



Ordinary Meeting of Council

**Thursday 28 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.

FUTURE MEETINGS

June 2026

Thursday 25th

4:00 PM

Ordinary Meeting of Council

Ordinary Meeting of Council

A G E N D A

Page No.

Webcasting

This meeting is being webcast, a reminder to those in attendance that you should refrain from making any defamatory statements. Also a reminder to the gallery that the use of a recording device is a breach of the Code of Meeting Practice and anyone contravening or attempting to contravene will be expelled from the meeting.

Acknowledgement of Country

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

1. Prayer

2. Apologies

3. Declaration of Pecuniary Interests/Special Disclosures

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Close of Meeting Time

Peta Gardiner
ACTING CHIEF EXECUTIVE OFFICER



Minutes of the Ordinary Meeting of Council

Thursday 23 April 2026

4:00 PM

Crago Mill Precinct - Council Chambers
Comur Street, YASS

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Council Meeting - The Mayor declared the meeting open at 4.11pm.

Present

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

Also present were the Chief Executive Officer – Gayleen Burley, Director of Planning & Environment – Andrew Neil (via Audio-Visual link), Director of Infrastructure & Assets – Nathan Cooke, Director of Corporate & Community – Peta Gardiner, Kate Baker – Manager Development Control, Manager Governance & Risk – Caitlin Flint, Learning & Development Officer – Katie Yeo and Executive Support Officer – Chloe Johnson.

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.

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.

1. Councillor Request for Attendance via Audio-Visual

NIL

2. Apologies

NIL

3. Declaration of Interest/Disclosures

Councillor Burgess, declared a Pecuniary Conflict of Interest and will leave the meeting for Item 6.6 Bango Wind Farm Community Enhancement Fund 2025/26 and Item 9.2 Minutes of the Bango Wind Farm Community Engagement Fund Advisory Committee held on 31 March 2026

Reason: Receives financial contributions from Bango Wind Farm for hosting wind turbines.

4. Confirmation of Minutes

RESOLVED that the minutes of the Ordinary Council Meeting held on 26 March 2026 covered by resolution numbers 40 – 67 inclusive, copies of which had been circulated to all Councillors, be taken as read and confirmed.

An amendment of the Minutes was made in relation to Item 6.13 Finalisation of Additional Expressions of Interest – Advisory Committees to correct the record to reflect ‘Paul Barnes’ not ‘Phil Barnes’ as a delegate to the Sport and Open Space Advisory Committee.

(Charry/Flanery) 68

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 6.11 Investment and Borrowing Report**
- **Item 6.12 Report on the 2025-26 Operational Plan**
- **Item 6.18 Additional Nomination – Sport and Open Space Advisory Committee**
- **Item 8.1 Questions with Notice – Cr Alvaro Charry**
- **Item 9.1 Minutes of the Canberra Region Joint Organisation Meeting held on 6 March 2026**
- **Item 9.3 Minutes of the Audit, Risk and Improvement Committee - December 2025**

(Cameron/McGrath) 69

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 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 March 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.

RESOLVED that the Investment & Borrowings Reports, covering the period 1 to 31 March 2026 be noted.

(Cameron/McGrath) 70

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 REPORT ON THE 2025/26 OPERATIONAL PLAN

SUMMARY

In line with the requirements required under the Integrated Planning and Reporting Framework to report on the progress of the Delivery Program, Council provides a quarterly report on the progress of the actions in the Operational Plan. This report contains the status of actions and activities for Quarter 3 2025-2026.

RESOLVED that the Quarter 3 update for the 2025-2026 Operational Plan be noted.

(Cameron/McGrath) 71

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

AGAINST: Nil

6.18 ADDITIONAL NOMINATION - SPORT AND OPEN SPACE ADVISORY COMMITTEE

SUMMARY

An additional Expression of Interest has been received by Ms Stephanie McCall to join the Sport and Open Space Advisory Committee. Council is asked to consider her membership on this Committee.

RESOLVED that Council accept the late Expression of Interest received from Stephanie McCall and confirm her membership on the Sport and Open Space Advisory Committee

(Cameron/McGrath) 72

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

AGAINST: Nil

8.1 QUESTIONS WITH NOTICE - CR ALVARO CHARRY

Question 1

2025 Council communications state that Transport for NSW undertook a speed zone review in response to concerns raised by both the community and Yass Valley Council, can the specific nature of Council's input or recommendation be outlined, including which roads were included in this review?

Response:

All speed zone reviews are solely undertaken by Transport for NSW (TfNSW). These reviews are technical reviews in accordance with the NSW Speed Zoning Standard. The outcome is not negotiable and no consultation with Council, the community or the Local Transport Forum (LTF) is undertaken as part of this technical review.

In 2025, Council's involvement with this matter included passing on a community member's concerns to TfNSW in relation to the posted speed limit on Sutton Road. Please note that this can no longer occur as speed review requests can now only be submitted via the TfNSW website, with residents and Councils advised to use the "Speed limits – have your say" form on the TfNSW website.

Question 2

What detailed data and analysis underpinned the review, particularly in relation to crash history, speed environment and compliance with NSW speed zoning standards?

Response:

Council has no responsibility for reviewing or setting speed zone limits. The NSW Speed Zoning Standard considers a range of factors when setting speed limits. These include crash history, crash risk, road characteristics (alignment, lane width and access points), road function, roadside development, traffic characteristics, at-risk locations and the presence of vulnerable road users.

Question 3

Was this matter considered by the Local Transport Forum, and what positions were taken by Yass Valley Council, NSW Police and Transport for NSW representatives?

Response:

Speed zone reviews are not considered by the LTF, it is outside of the forum's delegation. TfNSW may periodically provide information to the LTF about speed zone reviews but doesn't seek the forum's input or approval.

Question 4

What consultation was subsequently undertaken with affected residents prior to Yass Valley Council raising concerns or supporting the review, and if none occurred, why was this considered appropriate?

Response:

As per the response to Question 1, TfNSW does not undertake consultation with Council, the community or the Local Transport Forum as part of speed zone reviews.

Question 5

Given the level of community concern now being expressed, what mechanisms are available for Yass Valley Council to seek a formal review of the current speed limit on Sutton Road, Gundaroo Road and Back Creek Road, and under what circumstances could such a review be initiated?

Response:

Once a speed zone review has been completed, TfNSW's position is that the technical speed zone review is not subject to any further review unless there are significant changes to the factors used in the last speed zone review.

9.1 MINUTES OF THE CANBERRA REGION JOINT ORGANISATION MEETING HELD ON 6 MARCH 2026

Minutes of the Ordinary Meeting of Council held on 23 April 2026

The Minutes of the Canberra Region Joint Organisation (CRJO) Meeting held on 6 March 2026 in Yass are included in **Attachment A**.

A summary of the Minutes is outlined below:

- Presentation from Destination Southern Reliance in Tourism – Destination Southern NSW
- Regional Futures Framework – ACT Government and NSW Cross Border Commissioner
- Statewide Regional Housing – NSW Premier’s Department
- Verbal update provided by Louise Taylor, Council Engagement Manager, Office of Local Government
- Verbal update provided by Jordan Fallon, Government Relations and Policy Advisor, Canberra Airport
- Verbal update provided by Dean Betts, NSW Reconstruction Authority
- Verbal update was provided by Rowena Abbey OAM and Olivia West of Regional Development Australia Committee for Southern NSW and ACT
- Report – Joint Organisation Refresh
- Report – Advocacy Update
- Report – The Future of Waste and Regional Waste Solutions Workshop Outcomes
- Report – NSW Parliament House Meeting 2026 Preparation
- Report – Governance and compliance
- Report – Finance status quarterly report
- Report – Regional programs status report
- Report – Audit, Risk and Improvement Committee Minutes
- Report – Incoming correspondence
- Closed Session – Executive Officer 2025 Performance Review

Additionally, the Minutes of the CRJO Meeting held on 5 December 2025 in Goulburn are also included as **Attachment B**.

Accordingly both sets of Minutes are presented for information.

The next meeting of the Canberra Region Joint Organisation will take place on 4 June 2026 in Parliament House in Sydney.

RESOLVED that the minutes of the Canberra Region Joint Organisation Meeting held on 6 March 2026 and 5 December 2025 be noted for information.

(Cameron/McGrath) 73

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

AGAINST: Nil

9.3 MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE - DECEMBER 2025

REPORT

The minutes of the Audit, Risk and Improvement Committee Meeting held on 1 December 2025 are included in **Attachment A**.

The below items were subject to ARIC review/discussion at this Meeting:

- Internal Audit Report
- CEO Update
- Annual Financial Audit
- Financial Management
- Governance and Risk Frameworks

The first ARIC Meeting was held on 30 March 2026 and Minutes from this meeting will be reported to Council once endorsed by the Committee in June 2026.

Accordingly the minutes are presented for information.

RESOLVED that the minutes of the Audit, Risk and Improvement Committee meeting held on 1 December 2025 be noted.

(Cameron/McGrath) 74

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 - BONDO WIND FARM EPBC REFERRAL SUBMISSION OPPORTUNITY

SUMMARY

The public comment period for the EPBC referral is scheduled to close on 30 April 2026.

Referral of Bondo Wind Farm (Project 2026/10465)

On 15 April, a referral for the Bondo Wind Farm was submitted under the Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act. Under the bilateral agreement, this allows the project to be assessed through the NSW Government's planning process, but also requires concurrence under this Act. This is a standard requirement for developments that have an impact under the Act. The documentation is currently open for public comment until 30 April 2026.

RESOLVED that Yass Valley Council makes a submission by April 30th, 2026, under the EPBC process for Neoen's Bondo Wind Farm, specifically addressing the project's impact along with its potential contribution to the cumulative impact of State Significant renewable energy projects constructed, approved or in scope for our region.

(Jones/Rothwell) 75

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

AGAINST: Nil

6. Reports to Council

6.1 DEVELOPMENT APPLICATION NO. DA250393 - FUNCTION CENTRE AND SERVICED APARTMENTS - 394 GOODA CREEK ROAD, MURRUMBATEMAN

SUMMARY

To present the assessment of Development Application No. DA250393 for a function centre and serviced apartments at 394 Gooda Creek Road, Murrumbateman. The application attracted a total of 26 objections and 20 submissions of support. Partial development consent under a deferred commencement is recommended for the permanent function centre and the serviced apartments. It is recommended that development consent not be granted for the marquee as a temporary function centre.

RESOLVED that :

- 1. A conditional development consent under deferred commencement be issued for development application DA250393 at Lot 4 DP 1247034, 394 Gooda Creek Road, Murrumbateman.**
- 2. The conditional development consent be under deferred commencement requiring the details of the calculations for the Stage 1 and Stage 2 noise impact assessment to be submitted for validation in accordance with the recommendations of the peer review undertaken by Dr Rob Bullen.**
- 3. Inclusion of conditions of consent restricting the operation of the temporary marquee (Stage 1) in the following areas:**
 - a. Maximum duration of three years;**
 - b. Maximum one (1) event which finishes later than 6.00pm in any seven (7) day period; and**
 - c. Maximum 26 events in any 12 month period.**
- 4. Prior to the commencement of use of the temporary marquee (Stage 1), the applicant is to submit a Noise Management Plan, prepared by a qualified acoustic consultant, to the satisfaction of Council.**
- 5. The Noise Management Plan is to include appropriate operational, monitoring and complaint management measures to ensure that noise impacts on surrounding residential properties are minimised.**
- 6. The applicant must comply with the approved Noise Management Plan. Where substantiated complaints or ongoing issues arise, Council may take appropriate compliance action under the Environmental Planning and Assessment Act 1979 (NSW).**
- 7. With regard to Clause 11.7 of the Code of Meeting Practice, Council determines that on balance, this Development Application is in the Public Interest and can be overcome by the addition of conditions to mitigate the key issues raised by submitters.**

(Charry/Rothwell) 76

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

AGAINST: Councillors A Cameron, D Carter and F Flanery

6.2 DA250619 - SHED, SWIM SPA, DECK AND RETAINING WALL - 11 MANNIFERA DRIVE, GUNDAROO

SUMMARY

To present the assessment of Development Application DA250619 for the construction of a storage shed, swim spa, deck and retaining wall at 11 Mannifera Drive, Gundaroo. The proposed height of the shed requires a variation to the Yass Valley Council Development Control Plan 2024. Approval is recommended.

RESOLVED that conditional Development Consent be issued for Development Application No DA250619 for the construction of a storage shed, swim spa, deck and retaining wall at 11 Mannifera Drive, Gundaroo.

(Butler/Burgess) 77

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

AGAINST: Nil

6.3 PLANNING PROPOSAL 2025-610 - LOT 2 DP 1144979 WALLAROO RD, WALLAROO - POST EXHIBITION

SUMMARY

To present the outcome from the public exhibition and agency consultation of the Planning Proposal for the rezoning of land at Lot 2 DP 1144979 Wallaroo Rd, Wallaroo. The planning proposal aims to amend the Yass Valley Local Environmental Plan 2013 by rezoning the land from RU1 Primary Production to C3 Environmental Management. This rezoning aims to conserve the biodiversity values of the landholding as required by the EPBC approval. The proposal also seeks to make provision for the relocation of the existing TransGrid substation and operations from North Belconnen to the site.

RESOLVED that :

- 1. The planning proposal PP2025-610 relating to Lot 2 DP1144979, Wallaroo Road, Wallaroo be adopted.**
- 2. The Yass Valley Local Environmental Plan 2013 is amended by Council as the local plan making authority.**

(Charry/Rothwell) 78

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

AGAINST: Councillors A Cameron and F Flanery

6.4 PARKWOOD DEVELOPMENT CONTROL PLAN 2026 - POST EXHIBITION

SUMMARY

This report details the outcome of the exhibition of the *Parkwood Development Control Plan 2026* and recommends adoption of the DCP. The adoption and implementation of a development control plan for the Parkwood area is a requirement of the *Yass Valley Local Environmental Plan (Parkwood) 2020* that must be met prior to the lodgement of any development application for the area.

RESOLVED that :

1. *The report on the exhibition of the Parkwood Development Control Plan 2026 and the assessment of the submissions received in response to that exhibition be noted.*
2. *The Parkwood Development Control Plan 2026 be adopted with a commencement date of 1 July 2026.*

(Carter/Cameron) 79

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

AGAINST: Nil

6.5 DEVELOPMENT APPLICATION UPDATE - FEBRUARY AND MARCH 2026

SUMMARY

To present details of council's performance against the expectations set by the NSW Department of Planning, Housing and Infrastructure for development assessment.

RESOLVED that information presented in the report be noted.

(Carter/Flanery) 80

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

AGAINST: Nil

At 5:07 pm Councillor C Burgess left the Chambers.

6.6 BANGO WIND FARM COMMUNITY ENHANCEMENT FUND 2025/2026

SUMMARY

The Bango Wind Farm Community Enhancement Fund Advisory Committee held a meeting on 31 March 2026 to assess the community applications from the 2025/2026 round of Squadron Energy Bango Wind Farm funding, as per the Voluntary Planning Agreement. This report is seeking Council's endorsement of the recommendations of the Committee.

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

(Cameron/McGrath) 81

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

AGAINST: Nil

At 5:17pm Councillor Burgess returned to the Chamber.

6.7 BOWNING HALL - SUPPORT REQUEST

SUMMARY

The Bowning Hall Committee have sought Council support for the 'Bowing Hall Centenary' community event held in May 2026.

RESOLVED that Council notes costs identified in support of the Bowning Hall Centenary community event in May 2026 and provides in-kind support to the total approximate value of \$300.00.

(Flanery/McGrath) 82

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 GUNDAROO COMMUNITY ASSETS

SUMMARY

In the 2025/26 budget and operational plan Council allocated \$10K for Gundaroo Community Assets, noting that council does not own/manage any assets in this community. There was a resolution made which required a future council report to determine appropriate allocation of these funds. This report seeks Council's endorsement of the funding allocation as recommended by the Gundaroo Community Association.

RESOLVED that Council endorse the funding allocation recommendation by the Gundaroo Community Association and Council Executive Team.

(Burgess/Charry) 83

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

AGAINST: Nil

6.9 CORRECTION TO THE LONG TERM FINANCIAL PLAN 2025-35 - GRANTS INCOME ERROR

SUMMARY

To advise Council of an error identified in the Long Term Financial Plan (LTFP) relating to the incorrect projection of grant income for operating purposes from 2026/27 financial year onwards, and to seek endorsement of the corrected financial projections.

RESOLVED that Council

- 1. Note this report**
- 2. Places on public exhibition the update 2025/26 - 2034/35 Long Term Financial Plan for 28 Days and it be adopted if no submissions are received.**
- 3. Provide a report back to Council and ARIC on our future grant accounting practices (May meeting) and circulation of the grant position paper.**

(Flanery/Carter) 84

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

AGAINST: Nil

Procedural Motion

RESOLVED that Item 6.10 Monthly Financial Statement be moved into closed session in accordance with Section 10A(2)(c) of the Local Government Act 1993 (NSW) as a result of the discussion needing to make reference to Commercial in Confidence information, which if disclosed could prejudice future undertakings of Council.

(Carter/Charry) 85

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 OUTSTANDING RESOLUTION ACTION SHEET

SUMMARY

Council staff will report bi-annually on the progress of Resolutions made by Council.

RESOLVED that the report be received for information.

(Cameron/McGrath) 86

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 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.

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

(McGrath/Carter) 87

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 UPDATE ON ELECTRICITY SUPPLY TENDER PROCESS

SUMMARY

At the 18 December 2025 Council Meeting, Councillors resolved to:

Council support purchasing 20% of its electricity supply from renewable sources under the PEERS3 contract (**Resolution 437/25**).

This followed a staff report which foreshadowed as part of our energy/net zero review, Council had 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 was to join this contract, it is expected that Council's current electricity costs could be reduced by 22-27%.

The purpose of this report is to provide to Councillors a critical update relating to this procurement process.

RESOLVED that the Confidential update provided by SSROC as attached be noted.

(Carter/Charry) 88

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

AGAINST: Nil

6.16 MONTHLY KEY INCOMING AND OUTGOING CORRESPONDENCE

SUMMARY

Council will receive regular reporting on incoming and outgoing correspondence relating to Council Resolutions. It is equally important for the community to see this advocacy work and for these communications to be made available publicly.

RESOLVED that the incoming and outgoing correspondence be noted.

(Cameron/Flanery) 89

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

AGAINST: Nil

6.17 TENDER YVC.IA.15.2026 YASS VALLEY CULVERT UPGRADES

SUMMARY

This report provides advice on the submission of tenders received for Culvert Upgrades at four separate locations in Yass Valley Council area. (YVC.IA.15.2026). This report recommends appointing the Contract to RCon Civil. The Evaluation Report is included considered Confidential in accordance with S10A(2)(d)(i) of the Local Government Act 1993 as it contains commercial information that would, if disclosed, prejudice the commercial position of the person who supplied it. It is not appropriate for this to be provided in an open session as it is related to tender information.

RESOLVED that Tender from RCon Civil is accepted for the Yass Valley Culvert Upgrades in accordance with the specification, price and documents for Tender YVC.IA.15.2026

(Cameron/McGrath) 90

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

7.1 REPORT ON SOCIAL AND AFFORDABLE HOUSING CONFERENCE FOR LOCAL GOVERNMENT

Councillor Adrian Cameron has given notice that at the Ordinary Council Meeting on 23 April 2026, he will move the following motion.

RESOLVED that the report as attached on Social and Affordable Housing Conference for Local Government be noted.

(Cameron/Flanery) 91

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

AGAINST: Nil

At 5:58 pm Councillor Burgess left the Chamber.

9. Minutes and Recommendations of Council Committees

9.2 MINUTES OF THE BANGO WIND FARM COMMUNITY ENHANCEMENT FUND ADVISORY COMMITTEE HELD ON 31 MARCH 2026

REPORT

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

Accordingly, the minutes are presented for information.

RESOLVED that the Minutes of the Bango Wind Farm Community Enhancement Fund Committee Meeting held on 31 March 2026 be noted.

(McGrath/Flanery) 92

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

AGAINST: Nil

At 5:59 pm Councillor Burgess returned to the Chamber.

Procedural Motion

RESOLVED that the meeting be moved into Closed Session.

(Carter/Flanery) 93

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

AGAINST: Nil

10. Confidential Matters

6.10 MONTHLY FINANCIAL REPORT

SUMMARY

This monthly financial report provides information about Council's financial position at the end of March 2026 with the full year and year-to-date budgets reflecting the budgets adopted as part of the Second Quarter Budget Review (QBR2). 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

- 1. The Monthly Financial Report for March 2026 be noted.**
- 2. A confidential report is presented on debt recovery and future debt management practices.**

(Carter/Charry) 94

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

AGAINST: Nil

The meeting closed at 6.21pm.

**Minutes of the
Extraordinary Meeting of Council**

Monday 11 May 2026

4:00 PM

Council Chambers
209 Comur Street

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DRAFT

Extraordinary Council Meeting - The Mayor declared the meeting open at 4.03pm.

Present

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

Also present were the Chief Executive Officer – Gayleen Burley, Director of Planning & Environment – Andrew Neil, Director of Infrastructure & Assets – Nathan Cooke, Director of Corporate & Community – Peta Gardiner, Manager Governance & Risk – Caitlin Flint, Learning & Development Officer – Katie Yeo and Executive Support Officer – Chloe Johnson.

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

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.

2. Apologies

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.

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

(Charry/Burgess) 95

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

AGAINST: 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.

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

(Burgess/McGrath) 96

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

AGAINST: Nil

3. Declaration of Interest/Disclosures

NIL

4. Reports to Council

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.

RESOLVED that :

1. Council endorse the Property Strategy for Public Exhibition for a minimum of 28 days. If no submissions requesting material change are received, the Policy be adopted.

- a. Once the Property Strategy is adopted, Council then authorises the Chief Executive Officer to initiate measures necessary for the implementation of the Strategy in accordance with Appendix A of Attachment A 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 s 377(1) of the Local Government Act (NSW) 1993.**

2. Council endorse the Property Acquisition and Disposal Policy for Public Exhibition for a minimum of 28 days. If no submissions requesting material change are received, the Policy be adopted.

3. Council endorse the Property Investment Policy for Public Exhibition for a minimum of 28 days. If no submissions requesting material change are received, the Policy be adopted.

4. If no submissions are received in relation to item 1 above, Council approve the amendments to prior Council resolutions listed in Appendix B of Attachment A.

(Charry/McGrath) 97

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

AGAINST: Councillor A Cameron

Motion

RESOLVED that the recommendations be moved separately for item 4.2

(Charry/Butler) 98

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

AGAINST: Nil

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.

RESOLVED that Council endorse the updated suite of IP&R Documents to be placed on public exhibition for 28 days for public comment.

(Charry/Rothwell) 99

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

AGAINST: Nil

RESOLVED that Council endorse the Draft Financial Concession and Mayoral Discretionary Fund Policy to be placed on public exhibition for 28 days for public comment.

(Charry/Rothwell) 100

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

AGAINST: Nil

RESOLVED Notes the urgent requirement for Council to consider 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.

(Jones/McGrath) 101

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

AGAINST: Nil

RESOLVED that Council 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.***

(Charry/Rothwell) 102

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

AGAINST: Nil

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.

RESOLVED 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.

(Butler/McGrath) 103

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

AGAINST: Nil

5. Confidential Matters

RESOLVED that pursuant to Section 10A of the Local Government Act, 1993 the following items on the agenda be classified as CONFIDENTIAL and considered in the Closed Meeting of Council in accordance with Section 10A(2) of the Local Government Act for the reasons as specified:

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.

(Butler/McGrath) 104

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

AGAINST: Nil

Motion

RESOLVED that Council be moved into Closed Session

(Butler/Burgess) 105

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

AGAINST: Nil

Closed Session commenced at 5.02pm.

5.1 LEGAL MATTERS REPORTING

SUMMARY

Staff will commence bi-annual confidential reporting to Council in relation to present and ongoing legal matters. This report will 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.

RESOLVED that Council:

- 1. Receives and notes the updates provided for each Matter.**
- 2. The Actions contained within Matter 5 be undertaken by the CEO or her delegate.**

(Butler/Cameron) 106

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

AGAINST: Nil

5.2 YVC PROPERTY STRATEGY FINANCIALS OVERLAY INTO THE 2026-2036 LONG TERM FINANCIAL PLAN

SUMMARY

To demonstrate the implementation of the draft YVC Property Strategy financials into the 2026-2036 Long-Term Financial Plan to address, in part, Council's financial sustainability issues.

RESOLVED that Council approve for the 2026-2036 Long-Term Financial Plan with the overlay of the implementation of the draft Property Strategy financials be placed out on public exhibition

with the 2026/27 Integrated Planning and Reporting suite of documents for public exhibition as a potential LTFP scenario option for consideration.

(Rothwell/McGrath) 107

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

AGAINST: Nil

RESOLVED that the meeting move back into Open Council at 6.52pm.

(Burgess/Butler) 108

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

AGAINST: Nil

The meeting was Closed at 6.53pm.

DRAFT

5.1 MAYORAL MINUTE - FUTURE FUND & REMOVAL OF COMMERCIAL ENTITIES BRANDS & LOGOS FROM YASS VALLEY COMMUNITY GRANT PROGRAMS ADMINISTERED BY YASS VALLEY COUNCIL

SUMMARY

The impact of Renewable Energy State Significant Development Applications (SSDA) on the Yass Valley community cannot be underestimated. This Motion seeks to re-frame the narrative around financial contributions Council must receive from large scale projects as compulsory whilst also balancing not being seen to promote or endorse such developments given the resounding opposition from the community.

RECOMMENDATION

That:

1. *For any new Voluntary Planning Agreements relating to any Renewable Energy State Significant Development Applications (SSDA), Yass Valley Council does not permit co-branding with the developer or operator of the Renewable Energy SSDA where no sponsorship arrangement has been agreed upon.*
2. *Any future benefit scheme that is paid into be re-branded and advertised as “Yass Valley Community Grants” or similar community focussed wording.*
3. *Notes that for all prior executed and current Voluntary Planning Agreements (VPA), there is little ability for Council to alter such as they constitute a legal agreement between parties. Existing VPA’s include: Wallaroo Solar Farm, Rye Park Wind Farm, Coppabella Wind Farm and Bango Wind Farm.*
4. *Yass Valley Council notes that as per the resource ‘Renew Map’ of State and Regionally Significant Projects, further SSDA projects are in pipeline within our region. Council acknowledges the administrative burden verses return on Council time and resources if further projects are approved by the State and further committee structures are required to administer small pools of payments and manage ongoing depreciation, maintenance and renewal requirements of any assets.*
5. *A report be presented to Council on the necessary steps to create a Yass Valley Future Fund with one central committee to create a simplified and more strategic process that could allow consolidation of funds from future Renewable Energy Projects into providing for significant infrastructure and public amenity projects. This may be considered as part of the Community Benefit Fund Policy work.*

REPORT

Much like a mine or quarry levies, the funds collected under Voluntary Planning Agreements due to the impact of a wind farm development are not philanthropic or the result of a Community Legacy or Trust. Ideally, Council should not be giving free advertising or promoting Commercial entities doing what they must under Planning Agreements, particularly when our communities and Council are battling the impacts of current and future State Significant projects within our region and Council has repeatedly resolved and informed policy and development controls that our local government area is at capacity for wind turbine development at the size and scale proposed.

I have observed negative feedback from our community about the past displays of materials promoting these organisations for free and alongside Council’s brand as part of the fund application process and I strongly concur this needs to cease immediately.

Council does not put up signage to advertise that a footpath was ‘brought to you’ by the nearby commercial business that made developer contributions, nor should monies owed by Companies who entered into VPA’s come with free bonus publicity, particularly when the cost of staff and councillors administering the VPA scheme is upheld by our ratepayers and community members volunteer their time on the committees.

ATTACHMENTS: Nil

5.2 MAYORAL MINUTE - SUPPORT FOR CAMPAIGN TO INCREASE FEDERAL ASSISTANCE GRANTS TO LOCAL GOVERNMENT

SUMMARY

The Country Mayors Association of NSW (CMA) invites all its member Councils to participate in a vital campaign advocating for the restoration of the Commonwealth Financial Assistance Grants to local governments.

RECOMMENDATION

That Council:

- 1. Notes the Country Mayors Association of NSW "Invest in Us" campaign advocating for increased Commonwealth Financial Assistance Grants to local governments. The campaign seeks to restore at least 1% of total Commonwealth taxation revenue for local councils across Australia*

- 2. Recognises the critical role local government plays in delivering essential services and infrastructure that underpin community wellbeing, economic vitality, and national resilience.*

- 3. Supports the campaign's core message: 'Invest in us so we can invest in them.'*

- 4. Commits to participating in the campaign by:*
 - a. Sharing campaign materials through Council communication channels*
 - b. Engaging with local media and community stakeholders to raise awareness*
 - c. Lobbying Federal representatives to support the funding increase.*

- 5. Requests the Mayor to write to the relevant Prime Minister, Treasurer, Federal Minister for Local Government, the Shadow Minister for Local Government, our local Member of Parliament expressing Council's support for the campaign and urging their commitment to the proposed funding increase.*

REPORT

The Country Mayors Association of NSW (CMA) has commenced a vital campaign advocating for the restoration of the Commonwealth Financial Assistance Grants to local governments. The campaign seeks to restore at least 1% of total Commonwealth taxation revenue for local councils under the rallying call: 'Invest in us so we can invest in them.'

The past several years have seen unprecedented operational cost increases with successive Australian Governments rolling back Financial Assistance Grants to close to half of the one-percent they began at. There are other federal funding programs accessed by rural, remote and regional Councils in NSW but they are project-based and do not help to keep the lights on.

Local government is the backbone of our communities, delivering essential services and infrastructure that shape the daily lives of Australians. Despite this, funding constraints continue to limit our ability to meet growing demands. This strategy outlines a comprehensive communications approach to raise public awareness, build coalitions, and influence Federal policymakers.

Lobbying has been undertaken by the CMA, Local Government NSW (LGNSW), Australian Local Government Association (ALGA) and more. This is a different, positive approach and strong backing is encouraged at local levels.

Councils don't ask much from our communities – now is the time to help us help you.

- ATTACHMENTS:**
- A. Invest in Us - Mayor Letter Template [⇒](#)
 - B. Invest in Us - Media Release Template [⇒](#)
 - C. Invest in Us - Posters [⇒](#)

5.3 MAYORAL MINUTE - HUME HIGHWAY & YASS VALLEY WAY/BURLEY GRIFFIN/LACHLAN INTERSECTION ADVOCACY

SUMMARY

This Mayoral Minute is intended to continue the ongoing body of advocacy work in relation to the myriad of Federal, State and Regional Roads within the LGA which continue to pose an unacceptable safety risk to motorists.

RECOMMENDATION

That:

1. *Council notes the fatal crash on 25 April 2026 at the Hume Highway and Yass Valley Way intersection. It further notes and opposes the lack of priority or proposed improvements for this intersection and regional road under the recently released NSW Government's South East & Tablelands Strategic Regional Integrated Transport Plan (SRITP)*
2. *Council notes the recent onsite visits by the Mayor, Local Transport Forum Chair, Clr Rothwell, Hume Police District Yass Police Inspector Cowell, and Sgt Carroll, to discuss potential safety improvements for this fatal crash site and two other strategic intersections within the LGA along the Hume Highway.*
3. *Council supports collective advocacy to the State and Federal Governments to ensure the State Government urgently prioritises safety upgrades for the Yass Valley Way intersection with the Hume Highway.*
4. *Council supports prioritising Yass Valley Way for the Local Transport Forum's further input on safety measures. These measures could include rumble strips, improved signage, movement-activated flashing lights to signal approach to the four-lane highway intersection, and discussions with TfNSW regarding a speed reduction approaching the intersection and the suitability of orange fog street lighting.*
5. *Yass Valley Council also strongly advocates that the NSW State Government urgently prioritise upgrades to the Burley Griffin Way and Lachlan Valley Way intersections in the Transport Budget, acknowledging their current ranking of 26 out of 60 strategic priorities in the SRITP.*

REPORT

It should not take a fatality to trigger action, yet that is the stark reality following the recent ANZAC Day crash at Manton.

With three Federal Highways, two State roads, and five Regional roads, Yass Valley is effectively a Strategic Transport Centre. We are long overdue for funding that reflects this status from both State and Federal governments. I recently visited several crash sites with Local Police Inspector Dave Cowell, Sgt Matt Carroll, and Local Transport Chair Clr David Rothwell to identify necessary safety interventions for Council to progress or advocate for.

The South East & Tablelands Strategic Regional Integrated Transport Plan (SRITP) is the NSW Government's 20-year blueprint for transport across nine LGAs. While it identifies 60 initiatives, our critical intersections remain under-prioritised:

- Yass Valley Way / Hume Highway Intersection: This intersection currently has no priority ranking or suggested works, despite serving as a redundant route for three highways. A recent fatality sadly confirms the need for greater safety measures.
- Lachlan Valley Way & Burley Griffin Way Intersections: Ranked 26 of 60, but with no allocated funding or project commencement date.

Data from the SRITP shows that fatigue is a factor in 40% of fatal crashes in the Yass Valley, double the regional average of 20%. While the plan identifies more rest stops as a priority, the infrastructure at our intersections must also be addressed.

Our working party identified several life-saving measures, including rumble strips, motion-activated flashing lights, fog-countering warm lighting and localised speed reductions to at least 80 km/h on regional roads approaching the Hume Highway intersections. While Council can implement minor works like rumble strips on Yass Valley Way, significant intersection upgrades and signage require immediate budget allocation from Transport for NSW.

I have recently met with NSW Planning Minister Paul Scully and Roads & Regional Transport Minister Jenny Aitchison. While there have been good-faith commitments to investigate our classification as a Strategic Transport Centre, the need has become critical. We require the full duplication of the Barton Highway and urgent upgrades where the Hume and Federal Highways meet our local freight and commuter routes.

With the support of Council, the CEO and I will continue to advocate for these essential upgrades. I extend my thanks to the Hume Police District and the Local Transport Forum for their ongoing support and expertise.

Link to supporting video [Supporting video for Mayoral advocacy for Hume HWY intersections upgrades in Yass Valley - YouTube](#).

- ATTACHMENTS:**
- A. Fatal Crashes Behavioural Factors [⇒](#)
 - B. Photo 1 [⇒](#)
 - C. Photo 2 [⇒](#)
 - D. Photo 3 [⇒](#)

6.1 DEVELOPMENT CONSENT DA210093 - RESIDENTIAL SUBDIVISION AND MURRUMBATEMAN RECREATION GROUND PATH - 46 HILLVIEW DRIVE, MURRUMBATEMAN

SUMMARY

To present a report relating to the requirement to construct a shared path at the Murrumbateman Recreation Ground as part of a condition of development consent, DA210093, for the 37 lot subdivision of 46 Hillview Drive, Murrumbateman. It is recommended that the path is constructed between the existing horse arenas as this is the most direct route and there are no other feasible alternatives.

RECOMMENDATION

That the 2.5m wide shared path required by conditions of development consent DA210093, from the footbridge over Murrumbateman Creek, to the existing pedestrian gate at the 'loop road' within the Murrumbateman Recreational Ground, be constructed between the existing horse arenas (arenas 2 and 3).

FINANCIAL IMPLICATIONS FOR COUNCIL

- Resources for development assessment are provided for in the current Operational Plan
- Ongoing maintenance liability associated with the path
- The grassed areas either side of the constructed path will present a maintenance challenge as the large slasher is unlikely to be suitable

POLICY & LEGISLATION

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Yass Valley Local Environmental Plan 2013
- Yass Valley Development Contribution Plan 2018
- Water Management Act 2000
- Murrumbateman Recreation Ground 2025 Strategic Plan

REPORT

1. Application Details

- Land - 46 Hillview Drive, Murrumbateman and the Murrumbateman Recreation Grounds
- Zoning - 46 Hillview Drive: RU5 Village
Murrumbateman Recreation Ground: RE1 Public Recreation

2. Site Description and Locality

The subdivision site is located on Hillview Drive, Murrumbateman, approximately 460m from its intersection with the Barton Highway. The site is irregular in shape and has an area of approximately 10.4ha. The site is bound by agricultural land to the north and east, and existing rural residential style development to the north-west. For the most part, the agricultural land to the north and east is separated from the development site by Hillview Drive and the future Barton Highway duplication corridor. The Murrumbateman Recreation Ground (the 'Rec Ground') is located to the south of the subdivision site, with Murrumbateman Creek forming the boundary.

A locality plan is included in **Attachment A**.

3. Approved Development

The approved development involves a 34 lot subdivision of 46 Hillview Drive, Murrumbateman with the average lot size ranging from approximately 1,500m² to 4,000m². The subdivision works are complete and new titles registered.

A plan of the approved subdivision is included as **Attachment B**.

4. Background

Submissions received during the assessment of development application DA210093 raised the lack of connectivity between the subdivision and the village as an issue. The assessment report response stated:

“A pedestrian link between the proposed subdivision and the existing village centre is not proposed due to the proximity of existing horse arenas on Recreation Ground and the potential for conflict between pedestrians and horses (this is an issue when a DA for the subdivision of the subject site was previously considered by Council). It is also not identified in the Murrumbateman Recreational Ground Strategic Plan 2021.”

A plan of the Rec Ground, from the Murrumbateman Recreation Ground 2025 Strategic Plan, is included as **Attachment C**.

Council resolved to issue development consent for the subdivision at its meeting held on 27 April 2023.

The Council resolution in April 2023 [**Res. 61**] included a requirement which was additional to the presented recommendation/draft conditions to provide a *“footpath connection from existing footbridge to the Murrumbateman Recreation Grounds”*.

The “existing footbridge” was damaged in subsequent floods, and the developer has since constructed a new footbridge as part of the subdivision works.

During the subdivision works process inconsistencies were identified between conditions of consent and the Council resolution. The conditions require the footpath connection to be provided from the subdivision “to the entry of the Recreational Grounds” in comparison to the resolution which specified “to the Murrumbateman Recreation Grounds”. It is unclear as to where the path is intended to go, noting “to the Murrumbateman Recreation Grounds” is, arguably, at the end of the footbridge (i.e. not requiring a path through the Rec Ground).

Despite the inconsistency, the developer has indicated willingness to provide a path from the footbridge to the loop road within the main part of the Rec Ground (i.e. what was likely the *intention* of the resolution).

The path is not included in any strategic master plans (either for the Rec Ground or Murrumbateman village) that could provide direction on an appropriate location.

5. Path Location Options

Two potential locations for the path are presented and discussed below.

5.1 Direct Route – Between Horse Arenas

The developer proposed to construct a gravel path following the most direct route through the Rec Ground, from the footbridge and between the horse arenas (arenas 2 and 3) (refer **Attachment D**). However, consultation with Rec Ground user groups (including equestrian user groups) over the last two years highlighted concerns in relation to the proposed location. The concerns centred around the proximity of the path to equestrian uses and the potential for conflict between horses, pedestrians, bikes, dogs, etc.

This location is further discussed in section 6.

5.2 Indirect Route - Around Horse Arenas & Closer to Watercourse

A potential alternative option was considered which was less direct, generally closer to the watercourse to the west, and providing increased separation to the horse arenas (refer **Attachment**

D). However, several issues with this alternative (or variations of) were identified which have made it unfeasible:

(i) Water Management Act 2000 – NSW Natural Resources Access Regulator

- A ‘controlled activity approval’ is required due to proximity to a watercourse – i.e. within 30m of riparian land.
- Natural Resources Access Regulator (NRAR) advised of uncertainty as to the controlled activity approval, although may accept concessions at ‘pinch points’ with horse arenas.
- Unable to obtain clear advice from NRAR on feasibility of encroachment within the ‘outer riparian buffer’ (i.e. between 15m and 30m of the watercourse) and the extent of offsetting riparian restoration works that may be necessary as part of any approval (i.e. legal requirements under the Water Management Act 2000).

(ii) Costs & Development Contributions

- The developer had agreed to construct the path from the footbridge to the loop road despite the lack of clarity between the resolution and conditions (as outlined in section 4).
- The direct route proposed was anticipated to have a construction cost of approximately \$51,000 which was to be borne by the developer.
- The costs associated with the alternate route option is estimated at approximately \$219,000 (with assumptions made relating to NRAR/Controlled Activity Approval requirements, if approval could be obtained).
- The cost difference between the two options is approximately \$169,000. The developer has indicated that whilst they are willing to work with Council to facilitate construction of the path in Council’s preferred location, they are unwilling to incur these additional costs beyond that which is reasonably required by the development consent (i.e. the generally direct route at a cost of \$51,000).
- The s7.12 contributions collected from the development was approximately \$35,000 and therefore insufficient to make up the cost difference (i.e. if re-directed from the general s7.12 development contribution fund to the construction of the path).
- Council has no allocated funding to make up the cost difference and the path is not currently identified as a project in the Yass Valley Development Contribution 2018 for expenditure of existing development contribution funds.

(iii) Flooding and Geotechnical Considerations

The location of the path closer to the watercourse introduces additional flooding and geotechnical considerations, including in relation to construction and the long-term maintenance of the path, particularly as a result of flood events.

(iv) Use of Indirect Route

Uncertainty around whether pedestrians would use an indirect route or if an informal path would form in the most direct route regardless (i.e. ‘desire lines’).

6. Discussion and Recommendation

In February 2026 all subdivision works were completed, and a subdivision certificate application was lodged to enable the new lots to be registered. As the path location remained undetermined, it was agreed that a performance bond be held for the construction of the path to the reasonable value of the developer’s obligation under the development consent (i.e. \$51,000). This would enable the new lots to be registered and purchasers to proceed with applications for dwellings whilst the path location was resolved.

Although now off the site, the developer has indicated willingness to return and construct the path (in good faith, noting additional costs in floating construction machinery back to the site and increases in construction costs).

It was considered that the \$51,000 performance bond could potentially be made as a monetary contribution into the general s7.12 development contribution pool and the path be constructed as part of future upgrades to the Rec Ground. However, the developer has indicated preference for the path to be constructed to service the development, particularly given the significant financial investment in the footbridge (\$500,000+) and consistency with consent requirements.

The developer is willing to either:

- (a) Construct the path along the most direct route (refer section 5.1) or
- (b) Construct the path in another location as requested by Council, subject to Council funding the cost difference beyond their obligations under the development consent (i.e. costs beyond \$51,000).

Following consideration of all circumstances and the requirements under the development consent (being the legal minimum requirement for the developer), it is recommended that the path be constructed along the most direct route between the horse arenas.

Whilst the path in this location does present potential for conflict with equestrian uses, it is noted:

- (a) The resolution to include the path suggests that the conflict was acceptable or insignificant.
- (b) The distance between the arenas is approximately 13m, allowing sufficient space for the construction of a 2.5m wide path (refer **Attachment E**).
- (c) The horse arenas are used intermittently.
- (d) The land zoned for potential village/residential subdivision in this area is generally exhausted by the subject development – i.e. there is unlikely to be any significant additional development utilising the path.
- (e) There is already an internal road which currently runs between arenas 1 and 2 and has a duplicative informal function as a path. Pedestrians were observed utilising this road during recent site inspections conducted in May 2026.
- (f) Potential for a gate or similar treatment to slow bicycles, and/or opportunity for appropriate signage. This can be refined further in construction design and with consultation with equestrian user groups.
- (g) There is evidence of an informal track ('desire line') between the arenas which suggests that this is most likely the preferred route from the footbridge to the Rec Ground loop road.

8. Conclusion

This situation highlights the need for requirements, that are additional to the presented recommendation and/or draft conditions, to be detailed in such a manner that allows certainty for both staff, developers and the community, as to what is required and to avoid unintended consequences.

It is acknowledged that the developer has engaged constructively with staff and the community in attempting to resolve the matter within the obligations of the development consent, costs, and constraints presented.

It is also acknowledged that there has been ongoing representations from the community to ensure that new developments in Murrumbateman provide for active transport connectivity to existing areas. The proposed pathway achieves this aim.

It is recommended that the 2.5m wide shared path to the entry of the Murrumbateman Recreation Grounds required by conditions of development consent DA210093 be constructed along the most direct route, between the existing horse arenas (arenas 2 and 3).

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.4: Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation
Delivery Program Action	IN.4.1: Improve the amenity of our roads, pathways and drainage network

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.4: Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation
Delivery Program Action	IN.4.1: Improve the amenity of our roads, pathways and drainage network

- ATTACHMENTS:**
- A. Locality Plan [⇒](#)
 - B. Approved Plan of Subdivision [⇒](#)
 - C. Murrumbateman Recreation Ground Plan [⇒](#)
 - D. Path Route Options [⇒](#)
 - E. Site Photographs [⇒](#)

6.2 DA250555 - CONSTRUCTION OF A TELECOMMUNICATIONS FACILITY - 24 COOKS HILL ROAD, YASS

SUMMARY

To present the assessment of Development Application No DA250555 for the construction of a telecommunications facility at 24 Cooks Hill Road, Yass. The application is presented to Council for determination as the application is 'council related development'. The application did not attract any objections. Approval is recommended.

RECOMMENDATION

That conditional development consent be issued for Development Application No DA250555 for the construction of a telecommunications facility at 24 Cooks Hill Road, Yass.

FINANCIAL IMPLICATIONS

- Resources for development assessment are provided for in the 2025-2026 Operational Plan.
- The development is owned and operated by Amplitel and therefore Council will not incur ongoing costs.
- The renewal of the lease of the property for this purpose is currently being negotiated. This will have a positive financial implication for Council.

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
- Telecommunications Act 1997
- Protection of the Environment Operations Act 1997
- Civil Aviation Regulations 1988
- Airports (Protection of Airspace) Regulations 1996

State Environmental Planning Policies

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021

Local Controls

- Yass Valley Local Environmental Plan 2013
- Yass Valley Council Development Council Control Plan 2024
- Yass Valley Development Contributions Plan 2018

Codes and Guidelines

- Telecommunications Code of Practice 2021
- Mobile Phone Base Station Deployment Code 2025

- NSW Telecommunications Facilities Guideline, including Broadband 2022
- Radio Communications (Electromagnetic Radiation Human Exposure) Standard 2003

Australian Standards

- AS 1055-2018 Acoustics - Description and Measurement of Environmental Noise

REPORT

1. Application Details

Date Received	-	11 September 2025
Land	-	Lot 1 DP 180130, 24 Cooks Hill Road, Yass
Area	-	5,269m ²
Zoning	-	SP2 Infrastructure

2. Site Description and Locality

The development site is located at 24 Cooks Hill Road, Yass, and is approximately 3.5 km north of the Yass Town Centre. The site is bounded by the following land use zones:

North and north-east	-	RU1 Primary Production
East	-	RU1 Primary Production and C3 Environmental Management
South and south-west	-	RE1 Public Recreation
West and north-west	-	R1 General Residential

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

The site is zoned SP2 Special Infrastructure, is rectangular in shape and has existing legal and physical access from Cooks Hill Road. Existing improvements on the site include the Yass Valley Council water treatment plant and an existing telecommunication facility, which comprises infrastructure on the roof of an existing building and an ancillary equipment shelter. The existing facility is to be decommissioned and replaced by the proposed development. An image of the existing telecommunications facility is included in **Attachment B**.

3. Proposal

The application involves the construction of a telecommunications facility comprising the following:

- Removal of nine existing panel antennas, one parabolic radio antenna and ancillary equipment from the rooftop of the water treatment plant
- Removal of an existing equipment shelter
- Construction of a 30-metre steel monopole with internal feeder cables and headframe
- Installation of nine panel antennas mounted on the headframe with amplifiers, radio units and junction boxes mounted behind the panel antennas
- Construction of an associated equipment shelter with GPS antenna on the roof
- Construction of fencing around the development and replacement of existing gate with a 3m wide gate
- Installation of security and brand signage on proposed fencing
- Installation of ancillary equipment including a cable ladder, power distribution board, and associated electrical works located at the base of the development
- Installation of underground optical fibre pit and electrical lines from existing powerlines to the development
- Removal of non-native trees within development area
- Construction of a 3m wide internal driveway connected to an existing access crossing to Cooks Hill Road

Details of the proposal are included in **Attachment C** and **Attachment D**.

4. Public Exhibition

The development application (DA) was placed on public exhibition and included notice to seven adjoining landowners including the Onerwal Local Aboriginal Land Council. There were no submissions received.

5. 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 E**).

The following planning items have been identified during the assessment of the application.

5.1 Permissibility

The proposed telecommunications facility is permitted with consent pursuant to [s2.143\(1\)](#) of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP). The clause states that:

- (1) *Development for the purposes of telecommunications facilities, other than development in section 2.141 or development that is exempt development under section 2.20 or 2.144, may be carried out by any person with consent on any land.*

The T&I SEPP makes telecommunications facilities permissible on all land across NSW, irrespective of zoning, and prevails if there is an inconsistency with a local environmental plan (LEP). The intent is to support the provision of telecommunications infrastructure which meets community needs.

The T&I SEPP, pursuant to [s2.143\(2\)](#), requires that:

- (2) *Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines concerning site selection, design, construction or operating principles for telecommunications facilities that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.*

An assessment against the principles set out in the [NSW Telecommunications Facilities Guideline](#) (October, 2022) published by the Department of Planning, Housing and Infrastructure (DPHI) was undertaken and is included in Appendix A of **Attachment E**. The assessment concludes that the proposed development is consistent with the principles.

5.2 Public Safety

Telecommunications facilities are required to comply with safety standards set out by the Australian Communication and Media Authority (ACMA) and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

ARPANSA requires an Electromagnetic Emissions (EME) Report to be prepared in accordance with the Radio Communications (Electromagnetic Radiation Human Exposure) Standard 2003. The submitted EME report details that the maximum predicted EME levels from the facility will equate to 5.19% of the maximum exposure limit, which is well below the allowable exposure limit under the standard (100%). The EME Report is included in **Attachment F**.

Notwithstanding the above, dynamic/adaptive power control features are to be installed at the facility to automatically adjust power to the site as needed. The facility will operate at a level necessary to accommodate the number of customers using the facility at any one time, working to minimise emissions.

It is considered that the proposed telecommunications facility has been designed to comply with required safety standards set out by the ACMA and ARPANSA and will not impact the health and safety of the public.

5.3 Reason for presentation to Council

The site is council owned land and therefore, in accordance with Section A.10 of the Yass Valley Council Development Control Plan 2024, the proposal is ‘council related development’. In accordance with the Council-related Development Application Conflict of Interest Guidelines, published by DPHI, the application was referred to council’s Chief Executive Officer to conduct a conflict-of-interest risk assessment. The risk assessment concluded that the development is low risk and that the application can be assessed by council’s development planning team and presented to Council for determination.

6. Conclusion

From the assessment of the proposal, it is recommended that a development consent be issued. Draft conditions are included in **Attachment G**.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	Our essential infrastructure is sound and reliable
Strategies	IN.15: Deliver a reliable telephone and high speed internet communication network
Delivery Program Action	IN 15.1 Advocate for improved internet and phone services to meet the growing population and demand.

- ATTACHMENTS:**
- A. Locality Plan [⇒](#)
 - B. Existing Telecommunications Facility [⇒](#)
 - C. Site Plan and Elevations [⇒](#)
 - D. Statement of Environmental Effects [⇒](#)
 - E. s4.15 Assessment Report [⇒](#)
 - F. Electromagnetic Energy Report [⇒](#)
 - G. Draft Conditions [⇒](#)

6.3 SUBMISSION TO THE DRAFT STATEWIDE COMMUNITY PARTICIPATION PLAN

SUMMARY

As part of the broad suite of planning reforms introduced by the NSW State Government in the *Planning System Reforms Act 2025*, an undertaking to implement a statewide Community Participation Plan was made. This document is now on public exhibition and includes a number of proposals that would significantly change the way in which Yass Valley Council undertakes consultation with the community across policy, strategic and statutory planning.

RECOMMENDATION

That Council:

1. *Notes the draft NSW State Government Community Participation Plan, currently on exhibition*
2. *Officers make a submission to the Draft Community Participation Plan noting the concerns with the broad range of development types that will no longer require notification*

FINANCIAL IMPLICATIONS

Under the proposed Community Participation Plan there will be cost savings associated with decreased administrative burden from the exhibition and submission collation process.

POLICY & LEGISLATION

Planning System Reforms Act 2025

Yass Valley Council Development Control Plan

REPORT

1. Background

As part of the overall suite of planning reforms brought in by the *Planning System Reforms Act 2025*, the implementation of a statewide Community Participation Plan (CPP) was to be made in 2026. This document is currently on exhibition.

The proposed draft CPP is predominately focused on how and when planning related matters are communicated with the community, and is centred on the approach from the state government to removed perceived impediments to housing delivery.

Although there are significant benefits to having a consistent approach to how development types are notified, there are also quite abrupt and significant changes to how Yass Valley Council currently engages with planning matters.

2. Key Changes

The following provides an overview of the key approaches contained within this document that impact upon the notification process for Yass Valley Council.

2.1 Statutory Planning

Statutory Planning, including Development Assessments and Complying Development is one of the key areas where there are significant changes over the current YVC approach to community engagement.

Currently, Council policy allows for the merit consideration of which types of development applications to place on public exhibition. This decision is based on an assessment of the potential impacts of the development on the community and adjoining residents. The draft CPP instead notes a number of

development types, where they comply with all development standards, as not requiring advertising nor notification.

The following development types are proposed to be **exempt from public exhibition and notification**:

Residential and related used	
Alterations – Internal alterations	Alterations and additions to existing dwellings
Ancillary development (such as pools, sheds, farm buildings)	Boundary adjustment
Demolition (excluding heritage items)	Exhibition homes and villages
Group homes	Heritage item – minor works that does not impact item and is located behind the front façade
Home business and/or home occupation	Moveable dwellings
New single and two storey dwellings, dual occupancies and attached dwellings	Temporary structures
Rural workers dwellings	Secondary dwellings
Strata and Stratum subdivision	Tree removal where they are not heritage items
Residential flat buildings*	Shop top housing*

*a pre-commencement of works notification to adjoining neighbours is required 7 days before works commence

Primary Production and rural development	
Agritourism	Commercial farm
Extensive Agriculture	Farm buildings

Commercial Development	
Alterations and additions	Change of use
Kiosks	Roadside stalls
Signage	Takeaway food and drink premises

Industrial Development	
Change of use	Industrial retail outlets

Community, health, education, recreational and other infrastructure	
Alterations – Internal and external	Environmental Facility
Environmental protection works	

Tourist and visitor accommodation	
Bed and Breakfast accommodation	Farm stay accommodation

Other	
Applications made under section 4.55(1) of the EP&A Act. Applications made under section 4.55(1A) of the EP&A Act. Applications made under section 4.56 of the EP&A Act with minimal environmental impact.	Modifications involving minimal environmental impact
Review of a determination or decision of a consent authority (Division 8.2 Reviews)	Reviews where the application has not been amended pursuant to section 8.3(3) of the EP&A Act.

The removal of residential flat buildings and attached dwellings/multi-dwelling houses from neighbour notification and exhibition represents the largest departure from current approach. This development type is not typical within the Yass Valley LGA, and as such, will represent a significant departure from typical development patterns.

For Complying Development, a standardised approach is now proposed. Complying development continues to be exempt from exhibition, however adjoining neighbours are to be notified 7 days prior to commencement of works being carried out. The inconsistency between a house being built under Complying Development requiring neighbour notification prior to commencement of construction works and a house being built under an approved Development Application not requiring neighbour notification will be identified within the submission.

For any State Significant Development or designated development an exhibition period of 28 days applies.

2.2 Strategic Planning

There are minor amendments to how engagement will occur in strategic planning. All planning proposals, draft development control plans and contribution plans will continue to be exhibited for 28 days, noting this may be varied under the gateway determinations for planning proposals.

Any draft regional or district strategic plans (whether state or local government) must be exhibited for 45 days.

For all significant state level strategic planning documents, the minimum consultation period has been increased from 45 days to 60 days.

2.3 Other Documents

For other planning documents that do not have a legislative requirement (unlike the above matters) there is more flexibility. For example, masterplans will have a minimum exhibition requirement of 42 days.

3. Conclusion

The draft CPP generally sets out timeframes and requirements that are consistent with existing approaches. The one area where there is significant departure is with the form of notification that occurs around certain local development matters. Whilst most areas are consistent with existing council policy, there are a number of development types that represent both a departure from this, as well as representing a departure from the built form of Yass Valley.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Our community is informed and engaged in decision making
Strategies	CL.4: Our community is empowered to access engagement opportunities and provide input into the future direction of the region.
Delivery Program Action	CL.4.1: Community Engagement Strategy and Guidelines are informed by best practice and community needs

ATTACHMENTS: Nil

6.4 REVIEW OF WORKPLACE SURVEILLANCE POLICY

SUMMARY

Council presently conducts workplace surveillance in accordance with an outdated Surveillance of Employees Policy 2015 (attached). A review of this Policy has subsequently taken place, triggered by the move into new Crago Precinct coupled with evolving technology in the preceding decade, and a draft Workplace Surveillance Policy is being placed before Council seeking endorsement. Importantly, this Policy seeks to protect staff and members of the public who access and utilise Council facilities. The primary purpose of this Policy is to ensure the safety of both workers and members of the public, not to act as a disciplinary tool and has been carefully constructed in accordance with many critical pieces of legislation.

RECOMMENDATION

That:

1. *Council endorse the draft/revise Workplace Surveillance Policy for exhibition and consultation for a minimum of 28 days.*
2. *If no material submissions are received, the Policy be adopted.*

FINANCIAL IMPLICATIONS

There are no financial implications as a result of endorsing this draft policy for public exhibition. Nominal signage costs will be occurred into the future in compliance with the notification requirements within the Policy. Any additional surveillance mechanisms with provision in the policy (bodycam, dashcam) will be absorbed by existing budgets.

POLICY & LEGISLATION

The revised Workplace Surveillance Policy has been constructed in accordance with the following NSW legislation:

- Local Government Act 1993
- Workplace Surveillance Act 2005
- Privacy and Personal Information Protection Act 1998
- State Records Act 1998
- Surveillance Devices Act 2007
- Workplace Surveillance Regulation 2012
- Government Information (Public Access) Act 2009

REPORT

The activities of staff and members of the public may be monitored whilst at work or within/in the vicinity of Council facilities. Such monitoring is undertaken in accordance with the Workplace Surveillance Act 2005 and the Surveillance Devices Act 2007. There are many reasons for which Council undertakes surveillance including:

- To deter vandalism
- To deter potential physical/verbal assault;
- To ensure the overall safety of all workers and members of the public in the workplace;
- To optimise efficiency and customer service;

- To identify the geographical location of employees, councillors, contractors, volunteers in the event of an emergency;
- To gather operational data for workforce and fleet management efficiency gains;
- To aid a criminal investigation through NSW Police or the Australian Federal Police
- To serve as evidence when conducting workplace investigations
- To support Council's obligations under the Work Health and Safety Act 2011 to prevent and respond to workplace aggression, violence, fatigue or other WHS risks.

The Policy outlines strict signage and notification requirements relating to the installation of any surveillance, monitoring or tracking device as defined within.

Pending Council's endorsement of the revised Workplace Surveillance Policy, staff will conduct the following critical consultation:

- Present to the internal Consultative Committee for feedback
- Distribute to all Staff employed by Yass Valley Council
- Provide the draft Policy to all Unions for consideration
- Place on Public Exhibition for 28 days inviting external submissions
- Undertake an audit on all types of existing surveillance to ensure that appropriate signage is in place.

STRATEGIC DIRECTION

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

- ATTACHMENTS:**
- A. Draft Workplace Surveillance Policy [⇒](#)
 - B. Surveillance of Employees Policy - June 2015 [⇒](#)

6.5 REVIEW OF NAMING ASSETS POLICY

SUMMARY

Council has an existing Naming of Public Assets Policy (2016) which has been reviewed as a matter of course. The new draft Policy is titled 'Naming Assets Policy' and expands on the criteria and notification requirements as a result of the instigation of a naming process relating to a Council asset (excluding roads/streets). This report seeks endorsement from Council to conduct public exhibition on the revised Policy as attached as well as to formally commence work on the naming of the new buildings within the Crago Mill Precinct.

RECOMMENDATION

That:

1. *Council endorse the draft/revised Naming of Assets Policy for exhibition and consultation for a minimum of 28 days.*
2. *If no material submissions are received, the Policy be adopted.*
3. *Community consultation be commenced to invite submissions on proposed names for both the Administration and Library buildings of the Crago Mill Precinct for 28 days, and promote such consultation in upcoming Village Outreach Meetings, through Committees of Council, via social media platforms, within a feedback box at the Customer Service counter and on the Council website.*
4. *All submissions and feedback received be shortlisted in accordance with the Naming Assets Policy by staff and a report be tabled at a future Council Meeting for consideration.*
5. *Following endorsement of the shortlisted names, Council will gauge public sentiment through engagement and report back to Council for a final decision.*

FINANCIAL IMPLICATIONS

There are no financial implications as a result of endorsing this revised policy for public exhibition.

Any nominal signage costs incurred with the naming process of a Council asset/facility or infrastructure will be absorbed by internal operational budgets respective to the asset area.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Geographical Names Act 1966*

REPORT

The revised Policy is proposed to be re-named to 'Asset Naming Policy' and seeks to recognise historical and cultural significance as well as outstanding achievement in the community, by a former resident and/or community group of the Yass Valley Local Government Area (LGA), through the commemorative naming and renaming of geographical features and Council facilities. It provides the means to acknowledge the importance of place, acts of bravery, community service and exceptional accomplishment by both individuals and groups. It provides a consistent, transparent and fair approach through the application of specific criteria, noting that a Council Resolution is required for all naming of Council assets.

As a result of the creation and exhibition of a new Asset Naming Policy, it is timely that we commence enacting the below Resolution and seeking to resolve the names of the new buildings within the Crago Mill Precinct.

At the 28 August 2025 Council Meeting, **Resolution (276/2025)** was passed in relation to the Naming of the Crago Mill Precinct buildings which states:

1. *Council Officers will operationalise the process for public engagement, exhibition and opinion to provide community sentiment for Council to consider when determining the names.*
2. *All shortlisted names that are not utilised be recorded for future possible opportunities (subject to grant of permission to do so) for civic recognition in council managed parks, open spaces, and buildings.*

This report also seeks to action this outstanding Resolution by commencing the community engagement and consultation process as outlined in the above Recommendation.

STRATEGIC DIRECTION

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

- ATTACHMENTS:**
- A. Draft Asset Naming Policy [⇒](#)
 - B. Naming of Public Assets Policy - November 2016 [⇒](#)

6.6 REQUEST TO NAME ASSET - YASS ROTARY LOOKOUT - 17 IRVINE DRIVE, YASS

SUMMARY

Council has received a request from The Rotary Club of Yass Inc on 8 May 2026 requesting consideration be given to naming the lookout at 17 Irvine Drive, Yass (Lot 35 DP 1045621) the 'Yass Rotary Lookout' in recognition of the contribution Yass Rotary has made to the Yass community for over 70 years.

Council has an existing Naming of Public Assets Policy which supports such a name to be placed on public exhibition for 28 days inviting submissions.

RECOMMENDATION

That:

1. *Council endorse and place the proposed name 'Yass Rotary Lookout' on public exhibition for 28 days inviting submissions in order to name the currently un-named Yass Lookout at 17 Irvine Drive, Yass.*
2. *If no material submissions are received, the naming of the lookout proceed to be adopted and all appropriate notification action takes place.*
3. *Any costs related to Signage (per Clause 6 Naming Public Assets Policy) be borne by Council once construction works related to the Lookout are finalised.*

FINANCIAL IMPLICATIONS

There are no costs as a result of this naming process. Nominal signage costs will be incurred once Council resolve to formally name the lookout and this will be absorbed by existing budget allocations.

POLICY & LEGISLATION

Staff have assessed the request received by The Rotary Club of Yass Inc to be in accordance with the existing Naming of Public Assets Policy (attached). This request complies with the requirements of the *Geographical Names Act 1966* (NSW) and does not require any such approval from the Geographical Names Board.

REPORT

At the 26 March 2026 Council Meeting, Council resolved (in relation the Yass Lookout) to:

1. *Agree to the proposed works as per drawing ID: R 090724 at 17 Irvine Drive, Yass (Lot 35 DP 1045621).*
2. *Provides project management support for the delivery of the Yass Rotary Lookout*
3. *Upon satisfactory completion, Council accepts from The Rotary Club of Yass the infrastructure into Council's asset register.*
4. *Maintain community assets as detailed within Council's adopted Parks and Recreation Asset Management Plan September 2011.*
5. *End of lost asset renewal subject to grant funding*

Council's CEO received unsolicited representation from The Rotary Club of Yass on 8 May 2026, requesting due consideration be given to naming the lookout 'Yass Rotary Lookout.' A submission was made by the Club as attached which complies with and addresses the requirements of the existing Naming of Public Assets Policy.

The proposed name is stated to not only recognise the long tenure of commitment by the Club to the Yass community, but also in recognition that Yass Rotary has managed every aspect of the project to date to create a unique lookout for Yass including:

- Initiating the project;
- Making a successful grant application to fund the project;
- Undertaking extensive consultation with Council officers over many years;
- Engaging local contractors;
- Collaborating with other local community groups such as Landcare and U3A History Group.

Therefore, this report recommends the proposed name be endorsed and placed on Public Exhibition for 28 inviting submissions.

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. Request for Naming of Yass Lookout - The Rotary Club of Yass Inc [⇒](#)
 - B. Naming of Public Assets Policy - current [⇒](#)

6.7 YASS WATER TREATMENT PLANT UPGRADE - REVIEW OF ENVIRONMENTAL FACTORS

SUMMARY

To present the Review of Environmental Factors for the upgrade of the Yass Water Treatment Plant.

RECOMMENDATION

That Council:

1. *Notes that the Yass Water Treatment Plant upgrade is permitted without consent in accordance with s2.159 of State Environmental Planning Policy (Transport and Infrastructure) 2021.*
2. *Endorse the Yass Water Treatment Plant Upgrade Review of Environmental Factors for publishing on Council's website in accordance with s171(4) and (5) Environmental Planning and Assessment Regulation 2021.*

FINANCIAL IMPLICATIONS

A budget has been allocated for pre-design and tender management for the Yass Water Treatment Plant (WTP) Upgrade in the 2025/26 Operational Plan that includes the preparation of the Review of Environmental Factors (REF). The Yass WTP Upgrade Project is funded by the NSW Ad-hoc Election Fund, National Water Grid Fund (NWGF), Housing Infrastructure Fund (HIF) and a commitment from NSW Health for a Fluoridation Grant as shown in the table below.

Fund	Amount	Notes
Housing Infrastructure Fund (HIF)	\$6,600,000	Administered through Department of Planning, Housing and Infrastructure (DPHI)/NSW Treasury.
NSW Ad-Hoc Election Fund	\$13,550,000	Administered through Department Climate Change, Energy, the Environment and Water (DCCEEW). Includes funding component for Yass water reticulation upgrade (\$1.7M). The allocation of funds between WTP Upgrade and water reticulation upgrade is subject to change.
National Water Grid Fund (NWGF)	\$17,900,000	Funding amount is \$17.9M as per the Council's application to NWGF and \$200K is provided by NWGF for the State Government administration costs.
NSW Health Fluoridation Grant	TBA	Liaison with NSW Health is in progress.
Total Funding	\$38,050,000	Excludes NSW Health Fluoridation Grant Funding total includes Yass water reticulation upgrade.

POLICY & LEGISLATION

- Environment Protection and Biodiversity Conservation Act 1999 (Cth)
- Environmental Planning and Assessment Act 1979
- Biodiversity Conservation Act 2016
- Local Government Act 1993
- Local Land Services Act 2013
- Protection of the Environment Operations Act 1997 No 156
- Environmental Planning and Assessment Regulation 2000

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- NSW EPA Noise Policy for Industry (2017)
- NSW EPA Environmental Protection Licence No. 1805
- Construction Noise and Vibration Guideline (Transport for NSW, 2023)

1. REPORT Background

Projects to upgrade the Yass Water Treatment Plant commenced in November 2019. Following Council’s endorsement of the Final Business Case in May 2024, funds for the upgrade were secured from Commonwealth and State Governments to prepare a Reference Design and Tender Documents. Bi-monthly reports are presented to Council providing updates on the Yass Water Treatment Plant Upgrade with the most recent being the report presented to 23 April 2026 meeting.

2. The Project

To address water quality concerns, Council is proposing to upgrade the Yass WTP (the project), which would provide infrastructure to deliver improved drinking water to the Yass Valley community. The project would equip the Yass WTP with the capability to meet the long-term needs of the community and stakeholder requirements. The Project will be carried out at the existing Yass WTP site and expansion site.

Details of the development site are provided below:

Address	24-32 Cooks Hill Road, Yass
Lot details	Lot 1 DP180130 (existing WTP site) and Lot 1 DP1290121 (expansion site)
Size	The area proposed for upgrade is approximately 10,454m ²
Land zoning	SP2 Infrastructure (current WTP site), RU1 Primary Production (expansion site)

The key elements of the project are:

- new facilities for pre-treatment (including a dedicated contact tank and inclined plate settling system), chemical dosing including disinfection, additional interstage storage and pumping, Ultraviolet (UV) disinfection, electrical and control systems, operational amenities and site access improvements.
- refurbishment of the existing treatment infrastructure including filtration, flocculation and Dissolved Air Flootation (DAF) systems.
- improved residuals management system, including backwash recovery and supernatant recycling, and new compressed air, service water and potable water systems to service the new and retained WTP processes.
- augmentation of site power supply, including installation of a new transformer and backup generator, switch and control gear, and allowance for future solar photovoltaic integration.
- landscaping works along Cooks Hill Road to improve site amenity and visual screening.

The proposed site layout is included in **Attachment A** and a process flow diagram is included in **Attachment B**, which demonstrates the upgraded facilities and improved treatment processes.

3. Requirement for REF

Council is required to prepare an REF for the project in accordance with Part 5, Division 5.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The REF is required to identify and assess the potential environmental, social and heritage impacts and benefits of the construction and operation

of the project. This will allow for the integration of mitigation measures into the design and construction and operation methodology.

The REF has been prepared by Ramboll Australia Pty Ltd on behalf of Yass Valley Council (YVC). The findings of this REF will be used to determine:

- whether the project is likely to have a significant environmental impact
- the significance of any impact on listed species and the requirement for a species impact statement (SIS) or environmental impact statement (EIS)
- whether the project would impact a matter of national environmental significance, and referral under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is required.

4. Permissibility and Approval Pathway

The permissibility of the project is determined by State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP). Section 2.159(4) of the T&I SEPP provides that “*Development for the purpose of water treatment facilities may be carried out by or on behalf of a public authority without consent on land in a prescribed zone*”. A “*prescribed zone*” includes SP2 Infrastructure and RU1 Primary Production. The project, therefore, can be carried out without development consent and must be assessed under Part 5 of the EP&A Act.

5. Assessment

The REF (**Attachment C**) describes the assessments undertaken including consultations, key findings and recommendations to minimise the environmental impact during construction and operation of the WTP.

Key findings of the assessment are detailed below:

5.1 Biodiversity

Native vegetation within the southern portion of the expansion site is consistent with *White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions*, which is listed as critically endangered under the Biodiversity Act 2016. This was confirmed by field surveys conducted in November 2025.

The field surveys identified that this stand of native vegetation is not consistent with *White box - yellow box - Blakely’s red gum grassy woodlands and derived native grasslands* which is listed as critically endangered under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.

A significant impact to the Box Gum Woodland was identified as likely, which triggered the need for the preparation of a Biodiversity Development Assessment Report (BDAR). The assessment concluded that Serious and Irreversible Impacts were unlikely to occur as a result of the project, however eight ecosystem credits are required to offset clearing of up to 0.41 hectares of native vegetation.

Consideration of Matters of National Environmental Significance under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 concluded that a referral to the commonwealth minister for the Environment is not required.

5.2 Aboriginal Heritage

A due diligence assessment, including site inspection by an archaeologist, found there are no known Aboriginal heritage sites within the site. Consequently, it is anticipated there will be no impacts on known Aboriginal items. An unexpected finds protocol will manage any discoveries during construction.

5.3 Soils and Water

Soil disturbance from construction activities has the potential to cause erosion and sedimentation affecting water quality in the Yass River. Management measures include erosion and sediment control plans to mitigate these impacts. The upgraded WTP operations will reduce the filter back wash water discharge through recirculation and improve the quality of discharge to the Yass Dam.

5.4 Noise and Vibration

The noise assessment found that construction works are expected to comply with the higher “highly noise affected” limits at all nearby sensitive receivers (dwellings). However, some construction activities may temporarily exceed the standard construction noise management levels at certain nearby properties.

To minimise impacts, the contractor will prepare a construction management plan that identifies quieter work methods and appropriate equipment to ensure noise impacts are reduced as much as practicable and remain within acceptable limits.

The operational noise assessment found that the upgraded water treatment plant is expected to comply with the applicable noise criteria once operational.

Due to the separation distance between the development site and surrounding properties, vibration impacts are expected to be minimal.

5.5 Air Quality

Potential construction impacts are primarily dust generation and emissions from construction vehicles and equipment. Mitigation measures, including dust suppression techniques, will be implemented to minimise these impacts.

Operation of the upgraded water treatment plant is not expected to generate air quality or odour impacts.

5.6 Traffic and Access

Construction phases will have a minor impact by increased traffic volumes including up to 30 light vehicle movements per day, 20 heavy vehicle movements per day, and three over size over mass vehicle movements over the whole construction period. Management measures will minimise potential impacts on local road networks.

5.7 Hazards and Risks

During the construction phase there is a risk of disturbance or exposure of contaminants due to ground activities which will be managed through a spill response plan. The site is identified as bushfire prone and an asset protection zone has been included within the project to mitigate potential risks. The project would have a positive impact on potential human health impacts by providing a higher quality potable water supply for the consumer.

5.8 Social, visual, and land use impacts

Temporary construction impacts include noise, dust, odour, and visual disturbances which would be managed to avoid or mitigate the potential impacts on the local community. Long-term impacts are positive, enhancing water quality and supporting community growth.

5.9 Cumulative impacts

The project is not expected to result in significant cumulative impacts during construction, as its operational impacts related to dust, noise, odour, and traffic are negligible.

With effective implementation of the proposed mitigation measures, the review of environmental factors concludes that the project is unlikely to have significant adverse environmental impacts. It will enhance water treatment capability, supporting work health and safety, sustainable community growth and environmental preservation.

6. Conclusion

The REF for the Yass WTP upgrade has identified potential environmental impacts and associated mitigation measures. The REF has concluded that the project is unlikely to have a significant effect on the environment and on this basis, the REF can be endorsed for publishing on Council's website.

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:**
- A. Proposed Site Layout [⇨](#)
 - B. Process Flow Diagram [⇨](#)
 - C. Review of Environmental Factors [⇨](#)

6.8 UPDATE ON PROPOSED 15T LOAD LIMIT ON BACK CREEK ROAD

SUMMARY

To advise Council of the outcome of community consultation for a proposed 15T load limit on Back Creek Road Gundaroo.

RECOMMENDATION

That Council implement a 15 Tonne load limit on Back Creek Road.

FINANCIAL IMPLICATIONS

All costs associated with this report will be funded from existing Operational Budgets.

POLICY & LEGISLATION

NSW Roads Act.

REPORT

Council has received safety concerns in relation to the number of heavy vehicles using Back Creek Road as a through route since it was upgraded and sealed.

As a result, Council referred these concerns to the Local Transport Forum, which recommended, subject to community consultation, that a 15T load limit be placed on Back Creek Road.

Council at its February 2026 meeting resolved to provide in principle support to the 15T load limit subject to community feedback and a further report to the May 2026 Council meeting.

Based on this resolution Council has undertaken community consultation, which was open from 16 April 2026 to 18 May 2026.

As a result, Council received 18 submissions from the community. A summary of each submission is provided in **Attachment A** along with the redacted submissions in **Attachment B**.

Of the 18 submissions, eleven (11) supported the proposed implementation of a 15T load limit and five (5) opposed the proposal. Of the submissions supporting the proposed load limit, seven (8) were from residents that live on Back Creek Road.

Two (2) submissions provided no position on the proposed 15T load limit however provided other information or requests including:

- generic feedback about Council's decision-making processes and associated transparency using the decision to upgrade Back Creek Road and the current proposed load limit as examples. This submission has been referred to Council's Executive Management Team for separate consideration.
- A request to undertake more traffic counts on East Tallagandra Lane, Mulligan Flat Road, Tallagandra Lane, Back Creek Road and Cork Street.

Several submissions also noted that:

- the underlying issue for the proposed load limit appears to relate to the transportation of fill material from Canberra into Yass Valley.
- Council should be placing load limits on more of its unsealed road network e.g. Yass River Road.

Based on community feedback it will be recommended that Council implement a 15T load limit on Back Creek Road as recommended by the Local Transport Forum.

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. Load Limit on Back Creek Road Submissions - Redacted [⇒](#)
 - B. Proposed 15T Load Limit - Back Creek Road - Submissions summary [⇒](#)

6.9 NSW LOCAL GOVERNMENT REMUNERATION TRIBUNAL - 2026-2027 DETERMINATION ON FEES FOR MAYOR AND COUNCILLORS

SUMMARY

The NSW Local Government Tribunal is required under sections 239 and 241 of the *NSW Local Government Act 1993* to make annual determinations on maximum and minimum fees payable to councillors and mayors. The Tribunal has delivered its determination dated 23 April 2026 on fees payable in 2026-27. Council needs to resolve its position on payment of fees, in accordance with the parameters set under legislation and the Tribunal determination

RECOMMENDATION

That Council confirms the setting of Mayoral and Councillor annual fees for the period 1 July 2026 to 30 June 2027 at the maximum permissible levels, being \$19,590 and \$42,030 respectively.

FINANCIAL IMPLICATIONS

Allowance has been made in the 2026-27 budget to accommodate the maximum permissible fees determined for that period by the Tribunal, and consequent superannuation payments, in accordance with the *NSW Local Government Act 1993*.

POLICY & LEGISLATION

NSW Local Government Act 1993

REPORT

Determination

1. Pursuant to sections 239 and 241 of the *NSW Local Government Act 1993* (the Act), the NSW Local Government Remuneration Tribunal makes an annual determination on maximum and minimum fees payable to councillors/members and mayors/chairpersons of general-purpose Councils and County Councils. The details are promulgated via the *Local Government Remuneration Tribunal: Annual Determination* a copy of which is attached to this report.
2. The Tribunal is required by law to deliver its annual determinations for the following financial year by 1 May each year, so there is sufficient time for Councils to factor details into finalisation of budget planning. This year's annual report and determination was made on 23 April 2026. The determination appears as Attachment A to this report.
3. The Tribunal determined that a 3.7% per annum increase in the minimum and maximum fees applicable to each category of Council would take effect from 1 July 2026.
4. Section 239 of the Act requires the Tribunal to determine the categories of Councils and Mayoral offices at least once every 3 years. This was last done in 2023. In undertaking its review this year, the Tribunal concluded that it was necessary to rectify a criteria anomaly identified in the 'Regional Strategic' category established by the 2023 annual determination, and to adjust the population criteria for the 'Major Strategic Area' category, from 300,000 to 200,000.
5. The Tribunal found that the allocation of most Councils into the current categories continued to be appropriate having regard to the 2023 review, the current category model and criteria, and the evidence put forward in the submissions received. However, the Tribunal has reclassified Dungog Shire Council as 'Rural Large' due to population growth.
6. The Tribunal indicated it will undertake a further review of the categories of Councils as part of its 2027 determination.

7. The Tribunal report indicated that a range of factors were taken into consideration with making its recommendation in respect to the maximum increase in fees, including cost of living factors, with a range of relevant indicators outlined in the report.

Remuneration for Yass Valley Mayor and Councillors

8. In line with Yass Valley Council categorisation as a General Purpose Council of a “Rural Large” area, the determination by the Tribunal on annual fees for this category effective from 1 July 2026 is as follows:

Category	Councillor / Member Annual Fee		Mayor / Chairperson Annual Fee	
	Minimum	Maximum	Minimum	Maximum
Rural Large	\$10,920	\$19,590	\$17,440	\$42,030

9. Section 249 (2) of the Act stipulates that payment of a Mayoral fee is in addition to the fee paid to the incumbent in Councillor capacity.
10. As in preceding years, Council resolved in 2025 to set mayoral and councillor fees at the maximum levels permitted. Section 250 of the Act stipulates that fees paid under the Act are to be paid monthly or for part of a month (pro rata) in arrears.
11. A council cannot fix a fee higher than the maximum amount determined by the Tribunal. If a Council does not fix a fee, the Council must pay the minimum fee determined by the Tribunal.
12. If a councillor is absent (with or without the leave of Council) from its ordinary meetings for any more than 3 months, payment will not be made for the period in excess of the 3 months of absence. This is a requirement under section 254A of the Act. That section of the Act also permits Council to make determinations to reduce or withhold payment of the annual fee for any period up to 3 months for which the councillor is absent from ordinary meetings of Council, with or without leave.
13. In accordance with section 404 of the *Local Government (General) Regulation 2021*, written requests may be made to the CEO to have their remuneration payments reduced or stopped at any time, where the payment of the annual fee will adversely affect the councillor’s entitlement to a pension, benefit or allowance under any legislation of the Commonwealth, a Territory or a State. It is each councillor’s responsibility to reconcile their receipts with the Australian Tax Office (ATO) and determine whether continuation of fee payments in part or full may adversely affect that entitlement.

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. 2026 Determination of NSW Local Government Remuneration Tribunal [⇒](#)

6.10 FINANCIAL SUSTAINABILITY ROADMAP - QUARTERLY UPDATE

SUMMARY

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

RECOMMENDATION

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

FINANCIAL IMPLICATIONS

The revised draft Long Term Financial Plan 2025-35 identifies an average \$4.8 million deficit in each financial year, the need to borrow funds to fund operations from 2028/29.

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

POLICY & LEGISLATION

Local Government Act 1993.

1. Background

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

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

2. Financial Sustainability Committee

The Financial Sustainability Committee meets monthly, last meeting 12 May 2026. These regular meetings provide an opportunity to review actions completed to date and plan for the next quarter actions.

3. Action Plan Progress Update

A large number of key items from the Action Plan have commenced and are continuing or are completed. They include:

- Commenced development and implementation of a rolling schedule of service reviews;
- An action plan developed and adopted based on 2024 Customer Satisfaction Survey;
- Concluded consultation on the Organisation Structure Review and commenced implementation;
- Review of Fees and Charges;
- Recruitment of Commercial Property position;
- Project Officer commenced to undertake Procurement and Contract Management review;
- Community Engagement Platform implemented;
- Line-by-line budget management and review;
- SRV Modelling presented to Council;
- Employee Leave Liabilities – risk assessment completed and leave management process underway;

- Review fund allocation across external restricted reserves;
- Asset AI being implemented to monitor road condition;
- Review to commence on transport asset maintenance program;
- Deferred Maintenance Quantification. Enhanced understanding through the 24/25 Report on Infrastructure Assets;
- Asset backlog identified;
- Position Paper on Grants Management completed with implementation post implementation of the Council Structure;
- Decision made on Crago Stage 2;
- Development of electronic Time & Attendance and payroll software for implementation in the new financial year;
- Grant application submitted for targeted and systemised education for Council Officers in respect of procurement;
- Property Strategy presented and placed on public exhibition;
- Review of policies relating to operational and leaseback vehicles undertake with consultation to be occur;
- Committee meet to oversee roadmap implementation and performance; and
- Prepare and present Special Rate Variation proposal.

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

Updated Long-Term Financial Plan to be table at the April 2026 Ordinary Meeting of Council.

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

Council officers continue to focus on the action items which will lead to increased non-rate income and improved internal efficiencies with respect to service delivery, organisation structure and internal processes. Work being undertaken with respect to Long-Term Financial Planning considerations is included in the suite of IP&R documents presented for public exhibition at the Extraordinary Council Meeting on 11 May 2026.

These documents are currently on Public Exhibition.

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

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.1: Council resources, practices and processes are undertaken in a manner that meets legislative requirements.
Delivery Program Action	CL.1.5: Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term

ATTACHMENTS: A. Financial Sustainability Roadmap - Qtr 3 Update [↔](#)

6.11 2025/26 THIRD QUARTER REVIEW STATEMENT

SUMMARY

This report represents the 2025-26 Third Quarter Budget Review Statement (QBR3) for the period 1 January 2026 to 31 March 2026. The review demonstrates Council's projected year end consolidated Net Operating Result before Capital items remains negative and is predicted to be (\$3.12M) compared to the revised consolidated budgeted deficit of (\$1.223M) following the Second Quarter Budget Review (QBR2). Actual results as at 31 March 2026 show a surplus of \$3.885M due to rate and annual charges recognised in July with expenses evenly spread across the year.

RECOMMENDATION

That Council:

1. *Notes the 2025-26 Third Quarter Budget Review.*
2. *Adopts the adjustments detailed in the 2025-26 Third 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 March 2026 as being satisfactory, having regard to revised projected estimates of income and expenditure from this review.*
4. *Notes that the 2025-26 Third 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 Third 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 (QBR3) (**Attachment A**) is presented 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 (\$3.12M) for the 2025-26 Financial Year budget, an increase in the deficit by \$1.89M compared to the estimated budgeted deficit following the Second Quarter Budget Review (QBR2) of (\$1.22M) for 2025-26.

The 2025-26 Third 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 \$0.117M due to an estimated increase in water supply network annual charges and an increase of \$0.321M in water supply network user charges
- An increase of \$0.066M in Sewer Network User Charges
- Grants and Contributions – Operating – primarily reduced by \$1.269M due to the incorrect recognition of operating grant funds for Local Roads – Regional Emergency Road Repair Fund (RERRF) grant funds being fully recognised in prior financial years (2022-23 & 2023-24) with repair activities to occur in subsequent financial years
- Nett Gain/Loss from disposal of assets by \$1.0M due forecast asset sales in 2025-26 not occurring until 2026-27

- **Operating Expenses**

- Employee benefits and on-costs, a decrease of \$0.426M due to an underspend in salary and wages due to the timing of recruitment and filling of positions.
- Materials and services increased by \$0.553M, primarily due to expenditure required (\$0.500M) at three of Yass Valley Council's Waste Transfer Stations to remove stockpiles of waste following Environmental Protection Authority (EPA) notices, an increase of \$0.039M in water service costs, and an increase in sewer network costs of \$0.047M.

- **Capital Expenditure**

- The capital expenditure budget has decreased by \$5.783M primarily due to:
 - The final stages of the Crago Mill Project to be completed during 2026-27, estimated at \$3.050 million
 - Morton Low Level Reservoir Repair estimated at \$2.150M not occurring in 2025-26, now planned for 2026-27
 - Old Sale Yard remediation estimated at \$0.250M not undertaken in 2025-26
 - Old Gas Works EPA monitoring estimated at \$0.150M not undertaken in 2025-26
 - Estimated expenditure on Landfill closures of \$0.152M not occurring in 2025-26

- **Capital Income**

- The capital income is estimated to increase by \$2.248M primarily due to:
 - Estimated increase in Water Supply Network – s64 contributions of \$1.112M
 - Estimated increase in Sewer Network – s64 contributions of \$1.135M

- **Office of Local Government – Key Performance Indicators**

Operating Performance Ratio

The operating performance ratio measures how well Council contains its expenditure within its operating revenue. The benchmark set by the OLG is greater than zero per cent. The following outlines that Council's operating performance ratio, following the QBR3 is (-6.9%) indicating that Council does not meet this benchmark.

	Current Projection		OLG
	2025-26	2025-26	Benchmark
1. Operating Performance Ratio			
	\$,000		
Operating Revenue (excl. Capital) - Operating Expenses	-3,120		
Operating Revenue (Excl. Capital Grants & Contributions)	45,054	-6.9%	0.0%

Own Source Operating Revenue

The own source operating revenue ratio measures Council’s fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent. Council is marginally below this benchmark at 58.3%.

	Current Projection		OLG
	2025-26	2025-26	Benchmark
2. Own Source Operating Revenue			
	\$,000		
Operating Revenue (excl. ALL Grants & Contributions)	33,515		
Total Operating Revenue (incl. capital Grants and Contributions)	57,458	58.3%	60.0%

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 Third Quarter Budget Review Statement [⇒](#)

6.12 INVESTMENT AND BORROWING REPORT

SUMMARY

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments for the period 1 to 30 April 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.

RECOMMENDATION

That the Investment & Borrowings Reports, covering the period 1 to 30 April 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

- Section 625 *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 \$43.8M owing on 30 April 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	2,758,623.86	4.82%	20 years, repaid in 2035/36
*Water - NAB Westpac Dam Wall	7,366,130.80	5.36%	20 years amortisation, 10 years term Aug 2032
*Water - Yass to Murrumbateman water supply (Tcorp)	793,244.96	2.55%	10 years, full repaid in 2029
*Water main and pump station upgrades (Tcorp)	433,422.64	2.55%	10 years, full repaid in 2029
Crago Mill funding facility (Westpac)	32,507,459.84	6.50%	20 years, full repaid 2043 - Variable rate (2.14%+BBSR)
Total balance as at 30/04/2026	43,858,882.11		
*Interest Rates are fixed			

2. Summary of movements in Council Investments

Council Cash, Cash Equivalent, and Term Deposit Investments at 30 April 2026 are detailed in Table B.

Table B – Council Working Accounts and Investments

Investment Type	Acc/Deal	Market Value \$	Credit rating		Date Lodged	Maturity date	Term (Days)	Rate
			Short Term	Long Term				
Cash Working Accounts								
NAB Working Account1	082-939 51-506-2454	6,166,313.25	A-1+	AA-	n/a	n/a	at call	RBA Cash Rate
Tcorp Strategic Cash Facility	778	5,764,703.56	A-1+	AA+	n/a	n/a	3 day call	4.48%
		11,931,016.81						
Term Deposits < 12 Months								
Investment Type	Acc/Deal	Market Value \$	Short Term (ST)	Long Term (LT)	Date Lodged	Maturity date	Term (Days)	Rate
Bank of Queensland	CN097497	1,000,000.00	A-2	A-	12/11/25	13/05/26	182	4.25%
Heartland Bank	CN095881	1,000,000.00	A-3	BBB	28/08/25	25/05/26	270	4.20%
Bank of Queensland	CN096143	1,000,000.00	A-2	A-	08/09/25	05/06/26	270	4.05%
My State Bank	CN098058	1,000,000.00	A-2	BBB+	08/12/25	09/06/26	183	4.60%
Great Southern Bank	CN096711	1,000,000.00	A-2	BBB+	07/10/25	07/07/26	273	4.28%
Bank of Queensland	CN099384	1,000,000.00	A-2	A-	24/02/26	25/08/26	182	4.65%
Heartland Bank	CN095882	1,000,000.00	A-3	BBB	28/08/25	28/08/26	365	4.20%
My State Bank	CN098263	1,000,000.00	A-2	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%
Southern Cross Credit Union	CN104386	1,000,000.00	Unrated	Unrated	31/03/26	30/06/26	91	5.15%
Judo Bank	CN104388	2,000,000.00	A-2	BBB	31/03/26	30/06/26	91	4.80%
Bank of Queensland	CN104384	2,000,000.00	A-2	A-	31/03/26	29/06/26	90	5.15%
Judo Bank	CN104387	2,000,000.00	A-2	BBB	31/03/26	22/12/26	266	5.35%
Southern Cross Credit Union	CN104385	1,000,000.00	Unrated	Unrated	31/03/26	31/03/27	365	5.65%
Heartland Bank	CN104389	1,000,000.00	A-3	BBB	31/03/26	03/05/27	398	5.55%
NAB Investment	11010825	1,000,000.00	A-1+	AA-	03/03/26	31/07/26	150	4.60%
NAB Investment	10982974	1,200,000.00	A-1+	AA-	30/09/25	30/09/26	365	4.25%
NAB Investment	11010824	1,000,000.00	A-1+	AA-	03/03/26	31/07/26	150	4.60%
NAB Investment	10960550	1,000,000.00	A-1+	AA-	26/05/25	26/05/26	365	4.20%
NAB Investment	11010048	1,000,000.00	A-1+	AA-	02/03/26	30/06/26	120	4.50%
NAB Investment	10959710	1,000,000.00	A-1+	AA-	21/08/25	15/05/26	267	4.10%
NAB Investment	10960551	1,000,000.00	A-1+	AA-	26/05/25	26/05/26	365	4.20%
NAB Investment	10960552	1,000,000.00	A-1+	AA-	26/05/25	26/05/26	365	4.20%
		26,200,000.00						
Total Short Term		38,131,016.81						

The value of term deposits in April decreased by \$2,000,000 to \$26,200,000 with the following movements:

- Two term deposits with a value of \$2,000,000 matured and were not re-invested.

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

Table C – Term Deposit Movements

Term Deposit Movements March to April 2026			%	\$
Balance as at 31 March 2026				28,200,000.00
Term Deposit Reinvested				
	Old Ref.	New Ref.		
				-
Term Deposit Matured				
Great Southern Bank	CN096802	13/04/2026	4.28%	1,000,000.00
Heartland bank Australia	CN095281	28/04/2026	4.20%	1,000,000.00
				2,000,000.00
New Term Deposit				
	Ref Number	Term		-
				-
Balance as at 30 April 2026				26,200,000.00

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Council is an effective, responsible, and innovative organisation.
Strategies	CL.1: Council resources, practices and processes are undertaken in a manner that meets legislative requirements.
Delivery Program Action	CL.1.5: Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term

ATTACHMENTS: Nil

6.13 MONTHLY FINANCIAL REPORT

SUMMARY

This monthly financial report provides information about Council’s financial position at the end of April 2026 with the full year and year-to-date budgets reflecting the budgets adopted as part of the Second Quarter Budget Review (QBR2). The report also includes a variance analysis against the full-year and budget year to date. An Investment and Borrowing Report is prepared and is presented to Council as a separate report.

RECOMMENDATION

That the Monthly Financial Report for April 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 \$6.1M surplus and is approximately \$1.3M 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 \$1.3M surplus and is \$1.9M greater than the YTD budget.

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 April, the results would show a Net Operating Result Before Capital Grants and Contributions as a deficit of \$3.0M.

April 2026 Report							
Income Statement				QBR2 YTD x Actuals		QBR2 Full Year x Actuals	
Consolidated	QBR2 25-26 Full Year	QBR2 25-26 YTD	Actual 25-26	\$	%	\$	%
Income from continuing operations	-56,981,301	-47,386,978	-39,970,015	7,416,962	-15.7%	17,011,286	-29.9%
Rates and Annual charges	-24,148,021	-24,235,621	-24,447,627	-212,006	0.9%	-299,606	1.2%
User charges and fees	-6,332,946	-4,960,379	-5,805,283	-844,904	17.0%	527,663	-8.3%
Other revenues	-463,690	-387,280	-275,208	112,073	-28.9%	188,483	-40.6%
Grants and contributions provided for operating purposes	-12,808,806	-8,176,462	-2,536,598	5,639,863	-69.0%	10,272,207	-80.2%
Grants and contributions provided for capital purposes	-10,157,223	-8,159,723	-4,875,554	3,284,169	-40.2%	5,281,669	-52.0%
Interest and investment income	-1,318,989	-1,099,157	-1,200,787	-101,630	9.2%	118,201	-9.0%
Other income	-751,627	-368,356	-351,167	17,189	-4.7%	400,460	-53.3%
Net gain/loss from the disposal of assets	-1,000,000	0	-477,791	-477,791		522,209	-52.2%
Expenses from continuing operations	48,047,222	39,887,840	33,817,696	-6,070,143	-15.2%	-14,229,525	-29.6%
Employee benefits and on-costs	15,238,190	12,180,184	11,292,668	-887,516	-7.3%	-3,945,522	-25.9%
Materials and services	18,649,820	15,990,316	10,848,580	-5,141,736	-32.2%	-7,801,240	-41.8%
Borrowing costs	2,375,102	1,963,452	1,939,730	-23,722	-1.2%	-435,372	-18.3%
Depreciation, amortisation and impairment of non-financial asset:	10,812,132	9,010,110	9,010,110	0.0%		-1,802,022	-16.7%
Other Expenses	971,977	743,777	726,608	-17,169	-2.3%	-245,369	-25.2%
Operating result from continuing operations	-8,934,080	-7,499,138	-6,152,319	1,346,819	-18.0%	2,781,760	-31.1%
Net Operating Result Before Capital Grants and Contributions	1,223,143	660,584	-1,276,766	-1,937,350	-293.3%	-2,499,909	-204.4%

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 are showing \$5.6M below the YTD budget primarily due to \$5.0M in transport and flood relief grants budgeted not yet received or recognised, noting:

- \$1.3 million in Block Grant funding has been received from Transport NSW and is currently held in the Unexpended Grants Reserve, to be assessed for revenue recognition.
- Members of the Infrastructure team are liaising with the Grant provider in respect to grant funds for flood relief

Capital Grants and Contributions is \$4.7M lower than the YTD budget and is primarily due to transport \$2.1M grants and specific purpose grants for the water supply network (\$2.0M) 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 actuals 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 \$0.9M (\$0.6M in salaries and wages) below the YTD budget primarily due to timing of recruitment.

Materials and Services are \$5.1M below YTD budget due to timing of expenses:

- \$1.3M for Emergency Task/Special Event
- \$0.9M for Contractors
- \$0.3M Raw materials and consumables
- \$0.4M for Repairs and maintenance
- \$0.3M for Consultancy Costs

3. Income Statements for each fund

The following Income Statements are for each Council Fund.

General Fund

April 2026 Report							
Income Statement							
General fund	QBR 2 25-26	QBR 2 25-26	Actual 25-26	QBR 2 YTD x Actuals		QBR 2 Full Year x Actuals	
	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-41,876,432	-33,865,561	-26,438,918	7,426,643	-21.9%	15,437,513	-36.9%
Rates and Annual charges	-16,552,996	-16,552,996	-16,458,805	94,192	-0.6%	94,192	-0.6%
User charges and fees	-3,452,124	-2,925,764	-3,255,795	-330,031	11.3%	196,329	-5.7%
Other revenues	-463,690	-387,280	-275,083	112,197	-29.0%	188,607	-40.7%
Grants and contributions provided for operating purposes	-12,808,806	-8,176,462	-2,536,598	5,639,863	-69.0%	10,272,207	-80.2%
Grants and contributions provided for capital purposes	-5,974,277	-4,729,277	-1,882,892	2,846,385	-60.2%	4,091,385	-68.5%
Interest and investment income	-884,911	-737,426	-1,200,787	-463,361	62.9%	-315,876	35.7%
Other income	-739,627	-356,356	-351,167	5,189	-1.5%	388,460	-52.5%
Net gain/loss from the disposal of assets	-1,000,000	0	-477,791	-477,791		522,209	-52.2%
Expenses from continuing operations	36,089,694	30,796,733	25,220,548	-5,576,185	-18.1%	-10,869,146	-30.1%
Employee benefits and on-costs	12,555,825	10,000,372	9,037,550	-962,823	-9.6%	-3,518,276	-28.0%
Materials and services	12,935,384	12,076,635	7,365,186	-4,711,449	-39.0%	-5,570,197	-43.1%
Borrowing costs	1,800,000	1,453,859	1,569,114	115,255	7.9%	-230,886	-12.8%
Depreciation, amortisation and impairment of non-financial asset:	7,826,508	6,522,090	6,522,090		0.0%	-1,304,418	-16.7%
Other Expenses	971,977	743,777	726,608	-17,169	-2.3%	-245,369	-25.2%
Operating result from continuing operations	-5,786,738	-3,068,828	-1,218,371	1,850,457	-60.3%	4,568,367	-78.9%
Net Operating Result Before Capital Grants and Contributions	187,539	1,660,449	664,521	-995,928	-60.0%	476,982	254.3%

Sewer Fund

April 2026 Report							
Income Statement							
Sewer	QBR 2 25-26	QBR 2 25-26	Actual 25-26	QBR 2 YTD x Actuals		QBR 2 Full Year x Actuals	
	Full Year	YTD		\$	%	\$	%
Income from continuing operations	-3,890,164	-3,872,651	-4,465,001	-592,350	15.3%	-574,837	14.8%
Rates and Annual charges	-2,985,956	-3,025,556	-3,093,380	-67,824	2.2%	-107,424	3.6%
User charges and fees	-144,000	-120,000	-198,377	-78,377	65.3%	-54,377	37.8%
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-561,532	-561,532	-1,173,244	-611,712	108.9%	-611,712	108.9%
Interest and investment income	-198,676	-165,563	0	165,563	-100.0%	198,676	-100.0%
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	3,001,503	2,333,590	1,827,804	-505,786	-21.7%	-1,173,699	-39.1%
Employee benefits and on-costs	663,942	539,285	146,170	-393,115	-72.9%	-517,772	-78.0%
Materials and services	1,266,239	877,575	795,057	-82,518	-9.4%	-471,182	-37.2%
Borrowing costs	143,770	143,770	113,617	-30,153	-21.0%	-30,153	-21.0%
Depreciation, amortisation and impairment of non-financial asset:	927,552	772,960	772,960		0.0%	-154,592	-16.7%
Other Expenses	0	0	0				
Operating result from continuing operations	-888,661	-1,539,062	-2,637,197	-1,098,136	71.4%	-1,748,536	196.8%
Net Operating Result Before Capital Grants and Contributions	-327,129	-977,530	-1,463,954	-486,424	49.8%	-1,136,825	347.5%

Water Fund

April 2026 Report								
Income Statement								
Water	QBR 2 25-26	QBR 2 25-26	Actual 25-26	QBR 2 YTD x Actuals		QBR 2 Full Year x Actuals		
	Full Year	YTD		\$	%	\$	%	
Income from continuing operations	-8,878,706	-7,312,765	-6,607,554	705,212	-9.6%	2,271,152	-25.6%	
Rates and Annual charges	-2,273,068	-2,321,068	-2,436,900	-115,832	5.0%	-163,832	7.2%	
User charges and fees	-2,736,822	-1,914,615	-2,351,111	-436,496	22.8%	385,711	-14.1%	
Other revenues	0	0	-124	-124		-124		
Grants and contributions provided for operating purposes	0	0	0					
Grants and contributions provided for capital purposes	-3,621,414	-2,868,914	-1,819,419	1,049,495	-36.6%	1,801,995	-49.8%	
Interest and investment income	-235,402	-196,168	0	196,168	-100.0%	235,402	-100.0%	
Other income	-12,000	-12,000	0	12,000	-100.0%	12,000	-100.0%	
Net gain/loss from the disposal of assets	0	0	0					
Expenses from continuing operations	5,333,793	4,041,022	3,773,465	-267,556	-6.6%	-1,560,328	-29.3%	
Employee benefits and on-costs	927,327	757,335	960,689	203,354	26.9%	33,362	3.6%	
Materials and services	2,259,349	1,488,044	1,125,957	-362,086	-24.3%	-1,133,392	-50.2%	
Borrowing costs	431,332	365,823	256,999	-108,824	-29.7%	-174,333	-40.4%	
Depreciation, amortisation and impairment of non-financial asset:	1,715,784	1,429,820	1,429,820		0.0%	-285,964	-16.7%	
Other Expenses	0	0	0					
Operating result from continuing operations	-3,544,913	-3,271,744	-2,834,089	437,655	-13.4%	710,825	-20.1%	
Net Operating Result Before Capital Grants and Contributions	76,501	-402,830	-1,014,670	-611,840	151.9%	-1,091,171	-1426.4%	

Stormwater Management

April 2026 Report								
Income Statement								
Stormwater Management	QBR 2 25-26	QBR 2 25-26	Actual 25-26	QBR 2 YTD x Actuals		QBR 2 Full Year x Actuals		
	Full Year	YTD		\$	%	\$	%	
Income from continuing operations	-60,000	-60,000	-59,461	539	-0.9%	539	-0.9%	
Rates and Annual charges	-60,000	-60,000	-59,461	539	-0.9%	539	-0.9%	
User charges and fees	0	0	0					
Other revenues	0	0	0					
Grants and contributions provided for operating purposes	0	0	0					
Grants and contributions provided for capital purposes	0	0	0					
Interest and investment income	0	0	0					
Other income	0	0	0					
Net gain/loss from the disposal of assets	0	0	0					
Expenses from continuing operations	505,018	397,006	210,608	-186,398	-47.0%	-294,410	-58.3%	
Employee benefits and on-costs	185,706	151,916	0	-151,916	-100.0%	-185,706	-100.0%	
Materials and services	85,204	50,000	15,518	-34,482	-69.0%	-69,686	-81.8%	
Borrowing costs	0	0	0					
Depreciation, amortisation and impairment of non-financial asset:	234,108	195,090	195,090		0.0%	-39,018	-16.7%	
Other Expenses	0	0	0					
Operating result from continuing operations	445,018	337,006	151,147	-185,860	-55.2%	-293,871	-66.0%	
Net Operating Result Before Capital Grants and Contributions	445,018	337,006	151,147	-185,860	-55.2%	-293,871	-66.0%	

Domestic Waste

April 2026 Report								
Income Statement								
Domestic waste management	QBR 2 25-26	QBR 2 25-26	Actual 25-26	QBR 2 YTD x Actuals		QBR 2 Full Year x Actuals		
	Full Year	YTD		\$	%	\$	%	
Income from continuing operations	-2,276,000	-2,276,000	-2,399,081	-123,081	5.4%	-123,081	5.4%	
Rates and Annual charges	-2,276,000	-2,276,000	-2,399,081	-123,081	5.4%	-123,081	5.4%	
User charges and fees	0	0	0					
Other revenues	0	0	0					
Grants and contributions provided for operating purposes	0	0	0					
Grants and contributions provided for capital purposes	0	0	0					
Interest and investment income	0	0	0					
Other income	0	0	0					
Net gain/loss from the disposal of assets	0	0	0					
Expenses from continuing operations	3,117,214	2,319,489	2,785,271	465,783	20.1%	-331,942	-10.6%	
Employee benefits and on-costs	905,390	731,276	1,148,260	416,984	57.0%	242,870	26.8%	
Materials and services	2,103,644	1,498,062	1,546,862	48,799	3.3%	-556,783	-26.5%	
Borrowing costs	0	0	0					
Depreciation, amortisation and impairment of non-financial asset:	108,180	90,150	90,150		0.0%	-18,030	-16.7%	
Other Expenses	0	0	0					
Operating result from continuing operations	841,214	43,489	386,191	342,702	788.0%	-455,023	-54.1%	
Net Operating Result Before Capital Grants and Contributions	841,214	43,489	386,191	342,702	788.0%	-455,023	-54.1%	

4. Statement of Financial Position

The Council's consolidated statement of financial position as at 30 April 2026 shows the following;

- total cash and cash equivalents of \$11.8M,
- investments of \$26.2M, and
- total borrowings of \$44.0M (includes the \$32.5M loan for the Crago Mill Precinct project).

April 2026 Report – Consolidated

April 2026 Report	
Statement of Financial Position	Consolidated
Asset	755,127,863
Current assets	51,715,586
Cash and cash equivalents	11,750,340
Investments	26,200,000
Receivables	9,709,349
Contract assets and Contract cost assets	3,852,042
Inventories	203,855
Non-current assets	703,412,277
Infrastructure, property, plant and equipment	696,412,277
<i>Capital work in progress</i>	58,995,624
<i>Plant and equipment</i>	3,643,932
<i>Land</i>	73,130,578
<i>Infrastructure</i>	559,026,690
<i>Other assets</i>	1,615,452
Investment properties	7,000,000
Liabilities	-55,399,626
Current liabilities	-8,870,175
Payables	-1,589,008
Borrowings	50,062
Contract Liabilities	-4,886,503
Employee benefit provisions	-2,444,726
Non-current liabilities	-46,529,451
Borrowings	-43,810,904
Employee benefit provisions	-298,326
Provisions	-2,420,221
Net Assets	699,728,236
Equity	-699,728,236
Accumulated surplus	-341,156,497
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 \$38.0M at the end of April 2026. Total restricted (external and internal) reserves totalled \$39.9M at the end of April 2026. The Crago Mill Reserve was originally established to separately identify and report excess funds drawn down from the loan facility. These excess funds have now been fully utilised.

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

Reserve	\$M
Externally restricted funds	\$34.3*
Crago Mill Reserve	\$0
Internally Restricted funds	\$5.4
Total	\$39.9

*External restricted funds include the recognition of \$1.3M advanced annual charges for Sewer, Domestic Waste and Water. Calculating this revenue on a pro-rata basis to the end of April, the results would show \$33.0M external restricted funds and \$38.6M total Reserve, which is marginally above total cash and investments of \$38.0M.

Noting this, the unexpended grants reserve contains \$1.3 million of Grant funding received that will be assessed for revenue recognition. Once recognised as revenue this will reduce the level of external restrictions.

April 2026 Report Consolidated

April 2026 Report		
Reserves balance report		
	Balance	
	Jun-25	Apr-26
External restrictions	29,999,746	34,252,366
Domestic waste management	1,932,396	1,631,895
S64 Developer contributions – sewer fund	3,515,905	4,689,148
S64 Developer contributions – water fund	8,496,429	10,315,848
S7.11 Developer contributions – general	1,303,287	1,344,723
S7.12 Developer contributions – general	4,988,006	2,663,497
Sewer fund	4,793,470	6,160,651
Specific purpose unexpended grants – general fund	2,155,427	4,679,959
Stormwater Management	18,063	62,007
Water Fund	2,796,763	2,704,638
Crago Mill Reserve	-2,552,791	0
Internal restrictions	7,329,045	5,623,093
Binalong pool	21,475	0
Carry over works	0	0
Comur street rehabilitation	20,362	20,362
Electricity Savings Reserve	96,720	96,720
Employees leave entitlement	1,034,756	1,039,182
Land and assets	1,452,451	1,452,451
Murrumbateman Library School Ground	123,179	123,179
Plant and vehicle replacement	1,174,426	1,628,946
Quarry rehabilitation	766,203	766,203
Roads	44,818	44,818
Victoria Park	201,723	307,151
Financial Assistance Grant (received in advance)	2,248,851	0
Local Government Elections	57,934	57,934
Wind Farms Community Enhancement Fund	86,147	86,147
External + Internal restriction + Crago Mill	37,328,791	39,875,460
Total cash, cash equivalents and investments	37,017,000	37,950,340
Unrestricted and unallocated cash, cash equivalents and investments	-311,791	-1,925,120
External restriction + Crago Mill Reserve	27,446,955	34,252,366
Total cash, cash equivalents and investments less External restriction + Crago Mill Reserve	9,570,045	3,697,974

6. Outstanding Debts

Where fees, charges, and rates have been invoiced/levied the revenue has been recognised in Council's accounts. The level of outstanding debts presents a cash-flow management issue for Council.

Rates

As of early May, the balance for Rates arrears is \$3.3M with the details outlined below.

Years			
Current - 2026	Unpaid - 2025	Unpaid - 2024	Unpaid before 2023
1,726,609.28	960,653.16	355,195.17	256,838.09

Analysing the Rates arrears:

- Current – 2026 level of arrears relates to the first three instalments for the period of Jul 25 – March 2026 (third instalment due 28 Feb 2026).

Steps are being taken to address the level of arrears:

- Continued sending of Overdue/reminder notices to be sent following respective instalment deadlines.
- Rates Instalment notices sent each quarter. Should there be any arrears, these are highlighted.

Water

As of early May, the balance of Water Billing outstanding is \$1.07M, a \$0.5m reduction compared to the \$1.6M outstanding Water Billing in April. The following table shows the ageing profile and comparison between April and May 2026:

Water Billing - Mid May				
Current	30+	60+	90+	Total
10,442.60	49,504.14	499,805.28	499,805.28	1,059,557.30
Water Billing - Mid April				
Current	30+	60+	90+	Total
69,158.34	964,406.32	-	558,629.68	1,592,194.34
Difference April to May				
Current	30+	60+	90+	Total
- 58,715.74	-914,902.18	499,805.28	- 58,824.40	- 532,637.04

General Debtors

As of mid-May, the balance of General Debtors totalled \$0.8 million with \$0.26 million owing for greater than 30 days and \$0.32 million owing for greater than 90 days.

7. Capital Expenditure

The total capital expenditure (CAPEX) budgeted for the year is \$41.4M (Attachment A). The year-to-date (YTD) budget to April 2026 was \$37.0M, actual expenditure of \$21.6M, which is \$15.4M less than the YTD budget due to the timing of capital works. This includes the Crago Mill project, with a total budget of \$16.7M for the year, a \$16.7M YTD budget and \$10.1M actual expenditure.

Noting the level of underspend in capital projects to 30 April 2026, due to timing and progress of these works it is proposed through the Third Quarter Budget Review that the budget for some of the capital projects will be revised, including the following projects that will be revised down:

- 1) Crago Mill – reduction of \$3.050 million
- 2) Morton Low Level Reservoir Repair – reduction of \$2.150 million

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 30 April 2026 [⇒](#)
 - B. Crago Mil Progress Report (CMP) [⇒](#)

6.14 MONTHLY KEY INCOMING AND OUTGOING CORRESPONDENCE

SUMMARY

Council will receive regular reporting on incoming and outgoing correspondence relating to Council Resolutions. It is equally important for the community to see this advocacy work and for these communications to be made available publicly.

RECOMMENDATION

That the incoming and outgoing correspondence be noted.

FINANCIAL IMPLICATIONS

There are no financial implications as a result of this regular reporting.

POLICY & LEGISLATION

Local Government Act 1993.

REPORT

The incoming and outgoing correspondence for the month of April and May (to date) are outlined below and attached in full to this report.

Date	Resolution Number	From	To	Subject
4 March 2026	237/2025	The Hon Jihad Dib	Yass Valley Council	Response letter - Emergency Services response in the Yass Local Government Area
29 April 2026	049/2026	Australian Local Government Association	Yass Valley Council	Response letter - Urgent late motion for the 2026 National General Assembly
1 April 2026	049/2026	Yass Valley Council	The Hon Ron Hoenig	War widow and widower concession equity advocacy
1 April 2026	049/2026	Yass Valley Council	The Hon Matt Keogh	War widow and widower concession equity advocacy
1 April 2026	049/2026	Yass Valley Council	The Hon Kristy McBain	War widow and widower concession equity advocacy
1 April 2026	049/2026	Yass Valley Council	The Hon David Harris	War widow and widower concession equity advocacy
1 April 2026	049/2026	Yass Valley Council	Mrs Wendy Tuckerman – Member for Goulburn	War widow and widower concession equity advocacy
1 April 2026	049/2026	Yass Valley Council	Mr Tim James – Member for Willoughby	War widow and widower concession equity advocacy
17 April 2026	049/2026	The Hon. Michael McCormack	Yass Valley Council	Response letter regarding advocacy for war widow and widower concession equity

11 May 2026	376/2025	The Hon Paul Scully	Yass Valley Council	Response letter – NSW Government Planning System Reforms Bill
18 May 2026	416/2025	Chief Minister Andrew Barr	Premier Chris Minns	Update on the matters of Parkwood NSW and cross-border potable water supply, currently the subject of intergovernmental negotiations between our governments.

STRATEGIC DIRECTION

CSP Theme	Our Civic Leadership (CL)
CSP Strategy Objective	Our community is informed and engaged in decision making
Strategies	CL.5: Residents have access to timely, relevant and accurate information about issues that affect them
Delivery Program Action	CL. 5.1 Ensure our community is actively informed about Council’s news and activities

- ATTACHMENTS:**
- A. Response letter - Emergency Services response in the Yass Local Government Area [⇒](#)
 - B. Response letter - Urgent late motion for the 2026 National General Assembly [⇒](#)
 - C. Letter from Yass Valley Mayor Jasmin Jones for The Hon Ron Hoenig - WarWidower Concession Equity Advocacy [⇒](#)
 - D. Letter from Yass Valley Mayor Jasmin Jones for The Hon Matt Keogh- War Widow Widower Concession Equity Advocacy [⇒](#)
 - E. Letter from Yass Valley Mayor Jasmin Jones for The Hon Kristy McBain - War Widow Widower Concession Equity Advocacy [⇒](#)
 - F. Letter from Yass Valley Mayor Jasmin Jones for The Hon David Harris - War Widow Widower Concession Equity Advocacy [⇒](#)
 - G. Letter from Yass Valley Mayor Jasmin Jones for Mrs Wendy Tuckerman - War Widow Widower Concession Equity Advocacy [⇒](#)
 - H. Letter from Yass Valley Mayor Jasmin Jones for Mr Tim James - War Widow Widower Concession Equity Advocacy [⇒](#)
 - I. Response letter from The Hon Michael McCormack [⇒](#)
 - J. Response letter – NSW Government Planning System Reforms Bill [⇒](#)
 - K. Letter from ACT Chief Minister Andrew Barr to NSW Premier Chris Minns [⇒](#)

6.15 HUME PARK RESORT

SUMMARY

To alert Council to the imminent expiry of its lease over land at Good Hope currently operated as Hume Park Resort, outline a range of contingent risks arising from historical and continuing non-compliance and to recommend that Council proceed in a way that attempts to see Hume Park continue in operation in a manner that removes or largely mitigates any contingent risk to Council.

RECOMMENDATION

That:

1. *Council places the consideration of the Hume Park Resort in Closed Session in accordance with Section 10A(2)(di) of the Local Government Act 1993, given it contains material relating to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would, be on balance contrary to the public interest.*

FINANCIAL IMPLICATIONS

Council currently receives \$6,000 per annum in rent from the property but has contingent risks carrying costs of not less than \$750,000. This report recommends actions by which Council enable Hume Park Resort to continue in operation in a manner that removes or largely mitigates any such contingent risk to Council.

POLICY & LEGISLATION

- *Local Government Act 1993.*
- *Yass Valley Local Environmental Plan 2013*
- *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*
- *Holiday Parks (Long-term Casual Occupation) Act 2002*

REPORT

As discussed within the Closed Session report on this matter.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	We are proud of our liveable and accessible local places and spaces.
Strategies	IN.5: Ensure community facilities are comfortable, accessible and meet diverse residents' needs
Delivery Program Action	IN.5.1: Maintain community facilities to be safe and functional.

ATTACHMENTS: Nil

6.16 REQUEST TO WAIVE CHARGE

SUMMARY

This report relates to an error in respect to Rates and Annual Charges identified for 234 Comur Street, Yass (Assessment ID 31567) from the 2024-25 financial year in which the landowner has requested be waived.

RECOMMENDATION

That Council places the consideration of the Request to Waive Charge in Closed Session in accordance with Section 10A(2)(a) of the Local Government Act 1993, given it contains material relating to personnel matters concerning particular individuals (other than councillors) and discussion of the matter in an open meeting would be, on balance contrary to the public interest.

FINANCIAL IMPLICATIONS

The matter is considered Confidential at this time in accordance with Section 10(a)(2)(a) of the *Local Government Act 1993*.

POLICY & LEGISLATION

This report relates to the application of Section 377(b)-(d) of the *Local Government Act 1993*.

REPORT

As per detail in the Closed Session Report.

STRATEGIC DIRECTION

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

ATTACHMENTS: Nil

8.1 QUESTION WITH NOTICE - CR CECIL BURGESS

Council have historically utilised borrow pits throughout the LGA to win suitable select material to sheet the network of unsealed rural roads. Many of these borrow pits are within road reserves and others are on private property under agreement with landowners.

Question 1:

Can Council provide an inventory of all Borrow pits that have historically been used by council for road sheeting material?

Response:

In the last decade Council has accessed unsealed road gravels from privately owned borrow pits, including Lawsons Pit (Gundaroo Road) and Graces Flat Pit (Graces Flat Road) only. Council has not utilised borrow pits within road reserves during this same period.

Question 2:

Can Council confirm the current approval status of each borrow pit and if council are able to continue to use the borrow pits for this purpose, including "grandfathered implied approvals".

Response:

Both Lawsons Pit and Graces Flat Road Pits have now ceased to be used. Both property owners have advised Council that they do not want Council to extract any more material from their privately owned pits. To recommence use of road reserves as borrow pits would require a full REF assessment to be undertaken.

Question 3:

Can Council advise what the process would be and the time expectation to obtain approval to reopen historical Borrow Pits should they not have a current approval.

Response:

In New South Wales, borrow pits are primarily governed by the *Environmental Planning and Assessment Act 1979*. Depending on the scale and location of the project, borrow pits may also require oversight under the *Mining Act 1992*, *Work Health and Safety (Mines and Petroleum Sites) Act 2013*, and a number of varying other environmental acts and policies, depending on individual site constraints.

The cost of winning and crushing the material, transporting, testing, obtaining environmental approvals and the uncertainty of the gravel quality has made accessing borrow pits on roadsides or from private properties not practical. Each site proposed to have materials extracted will need a Review of Environmental Factors (REF) as required under Part 5 of the *Environmental Planning and Assessment Act 1979*, prior to the sites being used for this purpose. This requires the consideration of ecological impacts, stormwater and sediment control, heritage, including indigenous archaeology as well as other site constraints.

Roadsides and linear reserves are incredibly complex environments. Even though they are highly modified, they frequently contain:

- Vital remnant native vegetation and seed banks.
- Ecological corridors that allow local wildlife to move between habitats.
- Threatened flora and fauna, wetlands, or culturally sensitive heritage areas.

The combination of these factors has made the use of roadside and private borrow pits financially and environmentally unviable.

ATTACHMENTS: Nil

8.2 QUESTIONS WITH NOTICE - CR ADRIAN CAMERON

Question 1

Given renewed focus by our YVC Staff on achieving Net Zero Emissions By 2050, would you please advise how many electric vehicles are currently in our council fleet; what is the plan and timeline for moving to an all-electric fleet; And what plans are being made towards replacing council equipment like mowers with electric equipment thereby not only reducing running costs, but improving occupational health and safety for our staff with zero emissions and noise?

Response

Council has just embarked on the Net Zero journey with some good baseline data obtained. There is more work to do in this space, which we are confident will enable Council to make informed choices and decisions to reduce our carbon footprint in the not-so-distant future.

Currently there are no electric plant or vehicle within our fleet. That said, with the adoption of the new Motor Vehicle Leaseback Policy (internal) and alignment with our Net Zero goals, there will be options and opportunities to introduce electric fleet where practical and financially viable.

Question 2

Would you please update Councillors and our community on the proposed Tree Management Strategy, and the progress and timeline for recruitment of a fully qualified arborist to Yass Valley Council team?

Response

Manager Community Spaces has taken on this project after commencement with Council in March 2026. A draft report has been prepared by the consultant and reviewed by Council Officers. Amendments are currently being made by the consultant in order to finalise the draft report.

The recruitment process for a Tree Management Officer is well underway. Interviews for the role were held last week and a decision on appointment is to be made this week.

ATTACHMENTS: Nil

9.1 MINUTES OF THE COUNTRY MAYORS ASSOCIATION MEETING HELD ON 27 MARCH 2026

REPORT

The Minutes of the Country Mayors Association Meeting held on 27 March 2026 are included in **Attachment A**.

Accordingly the minutes are presented for information.

RECOMMENDATION

That the Minutes of the Country Mayors Association Meeting held on 27 March 2026 be noted for information

ATTACHMENTS: A. Minutes - 27 March 2026 Meeting [⇒](#)

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 Hume Park Resort

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

10.2 Request to Waive Charge

Item 10.2 is confidential in accordance with section s10(A)(2)(a) of the Local Government Act because it contains personnel matters concerning particular individuals (other than councillors) and discussion of the matter in an open meeting would be, on balance contrary to the public interest and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.