.*
3. *Notes the need for a Special Rate Variation (SRV) and provides endorsement for further exploration after public exhibition of the draft LTFP and presents back at the July Council meeting with an SRV proposal to progress to community consultation.*
4. *Notes the financial challenges outlined in the IP&R documents and the actions taken to improve Council's financial position including, but not limited to:*
 - a) *Continuation of the identification of business improvement and service review opportunities focusing on efficiency, cost reduction, productivity, revenue, and service delivery.*
 - b) *Implementation of the overhead attribution methodology to the externally restricted funds;*
 - c) *Implementation of changes to the Fees and Charges relating to Water; and*
 - d) *Improve systems, processes, capacity, and governance around financial management.*

FINANCIAL IMPLICATIONS

The financial implications are contained within the reports presented.

POLICY & LEGISLATION

- Local Government Act 1993
- Local Government Regulations 2005
- Local Government Amendment (Governance & Planning) Act 2016
- Integrated Planning and Reporting Framework.

REPORT

1. Introduction

Council Officers have prepared the draft Integrated Planning & Reporting (IP&R) suite of documents in accordance with the requirements of the Local Government Act 1993 and the IP&R Guidelines & Handbook. These include the following:

- Draft 2026/27 Operational Plan
- Draft 2026/27 Revenue Statement
- Draft 2026/27 Budget
- Draft 2026/27 Long-Term Financial Plan

These documents must be placed on public exhibition for a minimum of 28 days. Submissions must be received and considered by Council prior to adoption by 30 June 2026.

Accompanying these documents is the Draft Financial Concession and Mayoral Discretionary Fund Policy. This document will also be placed on public exhibition for a minimum of 28 days. Submissions must be received and considered by Council prior to adoption by 30 June 2026.

During the exhibition period, the Executive Management Team will provide an overview of the suite of documents to community groups and businesses throughout the Yass Valley. At the time of writing this report, the following dates and locations for these engagement sessions have been confirmed:

- Wee Jasper - Wee Jasper Memorial Hall 6pm – 7.30pm, Wednesday 13 May 2026
- Binalong - Binalong Mechanics Hall 6.30pm – 8pm, Monday 1 June 2026
- Murrumbateman - Murrumbateman Recreation Hall 6pm – 7.30pm, Tuesday 2 June 2026
- Sutton - Sutton Hall 6pm – 7.30pm, Tuesday 9 June 2026
- Yass - Yass Council Chambers 6pm – 7.30pm, Wednesday 10 June 2026

2. Overview

a. 2025-2029 Delivery Program

Council's Delivery Program demonstrates its commitment to the community to perform its functions (including implementing the strategies set out in the Community Strategic Plan) by outlining the activities for which it is responsible over the term of the council, including how those activities will be prioritised, and how Council will measure and evaluate their implementation. Council must review its Delivery Program each year when preparing the Operational Plan.

As per the Office of Local Government Guidelines, as there have been no changes to the Delivery Program, this will not be re-exhibited.

b. Draft 2026/27 Operational Plan

Council must have an Operational Plan that is adopted before the beginning of each financial year which details the actions to be engaged in by the Council during the year. This plan is linked to the outcomes outlined in the 4-year adopted Delivery Program.

The 2026/27 Operational Plan aims to achieve the community priorities outlined in the Community Strategic Plan and the actions in the Delivery Program. The Operational Plan directly addresses the Delivery Program and identifies the projects, programs, or actions that Council will undertake throughout the financial year.

The draft 2026/27 Operational Plan must be publicly exhibited for at least 28 days, and submissions received by the Council in that period must be considered, before the final 2026-27 Operational Plan is adopted by Council. The draft 2026-27 Operational Plan is provided as Attachment A.

c. Resourcing Strategy

The Resourcing Strategy are the documents where Council explains to its community how it intends to perform all of its functions, including implementing the strategies set out in the Community Strategic Plan and Delivery Program. The resourcing strategy encompasses the Long-Term Financial Plan (LTFP), the Workforce Management Strategy and the Asset Management Strategy

The Resourcing Strategy focuses in detail on matters that are the responsibility of the council and considers, in general terms, matters that are the responsibility of others. The Resourcing Strategy articulates how the council will allocate resources to deliver the objectives under its responsibility.

i) Draft 2026-2036 Long-Term Financial Plan

The Long-Term Financial Plan (LTFP) is used to inform decision-making during the preparation and finalisation of the Community Strategic Plan and the development of the Delivery Program. The LTFP must be reviewed annually and assumptions previously applied are refined and re-evaluated.

The Draft 2026-2036 LTFP includes a base case model. The base case has been modelled off the draft 2026/27 budget.

For the 2026/27 Financial Year Council's forecast 'Net Operating Result' is a surplus of \$12.3 million. Adjusting for income received as "Grants and Contributions provided for capital purposes" Council's forecast 'Net Operating Result Before Grants and Contributions for Capital Purposes' a deficit of \$5.3 million for the 2026-27 Financial Year.

In March 2026 Council resolved the following:

3. *Directs the CEO, or her delegate, to present a report to the April 2026 Council Meeting, which is inclusive of:*
 - a) *financial modelling and analysis of the estimated impacts of the above business improvement initiatives to address the Long-Term Financial Plan operating deficits;*
 - b) *consideration of a reduced (ie <40%) potential revised SRV application.*

At the April 2026, Council was presented with an amended Long-Term Financial Plan which corrected an error to an assumption that was applied to Operating Grants, resulting in Council being at least \$5 Million dollars worse off per year than previously estimated.

This being the case the information that Council based the March 2026 resolution on, i.e. 3b above, is no longer sufficient to address Council ongoing deficits.

As part of the LTFP documentation we have included a number of scenarios for consideration. These scenarios include the impacts of implementing strategies and initiatives as follows:

- Base case + 1 year of interest only extension on Crago Mill loan.
- Base case + pricing methodology to ensure External Restricted funds are cost recovery.
- Base case + Special Rate Variation (SRV) of 35%.
- Base case + SRV of 50%.

The modelling of these scenarios does not constitute endorsement or approval to progress with a Special Rate Variation at this time.

The modelling with respect to the SRVs treat both scenarios as a one year implementation. The models demonstrate the potential impact of an SRV on the General Fund and Council's cash position.

The draft Long Term Financial Plan will be publicly exhibited for at least 28 days and submissions received by Council in that period must be accepted and considered before the final Long-Term Financial Plan is adopted by council.

The draft 2026-2036 Long-Term Financial Plan is provided as Attachment B.

ii) 2025-29 Workforce Management Strategy

Council developed and endorsed its Workforce Management Strategy as part of the four-year Delivery Program review undertaken in 2025/26.

The Workforce Management Strategy assists Council to develop solutions to issues such as attraction and retention of staff, skill shortages, an ageing workforce, succession planning, and managing work/life balance.

Strategies contained in the Workforce Management Strategy reflect the goals of the Delivery Program and annual Operational Plans. The costs associated with delivering the Workforce Management Strategy are reflected in the Long-Term Financial Plan.

Council continues to implement the adopted 2025-29 Workforce Management Strategy

iii) Asset Management Strategy

Council manages a large portfolio of assets, on behalf of the Yass Valley Community, required to deliver a wide range of services to the community. These assets represent a large part of the Council budget and require close management to ensure they are maintained, renewed, and upgraded in an affordable manner that delivers the agreed level of service to the community. Council's assets include roads, stormwater, water, sewer, waste, parks and recreation areas, and public buildings. The lifecycle and maintenance requirements of these assets can be difficult to determine in advance. The source for the long-term maintenance costs of assets, especially grant funded projects, remains an ongoing concern for Council, and need to be considered when assessing new projects. The Asset Management Strategy has not been reviewed this year.

Council's work continues to be guided by the adopted 2025-29 Asset Management Strategy.

d. Draft 2026-27 Revenue Statement

The draft 2026-27 Revenue Statement outlines Council's rating structure, valuations, pension rebates, interest on overdue rates and charges, exemptions, annual charges for Water, Waste, Stormwater and Sewer, statement of borrowings, and fees and charges. Significant changes are proposed to how Council calculates Water, Waste, Stormwater and Sewer charges, moving towards a cost recovery, user pays model, rather than allowing the general fund to subsidise charging in these areas. This means that the full cost is passed on to users of these services, rather than being drawn from general revenue.

Council charges a range of fees in 2026-27, as detailed within the Fees and Charges. The legislative basis for these fees may be found in s608 Local Government Act 1993 which provides that Council may charge and recover an approved fee for any service it provides, including supplying a service, product, or commodity; giving information; providing a service in connection with the exercise of the Council's regulatory functions; and receiving an application for approval, granting an approval, making an inspection, and issuing a certificate. The draft 2026-27 Fees and Charges are included as an appendix to the Draft 2026-27 Revenue Statement.

In regard to the changes for the 2026-27 fees and charges, there is an overall general increase of 4.2%. This is based on the then current advice from the Reserve Bank in February 2026 that outlined that headline inflation was sitting at 4.2%. Although it is acknowledged that current CPI is sitting at 4.6% the 4.2% figure was used as it represents the predicted long-term modelling from the Reserve Bank.

The draft 2026-27 Revenue Statement must be publicly exhibited for at least 28 days and submissions received by council in that period must be accepted and considered before the 2026-27 Revenue Statement is adopted by council.

Additional changes include:

- Revised fees for Tree Assessments to reflect the work involved in Council undertaking assessments of trees on public and private land.
- Additional fee for line marking of sports fields to reflect the cost of providing this service to casual sports field users.
- Revised fee calculation model used for the calculation of sporting field usage fees reflecting the Council resolution of 26 February 2026.
- Significant increase in the cost of a Planning Proposal being assessed. A benchmarking exercise has been undertaken to place the fees charged for Planning Proposals (rezonings) in line with other Councils experiencing similar growth. This represents a 40% increase in fees for minor Planning Proposals and a 20% increase in fees for both major and complex Planning Proposals. This allows for the assessment of Planning Proposals to be undertaken on a cost neutral basis.

The final significant amendment to fees and charges relates to the changes in the treatment of the External Restrictions, specifically impacting the water fees and charges. Previously, the General Fund has subsidised the externally restricted funds, namely water, sewer and waste. The main impact of this is that the true cost of providing these services to ratepayers has been absorbed by the broad rate base rather than directly passed on to consumers. Both the income and expenses relating to these funds have now been reviewed and more accurately allocated to include internal costs.

In short, true cost allocation to the users of the service will mean that fees will increase for the provision of water services. To achieve a balanced Water Fund, Council has applied increase by 30% in addition to CPI (total 34.2%) in year 2026/27.

This represents an increase in the fees and charges relating to Water as per the table below:

The draft 2026/27 Revenue Statement is provided as Attachment C.

The draft 2026/27 Fees and Charges is provided as Attachment D.

e. Draft 2025-26 Budget

The draft 2026-27 Budget has been developed to show where Council generates revenue, and how expenditure is utilised to focus on key service priorities outlined in the 2025-29 Delivery Program and fund the 2026-27 Operational Plan actions.

With Financial Sustainability as one of the key priorities, the formulation of the 2026-27 budget it is very clear that Council has a significant financial sustainability challenge.

The draft 2026-27 Budget must be publicly exhibited for at least 28 days and submissions received by council in that period must be accepted and considered before the 2026-27 Budget is adopted by council.

The draft 2026-27 Budget is included as Attachment E.

f. Draft Financial Concession and Mayoral Discretionary Fund Policy

Council has a current Financial Assistance, Grants and Donations Policy (CA-CP-02) which was adopted in April 2022. Given the evolving financial situation of Council, this Policy has been reviewed and amended with a view to best reflect how Council can continue to provide concession to non-Council events and initiatives in recognition of the proposed increase to the 2026/27 Fees and Charges.

The budget provision associated with this Policy is \$6,000 for Stream 1 and \$2,000 for Stream 2. This is annualised and is subject to change with future budget processes.

The purpose of this policy is to guide the fair, affordable, transparent, and strategic allocation of financial and in-kind assistance by Yass Valley Council to eligible community groups, organisations or individuals.

The draft Financial Concession and Mayoral Discretionary Fund Policy must be publicly exhibited for at least 28 days and submissions received by council in that period must be accepted and considered before the policy is adopted by council.

The Draft Financial Concession and Mayoral Discretionary Fund Policy is included as Attachment F.

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.2.2: Ensure our Integrated Planning and Reporting responsibilities are met

ATTACHMENTS:

- A. DRAFT - 26/27 Operational Plan
- B. DRAFT - 26/27 - 36/37 Long-Term Financial Plan
- C. DRAFT - 26/27 Revenue Statement
- D. DRAFT - 26/27 Fees and Charges
- E. DRAFT - 26/27 Budget
- F. DRAFT - Financial Concession and Mayoral Discretionary Fund Policy

4.3 LEGAL MATTERS REPORTING

SUMMARY

The intent of this report is to capture all present and ongoing legal matters including those whereby Council is the Applicant or Defendant.

RECOMMENDATION

1. *That Council places the consideration of the Legal Matters Reporting in Closed Session in accordance with Section 10A(2)(g) Local Government Act 1993 given it contains material concerning litigation or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.*

FINANCIAL IMPLICATIONS

There are nil financial implication as a result of this regular report being presented to Council.

POLICY & LEGISLATION

This report is considered Confidential as it involves advice concerning litigation or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege (Section 10A(2)(g) of the *Local Government Act 1993*).

On balance, the public interest in preserving the confidentiality of the advice outweighs the public interest in openness and transparency in Council decision-making by discussing the matter/s in an open meeting.

REPORT

This report marks the commencement of bi-annual confidential reporting to Council in relation to present and ongoing legal matters. This report does not include ad-hoc legal advice obtained through the course of business as usual operational matters or Industrial Relations matters. The same update will also be provided to ARIC.

STRATEGIC DIRECTION

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

ATTACHMENTS: Nil

5 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:

5.1 Legal Matters Reporting

Item 5.1 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.

5.2 YVC Property Strategy Financials Overlay into the 2026-2036 Long Term Financial Plan

Item 5.2 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.